



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: 17-023: Candlewood

1 message

Kristen Kapelanski <kapelanskik@rochesterhills.org>
To: Maureen Gentry <gentrym@rochesterhills.org>

Thu, Mar 8, 2018 at 2:05 PM

Moe,

Can you include this in the PC packets for Candlewood at Meijer? It's the applicants attempt to reach out to the adjacent sub.

Thanks,

Kristen Kapelanski, AICP
Manager of Planning
Planning and Economic Development
p. 248.841.2572 direct
p. 248.656.4660 department
kapelanskik@rochesterhills.org

----- Forwarded message -----

From: **James Butler** <jbutler@peainc.com>
Date: Thu, Mar 8, 2018 at 6:49 AM
Subject: 17-023: Candlewood
To: Kristen Kapelanski <kapelanskik@rochesterhills.org>

Kristen:

Below is the email correspondence that the applicant has provided to the neighboring homeowners association (Wildflower Subdivision Association)

James P. Butler, PE

PEA

(P) 248.689.9090 Ext 133 • (M) 248.821.4841

Subject: RICHARD ATTO Contacted through wildflowersub.org for Proposed development

Date: Wed, 7 Mar 2018 17:30:09 -0500

From: Joseph Atto <joe@fox-realty.com>

To: Avinash BN Kumar <avinashbnkumar@gmail.com>, wildflowersub@googlegroups.com,

admin@wildflowersub.org

CC: Richie Atto <attonation@msn.com>

Hello Avinash and Jerry,

As my brother Rich has mentioned, we are in the process of proposing a development at the east end of the Meijer / TCF Bank site just north of your subdivision. Attached are a site plan, landscape plan and elevation renderings. Please contact Rich at your convenience with any questions you may have. Rich's mobile number is 248-245-1555 Of course, we would appreciate any support of the proposal that you may offer.
Thank you very much.

Joseph Atto, Associate Broker

Fox Realty, LLC

2150-B Franklin Road

Bloomfield Hills, Michigan 48302

Telephone: (248)332-5300

Facsimile: (248)332-5678

e-mail: joe@fox-realty.com

From: Avinash <aveesmail@gmail.com>

Date: Feb 28, 2018 11:49 AM

Subject: RICHARD ATTO Contacted through wildflowersub.org for Proposed development

To: Richie Atto <ATTONATION@msn.com>

Cc: Avinash BN Kumar <avinashbnkumar@gmail.com>,wildflowersub@googlegroups.com,admin@wildflowersub.org

Rich

Unfortunately it is quite a busy time for the board to meet in person before our annual meeting. If you could send your proposed plan electronically to us that we would be great. We can review and get back to you. Jerry would be your point of contact on this as he is in charge of wildflower sub land management related activities.

Jerry,

See if you can talk to Rich. His contact phone number is listed below.

Thanks

Avinash

Sent from my iPhone

On Feb 27, 2018, at 9:01 PM, Richie Atto <ATTONATION@msn.com> wrote:

Thank you for your response. I was hoping to present the proposed development prior to your March General Meeting as we a planning to appear before the Planning Commission on March 20.

Thank you

From: Avinash BN Kumar <avinashbnkumar@gmail.com>
Sent: Monday, February 26, 2018 10:50 PM
To: RICHARD ATTO
Cc: wildflowersub@googlegroups.com; admin@wildflowersub.org
Subject: Re: RICHARD ATTO Contacted through wildflowersub.org for Proposed development

Hi Richard

Thanks for reaching out. Certainly we would like to know more about it. There is an annual board meeting being planned on March 21st. This would be an opportunity to discuss with all the homeowners. Please email us the details.

Thanks
Avinash Kumar
Secretary

Sent from my iPhone

On Feb 26, 2018, at 9:47 PM, RICHARD ATTO <attonation@msn.com> wrote:
Name: RICHARD ATTO
Email: attonation@msn.com
Phone: 248 245-1555
Subject: Proposed development

I would like to present a proposed development to the Board that is North of your subdivision and at the easterly end of the Meijer site so that your Homeowners will be informed of the proposal.

Thank you,
Richard Atto
248 245-1555
attonation@msn.com

-

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.
#rhmail#

 Rochester Hills Project-Drawings to Wildflower Sub Association 2018 03 07.pdf
3510K

