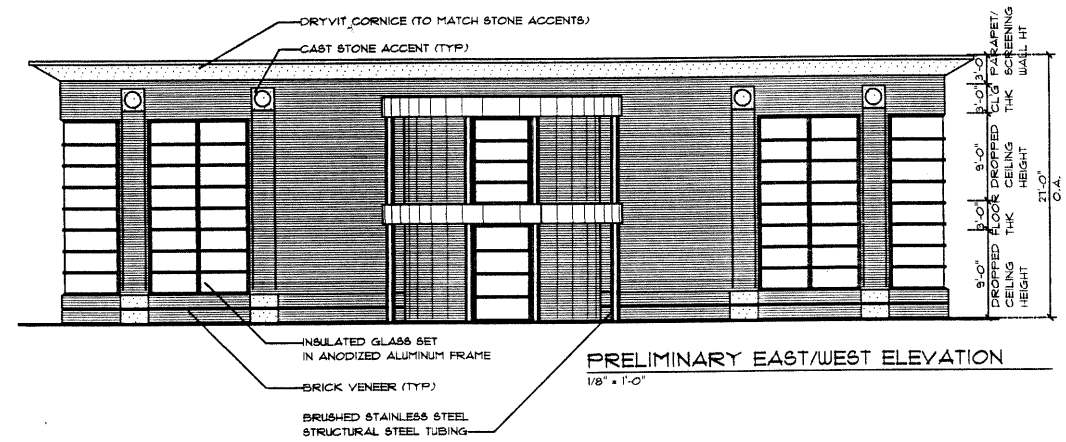
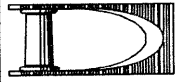
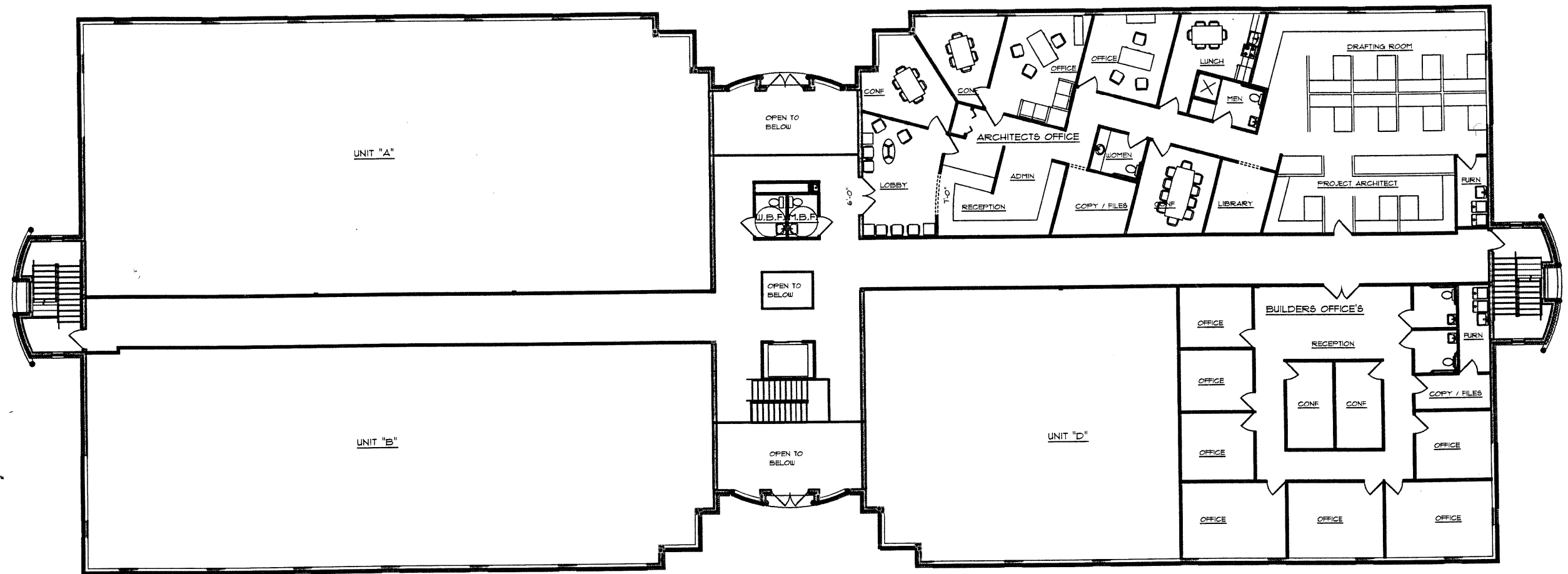


PRELIMINARY NORTH/SOUTH ELEVATION  
1/8" = 1'-0"

