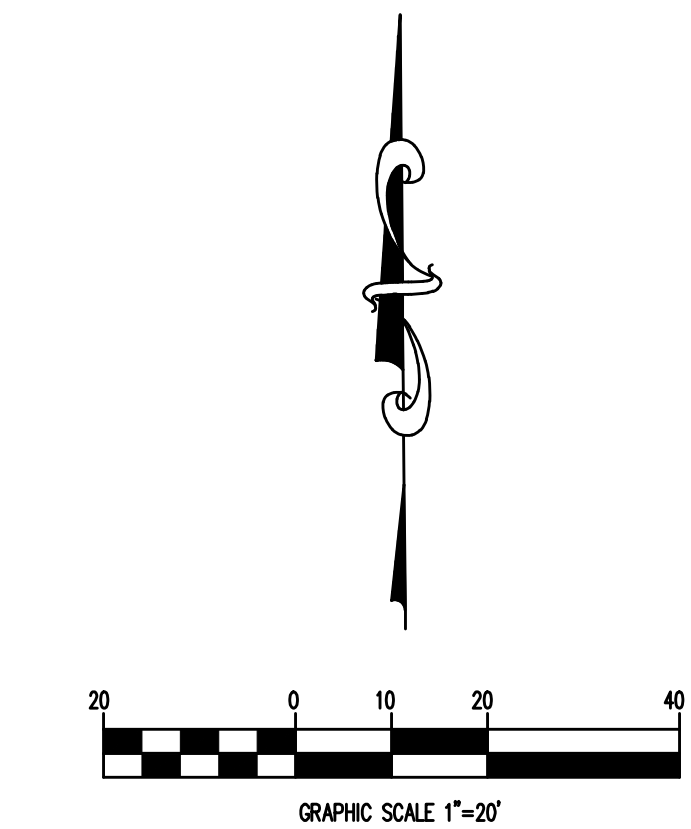




UNIT 5
ZONED GC
VACANT
Parcel I.D. 04-11-320-005



LOCATION MAP
N.T.S.



Orman Engineering, LLC
5476 Vivian Lane
Waterford, MI 48327
phone: 248.682.6001
email: alex@ormanengineering.com

PROJECT
PROPOSED RETAIL
CENTER

CLIENT

Leo's Coney Island
4794 Tully Rd.
Bloomfield Hills, MI 48302

Phone: (248) 417-8140

SEAL

SHEET

SITE PLAN

PROJECT LOCATION

65650 Van Dyke Ave.
Washington Twp.
Macomb County, MI 48095

miss dig



Know what's below
Call before you dig.

REVISIONS

03-21-2024 REV. SITE PLAN
02-06-2024 REV. SITE PLAN REVIEW
09-20-2023 SPA

Date Description
Designed by: A.O. Drawn by: S.D.M.

Approved by: A.O. Date: 09-06-2023

Scale: 1" = 20'

Job No.: 1417 Sheet: SP-2

BENCHMARKS

BM #1 ARROW ON HYDRANT AT
NW CORNER OF THE PROPERTY
ELEV: 802.90 NAVD 88

BM #2 ARROW ON HYDRANT AT
NE CORNER OF THE PROPERTY
ELEV: 799.01 NAVD 88

LEGAL DESCRIPTION OF PROPERTY UNIT 1

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 11, T.4N, R.12E WASHINGTON TOWNSHIP, MACOMB COUNTY, MICHIGAN IS MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11, T.4N., R.12E., WASHINGTON TOWNSHIP, MACOMB COUNTY, MICHIGAN; THENCE N 11.68 FEET; THENCE N24°52'35"E. 1427.57 FEET ALONG THE CENTERLINE OF OLD HIGHWAY M-53; THENCE N.89°10'00"E., 66.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N.24°52'35"E., 304.81 FEET ALONG SAID EASTERLY R.O.W. LINE; THENCE S.62°29'56"E., 25.49 FEET, THENCE N26°30'04"E., 20.12 FEET, THENCE N89°10'00"E., 83.25', THENCE N49°49'05"E., 26.94', THENCE N89°10'00"E., 49.75', THENCE N80°21'11"E., 65.25', THENCE S00°50'00"E., 76.51', THENCE S24°52'35"W, 256.79', THENCE S89°10'00"W, 271.03' TO THE POINT OF BEGINNING AND CONTAINING 1.78 ACRES.

SITE DATA

EXISTING SITE ZONING: GC - GENERAL COMMERCIAL
EXISTING SITE AREA: 77,625 S.F. OR 1.78 ACRES

PROPOSED BUILDING (GROSS): 10,005 S.F.
PROPOSED BLDG. HT.: ONE (1) STORY
BLDG LOT COVERAGE: 12.9%

REQUIRED YARDS:

FRONT: 50 ft., 30 ft. Parking Setback
SIDE: 25 ft. North side 40 ft. South side
REAR: 10 ft

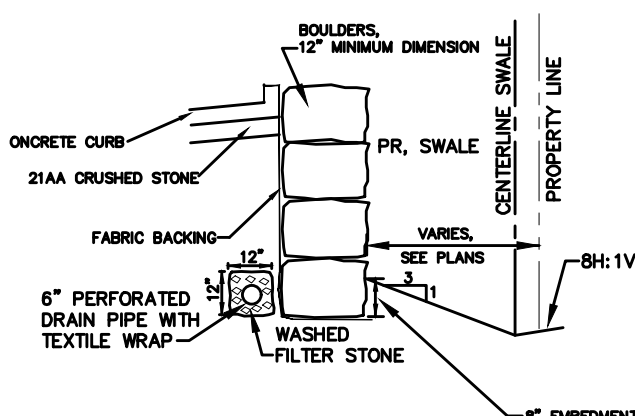
PARKING REQUIREMENTS:

REQUIRED: Restaurant: 1/150 s.f. and Retail: 1/250 s.f.
TOTAL: 4,299 s.f. / 150 + 5,544 s.f. / 250 = 51 spaces
PROPOSED: 71 spaces including 3 handicap accessible

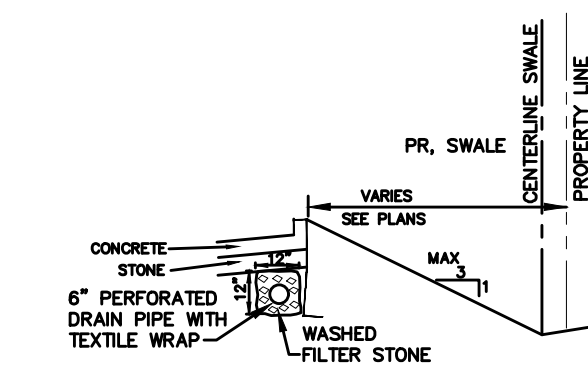
LOADING AREA:

REQUIRED: 11,230 s.f. < 20,000; therefore
1 - 10' x 50' space
PROPOSED: 1 - 10' x 50' space

PRESENT USE OF PROPERTY: Vacant
PROPOSED USE OF PROPERTY: Restaurant and Retail Business



SECTION A-A
RETAINING WALL AT CURB
NO SCALE



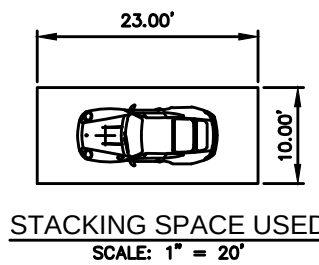
SECTION B-B
PROPERTY LINE SWALE
NO SCALE

LEGEND

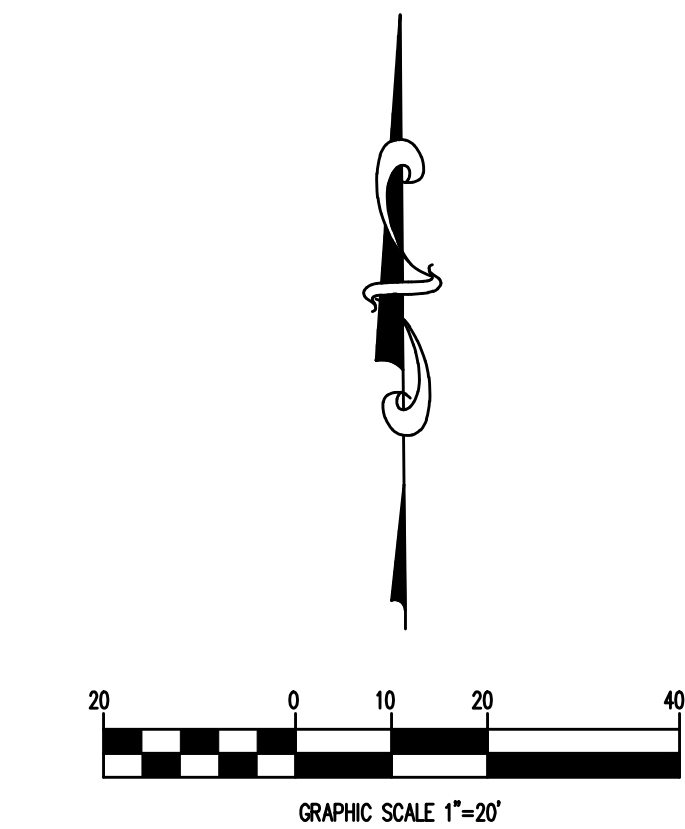
AMERTECH	SIGNAL POLE
WATER SHUT OFF	PUBLIC LIGHTING MH.
TELEPHONE RISER	ELECTRIC RISER OR METER
TELEPHONE	CATHODIC PROTECTION
SEWER CLEAN OUT	GUY WIRE
GAS METER	HIGH TENSION TOWER
GAS VALVE / GAS MARKER	FLAG POLE
SANITARY MH. (SAN)	BOLLARD
STORM MANHOLE (STM. MH.)	STEEL COLUMN
CATCH BASIN (C.B.)	MAILBOX
GATE VALVE IN WELL (G.V.W.)	SIGN
FIRE HYDRANT	ELECTRIC TRANSFORMER
LIGHT POLE	EXISTING
UTILITY POLE	PROPOSED
UTILITY POLE W/ LAMP EXTENSION	WATER FLOW INDICATOR

UTILITIES LEGEND

GAS	GAS
SANITARY (SAN)	SANITARY (SAN)
COMBINED (CS)	COMBINED (CS)
STORM (STM)	STORM (STM)
WATERMAIN (WM)	WATERMAIN (WM)
OVERHEAD WIRE	OVERHEAD WIRE
UNDERGROUND CABLE	UNDERGROUND CABLE
EX. DITCH	EX. DITCH
SWALE CENTERLINE	SWALE CENTERLINE



NOTE:
1. SANITARY SEWER LEADS SHALL BE PVC SOLID WALL SDR 23.5.
SANITARY SEWER MAIN SHALL BE PVC SDR 26. WATER MAIN
SHALL BE DIP CL 54.
2. 4" SAN. STUBS ARE INSTALLED FOR CONNECTION TO A
FUTURE GREASE TRAP IF NEEDED.



UNIT 5
ZONED GC
VACANT
Parcel I.D. 04-11-320-005



LOCATION MAP
N.T.S.

BENCHMARKS

BM #1 ARROW ON HYDRANT AT
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SEAL

SHEET

PAVING &
GRADING PLAN

PROJECT LOCATION

65650 Van Dyke Ave.
Washington Twp.
Macomb County, MI 48095

miss dig



Know what's below
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REVISIONS

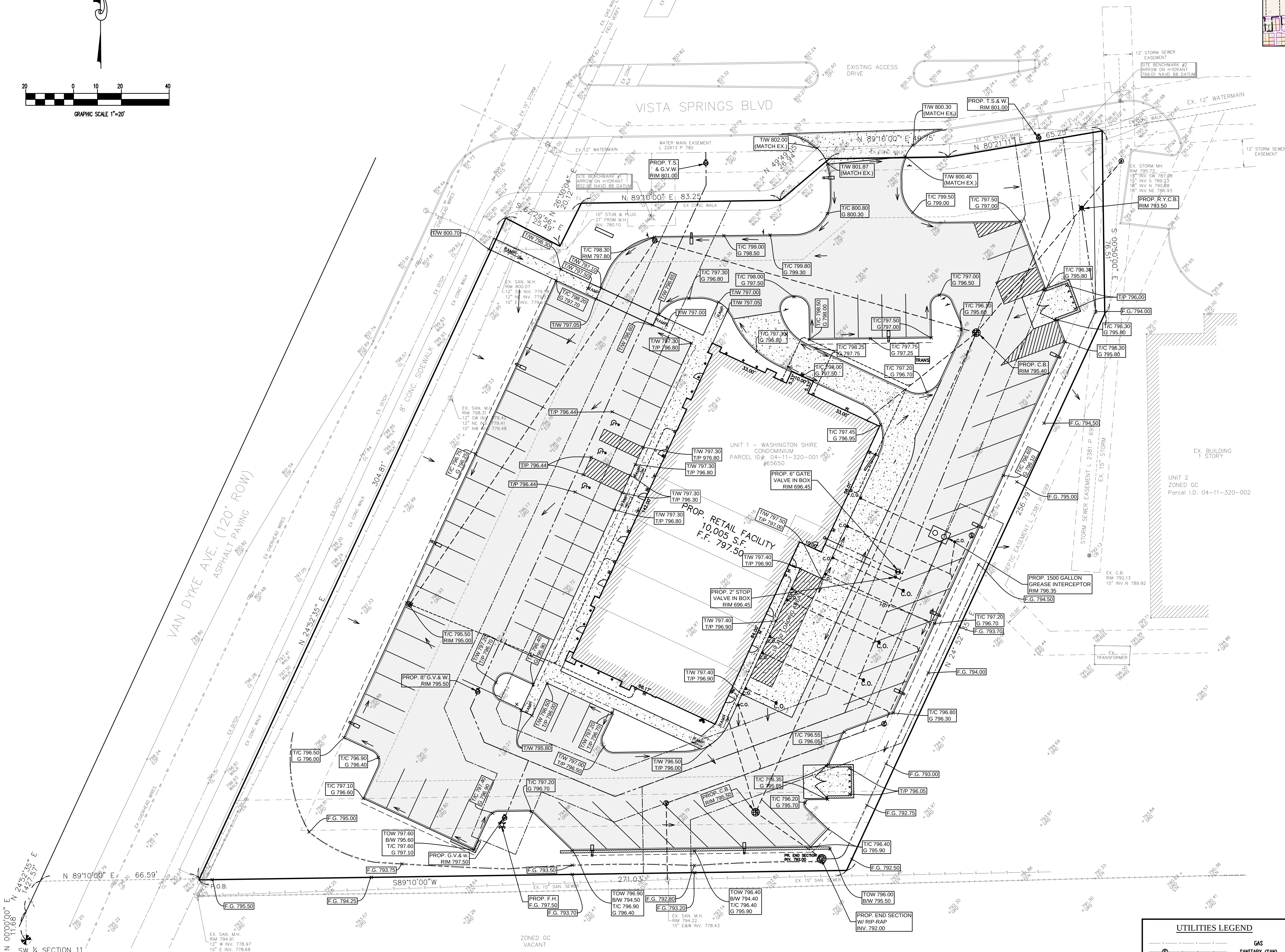
03-21-2024 REV. SITE PLAN
02-06-2024 REV. SITE PLAN REVIEW
09-20-2023 SPA

Date Description
Designed by: A.O. Drawn by: S.D.M.

