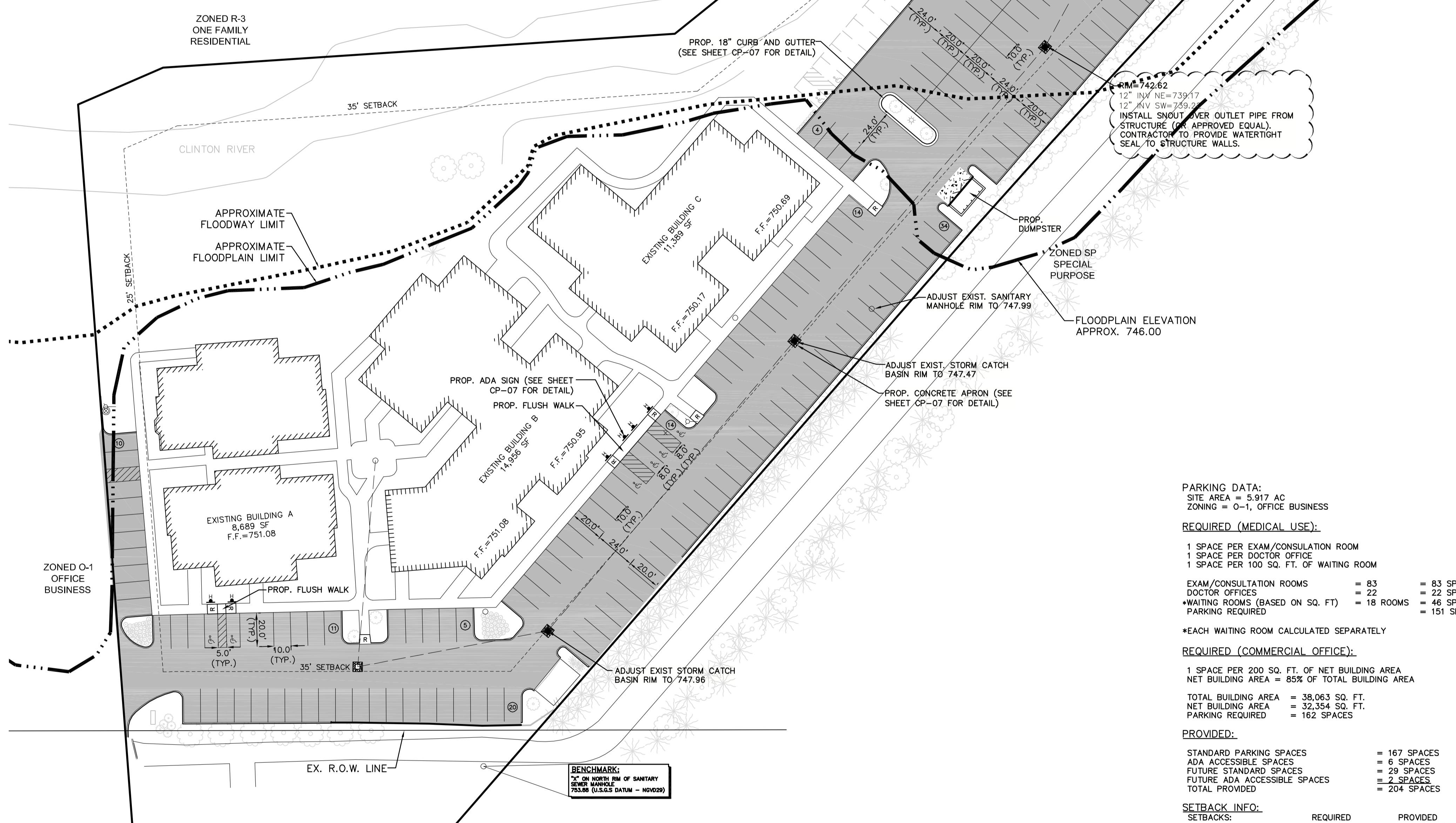


LEGEND	
	EXIST. CONTOUR
	EXIST. SPOT ELEVATION
	EXIST. STORM SEWER
	EXIST. MANHOLE
	EXIST. CATCH BASIN/INLET
	EXIST. SANITARY SEWER
	EXIST. CLEANOUT
	EXIST. WATER MAIN
	EXIST. HYDRANT
	EXIST. SHUTOFF OR CURB BOX
	EXIST. GATE VALVE IN BOX
	EXIST. GATE VALVE IN MANHOLE
	EXIST. OVERHEAD ELECTRIC
	EXIST. UNDERGROUND ELECTRIC
	EXIST. LIGHT POLE
	EXIST. UTILITY POLE
	GUY WIRE
	EXIST. ELECTRIC TRANSFORMER
	EXIST. OVERHEAD TELEPHONE
	EXIST. UNDERGROUND TELEPHONE
	EXIST. GAS
	EXIST. GAS RISER
	EXIST. TELEPHONE RISER
	EXIST. CURB AND GUTTER
	CENTERLINE OF DITCH OR EDGE OF WATER
	EDGE OF WETLAND
	EXISTING FENCE
	EXIST. UTILITY UNSPECIFIED
	EXIST. SIGN
	EXIST. TREE OR BRUSH LIMIT
	CONTROL POINT
	FOUND IRON PIPE
	SET IRON PIPE
	FOUND CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	FOUND PK NAIL
	SET PK NAIL
	FOUND LEADED CHISEL HOLE
	SET LEADED CHISEL HOLE
	FOUND REBAR
	APPROX. LOCATION OF SOIL BORING
	APPROX. LOCATION OF MONITORING WELL
	APPROX. LOCATION OF PENETRATION TEST
	EXIST. DECIDUOUS TREE
	EXIST. CONIFEROUS TREE
	SECTION CORNER
	PROP. ASPHALT
	PROP. HEAVY DUTY CONCRETE

GENERAL NOTES:

- ALL PROPOSED CURB AND GUTTER TO BE MDOT TYPE E2 UNLESS OTHERWISE NOTED (SEE SHEET CP-07 FOR DETAIL).
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CURB & GUTTER RADIUS DIMENSIONS MEASURED FROM FACE OF CURB.
- PARKING STALLS & DRIVE AISLES MEASURED FROM FACE OF CURB.
- ASPHALT PARKING LOT TO BE PULVERIZED AND RESHAPED AS BASE MATERIAL. NEW ASPHALT BASE AND WEARING COURSE TO BE INSTALLED.
