

Owner/ Developer

KEMP BUILDING & DEVELOPMENT
275 WEST GIRARD,
MADISON HEIGHTS, MI 48071
CONTACT:
TEL. (248) 583-9030
FAX. (248) 583-3140

Architect

JOSEPH S. NOVITSKY ARCHITECTURE
1755 ROYAL AVE.
BERKLEY, MI 48072
CONTACT: MR. JOSEPH S. NOVITSKY
TEL. (248) 433-2030

Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
CONTACT: MR. BRAD W. BRICKEL, P.E.
TEL. (248) 332-7931
FAX. (248) 332-8257

Landscape Architect

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
CONTACT: MR. GEORGE OSTROWSKI, RLA
TEL. (248) 332-7931
FAX. (248) 332-8257

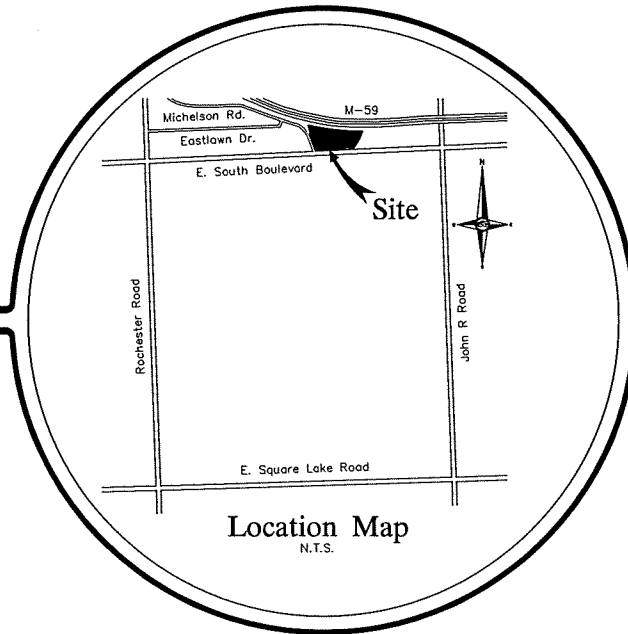
City of Rochester Hills, Oakland County, Michigan ENGINEERING SITE PLAN DOCUMENTS

Prepared For Kemp Building & Development

PART OF THE SE $\frac{1}{4}$ OF SECTION 35
T.3N., R.11E., CITY OF ROCHESTER HILLS,
OAKLAND COUNTY, MICHIGAN

SHEET INDEX

SP0	Cover Sheet
SP1	General Site Plan
SP2	Paving and Grading Plan
SP3	Accessible Handicap Route Plan
SP4	Boundary / Topographic / Wetland / Tree Survey
SP5	Tree List
L-1	Schematic Landscape Site Plan
L-2	Schematic Landscape Site Plan
1 of 1	Light Level Layout
D-1	1st Floor Preliminary Plan
D-2	2nd Floor Preliminary Plan



LOCATION MAP

Project Name

Medical Office Renovations 633 South Boulevard East

**LEGAL DESCRIPTION -
PER TAX RECORD**

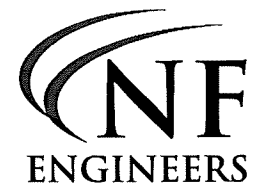
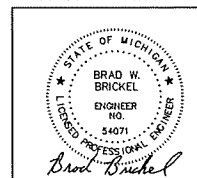
PART OF LOT 52, BROOKLANDS SUBDIVISION, PART OF SECTION 35 AND 36, TOWN 3 NORTH, RANGE 11 EAST AVON TOWN (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 25 OF PLATS, PAGES 10, 10A AND 10B, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 52; THENCE N.88°17'20"W. 1403.00 FEET; THENCE N.01°42'40"W. 27.00 FEET; THENCE N.88°17'20"W. 132.00 FEET TO THE POINT OF BEGINNING; THENCE N.88°17'20"W. 168.00 FEET; THENCE S.01°42'40"W. 27.00 FEET; THENCE N.88°17'20"W. 522.50 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1096.95 FEET, CHORD BEARS N.13°30'45"W. 589.56 FEET, A DISTANCE OF 493.72 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 4686.66 FEET, CHORD BEARS S.79°13'23"E. 991.30 FEET, A DISTANCE OF 993.16 FEET; THENCE S.24°27'40"W. 153.54 FEET; THENCE S.37°27'40"W. 172.00 FEET; THENCE S.01°42'40"W. 8.00 FEET TO THE POINT OF BEGINNING.

TAX ID NO. 15-35-477-002

ADDRESS: 633 E. SOUTH BOULEVARD, ROCHESTER HILLS, MI 48307

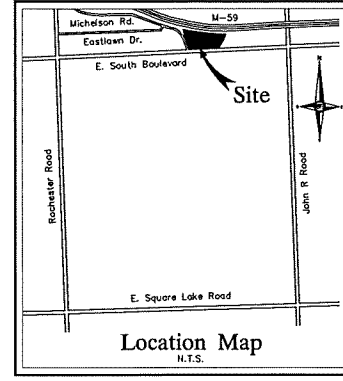
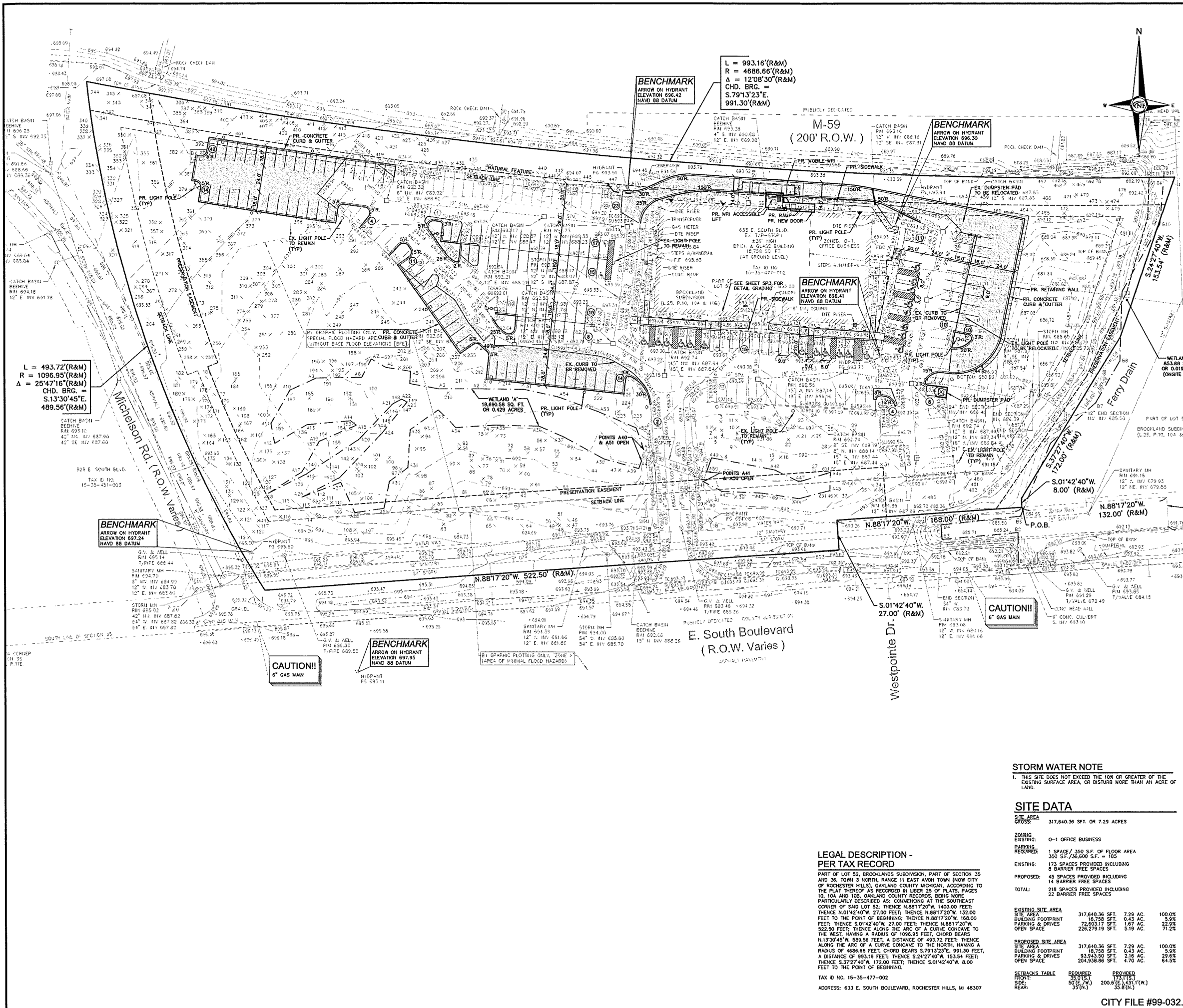
REVISIONS:	
6-22-18	ISSUED FOR SITE PLAN REVIEW
8-16-18	REVISIONS PER CITY REVIEW