Approved by: A.O. Date: 09-06-2023

Scale: 1" = 20'

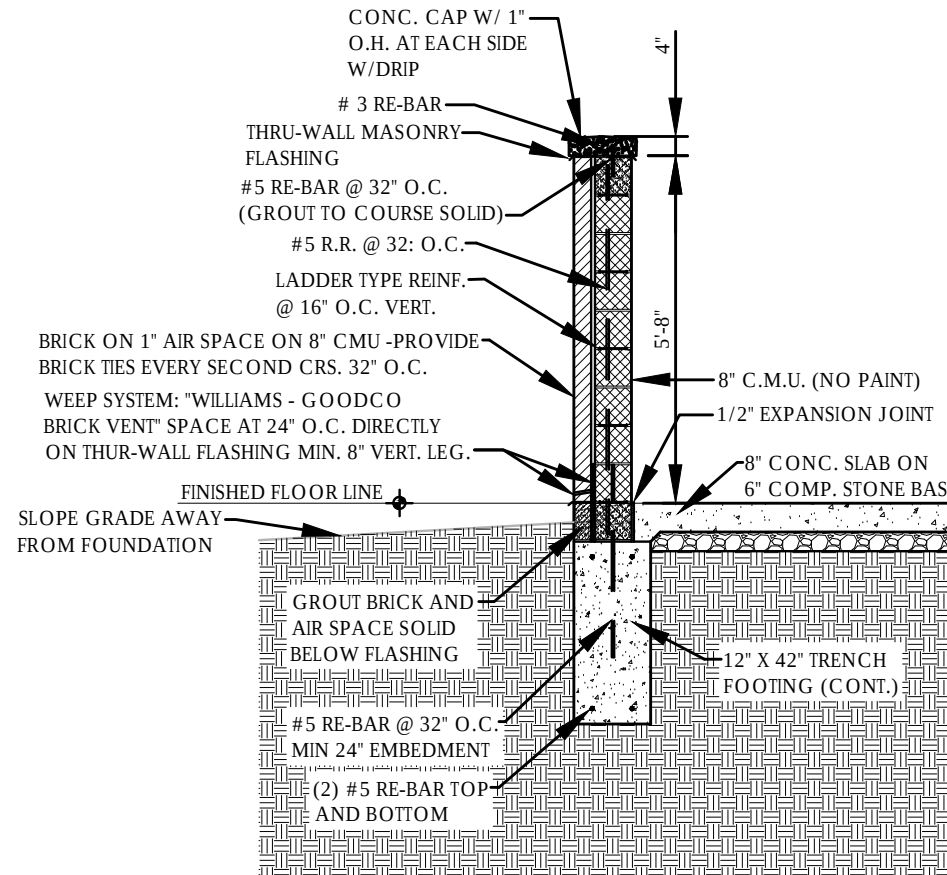
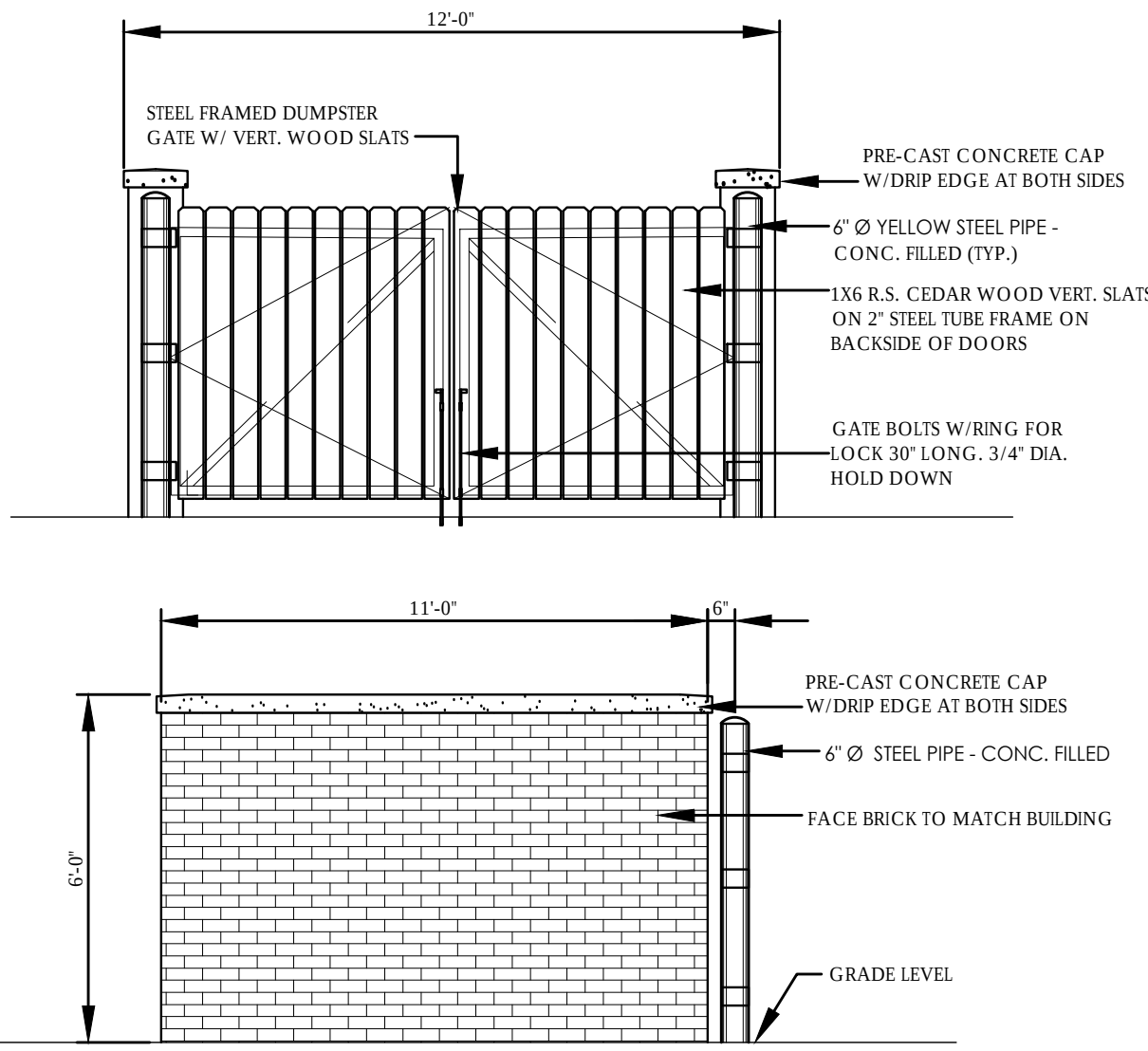
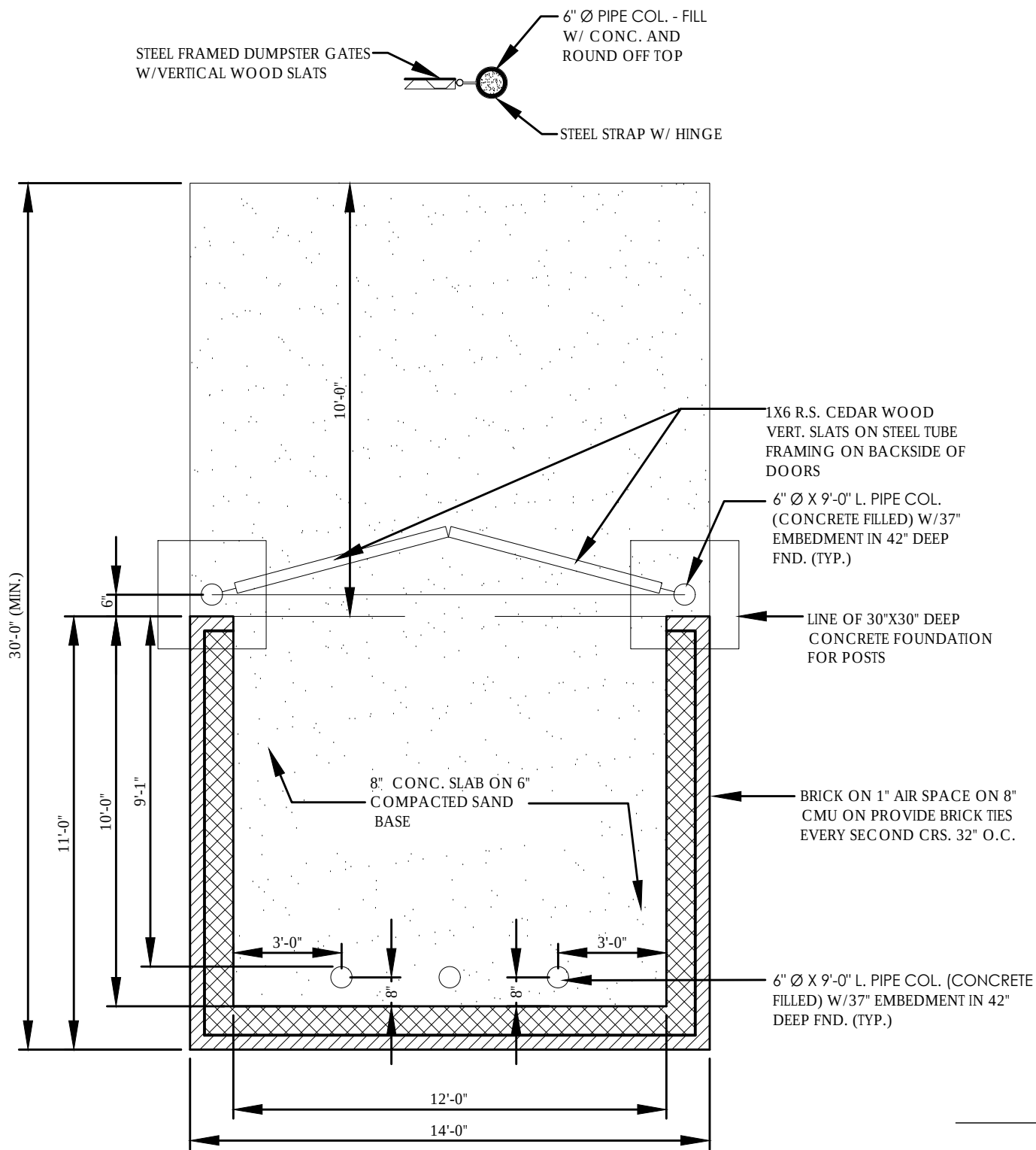
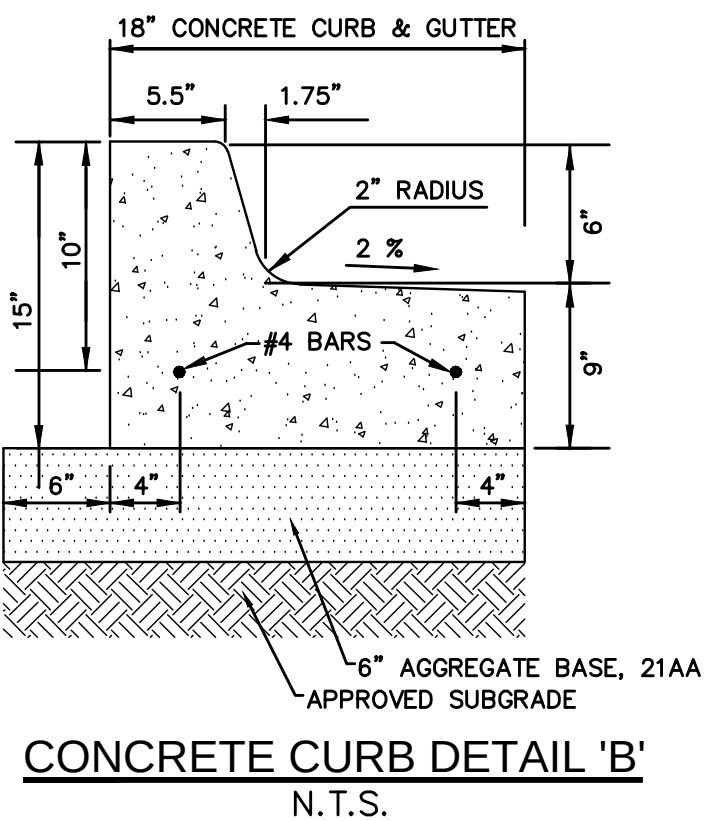
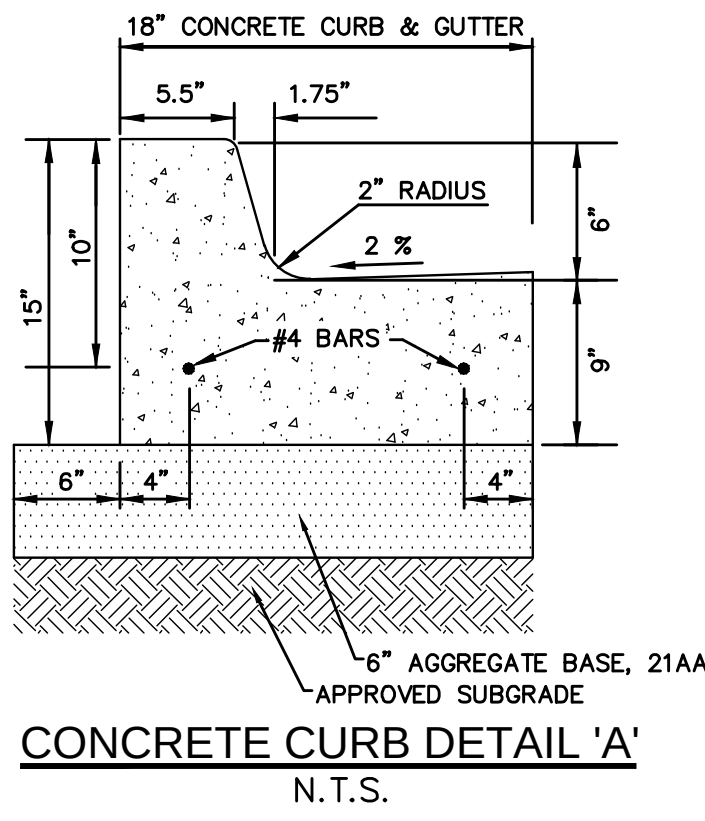
Job No.: 1417 Sheet: SP-3



UTILITIES LEGEND	
	GAS
	SANITARY (S&W) COMBINED (CS) STORM (CSM) WATERMAIN (W) OVERHEAD WIRE UNDERGROUND CABLE EX. DITCH SWALE CENTERLINE