- STORM SEWER DRAINAGE SYSTEM TO REMAIN INTACT. STRUCTURE REHABILITATION OR REPLACEMENT AS NEEDED.
- EXISTING SANITARY SEWER AND WATER MAIN SERVICE NOT TO BE ALTERED.
- EXISTING LIGHTING SYSTEM TO REMAIN, NO CHANGES PLANNED.
- NO SIGNAGE IMPROVEMENT PLANNED.
- EXTERIOR LANDSCAPE TO REMAIN, INTERIOR ISLANDS TO BE REMULCHED AS NEEDED WITH CURB INSTALLATION.
- NO BUILDING IMPROVEMENTS ARE PLANNED.
- MDAQ AND FEMA PERMITS TO BE OBTAINED FOR ANY DISTURBANCE OF PROPERTY IN FLOODPLAIN.
- LOCATION AND NUMBER OF EXISTING TREES SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED.
- BOUNDARY LINES AND DISTANCES WERE OBTAINED FROM REICHERT SURVEYING, INC. JOB # 05-238, DATED 01-06-06
- OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES.
- CONSTRUCTION SITE SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006 CHAPTER 14.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ESTABLISH PERMANENT ON-SITE BENCH MARK PRIOR TO CLEARING/DEMOLITION.
- NO BUILDING IMPROVEMENTS ARE PLANNED.



PARKING DATA:
 SITE AREA = 5,917 AC
 ZONING = O-1, OFFICE BUSINESS

REQUIRED (MEDICAL USE):

1 SPACE PER EXAM/CONSULTATION ROOM	= 83	= 83 SPACES
1 SPACE PER DOCTOR OFFICE	= 22	= 22 SPACES
1 SPACE PER 100 SQ. FT. OF WAITING ROOM	= 46	= 46 SPACES
EXAM/CONSULTATION ROOMS	= 83	= 83 SPACES
DOCTOR OFFICES	= 22	= 22 SPACES
*WAITING ROOMS (BASED ON SQ. FT.)	= 18 ROOMS	= 151 SPACES
PARKING REQUIRED	= 181	= 151 SPACES

*EACH WAITING ROOM CALCULATED SEPARATELY

REQUIRED (COMMERCIAL OFFICE):