CITY FILE #99-032.3
N & F JOB #K395



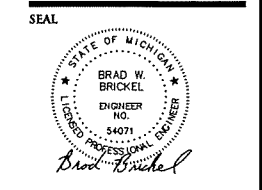
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
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NF ENGINEERS
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PROJECT
 633 E. South Boulevard
 Rochester Hills, MI 48037

CLIENT
 Kemp Building &
 Development Co.
 275 W. Girard Ave.
 Madison Heights, MI 48071

Contact: Tom Kemp
 248.583.9030 - Phone

PROJECT LOCATION
 Part of the SE 1/4
 of Section 35
 T.3N., R.11E.
 City of Rochester Hills,
 Oakland County, Michigan

SHEET
 General Site Plan



Know what's below
 Call before you dig.

DATE ISSUED/REVISED
 05-14-18 SURVEY ISSUED
 06-22-18 ISSUED FOR SITE PLAN REVIEW
 06-16-18 REVISIONS PER CITY REVIEW

DRAWN BY:
J. Lawrey
 DESIGNED BY:
B. Brickel
 APPROVED BY:
B. Brickel

DATE:
May 14, 2018

SCALE: 1" = 40'

NFE JOB NO. SHEET NO.
K395 SP1

PAVING LEGEND

[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED ASPHALT PAVEMENT

LEGEND

[Symbol]	MANHOLE	[Symbol]	EXISTING SANITARY SEWER
[Symbol]	HYDRANT	[Symbol]	SAN. CLEAN OUT
[Symbol]	MANHOLE CATCH BASIN	[Symbol]	EXISTING WATERMAIN
[Symbol]	UTILITY POLE	[Symbol]	EXISTING STORM SEWER
[Symbol]	QUI WIRE	[Symbol]	EX. R. Y. CATCH BASIN
[Symbol]	QUI WIRE	[Symbol]	EXISTING BURIED CABLES
[Symbol]	QUI WIRE	[Symbol]	OVERHEAD LINES
[Symbol]	QUI WIRE	[Symbol]	LIGHT POLE
[Symbol]	QUI WIRE	[Symbol]	SIGN
[Symbol]	QUI WIRE	[Symbol]	EXISTING GAS MAIN
[Symbol]	QUI WIRE	[Symbol]	PR. SANITARY SEWER
[Symbol]	QUI WIRE	[Symbol]	PR. WATER MAIN
[Symbol]	QUI WIRE	[Symbol]	PR. STORM SEWER
[Symbol]	QUI WIRE	[Symbol]	PR. R. Y. CATCH BASIN
[Symbol]	QUI WIRE	[Symbol]	PROPOSED LIGHT POLE
[Symbol]	QUI WIRE	[Symbol]	PR. TOP OF CURB ELEVATION
[Symbol]	QUI WIRE	[Symbol]	PR. GUTTER ELEVATION
[Symbol]	QUI WIRE	[Symbol]	PR. TOP OF WALK ELEVATION
[Symbol]	QUI WIRE	[Symbol]	PR. TOP OF PLANT ELEVATION
[Symbol]	QUI WIRE	[Symbol]	FINISH GRADE ELEVATION

STORM WATER NOTE
 1. THIS SITE DOES NOT EXCEED THE 10% OR GREATER OF THE EXISTING SURFACE AREA, OR DISTURB MORE THAN AN ACRE OF LAND.

SITE DATA

SITE AREA GROSS:	317,640.36 SFT. OR 7.29 ACRES
EXISTING:	0-1 OFFICE BUSINESS
PARKING REQUIRED:	1 SPACE/ 350 S.F. OF FLOOR AREA 350 S.F./35,600 S.F. = 105
EXISTING:	173 SPACES PROVIDED INCLUDING 8 BARRIER FREE SPACES
PROPOSED:	45 SPACES PROVIDED INCLUDING 14 BARRIER FREE SPACES
TOTAL:	218 SPACES PROVIDED INCLUDING 22 BARRIER FREE SPACES

EXISTING SITE AREA

SITE AREA	317,640.36 SFT.	7.29 AC.	100.0%
BUILDING FOOTPRINT	18,759 SFT.	0.43 AC.	5.9%
PARKING & DRIVES	93,943.50 SFT.	2.16 AC.	29.6%
OPEN SPACE	224,937.86 SFT.	5.19 AC.	71.2%

PROPOSED SITE AREA

SITE AREA	317,640.36 SFT.	7.29 AC.	100.0%
BUILDING FOOTPRINT	18,759 SFT.	0.43 AC.	5.9%
PARKING & DRIVES	93,943.50 SFT.	2.16 AC.	29.6%
OPEN SPACE	204,938.86 SFT.	4.70 AC.	64.5%

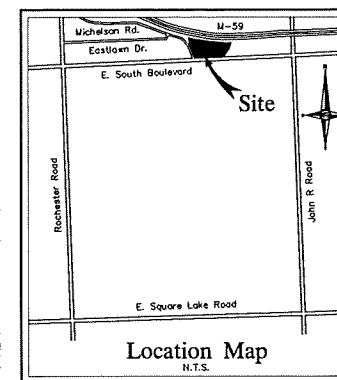
CITY FILE #99-032.3

L = 993.16'(R&M)
 R = 4686.66'(R&M)
 Δ = 12°08'30"(R&M)
 CHD. BRG. =
 S.79°13'23"E.
 991.30'(R&M)

L = 493.72'(R&M)
 R = 1096.95'(R&M)
 Δ = 25°47'16"(R&M)
 CHD. BRG. =
 S.13°30'45"E.
 469.56'(R&M)

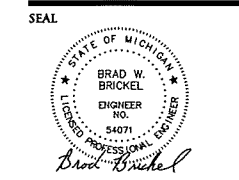
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TAX ID NO. 15-35-477-002
 ADDRESS: 633 E. SOUTH BOULEVARD, ROCHESTER HILLS, MI 48037



ESTIMATED QUANTITIES

PAVING	DESCRIPTION	QUANTITY	UNITS
4"	ASPHALT ON 8" 21AA BASE	2,513	S.Y.
4"	CONCRETE SIDEWALK	2,111	S.F.
8"	NON-REINFORCED CONCRETE	18	S.Y.
6"	CONCRETE CURB & GUTTER	1,910	L.F.



PROJECT
633 E. South Boulevard
Rochester Hills, MI 48070

CLIENT
Kemp Building &
Development Co.
275 W. Girard Ave.
Madison Heights, MI 48071

Contact: Tom Kemp
248.583.9030 - Phone

PROJECT LOCATION
Part of the SE 1/4
of Section 35
T.3N., R.11E.
City of Rochester Hills,
Oakland County, Michigan