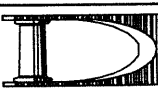


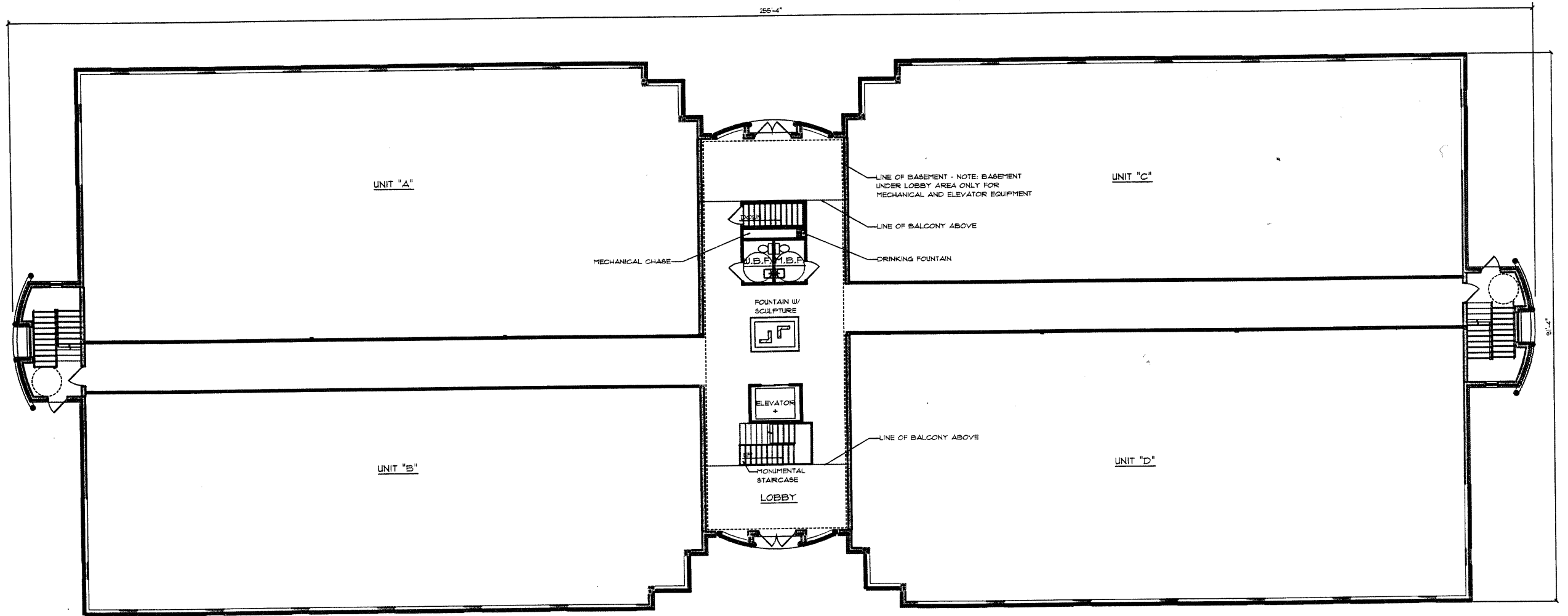
PRELIMINARY EAST/WEST ELEVATION  
1/8" = 1'-0"

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	Revisions	 <b>D'Anna &amp; Assoc.</b> 42500 HAYES SUITE 100 CLINTON TOWNSHIP, MICHIGAN 48038 TELEPHONE: (586) 263-4030 FAX: (586) 263-3135		Drawn By	P.D.
				Checked By	F.D.
		Client	FRANK D'ANNA		Scale
				Sheet No.	PA-3
				Job No.	02114




PRELIMINARY SECOND FLOOR PLAN  
1/8" = 1'-0"

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	Revisors	 <b>D'Anna &amp; Assoc.</b> 43500 HAYES SUITE 100, CLINTON TOWNSHIP, MICHIGAN 48038 TELEPHONE: (586) 263-4030 FAX: (586) 263-3135		Drawn By	P.D.
				Checked By	F.D.
	Client	FRANK D'ANNA		Scale	1/8" = 1'-0"
				Sheet No.	PA-2
				Job No.	02114



TOTAL GROSS SQ.FT.:	40453 SQ.FT.
NET SQ.FT. (80% OF GROSS):	32362 SQ.FT.
NET PER FLOOR:	16181 SQ.FT.
GENERAL OFFICES:	6500 SQ.FT.
MEDICAL OFFICES:	25862 SQ.FT.

PRELIMINARY FIRST FLOOR PLAN  
1/8" = 1'-0"

D'ANNA & ASSOCIATES reserves the ownership of this document. No part of this document can be reproduced without written permission.	Project	EXECUTIVE PLACE	Date	3-7-03
	Revisions	 <b>D'Anna &amp; Assoc.</b> <small>42900 HAYES, SUITE 100, CLINTON TOWNSHIP, MICHIGAN 48038          TELEPHONE: (586) 263-4030 FAX: (586) 263-3135</small>	Drawn By	P.D.
	5-9-03		Checked By	F.D.
	Client	FRANK D'ANNA	Scale	1/8" = 1'-0"
			Sheet No.	PA-1
			Job No.	02114

