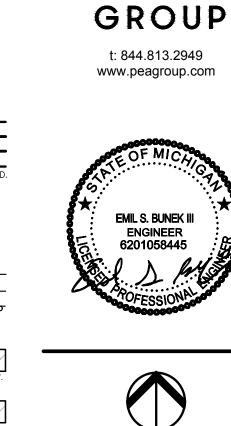
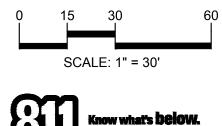


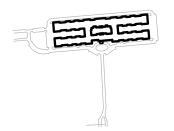
LEGEND IRON FOUND BRASS PLUG SET SEC. CORNER FOUND MONUMENT FOUND R RECORDED MAIL FOUND MONUMENT SET M MEASURED Ø NAIL & CAP SET C CALCULATED -OH-ELEC-W-O- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE -UG-CATV-TV- UNDERGROUND CABLE TV, CATV PEDESTAL -⊠-UG-PHONE-Ū--- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE -UG-ELEC-E-E-E-E- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE — \_ GAS MAIN, VALVE & GAS LINE MARKER WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE SANITARY SEWER, CLEANOUT & MANHOLE — – — ST)— STORM SEWER, CLEANOUT & MANHOLE COMBINED SEWER & MANHOLE SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN POST INDICATOR VALVE WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF M T I MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE UNIDENTIFIED STRUCTURE x 671.21 SPOT ELEVATION <del>------</del> 671 <del>------</del> -----670 ------ CONTOUR LINE -x----x---x-**-X---X-** FENCE 0 0 0 0 ☆ STREET LIGHT SIGN ✓ CONC. ✓ ASPH. ASPHALT GRAVEL SHOULDER -GRAVEL

SIDEWALK RAMP LEGEND: SIDEWALK RAMP 'TYPE R' SIDEWALK RAMP 'TYPE F' SIDEWALK RAMP 'TYPE P' SIDEWALK RAMP 'TYPE C' SIDEWALK RAMP 'TYPE D' CURB DROP ONLY REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS





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.



PROJECT TITLE

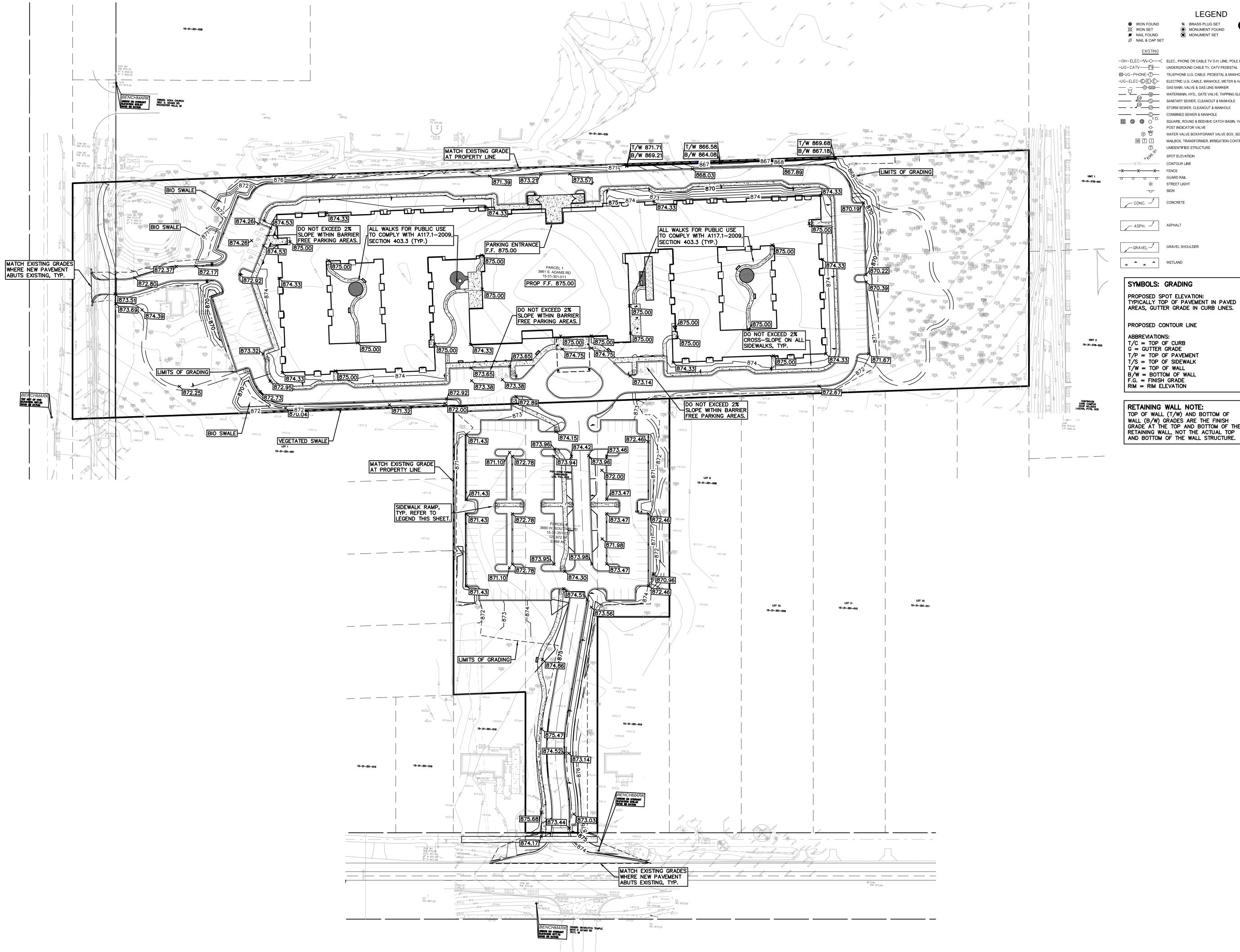
PRIYA SENIOR LIVING CAMPUS PART OF THE SW 1/4 OF SECTION 31, T.3N., R.11E.
ROCHESTER HILLS, MICHIGAN

REVISIONS	
-	-
SPA RESUBMITTAL	08/31/2021
SPA RESUBMITTAL	07/20/2021
SPA RESUBMITTAL	06/15/2021
SPA RESUBMITTAL	04/16/2021
ORIGINAL ISSUE DATE: JANUARY 6, 2021	

**ENLARGED PAVING AND DIMENSION** PLAN 5

PEA JOB NO.	2020-0340
P.M.	ESB
DN.	ESB
DES.	ESB
DRAWING NUMBER	R·

CITY FILE #21-001, SECTION #31 NOT TO BE USED AS CONSTRUCTION DRAWINGS C-3.5



LEGEND

RASS PLUG SET

SEC. CORNER FOUND

MONUMENT FOUND R RECORDED MONUMENT SET M MEASURED C CALCULATED -OH-ELEC-W-O- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE

671

-x----x---x-0 0 0 0

-⊠-UG-PHONE-①--- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE -UG-ELEC-E-E- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE — \_ GAS MAIN, VALVE & GAS LINE MARKER WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE - T\_\_\_ - S SANITARY SEWER, CLEANOUT & MANHOLE

— — STORM SEWER, CLEANOUT & MANHOLE COMBINED SEWER & MANHOLE SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN POST INDICATOR VALVE WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF M T I MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE

UNIDENTIFIED STRUCTURE SPOT ELEVATION \_\_\_\_\_670 \_\_\_\_\_ CONTOUR LINE

PROPOSED SPOT ELEVATION:

TYPICALLY TOP OF PAVEMENT IN PAVED

\* 872.50 AREAS, GUTTER GRADE IN CURB LINES.

T/C = TOP OF CURBG = GUTTER GRADE

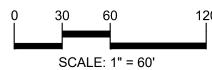
T/P = TOP OF PAVEMENTT/S = TOP OF SIDEWALKT/W = TOP OF WALLB/W = BOTTOM OF WALLF.G. = FINISH GRADE

**RETAINING WALL NOTE:** TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W) GRADES ARE THE FINISH GRADE AT THE TOP AND BOTTOM OF THE RETAINING WALL, NOT THE ACTUAL TOP AND BOTTOM OF THE WALL STRUCTURE. GROUP t: 844.813.2949

www.peagroup.com

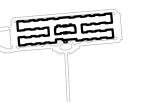








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PROJECT TITLE

PRIYA SENIOR LIVING CAMPUS PART OF THE SW 1/4 OF SECTION 31, T.3N., R.11E.
ROCHESTER HILLS, MICHIGAN

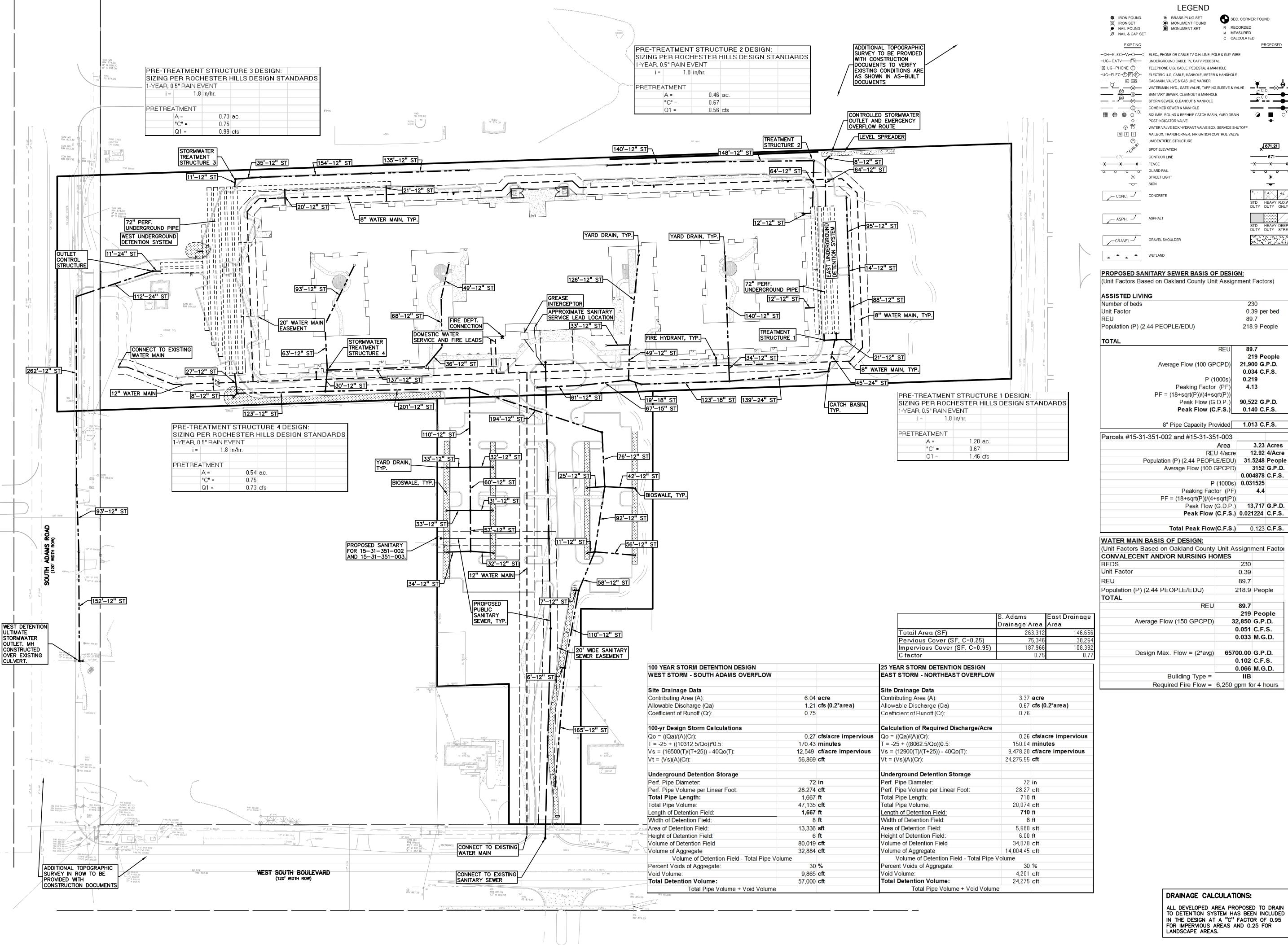
SPA RESUBMITTAL SPA RESUBMITTAL

SPA RESUBMITTAL ORIGINAL ISSUE DATE: JANUARY 6, 2021

SPA RESUBMITTAL

**PRELIMINARY GRADING PLAN** 

PEA JOB NO. 2020-0340



t: 844.813.2949 www.peagroup.com

SEC. CORNER FOUND

<del>------</del> 671 <del>------</del>

-x----x---x-

0 0 0

230

89.7

0.39 per bed

218.9 People

219 People

3.23 Acres

12.92 4/Acre

3152 G.P.D.

0.004878 C.F.S.

0.034 C.F.S. 0.219

4.13

P (1000s)

Area

P (1000s) **0.031525** 

0.39

89.7

89.7

218.9 People

219 People

32,850 G.P.D.

