

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

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

DRAWING TITLE

DIMENSION PLAN

DRAWING NUMBER:

C-3.1

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. 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.

2. "NO PARKING-FIRE LANE" SIGNS SHALL BE POSTED ALONG ALL FIRE LANS AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.

3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.

4. 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 (PREVIOUS) / 2.30 ACRES = 20%

SETBACK REQUIREMENTS:

	<u>REQUIRED:</u>	<u>PROPOSED:</u>
• FRONT (NORTH)	10'	55.98'
• 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) = 170 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 (REQUIRED = 1) - 12x50' FOR 2,000-20,000 SF BUILDING AREA

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

REFERENCE DRAWINGS
ALTA/NSPS LAND TITLE SURVEY, KEM-TECH PROJECT NO. 19-00397, DATED MARCH 04, 2019

LEGAL DESCRIPTION
(PER OAKLAND COUNTY)

PARCEL ID 25-14-202-030

TIN, R11E, SEC 14, PART OF NE 1/4, BEG AT NW COR OF LOT 11 OF
"ASSESSOR'S PLAT NW COR", TH W 61.47 FT, TH S 00-40'-20" E 22.11 FT,
TH S 54-55'-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 1.06 A 8/22/89 FR
COR.

PARCEL ID 25-14-202-031

TIN, 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

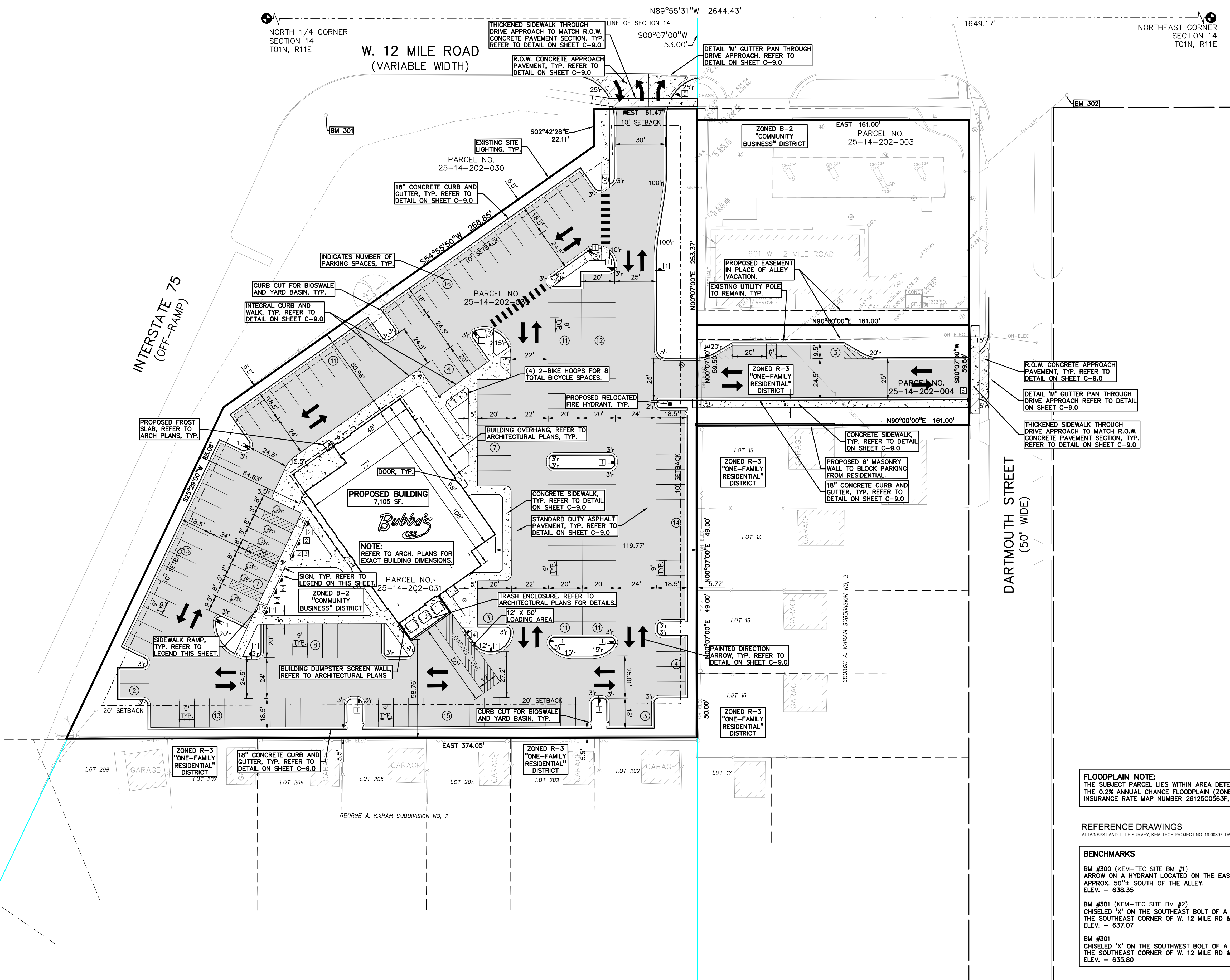
PARCEL ID 25-14-202-003

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

PARCEL ID 25-14-202-004

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

NOT FOR CONSTRUCTION

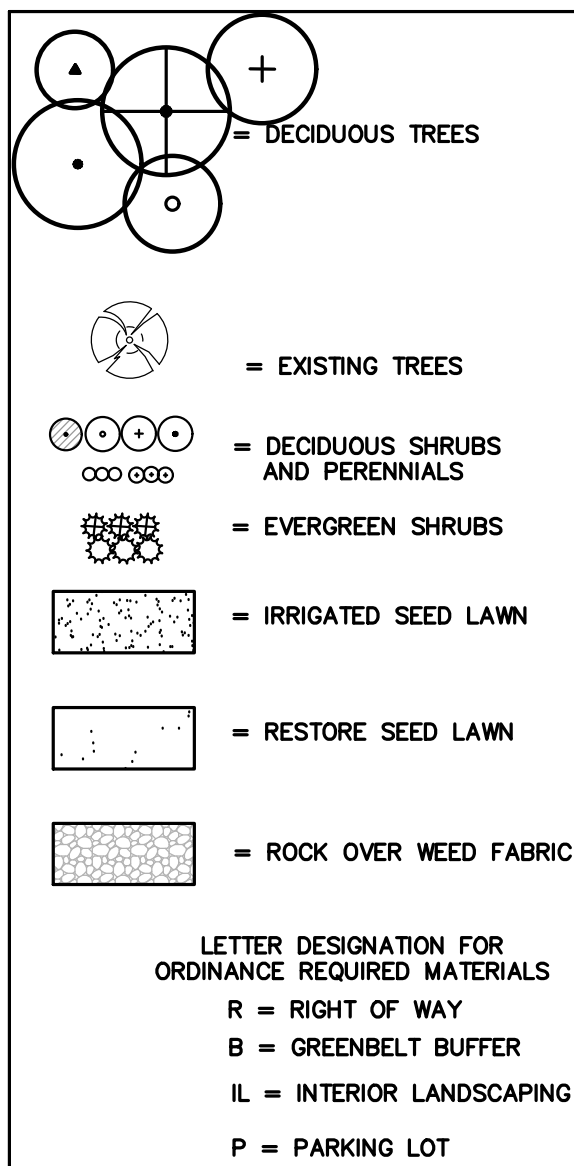


\\pea\proj\2025\25-0636 MADISON HEIGHTS RESTAURANT\DWG\2_3 SITE_PLAN\1-10\LANDSCAPE-250636.dwg PLOT DATE 6/26/2025 10:40:00 Janet Evans, RLA