SHEET
Paving & Grading Plan



DATE	ISSUED/REVISED
06-14-18	SURVEY ISSUED
06-22-18	ISSUED FOR SITE PLAN REVIEW
06-18-18	REVISIONS PER CITY REVIEW

DRAWN BY:
J. Lawrey

DESIGNED BY:
B. Brickel

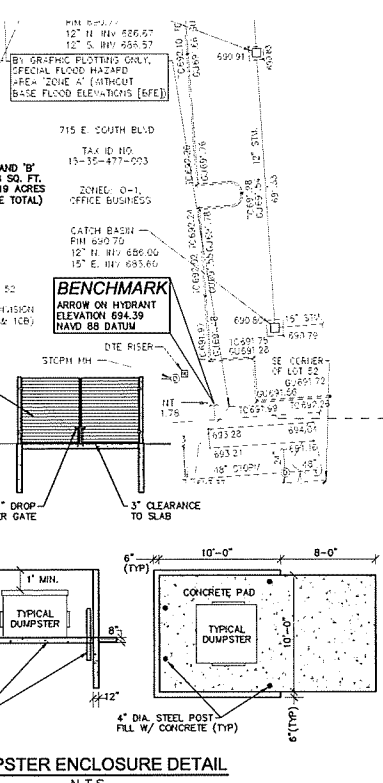
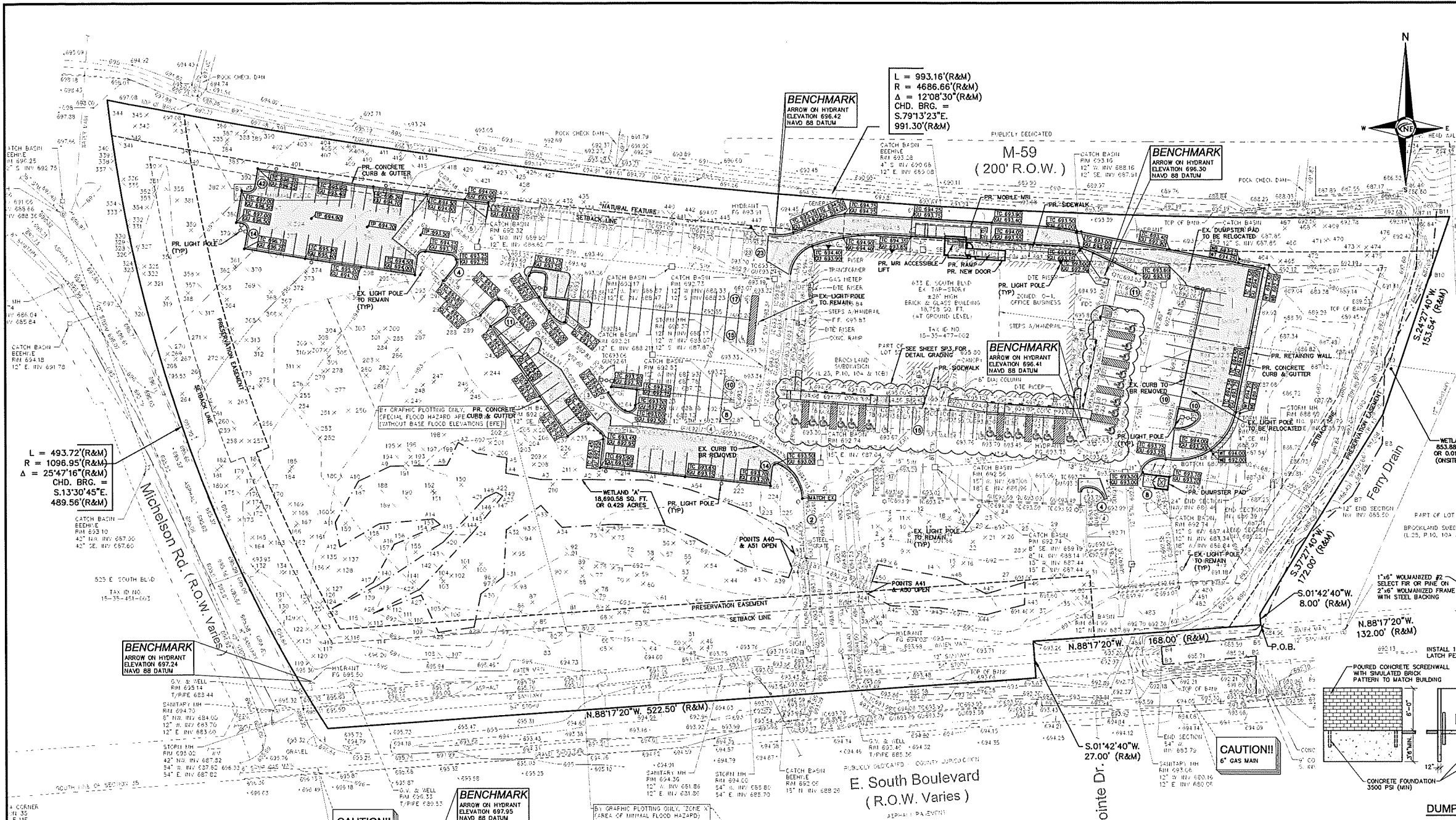
APPROVED BY:
B. Brickel

DATE:
May 14, 2018

SCALE: 1" = 40'

NFE JOB NO.
K395

SHEET NO.
SP2



GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE I/A (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100 BOND COAT - MDOT SS-11 EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE HYDRAKRE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SMOOTING OPERATION. FEDERAL SPECIFICATION SS-5164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LICENSES PRIOR TO ANY CONSTRUCTION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

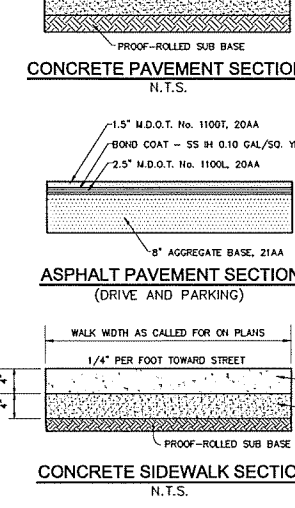
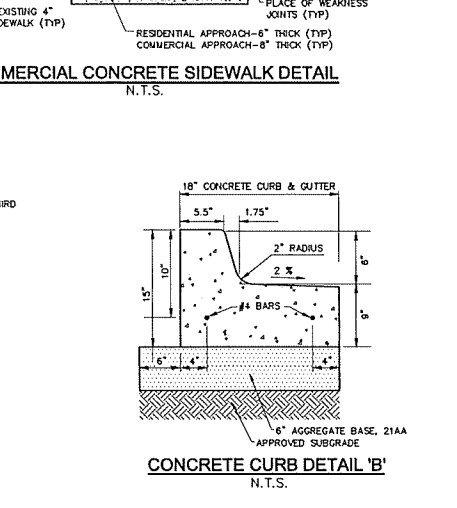
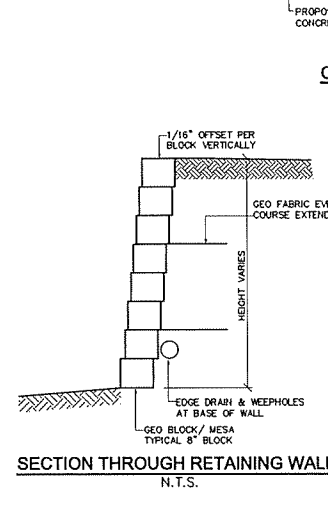
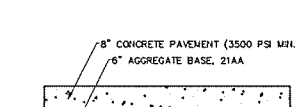
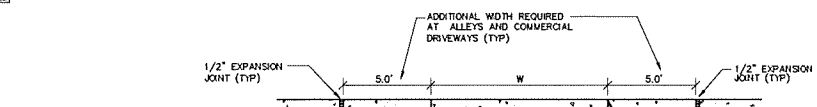
FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