0.051 C.F.S.

0.033 M.G.D.

65700.00 G.P.D.

0.102 C.F.S.

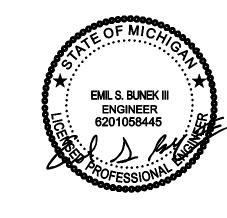
0.066 M.G.D.

REU 4/acre

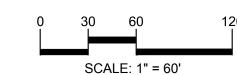
R RECORDED

M MEASURED

C CALCULATED

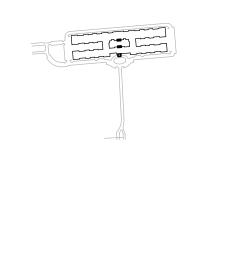








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PROJECT TITLE **PRIYA SENIOR LIVING CAMPUS** T.3N., R.11E. ROCHESTER HILLS, MICHIGAN

> REVISIONS SPA RESUBMITTAL 08/31/2021 SPA RESUBMITTAL 07/20/2021 SPA RESUBMITTAL 06/15/2021

**JANUARY 6, 2021** DRAWING TITLE **PRELIMINARY UTILITY PLAN** 

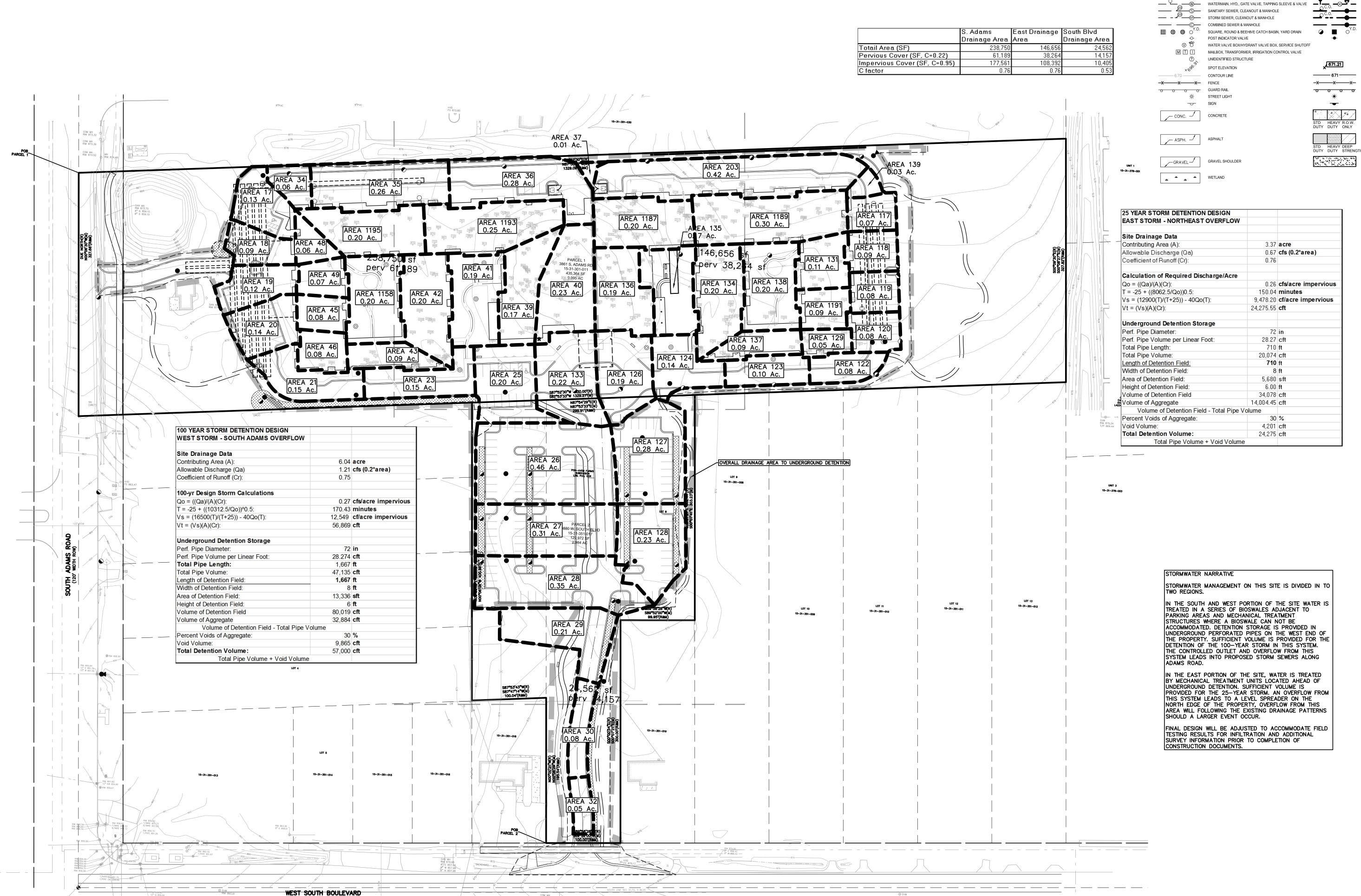
04/16/2021

SPA RESUBMITTAL

ORIGINAL ISSUE DATE:

DRAINAGE CALCULATIONS: ALL DEVELOPED AREA PROPOSED TO DRAIN TO DETENTION SYSTEM HAS BEEN INCLUDED IN THE DESIGN AT A "C" FACTOR OF 0.95 FOR IMPERVIOUS AREAS AND 0.25 FOR LANDSCAPE AREAS.

2020-0340 PEA JOB NO. ESB ESB ESB DRAWING NUMBER:



t: 844.813.2949

LEGEND

SEC. CORNER FOUND

R RECORDED

M MEASURED

C CALCULATED

BRASS PLUG SET

MONUMENT SET

-OH-ELEC-VV-O- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE

-UG-CATV-TV- UNDERGROUND CABLE TV, CATV PEDESTAL

— \_ \_ GAS MAIN, VALVE & GAS LINE MARKER

-⊠-UG-PHONE-①--- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE -UG-ELEC-E-E-E-ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE

MONUMENT FOUND

IRON FOUND

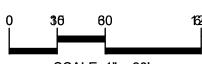
MAIL FOUND

Ø NAIL & CAP SET



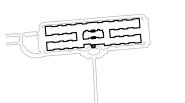
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PROJECT TITLE

**PRIYA SENIOR LIVING CAMPUS** T.3N., R.11E. ROCHESTER HILLS, MICHIGAN

REVISIONS	
-	-
	_
SPA RESUBMITTAL	08/31/2021
SPA RESUBMITTAL	07/20/2021

SPA RESUBMITTAL 06/15/2021 SPA RESUBMITTAL 04/16/2021 ORIGINAL ISSUE DATE: JANUARY 6, 2021

DRAWING TITLE

**PRELIMINARY DRAINAGE AREA MAP AND CALCULATIONS** 

PEA JOB NO.	2020-0340
P.M.	ESB
DN.	ESB
DES.	ESB
DRAWING NUMBER	R·

CITY FILE #21-001, SECTION #31 ----C-6.0

SANITARY SEWER NARRATIVE:
AN ANALYSIS OF THE EXISTING SEWER CAPACITY WITH PROPOSED DEVELOPMENT INCLUDE AT A RATE OF 4 RESIDENTIAL EQUIVALENT UNITS PER ACRE HAS BEEN PROVIDED TO SHOW THE EXISTING SEWER HAS MORE THAN ADEQUATE CAPACITY FOR THE PROPOSED PROJECT. A FEW POINTS OF CLARIFICATION ARE INCLUDED BELOW FOR REFERENCE WHEN REVIEWING THE SANITARY DESIGN.

- WHERE PROPERTY HAS ALREADY BEEN SUBSTANTIALLY DEVELOPED ACTUAL DEVELOPED REU NUMBERS HAVE BEEN PROVIDED IN THE ANALYSIS.
- 2. THE PLANNED CONNECTION FOR THE PROPOSED DEVELOPMENT CONNECTS TO THE EXISTING SEWER AT MH 32 SHOWN BELOW. A CUSTOM REU OF 78 HAS BEEN INCLUDED FOR THIS DEVELOPMENT.

  3. THE REU VALUES AT MH 28 HAVE BEEN CUSTOMIZED TO REPRESENT THE AS DEVELOPED REU VALUES. BASED ON THE DESIGN DRAWINGS FOR THE PEACHWOOD NURSING CENTER (ZWA PROJECT 85148) AND BOULEVARD HILLS NURSING CENTER. (CITY FILE 09-002)
- 4. ACTUAL DEVELOPED UNIT COUNT INCLUDED AT MH 20. 5. ENTIRE GOLF COURSE PROPERTY INCLUDED WETLAND AREA INCLUDED AT 4 REU PER ACRE AT MH 13. 4. ACTUAL DEVELOPED UNIT COUNT INCLUDED AT MH 10.

PLEASE NOTE THAT IF ALL UNDEVELOPED PROPERTY ALONG THIS SEWER WERE FULLY DEVELOPED AT A 4 REU PER ACRE RATE WITHOUT EXCLUSION OF THE APPROXIMATELY 50 ACRES OF WETLANDS IN THE GOLF COURSE THE PROPOSED PEAK FLOWS WOULD NOT EXCEED THE EXISTING SEWER CAPACITY.

