

# Rochester Hills Research Park

1400 S. Livernois  
Rochester Hills, MI 48307



301 WALNUT BOULEVARD  
ROCHESTER, MI 48307  
T: 248.601.4422 F: 248.453.5854  
WWW.DESIGNHAUS.COM  
INFO@DESIGNHAUS.COM

## STATEMENT OF SELECTED DESIGN PROFESSIONAL

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

REGISTERED DESIGN PROFESSIONAL IN CHARGE:  
PETER STUHLREYER, A.I.A.  
MICHIGAN IDENTIFICATION # 44668  
DESIGNHAUS ARCHITECTURE

## PROJECT TEAM

**OWNER**  
EEI GLOBAL  
1400 SOUTH LIVERNOIS ROAD  
ROCHESTER HILLS, MI, 48307  
T: 248-245-4447  
CONTACT: DEREK GENTILE

**CIVIL ENGINEER**  
DESIGNHAUS  
301 WALNUT BLVD.  
ROCHESTER, MI 48307  
T: 248.601.4422  
F: 248.453.5854  
CONTACT: GREG EZZO

**ARCHITECT**  
DESIGNHAUS ARCHITECTURE  
301 WALNUT BLVD.  
ROCHESTER, MI 48307  
T: 248.601.4422  
F: 248.453.5854  
PROJECT MANAGER: FRANCESCA ARAGONA  
PROJECT ARCHITECT:  
PETER STUHLREYER, A.I.A.

## INDEX OF DRAWINGS

- SHEET ISSUED
- REVISED
- SHEET REISSUED

### SHEET NO. DRAWING NAME

#### GENERAL

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G002 Reference Information  
G003 Building Code Information

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2 of 6 Topographic Survey  
3 of 6 Topographic Survey  
4 of 6 Topographic Survey  
5 of 6 Topographic Survey  
6 of 6 Topographic Survey

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S100 Overall Site Plan  
S101 Site Plan (North)  
S102 Site Plan (South)  
S103 Fire Truck Access Plan  
L100 Landscape Plan (North)  
L101 Landscape Plan (South)  
L102 Landscape Details  
L200 Tree Preservation Plan (North)  
L201 Tree Preservation Plan (South)  
L202 Tree and Landscape Details

#### CIVIL

C200 Preliminary Grading Plan (North)  
C201 Preliminary Grading Plan (South)  
C202 ADA Access Plan  
C203 ADA Access Plan  
C300 Preliminary Utility Plan (North)  
C301 Preliminary Utility Plan (South)  
C400 Site Details

#### ARCHITECTURAL

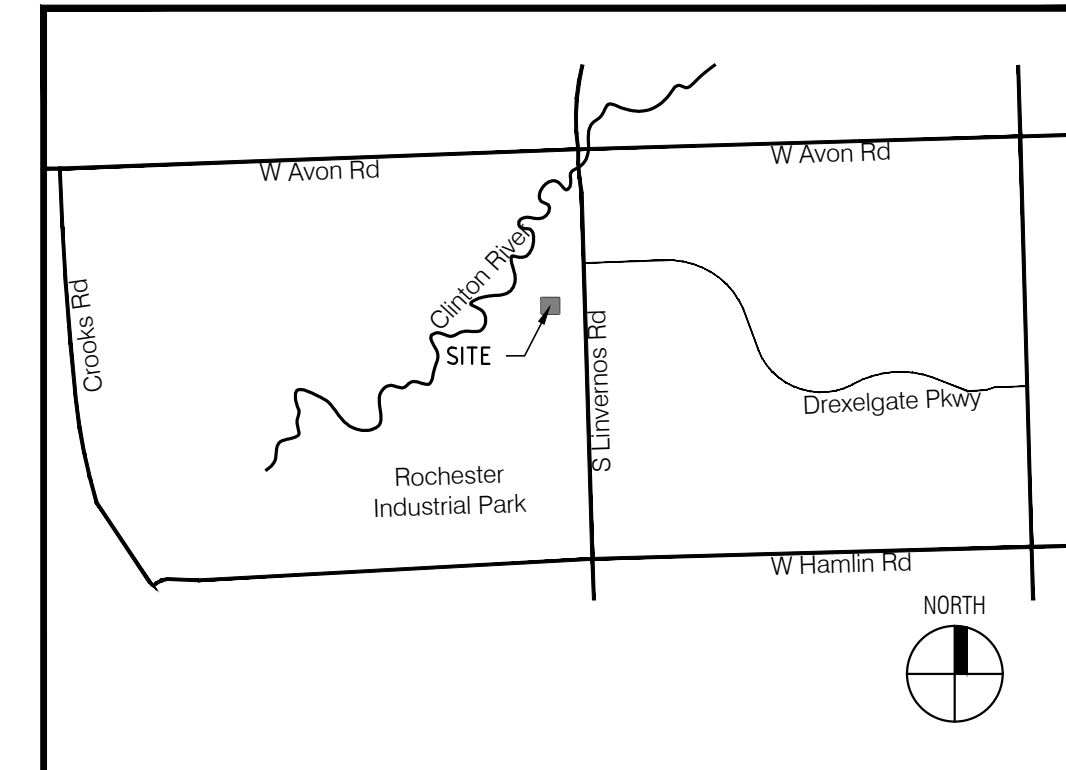
A101 Building 2 First Floor Plan  
A102 Building 2 Second Floor Plan  
A103 Building 3 Floor Plans  
A104 Building 4 Floor Plans  
A105 Building 5 Floor Plans  
A201 Building 2 Elevations  
A202 Building 3 Elevations  
A203 Building 4 Elevations  
A204 Building 5 Elevations  
A500 Food Truck Pavilion Plan & Elevations

#### LIGHTING

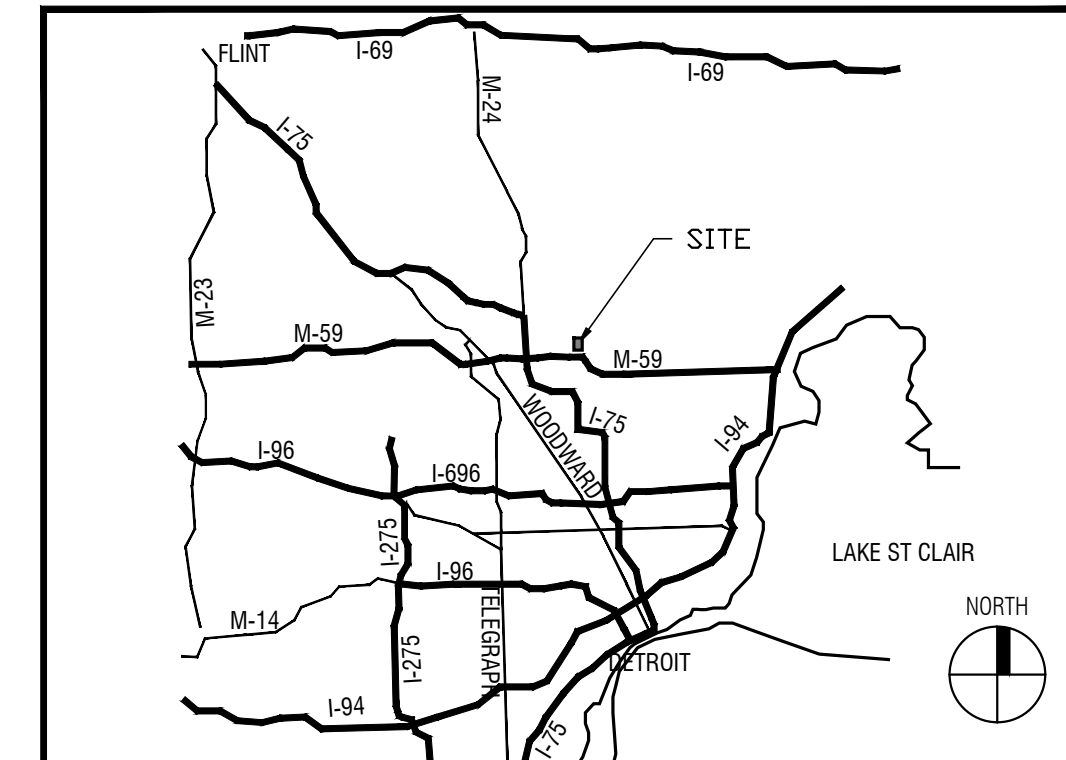
1 of 2 Lighting Plan  
2 of 2 Lighting Plan

	PUD Review Submission 10.24.18	Owner Review 03.20.19	PUD Review 03.29.19	PUD Review #2 05.28.19	PUD Review #3 07.26.19	PUD Review #4 10.07.19	PUD Review #5 11.25.19	PUD Review #6 1.9.2020	PUD Review #7 03.11.20
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## VICINITY MAP