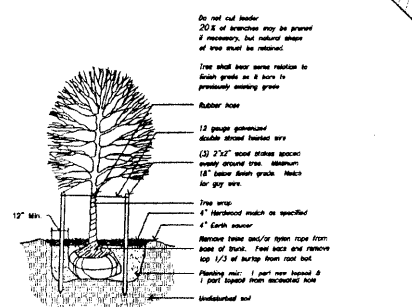
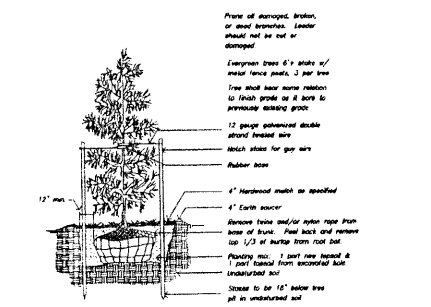
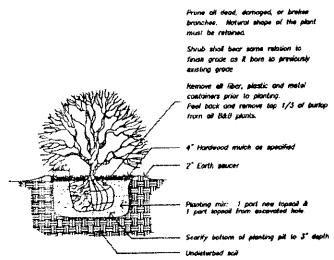
**LEGEND:**

- EXISTING GRADE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING GRAVEL
- PROPOSED ON-SITE ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENTS & WALKS
- PROPOSED DEEP-STRENGTH ASPHALT
- PARKING LOT LUMINAIRE
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- PROPOSED STORM SEWER WITH C.B.
- PROTECTIVE TREE FENCING
- PARKING LOT ISLAND TREES
- REPLACEMENT TREES

**NOT TO BE USED AS CONSTRUCTION DRAWINGS**

**NOTES:**

- LANDSCAPE ARCHITECT FOR THIS PROJECT: JOSEPH COTTON, R.L.A. 16670 WISLER DRIVE BROWNSVILLE, MI 48173 (586) 231-0420
- THIS PROPERTY IS NOT REGULATED BY THE TREE CONSERVATION ORDINANCE.



**PROPERTY DESCRIPTIONS:**

**PARCEL "A":**

PART OF LOT 1 AND LOT 2 OF "JOHN R. HIGHLANDS SUBDIVISION" PART OF THE SOUTHWEST 1/4 OF SECTION 36, T.34N. R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN (LIBER 52, PAGE 22 O.C.R.), COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36; THENCE ALONG THE WEST SECTION LINE N.02°47'00"E., 33.00 FEET; THENCE S.86°46'00"E., 33.00 FEET TO THE POINT OF BEGINNING; THENCE N.02°47'00"E., 294.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF M-59; THENCE ALONG SAID LINE S.87°32'30"E., 365.00 FEET; THENCE S.07°47'00"E., 299.88 FEET; THENCE N.86°46'00"E., 365.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.40 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

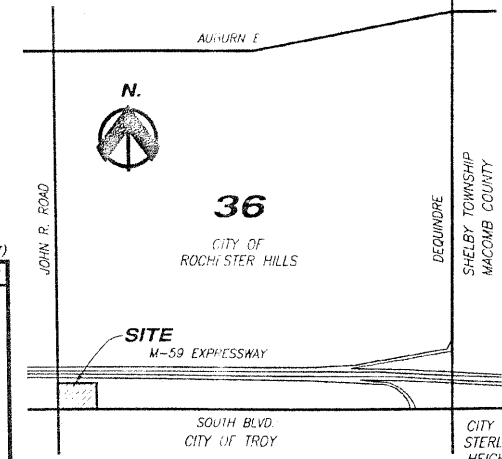
**PARCEL "B":**

PART OF LOT 1 AND LOT 2 OF "JOHN R. HIGHLANDS SUBDIVISION" PART OF THE SOUTHWEST 1/4 OF SECTION 36, T.34N. R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN (LIBER 52, PAGE 22 O.C.R.), COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36; THENCE ALONG THE WEST SECTION LINE N.02°47'00"E., 33.00 FEET; THENCE S.86°46'00"E., 33.00 FEET TO THE POINT OF BEGINNING; THENCE N.02°47'00"E., 299.88 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF M-59; THENCE ALONG SAID LINE S.87°32'30"E., 365.00 FEET; THENCE S.07°47'00"E., 299.88 FEET; THENCE N.86°46'00"E., 365.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.93 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**NORTH**

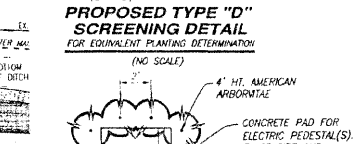
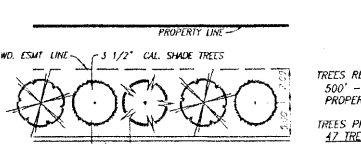


SCALE: 1"=40'



