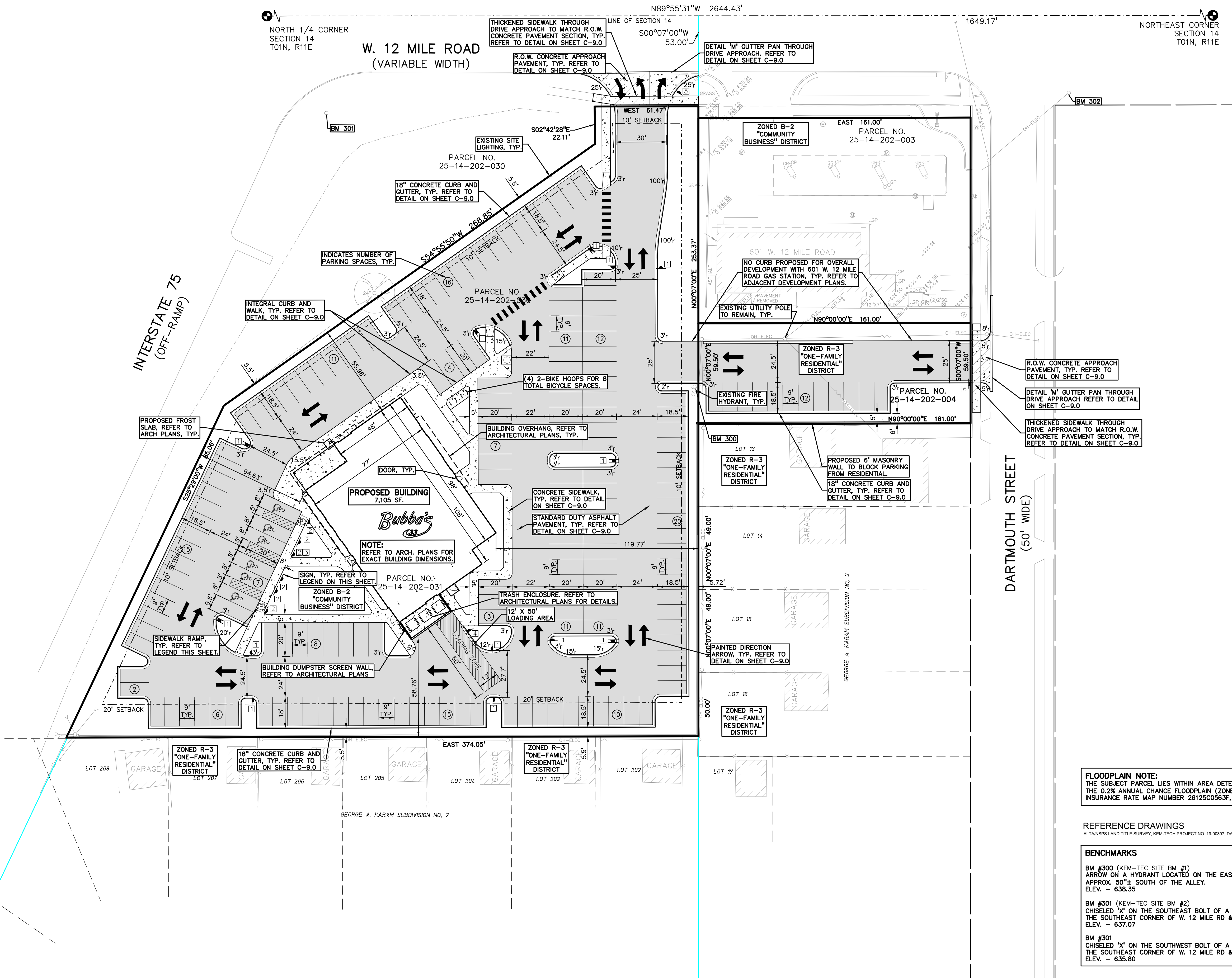


\\peagroup\projects\2025\12 MILE RESTAURANT\DWG\2 SITE_PLAN(C-3).DWG-200635.dwg PLOT DATE: 7/11/2025 BY: John Steadon



SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE F' (F)
SIDEWALK RAMP 'TYPE P' (P)

REFER TO LATEST MDOT R-28
STANDARD RAMP AND DETECTABLE
WARNING DETAILS

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN (1)
'BARRIER FREE PARKING' SIGN (2)
'VAN ACCESSIBLE' SIGN (3)
'NO PARKING LOADING ZONE' SIGN (4)
'STOP' SIGN (5)
'NO RIGHT TURN' SIGN (6)

REFER TO DETAIL SHEET FOR SIGN DETAILS

LEGEND:

CONCRETE PAVEMENT
ASPHALT PAVEMENT
GRAVEL
WETLAND
CONCRETE CURB AND GUTTER
REVERSE GUTTER PAN
SETBACK LINE
SIGN LIGHTPOLE
FENCE
GUARD RAIL

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
- REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
- REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS

SITE DATA TABLE:

SITE AREA:

PARCEL NO. 25-14-202-030 & 25-14-202-031 (RESTAURANT):
2.11 ACRES (91,934 SF.) NET AND GROSS

PARCEL NO. 25-14-202-004:
0.19 ACRES (8,211 SF.) NET AND GROSS

ALLEYWAY:

0.06 ACRES (2,737 SF.) NET AND GROSS

OVERALL AREA: 2.36 ACRES (102,882 SF.) NET AND GROSS

ZONING: B-2 (COMMUNITY BUSINESS CENTER)

PROPOSED USE: RESTAURANT (6,686 SF)

BUILDING INFORMATION:

- MAXIMUM ALLOWABLE BUILDING HEIGHT = 40 FT. (2 STORIES)
- PROPOSED BUILDING HEIGHT = 24'-6" (1 STORY)
- BUILDING FOOTPRINT AREA = 7,105 SF.
- BUILDING LOT COVERAGE = 7,105/100,145 = 0.071 = 7.1%

GREENSPACE:

- 0.45 ACRES (PERVIOUS) / 2.30 ACRES = 20%

SETBACK REQUIREMENTS:

	REQUIRED	PROPOSED
FRONT (NORTH)	10'	55.96'
SIDE (EAST)	10'	119.77'
SIDE (WEST)	10'	64.63'
REAR (SOUTH)	20'	58.76'

PARKING CALCULATIONS:

REQUIRED

- RESTAURANT = 1 PER 100 SF. (EXCLUDING KITCHEN AREA)
= 6686/100 = 66.9 = 67 SPACES
- TOTAL REQUIRED PARKING = 67 SPACES (INC. 3 HC SPACES)

PROPOSED

- PARKING PROVIDED (RESTAURANT) = 181 SPACES (INC. 6 HC SPACES)

BICYCLE PARKING

REQUIRED

- BICYCLE PARKING REQUIRED = 1 PER 20 SPACES (OVER 40)
= (182-40)/20 = 7.1 = 8 SPACES

PROPOSED

- BICYCLE PARKING PROVIDED = 8 SPACES

LOADING CALCULATIONS:

REQUIRED

- LOADING REQUIRED = (1) - 12'x50' FOR 2,000-20,000 SF BUILDING AREA

PROPOSED

- LOADING PROVIDED = (1) - 12'x50' AT REAR OF BUILDING

FLOODPLAIN NOTE:

THE SUBJECT PARCEL LIES WITHIN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE "X") PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26125C0563F, A NON-PRINTABLE PANEL

REFERENCE DRAWINGS

ALTANSPS LAND TITLE SURVEY, KEM-TECH PROJECT NO. 19-00397, DATED MARCH 04, 2019

BENCHMARKS

BM #300 (KEM-TEC SITE BM #1)
ARROW ON A HYDRANT LOCATED ON THE EAST SIDE OF THE PROPERTY, APPROX. 50'± SOUTH OF THE ALLEY.
ELEV. - 638.35