## LOCATION MAP



No.	Revision/Issue	Date
	PUD Review #7	03.11.20
	PUD Review #6	1.9.2020
	PUD Review #5	11.25.19
	PUD Review #4	10.07.19
	PUD Review #3	07.26.19
	PUD Review #2	05.28.19
	PUD Review	03.29.19
	Owner Review	03.20.19
	PUD Review Submission	10.24.18

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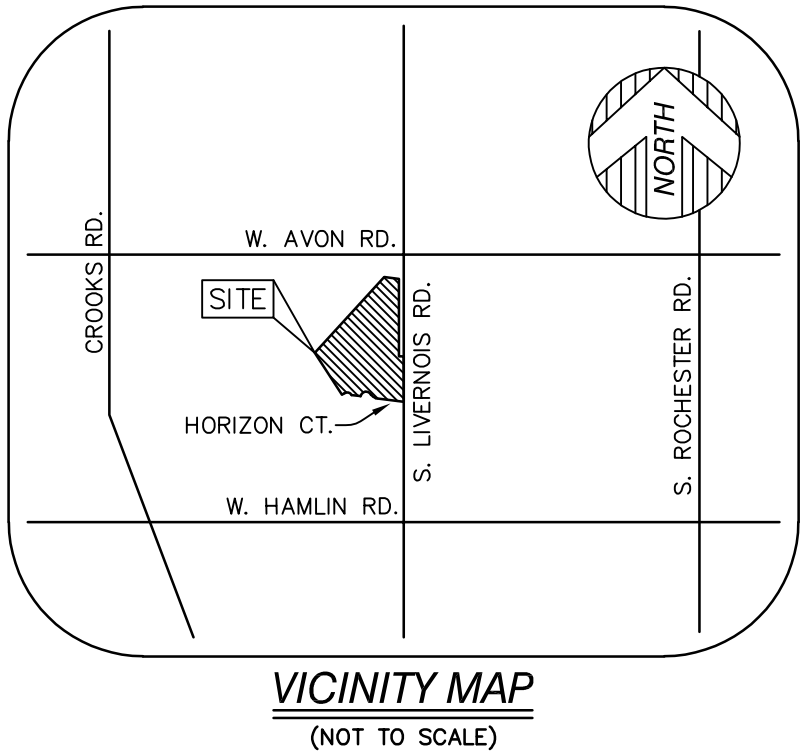
ROCHESTER HILLS  
CITY FILE #18-021 Section #21

Title Sheet and Index

**G001** 01/170







VICINITY MAP  
(NOT TO SCALE)

# TREE SCHEDULE

Tree ID	DBH	Species	Condition	Remarks	Notes	
1161	6	Asplenium platyneuron	fair	Very crowded leader		
1162	20	Thuja spp.	fair	1-sided crown		
1163	30	Thuja spp.	fair	1-sided crown		
1164	17	Thuja nigra	Austrian Pine	fair	Thinning canopy	
1165	16	11	Thuja nigra	Austrian Pine	fair	Thinning canopy
1166	16	11	Thuja nigra	Austrian Pine	fair	Partially grinded trunk
1167	19	Thuja nigra	Austrian Pine	fair	Thinning canopy	
1168	18	11	Thuja nigra	Austrian Pine	fair	Thinning canopy
1169	19	Thuja nigra	Austrian Pine	fair	Dead/dying branches	
1170	15	Thuja nigra	Austrian Pine	fair	Thinning canopy	
1171	15	Thuja nigra	Austrian Pine	fair	Thinning canopy	
1172	10	Thuja nigra	Austrian Pine	fair	Prick on trunk	
1173	14	Thuja nigra	Austrian Pine	fair	Thinning canopy	
1174	9	Thuja nigra	Austrian Pine	fair	Prick on trunk	
1175	17	Thuja nigra	Austrian Pine	fair	Thinning canopy	
1176	14	Thuja nigra	Austrian Pine	fair	Thinning canopy	
1177	6	Thuja nigra	Austrian Pine	fair	Prick on trunk	
1178	11	Thuja nigra	Austrian Pine	fair	Near crown	
1179	11	Thuja nigra	Austrian Pine	fair	Prick on trunk & branching	
1180	6	Thuja nigra	Austrian Pine	fair	Partially grinded trunk	
1181	4	Thuja nigra	Austrian Pine	fair	Partially grinded trunk	
1182	9	Thuja nigra	Austrian Pine	fair	Thinning canopy	
1183	12	Thuja nigra	Austrian Pine	fair	Dead/dying branches	
1184	14	Thuja nigra	Austrian Pine	fair	Prick on trunk	
1185	14	Thuja nigra	Austrian Pine	fair	Prick on trunk	
1186	8	Thuja nigra	Austrian Pine	fair	Prick on trunk missing leader	
1187	8	Thuja nigra	Austrian Pine	fair	Dead/dying branches	
1188	7	Thuja nigra	Austrian Pine	fair	1-sided crown	
1189	15	Thuja nigra	Austrian Pine	fair	Dead/dying branches	
1190	12	Thuja nigra	Austrian Pine	fair	75% or more dead	
1191	13	Thuja nigra	Austrian Pine	fair	Dead/dying branches	
1192	16	Thuja nigra	Austrian Pine	fair	Thinning canopy	
1193	13	Thuja nigra	Austrian Pine	fair	Dead/dying branches	
1194	12	Thuja nigra	Austrian Pine	fair	75% or more dead	
1195	13	Thuja nigra	Austrian Pine	fair	75% or more dead	
1196	9	Thuja nigra	Austrian Pine	fair	75% or more dead	
1197	11	Thuja nigra	Austrian Pine	fair	75% or more dead	
1198	12	Thuja nigra	Austrian Pine	fair	Dead/dying branches	
1199	13	Thuja nigra	Austrian Pine	fair	Dead/dying branches	
1200	15	Thuja nigra	Austrian Pine	fair	Prick on trunk	
1201	15	Thuja nigra	Austrian Pine	fair	Dead/dying branches	
1202	14	Thuja nigra	Austrian Pine	fair	75% or more dead	
1203	15	Thuja nigra	Austrian Pine	fair	Dead/dying branches	
1204	11	Thuja nigra	Austrian Pine	fair	Missing leader	
1205	12	Thuja nigra	Austrian Pine	fair	8-Acer rubrum	
1206	12	Thuja nigra	Austrian Pine	fair	8-Acer rubrum	
1207	14	Thuja nigra	Austrian Pine	fair	8-Acer rubrum	
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1219	15	Thuja nigra	Austrian Pine	fair	Vertical scar on trunk	
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1221	9	Thuja nigra	Austrian Pine	fair	Leaning	
1222	13	Thuja nigra	Austrian Pine	fair	8-Acer rubrum	
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1278	9	Thuja nigra	Austrian Pine	fair	8-Acer rubrum	
1279	9	Thuja nigra	Austrian Pine	fair	8-Acer rubrum	
1280	10	Thuja nigra	Austrian Pine	fair	8-Acer rubrum	

## BENCHMARK

**SITE BENCHMARK #1**  
ARROW ON HYDRANT APPROXIMATELY 102 FEET EAST OF HELICOPTER PAD. ELEVATION = 782.46' (NAVD 88 DATUM).

**SITE BENCHMARK #2**  
TOP OF NUT ON HYDRANT APPROXIMATELY 42 FEET SOUTHWEST OF SOUTHWEST CORNER OF BUILDING. ELEVATION = 785.69' (NAVD 88 DATUM).

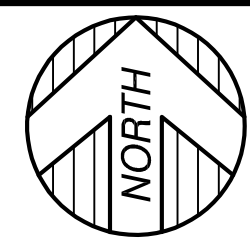
## SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INDICATED HEREON.