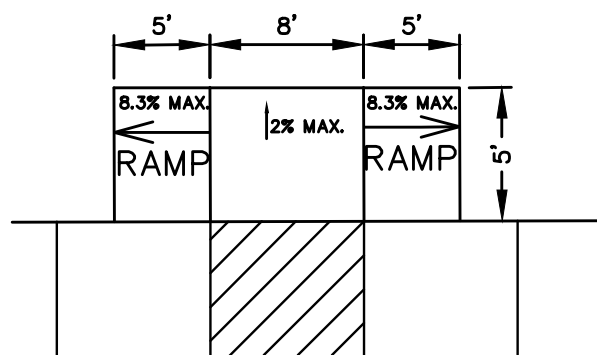
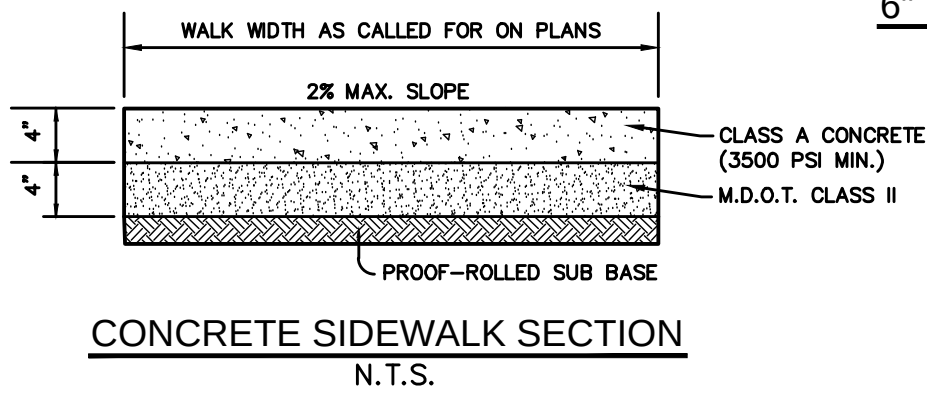
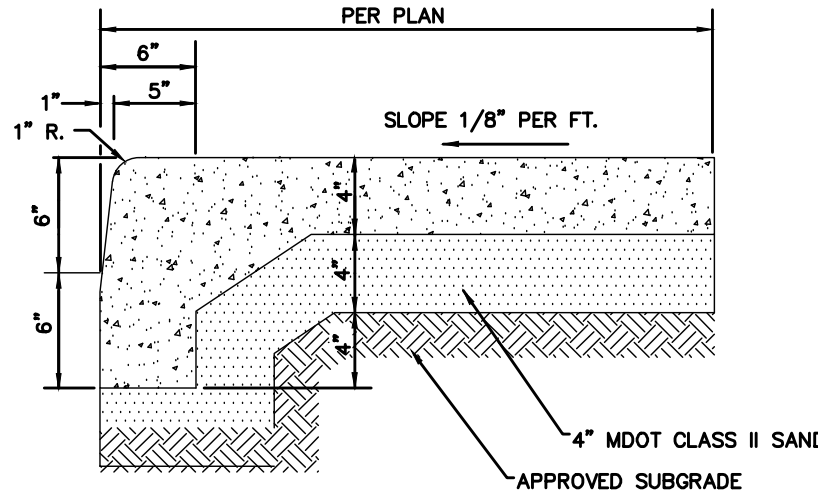
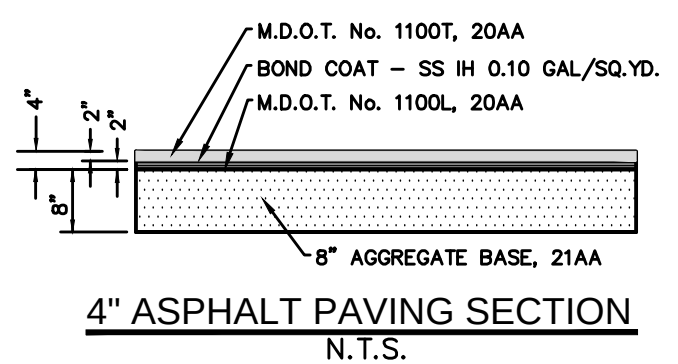
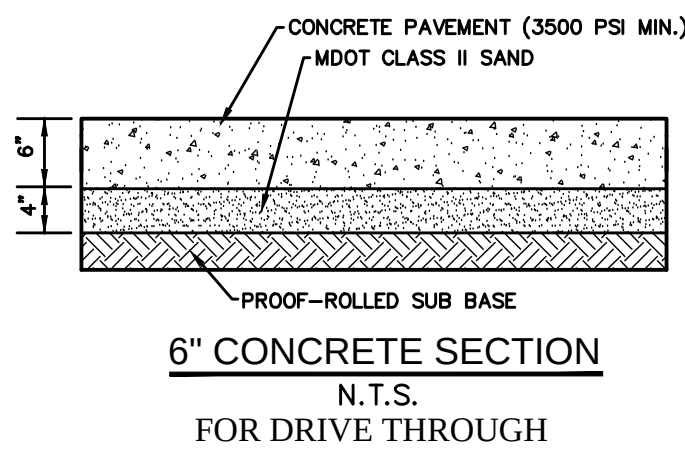
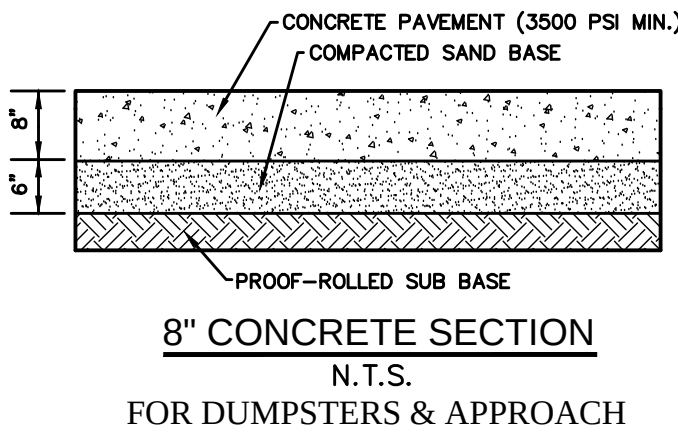
GRADING LEGEND	
T/C 888.88	TOP OF CURB GRADE
G 888.88	GUTTER GRADE
T/P 888.88	TOP OF PAVEMENT GRADE
T/W 888.88	TOP OF WALK GRADE
TOW 888.88	TOP OF WALL GRADE
B/W 888.88	BOTTOM OF WALL GRADE
F.G. 888.88	FINISHED GRADE

LEGEND	
	AMERITECH WATER SHUT OFF TELEPHONE SEWER CLEAN OUT GAS METER GAS VALVE / GAS MARKER SANITARY M.H. (S&W) STORM MANHOLE (STM M.H.) CATCH BASIN (C.B.) GATE VALVE IN WELL (G.V.W.) FIRE HYDRANT LIGHT POLE UTILITY POLE UTILITY POLE W/ LAMP EXTENSION
	SIGNAL POLE PUBLIC LIGHTING M.H. ELECTRIC RISER OR METER CATHODIC PROTECTION GUY WIRE HIGH TENSION TOWER FLAG POLE BOLLARD STEEL COLUMN SIGN ELECTRIC TRANSFORMER EXISTING PROPOSED WATER FLOW INDICATOR

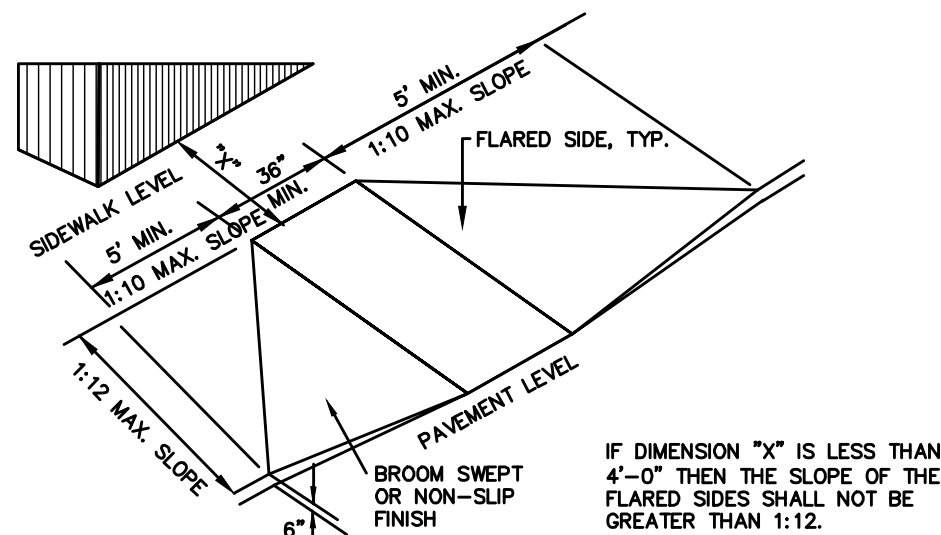


GENERAL NOTES:
1. ALL EXTERIOR MATERIALS TO MATCH BUILDING
IF THERE IS NO BRICK TO MATCH - MATCH MASONRY
2. ADHERE TO ALL LOCAL ORDINANCES AND DESIGN
REQUIREMENTS. NOTIFY ARCHITECT OF ANY
DISCREPANCIES.

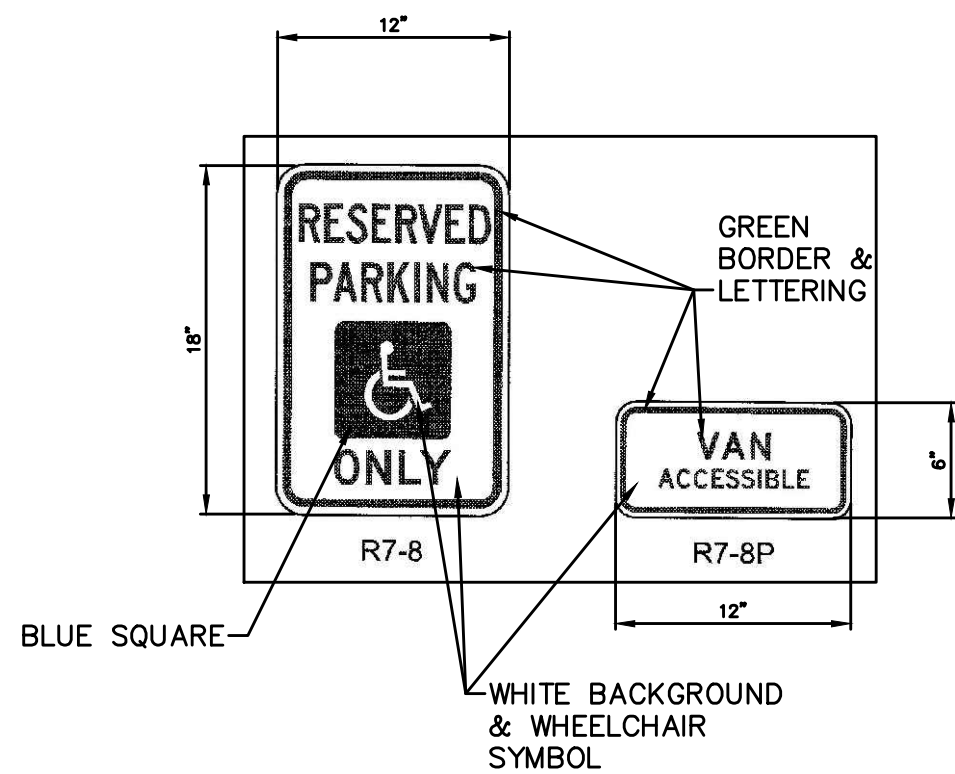
Dumpster Enclosure Plan
N.T.S.



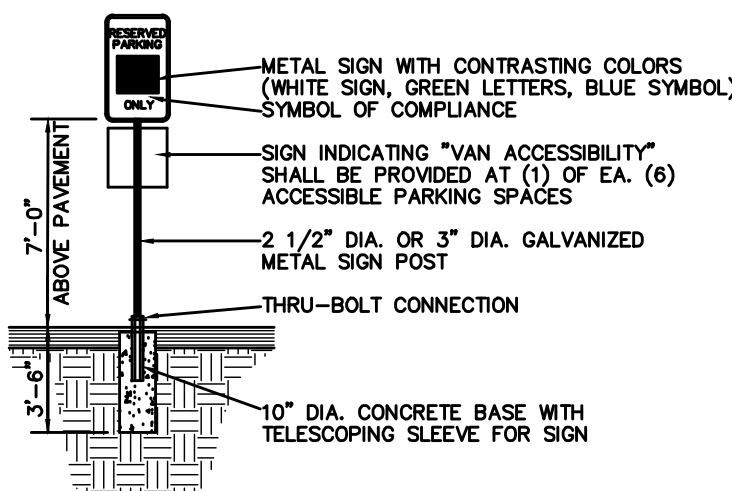
NORTH BARRIER FREE RAMP DETAIL
N.T.S.



MONOLITHIC WALK RAMP DETAIL
N.T.S.

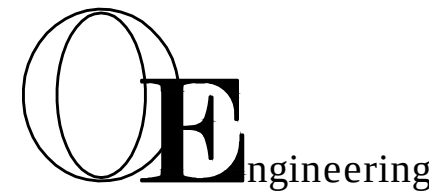


ACCESSIBLE SIGNAGE
NOT TO SCALE



BARRIER FREE PARKING SIGN DETAIL
N.T.S.
Provide (1) for each accessible parking space

SEE ELECTRICAL PLANS
FOR LIGHT POLE DETAILS



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SEAL

SHEET
SITE DETAILS

PROJECT LOCATION
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miss dig



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REVISIONS

03-21-2024 REV. SITE PLAN
02-06-2024 REV. SITE PLAN REVIEW
09-20-2023 SPA

Date	Description
Designed by:	Drawn by:
A.O.	S.D.M.

Approved by:	Date:
A.O.	09-06-2023

Scale:

1" = 20'

Job No.: Sheet:

1417

SP-4

Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	A1		7	Lithonia Lighting	DSX0 LED P5 30K 70CRI BLC4	D-Series Size 0 Area Luminaire P5 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control	8715	0.9	90.12
	A2		3	Lithonia Lighting	DSX0 LED P7 30K 70CRI TFTM HS	D-Series Size 0 Area Luminaire P7 Performance Package 3000K CCT 70 CRI Forward Throw Houseside Shield	16709	0.9	170.81
	A3		1	Lithonia Lighting	DSX0 LED P5 30K 70CRI T2M	D-Series Size 0 Area Luminaire P5 Performance Package 3000K CCT 70 CRI Type 2 Medium	11468	0.9	90.12
	A4		1	Lithonia Lighting	DSX0 LED P2 30K 70CRI LCCO	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 70 CRI Left Corner Cutoff Extreme Backlight Control	4352	0.9	45.14
	WP		9	Lithonia Lighting	WDGE2 LED P2 30K 70CRI TFTM	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	2127	0.9	18.9815
	R2		12	Focal Point, LLC	FLC2D-RDO-SW-900L-120-LD1-T-LC2-RDO-35K-DNS-NFL-CD	RECESSED HOUSING AND ROUND DIECAST TRIM, FINISHED IN CLEAR DIFFUSE	963	0.9	9.9
	WP2		4	Lithonia Lighting	WDGE1 LED P0 35K 80CRI VW	WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 3500K, 80CRI, VISUAL COMFORT WIDE OPTIC	740	0.9	6.7947

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall	+	1.5 fc	27.1 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes	*	2.4 fc	4.8 fc	0.6 fc	8.0:1	4.0:1
Property Line	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A

Dark Sky Note
ALL FIXTURES INCLUDED ON THIS DESIGN ARE IN COMPLIANCE WITH INTERNATIONAL DARK SKY ASSOCIATION REGULATIONS FOR DARK SKY FRIENDLY FIXTURE(S).

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

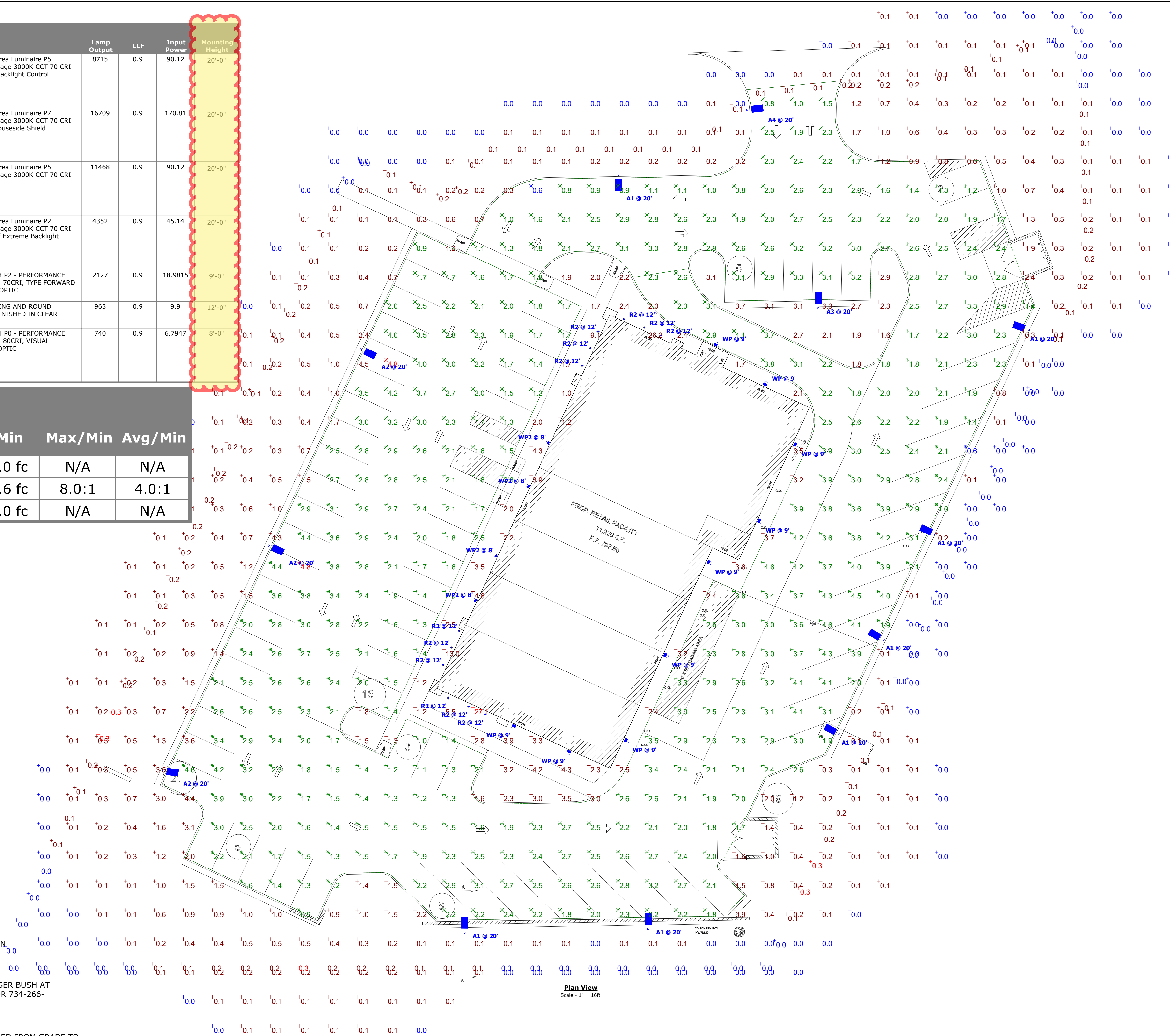
UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