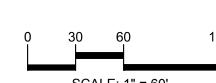
## SANITARY CAPACITY CALCULATION POPULATION BASED ON 2.44/UNIT

SUB Dist	МН	MH	PIPE SIZE (IN)	PIPE SLOPE	Area (Acre)	Density /acre	REU	POP. EQUIV.	TOTAL POP.	AVG. FLOW (CFS)	PEAK FLOW (CFS)	PIPE CAP. (CFS)	EXTRA CAP. (CFS)	R	Α	N	Peaking Factor	p(1000)
	34	33	8	0.45	1.9	4	8	18.544	18.544	0.003	0.01258	0.961	0.948	0.167	0.349	0.011	4.385	0.019
	33	32	8	0.4	4.4	4	18	42.944	61.488	0.01	0.04117	0.906	0.864	0.167	0.349	0.011	4.328	0.043
	32	31	8	0.4	13	4	102.6	250.34	311.832	0.048	0.19834	0.906	0.707	0.167	0.349	0.011	4.111	0.250
	31	30	8	0.4	4.34	4	17	42.358	354.19	0.055	0.23722	0.906	0.668	0.167	0.349	0.011	4.329	0.042
	30	29	8	0.4	1.4	4	6	13.664	367.854	0.057	0.25046	0.906	0.655	0.167	0.349	0.011	4.401	0.014
	29	28	8	0.4	0	4	0	0	367.854	0.057	0.25612	0.906	0.650	0.167	0.349	0.011	4.500	0.000
	28	27	8	0.4	22.2	N/A	129	314.03	681.882	0.106	0.42939	0.906	0.476	0.167	0.349	0.011	4.070	0.314
	27	26	8	1.52	0	4	0	0	681.882	0.106	0.47476	1.765	1.291	0.167	0.349	0.011	4.500	0.000
	26	25	8	0.4	0	4	0	0	681.882	0.106	0.47476	0.906	0.431	0.167	0.349	0.011	4.500	0.000
	25	24	8	0.4	0	4	0	0	681.882	0.106	0.47476	0.906	0.431	0.167	0.349	0.011	4.500	0.000
	24	23	8	0.4	8	4	32	78.08	759.962	0.118	0.50225	0.906	0.403	0.167	0.349	0.011	4.271	0.078
	23	22	8	0.4	0	4	0	0	759.962	0.118	0.52913	0.906	0.377	0.167	0.349	0.011	4.500	0.000
	22	21	8	0.4	0	4	0	0	759.962	0.118	0.52913	0.906	0.377	0.167	0.349	0.011	4.500	0.000
	21	20	8	4.06	0	4	0	0	759.962	0.118	0.52913	2.885	2.356	0.167	0.349	0.011	4.500	0.000
	20	19	8	4.06	42.16	N/A	88	214.72	974.682	0.151	0.62383	2.885	2.262	0.167	0.349	0.011	4.137	0.215
	19	18	8	0.4	12.1	4	48	118.1	1092.78	0.169	0.71403	0.906	0.192	0.167	0.349	0.011	4.223	0.118
	18	17	8	4.7	4.2	4	17	40.992	1133.77	0.175	0.75981	3.104	2.345	0.167	0.349	0.011	4.331	0.041
	17	16	8	2.29	2.4	4	10	23.424	1157.19	0.179	0.78261	2.167	1.384	0.167	0.349	0.011	4.371	0.023
	16	15	8	0.5	10.3	4	41	100.53	1257.72	0.195	0.82567	1.013	0.187	0.167	0.349	0.011	4.243	0.101
	15	14	8	0.4	0	4	0	0	1257.72	0.195	0.87569	0.906	0.030	0.167	0.349	0.011	4.500	0.000
	14	13	8	0.4	0	4	0	0	1257.72	0.195	0.87569	0.906	0.030	0.167	0.349	0.011	4.500	0.000
	13	12	15	0.18	182.3	4	729	1779.2	3036.97	0.47	1.70322	2.748	1.045	0.313	1.227	0.013	3.625	1.779
	12	11	15	0.18	0	4	0	0	3036.97	0.47	2.1145	2.748	0.634	0.313	1.227	0.013	4.500	0.000
	11	10	15	0.18	0	4	0	0	3036.97	0.47	2.1145	2.748	0.634	0.313	1.227	0.013	4.500	0.000
	10	9	15	0.18	custom	4	42	102.48	3139.45	0.486	2.05987	2.748	0.688	0.313	1.227	0.013	4.241	0.102
	9	8	15	0.18	3.4	4	14	33.184	3172.63	0.491	2.13412	2.748	0.614	0.313	1.227	0.013	4.348	0.033
	8	7	15	0.18	0	4	0	0	3172.63	0.491	2.20896	2.748	0.539	0.313	1.227	0.013	4.500	0.000
	7	6	15	0.18	28	4	112	273.28	3445.91	0.533	2.18354	2.748	0.564	0.313	1.227	0.013	4.095	0.273
	6	5	15	0.18	9.7	4	39	94.672	3540.59	0.548	2.32819	2.748	0.420	0.313	1.227	0.013	4.250	0.095
	5	4	15	0.18	0	4	0	0	3540.59	0.548	2.46514	2.748	0.283	0.313	1.227	0.013	4.500	0.000
	4	3	15	0.18	0	4	0	0	3540.59	0.548	2.46514	2.748	0.283	0.313	1.227	0.013	4.500	0.000
	3	2	15	0.18	0	4	0	0	3540.59	0.548	2.46514	2.748	0.283	0.313	1.227	0.013	4.500	0.000
	2	1	15	0.18	0	4	0	0	3540.59	0.548	2.46514	2.748	0.283	0.313	1.227	0.013	4.500	0.000





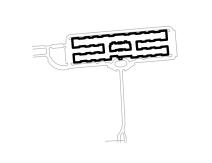






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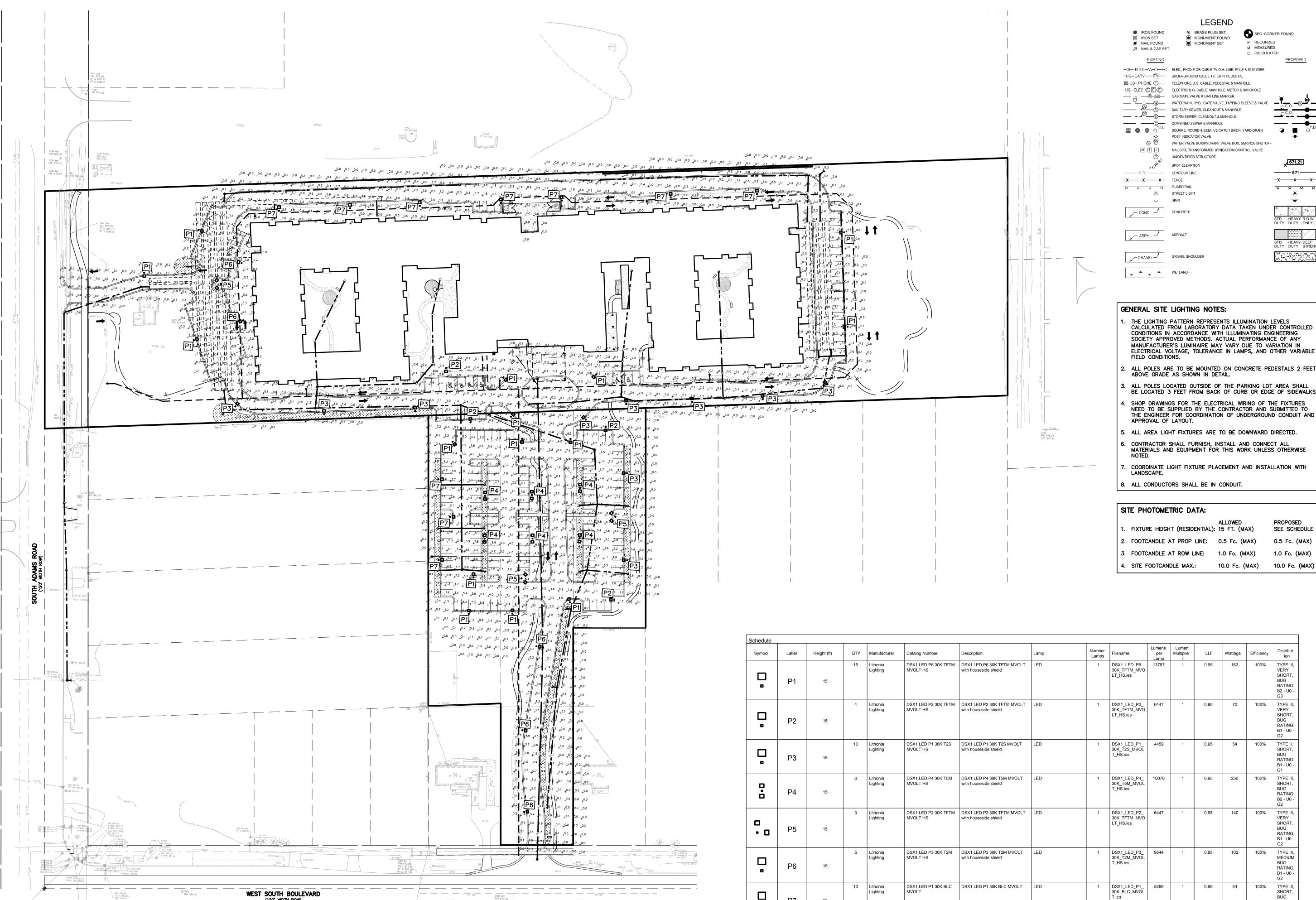


PRIYA SENIOR LIVING CAMPUS PART OF THE SW 1/4 OF SECTION 31, T.3N., R.11E. ROCHESTER HILLS, MICHIGAN

REVISIONS	
-	-
SPA RESUBMITTAL	08/31/2021
SPA RESUBMITTAL	07/20/2021
SPA RESUBMITTAL	06/15/2021
SPA RESUBMITTAL	04/16/2021

SANITARY SEWER STUDY

190		
	PEA JOB NO.	2020-0340
1	P.M.	ESB
	DN.	ESB
35	DES.	ESB
	DRAWING NUMBER	₹:



P7

0

WEST SOUTH BOULEVARD

LEGEND SEC. CORNER FOUND MONUMENT FOUND R RECORDED MONUMENT SET M MEASURED C CALCULATED -OH-ELEC-W-O- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE -UG-CATV-TV- UNDERGROUND CABLE TV, CATV PEDESTAL -⊠-UG-PHONE-①--- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE -UG-ELEC-E-E-E-ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE — \_ \_ \_ GAS MAIN, VALVE & GAS LINE MARKER SANITARY SEWER, CLEANOUT & MANHOLE — - STORM SEWER, CLEANOUT & MANHOLE COMBINED SEWER & MANHOLE SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN POST INDICATOR VALVE WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE UNIDENTIFIED STRUCTURE 671 -x----x---x-0 0 0 GRAVEL SHOULDER

## GENERAL SITE LIGHTING NOTES:

- THE LIGHTING PATTERN 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
- ALL POLES ARE TO BE MOUNTED ON CONCRETE PEDESTALS 2 FEET ABOVE GRADE AS SHOWN IN DETAIL.
- . ALL POLES LOCATED OUTSIDE OF THE PARKING LOT AREA SHALL BE LOCATED 3 FEET FROM BACK OF CURB OR EDGE OF SIDEWALKS.
- . SHOP DRAWINGS FOR THE ELECTRICAL WIRING OF THE FIXTURES NEED TO BE SUPPLIED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR COORDINATION OF UNDERGROUND CONDUIT AND
- 5. ALL AREA LIGHT FIXTURES ARE TO BE DOWNWARD DIRECTED.
- CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIALS AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE
- COORDINATE LIGHT FIXTURE PLACEMENT AND INSTALLATION WITH
- 8. ALL CONDUCTORS SHALL BE IN CONDUIT.

SITE PHOTOMETRIC DATA:						
1.	FIXTURE HEIGHT (RESIDENTIAL):	ALLOWED 15 FT. (MAX)	PROPOSED SEE SCHEDULE			
2.	FOOTCANDLE AT PROP LINE:	0.5 Fc. (MAX)	0.5 Fc. (MAX)			
3.	FOOTCANDLE AT ROW LINE:	1.0 Fc. (MAX)	1.0 Fc. (MAX)			

TYPE III, VERY SHORT, BUG RATING:

B2 - U0 -G3

TYPE III, VERY SHORT, BUG RATING:

TYPE II, SHORT, BUG RATING:

TYPE III, SHORT, BUG RATING: B2 - U0 -

TYPE III, MEDIUM, BUG RATING:

TYPE III, SHORT, BUG RATING: B1 - U0 -G1

100% TYPE III, VERY SHORT, BUG RATING:

100%

PROJECT TITLE **PRIYA SENIOR** LIVING CAMPUS T.3N., R.11E.

ROCHESTER HILLS, MICHIGAN

GROUP

t: 844.813.2949

www.peagroup.com

emil S. Bunek III

ENGINEER

SCALE: 1" = 60'

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CAUTION!!