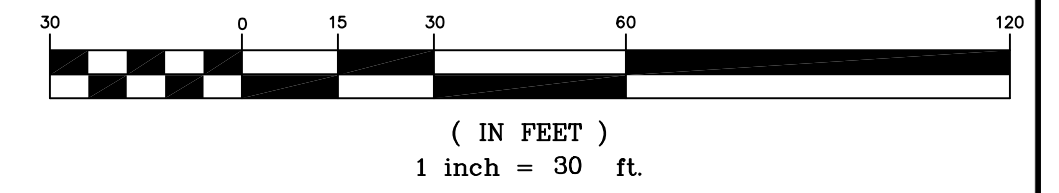
# TREE SCHEDULE

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1282	7	Thuja nigra	Austrian Pine	fair	1-sided crown
1283	10	Thuja nigra	Austrian Pine	fair	1-sided crown
1284	8	Thuja nigra	Austrian Pine	fair	1-sided crown
1285	9	Thuja nigra	Austrian Pine	fair	1-sided crown
1286	14	Thuja nigra	Austrian Pine	fair	1-sided crown
1287	7	Thuja nigra	Austrian Pine	fair	1-sided crown
1288	12	Thuja nigra	Austrian Pine	fair	1-sided crown
1289	7	Thuja nigra	Austrian Pine	fair	1-sided crown
1290	12	Thuja nigra	Austrian Pine	fair	1-sided crown
1291	17	Thuja nigra	Austrian Pine	fair	1-sided crown
1292	16	Thuja nigra	Austrian Pine	fair	1-sided crown
1293	11	Thuja nigra	Austrian Pine	fair	1-sided crown
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1295	19	Thuja nigra	Austrian Pine	fair	1-sided crown
1296	15	Thuja nigra	Austrian Pine	fair	1-sided crown
1297	14	Thuja nigra	Austrian Pine	fair	1-sided crown
1298	5	Thuja nigra	Austrian Pine	fair	1-sided crown
1299	11	Thuja nigra	Austrian Pine	fair	1-sided crown
1300	14	Thuja nigra	Austrian Pine	fair	1-sided crown
1301	12	Thuja nigra	Austrian Pine	fair	1-sided crown
1302	15	Thuja nigra	Austrian Pine	fair	1-sided crown
1303	12	Thuja nigra	Austrian Pine	fair	1-sided crown
1304	9	Thuja nigra	Austrian Pine	fair	1-sided crown
1305	12	Thuja nigra	Austrian Pine	fair	1-sided crown
1306	13	Thuja nigra	Austrian Pine	fair	1-sided crown
1307	13	Thuja nigra	Austrian Pine	fair	1-sided crown
1308	11	Thuja nigra	Austrian Pine	fair	1-sided crown
1309	11	Thuja nigra	Austrian Pine	fair	1-sided crown
1310	13	Thuja nigra	Austrian Pine	fair	1-sided crown
1311	7	Thuja nigra	Austrian Pine	fair	1-sided crown
1312	11	Thuja nigra	Austrian Pine	fair	1-sided crown
1313	11	Thuja nigra	Austrian Pine	fair	1-sided crown
1314	12	Thuja nigra	Austrian Pine	fair	1-sided crown
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1316	6	Thuja nigra	Austrian Pine	fair	1-sided crown
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1318	7	Thuja nigra	Austrian Pine	fair	1-sided crown
1319	6	Thuja nigra	Austrian Pine	fair	1-sided crown
1320	6	Thuja nigra	Austrian Pine	fair	1-sided crown
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1338	24	Thuja nigra	Austrian Pine	fair	1-sided crown
1339	20	Thuja nigra	Austrian Pine	fair	1-sided crown
1340	21	Thuja nigra	Austrian Pine	fair	1-sided crown
1341	7	Thuja nigra	Austrian Pine	fair	1-sided crown
1342	11	Thuja nigra	Austrian Pine	fair	1-sided crown
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1354	11	Thuja nigra	Austrian Pine	fair	1-sided crown
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1356	7	Thuja nigra	Austrian Pine	fair	1-sided crown
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1358	11	Thuja nigra	Austrian Pine	fair	1-sided crown
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1365	12	Thuja nigra	Austrian Pine	fair	1-sided crown
1366	12	Thuja nigra	Austrian Pine	fair	1-sided crown
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1372	11	Thuja nigra	Austrian Pine	fair	1-sided crown
1373	11	Thuja nigra	Austrian Pine	fair	1-sided crown
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1377	11	Thuja nigra	Austrian Pine	fair	1-sided crown
1378	11	Thuja nigra	Austrian Pine	fair	1-sided crown
1379	11	Thuja nigra	Austrian Pine	fair	1-sided crown
1380	11	Thuja nigra	Austrian Pine	fair	1-sided crown</

# TOPOGRAPHIC SURVEY

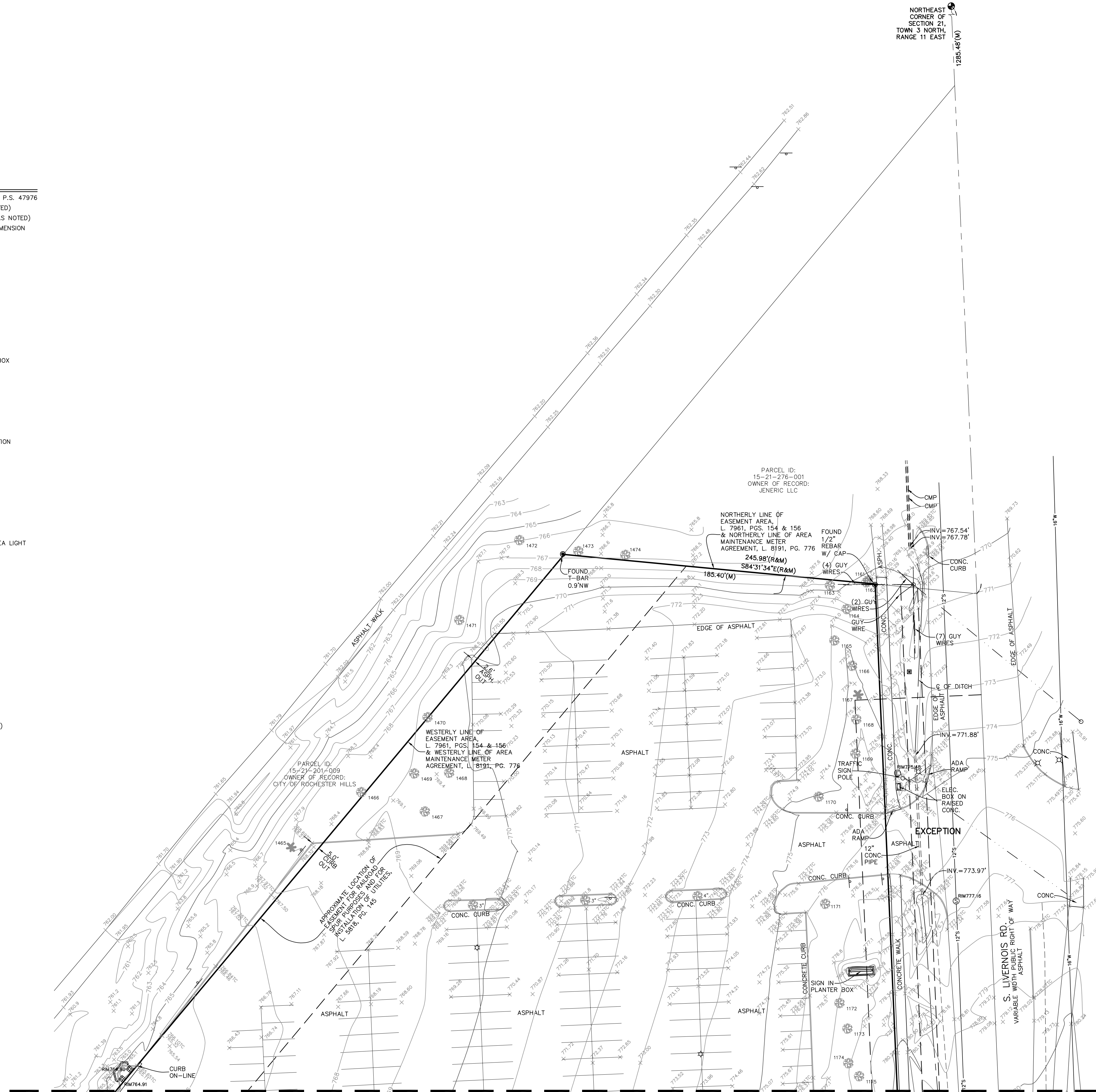


GRAPHIC SCALE



## LEGEND

●	SET 1/2" REBAR WITH CAP P.S. 47976
○	FOUND MONUMENT (AS NOTED)
○	FOUND SECTION CORNER (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
⊕	ELECTRIC MANHOLE
⊕	ELECTRIC PANEL
⊕	ELECTRIC RISER
⊕	TRANSFORMER
⊕	UTILITY POLE
⊕	GAS METER
⊕	GAS VALVE
⊕	TELEPHONE MANHOLE
⊕	CABLE TV RISER
⊕	TRAFFIC SIGNAL
⊕	TRAFFIC SIGNAL CONTROL BOX
⊕	CLEANOUT
⊕	SANITARY MANHOLE
⊕	ROUND CATCH BASIN
⊕	SQUARE CATCH BASIN
⊕	DRAIN
⊕	STORM DRAIN MANHOLE
⊕	FIRE HYDRANT
⊕	FIRE DEPARTMENT CONNECTION
⊕	POST INDICATOR VALVE
⊕	WATER GATE MANHOLE
⊕	WATER VALVE
⊕	WELL
⊕	AIR CONDITIONING UNIT
⊕	BOLLARD
⊕	FLAGPOLE
⊕	WOOD POST
⊕	FLOOD LIGHT
⊕	LIGHTPOST/LAMP POST/AREA LIGHT
⊕	SINGLE POST SIGN
⊕	HANDICAP PARKING
⊕	DECIDUOUS TREE
⊕	CONIFEROUS TREE
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	ADJOINER PARCEL LINE
---	SECTION LINE
---	EASEMENT (AS NOTED)
---	EASEMENT CENTERLINE
---	RIGHT-OF-WAY
---	BUILDING
---	BUILDING OVERHANG
---	CENTERLINE DITCH
---	ASPHALT CURB
---	CONCRETE CURB
---	PARKING
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	EDGE OF GRAVEL
---	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	OVERHEAD UTILITY LINE
---	SANITARY LINE
---	STORM LINE
---	WATER LINE
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	UNDERGROUND PIPE
---	MATCH LINE
---	BUILDING HATCH