LEGAL DESCRIPTION
(PER OAKLAND COUNTY PROPERTY GATEWAY)
PARCEL ID 15-35-100-056
Land in the City of Rochester Hills, Oakland County, Michigan, described as follows:
T3N, R11E, SEC 35 PART OF NW 1/4 BEG AT PT DIST N 87-47-36 E 508.81 FT FROM NW COR. TH N 87-47-36 E 742.59 FT, TH S 02-12-26 E 151 FT, TH N 87-47-36 E 170.49 FT, TH ALG CURVE TO RIGHT, RAD 90 FT, CHORD BEARS S 47-01-51 E 127.45 FT, DIST OF 141.81 FT, TH S 02-03-15 E 537.56 FT, TH S 28-07-01 W 179.50 FT, TH S 59-58-03 E 83 FT, TH S 02-02-02 W 180.34 FT, TH S 87-48-01 W 755.98 FT, TH N 02-04-09 W 38.38 FT, TH S 87-47-32 W 143.23 FT, TH N 02-12-28 W 49.54 FT, TH N 50-46-38 W 208.78 FT, TH S 87-45-48 W 211.98 FT, TH N 02-00-59 W 30.56 FT, TH S 72-55-39 E 18.88 FT, TH N 87-59-01 E 154.80 FT, TH ALG CURVE TO LEFT, RAD 24 FT, CHORD BEARS N 48-22-36 E 21.66 FT, DIST OF 22.47 FT, TH N 22-33-07 E 41.88 FT, TH N 02-00-59 W 24 FT, TH N 87-59-01 E 43.14 FT, TH ALG CURVE TO LEFT, RAD 14.50 FT, CHORD BEARS N 42-55-13 E 20.53 FT, DIST OF 22.81 FT, TH N 02-03-55 W 214.30 FT, TH ALG CURVE TO LEFT, RAD 6.50 FT, CHORD BEARS N 40-54-35 W 10.84 FT, DIST OF 11.50 FT, TH ALG CURVE TO RIGHT, RAD 69.30 FT, CHORD BEARS N 70-50-59 W 18.20 FT, DIST OF 18.27 FT, TH N 82-01-25 W 74.28 FT, TH S 89-36-52 W 110.84 FT, TH S 00-23-08 E 30.06 FT, TH S 89-36-52 W 82.56 FT, TH N 02-00-59 W 101.81 FT, TH ALG CURVE TO LEFT, RAD 65.74 FT, CHORD BEARS S 81-11-28 E 47.82 FT, DIST OF 48.95 FT, TH S 82-31-11 E 47.88 FT, TH ALG CURVE TO LEFT, RAD 21.93 FT, CHORD BEARS N 82-41-08 E 28.03 FT, DIST OF 28.64 FT, TH N 27-53-28 E 44.28 FT, TH N 42-50-28 E 13.78 FT, TH ALG CURVE TO RIGHT, RAD 79.74 FT, CHORD BEARS N 57-18-58 E 30.89 FT, DIST OF 40.29 FT, TH N 02-00-59 W 30.34 FT, TH N 87-47-31 E 118.18 FT, TH S 02-38-28 E 21.14 FT, TH ALG CURVE TO LEFT, RAD 184 FT, CHORD BEARS N 39-37-49 E 248.13 FT, DIST OF 271.63 FT, TH N 02-12-24 W 126 FT, TH ALG CURVE TO LEFT, RAD 40 FT, CHORD BEARS N 47-12-24 W 58.97 FT, DIST OF 82.83 FT, TH N 02-12-24 W 33 FT TO BEG 27.56 A 11-30-16 FR 053

BENCHMARKS
(GPS DERIVED - NAVD83)
BM #300
ARROW ON TOP OF A HYDRANT LOCATED APPROX. 159' NORTH OF THE NORTHWEST BUILDING CORNER OF TCF BANK (220 AUBURN RD.) ELEV. - 744.02
BM #301
ARROW ON A HYDRANT LOCATED APPROX. 119' SOUTH OF THE SOUTHWEST BUILDING CORNER OF TCF BANK (220 AUBURN RD.) ELEV. - 744.94
BM #302
ARROW ON A HYDRANT LOCATED IN AN ISLAND ON THE EAST SIDE OF THE EAST DOCK #1 OF MEJER (1375 S. ROCHESTER RD.) ELEV. - 742.12
BM #303
ARROW ON A HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE DETENTION FOND, APPROX. 110' EAST OF THE SOUTHEAST BUILDING CORNER OF MEJER (1375 S. ROCHESTER RD.) ELEV. - 743.17

FLOODPLAIN NOTE:
THE SUBJECT PARCEL LIES WITHIN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 281250394F, A NON-PRINTABLE PANEL.