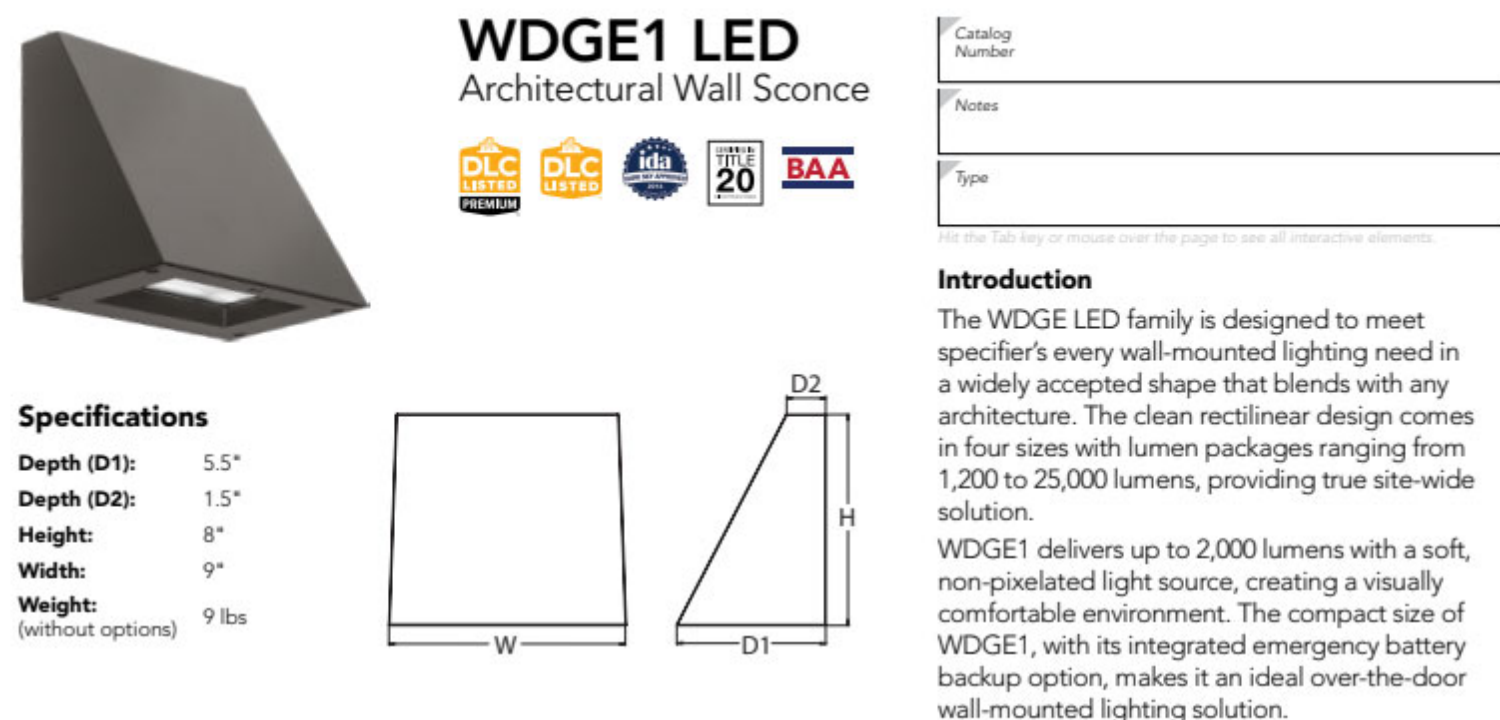
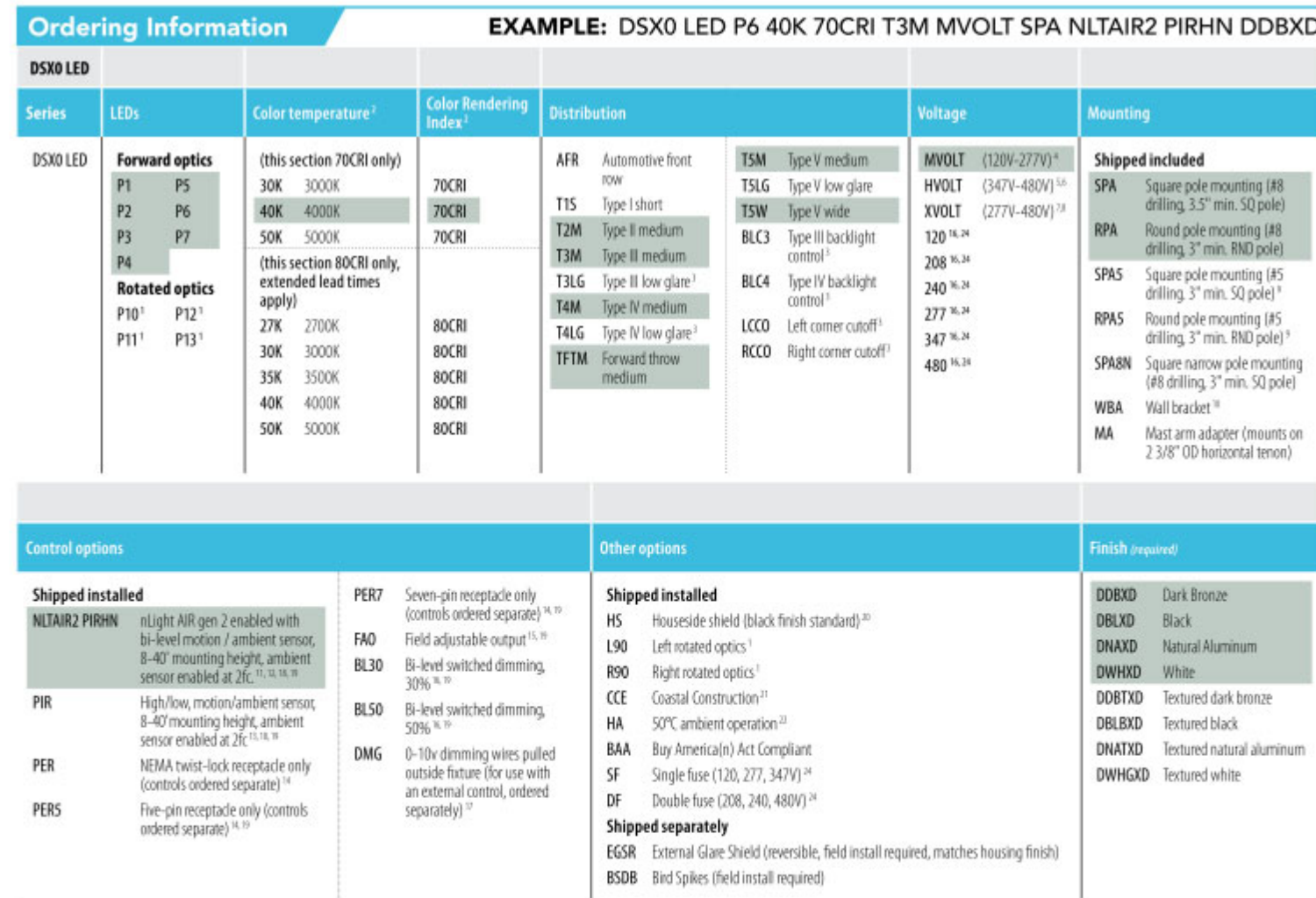
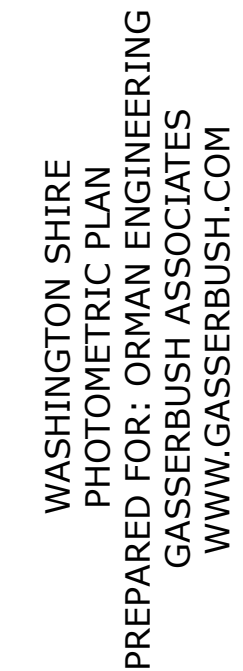
Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

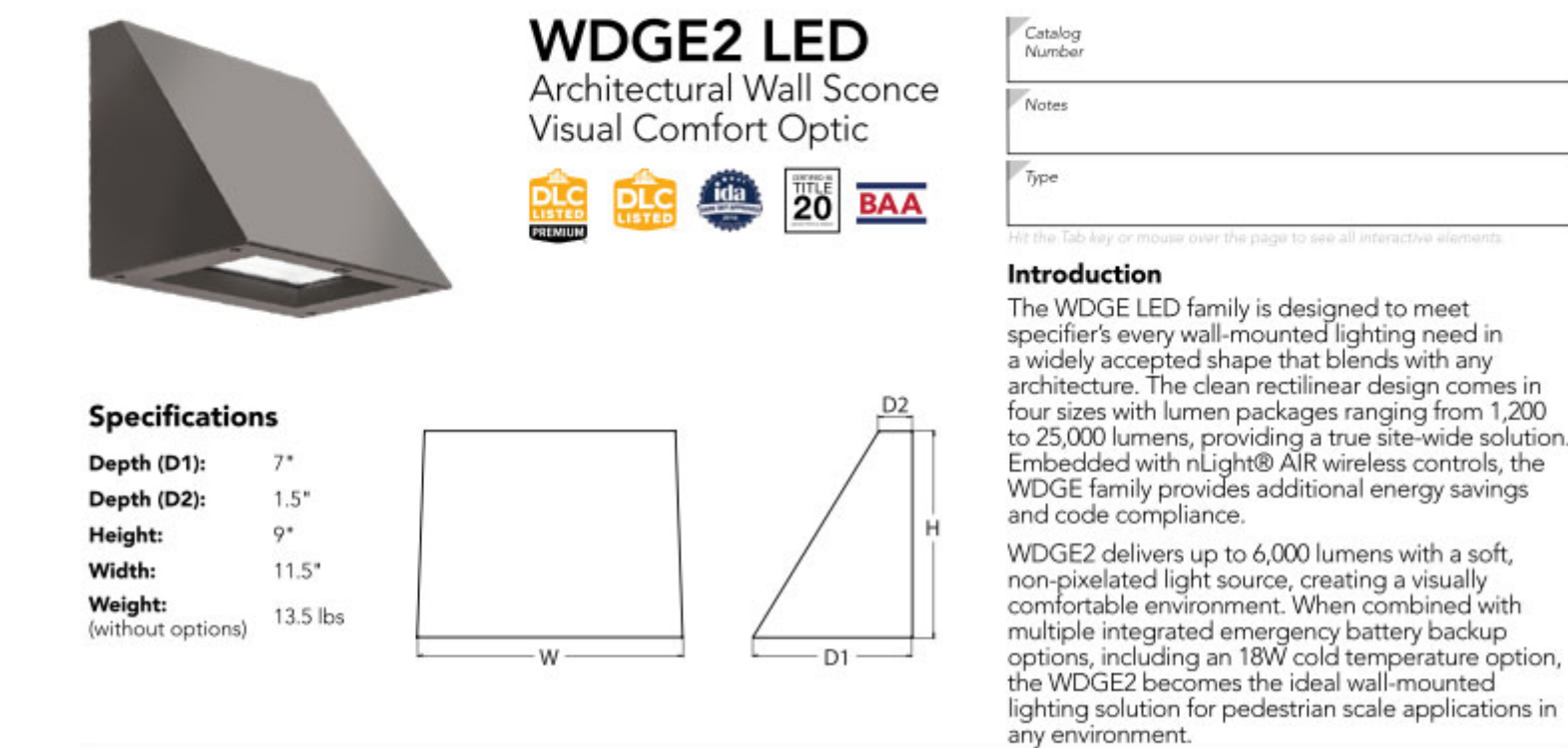
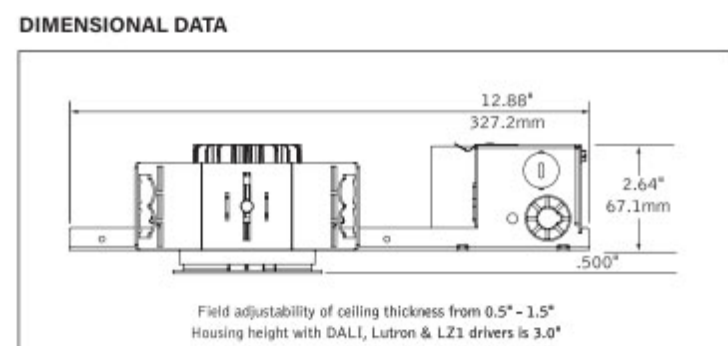


WASHINGTON SHIRE
PHOTOMETRIC PLAN
PREPARED FOR: ORMAN ENGINEERING
GASSERBUSH ASSOCIATES
WWW.GASSERBUSH.COM

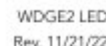
Designer
BK
Date
01/26/2024
rev. 3/18/2024
Scale
Not to Scale
Drawing No.
#23-19369 V4



Ordering Information				EXAMPLE: WDG1E LED P2 40K 80CRI VF VMOLT SRM PE DDBXD			
Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDG1E LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	VMOLT 342°	Shipped included	
	P1	30K 3000K	90CRI	VW Visual comfort wide		SRM Surface mounting bracket	
	P2	35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)	
	40K 4000K						
	50K* 5000K						Shipped separately
						AW5 3/8inch Architectural wall spacer	
						PBBW Surface-mounted back box (top, left, right, conduit entry) (to learn when there is no junction box available...)	
Options				Finish			
E4WH	Emergency battery backup, Certified in CA Title 20 MADERB (40K, 0° min)			DDBD	Dark bronze	DDBTD	Textured dark bronze
PE	PhotoCell, Button Type*			DBLU	Black	DBLBD	Textured black
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)			DBAL	Natural aluminum	DDBALD	Textured natural aluminum
DMG	0-10V dimming (wires pulled outside fixture for use with an external controller, ordered separately)			DBW	White	DDBWGD	Textured white
BCE	Bottom conduit entry for back box (PBBW), total of 4 entry points.			DBSD	Sandstone	DBSDTD	Textured sandstone
BA	Buy Inverters for Compliance						
DSE	Dual Switching (1 Driver, 2 Light Engines)						
CC	Coastal Construction*						