SPA RESUBMITTAL

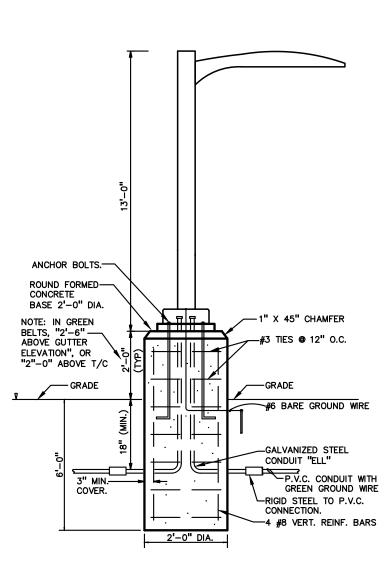
SPA RESUBMITTAL SPA RESUBMITTAL 06/15/2021 SPA RESUBMITTAL 04/16/2021 ORIGINAL ISSUE DATE: JANUARY 6, 2021

**PHOTOMETRIC PLAN** 

2020-0340 PEA JOB NO. CLR DRAWING NUMBER:

CITY FILE #21-001, SECTION #31
NOT TO BE USED AS CONSTRUCTION DRAWINGS





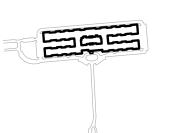


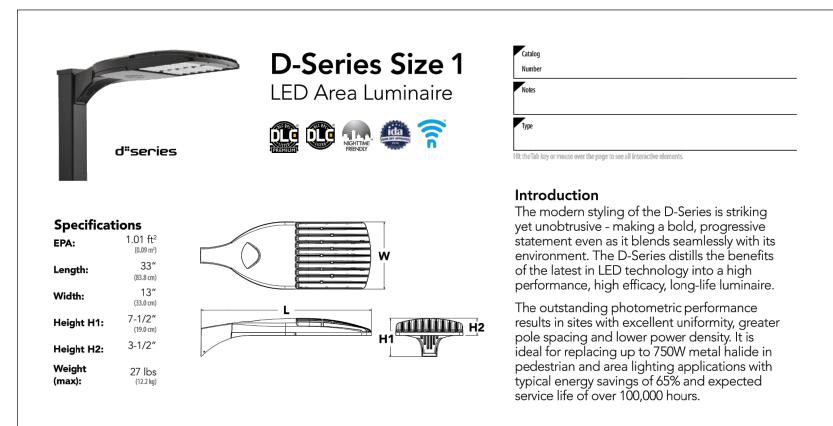






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DSX1 LED													
Series	LEDs			Color te	mperature	Distrib	ution			Voltage	M	lounting	
DSX1 LED	P1 P2 P3	P41 P51 P61 P61 Pd optics P122 P13 1,2	P7 <sup>1</sup> P8 P9 <sup>1</sup>	30K 40K 50K	3000 K 4000 K 5000 K	T1S  T2S  T2M  T3S  T3M  T4M  TFTM	Type I short (Automotive) Type II short Type II medium Type III short Type III short Type IV short Type IV medium Type IV medium Forward throw medium	T5VS T5S T5M T5W BLC LCCO RCCO	Type V very short <sup>3</sup> Type V short <sup>3</sup> Type V medium <sup>3</sup> Type V wide <sup>3</sup> Backlight control <sup>4</sup> Left corner cutoff <sup>4</sup> Right corner cutoff <sup>4</sup>	MVOLT <sup>5</sup> XVOLT (277V-480V) 120° 208° 240° 277° 347° 480°	S R V S R S S R S S S S S S S S S S S S	Shipped includ SPA RPA WBA SPUMBA RPUMBA Shipped separa KMA8 DDBXD U	Square pole mounting Round pole mounting <sup>10</sup> Wall bracket <sup>3</sup> Square pole universal mounting adaptor Round pole universal mounting adaptor

P10 <sup>2</sup> P12 <sup>2</sup> P11 <sup>2</sup> P13 <sup>1,2</sup>	T3M Type III medium LCC0 Left corner cutoff <sup>4</sup> 240° T4M Type IV medium RCC0 Right corner cutoff <sup>4</sup> 277° TFTM Forward throw medium 480°	RPUMBA Round pole universal mounting adaptor <sup>9</sup> Shipped separately  KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) <sup>12</sup>
Shipped installed  NLTAIR2	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc <sup>20,21</sup> PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc <sup>20,21</sup> PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>20,21</sup> PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>20,21</sup>	Other options    Shipped installed
external control, ordered separately) <sup>17</sup> DS Dual switching <sup>18,19,20</sup>	FAO Field adjustable output <sup>20,21</sup>	Shipped separately BS Bird spikes 24 EGS External glare shield  BS External glare shield

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LITHONIA LIGHTING.

COMMERCIAL OUTDOOR

REVISIONS	
-	-
SPA RESUBMITTAL	08/31/2021
SPA RESUBMITTAL	07/20/2021
SPA RESUBMITTAL	06/15/2021
SPA RESUBMITTAL	04/16/2021
ORIGINAL ISSUE DATE:	
JANUARY 6, 2021	
DRAWING TITLE	
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PROJECT TITLE

PRIYA SENIOR LIVING CAMPUS PART OF THE SW 1/4 OF SECTION 31, T.3N., R.11E. ROCHESTER HILLS, MICHIGAN

DETAILS	

PEA JOB NO.	2020-0340
P.M.	ESB
DN.	CLR
DES.	ESB
DRAWING NUMBER:	

DSX1-LED

Rev. 11/16/20

Page 1 of 8

- 14.ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL
- 15.ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- 16.SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- 17.FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- 18.PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC RIGHT-OF-WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC ROAD. (TREES MUST BE PLANTED AT LEAST 15' AWAY FROM CURB OR ROAD EDGE WHERE THE SPEED LIMIT IS MORE THAN 35 MPH.) SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY LINES AT A DISTANCE ALONG EACH LINE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHADE AND EVERGREEN TREES MUST BE AT LEAST 15' AWAY FROM THE NEAREST OVERHEAD WIRE. TREES MUST BE PLANTED A MINIMUM OF 5' FROM AN UNDERGROUND UTILITY, UNLESS THE CITY'S LANDSCAPE ARCHITECT REQUIRES A GREATER DISTANCE. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY UNIT NEEDS TO INSPECT ALL TREES. EXISTING OR PLANTED, TO IDENTIFY ANY THAT POSE A HAZARD TO THE SAFE USE OF THE PUBLIC RIGHT-OF-WAY, FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE, AND POSSIBLY REPLACE, ANY SUCH TREES. THE ABOVE

19.ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM. WATERING SHALL ONLY OCCUR BETWEEN THE HOURS OF 12AM AND 5AM.

REQUIREMENTS ARE INCORPORATED INTO THE PLAN."

REQUIRED: PERIMETER LANDSCAPING SHALL BE PROVIDED ALONG THE EDGE OF ANY PARKING LOT FACING AND LOCATED 100 FEET OF A PUBLIC RIGHT-OF-WAY PARKING FROM ADAMS ROAD IS 133 LF FROM THE R.O.W. AND PERIMETER PARKING IS PARKING FROM SOUTH BOULEVARD IS 322 LF FROM THE R.O.W. AND PERIMETER PARKING IS NOT REQUIRED. REPLACEMENT TREES REQUIRED: 1,154 REQUIRED TREES SEE SHEET T-1.0 FOR REPLACEMENT CALCS. PROVIDED: 203 3" DEC. AND 55 8' HT. EVG TREES PROVIDED. REMAINING 951 TREES TO BE PAID INTO THE TREE FUND. RIGHT OF WAY LANDSCAPE REQUIRED: 1 DEC. / 35 LF, 1 ORN / 60 LF ADAMS: 328/35 = 9 DEC. 328/60 = 5 ORN. S. BOULEVARD: 100/35 = 3 DEC. 100/60 = 2 ORN. PROVIDED: 16 EXISTING TREES ALONG ADAMS AND 3 DEC., 2 ORN. TREES ALONG S FRONT YARD IN FB OVERLAY DISTRICT ARTERIAL STREET - 2 DEC.,4 ORN., 12 SHRUBS/ 100 FT. MINOR STREET - 3 ORN., 8 SHRUBS/ 100 FT. NORTH-SOUTH: 17 ORN. AND 46 SHRUBS BUFFER LANDSCAPE BUFFER C- 2 DEC., 1.5 ORN., 4 EVG. AND 6 SHRUBS/ 100 FT. BUFFER B- 2 DEC., 1.5 ORN., 2 EVG., 4 SHRUBS / 100 FT. MINOR STREET LANDSCAPE REQUIRED: 1 DEC. / 35 LF. PROVIDED: 4 EXISTING TREES, 30 TREES

**MAINTENANCE:** THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING, AS FOLLOWS: A. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING

LANDSCAPE CALCULATIONS:
PER CITY OF ROCHESTER HILLS ZONING ORDINANCE

REQUIRED: 5% OF THE TOTAL VEHICULAR AREA, 127,710 SF = 6,385 SF/150 SF= 42

PROVIDED: 42 TREES PROVIDED. 8,593 SF OF INTERIOR LANDSCAPE AREA.

ADAMS: 328 LF = 7 DEC., 13 ORN., 39 SHRUBS

OPAQUE SCREEN 6' HT. WITHIN 3 YEARS OF PLANTING.

OPAQUE SCREEN 6' HT. WITHIN 3 YEARS OF PLANTING.

EAST: 18 EXISTING TREES, 20 EVG. AND 3 DEC. TREES

NORTH-SOUTH: 586 LF / 35 = 17 TREES ON EACH SIDE.

CONDITION, FREE FROM DEBRIS AND REFUSE.

ADAMS: 7 DEC., 13 ORN., 39 SHRUBS NORTH-SOUTH: 17 ORN. AND 46 SHRUBS

TREES AND 93 EVG. SHRUBS

DEC./ORN. TREES

INTERIOR PARKING LOT LANDSCAPE

PERIMETER PARKING LOT LANDSCAPE

B. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

NORTH: 1300 FT. / 100 = 28 DEC., 20 ORN. AND GREEN WALL OF EVGS, AS AN

SOUTH: 1000 LF/ 100 = 20 DEC. 15 ORN., AND GREEN WALL OF EVGS, AS AN

NORTH: 36 EXISTING TREES, 12 ORN/DEC TREES AND A GREEN WALL OF 49 EVG.

SOUTH: 328 LF / 100 = 7 DEC., 5 ORN., 7 EVG. TREES, AND 13 SHRUBS

SOUTH: 14 EXISTING TREES, A GREEN WALL OF 58 EVG. TREES AND 21

C. ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED

IMMEDIATELY AND REPLACED WITHIN SIX MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.

D. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 138-12.109 WILL PLACE THE PARCEL IN NON-CONFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THIS ORDINANCE.

E. IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

NOTE:

= RIGHT OF WAY TREES

= MINOR ROAD TREES

= FRONT YARD TREES

= RAIN GARDEN SEED MIX

= IRRIGATED SOD LAWN

= IRRIGATED SEED LAWN

= CRUSHED STONE PATHWAY

= EXISTING TREES TO REMAIN

= BUFFER TREES

= SHRUBS

= PERENNIALS

= MULCH PATHWAY

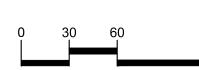
PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPE PLANTINGS.