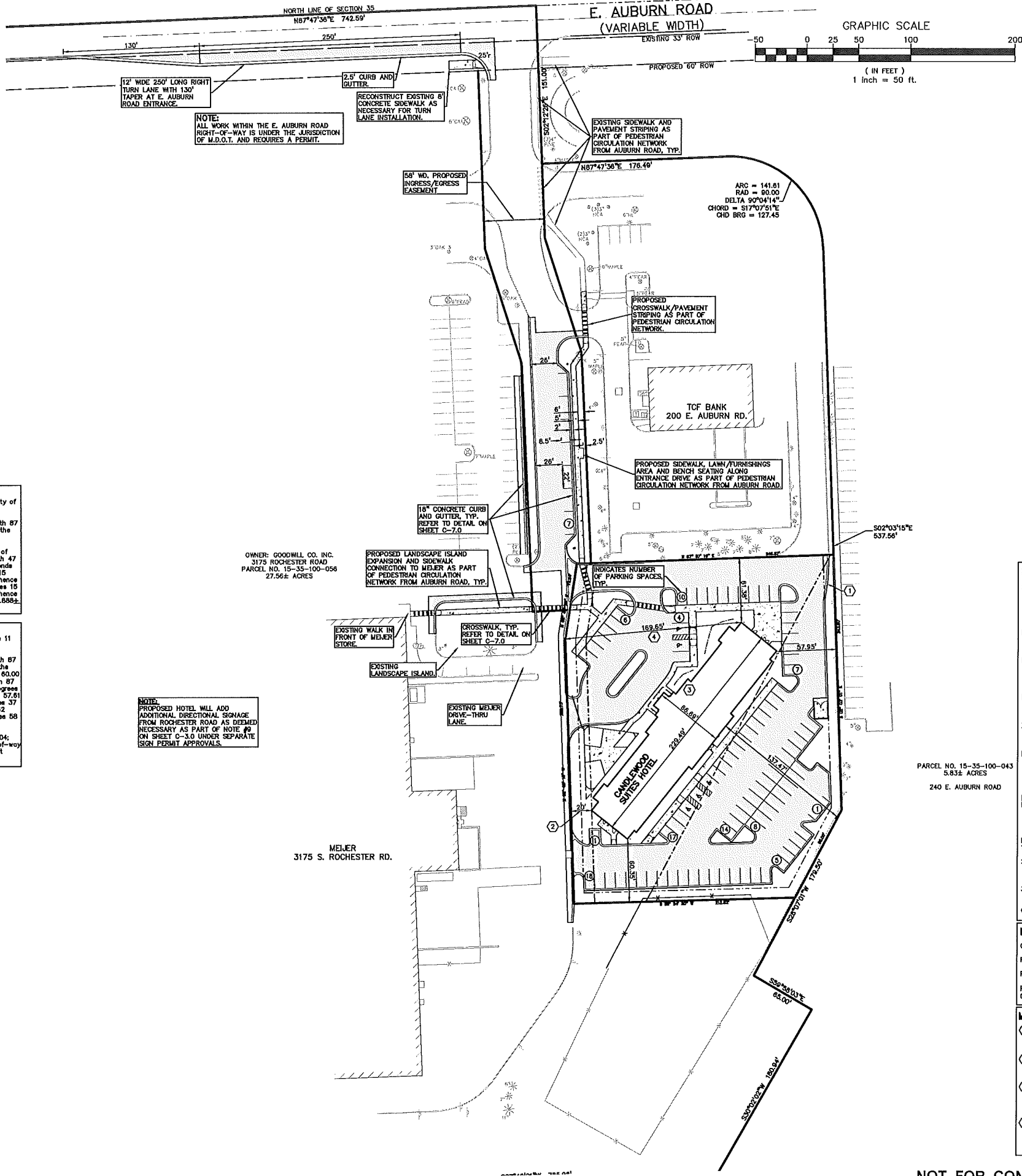
HOTEL LEGAL DESCRIPTION
A parcel of land in part of the Northwest 1/4 of Section 35, Town 03 North, Range 11 East, City of Rochester Hills, Oakland County, State of Michigan described as follows:
Commencing at the Northwest Corner of Section 35, Town 03 North, Range 11 East, thence North 87 degrees 47 minutes 36 seconds East 1249.20 feet along the north line of said Section 35 and the centerline of Auburn Road (width varies); thence South 02 degrees 12 minutes 26 seconds East 151.00 feet; thence North 87 degrees 47 minutes 36 seconds East 178.49 feet to a point of curvature; thence 141.81 feet along the arc of a curve to the right, said curve having a radius of 90.00 feet, a central angle of 90 degrees 09 minutes 14 seconds, and a chord that bears South 47 degrees 07 minutes 51 seconds East 127.45 feet; thence South 02 degrees 03 minutes 15 seconds East 203.96 feet to the POINT OF BEGINNING; thence continuing South 02 degrees 03 minutes 15 seconds East 243.80 feet; thence South 02 degrees 07 minutes 01 seconds West 95.00 feet; thence South 08 degrees 24 minutes 20 seconds West 212.82 feet; thence North 02 degrees 03 minutes 15 seconds West 252.73 feet; thence North 08 degrees 48 minutes 28 seconds East 72.84 feet; thence North 87 degrees 57 minutes 19 seconds East 246.87 to the POINT OF BEGINNING. Containing 1.888± acres.

INGRESS/EGRESS EASEMENT LEGAL DESCRIPTION
A variable width private drive in part of the Northwest 1/4 of Section 35, Town 03 North, Range 11 East, City of Rochester Hills, Oakland County, State of Michigan, described as follows:
Commencing at the Northwest Corner of Section 35, Town 03 North, Range 11 East, thence North 87 degrees 47 minutes 36 seconds East 1249.20 feet along the north line of said Section 35 and the centerline of Auburn Road (width varies); thence South 02 degrees 12 minutes 26 seconds East 80.00 feet to the south 80-foot right-of-way line of Auburn Road; thence along said south line South 87 degrees 47 minutes 36 seconds West 8.52 feet to the POINT OF BEGINNING; thence South 01 degrees 57 minutes 28 seconds East 143.41 feet; thence South 13 degrees 57 minutes 29 seconds East 57.61 feet; thence South 24 degrees 23 minutes 00 seconds East 35.80 feet; thence South 02 degrees 37 minutes 14 seconds East 233.82 feet; thence South 11 degrees 37 minutes 01 seconds East 9.82 feet; thence South 08 degrees 48 minutes 28 seconds West 34.80 feet; thence South 87 degrees 58 minutes 00 seconds West 19.79 feet; thence North 02 degrees 37 minutes 14 seconds West 249.19 feet; thence North 24 degrees 23 minutes 00 seconds East 65.40 feet; thence North 13 degrees 57 minutes 29 seconds West 89.04 feet; thence North 01 degrees 57 minutes 28 seconds West 128.40 feet to the south 80-foot right-of-way line of Auburn Road; thence along said south line North 87 degrees 47 minutes 36 seconds East 40.43 feet to the POINT OF BEGINNING.

NOTE:
PROPOSED HOTEL WILL ADD ADDITIONAL DIRECTIONAL SIGNAGE FROM ROCHESTER ROAD AS DEEMED NECESSARY AS PART OF NOTE #2 ON SHEET C-3.0 UNDER SEPARATE SIGN PERMIT APPROVALS.

