GENERAL SITE NOTES:

- WHERE INDICATED, PROVIDE 12" X 18" ALUMINUM "RESERVED PARKING" SIGN WITH SILK-SCREEN SYMBOL AND LETTERING EQUAL TO R7-8 AS REQUIRED BY THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- 2. SIGNS SHALL BE MOUNTED ON 1½" SQUARE GALVANIZED STEEL POST, WALL OR FENCE MOUNTED AS INDICATED ON THE PLANS, LOCATE AND INSTALL IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND REGULATIONS.
- PARKING STALL STRIPES SHALL BE PAINTED AS SHOWN ON THE DRAWINGS. LINES SHALL BE 4' WIDE, APPLIED IN ONE COAT USING A STRANDARD STRIPING MACHINE. PAINT SHALL BE WHITE AS REQUIRED TO CONFORM TO THE MMUTCO.
- 4. PROVIDE STRIPING AT NEW PAVEMENT AS INDICATED ON THE DRAWINGS.
- 5. ALL SITE LIGHTING SHALL BE SHIELDED DOWNWARD AND AWAY FROM ADJACENT
- SITE IDENTIFICATION SIGNAGE SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE ROCHESTER HILLS STANDARDS.

- EXTERIOR CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING CRITERIA.

 A. CURB RAMPS SHALL BE PROVIDED WHERE EVER AN ACCESSIBLE ROUTE CROSSES A CURB.

 B. MAXIMUM SLOPE SHALL BE 1-12, THE TRANSITION FROM WALKS, GUTTERS OR STREETS SHALL BE FLUSH.

 C. THE MINIMUM MIDTH SHALL BE 50°, EXCLUSIVE OF FLARES, UNLESS OTHERWISE NOTED ON THE PLANS.

 D. CURB RAMPS SHALL HAVE A DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES WITH A DIMETER OF NOMINAL 0.9 INCHES A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.3 INCHES AND SHALL CONTRAST USUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
- A DETECTABLE WARNING SHALL BE PROVIDED IN SIDEWALKS WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATE DO Y CURBS, RAILINGS OR OTHER ELEMENTS. THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 3° WIDE MINIMUM. THE DETECTABLE WARNING SHALL COMPLY WITH THE CRITERIA STATED ABOVE FOR CURB RAMPS.
- 9. CALL MISS DIG 72 HOURS PRIOR TO CONSTRUCTION.
- 10. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER HILLS.
- ALL ROOF TOP AND/OR GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED AS REQUIRED BY ROCHESTER HILLS.
- 12. NO SIGNS (OTHER THAN OFFICIAL TRAFFIC CONTROL SIGNS) ARE APPROVED AS PART OF THIS SITE PLAN APPROVAL. PRIOR TO ERECTION OF A SIGN, AN APPLICATION AND APPOPRIATE SUBMISSIONS SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL AND ISSUANCE OF A SIGN PERMIT.

LANDSCAPE NOTES:

- ALL PLANT MATERIALS SHALL CONFORM TO "AMERICAN STANDARDS FOR NURSERY STOCK," LATEST EDITION.

- CALES FEDITION:

 ALL PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NIRSERYWEN LANDSCOPE STANDARDS.

 ALL TREES BRAIL BE GUIDED AND STAVED.

