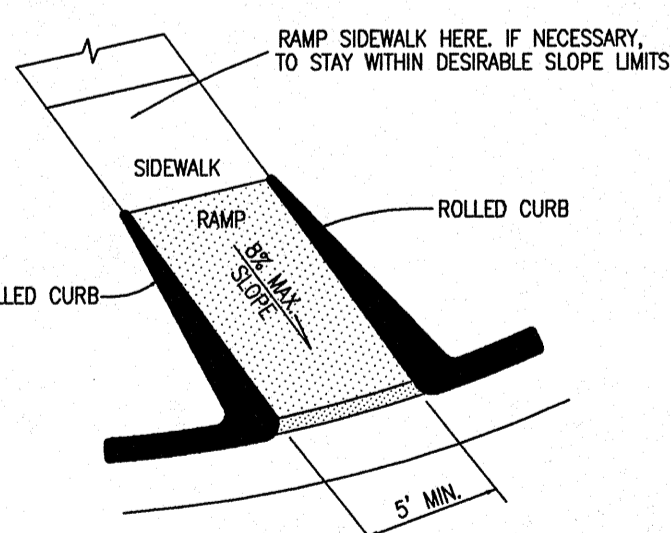


**SITE DATA:**

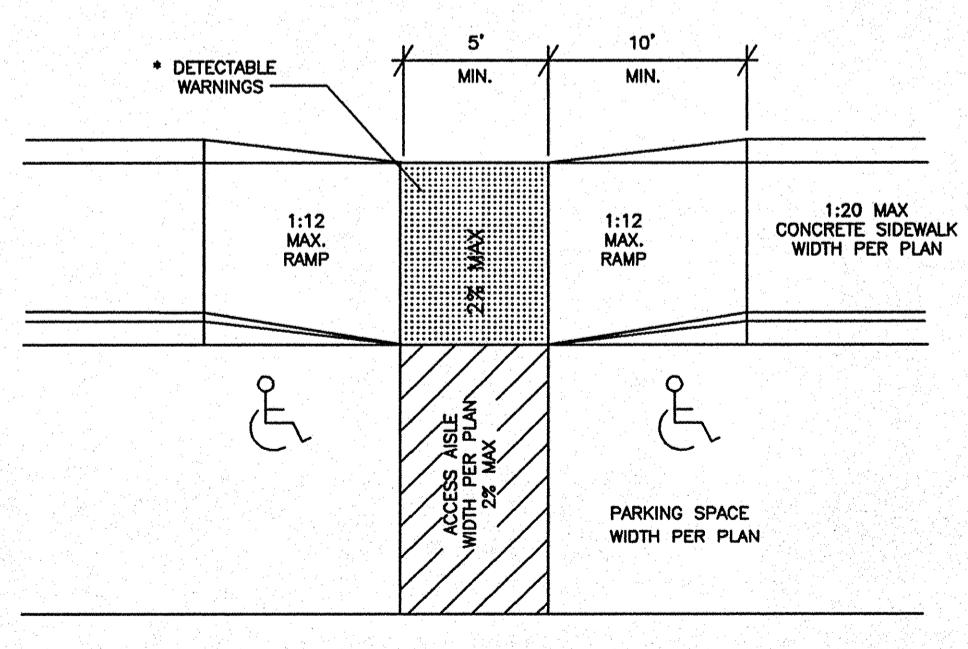
EXISTING ZONING: BRT  
 PROPOSED ZONING: B2  
 GROSS ACREAGE: 12.4 AC  
 NET ACREAGE: 10.64 AC  
**PROPOSED SHOPPING CENTER (GLA) USES:**  
 WALGREENS 14,547 S.F.  
 BANK 3,291 S.F.  
 BUILDING A 9,077 S.F.  
 BUILDING B 10,222 S.F.  
 BUILDING C 8,241 S.F.  
 BUILDING D 37,420 S.F.  
 BUILDING E 16,140 S.F. (1st FLOOR)  
 BUILDING E 6,600 S.F. (2nd FLOOR)  
 TOTAL 105,538 S.F.  
 MAXIMUM SQUARE FOOTAGE OF RESTAURANTS NOT TO EXCEED 25% OF GLA  
**PARKING REQUIRED (10'x18' SPACES):**  
 FIRST 50,000 S.F. = 5 SPACES / 1,000 S.F.  
 50,000 = 250 SPACES  
 OVER 50,000 S.F. = 4.5 SPACES / 1,000 S.F.  
 55,538 S.F. = 250 SPACES  
 105,538 S.F. = 500 SPACES REQUIRED (INCLUDING 16 ADA SPACES)  
 500 PARKING SPACES PROVIDED  
**PARKING PROVIDED (10'x18' SPACES):**  
 500 SPACES PROVIDED (INCLUDING 16 ADA SPACES)  
**BUILDING SETBACKS:**  
 FRONT (STREET SIDES): 50'  
 SIDE: 25' MIN., 50' TOTAL  
 REAR: 50'