OWNER: GOODMILL CO., INC.
3175 ROCHESTER ROAD
PARCEL NO. 15-35-100-056
27.56± ACRES

MEJER
3175 S. ROCHESTER RD.



SITE DATA TABLE:
PROPOSED USE:
4 STORY HOTEL (48,000 S.F. TOTAL)/89 ROOMS
CONSTRUCTION TYPE: VA CONSTRUCTION (SPRINKLERED NFPA 13)
LAND AREA:
GROSS = 1.88 ACRES
PARKING REQUIRED:
1.1 SPACES PER ROOM
(89 ROOMS X 1.1) = 98 SPACES
(5 ADA SPACES REQ.)
PARKING PROVIDED:
PARKING SPACES PROVIDED = 98 SPACES
(INCLUDES 5 ADA SPACES)
ZONING INFO:
B-3 SHOPPING CENTER BUSINESS ZONING
WITH FB-3 FLEX BUSINESS OVERLAY
BUILDING SETBACKS:
FRONT: 20.00' (2)
REAR: 57.95'
SIDE: 137.47'
MIN. BUILDING FRONTAGE BUILD-TO AREA CALCULATIONS:
ENTRANCE DRIVE SETBACK FRONTAGE X PROVIDED FRONTAGE X MINOR STREET
- FRONT YARD ALONG 5'-20' 70% 20' 0% (2)

NOTES:
1. ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM ADJACENT ROADS AND PROPERTIES.
2. FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS SPACED NOT MORE THAN 100 FEET APART, AND IN CONFORMANCE WITH THE MUTCD.
3. ALL PEDESTRIAN WALKWAYS AND REQUIRED EGRESS DOORS SHALL COMPLY WITH MICHIGAN BARrier FREE DESIGN CRITERIA.
(4) REQUESTED MODIFICATIONS FOR CITY PLANNING COMMISSION

MEJER PARKING:
CURRENT MEJER PARKING PROVIDED = 907 SPACES
PARKING BEING REMOVED WITH HOTEL DEVELOPMENT = 174 SPACES
PARKING FOR MEJER AFTER HOTEL IS DEVELOPED = 733 SPACES
PARKING REQUIRED FOR MEJER = 1 SPACE/300 SQ FT U.F.A. = (275,000 X 0.8)/300 = 733 SPACES

MODIFICATION TABLE:
(1) CROSS ACCESS DRIVE - THE CROSS ACCESS DRIVE CANNOT MEET THE REQUIRED 10 FOOT PARKING SETBACK GIVEN THE EXISTING DRIVE AISLE DOES NOT CONFORM TO THIS REQUIREMENT AT THE ADJACENT PROPERTY LINE.
(2) MINIMUM BUILDING FRONTAGE BUILD-TO AREA (70% MINIMUM) - GIVEN THE SITE CONFIGURATION AND THE PROPOSED USE OF THE BUILDING, THE SITE CANNOT MEET THIS REQUIREMENT.
(3) MINIMUM FACADE TRANSPARENCY REQUIREMENT - MODIFICATION WILL BE REQUIRED GIVEN THE PROPOSED USE OF THE BUILDING AS A HOTEL, AND THE PRIVACY RESPECT OF ITS GUESTS THE MINIMUM TRANSPARENCY REQUIREMENTS CANNOT BE PROVIDED. (SEE ARCHITECTURAL PLANS FOR FURTHER DETAILS).
(4) FRONT YARD PARKING - GIVEN THE EXISTING SITE CONFIGURATION AND THE PROPOSED HOTEL USE OF THE BUILDING, PARKING HAS BEEN PROPOSED WITHIN THE FRONT YARD OF THE MINOR STREET EASEMENT. THE AMOUNT OF PARKING HAS BEEN MINIMIZED BUT THE PROPOSED HOTEL USE WOULD NOT FUNCTION WITHOUT SOME PARKING WITHIN THIS LOCATION.

CITY FILE #17-044
NOT FOR CONSTRUCTION

LEGEND:
BENCH MARK FOUND: ROM SET, RM FOUND, RM FOUND, RM & CAP SET
INGRESS/EGRESS: 50' WD. PROPOSED EASEMENT
EXISTING SIDEWALK AND PAVEMENT STRIPING AS PART OF PEDESTRIAN CIRCULATION NETWORK FROM AUBURN ROAD, TYP.
RECONSTRUCT EXISTING 8\"/>

CAUTION!
THE OWNER AND SUBMITTER OF EXISTING INFORMATION IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. THE SUBMITTER OF EXISTING INFORMATION IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. THE SUBMITTER OF EXISTING INFORMATION IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. THE SUBMITTER OF EXISTING INFORMATION IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.

REVISIONS
NO. BY DATE DESCRIPTION
1. JLB 10/25/17 1.0 SHEET PREPARED FOR REVIEW COMMENTS
2. JLB 10/25/17 2.0 SHEET PREPARED FOR REVIEW COMMENTS
3. JLB 10/25/17 3.0 SHEET PREPARED FOR REVIEW COMMENTS
4. JLB 10/25/17 4.0 SHEET PREPARED FOR REVIEW COMMENTS

3 FULL WORKING DAYS BEFORE YOU DIG CALL 811
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t. 248.689.9090
f. 248.689.1044
www.peainc.com