BM #301 (KEM-TEC SITE BM #2)
CHISELED "X" ON THE SOUTHEAST BOLT OF A STRAIN POLE LOCATED AT THE SOUTHEAST CORNER OF W. 12 MILE RD & I-75 RAMP.
ELEV. - 637.07

BM #301
CHISELED "X" ON THE SOUTHWEST BOLT OF A STRAIN POLE LOCATED AT THE SOUTHEAST CORNER OF W. 12 MILE RD & DARTMOUTH ST.
ELEV. - 635.80

LEGAL DESCRIPTION
(PER OAKLAND COUNTY)

PARCEL ID 25-14-202-030

T1N, R11E, SEC 14, PART OF NE 1/4, BEG AT NW COR OF LOT 11 OF 'ASSESSORS PLAT NO 2', TH W 61.47 FT, TH S 00-42-20 E 22.11 FT, TH S 54-35-50 W 268.85 FT, TH S 25-29-00 W 85.06 FT, TH E 317.32 FT, TH N 00-07-00 E 253.37 FT TO BEG 0.95 A 8/22/89 FR 002

PARCEL ID 25-14-202-031

T1N, R11E, SEC 14, PART OF NE 1/4, BEG AT PT DIST S 00-07-00 W 253.37 FT FROM NW COR OF LOT 11 OF 'ASSESSORS PLAT NO 2', TH W 317.32 FT, TH S 25-29-00 W 132.42 FT, TH E 374.05 FT, TH N 00-07-00 E 119.53 FT TO BEG 0.95 A 8/22/89 FR 002

PARCEL ID 25-14-202-003

T1N, R11E, SEC 14 ASSESSORS PLAT NO. 2 LOTS 5 THRU 11 INCL EXC N 7 FT FOR HWY

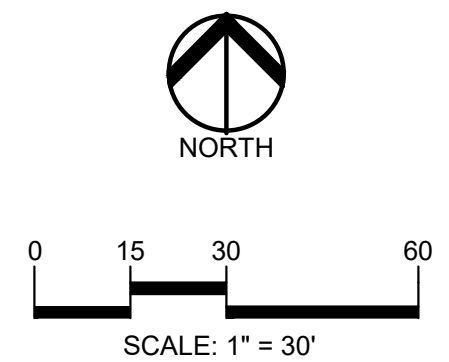
PARCEL ID 25-14-202-004

T1N, R11E, SEC 14 ASSESSOR'S PLAT NO 2 LOT 12, ALSO VAC S 3 FT OF ALLEY LYING NLY OF LOT 12 & SLY OF LOTS 5 TO 11 INCL, ALSO THAT PART OF VAC ALLEY LYING W OF LOT 12

NOT FOR CONSTRUCTION

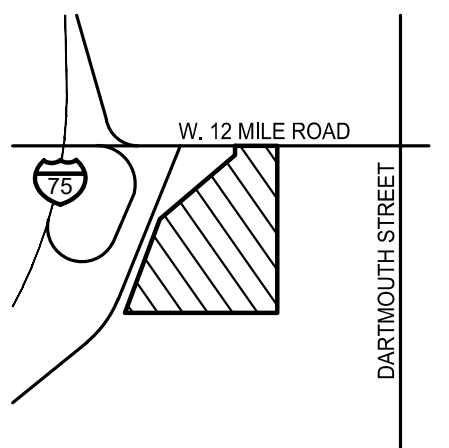
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CLIENT

