

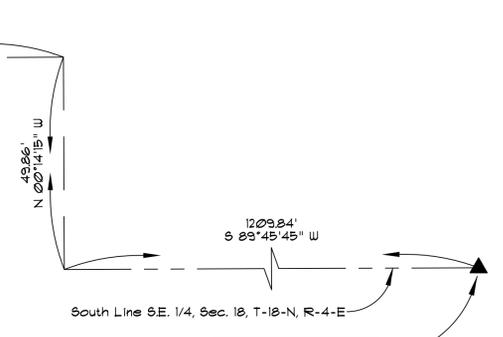
DETAIL OF SITE EASEMENTS

LEGEND

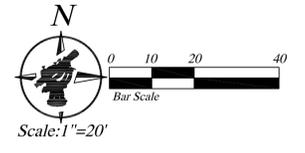
(A) - EXISTING GRASS-LANDSCAPE AREA	(I) - HANDICAP PARKING SPACE
(B) - EXISTING BITUMINOUS PAVEMENT	(J) - HANDICAP ACCESS ISLE
(C) - EXISTING EDGE BITUMINOUS PAVEMENT	(K) - HANDICAP SIGNAGE
(D) - EXISTING CONCRETE CURB	(L) - HANDICAP RAMP
(E) - EXISTING PARKING STRIPING	(M) - PROPOSED CONCRETE SIDEWALK
(F) - PROPOSED PAVEMENT WITHIN PARKING AREA (SEE DETAIL ON SHEET #14)	(N) - PROPOSED GRASS/LANDSCAPE AREA
(G) - PROPOSED PAVEMENT - HEAVY DUTY (SEE DETAIL ON SHEET #14)	(O) - PROPOSED DUMPSTER LOCATION (6" Concrete on 4" Stone Base (SEE DETAIL ON SHEET #14))
(H) - PAINTED PARKING STRIPE (4" WHITE)	(P) - PROPOSED CURB (SEE DETAIL ON SHEET #14)
	(Q) - PROPOSED SIDEWALKS WITH COMBINATION CURB & GUTTER (SEE DETAIL ON SHEET #14)
	(OO) - PARKING SPACE COUNT

LEGEND

-EXISTING STORM (CURB) INLET	-EXISTING UTILITY POLE	-EXISTING FIBER OPTIC
-EXISTING STORM (BEEHIVE) INLET	-EXISTING GUY WIRE	-EXISTING FIRE HYDRANT
-EXISTING STORM MANHOLE	-EXISTING OVERHEAD UTILITY	-EXISTING WATER METER
-EXISTING CONCRETE END SECTION	-EXISTING ELECTRIC TRANSFORMER	-EXISTING WATER VALVE
-EXISTING STORM SEWER	-EXISTING ELECTRIC TRANSFORMER	-EXISTING STREET SIGN
-EXISTING SANITARY MANHOLE	-EXISTING GAS METER	-EXISTING TRAFFIC MANHOLE
-EXISTING SANITARY CLEANOUT	-EXISTING GAS VALVE	-EXISTING TRAFFIC SIGNAL POLE
-EXISTING SANITARY SEWER	-EXISTING UNDERGROUND GAS LINE	-EXISTING UNDERGROUND TELEPHONE
-EXISTING PAVEMENT GRADE	-EXISTING GAS PIPELINE MARKER	-EXISTING TREE
-EXISTING CURB & GUTTER	-EXISTING TELEPHONE PEDESTAL	
-EXISTING SPOT ELEVATION	-EXISTING TELEPHONE MANHOLE	
	-EXISTING CABLE PEDESTAL	



- DEVELOPMENT NOTES**
- ALL WORK SHALL CONFORM TO STATE AND LOCAL REGULATIONS.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AS SHOWN ON THIS PLAN PRIOR TO STARTING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEERS/SURVEYORS IMMEDIATELY.
 - CONTRACTOR SHALL NOTIFY ANY AND ALL UTILITY COMPANIES WITH UTILITIES PRESENT ON SITE 72 HOURS BEFORE STARTING CONSTRUCTION. CONTRACTOR SHALL HAVE UTILITY COMPANIES VERIFY (I.E. LOCATION, DEPTH AND SIZE) ALL UTILITIES WITHIN LIMITS OF CONSTRUCTION.
 - ALL UTILITY SERVICES INTO THE PROPOSED BUILDING SHALL BE COORDINATED BETWEEN CONTRACTOR, DEVELOPER, ARCHITECT AND THE RESPECTIVE UTILITY COMPANY UNLESS OTHERWISE SHOWN.
 - CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL AREAS (GRASS/LANDSCAPE AND CONCRETE/PAVEMENT) WHEN SITE WORK IS COMPLETE. TESTS SHALL BE PERFORMED TO INSURE AND CORRECT, IF NECESSARY, ANY PONDING, "BIRD BATH" CONDITIONS.
 - CONTRACTOR SHALL RESURFACE AND/OR RECONSTRUCT BACK TO ITS ORIGINAL CONDITION ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY AS WELL AS TRAFFIC FROM SUPPLIERS AND SUBCONTRACTORS AFTER CONSTRUCTION WORK IS COMPLETE.
 - ALL WATERLINE CONSTRUCTION, RELOCATION AND SERVICE INTO THE PROPOSED BUILDING SHALL BE IN ACCORDANCE WITH LOCAL WATER COMPANY STANDARDS AND SPECIFICATIONS.
 - ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
 - ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED SET OF CONSTRUCTION PLANS PRIOR TO COMMENCING CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE TO CALCULATE THEIR OWN DIRT QUANTITIES TO DETERMINE A SITE BALANCE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CHECK EXISTING GRADES AGAINST PROPOSED GRADES TO DETERMINE ACCURACY OF DIRT TO BE MOVED ON THE SITE. ONCE THE CONTRACTOR MOVES ANY DIRT ON THE SITE THEY ARE RESPONSIBLE FOR ALL DIRT TO BE MOVED AT NO ADDITIONAL COST TO THE DEVELOPER OR ENGINEER.
 - ALL STORM SEWERS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
 - ALL INLET CASTINGS SHALL HAVE "ENVIRONMENTALLY FRIENDLY LOGOS" FOR WATER QUALITY AWARENESS.
 - ALL SANITARY SEWER LATERALS SHOWN ARE TO BE 6-INCH PVC. NORMAL LATERAL SLOPE IS 1/8-INCH PER FOOT. MINIMUM LATERAL SLOPE IS 1/16-INCH PER FOOT. MINIMUM COVER IS 4- FEET.



UTILITY STATEMENT:
 THE EXISTING UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. NORTHPOINTE INC. MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPREHENS ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. NORTHPOINTE INC. FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

PRO FORMA SURVEY
 August 1, 2013
 This drawing is not intended to be represented as a Retracemnt or Original Boundary Survey, a Route Survey, or a Surveyor Location Report

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PREPARED FOR
 Diversified Restaurant Holdings, Inc.
 27680 Franklin Road
 Southfield, MI 48034

PROJECT NAME
Bagger Dave's Burger Tavern
 At Cool Creek Village
 City of Westfield, Hamilton County, Indiana

SHEET TITLE
Dimensional Plan

SCALE
 1"=20'

DRAWN BY
 DIS-VT

CHECKED BY
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 STATE OF INDIANA
 08-01-13

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NORTHPOINTE ENGINEERING & SURVEYING, Inc. WBE-DBE Certified

Sheet C.3 of C.14
 Date: 08-01-2013
 Job # 13-0078