**LEGEND**

- PROPOSED PAVEMENT / CURB
- EXISTING PAVEMENT / CURB
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVER BLOCKS
- PROPOSED LANDSCAPING TREE
- SETBACK LINE
- EXISTING CURB AND GUTTER
- EXISTING CENTERLINE OF DITCH
- EXISTING FENCE
- EXISTING FLAG
- EXISTING CENTERLINE
- EXISTING SIGN
- EXISTING POST
- EXISTING MAILBOX
- EXISTING BARRIER FREE PARKING SPACE
- SECTION CORNER
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- EXISTING TREE OR BRUSH LIMIT
- TREE PROTECTION FENCING
- PROPOSED LIGHT FIXTURE
- PROPOSED SIDEWALK RAMP



**ADA RAMP DETAIL**  
 NOT TO SCALE



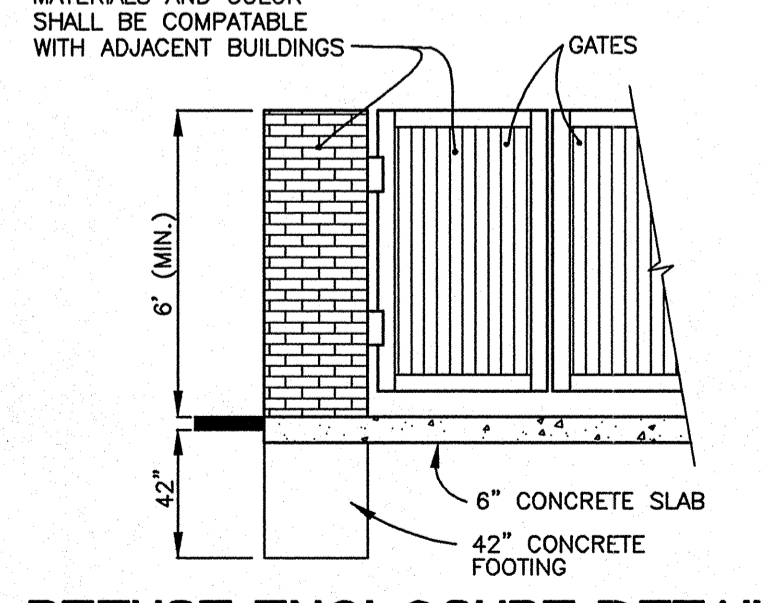
**BARRIER FREE RAMP DETAIL**  
 NOT TO SCALE