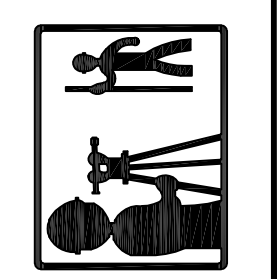


SEE SHEET 3

REVISION	DATE	BY	DESCRIPTION
#5	07-03-19	MRJ	ADDED PROPOSED WATER MAIN EASEMENT
#4	06-12-19	JV	RECEIVED TITLE WORK
#3	05-20-19	JV	REVISED PROPERTY DESCRIPTION
#2	09-17-18	JDM	REVISED TREE SCHEDULE
#1	08-17-18	JDM	ADDED GAS LINES

EEL GLOBAL  
1400 SOUTH LIVERNOIS ROAD  
SECTION 21, TOWN 3 NORTH, RANGE 11 EAST  
CITY OF ROCHESTER HILLS, STATE OF MICHIGAN

**KEM-TEC & ASSOCIATES**  
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22556 GRATIOT AVE. • EASTPOINTE, MICHIGAN 48021  
(586)772-2222 • (800)295-7222 • FAX (586)772-4048



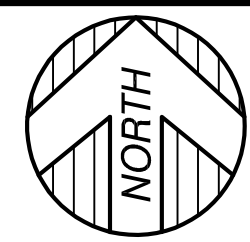
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CHECKED BY:	ATS	05/09/18
DATE:	MARCH 09, 2018	
PROJECT NO.:	18-01235	SCALE: 1" = 30'





# TOPOGRAPHIC SURVEY

## SEE SHEET 6

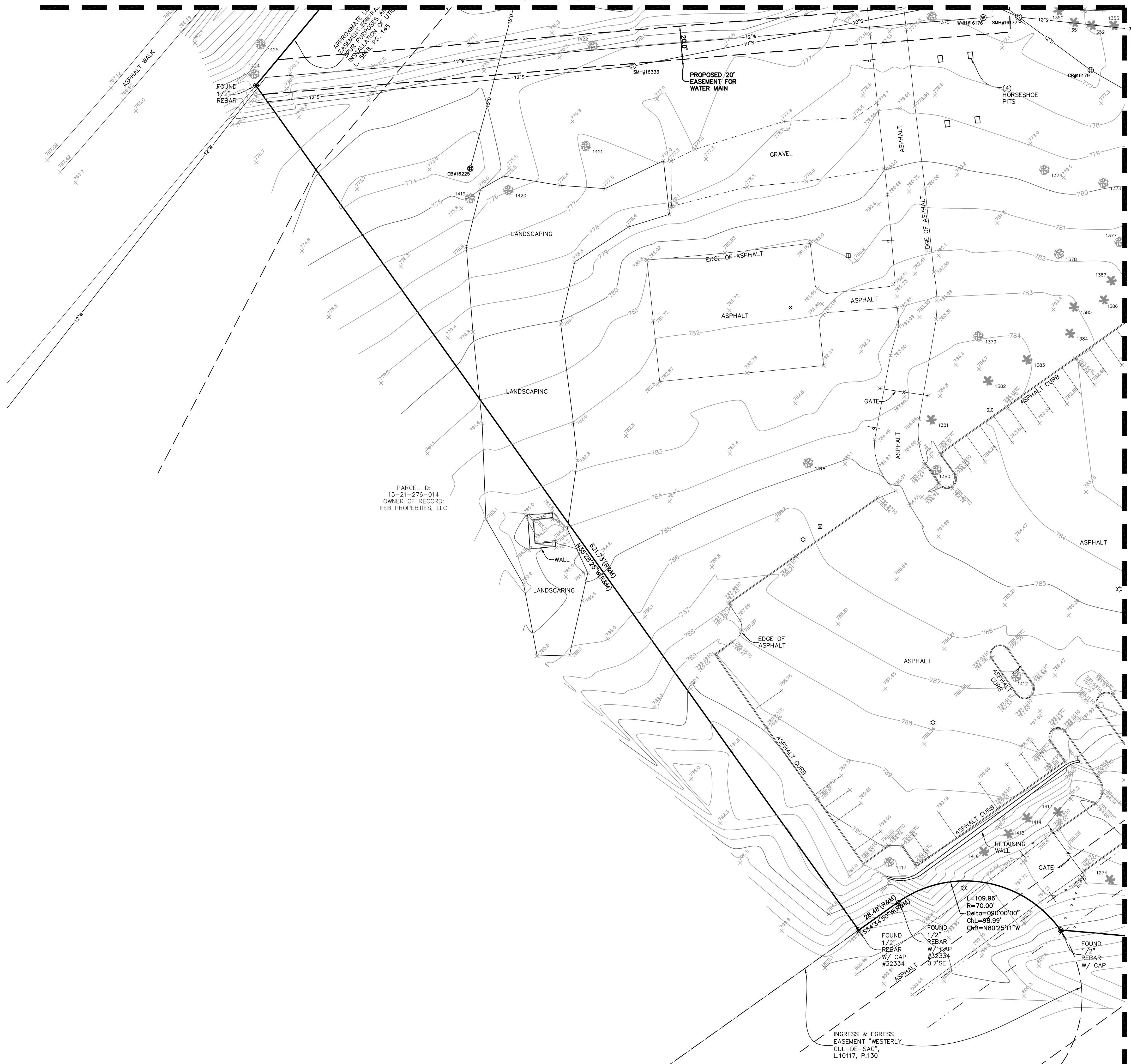


GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft.

### LEGEND

	SET 1/2" REBAR WITH CAP P.S. 47976
	FOUND MONUMENT (AS NOTED)
	FOUND SECTION CORNER (AS NOTED)
	RECORD AND MEASURED DIMENSION
	RECORD DIMENSION
	MEASURED DIMENSION
	ELECTRIC MANHOLE
	ELECTRIC PANEL
	ELECTRIC RISER
	TRANSFORMER
	UTILITY POLE
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	CABLE TV RISER
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL CONTROL BOX
	CLEANOUT
	SANITARY MANHOLE
	ROUND CATCH BASIN
	SQUARE CATCH BASIN
	DRAIN
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	POST INDICATOR VALVE
	WATER GATE MANHOLE
	WATER VALVE
	WELL
	AIR CONDITIONING UNIT
	BOLLARD
	FLAGPOLE
	WOOD POST
	FLOOD LIGHT
	LIGHTPOST/LAMP POST/AREA LIGHT
	SINGLE POST SIGN
	HANDICAP PARKING
	DECIDUOUS TREE
	CONIFEROUS TREE
	PARCEL BOUNDARY LINE
	PLATTED LOT LINE
	ADJOINER PARCEL LINE
	SECTION LINE
	EASEMENT (AS NOTED)
	EASEMENT CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	BUILDING OVERHANG
	CENTERLINE DITCH
	ASPHALT CURB
	CONCRETE CURB
	PARKING
	EDGE OF CONCRETE (CONC.)
	EDGE OF ASPHALT (ASPH.)
	EDGE OF GRAVEL
	FENCE (AS NOTED)
	WALL (AS NOTED)
	OVERHEAD UTILITY LINE
	SANITARY LINE
	STORM LINE
	WATER LINE
	CONTOUR MAJOR
	CONTOUR MINOR
	UNDERGROUND PIPE
	MATCH LINE
	BUILDING HATCH



PARCEL ID:  
15-21-276-014  
OWNER OF RECORD:  
FEB PROPERTIES, LLC

FOUND 1/2" REBAR W/ CAP #32334 0.7'SE  
FOUND 1/2" REBAR W/ CAP #32334 0.7'SE  
L=109.96  
R=70.00'  
Delta=090°00'00"  
CHL=88.99'  
CMB=N80°25'11"W