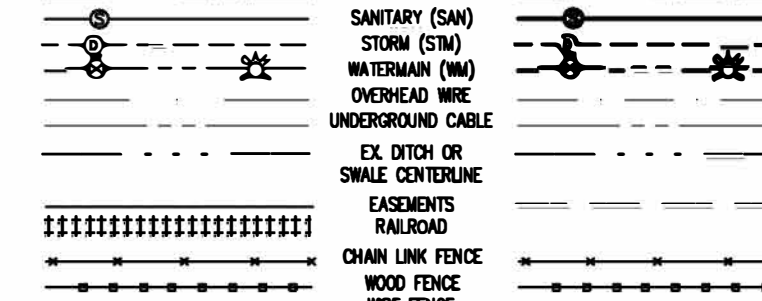
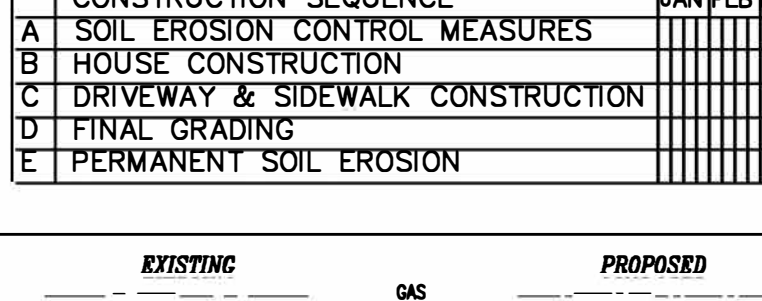
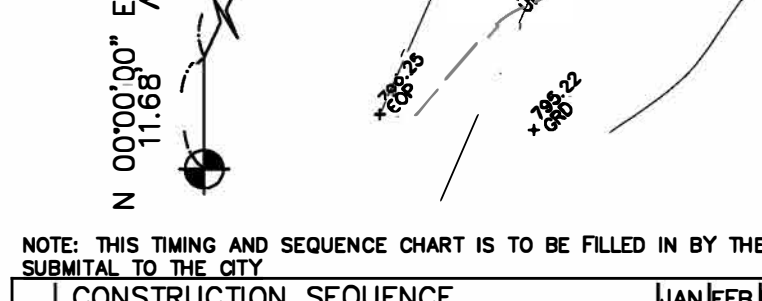
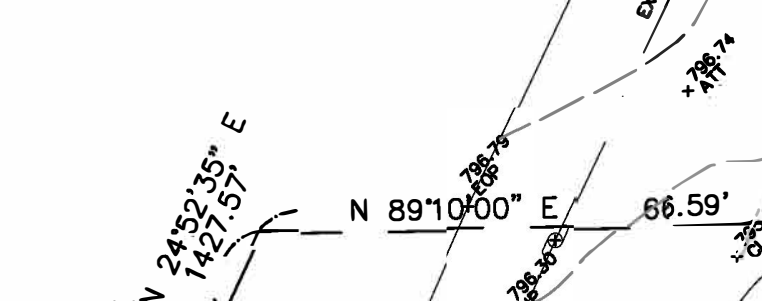
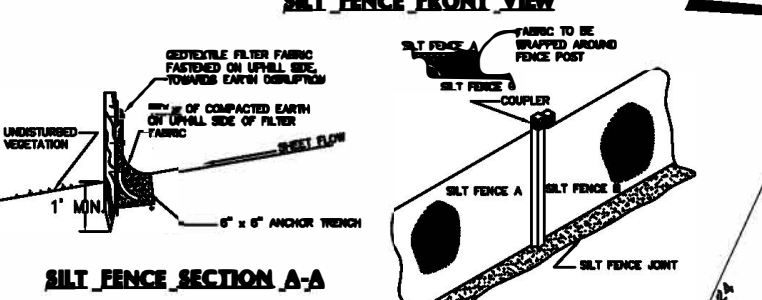
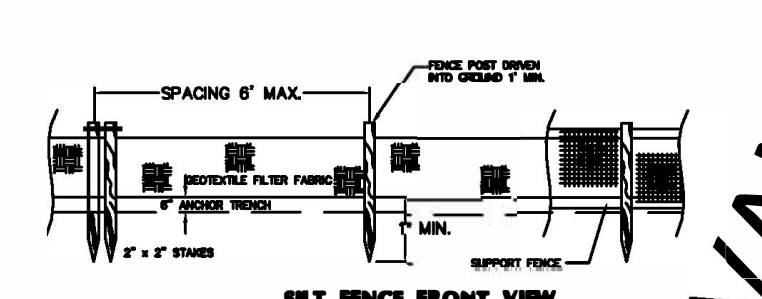
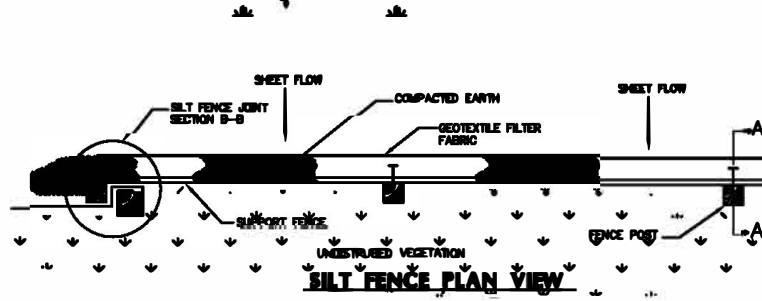
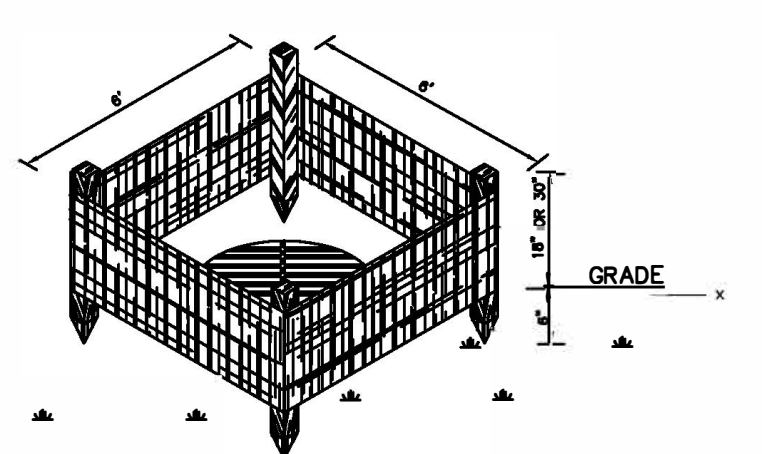
Ordering Information				EXAMPLE: WDG2E LED P3 40K 80CRI VF VMOLT SRM DDBXD			
Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDG2LED	P1 ¹	PSW	27K 2700K	80CRI VF	VMOLT	Shipped included SRM Surface mounting bracket ICW 5 surface mounting hole bag, long left, right, center available. (Use when there is no junction box available).	Shipped separately AWS 3-0inch Architectural wall spacer PSBW 5 surface mounting hole bag, long left, right, center available. (Use when there is no junction box available).
	P2 ¹	PSW	30K 3000K	80CRI VF	VMOLT		
	P3 ¹	PSW	35K 3500K	80CRI VF	VMOLT		
	P4 ¹	PSW	40K 4000K	80CRI VF	VMOLT		
¹ PSW: 0.5inch wide widebody (CR1 is required to accommodate corners. See page 1 for more details).							
Options							
EWBH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)			Standalone Sensors/Controls (only available with P3/P2W & P3/W)			DDBXD Dark bronze SDBXD Black DNBXD Natural aluminum DWBXD White SDBXD Sandstone DDBXD Textured dark bronze SDBXD Textured black DNBXD Textured natural aluminum DWBXD Textured white DSBXD Textured sandstone
E20W	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)			PIR Bi-level (0-100%) motion sensor for 15-30 mounting heights. Intended for use on switched circuit with external dusk to dawn switch.			
E10W	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)			P1W Bi-level (0-100%) motion sensor for 15-30 mounting heights. Intended for use on switched circuit with external dusk to dawn switch.			
PE ¹	Photo, Button Type			PIR/FCV Bi-level (0-100%) motion sensor for 15-30 mounting heights with photoeye pre-programmed for dusk to dawn operation.			
DS ¹	Dual switching (comes with 2 drivers and 2 light engines; see page 1 for details)			PIR/FCV Bi-level (0-100%) motion sensor for 15-30 mounting heights with photoeye pre-programmed for dusk to dawn operation.			
OVS	0-10V dimming (uses pulsed output fixture (fit with an external control, ordered separately)			Networked Sensors/Controls (only available with P3/P2W & P3/W)			
BA	Battery candelabra (comes with 2 drivers and 2 light engines; see page 1 for details)			NEARBY PIR ultraviolet widebody enabled bi-level motion ambient sensor for 15-30 mounting heights.			
RCE	Remote control (comes with 2 drivers and 2 light engines; see page 1 for details)			NEARBY PIR ultraviolet widebody enabled bi-level motion ambient sensor for 15-30 mounting heights.			
ACE	Anti-Entry Act Compliance			NEARBY PIR ultraviolet widebody enabled bi-level motion ambient sensor for 15-30 mounting heights.			



1. THIS PROJECT TO BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED, THE SOIL EROSION AND SEDIMENTATION CONTROL ACT AND THE MACOMB COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
2. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE MACOMB COUNTY PUBLIC OFFICE.
3. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. STAGING THE WORK WILL BE DONE BY THE LANDOWNER OR THE LANDOWNER'S REPRESENTATIVE AS DIRECTED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH CHANGE.
5. THE LAND OWNER OR LANDOWNER'S REPRESENTATIVE SHALL IMPLEMENT AND MAINTAIN SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS BEFORE AND AT ALL TIMES DURING CONSTRUCTION ON THIS PROJECT. ANY MODIFICATIONS OR ADDITIONS TO SOIL EROSION CONTROL MEASURES DUE TO CONSTRUCTION OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE.
7. IF ANY OF THESE SESS MEASURES ON THE SITE ARE DEEMED INADEQUATE OR INEFFECTIVE, THE MACOMB COUNTY PUBLIC WORKS OFFICE SESS DIVISION HAS THE RIGHT TO REQUIRE ADDITIONAL SESS MEASURES AT THE EXPENSE OF THE LANDOWNER.
8. INSTALL SILT AS INDICATED ON THE PLAN AND AT ADDITIONAL AREAS AS NECESSARY.
- A. SILT FENCE SHALL BE INSTALLED PER DETAIL.
- B. BUILD UP SEDIMENT WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE.
- C. IF SILT FENCE SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT. REQUIRED MAINTENANCE SHALL BE PROVIDED PROMPTLY.
9. INSTALL INLET FILTERS ON ALL DRAINAGE CATCH BASINS PER DETAIL. INLET FILTERS SHALL BE INSPECTED WEEKLY.
- E. UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING PROLONGED RAIN EVENT.
- F. BUILD UP OF SEDIMENT SHALL BE REMOVED PROMPTLY.
- G. IF FABRIC DECOMPOSED OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED LIFE AND THE BARRIER IS STILL REQUIRED, THE SILT FENCE SHALL BE REPLACED PROMPTLY.
10. INSTALL DRAIN GUARDS ON ALL YARD CATCH BASINS PER DETAIL. SEED OR SOD THE AREA BETWEEN THE SILT FENCE AND THE INLET.
- H. DRAIN GUARDS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT.
- I. BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE.
- J. IF FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED LIFE AND THE BARRIER IS STILL REQUIRED THE SILT FENCE SHALL BE REPLACED PROMPTLY.
11. ALL STOCKPILED SOILS MUST BE MAINTAINED IN SUCH A WAY AS TO PREVENT EROSION FROM LEAKING THE SITE. IF THE STOCKPILE WILL BE ON SITE FOR MORE THAN 30 DAYS THE STOCKPILE MUST BE SEED. SILT FENCE MUST BE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE.
12. IMMEDIATELY AFTER SEEDING, MULCH ALL SEED AREAS WITH UNWEATHERED SMALL STRAW, SPREAD UNIFORMY AT THE RATE OF 1-2 TONS PER ACRE OR 100 LBS (2-3 BALES) PER 1000 SQ. FT. THIS MULCH SHOULD BE ANCHORED WITH A DISK TYPE MULCH ANCHORING TOOL, OR OTHER MEANS AS APPROVED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE.
13. IF ANY DRAINAGE IS NEEDED, IT SHALL BE DISCHARGED THROUGH A FILTER BAG OVER A WELL VEGETATED AREA. THE PUMP MUST DISCHARGE AT A NON-CORROSIVE VELOCITY. IF NECESSARY, AN APPROVED ENERGY DISSIPATOR MAY BE USED.
14. ALL DIRT STACKED ONTO ANY ROADWAY SHALL BE REMOVED IMMEDIATELY.
15. STREETS AND OR PARKING AREAS WILL BE SCRAPED ON A DAILY BASIS AND SWEEPED AT A MINIMUM OF ONCE PER WEEK BY THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE.
16. DURING DRY PERIODS ALL DISTURBED AREAS SHALL BE WATERED FOR DUST CONTROL.
17. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES CHANNELS DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED WHEN IT IS NOT POSSIBLE TO PREDOMINATELY STABILIZE A DISTURBED AREA AFTER EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES TEMPORARY SOIL EROSION MEASURES SHALL BE IMPLEMENTED IMMEDIATELY. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
18. FINAL GRADE ESTABLISHED VEGETATION AND OR LANDSCAPE ALL DISTURBED AREAS NOT BUILT OR PAVED UPON.
19. REMOVE ALL TEMPORARY SOIL EROSION DEVICES AFTER PERMANENT STABILIZATION IS ESTABLISHED.
20. APPROXIMATE START DATE -
21. APPROXIMATE COMPLETION DATE -
22. DISTANCE TO NEAREST WATERCOURSE -
- TOTAL GROSS ACREAGE DISTURBED - 0.43 ACRES

I UNDERSTAND MY RESPONSIBILITY OUTLINED UNDER THESE GUIDELINES

LANDOWNER'S SIGNATURE DATE



CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A. SOIL EROSION CONTROL MEASURES												
B. HOUSE CONSTRUCTION												
C. DRIVEWAY & SIDEWALK CONSTRUCTION												
D. FINAL GRADING												
E. PERMANENT SOIL EROSION												

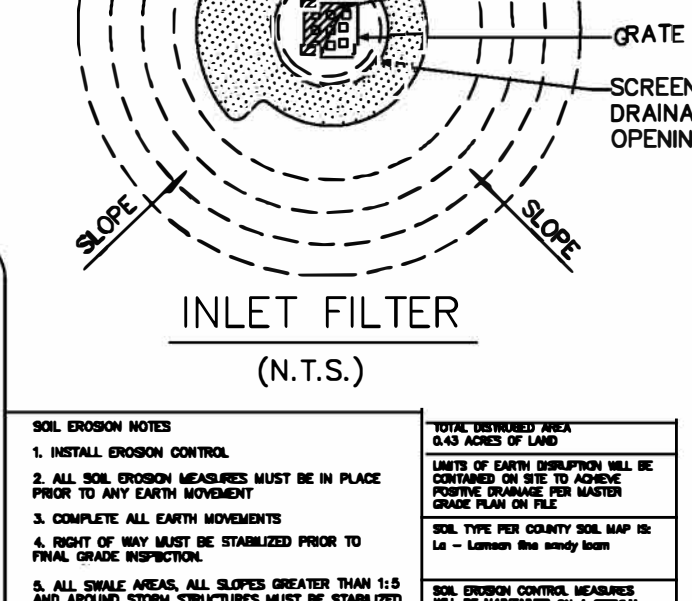
LEGEND
EXISTING
PROPOSED
AMERICAN
WATER SHUT OFF
TELEPHONE RISER
CATHODIC PROTECTION
SEWER CLEAN OUT
GAS METER
GAS VALVE / GAS MARKER
MANHOLE
CATCH BASIN
GATE VALVE IN WELL (GVW)
FIRE HYDRANT
STORM MANHOLE (ST. MH.)
FENCE POST
UTILITY POLE
UTILITY POLE W/ LAMP EXTENSION
SIGNAL POLE
PUBLIC LIGHTING MH.
ELECTRIC RISER OR METER
FLAG POLE
GLASS/METAL POST
STEEL COLUMN
MAILBOX
SON
PARKING METER
BUILDING OR LARGE SIGN
BASKETBALL HOOP
VENT PIPE
FILLER CAP
C.P. TEST
MONITOR WELL
TOP OF CURB ELEVATION
TOP OF PAVEMENT ELEVATION OR
CULVERT
M.E.
F.F.
F.M.
F.P.K.
S.L.
MARKER POST
LIGHT POLE
TRAFFIC SIGNAL
O.D.E. MANHOLE
TELEPHONE MANHOLE
SPOT ELEVATION
TOP OF CURB ELEVATION
CULVERT
MATCH EXISTING GRADE
FRESH FLOOR ELEVATION
SECTION CORNER
FOUND BOW
FOUND MONUMENT
UTILITY POLE
FOUND P.K. NAIL
SET BOW
SET P.K. NAIL
CHECKED "X"
PROPOSED GRADE
TOP OF FOOTING

NOT FOR CONSTRUCTION UNLESS APPROVED BY MUNICIPALITY. HOUSE DIMENSIONS TO BE VERIFIED BY OWNER AND/OR BUILDER BEFORE CONSTRUCTION.

THE PROPERTY DIMENSIONS AND UTILITY LOCATIONS SHOWN ARE ONLY APPROXIMATE AND GATHERED FROM EXIST RECORDS AVAILABLE, THERE IS NO GUARANTEE THEREOF. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND UTILITIES PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO OWNER AND/OR ENGINEER.

NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

USER AGREES THAT PLAN IS SUBJECT TO STANDARD ASSE CONTRACT AND LIABILITY AND IS LIMITED TO FEE.