 ALL PLANT MATERIALS SHALL BE GUIPARMITED FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- 5. ALL PLANTING AREAS SHALL HAVE A DEPTH OF 12" TO 16" OF CLEAN FILL AND SHALL BE CROWNED TO A HEIGHT OF 6" ABOVE ADJACENT CURBS, WALKS, AND GRADES WITH 4" TO 6" OF TOP SOIL.
- 6. AREAS OF EXISTING PAVEMENT OR GRAVEL TO BE CONVERTED TO LINDSCAPE AREAS SHALL BE EXCAVATED TO REMOVE ALL PAVEMENT, GRAVEL, AND COMPACTED EARTH, REPLACE EXCAVATED TO REMOVE ALL PAVEMENT, GRAVEL, AND COMPACTED EARTH, REPLACE EXCAVATED MATERIAL WITH CLEAN FILL TO CROWN 2" MYL ABOVE ADJONNY3 GRADE. ADD 4" TO 6" OF TOP SOIL.
- 8. ALL PLAYTING BEDS SHALL RECEIVE A MIN. OF 4" SHREDDED BARK MULCH. 9. ALL PLANTING BEDS NOT BORDERED BY WALKS, WALLS, OR PAVING SHALL BE EDGED
- TOP SOIL SHALL BE STRIPPED AND STOCK PILED ON SITE FOR USE IN LANDSCAPE AREAS WITH EXCESS TOP SOIL TO BE REMOVED FROM THE SITE. 11, ALL DISTURBED AREAS SHALL BE SODDED OR SEEDED AND MULCHED UNTIL A LAWN IS ESTABLISHED.
- 12. THE WORK SHALL, CONSIST OF PROVIOING ALL NECESSARY NATERIALS, LABOR, EQUIPMENT, TOOLS, AND SUPERVISION REQUIRED FOR THE COMPLETION AS SHOWN ON THESE DRAWING
- 13. THE PLANT MATERIALS SHALL BE NURSERY GROWN AND INSPECTED BY THE OWNERS REPRESENTATIVE BEFORE PLANTING. THE OWNERS REP, RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT MY TIME.
- 14. PLANTS DESIGNATED "BAB" SHALL BE BALLED AND BURLAPPED, WITH FIRM BALLS OF EAR
- 15. THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT GRADES AND SPACING. THE PLANTS SHALL BE ORIENTED TO GIVE THE BEST APPEARANCE.
- WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE BACK FILLED WITH A TOPSOIL MIXTURE, GRADUALLY FILLING, PATTING AND SETTLING WITH WATER.
- MIXTURE, GRADUCLET FILERO, PATTERS AND SETTING WITH YEAR OF T.P. ALL PILATE TATEFALL SHALL BE PRINCED. AND BURRIES REPAIRED. THE AMOUNT OF PRINNING SHALL BE LIMITED TO THE REMOVAL OF DEAD OR INJURED TWIGS AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPLATING. CUTS SHOULD BE FILESH, LEAVING NO STUBS. CUTS OVER 34" SHALL BE PARTICED WITH TREE PAINT.
- FOREIGN MATERIALS.

 19. SEED MIX SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:
 KENTUCKY BUJE GRASS 'BARONCHERWADELPHF' 60%
 CHEWING DISCUE 15%
 CREEPING REED FISCUE 15%
 WEED CONTENT SHALL NOT EXCEED 1%
 THE MIX SHALL BE PAPILED AT A RATE OF 200 LBS J ACRE.

- ALL NEW LANDSCAPE AREAS SHALL BE IRRIGATED. ALL WATERING SHALL ONLY OCCUR BETWEEN THE HOURS OF 12AM AND SAM.

FIRE DEPARTMENT NOTES:

- 1. FIRE LAMES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL AND SHALL BE CONSPICUOUSLY POINTED ON BOTH SIDES OF THE FIRE LAWE WITH FIRE LAWE SIGNS, SPACED NOT HORE THAN HO PETT A-MAT, FIRE LAWE SIGNS SHALL RELD WIS GOTOPHOS, STRUMON, PARKING RIFE LAWE! AND SHALL CONFORM TO THE MICHOMAL MANULL OF UNFORM TRAFFIC CONTROL DEWICES, FIRE PREVENTION ORBINANCE CHAPTER SI, SEC. 63.

 2. CONSTRUCTION SITES SHALL BE EAFEGLIARDED BY ACCORDANCE WITH FIC 2003 CHAPTER 14, 3. OFEI BURNING HE SHALL BE EAFEGLIARDED BY ACCORDANCE WITH FIC 2003 CHAPTER 14, 3. OFEI BURNING HE SHALL BE BURNING FIRST, LEBRIS, SOFT DIAL DE CLEANING IMMERIALS, OFFI BURNING HE BURNING OF THAS I, DEBRIS OF THE PREPENTION OF MATCH SHALL BE WITHIN THE CITY OF FIGHE FIRST FIR

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ENGINEERING DEPARTMENT NOTES: INDIVIDUAL GREASE TRAPS FOR ANY FUTURE RESTAURANTS WILL BE PROVIDED
AS REQUIRED BY THE CITY OF ROCHESTER HILLS.

THE EXISTING STORM SEWER SYSTEM WILL BE LEFT AS CURRENTLY DESIGNED FOR PARKING LOT AREAS. THE PROPOSED BUILDING WILL BE BUILT ON THE EXISTING BUILDING PAOR PROW PREVIOUS RESTAURANT STRUCTURE.

APPLICANT INFORMATION:

STUART FRANKEL DEVELOPMENT COMPANY 1334 MAPLELAWN TROY, MICHIGAN 48084 PHONE: (248) 649-2924

PARKING CALCULATIONS

EXISTING HARDWARE 28,484 S.F. FLOOR AREA/300

EX. RETAIL SPACE 29,960 S.F. FLOOR AREA / 300 = 100 SPACES

TOTAL NUMBER OF EXIST. SPACES PROVIDED 230
(9 REQUIRED BARRIER FREE SPACES INCLUDES 1 VAN SPACE)