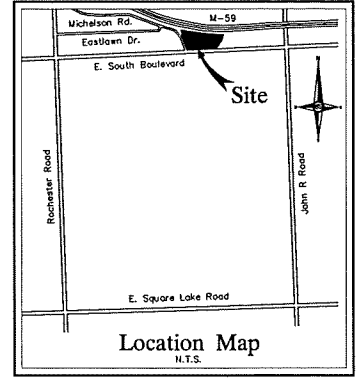
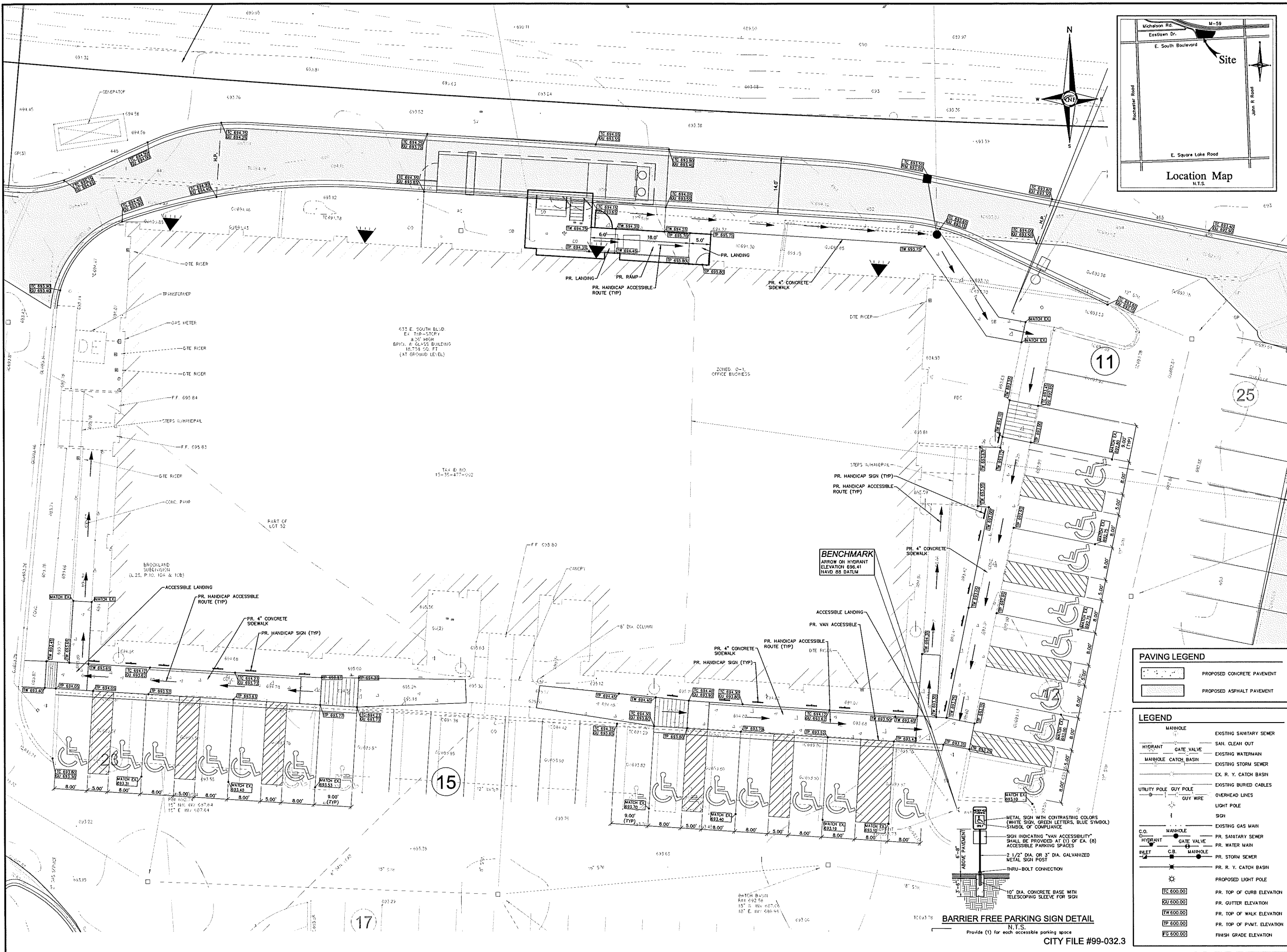
PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

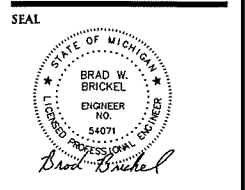
	EXISTING SANITARY SEWER
	SAF. CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE
	PR. TOP OF CURB ELEVATION
	PR. GUTTER ELEVATION
	PR. TOP OF WALK ELEVATION
	PR. TOP OF PAVT. ELEVATION
	FINISH GRADE ELEVATION





NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

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 of Section 35
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 City of Rochester Hills,
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SHEET
 Accessible Handicap
 Route Plan



DATE	ISSUED/REVISED
05-14-18	SURVEY ISSUED
06-22-18	ISSUED FOR SITE PLAN REVIEW
06-16-18	REVISIONS PER CITY REVIEW

PAVING LEGEND

[Pattern]	PROPOSED CONCRETE PAVEMENT
[Pattern]	PROPOSED ASPHALT PAVEMENT

LEGEND

[Symbol]	MANHOLE	[Symbol]	EXISTING SANITARY SEWER
[Symbol]	HYDRANT	[Symbol]	SAN. CLEAN OUT
[Symbol]	MANHOLE CATCH BASIN	[Symbol]	EXISTING WATERMAIN
[Symbol]	UTILITY POLE	[Symbol]	EXISTING STORM SEWER
[Symbol]	GUY POLE	[Symbol]	EX. R. Y. CATCH BASIN
[Symbol]	GUY WIRE	[Symbol]	EXISTING BURIED CABLES
[Symbol]	SIGN	[Symbol]	OVERHEAD LINES
[Symbol]	EXISTING GAS MAIN	[Symbol]	PR. SANITARY SEWER
[Symbol]	PR. SANITARY SEWER	[Symbol]	PR. WATER MAIN
[Symbol]	PR. WATER MAIN	[Symbol]	PR. STORM SEWER
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[Symbol]	PR. R. Y. CATCH BASIN	[Symbol]	PROPOSED LIGHT POLE
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[Symbol]	PR. TOP OF WALK ELEVATION	[Symbol]	PR. TOP OF PAVT. ELEVATION
[Symbol]	PR. TOP OF PAVT. ELEVATION	[Symbol]	FINISH GRADE ELEVATION

BARRIER FREE PARKING SIGN DETAIL
 N.T.S.
 Provides (1) for each accessible parking space
 CITY FILE #99-032.3

DRAWN BY:
 J. Lawrey
DESIGNED BY:
 B. Brickel
APPROVED BY:
 B. Brickel
DATE:
 May 14, 2018
SCALE: 1" = 10'
 NEE JOB NO. **K395** SHEET NO. **SP3**

LEGEND	
	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EX. UNDERGROUND (UG.) CABLE
	OVERHEAD (O) LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	ASPHALT
	CONCRETE
	FOUND
	RETAINING WALL
	RIGHT-OF-WAY
	TYPICAL
	RECORD
	MEASURED
	CENTERLINE
	FIRE DEPARTMENT CONNECTION
	PROPERTY LINE
	AIR CONDITIONING UNIT
	LANDSCAPE
	GUARD POST
	SPRINKLER VALVE
	STOP BOX
	SHUT OFF
	TREE TAG
	WETLAND TAG

LEGAL DESCRIPTION - PER TAX RECORD

PART OF LOT 52, BROOKLANDS SUBDIVISION, PART OF SECTION 35 AND 36, TOWN 3 NORTH, RANGE 11 EAST AVON TOWN (NOW CITY OF ROCHESTER HILLS) OAKLAND COUNTY MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 25 OF PLATS, PAGES 10, 10A AND 10B, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 52; THENCE N.88°17'20"W. 1403.00 FEET; THENCE N.01°42'40"W. 27.00 FEET; THENCE N.88°17'20"W. 132.00 FEET TO THE POINT OF BEGINNING; THENCE N.88°17'20"W. 168.00 FEET; THENCE S.01°42'40"W. 27.00 FEET; THENCE N.88°17'20"W. 522.50 FEET; THENCE ALONG THE ARC OF A CURVE CONVEX TO THE WEST, HAVING A RADIUS OF 1096.95 FEET, CHORD BEARS N.13°30'45"E. 589.56 FEET, A DISTANCE OF 493.72 FEET; THENCE ALONG THE ARC OF A CURVE CONVEX TO THE NORTH, HAVING A RADIUS OF 4886.66 FEET, CHORD BEARS S.79°13'23"E. 991.30 FEET, A DISTANCE OF 993.16 FEET; THENCE S.24°27'40"W. 153.54 FEET; THENCE S.37°27'40"W. 172.00 FEET; THENCE S.01°42'40"W. 8.00 FEET TO THE POINT OF BEGINNING.

TAX ID NO. 15-35-477-002
ADDRESS: 633 E. SOUTH BOULEVARD, ROCHESTER HILLS, MI 48307

BASIS OF BEARING NOTE

ALL BEARINGS ARE IN RELATION TO THE ASSUMED NORTH RIGHT-OF-WAY LINE OF E. SOUTH BOULEVARD (R.O.W. VARIES) PER THE LEGAL DESCRIPTION OF TAX RECORDS. (N.88°17'20"W.)

SURVEY DATA

SITE AREA:
317,640.36 SQUARE FEET OR 7.292 ACRES

ZONED:
O-1, OFFICE BUSINESS DISTRICT

PARKING SPACES:
173 TOTAL PARKING SPACES, INCLUDING 8 BARRIER-FREE SPACES

NOTE: A ZONING REPORT OR LETTER HAS NOT BEEN FURNISHED BY THE CLIENT TO THE SURVEYOR, THEREFORE NO ADDITIONAL ZONING INFORMATION CAN BE SHOWN.

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.