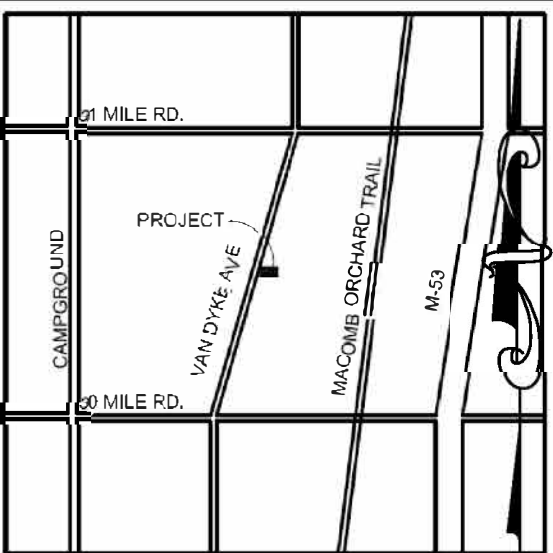
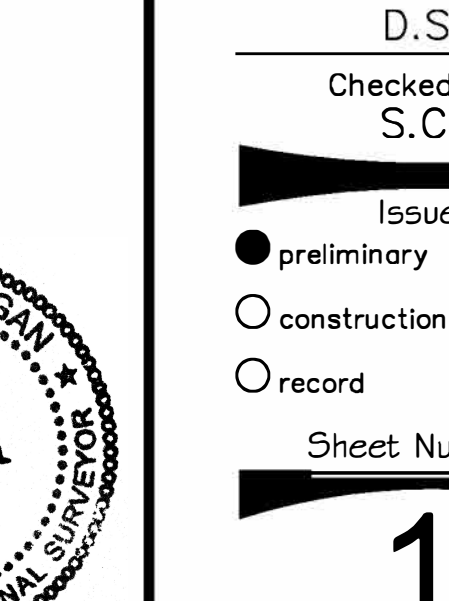
- EROSION CONTROL MEASURES & SEQUENCE OF CONSTRUCTION
1. INSTALL TEMPORARY SOIL EROSION CONTROL GEOTEXTILE FILTER CLOTH FENCE AS INDICATED ON PLAN AND AT ADDITIONAL AREAS AS NECESSARY.
 2. MAINTAIN A 15 FT. BUFFER OF VEGETATION WHERE POSSIBLE AROUND PERIMETER OF SITE.
 3. INSTALL UTILITIES AND EXCAVATE BASEMENT. STOCKPILE DIRT AWAY FROM DRAINAGE AREAS.
 4. BACKFILL BASEMENT, GRADE SITE AND REMOVE EXCESS DIRT FROM SITE IF NECESSARY.
 5. CONSTRUCT HOUSE.
 6. INSTALL PAVEMENT AND FINAL GRADE THE LOT.
 7. ESTABLISH VEGETATION AND LANDSCAPE ALL DISTURBED AREAS NOT BUILT OR PAVED UPON.
 8. CLEAN PAVEMENT AND REMOVE ALL TEMPORARY EROSION CONTROL MEASURES. RE-ESTABLISH VEGETATION AS NECESSARY.
 9. ALL DIRT AND MUD TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED DAILY.
 10. ALL EROSION CONTROL SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP.

Legal Description - Unit 1

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 11, T.3N, WASHINGTON TOWNSHIP, MACOMB COUNTY, MICHIGAN IS MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11, T.4N, R.12E, WASHINGTON TOWNSHIP, MACOMB COUNTY, MICHIGAN; THENCE N 116.0 FEET; THENCE N 24°52'35"E 1421.51 FEET ALONG THE CENTERLINE OF OLD HIGHWAY M-53; THENCE N 89°10'00"E, 66.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 24°52'35"E, 304.81 FEET ALONG SAID EASTERLY ROW LINE; THENCE S 63°29'56"E, 29.49 FEET; THENCE N 26°30'04"E, 20.12 FEET; THENCE N 89°10'00"E, 83.25 FEET; THENCE N 89°10'00"E, 26.94 FEET; THENCE N 89°10'00"E, 49.74 FEET; THENCE N 80°21'11"E, 65.25 FEET; THENCE S 00°50'00"E, 187.57 FEET; THENCE S 89°10'00"W, 271.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.78 ACRES.

Legal Description - Unit 6

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 11, T.3N, WASHINGTON TOWNSHIP, MACOMB COUNTY, MICHIGAN IS MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11, T.4N, R.12E, WASHINGTON TOWNSHIP, MACOMB COUNTY, MICHIGAN; THENCE N 116.0 FEET; THENCE N 24°52'35"E 1421.51 FEET ALONG THE CENTERLINE OF OLD HIGHWAY M-53; THENCE N 89°10'00"E, 337.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 24°52'35"E, 98.51 FEET; THENCE N 89°10'00"E, 187.57 FEET; THENCE S 00°50'00"E, 88.82 FEET; THENCE S 89°10'00"W, 230.33 FEET TO THE POINT OF BEGINNING AND CONTAINING .43 ACRES.



LOCATION MAP
NOT TO SCALE

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

BENCHMARK

SITE BENCHMARK 1
ARROW ON HYDRANT
LOCATED AT THE NORTHWEST CORNER
OF SAID PROPERTY
ELEV.= 802.90 NAVD88

SITE BENCHMARK 2
ARROW ON HYDRANT
LOCATED AT THE NORTHEAST CORNER
OF SAID PROPERTY
ELEV.= 799.01 NAVD88

10/21/16

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FVPM
45138 Cass Ave.
Utica, MI 48317
(586) 731-0100 Office
(586) 884-0568 Fax

CLIENT

SHEET

Boundary &
Topographic Survey

65650 VAN DYKE AVE.
WASHINGTON, MI

Project Number:
FV23094

811
Know what's below
Call before you dig.

Drawn By:
D.S.W.

Checked By:
S.C.

Issue:
preliminary
construction
record

Sheet Number:

1

FLOOR PLAN KEY NOTES

- (1) 4" REINFORCED CONCRETE FLOOR SLAB ON RADON / VAPOR BARRIER ON MINIMUM 4" COMPACTED GRANULAR FILL

(2) 4" BRICK VENEER ON 8" C.M.U. W/ #5 @ 24" O.C. & HORIZONTAL JOINT REINFORCING @ 16" O.C.

(3) FILL OPEN CORES IN C.M.U. WITH POLYURETHANE SPRAY FOAM INSULATION

(4) 4" BRICK VENEER ON AIR SPACE ON RIGID INSULATION (R3.4) ON M.R.B. ON 5/8" EXTERIOR SHEATHING ON 18 GAGE, 6-INCH METAL STUDS @ 24" O.C.

(5) INDICATES STOREFRONT GLAZING SYSTEM: 1" INSULATED GLASS IN 2" X 4 1/2" PAINTED ALUMINUM FRAMES.

(6) INDICATES 3' X 7' GLASS AND ALUMINUM DOOR.

(7) INDICATES HOLLOW METAL DOOR & FRAME, PAINT DOOR & FRAME, REFER TO DOOR SCHEDULE.

(8) SOLID SURFACE SILL & APRON - TYPICAL.

(9) DEMISING PARTITION - REFER TO WALL SECTIONS.

(10) INTERIOR SURFACE: 5/8" GYPSUM BOARD ON 2 1/2" METAL STUDS @ 24" O.C. ON R-13 CONTINUOUS INSULATION (2 1/2" THICK FOR PLAN DIMENSIONING).

(11) INDICATES 16" DIAMETER TUSCAN COLUMNS.

(12) 5" LIMESTONE WATERTABLE.

(13) BRICK PIER.
- (14) 6" X 6" STEEL TUBE COLUMNS - TYP.

(15) ROOF LADDER.

(16) FIRE SUPPRESSION RISER.

(17) FIRE DEPARTMENT CONNECTION.

(18) WATER METER RESER - REFER TO PLUMBING PLANS.

(19) HOUSE POWER PANEL - REFER TO ELECTRICAL DRAWINGS.

(20) ELECTRICAL SERVICE EQUIPMENT - REFER TO ELECTRICAL DRAWINGS.

(21) GAS METERS - REFER TO PLUMBING DRAWINGS.

(22) PRE-FINISHED METAL DOWNSPOUT - REFER TO PLUMBING DRAWINGS.

(23) NOT USED.

(24) SHORT DASH LINE INDICATES FABRIC AWNING ABOVE.

(25) NOT USED.

(26) INDICATES FUTURE DEMISING PARTITION - EXACT LOCATION TO BE VERIFIED (N.I.C.).

(27) DRIVE THRU WINDOW - REFER TO PROJECT MANUAL.

(28) 6" DIAMETER, CONCRETE FILLED PIPE BOLLARD W/ PVC COVER; COLOR TO BE SELECTED.
- (29) KNOX BOX.

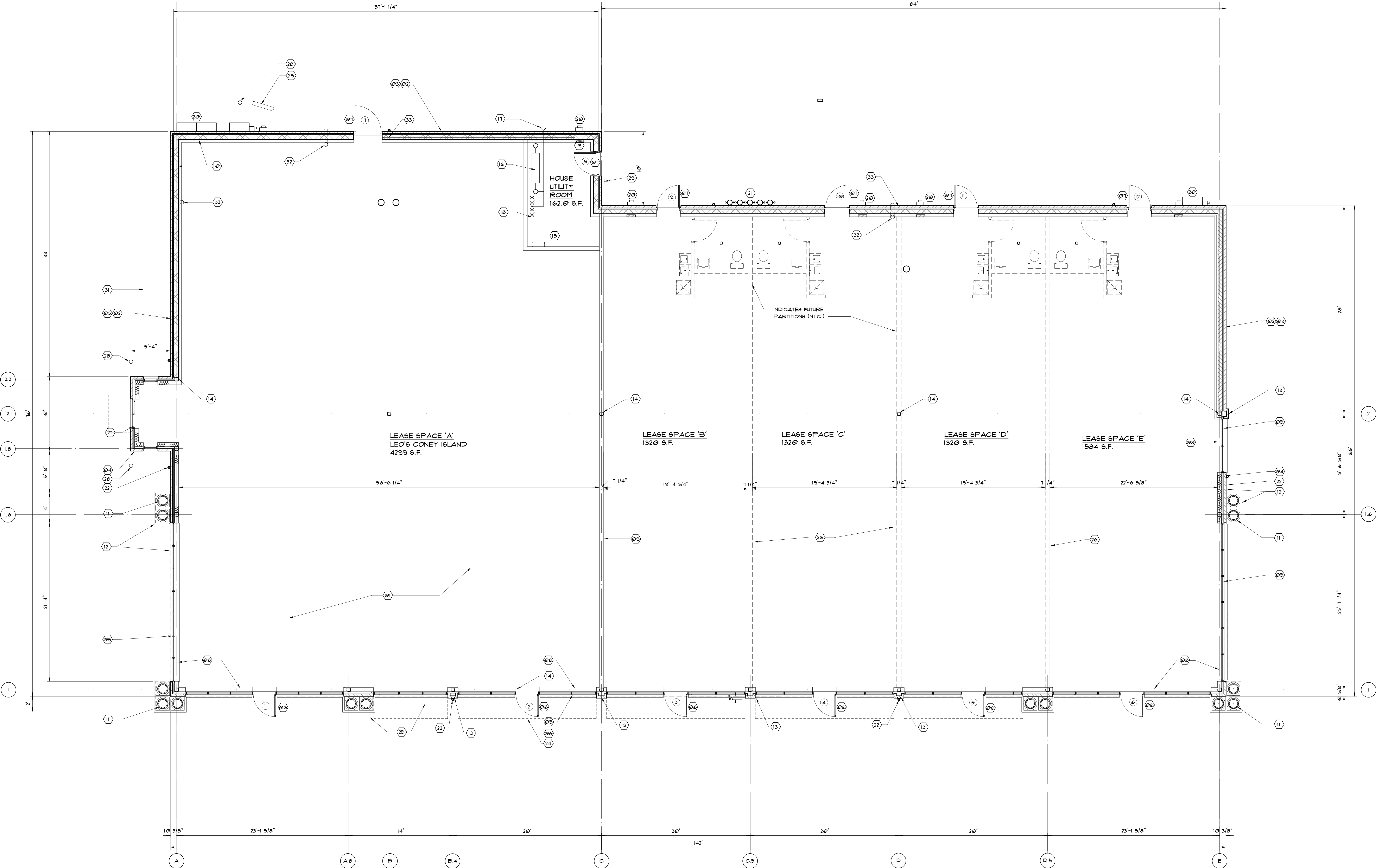
(30) TENANT'S MENU BOARD & SPEAKER POST (BY TENANT) FOUNDATION POWER & DATA CONDUITS BY G.C.)

(31) NOT USED.

(32) LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS.

(33) ROOF VERTICAL STORM LEADER - REFER TO PLUMBING DRAWINGS.

(34) MASONRY CONTROL JOINT REFER TO DETAIL #10 / 5-5.1.



FLOOR PLAN

SCALE: 3/16" = 1'-0"

GRAPHIC SCALE

10,000.0 SQUARE FEET, FULLY SPRINKLED; TYPE II-B CONSTRUCTION.

F. MATTHEW RAY ARCHITECT



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WATERFORD
MICHIGAN
48329
248-208-1635
FMRAYARCH@COMCAST.NET

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CLIENT:

DARA, LLC



PROJECT

PROPOSED:

COMMERCIAL
DEVELOPMENT

VAN DYKE
WASHINGTON TWP,
MICHIGAN

ISSUED/DATE

SITE PLAN REVIEW
03-20-2023

REVISED FOR SITE
PLAN REVIEW
03-21-2024

SEAL:



CHECKED BY: FMR
DRAWN BY: FMR
DATE: 03-25-2022

PROJECT NO.

21-06

TITLE:

FLOOR PLAN

SHEET NO.