FOX REALTY, LLC
21608 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN 48302
PRELIMINARY OVERALL SITE PLAN
CANDELDOWN - ROCHESTER HILLS
PART OF THE NW 1/4 OF SECTION 35, T. 03N., R. 11E,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN
DES. CMP. ON. CMP. SUR. RS. P.M. JPB
S:\PROJECTS\2017\017022\DWG\17022-TOPOBASE.DWG
S:\PROJECTS\2017\017022\DWG\17022-SITE PLAN_V-BASE-17022.DWG
S:\PROJECTS\2017\017022\DWG\17022-PLAN_V-06-17022.DWG

ORIGINAL ISSUE DATE:
OCTOBER 25, 2017
PEA JOB NO. 2017-023
SCALE: 1" = 50'
DRAWING NUMBER:
C-2.0

NOT FOR CONSTRUCTION

DECIDUOUS TREE LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	AS3	Sugar Maple	<i>Acer saccharum</i> 'Green Mountain'	3" Cal.	B&B
8	CB3	Columnar European Hornbeam	<i>Carpinus betulus</i> 'Columnaris'	3" Cal.	B&B
9	CC3	Eastern Redbud	<i>Cercis canadensis</i>	3" Cal.	B&B
9	GB3	Ginkgo	<i>Ginkgo biloba</i>	3" Cal.	B&B
9	GT3	Skyline Honeylocust	<i>Gleditsia triacanthos</i> 'Skyline'	3" Cal.	B&B
2	MP3	Prairie Fire Crab	<i>Malus 'Prairie Fire'</i>	3" Cal.	B&B
9	MR3	Red Baron Crabapple	<i>Malus 'Red Baron'</i>	3" Cal.	B&B
9	PC3	Cleveland Select Pear	<i>Pyrus calleryana</i> 'Cleveland Select'	3" Cal.	B&B
7	QR3	Red Oak	<i>Quercus rubra</i>	3" Cal.	B&B
7	TC3	Greenspire Linden	<i>Tilia cordata</i> 'Greenspire'	3" Cal.	B&B

EVERGREEN TREE LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	AC8	Concolor Fir	<i>Abies concolor</i>	8" HL	B&B
6	PG8	Black Hills Spruce	<i>Picea glauca</i> 'Densata'	8" HL	B&B
6	PS8	Eastern White pine	<i>Pinus strobus</i>	8" HL	B&B

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
20	SJ30	Little Princess Japanese Spiraea	<i>Spiraea japonica</i> 'Little Princess'	30" HL	Cont.

PER CITY OF ROCHESTER HILLS MAINTENANCE AGREEMENT:

Section 138-12.109 Maintenance
The owner of the property shall be responsible for all maintenance of site landscaping, as follows:

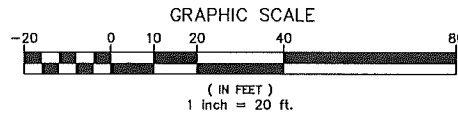
A. Landscaping shall be kept in a neat, orderly and healthy growing condition, free from debris and refuse.

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.

C. All dead, damaged, or diseased plant material shall be removed immediately and replaced within six (6) 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 ground is 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 to be replaced. 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 shall place the parcel in non-conformity with the approved landscape plan and be a violation of this Ordinance.

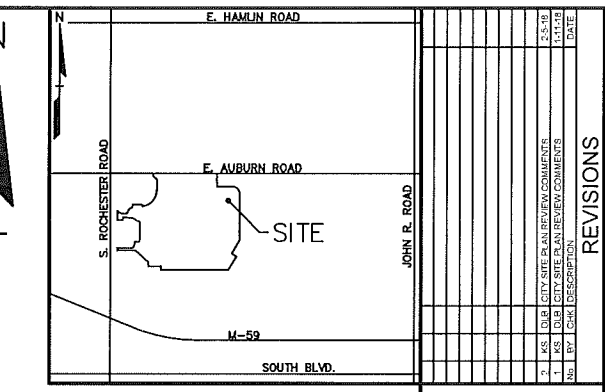
E. If protected trees are damaged, a fine shall be issued on an inch-by-inch basis at a monetary rate as defined by the Forestry Department.



COST OPINION

ESTIMATED QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
492	S.V.	Sod Laid	\$6	\$2,952
20	EA.	Sub-Canopy Ornamental Trees	\$250	\$5,000
55	EA.	Deciduous	\$100	\$5,500
17	EA.	Evergreen	\$400	\$6,800
1	LB.	Irigation	\$15,001	\$15,001
TOTAL LANDSCAPING				\$31,253

NOTE: ESTIMATE DOES NOT INCLUDE SITE FURNITURE, SHRUBS AND PERENNIALS PLANTINGS WITHIN AMENITY AREA.