**TREE INVENTORY: (AS SUPPLIED BY CLIENT)**

TAG #	SIZE	COMMON NAME	BOTANICAL NAME	REMOVE?
1	10"	ELM	ULMUS	YES
2	26"	MAPLE	ACER	YES
3	10"	MAPLE	ACER	YES
4	10"	ASH	FRAXINUS EXCELSIOR	YES
5	18"	POPLAR	POPULUS	YES
6	6"	ELM	ULMUS	YES
7	10"	ELM	ULMUS	YES
8	8"	ELM	ULMUS	YES
9	10"	ELM	ULMUS	YES
10	4-6"	POPLAR	POPULUS	YES
11	10"	POPLAR	POPULUS	YES
12	6"	ELM	ULMUS	YES
13	6"	ELM	ULMUS	YES
14	8"	ELM	ULMUS	YES
15	14"	POPLAR	POPULUS	YES
16	16"	POPLAR	POPULUS	YES
17	12"	ELM	ULMUS	YES
18	8"	ELM	ULMUS	YES
19	2-6"	ELM	ULMUS	YES
20	8"	ELM	ULMUS	YES
21	20"	POPLAR	POPULUS	YES
22	6"	ELM	ULMUS	YES
23	12"	CHERRY	PRUNUS	OFF-SITE
24	16"	APPLE	PYRUS MATUS	OFF-SITE
25	16"	POPLAR	POPULUS	YES
26	12"	POPLAR	POPULUS	YES
27	10"	POPLAR	POPULUS	YES
28	6"	POPLAR	POPULUS	YES
29	8"	CHERRY	PRUNUS	YES
30	8"	POPLAR	POPULUS	YES
31	8"	POPLAR	POPULUS	YES
32	8"	POPLAR	POPULUS	YES
33	16"	APPLE	PYRUS MATUS	YES
34	13-18"	WALNUT	JUGLANS	OFF-SITE
35	6"	ASH	FRAXINUS EXCELSIOR	YES
36	24"	MULBERRY	MORUS	YES
37	4-8"	APPLE	PYRUS MATUS	YES
38	10"	CHERRY	PRUNUS	YES
39	24"	DEAD TREE		YES
40	8"	OK	QUERCUS	YES
41	16"	COTTONWOOD	POPULUS DELTOIDES	YES
42	20"	COTTONWOOD	POPULUS DELTOIDES	YES
43	10"	CHERRY	PRUNUS	YES
44	28"	COTTONWOOD	POPULUS DELTOIDES	YES
45	8"	POPLAR	POPULUS	YES
46	11"	OK	QUERCUS	YES
47	24"	ELM	ULMUS	YES
48	3-6"	ELM	ULMUS	YES
TOTAL REMOVED:				44
TOTAL REPLACED:				44
TOTAL:				100K



**TREE PROTECTION NOTES**

- TREE PROTECTIVE FENCING (TPF) SHALL BE ERECTED FOR THE PLANS APPROVED BY THE CITY OF ROCHESTER HILLS PLANNING DEPARTMENT. THE TPF MUST BE IN PLACE AND BE INSPECTED BY THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT PRIOR TO THE START OF ANY CONSTRUCTION OR CONSTRUCTION OPERATIONS. IF IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE THIS TPF INSPECTION. THE TPF SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS OR UNTIL THE CITY AUTHORIZES THE REMOVAL OF SUCH A FENCE ORIGINATE OF OCCUPANCY, WHICHEVER OCCURS FIRST.
- UPON COMPLETION OF GROUND AND THE INSTALLATION OF THE INFRASTRUCTURE A SECOND INSPECTION OF THE TPF AND THE TREES DESIGNATED FOR PRESERVATION IS REQUIRED BY THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT PRIOR TO THE START OF ANY ADDITIONAL CONSTRUCTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE THIS TPF INSPECTION.
- UPON COMPLETION OF ALL CONSTRUCTION AND PRIOR TO THE REMOVAL OF THE TPF THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT MUST INSPECT ALL TREES DESIGNATED TO BE PRESERVED. THE LANDSCAPE ARCHITECT'S REPORT WILL NOT BE RELEASED UNTIL THE INSPECTION IS COMPLETE AND ALL RELATED ISSUES ARE RESOLVED. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE THIS INSPECTION.
- A FINAL INSPECTION BY THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT IS REQUIRED AT THE END OF THE WARRANTY AND MAINTENANCE PERIOD. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT BE RELEASED UNTIL THIS INSPECTION IS COMPLETE AND ALL RELATED ISSUES ARE RESOLVED. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE THIS INSPECTION.
- THE TREE CONSERVATION ORDINANCE PROHIBITS ANY CONSTRUCTION OR DEVELOPMENT ACTIVITIES WITHIN THE DRIP LINE OF REGULATED TREES AND THE LOCATION FOR TREES THAT NEED TO BE PLANTED IN THE POINT OF MEYER CITY ORDINANCE WILL HAVE TO BE DISCUSSED WITH THE FORESTRY DIVISION.
- PROPOSED GRADES ARE TO MATCH THE EXISTING ELEVATIONS OUTSIDE THE LINES OF THE TPF OR DRAWING EITHER CUT OR FILL IS NOT PERMITTED WITHIN THE DRIP LINE OF ANY TREE DESIGNATED FOR PRESERVATION.
- LEAVING THE CONSTRUCTION PROCESS NO PERSON SHALL ATTACH ANY DAVALS OR UNREMOVABLE/CORRUPTIVE TO AN EXISTING TREE DESIGNATED TO BE PRESERVED.
- ALL UTILITY REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE THE TPF.