A-3.1

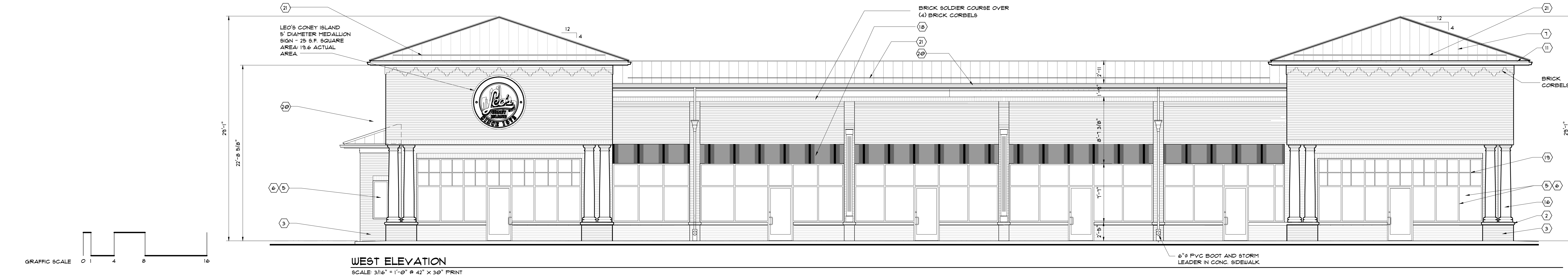
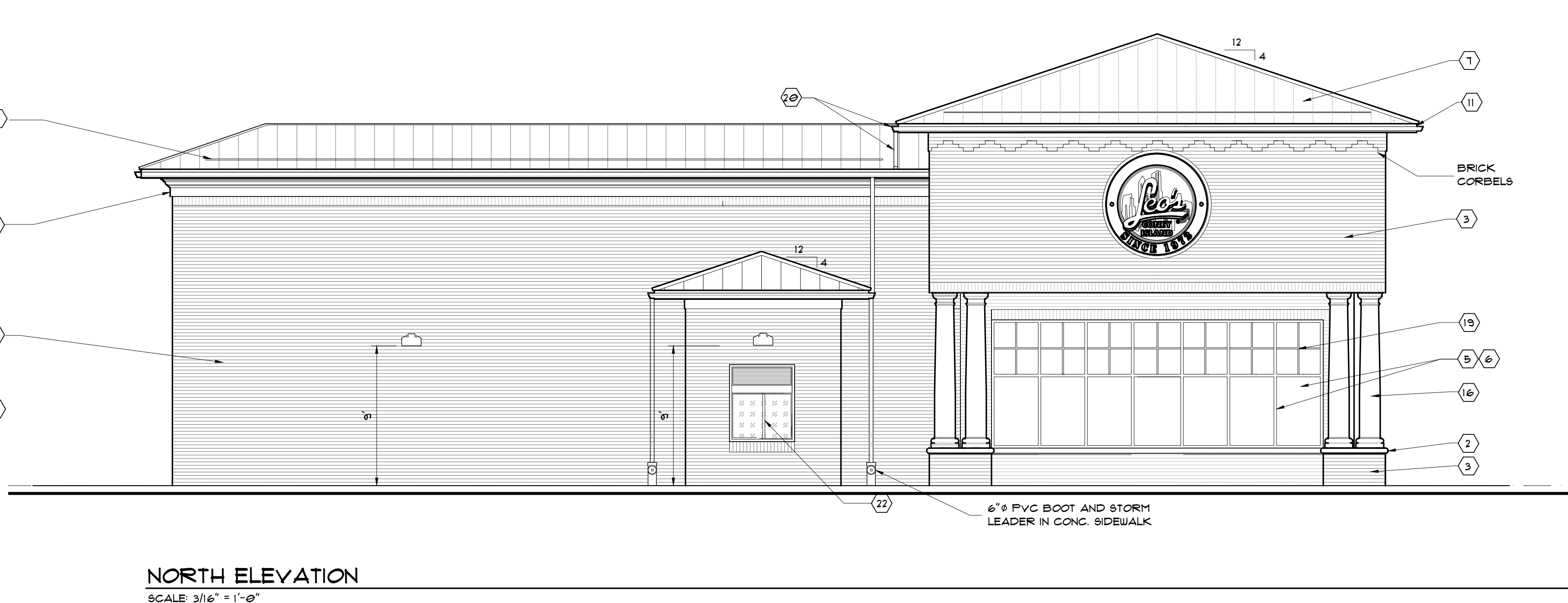
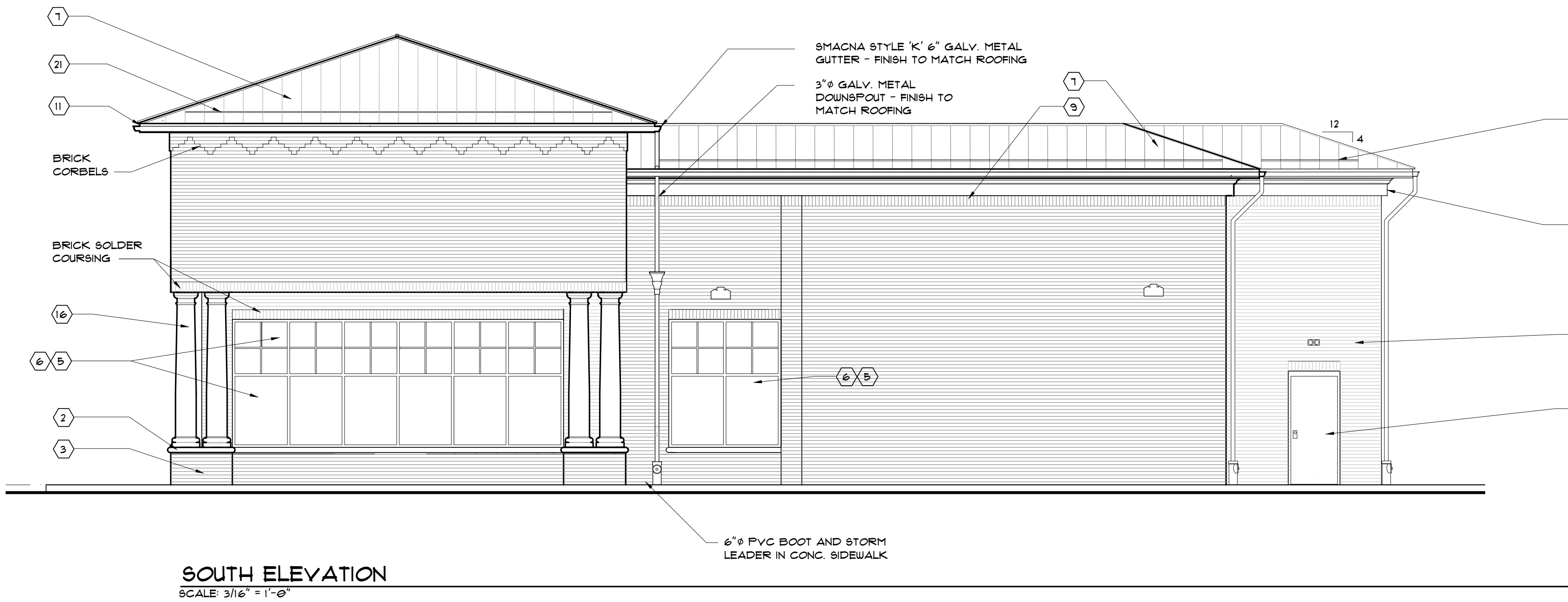
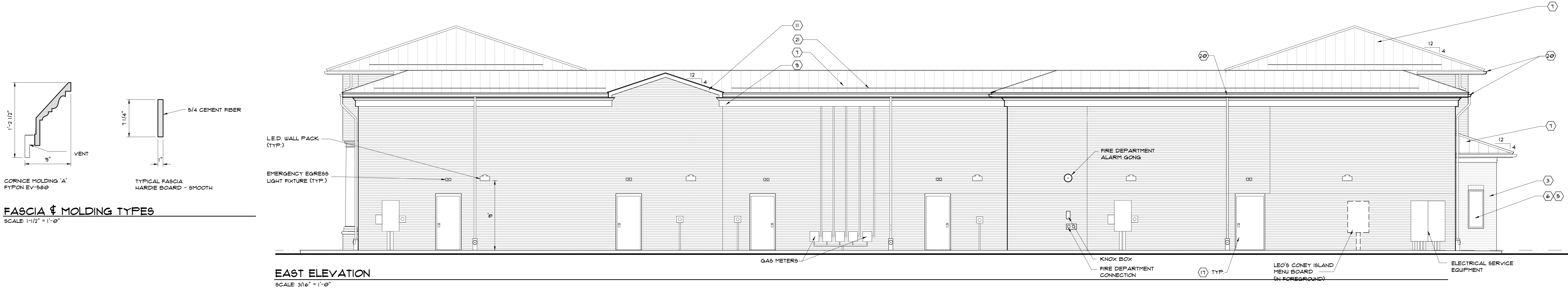
EXTERIOR MATERIALS				
MARK	ITEM	COLOR / TEXTURE	SIZE	MANUFACTURER
(A)	NOT USED	"IRISH HILLS" / SPIT FACE	NOM. 16" X 8" X 4" OR 8" THICK	GRAND BLANC CEMENT PRODUCTS. SEE NOTE #3.
(B)	NOT USED	"IRISH HILLS" / GROUND FACE	NOM. 16" X 8" X 8" THICK	GRAND BLANC CEMENT PRODUCTS. SEE NOTE #3.
(2)	WATERTABLE	NATURAL LIMESTONE	5" X 3-1/2" W/ 4" BULLNOSE	INDIANA LIMESTONE. SEE NOTE #3.
(3)	BRICK	MARSEILLES COLLECTION SERIES "SUMMERSET" MODULAR 133TD	STANDARD MODULAR	GLEN-GERY BRICK. SEE NOTE #3.
(4)	MORTAR	NATURAL	3/8" MORTAR JOINT	LAFARGE OR ST. MARY'S
(5)	ALUMINUM STOREFRONT	POWDER COAT "INTERSTATE GREEN"	2" X 4 1/2"	KAUWEER OR EQUAL
(6)	GLASS	CLEAR / 1" INSULATED / LOW E	PER PRINT	LIBBY OR PFG
(7)	STANDING SEAM METAL ROOFING	"MINT GREEN"	15" STANDING SEAM	PACCLAD CORP. OR EQUAL
(8)	PVC FILASTER	PAINT SW "DOVER WHITE"	11" X 12"	FYFON
(9)	CORNICHE MOLDING 'A'	COLOR TO MATCH SW "DOVER WHITE"	PER DETAILS	FYFON MLD580 OR EQUAL

EXTERIOR MATERIALS				
MARK	ITEM	COLOR / TEXTURE	SIZE	MANUFACTURER
(10)	NOT USED			
(11)	FASCIA BOARD	PAINT SW "DOVER WHITE"	1 X 8	HARDIE TRIM OR EQ.
(12)	NOT USED			
(13)	NOT USED			
(14)	NOT USED			
(15)	NOT USED			
(16)	TUSCAN COLUMN 1-4 X 10'-0"	PAINT: SW "DOVER WHITE"	1'-4" X 10'-6"	CHADSWORTH OR EQUAL
(17)	HOLLOW METAL DOORS & FRAMES	PAINT: SW "ALEXANDRIA"	PER PRINT	CECO DOOR OR EQUAL
(18)	POLYESTER REINFORCE PVC FABRIC AWNINGS W/ GLASS A FLAME RATING	3 STANDARD COLOR STRIPS	PER PRINT	HERCULITE, COASTLINE PLUS OR EQUAL
(19)	GLAZING MUTIN BARS	FACTORY FINISH: WHITE	PER SPEC	GLAZ-IN BAM
(20)	GUTTER, DOWNSPOUT & LEADERHEAD	FACTORY FINISH TO MATCH "MINT GREEN"	SMACNA STYLE "K" - 5" GUTTER W/ 3" CORRUGATED DOWNSPOUT LEADERHEAD WHERE INDICATED	RUTLAND GUTTER SUPPLY OR EQUAL

EXTERIOR MATERIALS				
MARK	ITEM	COLOR / TEXTURE	SIZE	MANUFACTURER
(21)	SNOW RETENTION SYSTEM S-B COLORGARD	TO MATCH METAL ROOFING	PER MANUFACTURER	METAL ROOF INNOVATIONS, LTD.
(22)	DRIVE THRU WINDOW	DARK BRONZE	48" X 36"	READY ACCESS- #215 SELF CLOSING

- NOTES:
- PAINT COLORS REFERENCES ARE BY SHERWIN WILLIAMS.
 - ALUMINUM STOREFRONT COLOR REFERENCE IS BY KAUWEER PERMACOAT POWDER COATING.
 - MASONRY PRODUCTS (BRICK) TO BE COATED WEATHERSEAL SURE KLEAN WATER SEAL SILOXANE WB' OR APPROVED EQUAL.

ELEVATION MATERIAL QUANTITIES (WALL)				
EAST ELEVATION				
GROSS AREA SF	DOORS AND STOREFRONT	NET AREA	BRICK AREA	% BRICK AREA
3112	1028	2144	1953	91%
NORTH ELEVATION				
1691	191	1461	1341	92%
WEST ELEVATION				
3020	126	2894	2638	91%
SOUTH ELEVATION				
1691	260	1391	1311	93%



F. MATTHEW RAY ARCHITECT

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DARA, LLC



PROJECT
PROPOSED:
COMMERCIAL
DEVELOPMENT

VAN DYKE
WASHINGTON TWP,
MICHIGAN

ISSUED/DATE
SITE PLAN REVIEW
03-20-2023

REVISED FOR SITE
PLAN REVIEW
03-21-2024

SEAL:



CHECKED BY: FMR
DRAWN BY: FMR
DATE: 03-25-2022

PROJECT NO.
21-06

TITLE:
EXTERIOR
ELEVATIONS

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DEVELOPMENT

VAN DYKE
WASHINGTON TWP,
MICHIGAN

ISSUED/DATE
SITE PLAN REVIEW
09-20-2023

REVISED FOR SITE
PLAN REVIEW
03-21-2024

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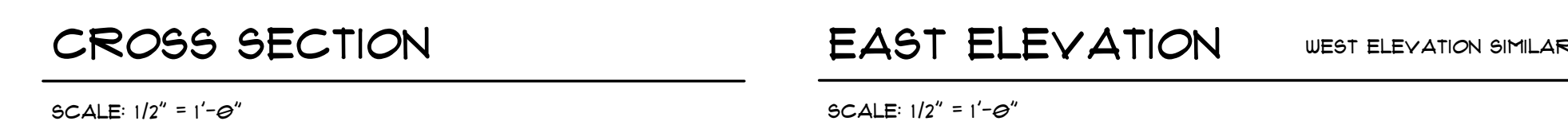
21-06

TITLE:

SIGN DETAILS

SHEET NO.

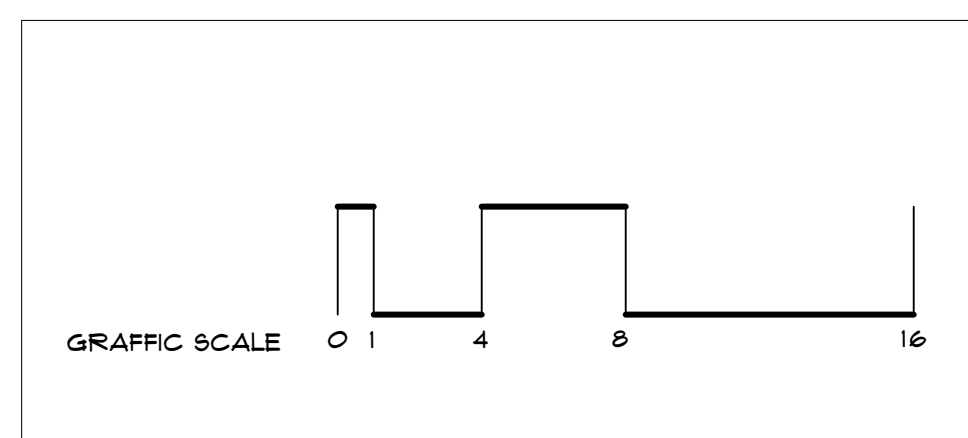
A-4.2



SCALE: 1/2" = 1'-0"

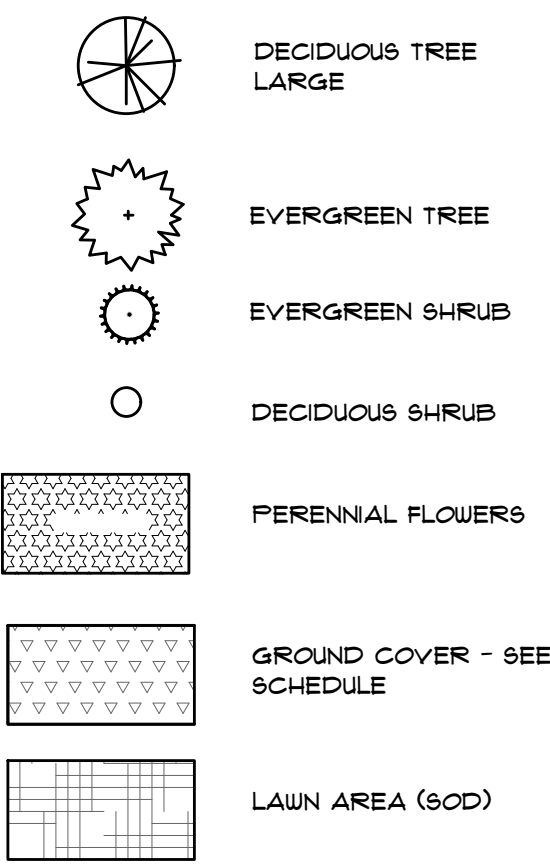
MONUMENT SIGN DETAILS

SCALE: 1/2" = 1'-0" PRINTED AT 42" X 30"