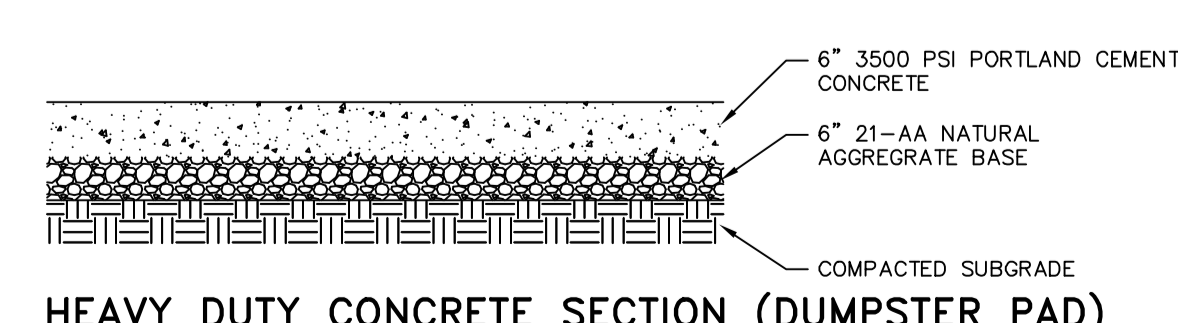
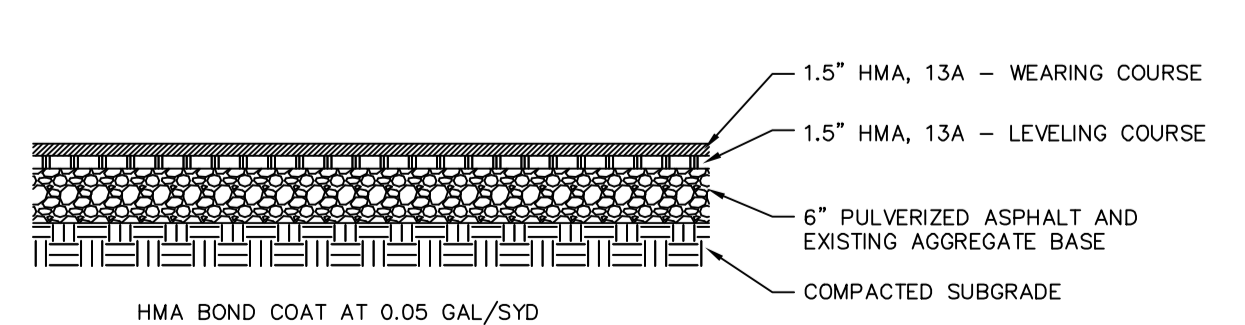
1 SPACE PER 200 SQ. FT. OF NET BUILDING AREA	= 38,063 SQ. FT.
NET BUILDING AREA = 85% OF TOTAL BUILDING AREA	= 32,354 SQ. FT.
TOTAL BUILDING AREA	= 162 SPACES
NET BUILDING AREA	= 162 SPACES
PARKING REQUIRED	= 162 SPACES

PROVIDED:

STANDARD PARKING SPACES	= 167 SPACES
ADA ACCESSIBLE SPACES	= 6 SPACES
FUTURE STANDARD SPACES	= 29 SPACES
FUTURE ADA ACCESSIBLE SPACES	= 2 SPACES
TOTAL PROVIDED	= 204 SPACES

SETBACK INFO:

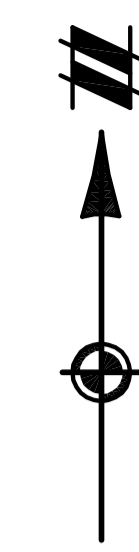
SETBACKS:	REQUIRED	PROVIDED
FRONT:	35'	86', 83'
SIDE:	25'	31'
REAR:	35'	52'



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 15	TOWN 3	NORTH, RANGE 11	EAST
CITY OF ROCHESTER HILLS			
OAKLAND COUNTY, MICHIGAN			

CLIENT: IN RHODES MANAGEMENT, INC.
 RIVERCREST PROFESSIONAL CENTER PARKING LOT
 CONSTRUCTION PLANS
 LAYOUT AND UTILITY PLAN

DATE: 05-05-2008

REVISIONS:

9-18-08:	REVISED PER CITY
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AH

SCALE 0 20 40
 1" = 40 FEET

DR. JEK | CH. WJH
 P.M. D. PIONK
 BOOK ---
 CAD FILE: 08000352-05-LU
 JOB: 08000352
 FILE CODE: CP-0-1
 SHEET NO. CP-05