**NOTES:**

- PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON PUBLIC RIGHT OF WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 16 FT. FROM THE EDGE OF THE PUBLIC WALKWAY. DECIDUOUS AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10 FT. FROM THE EDGE OF THE PUBLIC WALKWAY. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT OF WAY LINES AT A DISTANCE ALONG EACH OF 25 FT. FROM THEIR POINT OF INTERSECTION AND TREES OF SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A WALKWAY AT A DISTANCE ALONG EACH LINE OF 15 FT. FROM THEIR POINT OF INTERSECTION. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10 FT. FROM ANY FIRE HYDRANT, SHAWK AND EVERGREEN TREES MUST BE AT LEAST 15 FT. AWAY FROM THE NEAREST OVERHEAD WIRE.
- PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY DIVISION NEEDS TO INSPECT ALL TREES, EXISTING OR PLANTED, TO IDENTIFY ANY THAT POSE A HAZARD TO THE SAFE USE OF THE PUBLIC RIGHT OF WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE, AND POSSIBLY REPLACE, ANY SUCH TREES.
- DURING CONSTRUCTION OR DEVELOPMENT ACTIVITIES, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REGULATED TREE NOT APPROVED FOR REMOVAL.
- THE LOCATION FOR TREES THAT NEED TO BE PLANTED IN THE POINT OF MEYER CITY ORDINANCE WILL HAVE TO BE DISCUSSED WITH THE FORESTRY DIVISION.
- 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-462-7171 (CALL TRENCH FOR THE LOCATION OF UNDERGROUND UTILITIES)

**CONTRACTOR'S NOTE**

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

**TREE SUMMARY:**

TOTAL NO. OF TREES SURVEYED:	49	<b>BENCHMARKS:</b>
TOTAL NO. OF TREES CUT-SITE:	3	1 SW CORNER OF SOUTHWEST BLACK GARAGE LOCATED TO THE EAST OF THE SITE. ELEV. 211.05
TOTAL NO. OF DEAD TREES:	1	2 C.B. SIGN # 144, CORNER OF INTERSECTION OF JOHN R. ROAD AND SOUTH BLVD. ELEV. 208.44
TOTAL NO. OF REGULATED TREES:	44	3 RR SIGN IN UTILITY POLE AT S.E. CORNER OF SITE. ELEV. 205.58
REPLACEMENT TREES PROVIDED:		
10-2 1/2" CALIPER CRAB TREES=	15	
6-2" CALIPER SERVICE BERRY TREES=	6	
9-8" WHITE SPRUCE=	9	
16-2" CALIPER SUGAR MAPLES=	14	
TOTAL NO. TREES=	35	TOTAL CREDITS:
		12
ISLAND TREES PROVIDED:	44	
TOTAL NUMBER OF TREES PROVIDED:	47	

**PLANT SCHEDULE & COST ESTIMATE**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	UNIT PRICE	INSTALLATION COST	UNIT TOTAL
	14 EA	ACER SACCARINUM	SUGAR MAPLE	2" CAL	BAB	\$125.00	\$50.00	\$6,250.00
	15 EA	QUERCUS CUBANA	CRAB TREE	3 1/2" CAL	BAB	\$300.00	\$50.00	\$5,250.00
	16 EA	AMALANCHOCHIAE	SERVICE BERRY	3 1/2" CAL	BAB	\$300.00	\$50.00	\$5,250.00
	9 EA	PICEA MARIA	WHITE SPRUCE	8" H	BAB	\$250.00	\$50.00	\$2,250.00
	14 EA	ACER SACCARINUM	SUGAR MAPLE	2" CAL	BAB	\$125.00	\$50.00	\$6,250.00
	6 EA	QUERCUS CUBANA	CRAB TREE	3 1/2" CAL	BAB	\$300.00	\$50.00	\$3,750.00
	6 EA	AMALANCHOCHIAE	SERVICE BERRY	3 1/2" CAL	BAB	\$300.00	\$50.00	\$3,750.00
	12 EA	PICEA MARIA	WHITE SPRUCE	8" H	BAB	\$250.00	\$50.00	\$4,500.00
	44 EA	HEDERA HELIX	ENGLISH IVY	12"	BAB	\$15.00	\$19.00	\$1,540.00
<b>TOTAL TREES:</b>	<b>98</b>							
<b>TOTAL SHRUBS:</b>	<b>152</b>							
<b>ORNAMENTAL TREES &amp; SHRUBS:</b>								
	22 EA	PAVONIA	JAPANESE FLOWERING CRAB	2 1/2"	BAB	\$150.00	\$50.00	\$3,300.00
	6 EA	AMALANCHOCHIAE	SHADBUSH SERVICE BERRY	2" CAL	BAB	\$50.00	\$50.00	\$300.00
	96 EA	ARISTOLIUM	DENSE IVY	24"	BAB	\$30.00	\$20.00	\$4,800.00
	12 EA	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	4" HT	BAB	\$45.00	\$20.00	\$780.00
	44 EA	HEDERA HELIX	ENGLISH IVY	12"	BAB	\$15.00	\$19.00	\$1,540.00
<b>SHRUBS:</b>								
	22 EA	PAVONIA	JAPANESE FLOWERING CRAB	2 1/2"	BAB	\$150.00	\$50.00	\$3,300.00
	6 EA	AMALANCHOCHIAE	SHADBUSH SERVICE BERRY	2" CAL	BAB	\$50.00	\$50.00	\$300.00
	96 EA	ARISTOLIUM	DENSE IVY	24"	BAB	\$30.00	\$20.00	\$4,800.00
	12 EA	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	4" HT	BAB	\$45.00	\$20.00	\$780.00
	44 EA	HEDERA HELIX	ENGLISH IVY	12"	BAB	\$15.00	\$19.00	\$1,540.00
<b>ESTIMATED COSTS:</b>								
SERIAL COST: \$18,000.00								
SR. CONFORMANCE: \$1,800.00								
TOTAL ESTIMATE: \$20,800.00								