GROUP

t: 844.813.2949 www.peagroup.com

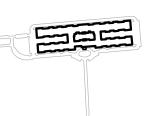








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PROJECT TITLE

**PRIYA SENIOR** LIVING CAMPUS T.3N., R.11E. ROCHESTER HILLS, MICHIGAN

SPA RESUBMITTAL 08/31/2021 SPA RESUBMITTAL 07/20/2021

06/15/2021

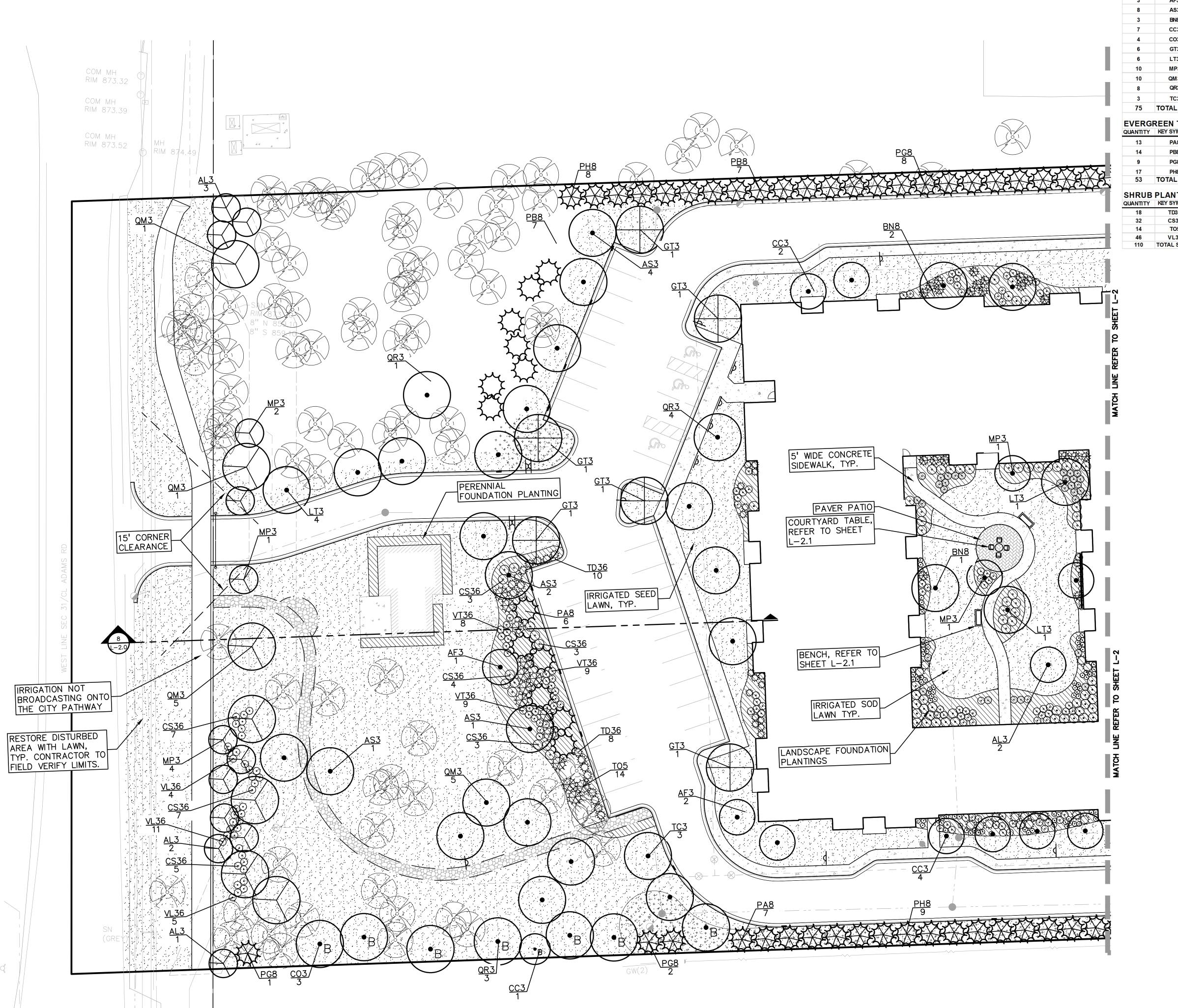
04/16/2021

REVISIONS

SPA RESUBMITTAL SPA RESUBMITTAL ORIGINAL ISSUE DATE: **JANUARY 6, 2021** 

**OVERALL LANDSCAPE PLAN** 

PEA JOB NO. 2020-0340 ESB ESB ESB DES. DRAWING NUMBER:

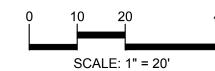








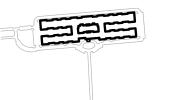


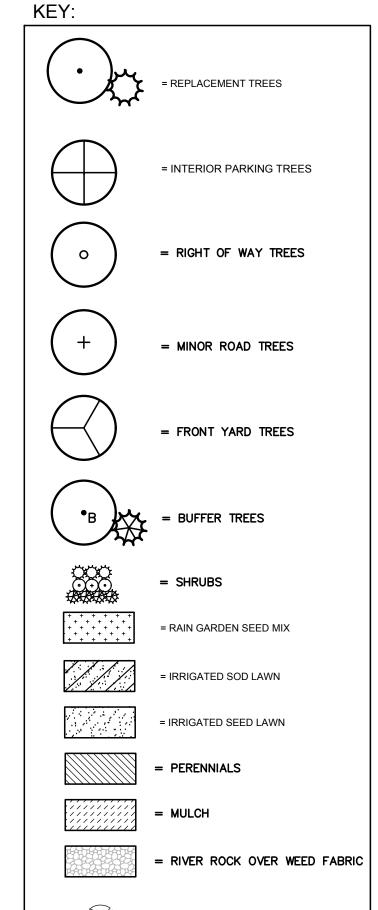




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= EXISTING TREES TO REMAIN

PROJECT TITLE  PRIYA SENIO LIVING CAMP  PART OF THE SW 1/4 OF SECT T.3N., R.11E. ROCHESTER HILLS, MICHIGAN	US
REVISIONS	
-	
SPA RESUBMITTAL	08/31/2

SPA RESUBMITTAL

SPA RESUBMITTAL

SPA RESUBMITTAL

ORIGINAL ISSUE DATE:

JANUARY 6, 2021
DRAWING TITLE
ENLARGED LANDSCAPE PLAN 1

08/31/2021

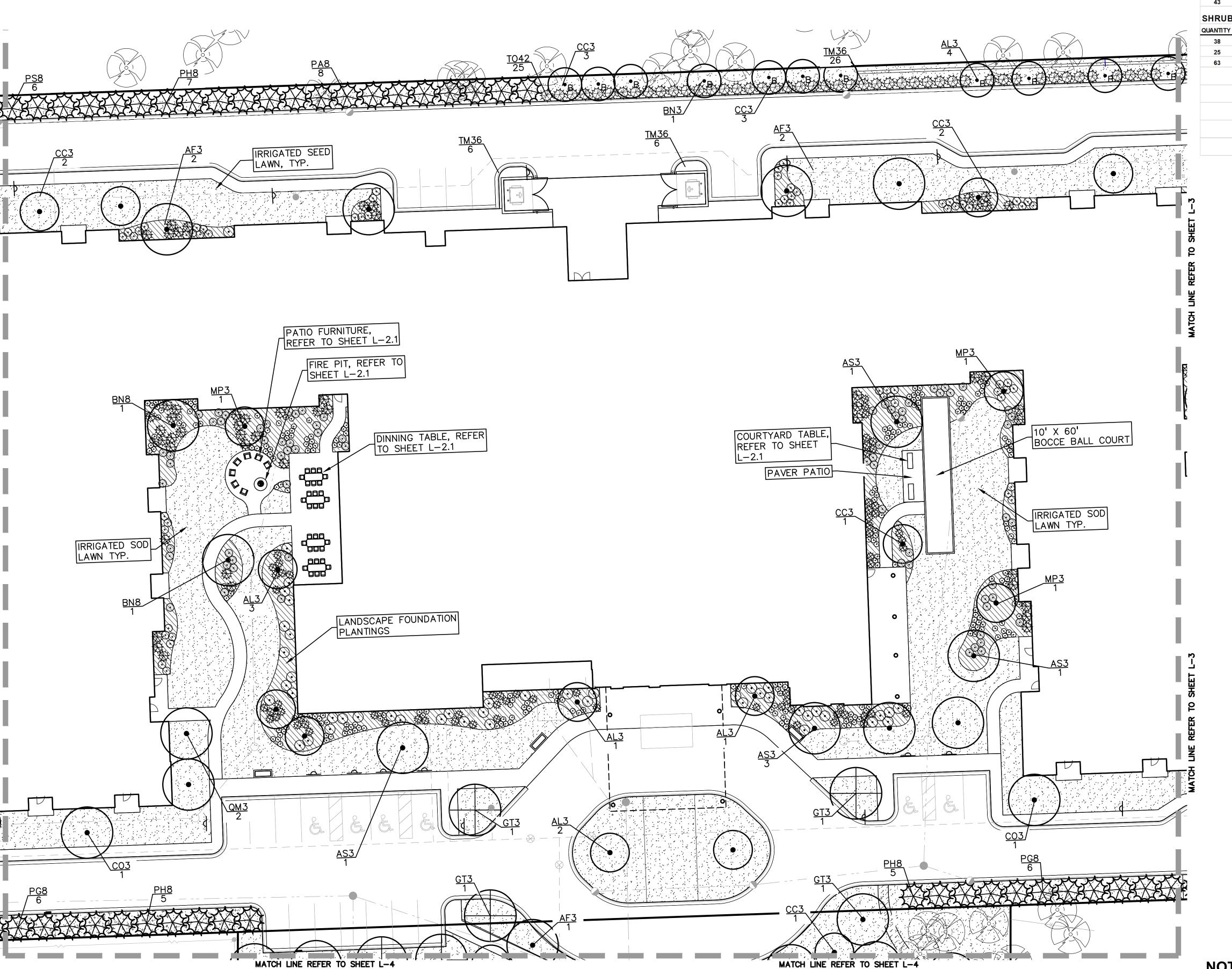
07/20/2021

06/15/2021

04/16/2021

PEA JOB NO.	2020-0340
P.M.	ESB
DN.	ESB
DES.	ESB
DRAWING NUMBER	

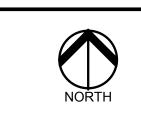
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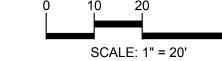








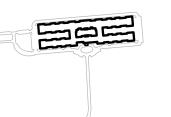


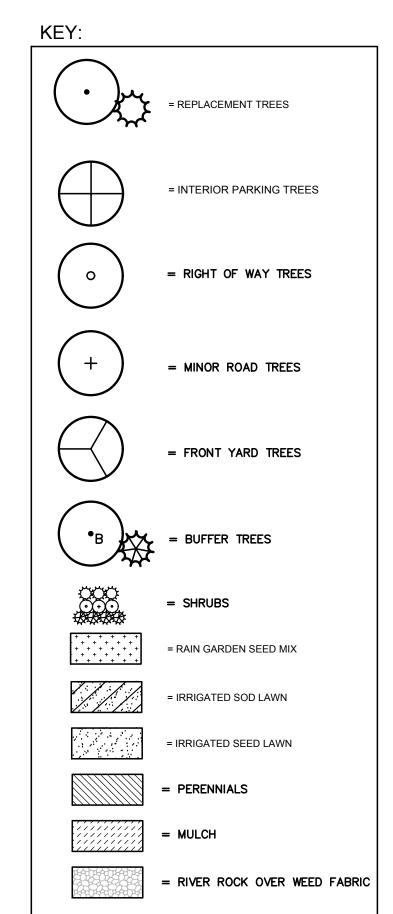




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= EXISTING TREES TO REMAIN

PROJECT TITLE

PRIYA SENIOR
LIVING CAMPUS
PART OF THE SW 1/4 OF SECTION 31,
T.3N., R.11E.
ROCHESTER HILLS, MICHIGAN

REVISIONS	
-	-
SPA RESUBMITTAL	08/31/2021
SPA RESUBMITTAL	07/20/2021
SPA RESUBMITTAL	06/15/2021
SPA RESUBMITTAL	04/16/2021