NAJOR COMPANIES
600 NORTH OLD WOODWARD, SUITE 100
BIRMINGHAM, MICHIGAN 48009

PROJECT TITLE

NAJOR 12 MILE & I-75
611 W. 12 MILE ROAD
MADISON HEIGHTS, OAKLAND COUNTY, MI

REVISIONS	
CITY COMMENTS	7-14-25

ORIGINAL ISSUE DATE:
JUNE 10, 2025

DRAWING TITLE
PRELIMINARY DIMENSION PLAN

PEA JOB NO. 25-0636

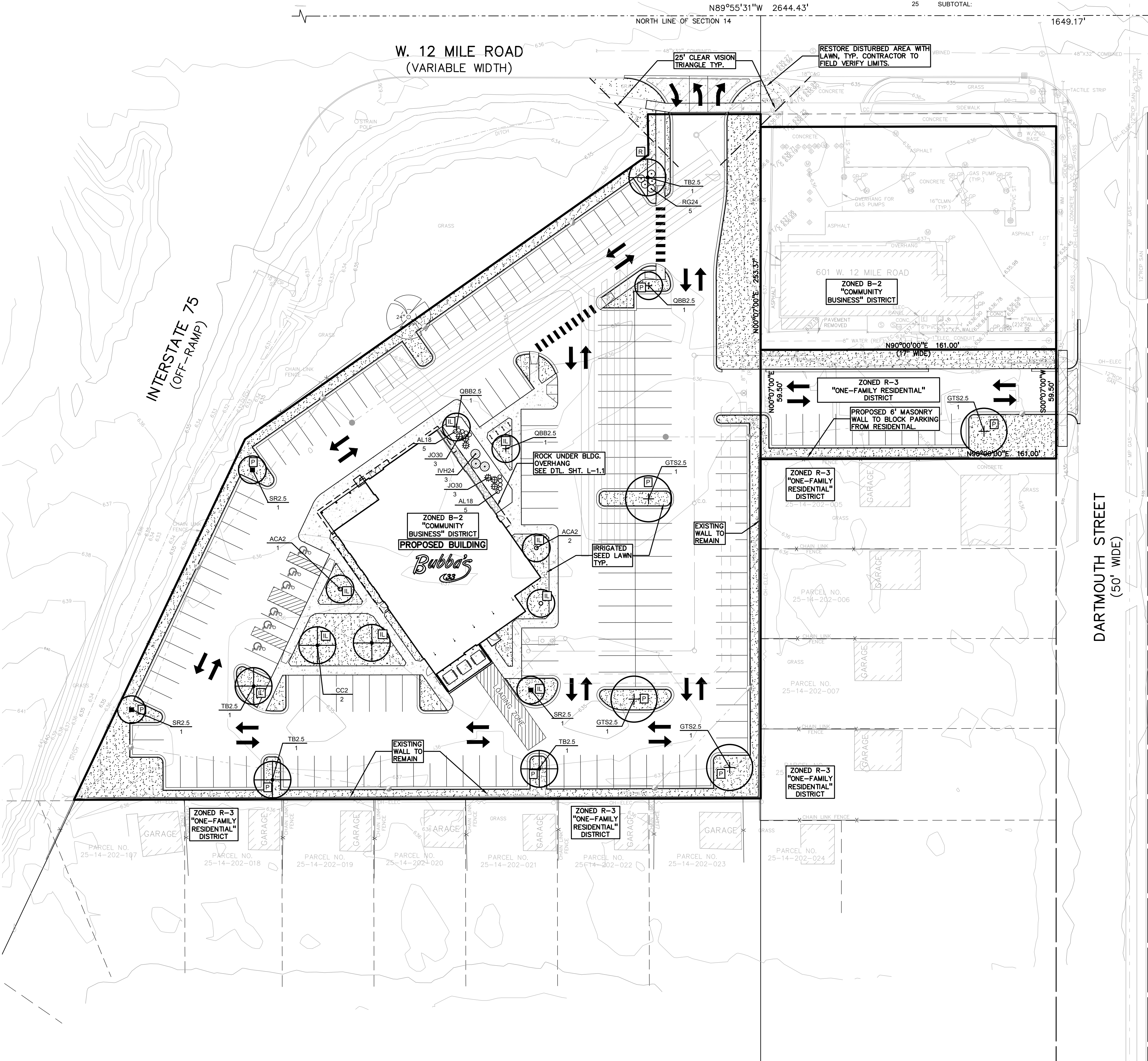
P.M.	GB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-3.1