**APPEX**  
ENGINEERING GROUP INC.  
CIVIL ENGINEERING & LAND PLANNING CONSULTANTS  
47745 VAN DYKE AVENUE  
SHELBY TOWNSHIP, MI 48317  
PHONE: 586-759-5210  
FAX: 586-254-5311

**"EXECUTIVE PLACE"**  
OFFICES  
PROJECT: EXECUTIVE PLACE, LLC  
1500 W. WISLER DRIVE  
CLINTON TOWNSHIP, MI 48038  
(586) 203-4030  
JOB NO: 02-043  
DATE: 3/05/03  
DRAWN BY: B.K.F.  
CHECKED BY: W.V.E.  
PART OF THE S.W. 1/4 OF SECTION 36  
CITY OF ROCHESTER HILLS, OAKLAND CO., MI

**TREE REMOVAL & LANDSCAPING PLAN**

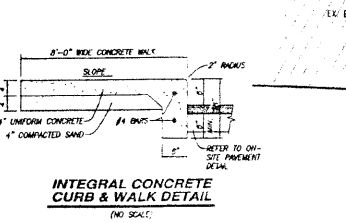
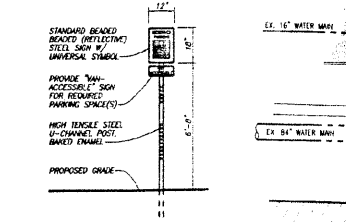
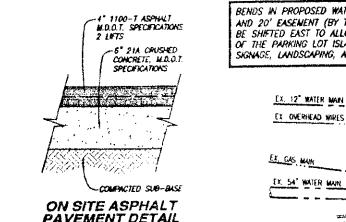
**2**

MUNICIPAL REVIEW NUMBER: CITY FILE #02-026

**LEGEND**

- EXISTING GRADE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING GRAVEL
- PROPOSED ON-SITE ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENTS & WALKS
- PROPOSED DEEP-STRENGTH ASPHALT
- PARKING LOT DIMENSIONS (REFER TO LIGHTING PLAN)
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- PROPOSED STORM SEWER WITH C.B.
- PROPOSED GRADE
- PROPOSED WATERMAIN WITH HYDRANT
- DIRECTION OF SURFACE DRAINAGE

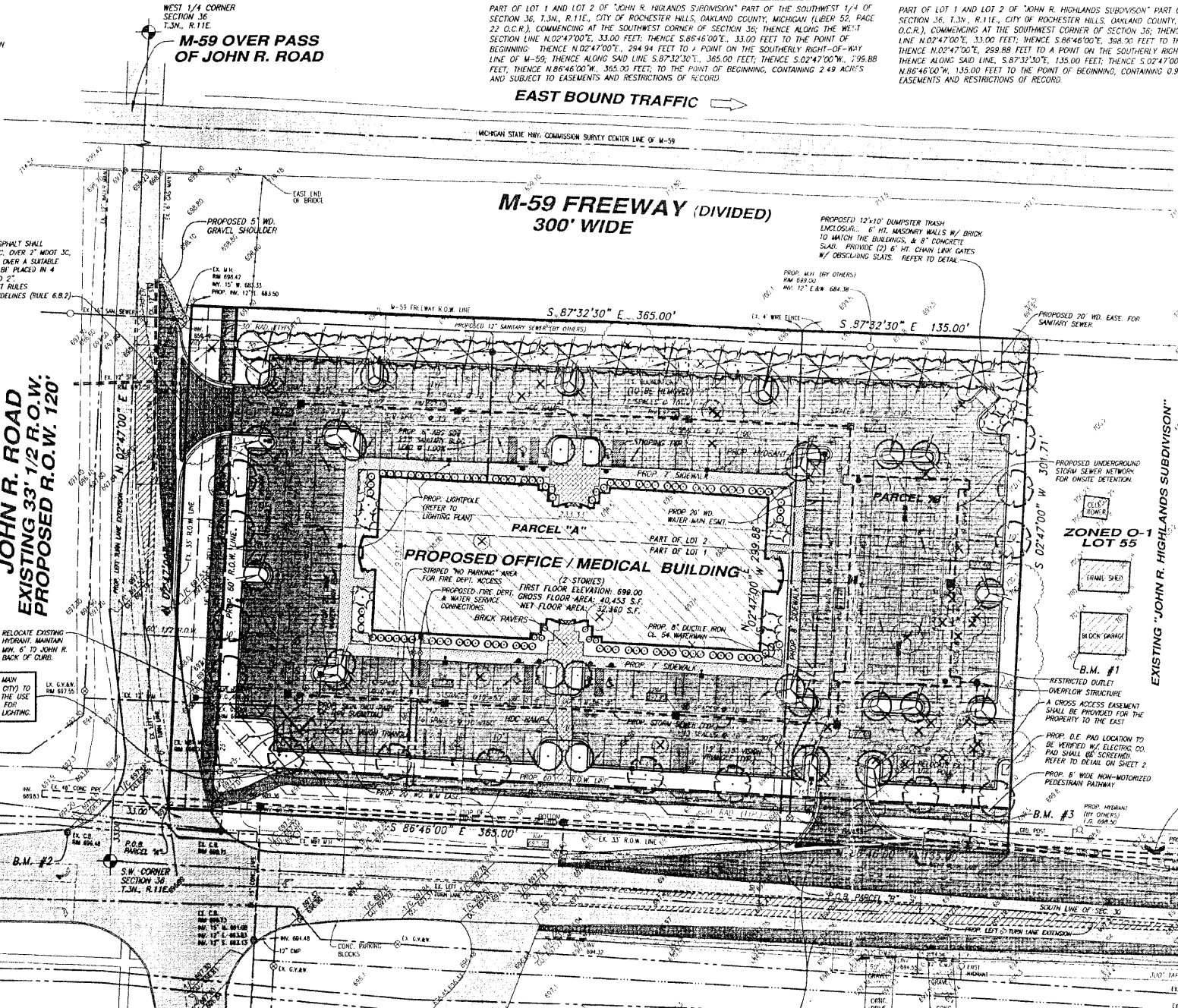
- BENCHMARKS**
- SW CORNER OF SOUTHERLY BLOCK GARAGE LOCATED TO THE EAST OF THE SITE. ELEV=701.05
  - C.B. RM @ N.W. CORNER OF INTERSECTION OF JOHN R. ROAD AND SOUTH BLVD. ELEV=696.48
  - R.R. SPIKE IN UTILITY POLE AT S.E. CORNER OF SITE. ELEV=697.58