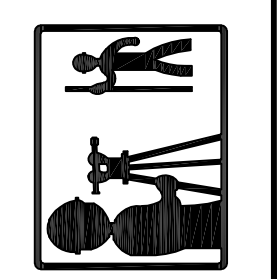
INGRESS & EGRESS  
EASEMENT "WESTERLY  
CUL-DE-SAC",  
L-10117, P-130

SEE SHEET 4

REVISION	DATE	BY	DESCRIPTION
#5	07-03-19	JDM	ADDED PROPOSED WATER MAIN EASEMENT
#4	06-12-19	JV	RECEIVED TITLE WORK
#3	05-20-19	JV	REVISED PROPERTY DESCRIPTION
#2	09-17-18	JDM	REVISED TREE SCHEDULE
#1	08-17-18	JDM	ADDED GAS LINES

EEL GLOBAL  
1400 SOUTH LIVERNOIS ROAD  
SECTION 21, TOWN 3 NORTH, RANGE 11 EAST  
CITY OF ROCHESTER HILLS, STATE OF MICHIGAN

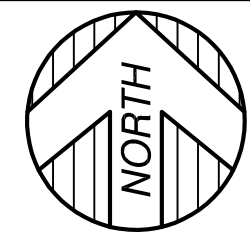
**KEM-TEC & ASSOCIATES**  
PROFESSIONAL SURVEYING & ENGINEERING  
22556 GRATIOT AVE. • EASTPOINTE, MICHIGAN 48021  
(586)772-2222 • (800)295-7222 • FAX (586)772-4048



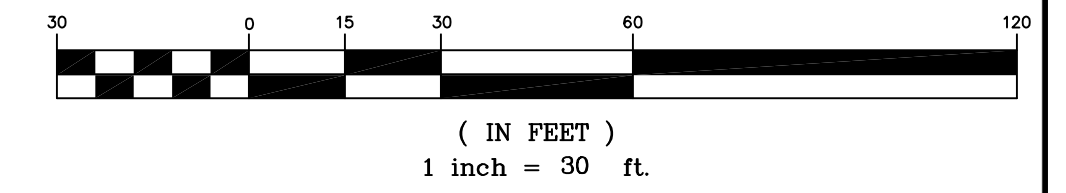
DRAWN BY:	JDM	05/09/18
CHECKED BY:	ATS	05/09/18
DATE:	MARCH 09, 2018	
PROJECT NO.:	18-01235	SCALE: 1" = 30'



# TOPOGRAPHIC SURVEY



GRAPHIC SCALE



## LEGEND

●	SET 1/2" REBAR WITH CAP P.S. 47976
○	FOUND MONUMENT (AS NOTED)
○	FOUND SECTION CORNER (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
⊕	ELECTRIC MANHOLE
⊖	ELECTRIC PANEL
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---	BUILDING
---	BUILDING OVERHANG
---	CENTERLINE DITCH
---	ASPHALT CURB
---	CONCRETE CURB
---	PARKING
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	EDGE OF GRAVEL
---	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	OVERHEAD UTILITY LINE
---	SANITARY LINE
---	STORM LINE
---	WATER LINE
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	UNDERGROUND PIPE
---	MATCH LINE
---	BUILDING HATCH



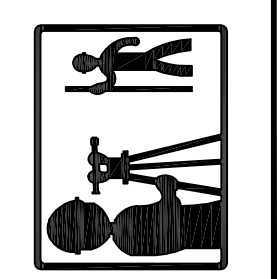
SEE SHEET 5

SEE SHEET 3

REVISION	DATE	BY	DESCRIPTION
#5	07-03-19	JVM	ADDED PROPOSED WATER MAIN EASEMENT
#4	06-12-19	JVM	RECEIVED TITLE WORK
#3	05-20-19	JVM	REVISED PROPERTY DESCRIPTION
#2	09-17-18	JDM	REVISED TREE SCHEDULE
#1	08-17-18	JDM	ADDED GAS LINES

EEL GLOBAL  
1400 SOUTH LIVERNOIS ROAD  
SECTION 21, TOWN 3 NORTH, RANGE 11 EAST  
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DRAWN BY:	JDM	05/09/18
CHECKED BY:	ATS	05/09/18
DATE:	MARCH 09, 2018	
PROJECT NO.:	18-01235	SCALE: 1" = 30'

**SITE DATA**

Regulation	Information
Parcel I.D.	15-21-276-013
Address	1400 South Livernois Road, Rochester Hills, MI
Zoning	Regional Employment Center Workplace District (REC-W)
Parcel Area	25.04 Acres (1,090,802 Sq. Ft.)

**ZONING SCHEDULE OF REGULATIONS (REC-W)**

Regulation	Required	Provided
<b>Setbacks</b>		
Minimum Front Yard Setback	10.0'	39.3'
Minimum Side Yard Setback	25.0'	33.1'
Minimum Rear Yard Setback	30.0'	39.7'
Minimum Front Parking Setback	10.0'	28.1'
Minimum Building Parking Setback	5.0'	7.0'
Maximum Building Height	42.0'	42.0' Max.
Building Coverage	N/A	26.2% (285,791 SF)
Green Space Coverage	N/A	33.2% (361,803 SF)
Impervious Coverage	N/A	40.6% (443,208 SF)

**PARKING DETAIL**

REC-W	Proposed PUD	Provided
<b>High Bay</b>	<b>High Bay</b>	
1 Space per 1,700 SF (warehouse) (148,760 SF) (1 / 1,700 SF) = 88 Spaces	1 Space per 2,500 SF (148,760 SF) (1 / 2,500 SF) = 60 Spaces	
<b>Office</b>	<b>Office</b>	
1 Space per 350 SF (270,440 SF) (1 / 350 SF) = 773 Spaces	1 Space per 475 SF (270,440 SF) (1 / 475 SF) = 570 Spaces	
<b>Total Required: 861 Spaces</b>	<b>Total Required: 630 Spaces</b>	<b>Total Provided: 605 Spaces</b> (including 18 ADA Barrier Free Spaces)
<b>90° Parking</b>	10' x 18' w/ 24' Aisle Min.	10' x 18' w/ 24' Aisle Min.
10' x 18' w/ 24' Aisle		
<b>Parallel Parking</b>	8' x 22' w/ 12' Aisle Min.	8' x 22' w/ 12' Aisle Min.
8' x 22' w/ 12' Aisle		