\\pea\pea\PROJECTS\2025\25-0636 MADISON HEIGHTS RESTAURANT\DWG\2_ SITE_P\AN\1-10\LANDSCAPE-250636.dwg PLOT DATE: 7/14/2025 8:15 Janet Evans

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
GTS2.5	4	GLEDITSIA TRIACANTHOS 'INERMIS' 'SUNCOLE'	SUNBURST HONEY LOCUST	2.5" CAL.	B&B	PER PLAN	NATIVE	
QBB2.5	3	QUERCUS BICOLOR 'BONNIE AND MIKE'	BEACON® OAK	2.5" CAL.	B&B	PER PLAN	NATIVE	
SR2.5	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
TB2.5	4	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	2.5" CAL.	B&B	PER PLAN	NATIVE	
	14	SUBTOTAL:						
ORNAMENTAL TREES								
ACA2	3	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	2" CAL.	B&B	PER PLAN	NATIVE	
CC2	2	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.	B&B	PER PLAN	NATIVE	
	5	SUBTOTAL:						
SHRUBS								
AL18	11	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	18" HT.	CONT.	PER PLAN	NATIVE	
IVH24	3	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	24" HT.	CONT.	PER PLAN	NON-NATIVE	
JO30	6	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	30" HT.	CONT.	PER PLAN	NATIVE	
RG24	5	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPRD.	CONT.	PER PLAN	NATIVE	
	25	SUBTOTAL:						



LANDSCAPE CALCULATIONS

PER CITY OF MADISON HEIGHTS ZONING ORDINANCE: ZONED B-3 GENERAL BUSINESS

RIGHT OF WAY GREENBELT LANDSCAPE = R

REQUIRED: 1 TREE AND 4 SHRUBS PER 30 LF
INTERSTATE 75: 410 / 30 = 13.67 = 14 TREES AND 55 SHRUBS
12-MILE ROAD: (61.5 - 30) / 30 = 1.05 = 1 TREE AND 5 SHRUBS

PROVIDED:
INTERSTATE 75: EXISTING WALL TO REMAIN
12-MILE ROAD: 1 PROPOSED TREES AND 5 PROPOSED SHRUBS

GREENBELT BUFFER LANDSCAPE

REQUIRED: 1 TREE AND 4 SHRUBS PER 30 LF
SOUTH BOUNDARY: 373 / 30 = 12.43 = 13 TREES AND 52 SHRUBS
EAST BOUNDARY: 184 / 30 = 6.13 = 7 TREES AND 28 SHRUBS
SE BOUNDARY: 161 / 30 = 5.3 = 6 TREES AND 24 SHRUBS

PROVIDED:
SOUTH BOUNDARY: EXISTING WALL TO REMAIN
EAST BOUNDARY: EXISTING WALL TO REMAIN
SE BOUNDARY: PROPOSED WALL

INTERIOR LANDSCAPING = IL

REQUIRED:
5% OF THE TOTAL IMPERVIOUS AREA (BUILDINGS AND PAVED AREAS).
ONE 2.5" DECIDUOUS TREE AND THEN ONE 2.5" DECIDUOUS TREE FOR EVERY
ADDITIONAL 400 SF OF REQUIRED INTERIOR LANDSCAPE AREA
(2) 18" SHRUBS AND THEN (2) 18" SHRUBS FOR EVERY ADDITIONAL 400 SF OF
REQUIRED INTERIOR LANDSCAPE AREA

IMPERVIOUS AREA: 71,080 SF
REQUIRED:
71,080 X (0.05) = 3554 SF OF LANDSCAPE AREA
3554 / 400 = 8.89 = 9 TREES AND 18 SHRUBS

PROVIDED:
9 PROPOSED TREES AND 19 PROPOSED SHRUBS

PARKING LOT LANDSCAPE = P

REQUIRED:
5 SF OF REQUIRED PARKING LOT LANDSCAPE PER PARKING SPACE AND ONE 2.5"
DECIDUOUS TREE FOR EVERY 100 SF OF REQUIRED PARKING LOT LANDSCAPE.