**PROPERTY DESCRIPTIONS:**

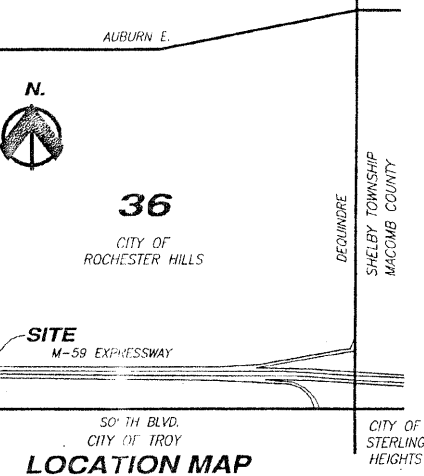
**PARCEL "A":**  
PART OF LOT 1 AND LOT 2 OF "JOHN R. HIGHLANDS SUBDIVISION" PART OF THE SOUTHWEST 1/4 OF SECTION 36, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN (LIBER 52, PAGE 22 O.C.R.), COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36; THENCE ALONG THE WEST SECTION LINE N.02°47'00" E., 33.00 FEET; THENCE S.88°46'00" E., 33.00 FEET TO THE POINT OF BEGINNING; THENCE N.02°47'00" E., 284.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF M-59; THENCE ALONG SAID LINE S.87°32'30" E., 365.00 FEET; THENCE S.02°47'00" W., 295.88 FEET; THENCE N.86°46'00" W., 365.00 FEET; TO THE POINT OF BEGINNING, CONTAINING 2.49 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**PARCEL "B":**  
PART OF LOT 1 AND LOT 2 OF "JOHN R. HIGHLANDS SUBDIVISION" PART OF THE SOUTHWEST 1/4 OF SECTION 36, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN (LIBER 52, PAGE 22 O.C.R.), COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36; THENCE ALONG THE WEST SECTION LINE N.02°47'00" E., 33.00 FEET; THENCE S.88°46'00" E., 398.20 FEET TO THE POINT OF BEGINNING; THENCE N.02°47'00" E., 289.88 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF M-59; THENCE ALONG SAID LINE S.87°32'30" E., 135.00 FEET; THENCE S.02°47'00" W., 295.88 FEET; THENCE N.86°46'00" W., 135.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.93 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



- NOTES:**
- TOPOGRAPHY AND METES AND BOUNDS DESCRIPTION AS SHOWN ON PLAN AS SUPPLIED BY CLIENT.
  - REFER TO ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS, FLOOR PLANS AND USE AND CONSTRUCTION GROUPS.
  - ANY ROOF MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC RIGHTS-OF-WAYS.
  - A "X" KEY BOX LOCATION SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
  - ALL SIGNAGE TO CONFORM WITH CITY ORDINANCES.
  - INDIVIDUAL HANDICAP SIGNS ARE REQUIRED FOR EACH PARKING SPACE.
  - A PERMIT IS REQUIRED FOR THE PROPOSED SIGN. AN APPLICATION SHALL BE SUBMITTED AT A FUTURE DATE.