NOTE: ANY LOADING FOR BUILDING 4 TO BE PROVIDED IN ONE PARKING SPACE

**BUILDING DATA**

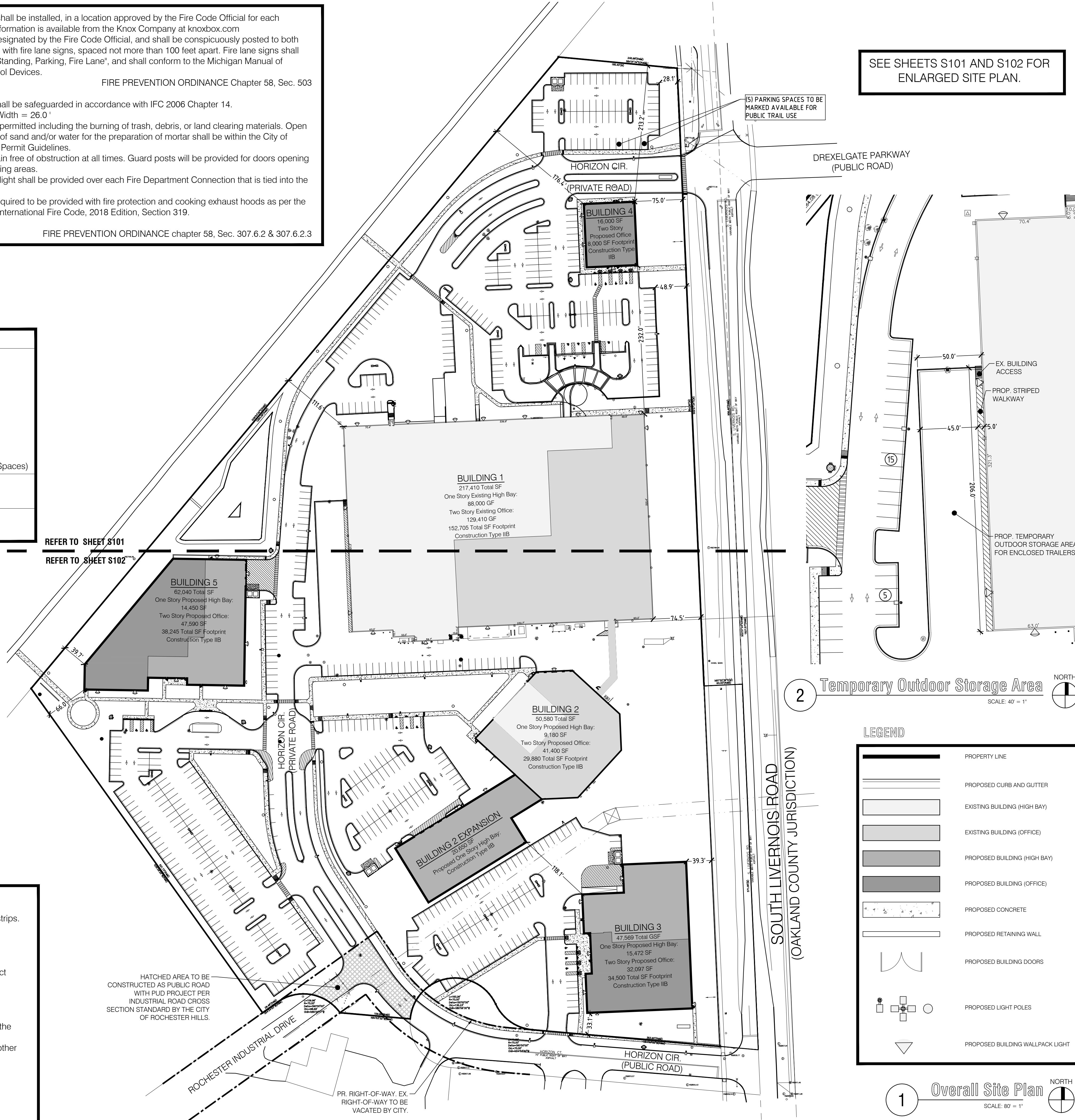
Building	Height	Use	Gross Sq. Ft.
1	V.I.F.	Office	129,410 Sq. Ft.
		High Bay	88,000 Sq. Ft.
2	42' Max.	Office	41,400 Sq. Ft.
		High Bay	29,830 Sq. Ft.
3	42' Max.	Office	32,097 Sq. Ft.
		High Bay	15,472 Sq. Ft.
4	42' Max.	Professional Office	16,000 Sq. Ft.
		Office	47,590 Sq. Ft.
5	42' Max.	High Bay	14,450 Sq. Ft.
		Professional Office	16,000 Sq. Ft.
<b>Total Office Area:</b>		Office	250,497 Sq. Ft.
		Total Office Area	266,497 Sq. Ft.
<b>Total High Bay Area:</b>			147,752 Sq. Ft.
<b>Total Building Area:</b>			414,249 Sq. Ft.

**NOTES**

- All signs to meet Section 138-8.603 and Chapter 134 of City Code of Ordinances and be approved by Building Department.
- Use MDOT R-28 series, sidewalk ramp and detectable warning details for sidewalk ramps and detectable warning strips.
- Maintain 10-foot horizontal separation between all underground utilities throughout.
- Livernois Road is under the jurisdiction of RCOC Jurisdiction.
- All heating, ventilation and air conditioning mechanical equipment located on the exterior of the building shall be screened from adjacent streets and properties.
- RCOC Approval will be required for ROW work within Livernois Road, Traffic Signal Modifications, and Traffic Impact Study.
- A City ROW use permit is required for work along Horizon Court and the proposed pathway work.
- Phasing information: the connection to Horizon Court is to be completed first along with all landscape that will be unaffected by building construction. Buildings are to be completed as per tenant demand.
- Roads under city jurisdiction are to utilize the standard Green name sign per city standards. The private portion of the roads are to be identified with Blue street name signs.
- Should EEI Global or the City of Rochester Hills Fire Department deem it necessary to modify the existing gate or other measures (i.e. signage) between the two properties, the associated costs would be borne by the developer
- (5) parking spaces marked available for public trail use (location noted on site plan)
- No trailers to be parked by road
- Initial phase to include road and major utilities
- Proposed site improvements are not closer to the property line than the current pavement edge

**FIRE DEPARTMENT NOTES**

- A Knox key system shall be installed, in a location approved by the Fire Code Official for each building. Ordering information is available from the Knox Company at knoxbox.com
- Fire lanes shall be designated by the Fire Code Official, and shall be conspicuously posted to both sides of the fire lane, with fire lane signs, spaced not more than 100 feet apart. Fire lane signs shall read "No Stopping, Standing, Parking, Fire Lane", and shall conform to the Michigan Manual of Uniform Traffic Control Devices.  
FIRE PREVENTION ORDINANCE Chapter 58, Sec. 503
- Construction sites shall be safeguarded in accordance with IFC 2006 Chapter 14.
- Minimum Fire Lane Width = 26.0'
- Open burning is not permitted including the burning of trash, debris, or land clearing materials. Open burning for warming of sand and/or water for the preparation of mortar shall be within the City of Rochester Hills Burn Permit Guidelines.
- Exit doors shall remain free of obstruction at all times. Guard posts will be provided for doors opening onto drives and parking areas.
- A white/clear strobe light shall be provided over each Fire Department Connection that is tied into the fire alarm system.
- All food trucks are required to be provided with fire protection and cooking exhaust hoods as per the requirements of the International Fire Code, 2018 Edition, Section 319.  
FIRE PREVENTION ORDINANCE chapter 58, Sec. 307.6.2 & 307.6.2.3



SEE SHEETS S101 AND S102 FOR ENLARGED SITE PLAN.

**DESIGNHAUS** EST 1998  
**ARCHITECTURE**

301 WALNUT BOULEVARD  
 ROCHESTER, MI 48307  
 T:248.601.4422 F:248.453.5854  
 WWW.DESIGNHAUS.COM  
 INFO@DESIGNHAUS.COM



No.	Revision/Issue	Date
	PUD Review #7	03.11.20
	PUD Review #6	1.9.2020
	PUD Review #5	11.25.19
	PUD Review #4	10.07.19
	PUD Review #3	07.26.19
	PUD Review #2	05.28.19
	PUD Review	03.29.19
	Owner Review	03.20.19
	PUD Review Submission	10.24.18