FLOOD HAZARD NOTE

BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE(S) 'A' AND 'X' OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 28125C0551F BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER B081081269, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY, DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND UTILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON MAY 14, 2018. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH WERE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISHED PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE UTILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

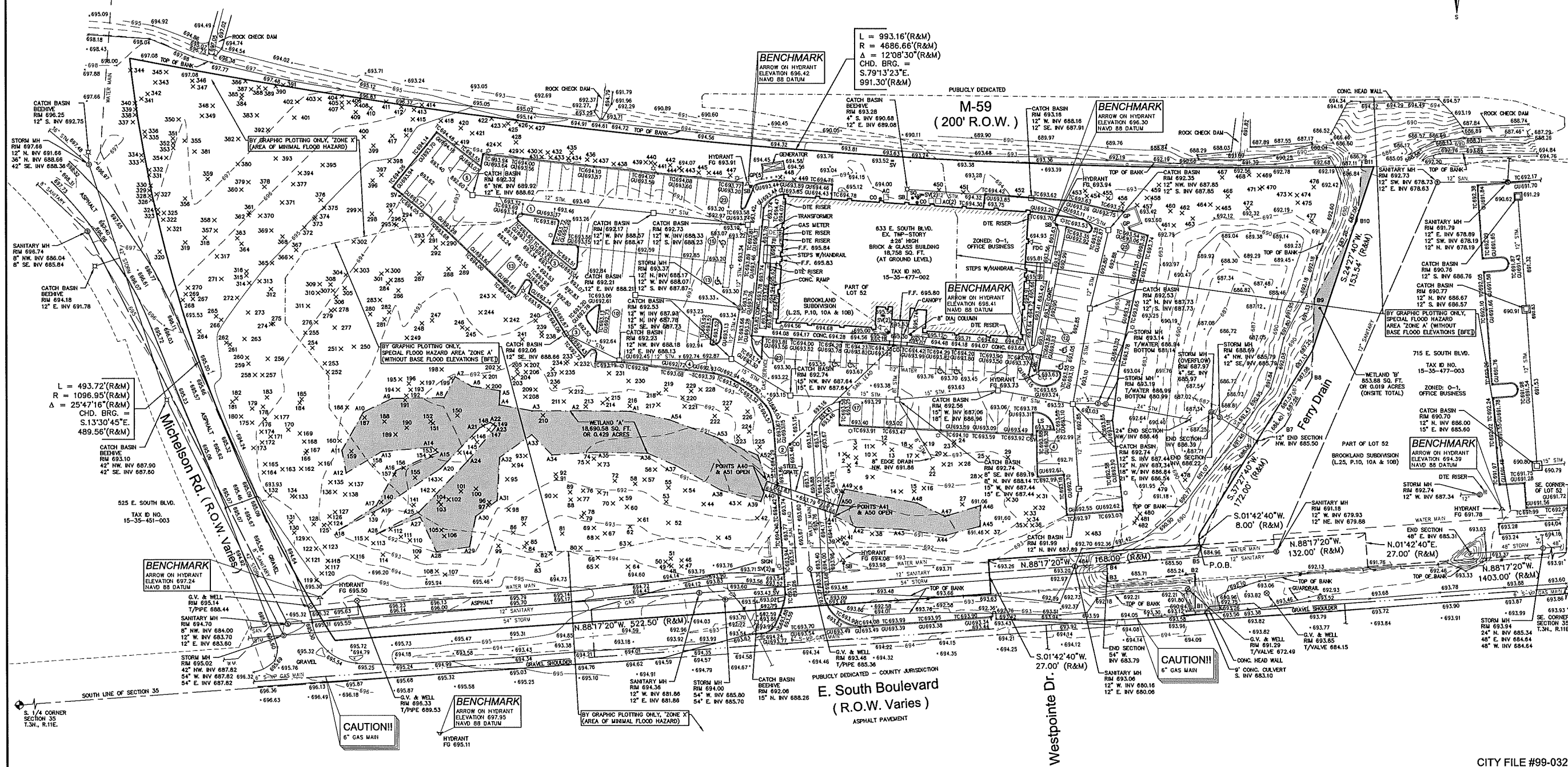
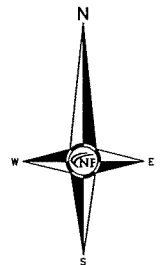
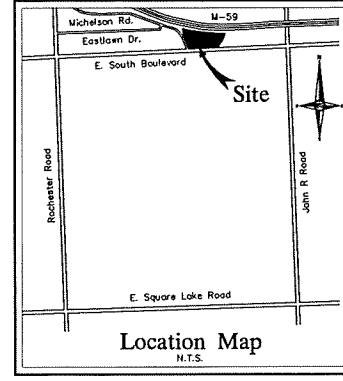
DTE DISCLAIMER NOTE

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

CERTIFICATE OF SURVEY

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED.

Kevin Navaroli
KEVIN NAVAROLI, P.S. NO. 53503 DATE 5-14-2018



NF ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUD ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX. (248) 332-8257

PROJECT
633 E. South Boulevard
Rochester Hills, MI 48307

CLIENT
Kemp Building & Development Co.
275 W. Girard Ave.
Madison Heights, MI 48071

Contact: Tom Kemp
248.583.9030 - Phone

PROJECT LOCATION
Part of the SE 1/4 of Section 35
T.3N., R.11E.
City of Rochester Hills,
Oakland County, Michigan

SHEET
Boundary / Topographic /
Tree / Wetland Survey



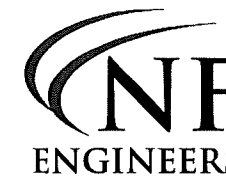
DATE ISSUED/REVISED
05-14-18 SURVEY ISSUED
05-22-18 ISSUED FOR SITE PLAN REVIEW
08-16-18 REVISIONS PER CITY REVIEW

DRAWN BY:
K. Navaroli
DESIGNED BY:

APPROVED BY:
K. Navaroli
DATE:
May 14, 2018

SCALE: 1" = 40'
40 20 0 20 40 60

NFE JOB NO. SHEET NO.
K395 SP4



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUDS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-3032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

JONATHAN NEUENDORFF
Registered Forester
State of Michigan ID #3301046108

PROJECT
633 E. South Boulevard
Rochester Hills, MI 48307

CLIENT
Kemp Building &
Development Co.
275 W. Girard Ave.
Madison Heights, MI 48071

Contact: Tom Kemp
248.583.9030 - Phone

PROJECT LOCATION
Part of the SE 1/4
of Section 35
T.3N., R.11E.
City of Rochester Hills,
Oakland County, Michigan

SHEET
Tree List



Know what's below
Call before you dig.

DATE ISSUED/REVISED
05-14-18 SURVEY ISSUED
06-22-18 ISSUED FOR SITE PLAN REVIEW
08-16-18 REVISIONS PER CITY REVIEW

DRAWN BY:
K. Navaroli

DESIGNED BY:

APPROVED BY:
K. Navaroli

DATE:
May 14, 2018

SCALE: N.T.S.