ORIGINAL ISSUE DATE: JANUARY 6, 2021

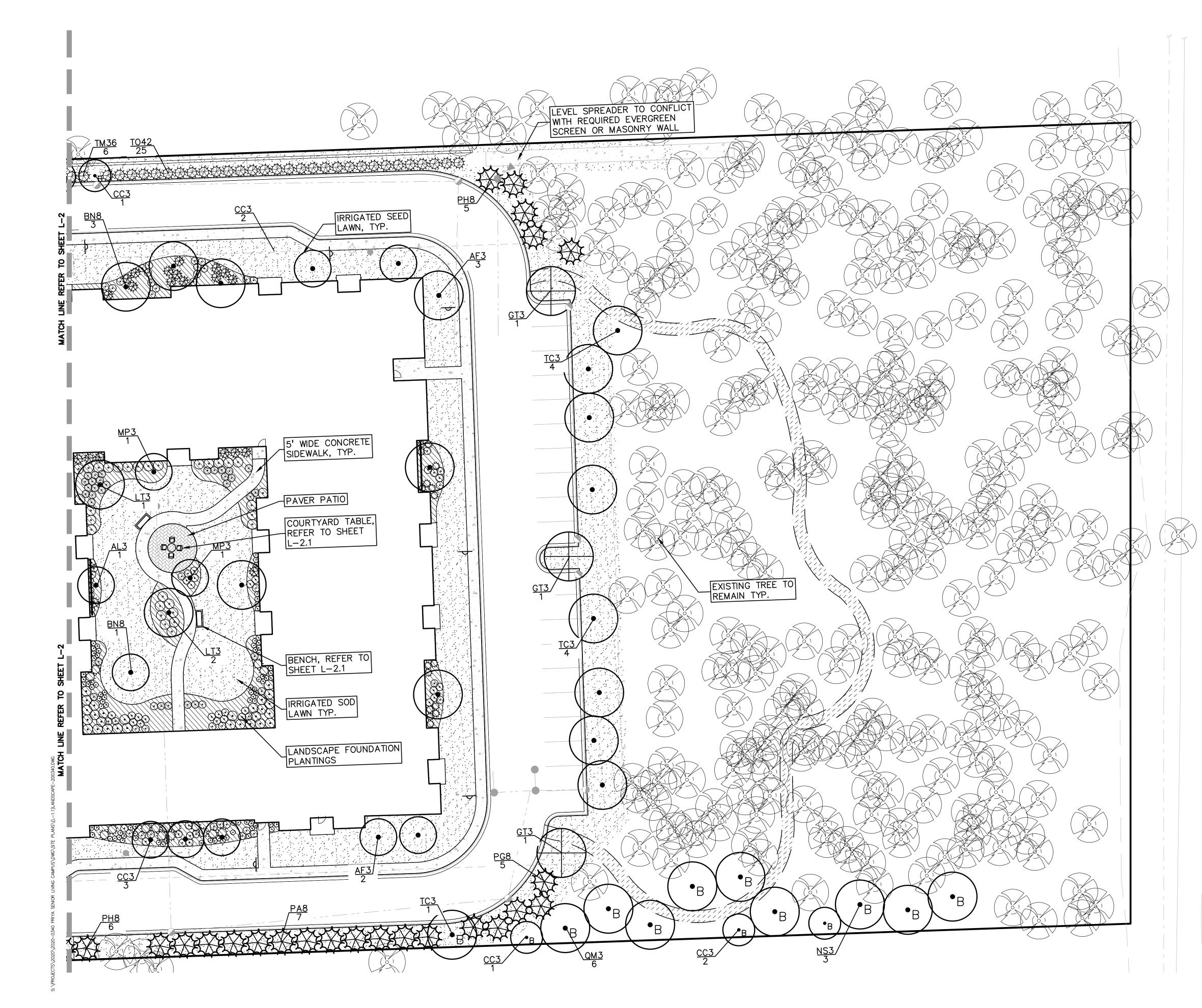
ENLARGED
LANDSCAPE
PLAN 2

PEA JOB NO.	2020-0340
P.M.	ESB
DN.	ESB
DES.	ESB
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L-1.2



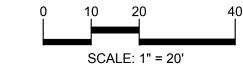
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11	AL3	Serviceberry	Amelanchier laevis	3" Cal.	E
5	AF3	Arm strong Maple	Acer freemani 'Armstrong'	3" Cal.	I
6	AS3	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'	3" Cal.	ı
3	BN8	River Birch	Betula nigra	8' Ht.	I
12	CC3	Eastern Redbud	Cercis canadensis	3" Cal.	
2	CO3	Common Hackberry	Celtis occidentalis	3" Cal.	I
4	GT3	Skyline Honeylocust	Gleditsia triacanthos f. inermis 'Skycole'	3" Cal.	1
3	MP3	Prairifire Crab	Malus 'Prairifire'	3" Cal.	I
2	QM3	Bur Oak	Quercus macrocarpa	3" Cal.	
48	48 TOTAL DECIDUOUS TREES				
	REEN TR	EE PLANT LIST:			
	REEN TR		SCIENTIFIC NAME	SIZE	SPI
	REEN TR	EE PLANT LIST:	SCIENTIFIC NAME  Picea abies	SIZE 8' Ht.	
QUANTITY	REEN TR KEY SYMBOL	EE PLANT LIST:			1
QUANTITY 8	REEN TR KEY SYMBOL PA8	EE PLANT LIST: COMMON NAME Norway Spruce	Picea abies	8' Ht.	I
QUANTITY 8 12	REEN TR KEY SYMBOL PA8 PG8	EE PLANT LIST: COMMON NAME Norway Spruce Black Hills Spruce	Picea abies Picea glauca 'Densata'	8' Ht. 8' Ht.	
8 12 17	REEN TR KEY SYMBOL PA8 PG8 PH8	EE PLANT LIST:  COMMON NAME  Norway Spruce  Black Hills Spruce  Bosnian Pine  Eastern White Pine	Picea abies Picea glauca 'Densata' Pinus heldreichii	8' Ht. 8' Ht. 8' Ht.	
8 12 17 6 43	PA8 PG8 PH8 PS8 TOTAL EVER	EE PLANT LIST: COMMON NAME Norway Spruce Black Hills Spruce Bosnian Pine Eastern White Pine GREEN TREES	Picea abies Picea glauca 'Densata' Pinus heldreichii	8' Ht. 8' Ht. 8' Ht.	
8 12 17 6 43	PA8 PG8 PH8 PS8	EE PLANT LIST: COMMON NAME Norway Spruce Black Hills Spruce Bosnian Pine Eastern White Pine GREEN TREES	Picea abies Picea glauca 'Densata' Pinus heldreichii	8' Ht. 8' Ht. 8' Ht.	
8 12 17 6 43 SHRUB	PA8 PG8 PH8 PS8 TOTAL EVER	EE PLANT LIST: COMMON NAME Norway Spruce Black Hills Spruce Bosnian Pine Eastern White Pine GREEN TREES	Picea abies Picea glauca 'Densata' Pinus heldreichii	8' Ht. 8' Ht. 8' Ht.	i i
8 12 17 6 43 SHRUB	PA8 PG8 PH8 PS8 TOTAL EVER	EE PLANT LIST:  COMMON NAME  Norway Spruce  Black Hills Spruce  Bosnian Pine  Eastern White Pine  GREEN TREES	Picea abies Picea glauca 'Densata' Pinus heldreichii Pinus strobus	8' Ht. 8' Ht. 8' Ht. 8' Ht.	SPE
QUANTITY  8  12  17  6  43  SHRUB  QUANTITY	PA8 PG8 PH8 PS8 TOTAL EVER	EE PLANT LIST:  COMMON NAME  Norway Spruce  Black Hills Spruce  Bosnian Pine  Eastern White Pine  GREEN TREES  IST:  COMMON NAME	Picea abies Picea glauca 'Densata' Pinus heldreichii Pinus strobus SCIENTIFIC NAME	8' Ht. 8' Ht. 8' Ht. 8' Ht.	SPP E

KEY:





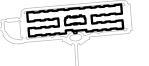


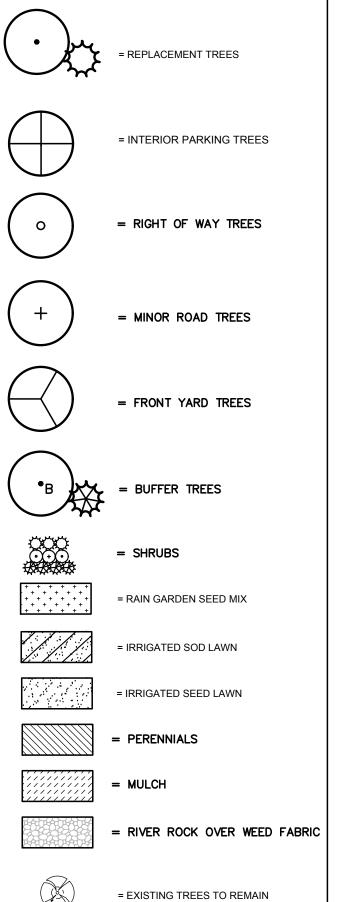




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PROJECT TITLE PRIYA SENIOR LIVING CAMPUS PART OF THE SW 1/4 OF SECTION 31, T.3N., R.11E. ROCHESTER HILLS, MICHIGAN REVISIONS SPA RESUBMITTAL SPA RESUBMITTAL SPA RESUBMITTAL SPA RESUBMITTAL ORIGINAL ISSUE DATE: JANUARY 6, 2021 **ENLARGED** LANDSCAPE PLAN 3

DRAWING NUMBER:

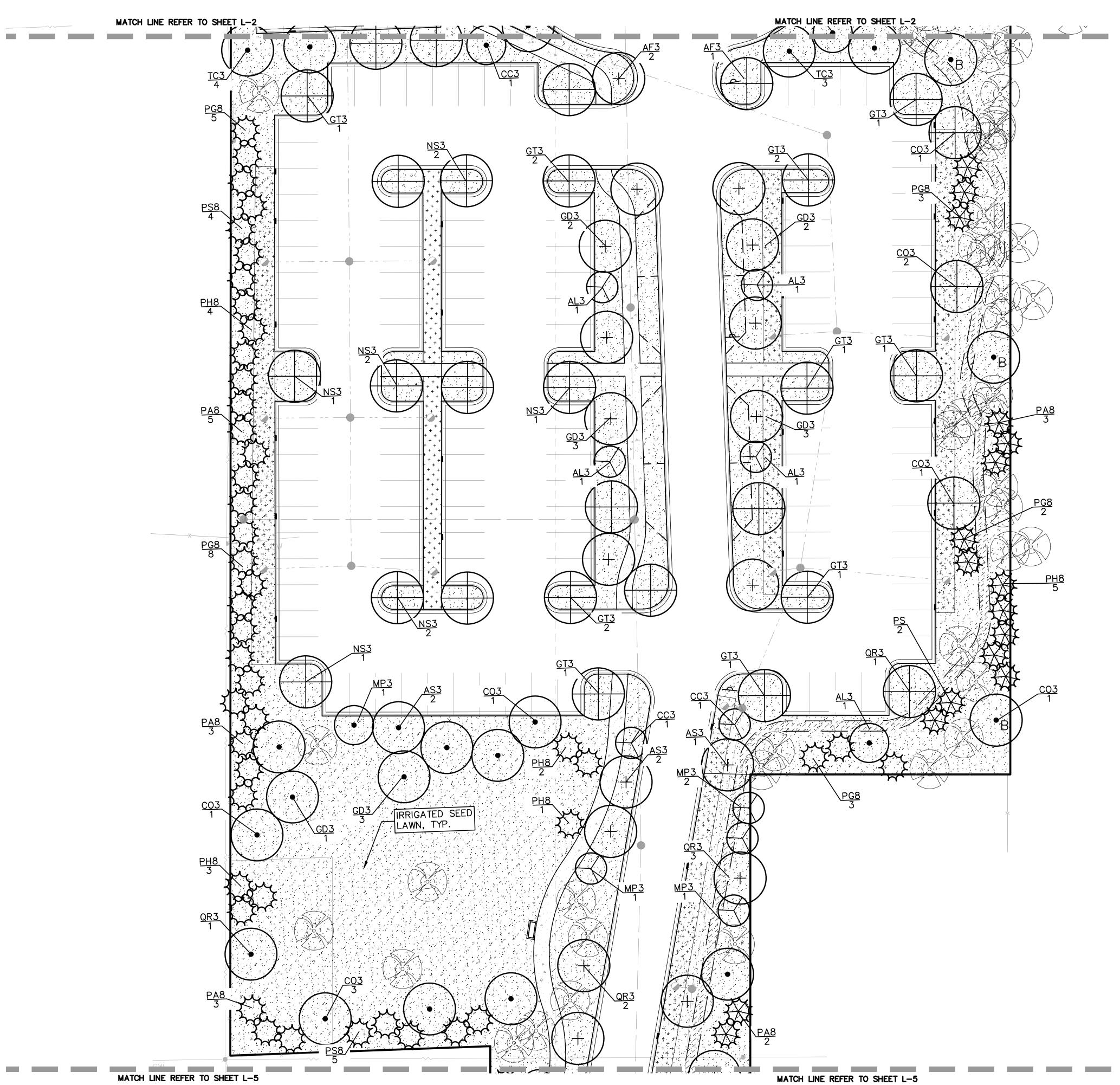
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PEA JOB NO.