**Rochester Hills Research Park**  
 1400 S. Livernois  
 Rochester Hills, MI 48307







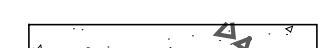




ROCHESTER HILLS  
 CITY FILE #18-021 Section #21

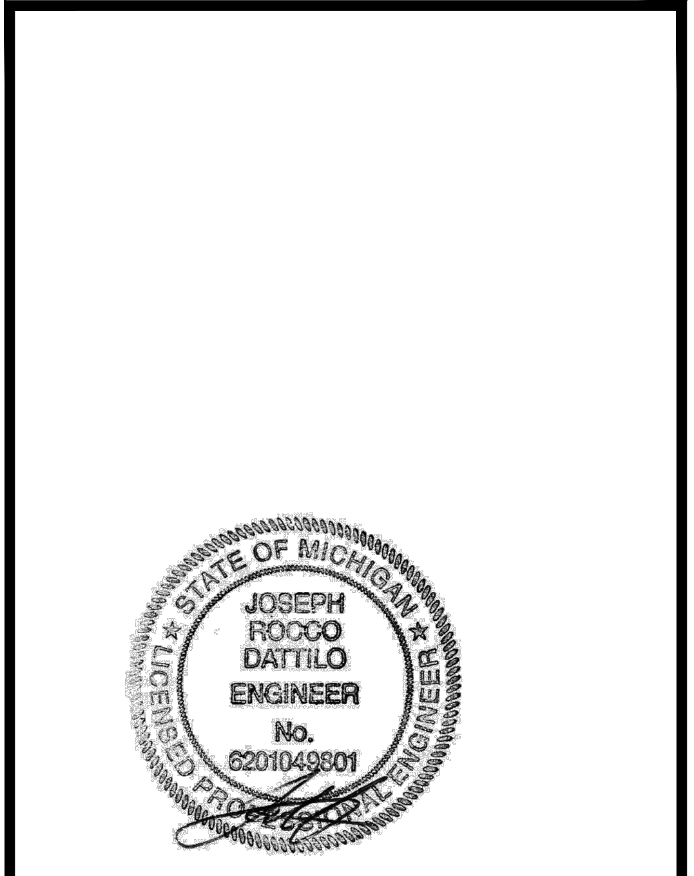
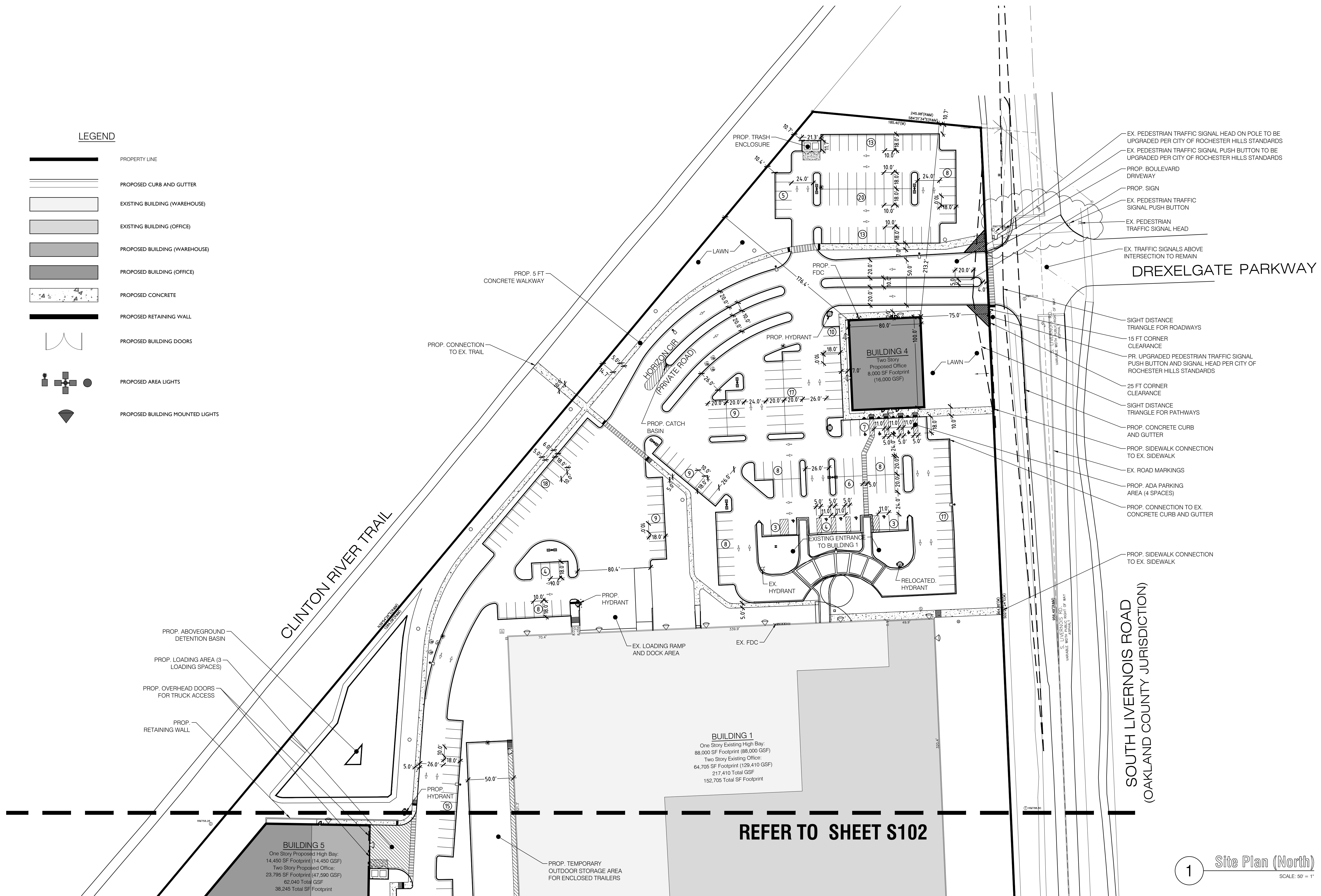
Overall Site Plan

**S100** 017170

1 Overall Site Plan SCALE: 80' = 1"

**LEGEND**

-  PROPERTY LINE
-  PROPOSED CURB AND GUTTER
-  EXISTING BUILDING (WAREHOUSE)
-  EXISTING BUILDING (OFFICE)
-  PROPOSED BUILDING (WAREHOUSE)
-  PROPOSED BUILDING (OFFICE)
-  PROPOSED CONCRETE
-  PROPOSED RETAINING WALL
-  PROPOSED BUILDING DOORS
-  PROPOSED AREA LIGHTS
-  PROPOSED BUILDING MOUNTED LIGHTS

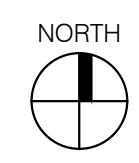


No.	Revision/Issue	Date
	PUD Review #7	03.11.20
	PUD Review #6	1.9.2020
	PUD Review #5	11.25.19
	PUD Review #4	10.07.19
	PUD Review #3	07.26.19
	PUD Review #2	05.28.19
	PUD Review	03.29.19
	Owner Review	03.20.19
	PUD Review Submission	10.24.18

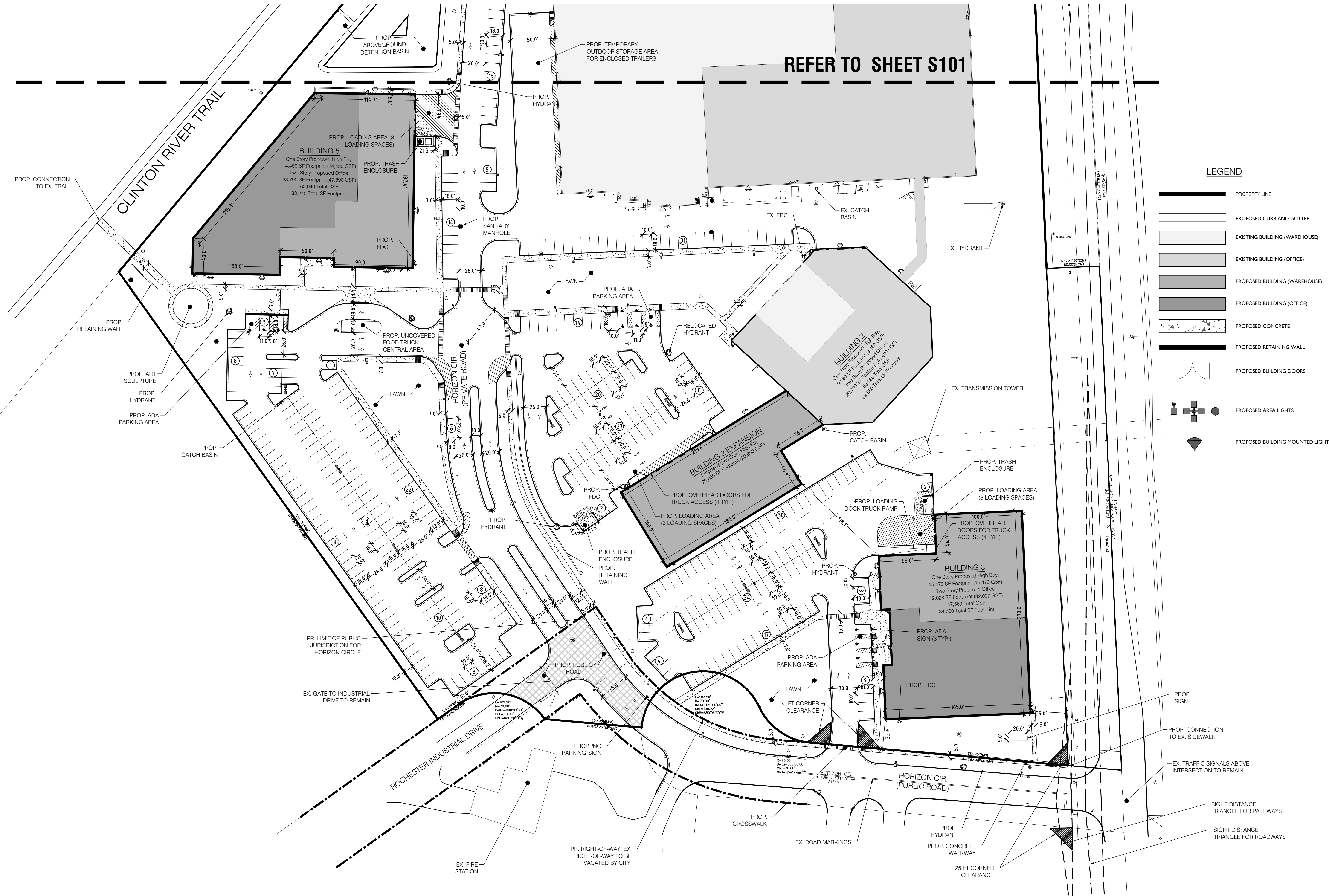
**Rochester Hills Research Park**  
 1400 S. Livernois  
 Rochester Hills, MI 48307

ROCHESTER HILLS  
 CITY FILE #18-021 Section #21

Site Plan (North)

1 Site Plan (North)  
 SCALE: 50' = 1" 

**S101** 17170



**LEGEND**

- PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING BUILDING (WAREHOUSE)
- EXISTING BUILDING (OFFICE)
- PROPOSED BUILDING (WAREHOUSE)
- PROPOSED BUILDING (OFFICE)
- PROPOSED CONCRETE
- PROPOSED RETAINING WALL
- PROPOSED BUILDING DOORS
- PROPOSED AREA LIGHTS
- PROPOSED BUILDING MOUNTED LIGHTS