NFE JOB NO. SHEET NO.
K395 SP5

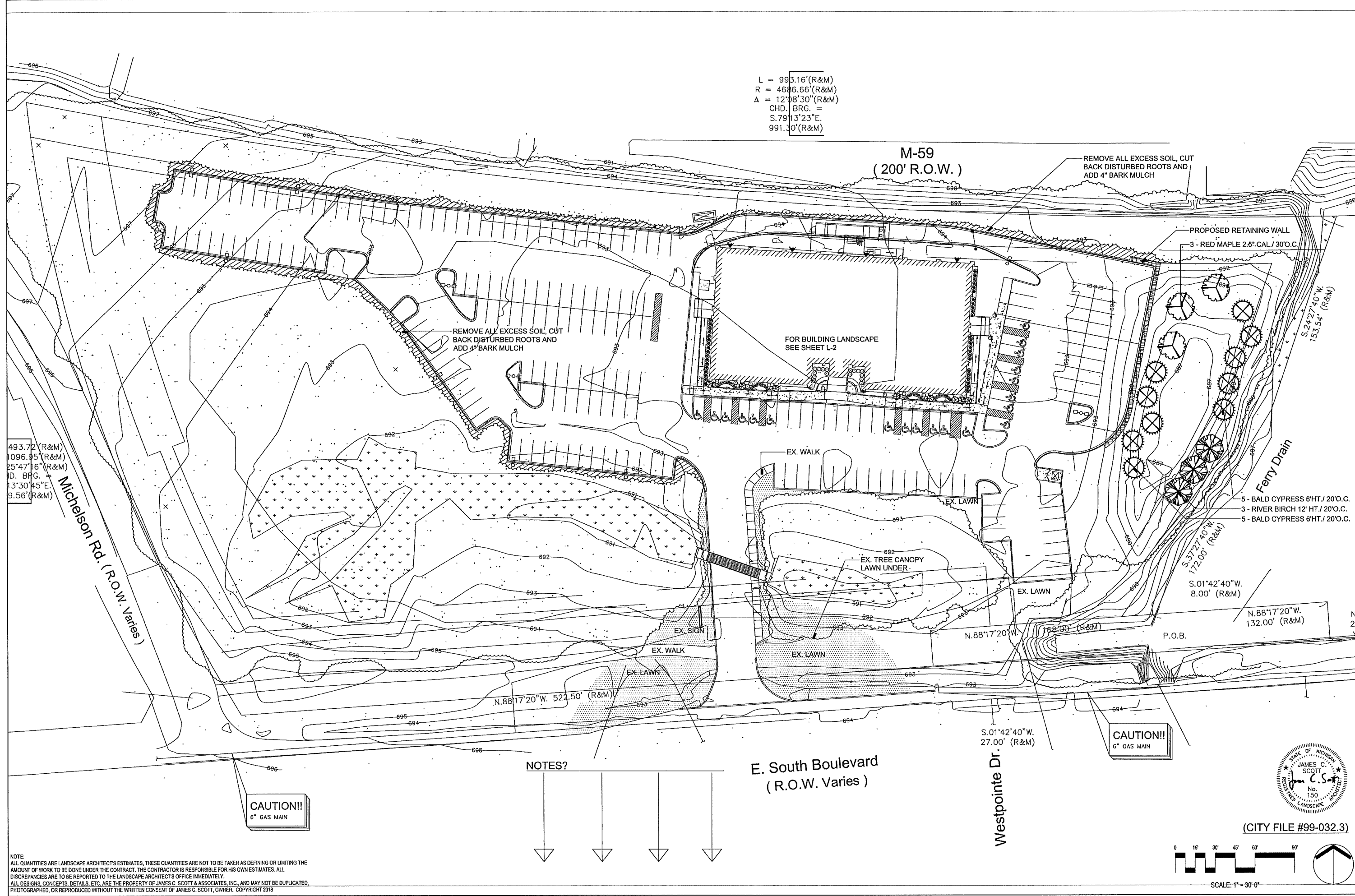
CITY FILE #99-032.3

Table with columns: Tree #, Botanical Name, Common Name, Dia., Type, Other Dia., Condition, Comments. Contains tree inventory data for trees 1-112.

Table with columns: Tree #, Botanical Name, Common Name, Dia., Type, Other Dia., Condition, Comments. Contains tree inventory data for trees 113-237.

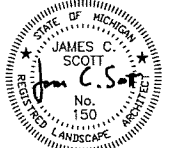
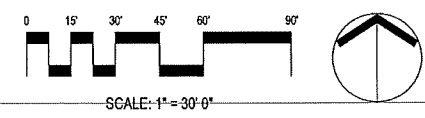
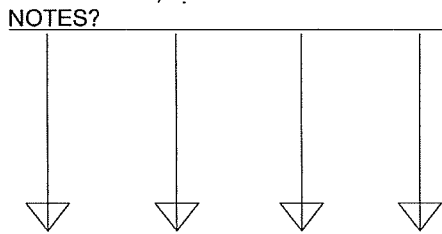
Table with columns: Tree #, Botanical Name, Common Name, Dia., Type, Other Dia., Condition, Comments. Contains tree inventory data for trees 238-352.

Table with columns: Tree #, Botanical Name, Common Name, Dia., Type, Other Dia., Condition, Comments. Contains tree inventory data for trees 353-484.



L = 993.16'(R&M)
R = 4686.66'(R&M)
Δ = 12°08'30"(R&M)
CHD. BRG. =
S.79°13'23"E.
991.30'(R&M)

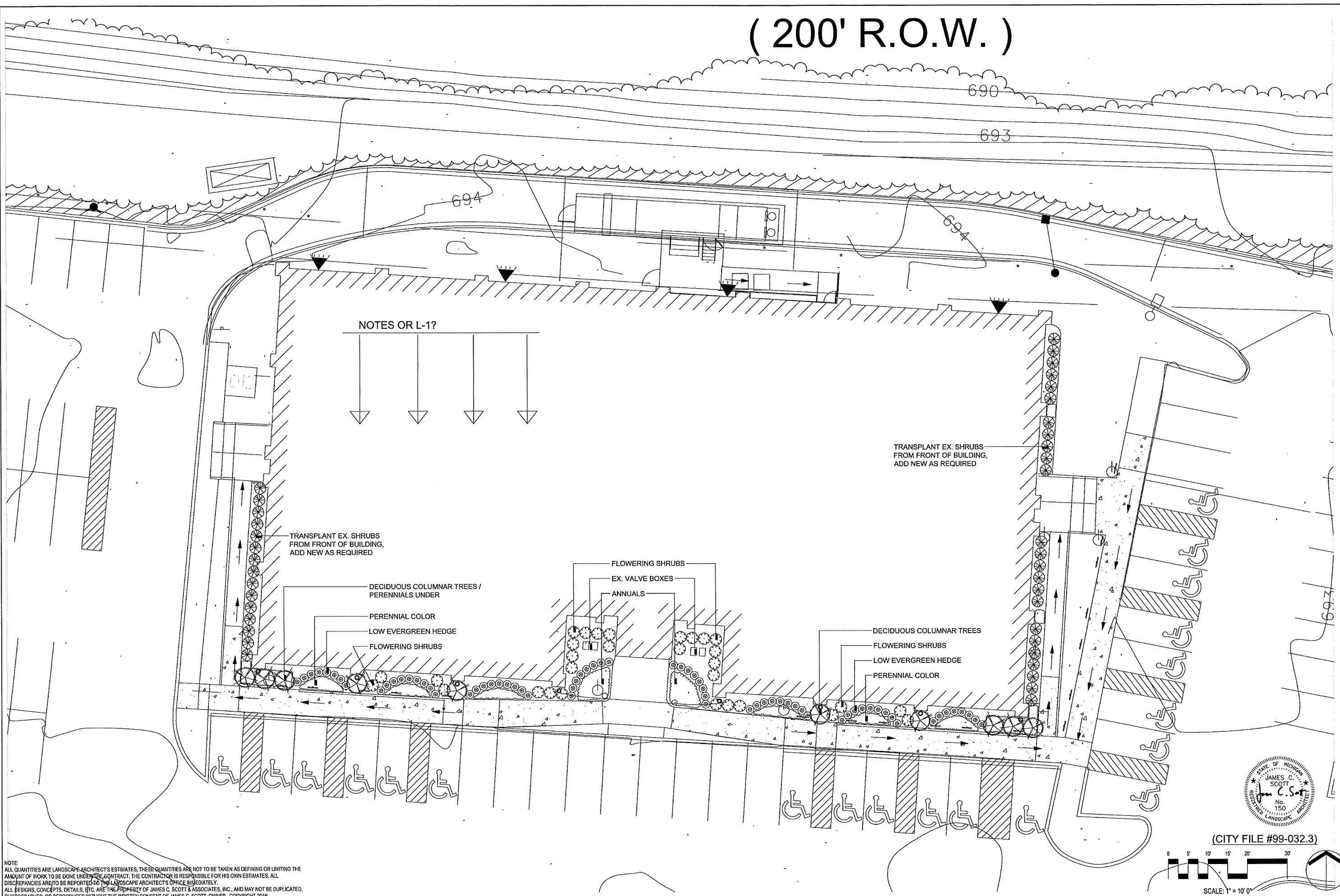
NOTE:
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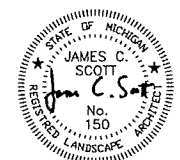
SCHEMATIC LANDSCAPE
 SITE PLAN
 ROCHESTER HILLS, MICHIGAN
 633 S. BLVD
 JAMES C. SCOTT & ASSOCIATES
 landscape architects • site planners
 300 e. long lake rd., ste. 120, bloomfield hills, mi 48304
 (p) 248.646.6564 • (f) 248.646.4838 • www.jcsa-la.com

DATE	8/8/18
DRAWN	B.N.S.
CHECKED	J.C.S.
SCALE	
SHEET	L-1

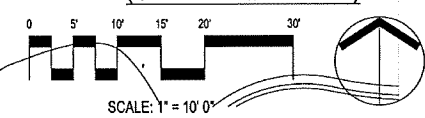
(200' R.O.W.)