REVISIONS

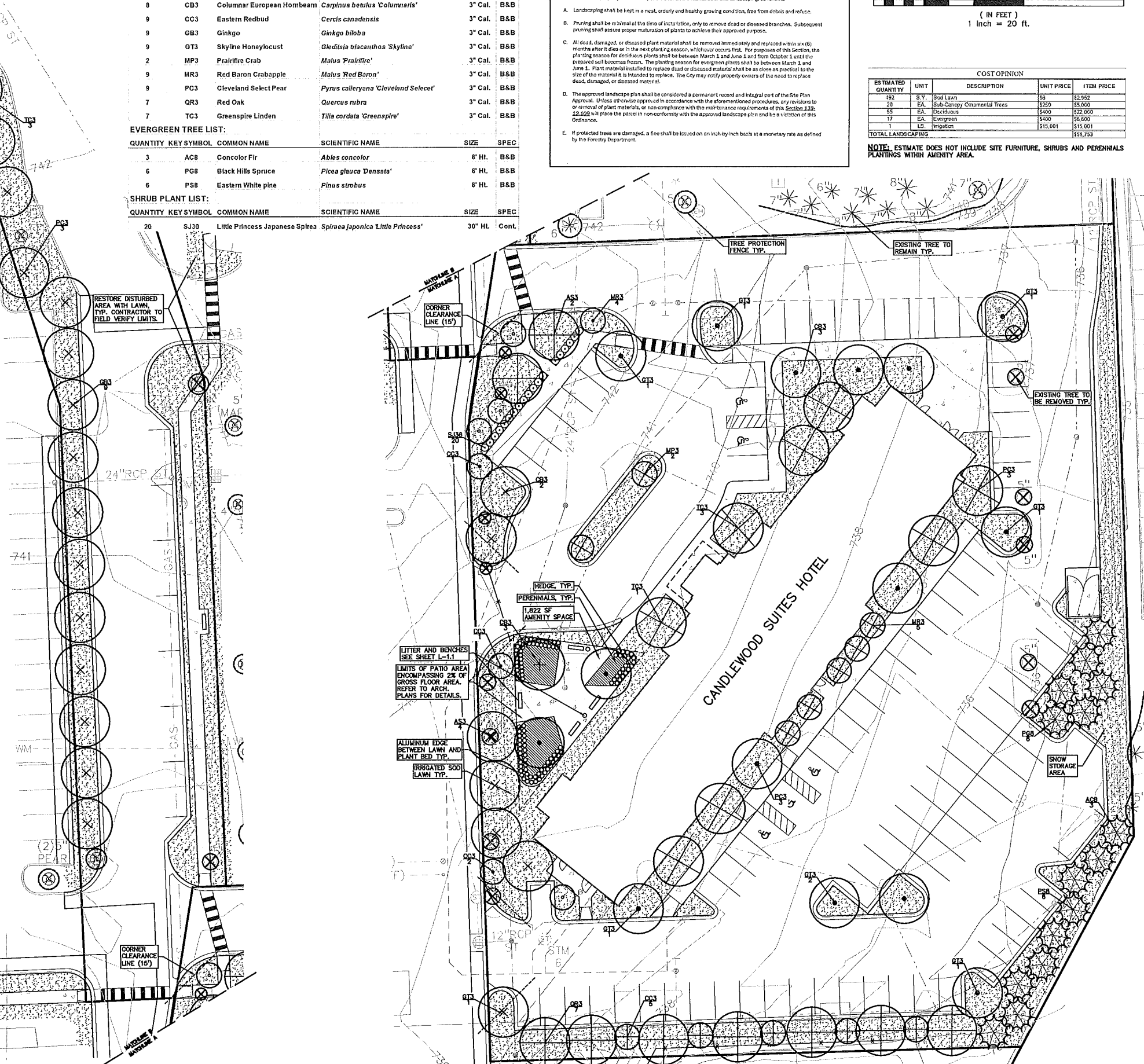
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

EXISTING TREE LIST:

QUANTITY	SIZE
4	4"
9	5"
1	6"

REPLACEMENT TREES:
Replacement required for any healthy tree 6" or greater. 1 tree 6" or greater required for replacement.

IRRIGATION NOTES:
ALL LANDSCAPE AREAS MUST BE IRRIGATED. WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12AM-5AM.



KEY:

- (Symbol: Circle with dot) INTERIOR PARKING LOT TREES
- (Symbol: Circle with plus) REPLACEMENT TREE
- (Symbol: Circle with X) INTERIOR STREET TREES
- (Symbol: Circle with crosshairs) PERIMETER PARKING LOT TREES
- (Symbol: Circle with vertical line) FRONT YARD TREES
- (Symbol: Circle with star) ADDITIONAL TREES FOR SCREENING
- (Symbol: Circle with horizontal line) FRONT YARD SHRUBS
- (Symbol: Circle with diagonal lines) IRRIGATED SOD LAWN
- (Symbol: Circle with horizontal lines) PERENNIALS
- (Symbol: Circle with crosshairs) TREE PROTECTION FENCING
- (Symbol: Circle with X) EXISTING TREE TO REMOVE

LANDSCAPE CALCULATIONS:
PER CITY OF ROCHESTER HILLS ZONING ORDINANCE, ZONED B-3

OUTDOOR AMENITY SPACE:
REQUIRED: MINIMUM 2% GROSS LAND AREA OF THE DEVELOPMENT TO BE OUTDOOR AMENITY SPACE.
GROSS LAND AREA: 83,403 SF * .02 = 1,669 SF REQUIRED
PROVIDED: 1,822 SF OF AMENITY SPACE.

INTERIOR PARKING LANDSCAPE:
REQUIRED: MINIMUM 5% OF THE VEHICLE USE AREA TO BE LANDSCAPED AREA. 1 DEC. TREE FOR EVERY 150 SF OF REQUIRED INTERIOR LANDSCAPE.
5% OF THE 43,474 SF VEHICLE USE AREA = 2,173 / 150 = 15 DEC. TREES REQUIRED.
PROVIDED: 4,428 SF (5.3%) GREEN SPACE PROVIDED AND 15 DEC. TREES.

PERIMETER PARKING LANDSCAPE:
REQUIRED: 1 DEC. TREE / 25 LF AND 1 ORN. TREE / 35 LF OF PARKING. PERIMETER.
419 / 25 = 17 DEC. AND 419 / 35 = 12 ORN. TREES REQUIRED
PROVIDED: 17 DEC. AND 12 ORN. TREES.