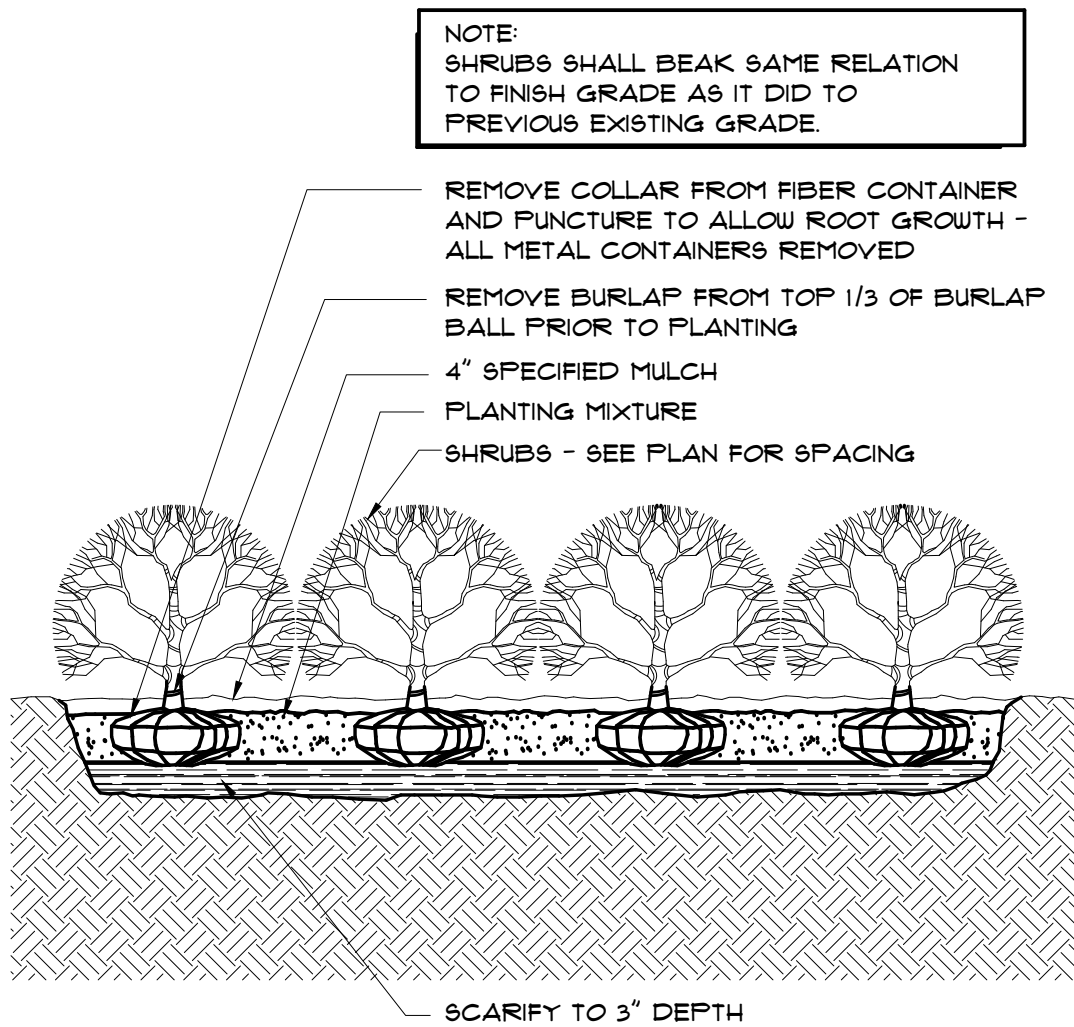


PLANT MATERIAL SCHEDULE					
KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TREES					
FO	2	RED OAK	QUERCUS RUBRA	3"	B & B
AP	8	COLUMNAR NORWAY MAPLE	ACER PLATANOIDES 'CRIMSON KING'	3"	B & B
CC	15	EASTERN REDBUD	CERCIS CANADENSIS	2"	B & B
PC	8	CLEVELAND PEAR	PYRUS CALLERYANA 'CLEVELAND SELECT'	6"-2"	B & B
FP	5	COLORADO SPRUCE	PICEA PUNGENS	8'-9"	B & B
TC	13	LITTLE LEAF LINDEN	TILIA CORDATA	6'-3"	B & B
TOTAL TREES	51				
SHRUBS					
TO	18	EMERALD GREEN ABROVITAE	THUJA OCCIDENTALIS 'EMERALD GREEN'	6'-9"	B & B
EA	21	BURNING BUSH	EUCHYTIUS ALATA	3'-4' SFRD	1 GAL
JC	14	COMPACT PRITZER JUNIPER	JUNIPERUS CHINENSIS 'PRITZERANA COMPACTA'	2'-3' SFRD	1 GAL
TOTAL SHRUBS	119				
PERENNIALS					
H5	3 DOZ	STELLA D'ORO DAYLILIES	HEMEROCALLIS 'STELLA DE ORO'		
TOTAL	36				
GROUND COVER	50 CU YDS	RED DYED MULCH			

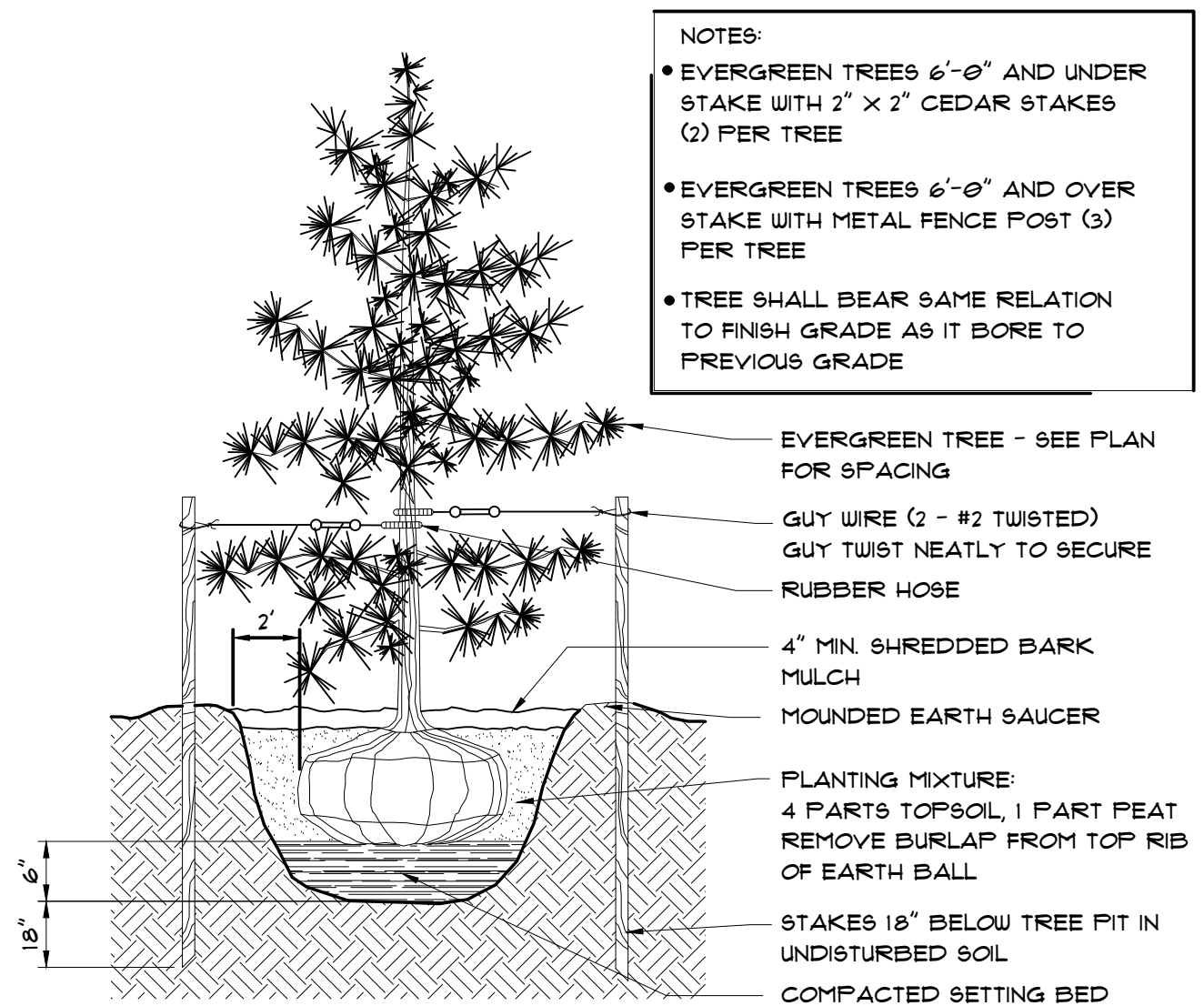
LANDSCAPE CALCULATIONS		
REQUIREMENTS	REQUIRED	PROVIDED
PARKING INTERIOR LANDSCAPING	1 TREE PER 5 PARKING SPACES 13 / 5 = 2.6	15 TREES PROVIDED
STREET FRONTAGE LANDSCAPING	1 TREE PER 40 LINEAR FEET OF FRONTAGE 304.8 / 40 = 7.6	8 TREES PROVIDED
SCREENING LANDSCAPING	1 TREE \$ 5 SHRUBS PER 25 FEET : 256.13 / 25 = 10 TREES 256.13 / 25 = 10 X 5 = 50 SHRUBS 16.51 FEET / 25 = 3 TREES 16.51 FEET / 25 = 3 X 5 = 15 SHRUBS	10 TREES AND 50 SHRUBS PROVIDED 3 TREES AND 15 SHRUBS PROVIDED
BUILDING LANDSCAPING	1' WIDE / 15% OF PERIMETER: 1 SMALL TREE @ 20' = (436) X 15% = 65.4' / 20' = 3.27 15 SMALL TREES	PERIMETER LANDSCAPING, WIDTH VARIES, INCLUDING: 15 TREES AND 41 SHRUBS
TOTAL LANDSCAPING		51 TREES & 119 SHRUBS PROVIDED



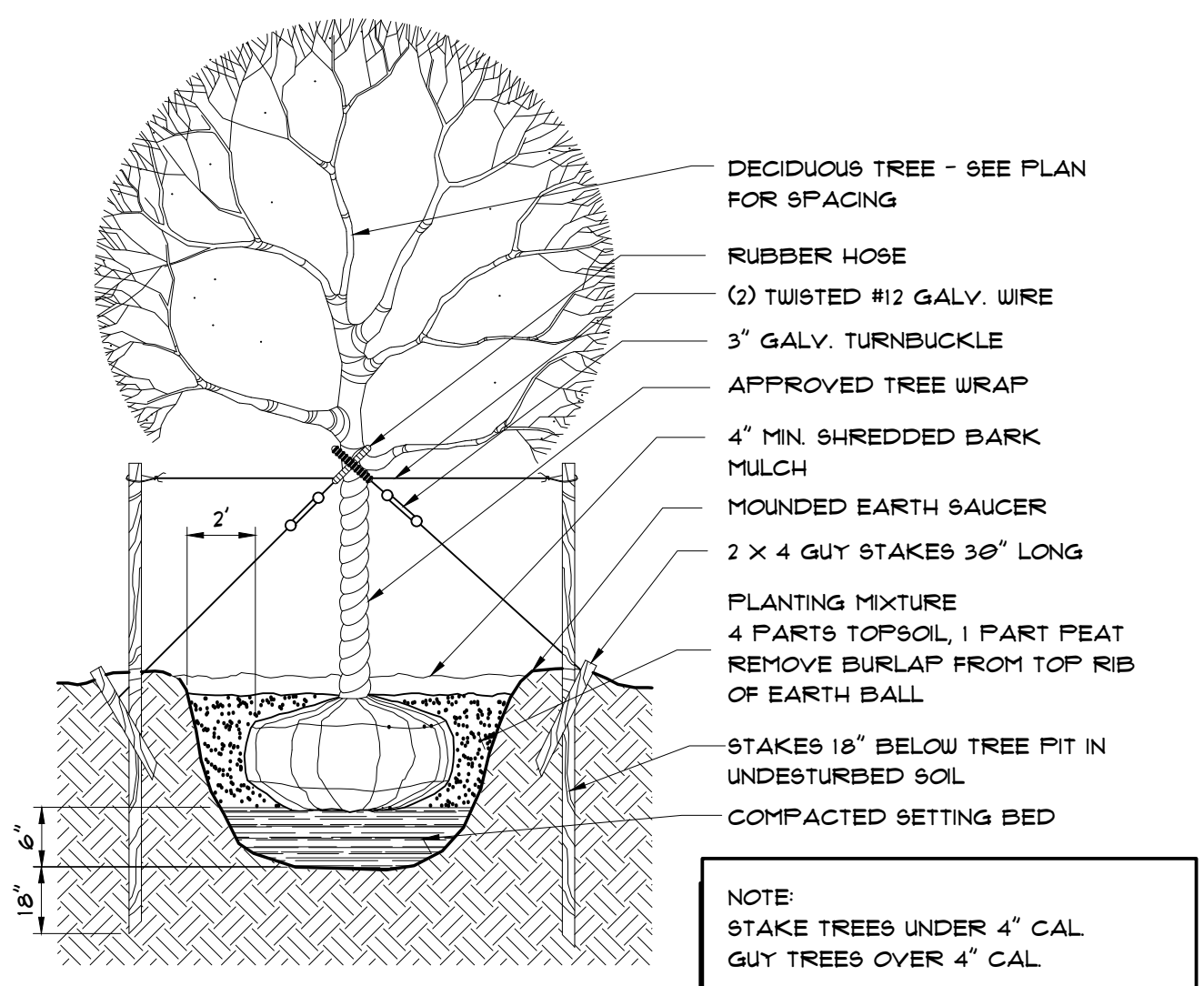
LANDSCAPE LEGEND



3 SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"



2 EVERGREEN TREE PLANTING DETAIL
SCALE: 3/16" = 1'-0"



1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 3/16" = 1'-0"

LANDSCAPE PLAN
SCALE: 1" = 20' @ 42 X 30" PRINT
SCALE: 0 5 10 20 FEET

LANDSCAPING NOTES

INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ASSOCIATION OF NURSERIES LANDSCAPE STANDARDS AND WITH THE PLANTING SPECIFICATIONS SET FORTH BY THE CITY.

ALL LANDSCAPE AREAS SHALL BE EXCAVATED OF ALL BUILDING MATERIAL AND FLOOR SOILS TO A DEPTH OF TWELVE TO EIGHTEEN INCHES (12" - 18") AND BACKFILLED WITH A GOOD MEDIUM-TEXTURED LOAM. ALL LANDSCAPE AREAS SHALL BE CROWNED A MINIMUM OF SIX INCHES (6") HIGHER THAN THE ADJACENT CURBS AND WALKS AFTER EARTH SETTLING.

ALL WRITTEN DIMENSIONS OVERRIDE SCALE DIMENSIONS ON PLAN.

REPORT ALL CHANGES, SUBSTITUTIONS, OR DELETIONS TO ARCHITECT.

ALL BIDDERS MUST INSPECT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

ALL SPECIFICATIONS SUBJECT TO CHANGE DUE TO EXISTING SITE CONDITIONS.

ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL.

LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.

MEASUREMENTS AND QUANTITIES ARE ESTIMATES ONLY AND CONTRACTOR IS RESPONSIBLE FOR HIS OWN QUANTITIES.

DO NOT PLANT DECIDUOUS OR EVERGREEN TREES DIRECTLY OVER UTILITY LINES. MAINTAIN A FIVE FOOT (5') DISTANCE FROM CENTER OF UTILITIES FOR PLANTING HOLES. CALL 1888 DIG FORTY-FOUR (48) HOURS PRIOR TO LANDSCAPE CONSTRUCTION FOR FIELD LOCATION OF UTILITY LINES.

TOPSOIL SHALL BE FERTILE, FRIABLE, AND REPRESENTATIVE OF PRODUCTIVE SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND SHALL BE DARK ORGANIC NATURAL SURFACE SOIL, EXCLUSIVE OF PEAT, MUCK, AND/OR DARK BROWN OR BLACK LOAM, CLAY LOAM, SILT LOAM, OR SANDY LOAM.

ALL PLANTING BEDS TO BE MULCHED WITH FOUR INCHES (4") OF SHREDDED BARK. PLANTING BEDS TO HAVE PERMA-LOC ALUMINUM EDGING, OR APPROVED EQUIVALENT, ON BORDERS.

DIG SHRUB FITS ONE FOOT (1'-0") LARGER THAN THE SHRUB ROOTBALL, TREE FITS TWO FEET (2'-0") LARGER THAN ROOTBALLS AND BACKFILL WITH ONE PART TOPSOIL AND ONE PART SOIL FROM EXCAVATED PIT.

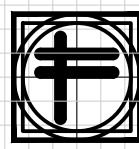
REMOVE TUNE AND WIRE FROM ROOTBALL AND PLANT TOPS.

ALL LAWN AREAS SHALL BE SODED WITH A GRADE A KENTUCKY BLUE GRASS BLEND OVER FOUR INCHES (4") OF TOPSOIL.

PLANT TREES AND SHRUBS NO CLOSER THAN THE FOLLOWING DISTANCES FROM CURBS, SIDEWALKS, AND DRIVEWAYS.

SHADE TREES ORNAMENTAL AND EVERGREEN TREES 5'
SHRUBS 3'

F. MATTHEW RAY ARCHITECT



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CLIENT:
DARA, LLC



PROJECT
PROPOSED:
COMMERCIAL
DEVELOPMENT

VAN DYKE
WASHINGTON TWP,
MICHIGAN

ISSUED/DATE
SITE PLAN REVIEW
03-20-2023
REVISED FOR SITE
PLAN REVIEW
03-21-2024

SEAL:



CHECKED BY: FMR
DRAWN BY: FMR
DATE: 03-25-2022

PROJECT NO.
21-06

TITLE:
LANDSCAPE PLAN

SHEET NO.
L-1.1