NOTE:
ALL QUANTITIES ARE LANDSCAPE ARCHITECT'S ESTIMATES, THESE QUANTITIES ARE NOT TO BE TAKEN AS DEFINING OR LIMITING THE AMOUNT OF WORK TO BE DONE UNDER THE CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATES. ALL DISCREPANCIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT'S OFFICE IMMEDIATELY.
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(CITY FILE #99-032.3)



SCHEMATIC BUILDING LANDSCAPE PLAN
 ROCHESTER HILLS, MICHIGAN
 633 S. BLVD
JAMES C. SCOTT & ASSOCIATES
 landscape architects • site planners
 300 e. long lake rd. ste. 120, bloomfield hills, mi 48304
 (p) 248.646.6564 • (f) 248.646.4838 • www.jcsa-la.com

job	
date	8/8/18
drawn	B.J.S.
checked	J.C.S.
scale	
sheet	L-2

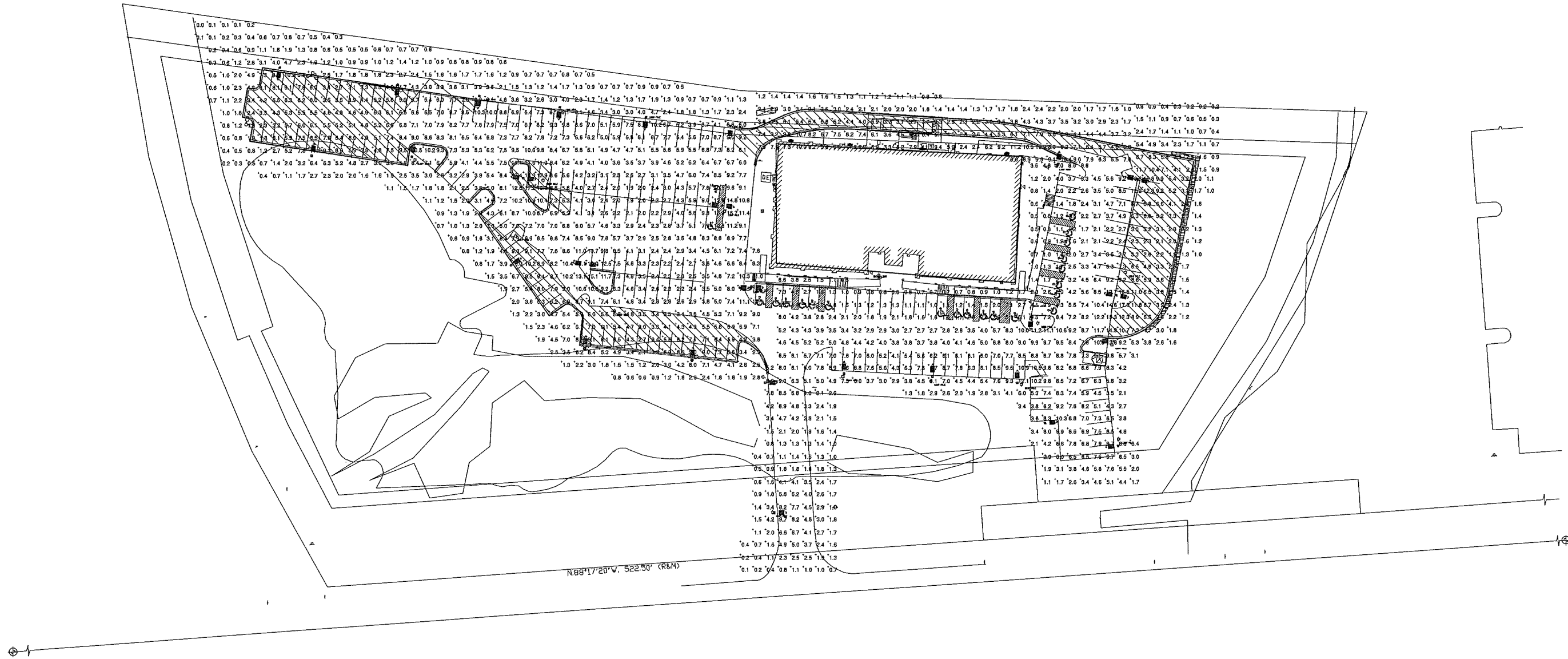
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LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
•	A	21	D826-LED-180-40-UNV-LP-T4	22"L X 15 3/4"W X 5 7/8"H, LED FIXTURE 9 LED MODULES WITH 4 LEDS EACH WITH T4 OPTICS		D826-LED-180-40-UNV-LP-T4.lvs	Absolute 1,000	1.00	168.8
•	B	6	D826-LED-180-40-UNV-LP-T4	22"L X 15 3/4"W X 5 7/8"H, LED FIXTURE 9 LED MODULES WITH 4 LEDS EACH WITH T4 OPTICS		D826-LED-180-40-UNV-LP-T4.lvs	Absolute 1,000	1.00	337.6
■	C	4	D420-LED-80-40K-T4	DECO LIGHTING TRAPEZOIDAL WALL PACK		D420-LED-180-50-UNV-T4.lvs	Absolute 85	0.85	85



633 E. SOUTH BOULEVARD
 JSN ARCHITECTURE
 LIGHT LEVEL LAYOUT



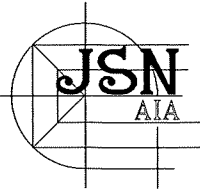
Plan View
 Scale 1" = 40'

Designer
 Marc Drouillard

Date
 Jul 12 2018

Scale

Drawing No.



Joseph S. Novitsky
 Architecture
 3856 12 Mile Road
 Berkley, MI 48072
 (248) 433-2030

VARADY ASSOCIATES INC.
 INTERIOR DESIGN
 30400 TELEGRAPH RD., SUITE 100
 BINGHAM FARMS, MI 48025
 248-644-3990

Seal:

DATE	DESCRIPTION
1-4-17	BLOCK PLAN
1-23-18	PRELIMINARY PLAN
1-31-18	PRELIMINARY PLAN
4-10-18	PRELIMINARY PLAN
5-1-18	PRELIMINARY PLAN
5-7-18	PRELIMINARY PLAN
6-4-18	PRELIMINARY PLAN
6-13-18	PRELIMINARY PLAN
6-14-18	PRELIMINARY PLAN
6-20-18	PRELIMINARY PLAN
8-16-18	PRELIMINARY PLAN