06/15/2021

2020-0340



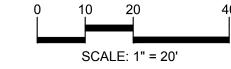


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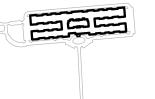








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PROJECT TITLE

REVISIONS

SPA RESUBMITTAL

SPA RESUBMITTAL

SPA RESUBMITTAL

SPA RESUBMITTAL

ORIGINAL ISSUE DATE: JANUARY 6, 2021

**ENLARGED** 

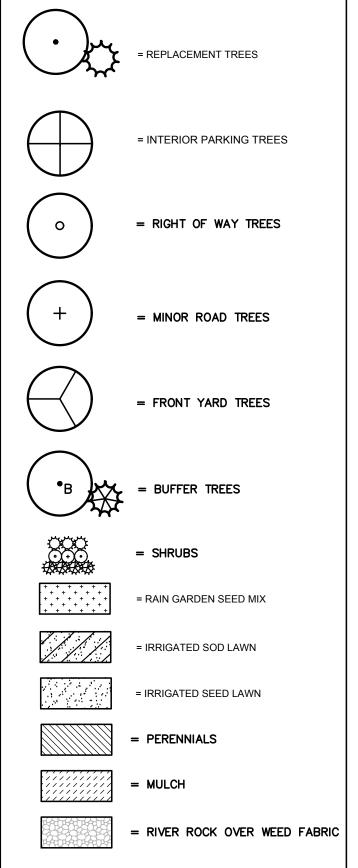
LANDSCAPE

PLAN 4

07/20/2021

06/15/2021

PRIYA SENIOR LIVING CAMPUS PART OF THE SW 1/4 OF SECTION 31, T.3N., R.11E. ROCHESTER HILLS, MICHIGAN



	= EXISTING TREES TO REM	IAIN	
			PEA JOB NO
NOTE:			P.M.
REFER TO SHEET L	1.0 FOR GENERAL AND SPECIFICATIONS		DN.
SHEETS L-3.0 TO L-3.2			DES.

2020-0340 ESB DRAWING NUMBER:

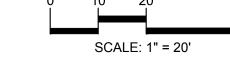
CITY FILE #21-001, SECTION #31
NOT TO BE USED AS CONSTRUCTION DRAWINGS

DECIDU	JOUS TRE	E PLANT LIST:			
QUANTITY	KEY SYMBOL	COMMONNAME	SCIENTIFIC NAME	SIZE	SPE
7	AL3	Serviceberry	Amelanchier la evis	3" Cal.	E
2	AS3	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'	3" Cal.	E
5	LT3	Tuliptree	Liriodendron tulipifera	3" Cal.	E
2	МР3	Prairifire Crab	Malus 'Prairifire'	3" Cal.	E
10	TC3	Greenspire Linden	Tilia cordata 'Greenspire'	3" Cal.	E
26	TOTAL DECID	UOUS TREES			
EVERG	REEN TRE	E PLANT LIST:			
QUANTITY	KEY SYMBOL	COMMONNAME	SCIENTIFIC NAME	SIZE	SPE
3	PA8	Norway Spruce	Picea abies	8' Ht.	E
6	PG8	Black Hills Spruce	Picea glauca 'Densata'	8' Ht.	E
5	PH8	Bosnian Pine	Pinus heldreichii	8' Ht.	E
6	PS8	Eastern White Pine	Pinus strobus	8' Ht.	E
20	TOTAL EVERO	GREEN TREES			





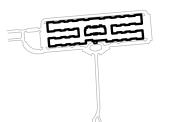






CAUTION!!

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.



PROJECT TITLE PRIYA SENIOR LIVING CAMPUS PART OF THE SW 1/4 OF SECTION 31, T.3N., R.11E. ROCHESTER HILLS, MICHIGAN

REVISIONS

SPA RESUBMITTAL 08/31/2021 SPA RESUBMITTAL 07/20/2021 SPA RESUBMITTAL 06/15/2021 SPA RESUBMITTAL 04/16/2021 ORIGINAL ISSUE DATE: JANUARY 6, 2021

DRAWING TITLE

**ENLARGED** LANDSCAPE PLAN 5

PEA JOB NO.	2020-0340
P.M.	ESB
DN.	ESB
DES.	ESB
DRAWING NUMBER	₹:

CITY FILE #21-001, SECTION #31
NOT TO BE USED AS CONSTRUCTION DRAWINGS

= INTERIOR PARKING TREES

= RIGHT OF WAY TREES

= MINOR ROAD TREES

= FRONT YARD TREES

= RAIN GARDEN SEED MIX

= IRRIGATED SOD LAWN

= IRRIGATED SEED LAWN

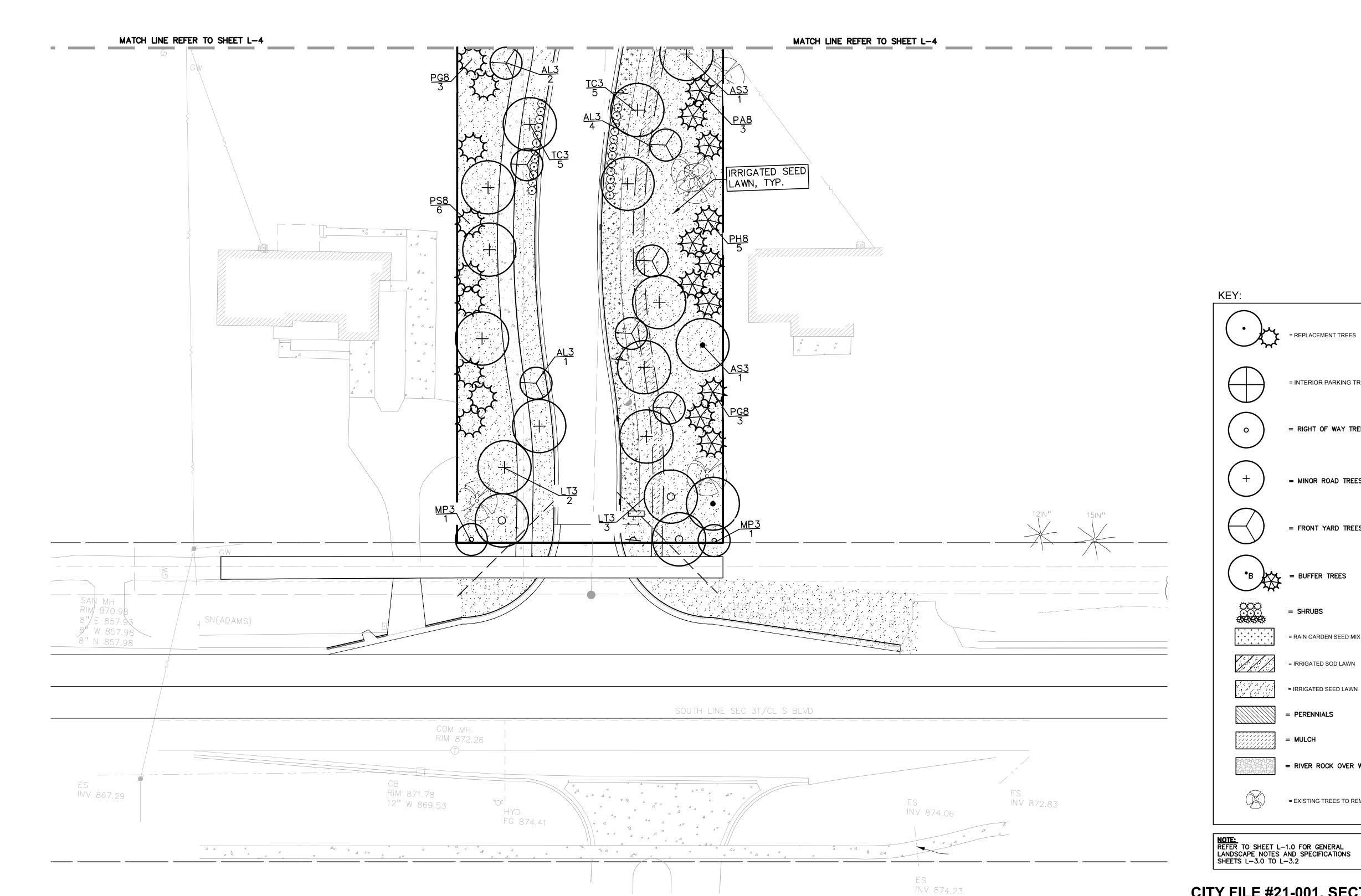
= RIVER ROCK OVER WEED FABRIC

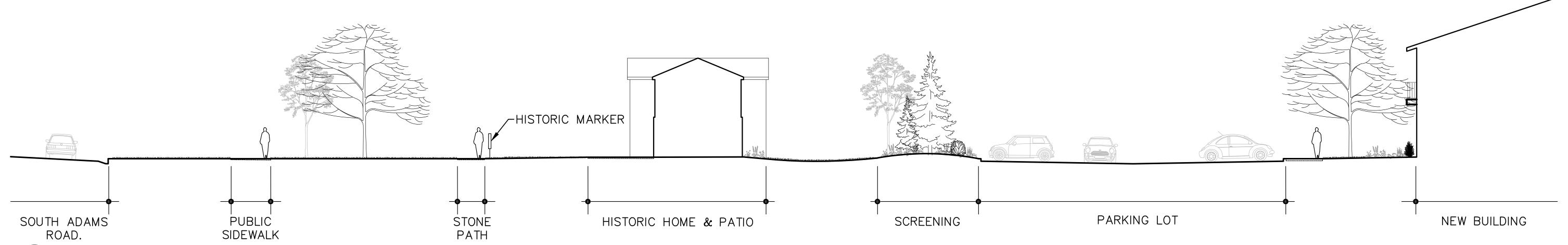
= EXISTING TREES TO REMAIN

= PERENNIALS

. = BUFFER TREES

= SHRUBS



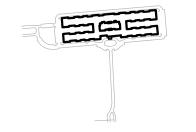


PLANTINGS

LOCATION



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PLANT SO THAT TOP OF ROOT BALL IS FLUSH TO GRADE OR 1-2" HIGHER IF IN POORLY DRAINED SOILS	
STAKE JUST BELOW BRANCHES WITH 2"-3" WIDE NYLON OR PLASTIC STRAPS. CONNECT FROM TREE TO STAKE AND ALLOW FOR FLEXIBILITY. REMOVE AFTER (1) ONE YEAR. (DO NOT USE WIRE & HOSE)	
THREE 2"X2" HARDWOOD STAKES OR STEEL _T-POSTS DRIVEN A MIN. OF 18" DEEP FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING	

CONTINUOUS RIM SPECIFIED PLANTING MIX, WATER & TAMP TO — REMOVE AIR POCKETS, AMEND SOIL PER SITE CONDITIONS & TREE REQUIREMENTS EXPOSE ROOT FLARE OF TREE. CONTRACTOR MAY HAVE TO REMOVE EXCESS SOIL FROM - TOP OF ROOTBALL. REMOVE ALL BURLAP

> PLANT SO THAT TOP OF ROOT BALL IS FLUSH TO GRADE OR 1-2" HIGHER IF IN

SECURE TREE WRAP WITH BIODEGRADABLE

DO NOT PRUNE TERMINAL LEADER PRUNE

FLEXIBILITY. REMOVE AFTER (1) ONE YEAR.