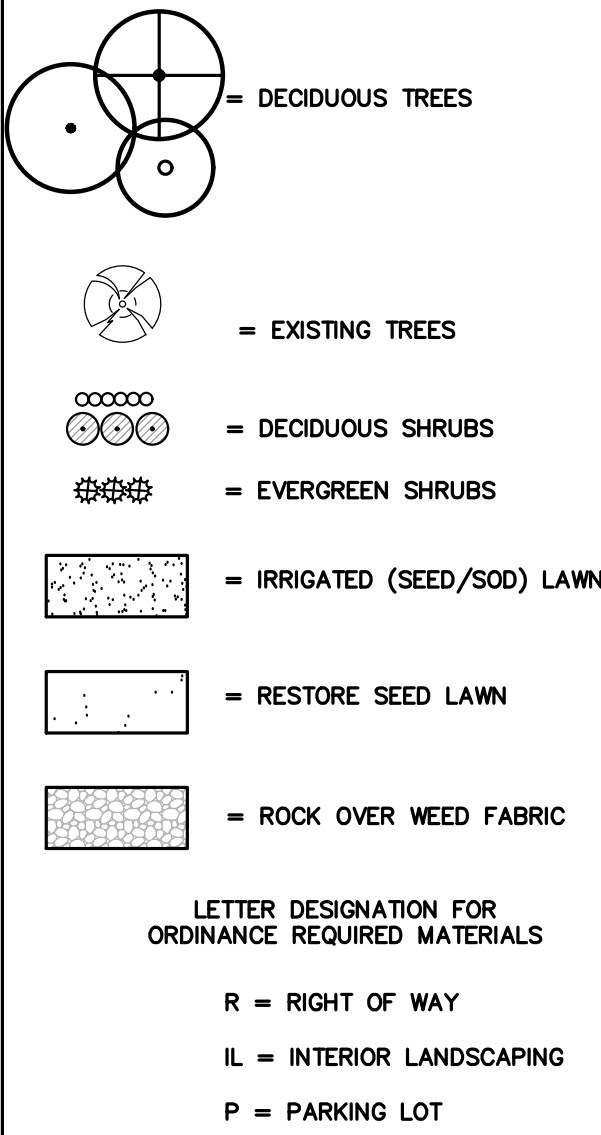
181 PARKING SPACES x 5 SF = 905 SF OF REQUIRED PARKING LOT LANDSCAPE AND
905 / 100 = 9 REQUIRED TREES.

PROVIDED:
9 PROPOSED TREES

GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

KEY



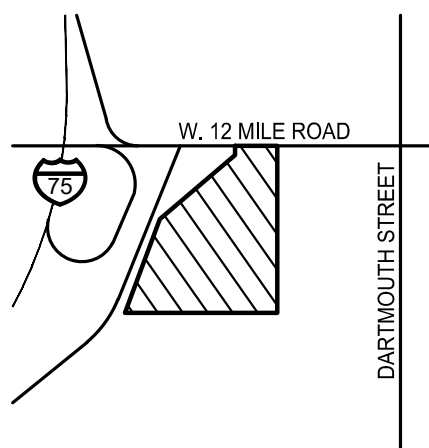
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0 15 30 60
SCALE: 1" = 30'



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JUNE 10, 2025

DRAWING TITLE

PRELIMINARY LANDSCAPE PLAN

PEA JOB NO. 25-0636

P.M. GB

DN. TC

DES. JLE

DRAWING NUMBER:

L-1.0

NOT FOR CONSTRUCTION