Project Name: **OAKLAND MEDICAL GROUP**
 683 E. SOUTH BOULEVARD - 2ND FLOOR
 ROCHESTER HILLS, MI 48067

OWNER'S AGENT: **MHP - OAKLAND MEDICAL GROUP**
 3950 S. ROCHESTER RD. - SUITE 1200
 ROCHESTER HILLS, MI 48067

Sheet Title:
PRELIMINARY PLAN

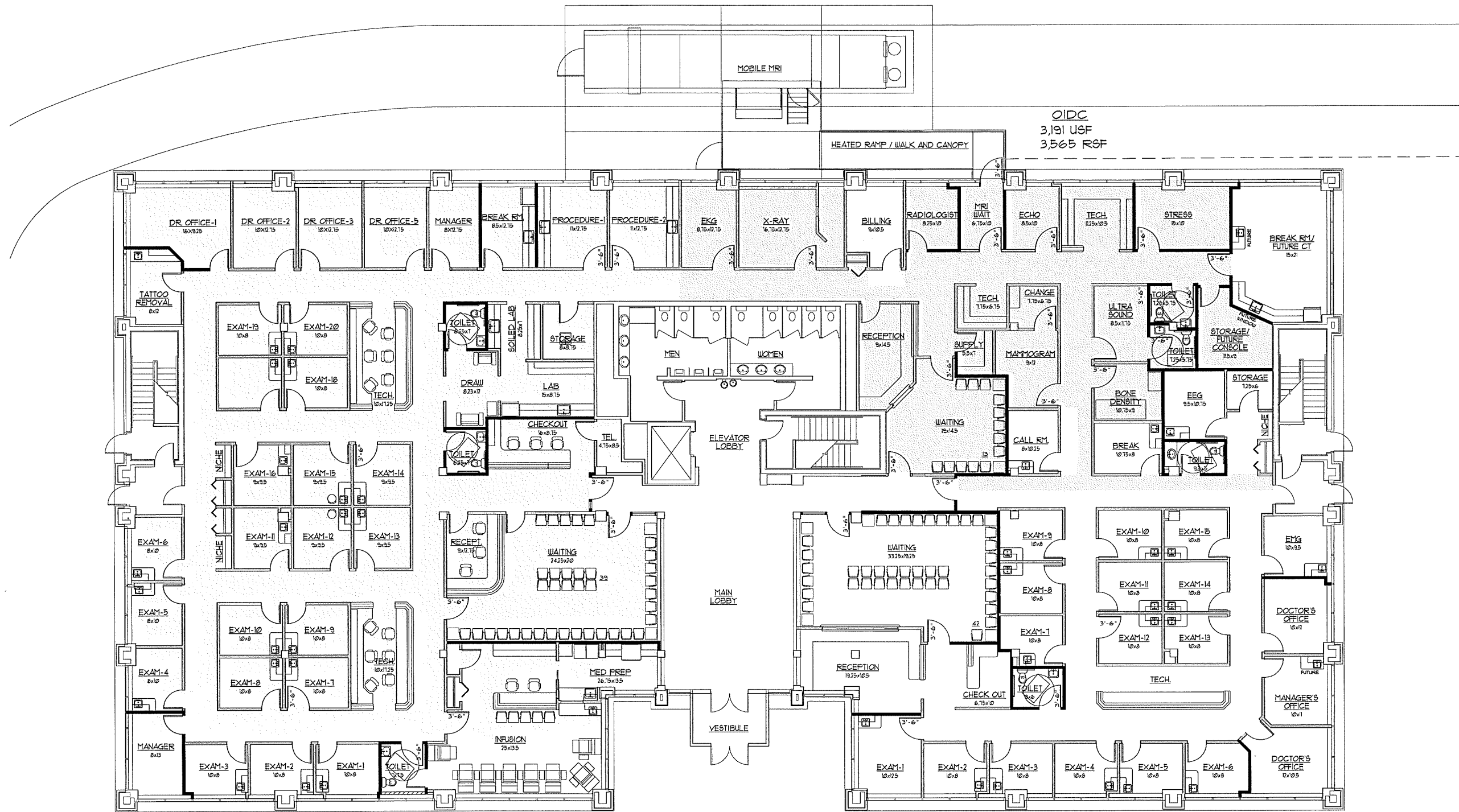
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Drawn by: CV / JB

Project Number:

Sheet Number:

D-1

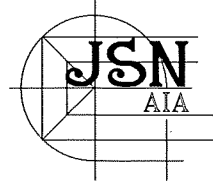


ROCHESTER MEDICAL GROUP
 1,990 USF
 8,928 RSF

NEUROLOGY
 4,434 USF
 4,955 RSF

1ST FLOOR PRELIMINARY PLAN
 SCALE: 1/8" = 1'-0"
 CITY FILE #31-0323





Joseph S. Novitsky
 Architecture
 3856 12 Mile Road
 Berkley, MI 48072
 (248) 433-2030

VARADY
 ASSOCIATES
 INC.
 INTERIOR DESIGN
 30400 TELEGRAPH RD., SUITE 120
 BINGHAM FARMS, MI 48025
 248-644-3990

Seat

DATE	DESCRIPTION
1-4-17	BLOCK PLAN
1-23-18	PRELIMINARY PLAN
1-31-18	PRELIMINARY PLAN
4-10-18	PRELIMINARY PLAN
5-1-18	PRELIMINARY PLAN
5-1-18	PRELIMINARY PLAN
6-4-18	PRELIMINARY PLAN
6-13-18	PRELIMINARY PLAN
6-20-18	PRELIMINARY PLAN
8-16-18	PRELIMINARY PLAN

Project Name:
OAKLAND MEDICAL GROUP
 638 E. SOUTH BOULEVARD - 2ND FLOOR
 ROCHESTER HILLS, MI 48307

OWNERS AGENT:
MHP - OAKLAND MEDICAL GROUP
 3950 S. ROCHESTER RD. - SUITE 1200
 ROCHESTER HILLS, MI 48307
 CONTACT: MICHAEL MARGOLIS (248) 844-6000

Sheet Title:
PRELIMINARY PLAN

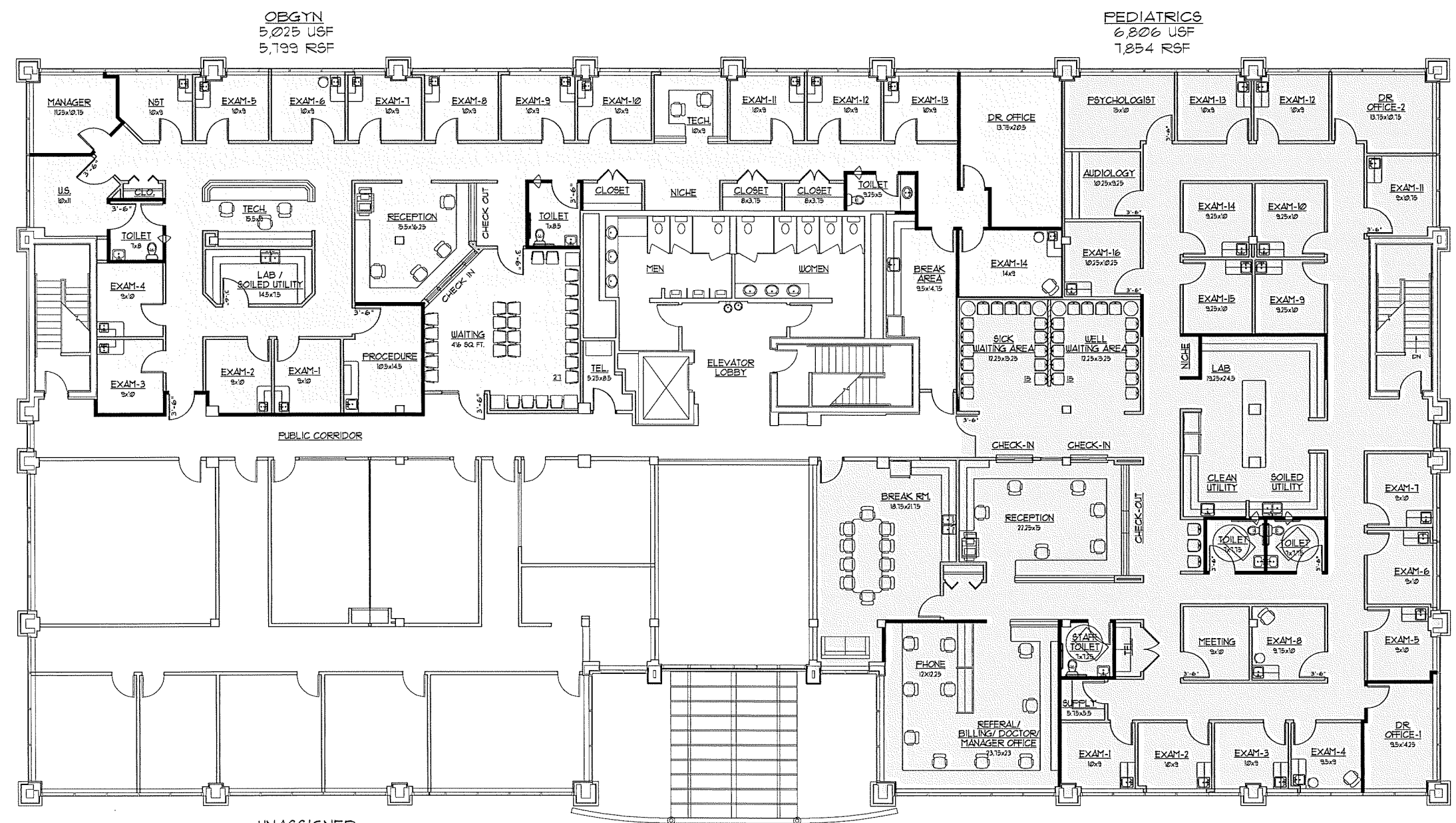
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Drawn by: CV / JB

Project Number:

Sheet Number:

D-2



2ND FLOOR
PRELIMINARY PLAN
 SCALE: 1/8" = 1'-0"
 CITY FILE #33-0323