**SITE PLAN NOTES:**

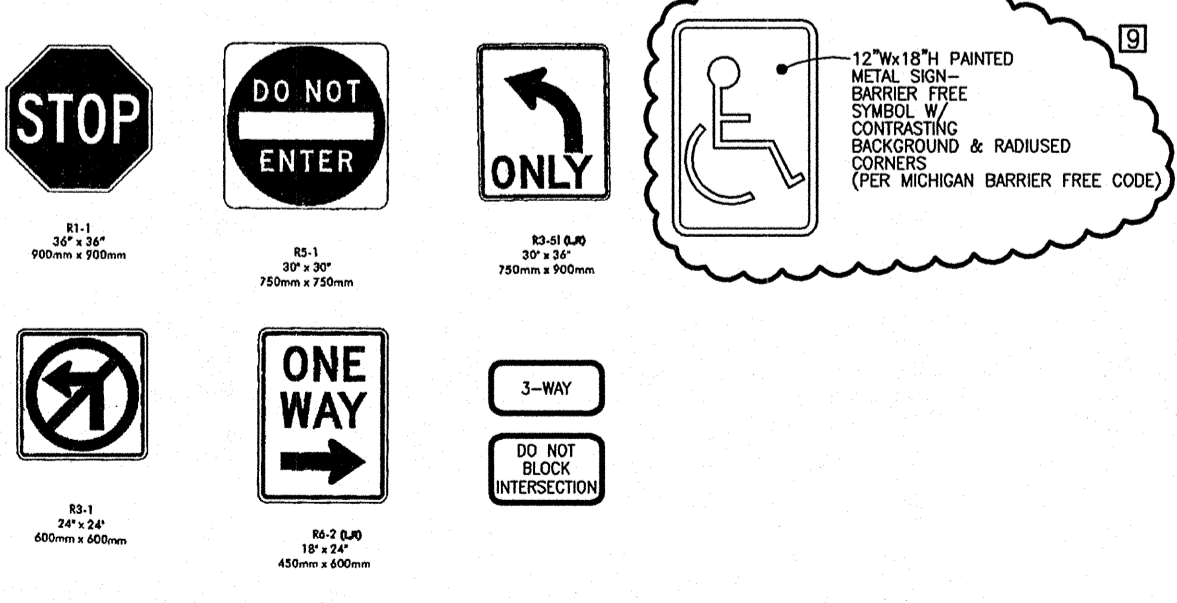
- CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH UFC ART 87, SEC. 8701
- BUILDING TYPE: RETAIL/OFFICE (FULLY SPRINKLED); B2 ZONING (PER IBC)
- EXIT DOORS SHALL REMAIN FREE OF OBSTRUCTIONS AT ALL TIMES. GUARD POSTS OR OTHER ACCEPTABLE MEANS OF PROTECTING EXIT DOORS OPENING ONTO DRIVES AND PARKING AREAS SHALL BE PROVIDED. (UFC 1203)
- DUMPSTERS SHALL BE LOCATED A MINIMUM DISTANCE OF 5 FEET FROM ALL BUILDINGS OR STRUCTURES. (UFC 1103.22)
- BUILDING HEIGHT SHALL NOT EXCEED THAT PERMITTED BY CODE FOR B2 ZONING.
- ACCESSIBILITY FOR EXTENSION FACILITIES & BUILDING SHALL COMPLY WITH ANS A117.1.
- THERE WILL BE NO INDUSTRIAL WASTE OR PROPANE TANKS ON-SITE.
- THE TERM "MULTI-TENANT" IMPLIES THAT THERE WILL BE THREE (3) OR MORE TENANTS.
- SIDEWALK RAMP SHALL BE ADDED AT EACH TRANSITION FROM SIDEWALK TO PARKING LOT GRADE.
- ALL PARKING STALLS AND MANEUVERING LANE DIMENSIONS ARE TO FACE OF CURB OR EDGE OF WALK.
- ALL SIGNAGE WILL BE IN CONFORMANCE WITH CITY REQUIREMENTS, UNLESS OTHERWISE APPROVED.
- ALL LIGHT POLES ARE TO BE 2' OFF FROM BACK CURB TO AVOID BUMPING BY OVERHANG
- ALL INTERIOR SIDEWALKS ARE A MINIMUM OF FIVE FEET (5' MIN.) WIDE.

**OFF-SITE IMPROVEMENT NOTES:**

- TENKEN ROAD IS UNDER THE JURISDICTION OF THE ROAD COMMISSION OF OAKLAND COUNTY.
- ROCHESTER ROAD (M-150) IS UNDER THE JURISDICTION OF M.D.O.T.
- ALL PROPOSED PUBLIC ROAD LANES SHALL BE 12' WIDE.
- AS PART OF THE EAST TENKEN/NORTH ROCHESTER ROAD INTERSECTION IMPROVEMENTS, SIGNAL TIMING SHALL BE MODIFIED TO INCLUDE RIGHT TURN OVERLAP PHASING.