DRIVE THRU SPACE 2,200 S.F. (10 SPACES PER WINDOW) = 20 SPACES RETAIL SPACE 5,895 S.F. / 300 = 20 SPACES

TOTAL NUMBER OF SPACES PROVIDED 59 (2 REQUIRED BARRIER FREE SPACES INCLUDES 1 VAN SPACE)

TOTAL NUMBER OF SPACES PROVIDED 289
(11 REQUIRED BARRIER FREE SPACES INCLUDES 2 VAN SPACES)

NOTE: ALL PARKING SPACES ARE EXISTING (9' x 18')

TREE REPLACEMENT:

- TOTAL EXISTING TREES ON SITE TOTAL NUMBER OF TREES REMOVED
- TOTAL NUMBER OF 2-1/2" TREES REQUIRED FOR REPLACEMENT TOTAL NUMBER OF NEW 2-1/2" TREES 7 ALL REPLACEMENT TREES SHALL BE A

(INIMUM OF 2-1/2" IN DIAMETER, TO COMPLY WITH THE CITY OF ROCHESTER HILLS



SET ROOTBALL LEVEL TO GRA

REAK UP (SCARIFY) SIDES OF FLANTING HOLE

PERENNIAL PLANTING DETAIL

PARTITION OF THE PARTIT

MOTES EXPLANA TO BE USED AS AUGO BY THE MANYON

TYP, BARRIER FREE PARKING SIGN DETAIL

TREE PLANTING DETAIL

CONSTRUCTION TYPE IIB

SEPERATE MIXED USES "B'

BARRIER FREE RAMP DETAIL

NOCOLE

NO SCALE

d

DRIVE THRU LAVE

DAVE THRU LANG

EXISTING BANK BUILDING

NOTE:

ALL PROPOSED PUBLIC BUILDING

0 SOUTH LIVERNOIS ROAD

> TOP OF SIDEWALK - TOP OF PARKING LO

EXISTING BUILDING

0-0

WATER ENVI

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EXEST, DECORETE.

LINE OF OVERHANDS





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ALL EXISITING SITE LIGHTING TO REMAIN IN PLACE.

PROPOSED BUILDING FOR: **CAMPUS CORNERS** OUTLOT

biddison I

architecture + design

ROCHESTER HILLS, MICHIGAN

ssued dr/ch

CITY REVIEW 08.28.13 CITY rEVIEW 09.06.13 REVISED PER CITY REVIEW01.05.14

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ARCHI SITE PLAN

Project no.

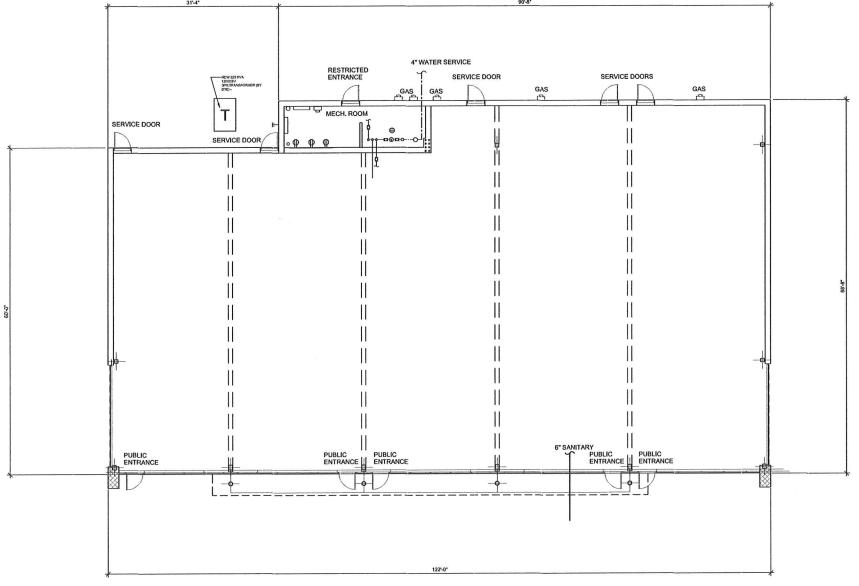
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320 Martin St. Suite 10 Birmingham, MI 48009 ±248.554.9500

Consultants



CITY REVIEW

LIVERNOIS ROAD ROCHESTER HILLS, MICHIGAN

PROPOSED BUILDING FOR:

CAMPUS CORNERS OUTLOT

CITY REVIEW 08.10.13
REVISED PER CITY 08.28.13
REVISED PER CITY 01.05.13

Issued dr/ch

NOTE:

ALL PROPOSED PUBLIC BUILDING ENTRANCES ALONG THE WEST (FRONT) OF THE PROPSED BUILDING WILL BE PROVIDED WITH BARRIER FREE ACCESS.



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FLOOR PLAN

REVIN L.

BIDDISON

ARCHITECT

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