- ENGINEERING NOTES:**
- ALL STORM SEWER UNDER AND WITHIN A 1:1 INFLUENCE OF PAVEMENT SHALL BE CLASS IV RCP.
  - 6" OF COVER SHALL BE PROVIDED OVER THE WATER MAIN.
  - THE DEVELOPER SHALL SECURE DRIVEWAY PERMITS FROM THE ROAD COMMISSION OF OAKLAND COUNTY FOR SOUTH BLVD. AND FROM ROCHESTER HILLS DEPT. OF PUBLIC SERVICES FOR JOHN R. ROAD.
  - ALL PAVEMENT STRIPING MODIFICATIONS FOR TURNING MOVEMENTS SHALL BE SUBJECT TO COUNTY ROAD COMMISSION REVIEW AND APPROVAL PRIOR TO FINAL ENGINEERING APPROVAL.
  - ENGINEERING DRAWINGS INCLUDING A DETAILED ENGINEERING DESIGN, HYDRAULIC CALCULATIONS, AND STORM SEWER PROFILES, SHALL BE SUBMITTED FOR REVIEW TO THE OAKLAND COUNTY DRAIN COMMISSION DURING THE ENGINEERING PHASE OF THIS PROJECT.
  - A PERMIT IS REQUIRED FROM THE OAKLAND COUNTY DRAIN COMMISSION FOR ALL WORK DONE PERFORMED ON THE VAN MEALE DRAIN.
  - DETAILED DRAWINGS AND CALCULATIONS FOR THE UNDERGROUND DETENTION, RESTRICTED OUTLET, AND OVERFLOW SHALL BE PROVIDED DURING THE ENGINEERING PHASE OF THIS PROJECT.
  - A DETAILED PAVING AND GRADING PLAN SHALL BE PREPARED AND SUBMITTED FOR REVIEW AS A PART OF A DETAILED SET OF ENGINEERING DRAWINGS DURING THE ENGINEERING PHASE OF THIS PROJECT.



**SITE CRITERIA**

EXISTING ADDRESS:	EXISTING ZONING:	ADJACENT ZONINGS:	TOTAL GROSS AREA OF SITE:	TOTAL NET AREA:	PROPOSED USE:
PARCEL "A": VACANT PARCEL "B": VACANT	0-1	0-1	3.42 ACRES	2.94 ACRES	2 STORY OFFICE/MEDICAL BUILDING

**SPACES PROVIDED:** 205 SPACES (INCLUDES 7 TOTAL BARRIER-FREE SPACES)

SPACES PROVIDED:	REQUIRED:	PROVIDED:
BUILDING:	REQUIRED:	PROVIDED:
FRONT (JOHN R. ROAD):	35'	78.07'
FRONT (SOUTH BLVD.):	35'	83.13' MIN
REAR:	35'	95.05'
SIDE:	25'	140' MIN.

**LANDSCAPED ISLAND SUMMARY**

REQUIRED:	PROVIDED:
150 S.F. OF ISLAND PER 10 SPACES:	3150 S.F. OF LANDSCAPED ISLAND.
3490.39 S.F. OF ISLAND	

**DETENTION CALCULATIONS:**

Allowable Outflow:  
 $T_{in} = 2.5 + \sqrt{\frac{0.5625 Q_p}{Q_0}} = 2.5 + \sqrt{\frac{0.5625 \times 146.8}{0.22}} = 146.8 \text{ min (per acre)}$

Required Detention Volume, 10-Year Storm:  
 $V_{10} = \left[ \frac{10,500 \times T_{in} - 40 \times Q_0 \times T_{in}}{T_{in} + 2.5} \right] = \left[ \frac{10,500 \times 146.8 - 40 \times 0.22 \times 146.8}{146.8 + 2.5} \right] = 20,093.32 \text{ ft}^3$

Provided Detention Volume, 10-Year Storm:  
 $V_{10} = V_{50} \times C \times A = 7,867.2 \text{ ft}^3/\text{acre} \times 0.90 \times 2,910 = 20,200 \text{ ft}^3$

**FIRE DEPARTMENT NOTES:**

FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS SPACED NOT MORE THAN 100 FEET APART, AND STOPPING, STANDING, PARKING, FIRE LANE, AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, FIRE PREV ORD CHAPTER 58, SEC. 901.4.2.

OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH DEBRIS, OR LAND CLEARING MATERIALS. FIRE PREV ORD CHAPTER 58, SEC. 1102.6.1

CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH UFG ARTICLE 87, SEC. 87-01.

**NOT TO BE USED AS CONSTRUCTION DRAWINGS**

**CONTRACTOR'S NOTE**  
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

**WORKING DAYS BEFORE YOU DIG CALL MISS DIG**  
1-800-487-7171  
(TOLL FREE) FOR THE NUMBER OF UNDERGROUND UTILITIES

**JOHN R. ROAD**  
EXISTING 33' 1/2 R.O.W.  
PROPOSED R.O.W. 120'

**SOUTH BLVD.**  
EXISTING 33' 1/2 R.O.W.  
PROPOSED R.O.W. 120'  
CITY OF TROY  
SECTION 1

**CONCRETE DRIVEWAY OPENING M.D.O.T. DETAIL "M"**

**9" DEEP-STRENGTH ASPHALT PAVEMENT DETAIL (WITHIN SOUTH BLVD. & JOHN R. ROAD)**

**DUMPSTER TRASH ENCLOSURE DETAIL**

**8" WIDE ASPHALT PATHWAY DETAIL**