LANDSCAPING AND BUFFERING FOR B-3 & FD-3 OVERLAY ZONING DISTRICTS:
OUTLOT BOUNDARIES AND EXISTING CONDITIONS SHOW THAT THE REQUIREMENTS WERE PREVIOUSLY MET FOR RESIDENTIAL SCREENING AND SETBACK.

TREE REPLACEMENT:
REQUIRED: DEC TREES SHALL BE REPLACED ON A 1 TO 1 BASIS. MINIMUM 2" REPLACEMENT TREES, FOR EVERY 1 INCH GREATER IN CALIPER 5 TREE CREDIT IS GIVEN. 14 TREES REMOVED = 1 TREE 6" OR GREATER REQUIRED FOR REPLACEMENT. 1 - 2" CAL. REPLACEMENT TREES REQUIRED.
PROVIDED: 1 TREE PROVIDED

INTERIOR STREET TREES:
REQUIRED: 1 DECIDUOUS TREE PER 35 LF
780 LF / 35 = 22 DECIDUOUS TREES
PROVIDED: 22 DECIDUOUS TREES

FRONT YARD IN FB DISTRICT MINOR:
REQUIRED: 5 FT WIDTH, PLUS 3 ORNAMENTAL TREES AND 8 SHRUBS PER 100 LF. 202 LF / 100 = 2.5
3*2.5 = 8 ORNAMENTAL TREES
8*2.5 = 20 SHRUBS
PROVIDED: 8 ORNAMENTAL TREES, 20 SHRUBS

CAUTION!
THE LOCATION AND SIZE OF EXISTING TREES AND SHRUBS SHOWN ON THIS PLAN IS THE ONLY AFFIRMATION. I DO NOT GUARANTEE THE EXISTENCE OR HEALTH OF ANY TREE OR SHRUB. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND SIZE OF EXISTING TREES AND SHRUBS PRIOR TO THE START OF CONSTRUCTION.

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FOX REALTY, LLC
21608 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN - 48302

LANDSCAPE PLAN
CANDLEWOOD - ROCHESTER HILLS
PART OF THE NW 1/4 OF SECTION 35, T.09N, R.11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES: JLE DN: KAD SUR: RS: JPB
DATE: OCTOBER 25, 2017

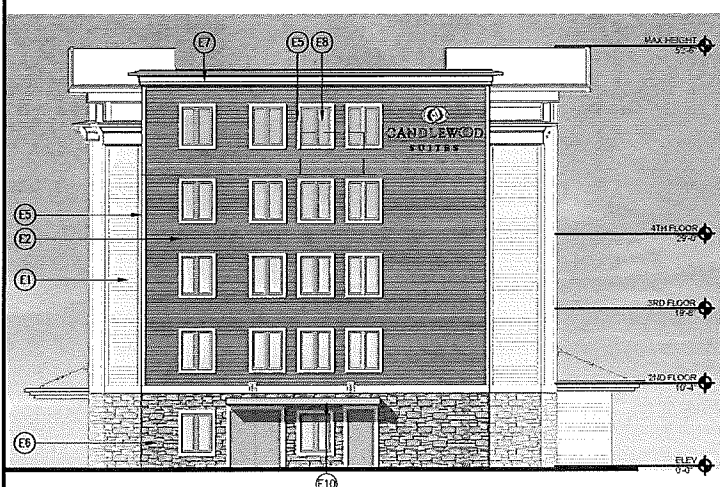
SCALE: 1" = 20'