No.	Revision/Issue	Date
	PUD Review #7	03.11.20
	PUD Review #6	1.9.2020
	PUD Review #5	11.25.19
	PUD Review #4	10.07.19
	PUD Review #3	07.26.19
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	PUD Review	03.29.19
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	PUD Review Submission	10.24.18

**Rochester Hills Research Park**  
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ROCHESTER HILLS  
 CITY FILE #18-021 Section #21

Site Plan (South)

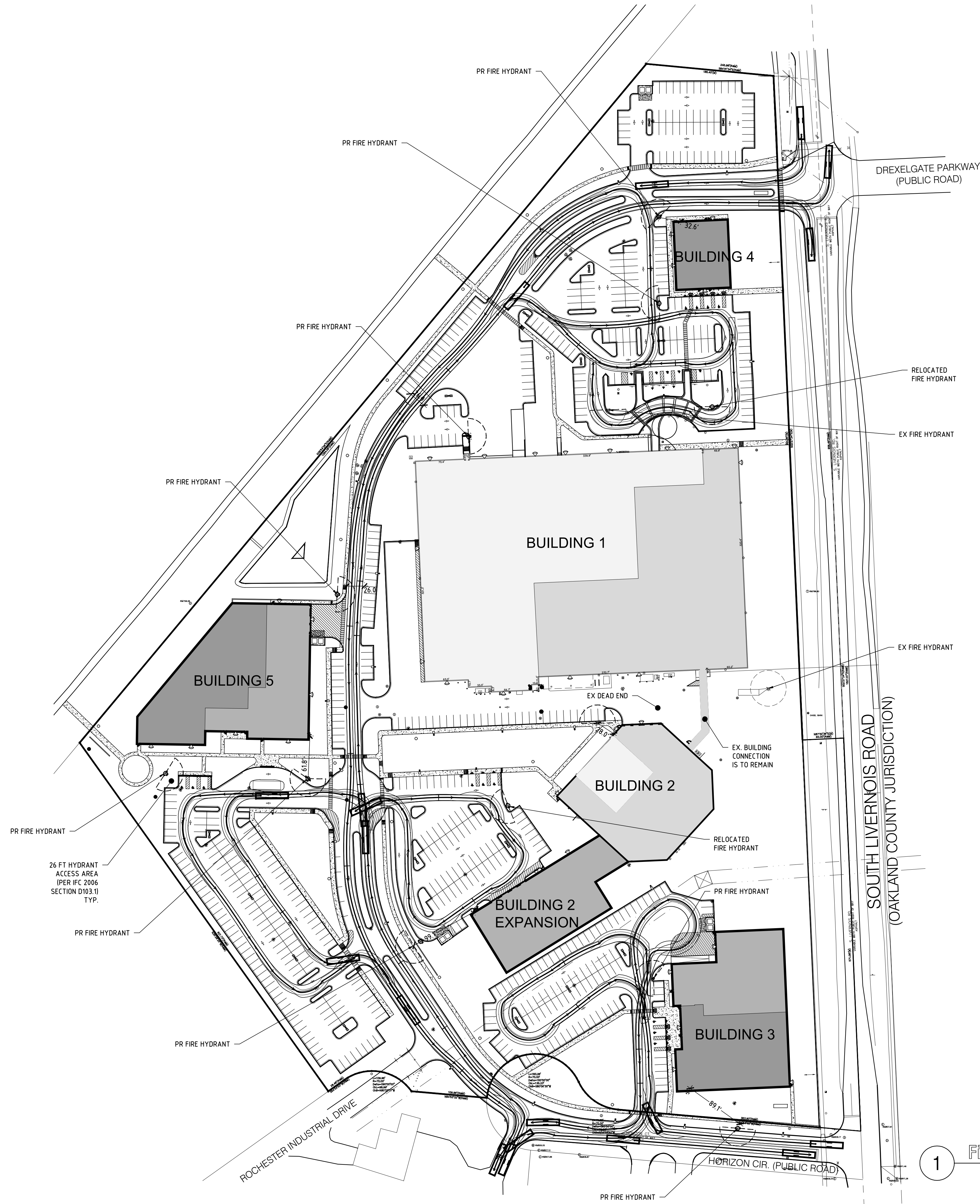
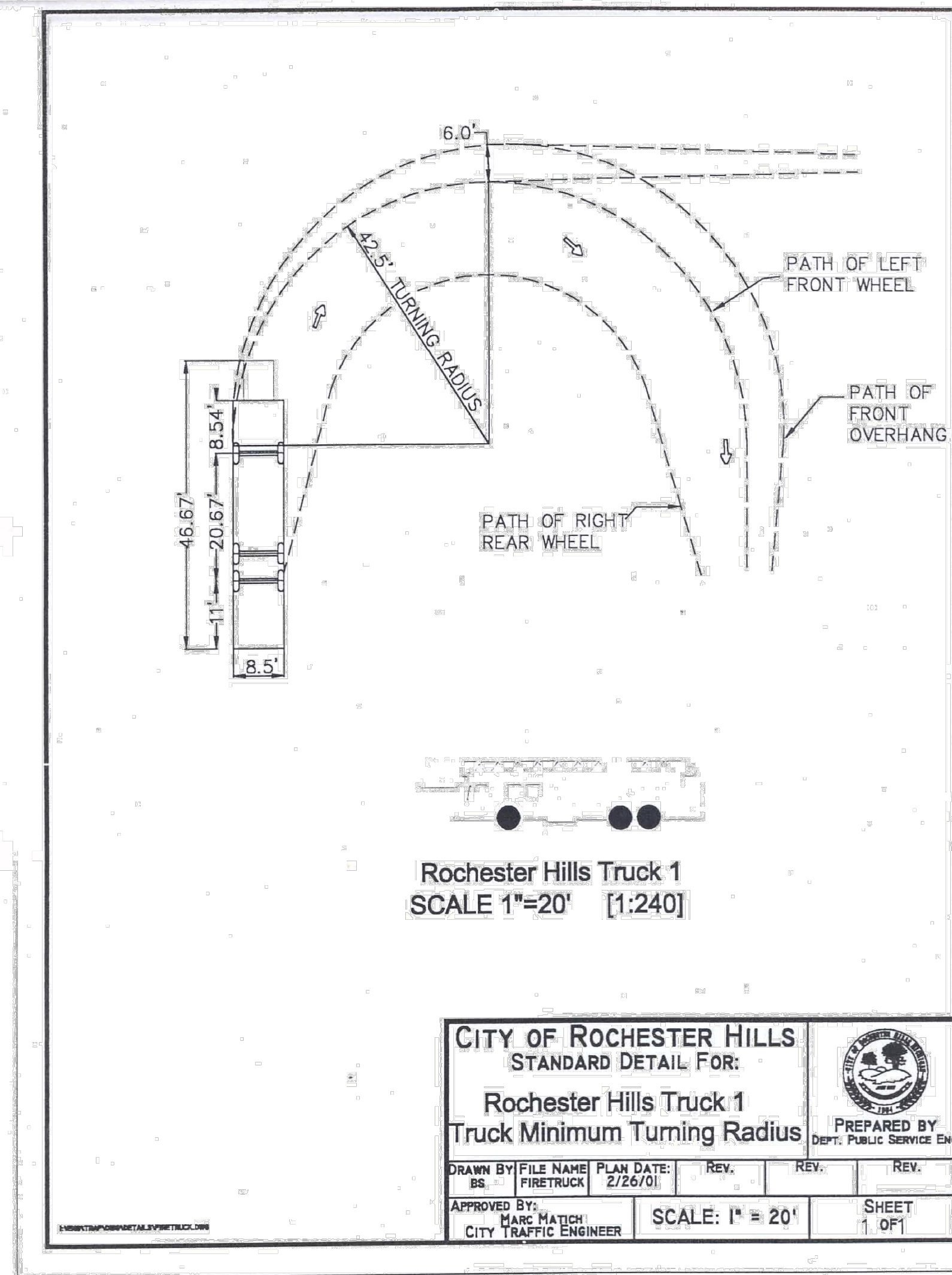
**S102** 17170

1 Site Plan (South) SCALE: 5/8" = 1' NORTH

S100 Site Plan.dwg

3/9/2020

Francesca Aragona



	PUD Review #7	03.11.20
	PUD Review #6	1.9.2020
	PUD Review #5	11.25.19
	PUD Review #4	10.07.19
	PUD Review #3	07.26.19
	PUD Review #2	05.28.19
	PUD Review	03.29.19
	Owner Review	03.20.19
	PUD Review Submission	10.24.18
No.	Revision/Issue	Date

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**Fire Truck Access Plan**

**S103** 017170