DRIVEN A MIN. OF 18" DEEP FIRMLY INTO

SHREDDED HARDWOOD BARK MULCH TO

PLACE MULCH IN CONTACT WITH TREE

TRUNK. FORM SAUCER WITH 4" HIGH

CONDITIONS & TREE REQUIREMENTS

CONTINUOUS RIM

-FINISH GRADE

BARE SOIL AROUND TREE TRUNK, DO NOT

SPECIFIED PLANTING MIX, WATER & TAMP TO

- REMOVE AIR POCKETS, AMEND SOIL PER SITE

EXPOSE ROOT FLARE OF TREE. CONTRACTOR

MAY HAVE TO REMOVE EXCESS SOIL FROM

— TOP OF ROOTBALL. REMOVE ALL BURLAP

FROM TOP 3 OF ROOTBALL. DISCARD ALL NON-BIODEGRADABLE MATERIAL OFF SITE

PLACE ROOTBALL ON UNEXCAVATED OR

(3) THREE 2"X2" HARDWOOD STAKES

SUBGRADE PRIOR TO BACKFILLING

ONLY DEAD, BROKEN BRANCHES AS DIRECTED BY LANDSCAPE ARCHITECT

(DO NOT USE WIRE & HOSE)

POORLY DRAINED SOILS

FIRST WINTER

SHREDDED HARDWOOD BARK MULCH TO

TRUNK. FORM SAUCER WITH 4" HIGH

DRIPLINE. 3" DEEP AND LEAVE 3" CIRCLE OF

BARE SOIL AROUND TREE TRUNK. DO NOT PLACE MULCH IN CONTACT WITH TREE

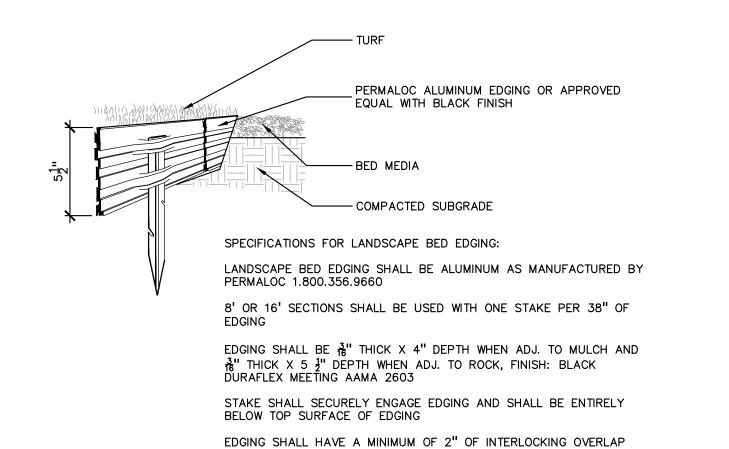
FROM TOP 1 OF ROOTBALL. DISCARD ALL NON-BIODEGRADABLE MATERIAL OFF SITE PROJECT TITLE PLACE ROOTBALL ON UNEXCAVATED OR PRIYA SENIOR **LIVING CAMPUS** 

-REFER TO LANDSCAPE PLAN-— VARY ON NOTE: SILT FENCE ENTIRE PERIMETER OF BIOSWALE, EACH -SIDE, UNTIL SITE IS STABILIZED NOTE: USE BIODEGRADABLE STRAW EROSION CONTROL BLANKET BY AMERICAN EXCELSIOR IN SWALE WHEN SEED IS USED - NO MULCH 25% TOPSOIL 75% SAND SAND DRAINAGE LAYER -NON-WOVEN GEOTEXTILE FABRIC MIRAFI 160N OR APPROVED EQUAL 0 4" PERFORATED UNDERDRAIN WITH ₹" CRUSHED NATURAL WASHED STONE (MDOT 61) COMPACTED TO 98% MOD. PROCTOR (MIN. SLOPE ON PIPE SHALL BE 4" \ 4" \ 4"

BIOSWALE - TYPICAL CROSS SECTION

VARIES PER SPECIES SEE PLAN FOR QUANTITY VARIES PER SPECIES SEE PLAN FOR QUANTITY PLANT PERENNIALS EQUAL DISTANCE IN ALL DIRECTIONS ALL SPACING IS TO BE TRIANGULAR UNLESS NOTED OR GRAPHICALLY SHOWN PLAN VIEW 3" SHREDDED BARK MULCH. DO NOT PILE MULCH AGAINST PLANT STEMS SHOVEL CUT EDGE OR ALUMINUM EDGING AS INDICATED ON PLAN - SPECIFIED PLANTING MIX NOTE: REMOVE ALL CONTAINERS PRIOR TO PLANTING SECTION VIEW

PERENNIAL PLANTING DETAIL



INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF

EDGING 1"-1" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO

BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

BETWEEN SECTIONS

ALUMINUM EDGE DETAIL SCALE: 1/2'' = 1'-0''

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

MIN. TYP

120

STAKING/GUYING

<u>LOCATION</u>

EVERGREEN TREE PLANTING DETAIL

CITY FILE #21-001, SECTION #31
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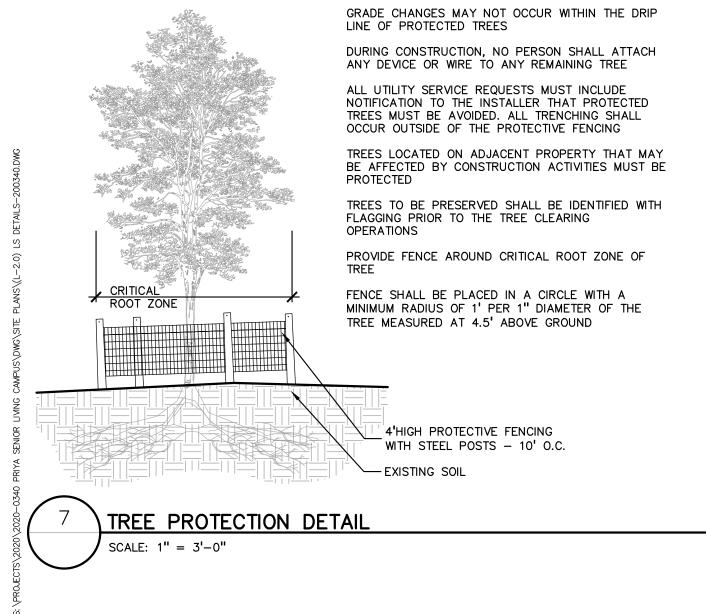
MATERIAL AT TOP & BOTTOM, REMOVE AFTER REVISIONS STAKE JUST BELOW BRANCHES WITH 2"-3" WIDE NYLON OR PLASTIC STRAPS. CONNECT – FROM TREE TO STAKE AND ALLOW FOR SPA RESUBMITTAL 08/31/2021 SPA RESUBMITTAL 07/20/2021 SPA RESUBMITTAL 06/15/2021 04/16/2021 DRIPLINE. 3" DEEP AND LEAVE 3" CIRCLE OF

ROCHESTER HILLS, MICHIGAN

SPA RESUBMITTAL ORIGINAL ISSUE DATE: JANUARY 6, 2021 DRAWING TITLE

> **LANDSCAPE DETAILS**

	PEA JOB NO.	2020-0340
	P.M.	ESB
	DN.	ESB
_	DES.	ESB
-	DRAWING NUMBER:	



ADAMS ROAD TO BUILDING SECTION

ORDER OF MAGNITUDE COST OPINION

PRIYA

**LANDSCAPING** 

DESCRIPTION

90 EA. SUB CANOPY ORNAMENTAL TREES AT 2" CAL

1 L.S. TREES TO BE PAID INTO THE TREE FUND

3 AC. IRRIGATION (COMMERCIAL BUILDING)

187 EA. DECIDUOUS TREES AT 3" CAL.

182| EA. JEVERGREEN TREES AT 8' HT

1,030 C.Y. IMPORT/SPREAD TOPSOIL 2"

16,830 S.Y. SEED LAWN 24,108 S.F. PERENNIAL/ RAIN GARDEN

446 C.Y. PLANT MIX FOR BEDS (6" DEPTH)

JOB NO.

UNIT PRICE

\$350.00

\$550.00

\$50.00

\$25.00

\$289,104.00

\$21,000.00

TOTAL LANDSCAPING

TOTAL

TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE

NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE

DRIP LINE OF ANY TREE DESIGNATED TO REMAIN; INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS,

BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR

SOIL DEPOSITS WITHIN DRIP LINES

\$341,480.00 \$341,480.00

\$450.00

2020-0340

ITEM PRICE

\$10,260.00

\$31,500.00

\$102,850.00

\$11,150.00

\$8,585.00

\$25,750.00

\$42,075.00

\$964,320.00

\$289,104.00

\$63,000.00

\$1,996,504.00

\$ 1,996,504

\$24,530.00

\$81,900.00

SCALE: 1'' = 10'-0''

PROJECT NAME

PLAN

QUANTITY

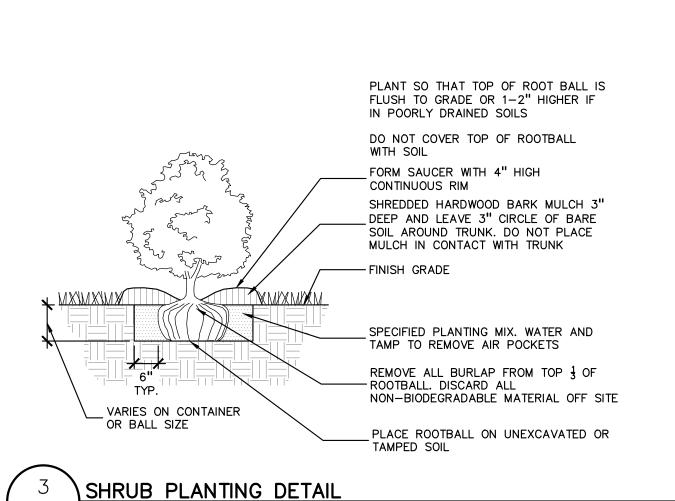
UNIT

1.710 S.Y. | SOD LAWN

223 C.Y. MULCH 3"

1,717 L.F. ALUMINUM EDGING

1 25% CONTINGENCY





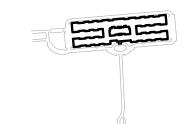


NOT TO SCALE

AVIVO TABLE, 90"
POWDER COAT: SILVER
FORMS + SURFACES
PHONE: 800.451.0410
QUANTITY: 4

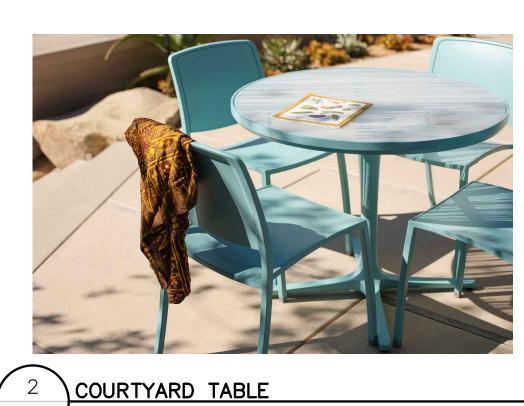


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AMERICANA CHAIR
COLOR: SUBMIT COLORS TO
OWNER FOR SELECTION
LANDSCAPE FORMS
PHONE: 800.521.2546
QUANTITY: 7



AVIVO PEDESTAL TABLE, 42" POWDER COAT: SILVER FORMS + SURFACES PHONE: 800.451.0410 QUANTITY: 2

PROJECT TITLE

SPA RESUBMITTAL

SPA RESUBMITTAL

SPA RESUBMITTAL

SPA RESUBMITTAL

ORIGINAL ISSUE DATE: JANUARY 6, 2021 DRAWING TITLE

LANDSCAPE DETAILS

08/31/2021

07/20/2021

06/15/2021

04/16/2021

PRIYA SENIOR LIVING CAMPUS PART OF THE SW 1/4 OF SECTION 31, T.3N., R.11E. ROCHESTER HILLS, MICHIGAN



WESTON STONE FIRE PIT 60" MANUFACTURE:BELFARD COLOR: COTSWALD MIST BURNER: GAS BURNERS WITH LAVA ROCKS AND LOGS MANUFACTURER: EIKLOR FLAMES

CAMBER BENCH, 72" SURFACE MOUNT POWDER COAT: SILVER FORMS + SURFACES PHONE: 800.451.0410 QUANTITY: 8

2020-0340 PEA JOB NO. ESB ESB ESB DRAWING NUMBER:

FIREPIT NOT TO SCALE

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