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
ARS3	5	ACER RUBRUM 'SCARSEN'	SCARLET SENTINEL MAPLE	3" CAL.	B&B	PER PLAN	NATIVE	
GTS3	2	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	SUNBURST HONEY LOCUST	3" CAL.	B&B	PER PLAN	NATIVE	
LSS3	19	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	3" CAL.	B&B	PER PLAN	NON-NATIVE	
QBB3	3	QUERCUS BICOLOR 'BONNIE AND MIKE'	BEACON® OAK	3" CAL.	B&B	PER PLAN	NATIVE	
QS3	3	QUERCUS ROBUR X ALBA 'JFS-KW10X'	STREETSPIRE® OAK	3" CAL.	B&B	PER PLAN	NATIVE	
SR3	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	3" CAL.	B&B	PER PLAN	NON-NATIVE	
TA3	2	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	3" CAL.	B&B	PER PLAN	NATIVE	
TB3	3	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	3" CAL.	B&B	PER PLAN	NATIVE	
	40	SUBTOTAL:						
ORNAMENTAL TREES								
ACA2	3	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	2" CAL.	B&B	PER PLAN	NATIVE	
AL2	2	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	2" CAL.	B&B	PER PLAN	NATIVE	
CC2	2	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.	B&B	PER PLAN	NATIVE	
	7	SUBTOTAL:						
SHRUBS								
AL18	1	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	18" HT.	CONT.	PER PLAN	NATIVE	
CS30	80	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	30" HT.	B&B OR CONT.	36" O.C.	NATIVE	
DG24	6	DEUTZIA GRACILIS 'NIKKO'	NIKKO DEUTZIA	24" HT.	B&B OR CONT.	36" O.C.	NON-NATIVE	
HA30	6	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	30" HT.	B&B OR CONT.	4' O.C.	NON-NATIVE	
IW24	2	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY	24" HT.	B&B OR CONT.	6' O.C.	NATIVE	
IVH30	9	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	30" HT.	CONT.	PER PLAN	NON-NATIVE	
IVS24	5	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY® SWEETSPIRE	24" HT.	B&B OR CONT.	36" O.C.	NON-NATIVE	
JO30	6	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	30" HT.	CONT.	PER PLAN	NATIVE	
RG24	46	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPRD	CONT.	PER PLAN	NATIVE	
TM30	8	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	30" HT.	B&B OR CONT.	42" O.C.	NON-NATIVE	
VC36	14	VIBURNUM CARLESII 'COMPACTUM'	COMPACT KOREANSPICE VIBURNUM	36" HT.	B&B OR CONT.	4' O.C.	NON-NATIVE	
	183	SUBTOTAL:						
PERENNIALS								
CK2	5	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	POT	36" O.C.	NON-NATIVE	
EM	6	EUPATORIUM MACULATUM 'GATEWAY'	GATEWAY JOE PYE WEED	1 GAL.	POT	30" O.C.	NATIVE	
HP	15	HEMEROCALLIS 'PARDON ME'	PARDON ME DAYLILY	1 GAL.	POT	2' O.C.	NATIVE	
IV	10	IRIS VERSICOLOR	BLUE FLAG	1 GAL.	POT	18" O.C.	NON-NATIVE	
NC	63	NEPETA X 'CAT'S PAJAMAS'	CAT'S PAJAMAS CATMINT	1 GAL.	POT	30" O.C.	NON-NATIVE	
PVS2	19	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	POT	30" O.C.	NATIVE	
	122	SUBTOTAL:						

KEY



LANDSCAPE CALCULATIONS

PER CITY OF MADISON HEIGHTS ZONING ORDINANCE: ZONED B-2 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 AND LANDSCAPE TO REMAIN
12-MILE ROAD: 2 PROPOSED TREES, 8 PROPOSED SHRUBS, 15 PERENNIALS

GREENBELT BUFFER LANDSCAPE ADJ. TO RESIDENTIAL = B

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 = 6 TREES AND 28 SHRUBS
SE BOUNDARY: 161 / 30 = 5.3 = 6 TREES AND 24 SHRUBS

PROVIDED:
SOUTH BOUNDARY: 13 COLUMNAR TREES, 52 SHRUBS AND EXISTING WALL TO REMAIN
EAST BOUNDARY: 6 COLUMNAR TREES, 28 SHRUBS AND EXISTING WALL TO REMAIN
SE BOUNDARY: 7 TREES, 48 SHRUBS, 63 GRASSES/PERENNIALS AND PROPOSED WALL

INTERIOR LANDSCAPING = IL

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

PARKING LOT LANDSCAPE = P

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

170 PARKING SPACES X 5 SF = 850 SF OF REQUIRED PARKING LOT LANDSCAPE AND
850 / 100 = 9 REQUIRED TREES.

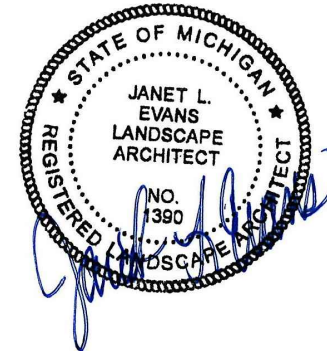
PROVIDED:
10 PROPOSED TREES AND LOW SHRUBS IN BIOSWALES

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 4" 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.

NOT FOR CONSTRUCTION

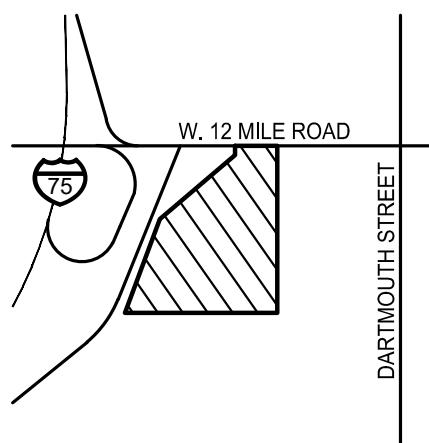
PEA GROUP
t: 844.813.2949
www.peagroup.com



0 15 30 60
SCALE: 1" = 30'



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



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 LANDSCAPE PLAN

PEA JOB NO. 25-0636

P.M. GB

DN. TC

DES. JLE

DRAWING NUMBER:

L-1.0