**REFUSE ENCLOSURE DETAIL**  
 NOT TO SCALE

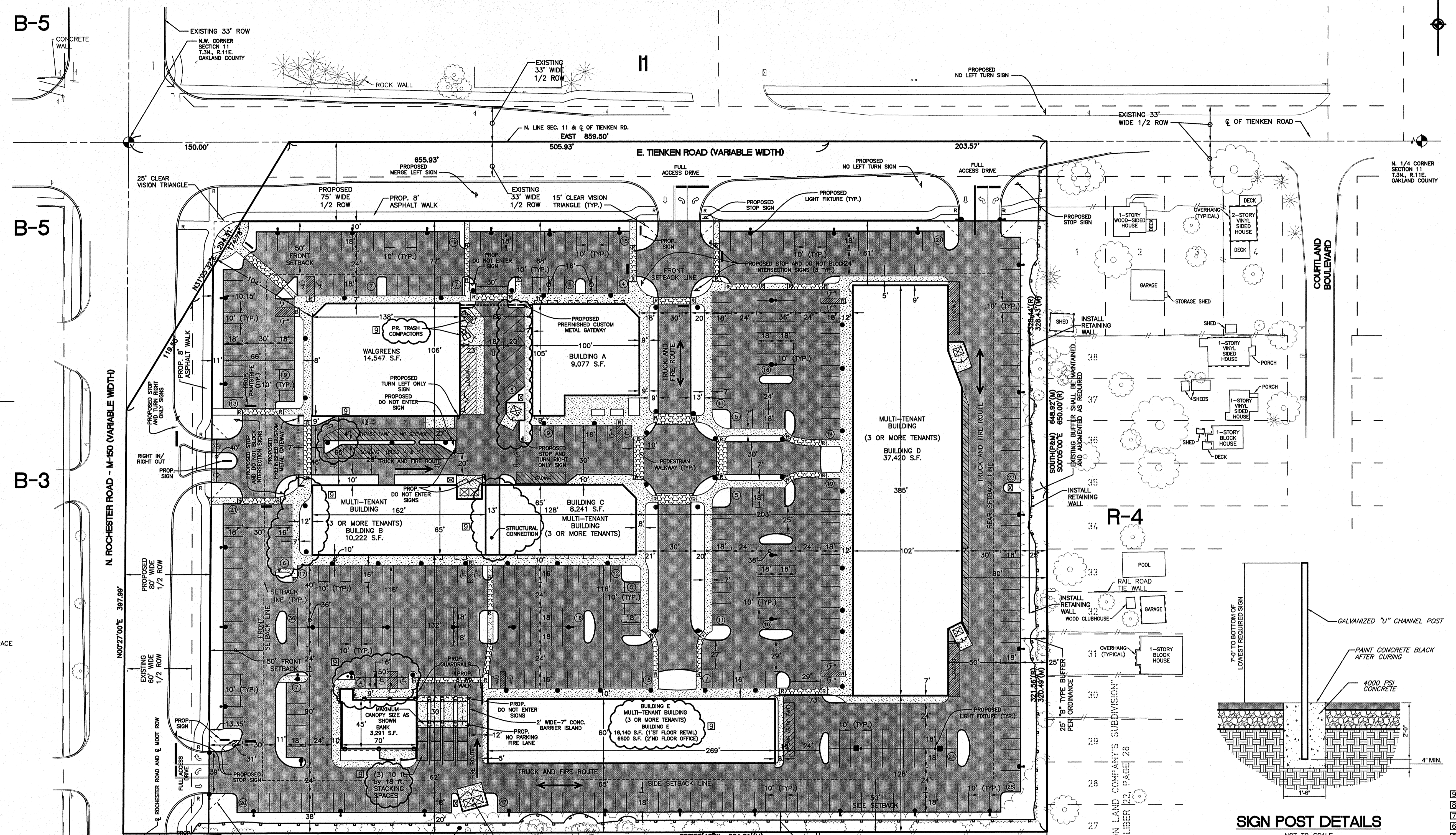


**TRAFFIC SIGN DETAILS**  
 NOT TO SCALE

**PHASING NOTE:**

THIS PROJECT WILL BE DEVELOPED AS INDIVIDUAL TENANT LEASE ARRANGEMENTS ARE ESTABLISHED. AT THIS TIME, A PROPOSED PHASING SCHEDULE HAS NOT BEEN DETERMINED.

**NOT TO BE USED AS CONSTRUCTION DRAWINGS**



**SIGN POST DETAILS**  
 NOT TO SCALE

**ATWELL-HICKS, INC.**  
 Civil Engineering • Surveying  
 Planning • Environmental Services  
 Naperville, IL 630 577 0800  
 Washington Twp., MI 586 786 8800  
 Brighton, MI 810 225 6000  
 Ann Arbor, MI 734 994 4000

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

CLIENT: TIENKEN PARTNERS, LLC  
 CITY WALK PUD  
 FINAL SITE PLAN  
 SITE PLAN

CAD FILE: 200714PUD-03-L  
 06-03-08 ADDENDUM #1  
 06-09-08 ADDENDUM #2  
 07-01-08 ADDENDUM #3  
 07-12-08 ADDENDUM #4  
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 11-11-08 ADDENDUM #100

DATE: 01-07-03  
 SCALE: 0 25 50  
 1" = 50 FEET  
 DR. JUL CH. TRL  
 P.M. J. THOMPSON  
 BOOK: ---  
 JOB: 200714.10  
 FILE NO.: MA-1102-24f-03  
 PUD - 3

K:\2007\14\Map\PLAN SET\PS\200714PUD-03-L.dwg, 5/18/2008 7:40:51 AM, d:\m\m\m