DRAWING NUMBER:
L-1.0

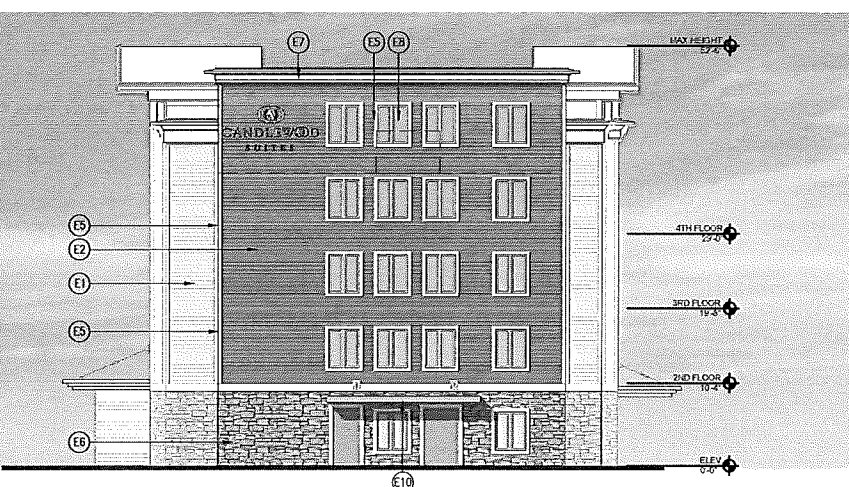
NOT FOR CONSTRUCTION CITY FILE #17-044



1 WEST ELEVATION
Scale: 3/32" = 1'-0"



2 NORTH ELEVATION
Scale: 3/32" = 1'-0"



3 SOUTH ELEVATION
Scale: 3/32" = 1'-0"



4 EAST ELEVATION
Scale: 3/32" = 1'-0"

Exterior Material Finishes				
TAG	MATERIAL	FINISH	COLOR / STYLE	REMARKS / NOTES
(1)	FIBER CEMENT BOARD	JAVES HARDIE - LAP SIDING	HAWAII BEIGE	
(2)	FIBER CEMENT BOARD	JAVES HARDIE - LAP SIDING	KHAKI BROWN	
(3)	FIBER CEMENT BOARD	JAVES HARDIE - LAP SIDING	MONTEREY TAUPE	
(4)	FIBER CEMENT BOARD	JAVES HARDIE - LAP SIDING	ARCTIC WHITE	
(5)	FIBER CEMENT BOARD	JAVES HARDIE - TRIM BOARD	ARCTIC WHITE	
(6)	STONE BASE	ELDORADO - LIVINGSTONE	SAN MARINO	
(7)	EPIS	CORICE AND DECORATIVE BLOCK	BELMONT MOORE WHITE HERRON	
(8)	ALUM. STOREFRONT	KAYSEER OR APPROVED EQUAL	CLEAR ANODIZED	
(9)	ALUM. ENTRANCE DOOR	KAYSEER OR APPROVED EQUAL	CLEAR ANODIZED	
(10)	METAL CANOPY		CLEAR ANODIZED	

NOTE: SIGNAGE UNDER SEPARATE PERMIT. REFER TO APPROVED SIGNAGE PACKAGE FROM SIGNAGE VENDOR FOR SIZES AND LOCATIONS OF SIGNS. EXTERIOR SIGNAGE TO BE EXPANDED AS INDICATED.
FLOOR SIGNAGE EPS COLOR TO MATCH THE BUILDING EPS COLOR.

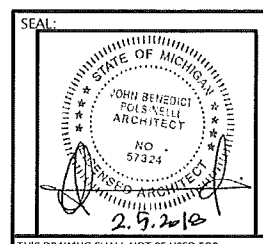
% OF BUILDING MATERIALS		% OF FACADE TRANSPARENCY	
WEST ELEVATION	ELEVATION AREA	WEST ELEVATION	TRANSPARENCY AREA
	0 8215 SF	FIRST FLOOR ELEVATION AREA	0 2097 SF
FIBER CEMENT SIDING	0 8250 SF	CLADDING AREA	0 453 SF
PERCENTAGE	0 72%	PERCENTAGE	0 23%
STONE SIDING	0 1096 SF	2ND-4TH FLOOR ELEVATION AREA	0 1913 SF
PERCENTAGE	0 23%	CLADDING AREA	0 218.8 SF
EPIS	0 509 SF	PERCENTAGE	0 19%
PERCENTAGE	0 6%		
EAST ELEVATION	ELEVATION AREA	EAST ELEVATION	TRANSPARENCY AREA
	0 8715 SF	FIRST FLOOR ELEVATION AREA	0 2097 SF
FIBER CEMENT SIDING	0 8250 SF	CLADDING AREA	0 398 SF
PERCENTAGE	0 72%	PERCENTAGE	0 16%
STONE SIDING	0 1096 SF	2ND-4TH FLOOR ELEVATION AREA	0 1913 SF
PERCENTAGE	0 23%	CLADDING AREA	0 218.8 SF
EPIS	0 509 SF	PERCENTAGE	0 19%
PERCENTAGE	0 6%		
NORTH ELEVATION	ELEVATION AREA	NORTH ELEVATION	TRANSPARENCY AREA
	0 1651 SF	FIRST FLOOR ELEVATION AREA	0 393 SF
FIBER CEMENT SIDING	0 1232 SF	CLADDING AREA	0 24 SF
PERCENTAGE	0 74%	PERCENTAGE	0 6%
STONE SIDING	0 358 SF	2ND-4TH FLOOR ELEVATION AREA	0 347 SF
PERCENTAGE	0 20%	CLADDING AREA	0 48 SF
EPIS	0 94 SF	PERCENTAGE	0 14%
PERCENTAGE	0 6%		
SOUTH ELEVATION	ELEVATION AREA	SOUTH ELEVATION	TRANSPARENCY AREA
	0 1651 SF	FIRST FLOOR ELEVATION AREA	0 393 SF
FIBER CEMENT SIDING	0 1232 SF	CLADDING AREA	0 15 SF
PERCENTAGE	0 74%	PERCENTAGE	0 6%
STONE SIDING	0 358 SF	2ND-4TH FLOOR ELEVATION AREA	0 347 SF
PERCENTAGE	0 20%	CLADDING AREA	0 48 SF
EPIS	0 94 SF	PERCENTAGE	0 14%
PERCENTAGE	0 6%		

LEGEND
RE EXTERIOR FINISH SCHEDULE

NORR

CONSULTANT:

PEA, INC.
2430 ROCHESTER CT.
Suite 100
Troy, MI 48063-1872
Phone: (248) 689-9090
Fax: (248) 689-1044
www.peainc.com



THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE SEAL AND SIGNATURE OF THE RESPONSIBLE REGISTRANT APPEARS ON THE DRAWING, AND PROPER PERMIT FORMS AND RELATED FEES ARE TRANSMITTED BY THE OWNER, OWNER'S AGENT OR CONTRACTOR TO THE AUTHORITY HAVING JURISDICTION.

DATE	ISSUED FOR	REV
10.31.2017	FOR REVIEW	1
12.08.2017	ROOM COUNT INCREASE	
02.05.2018	SPA RESUBMITTAL	

Project Manager R. AVILA	Drawn A. GERMANESE
Project Leader	Checked
Date 10.31.2017	Dept Mgr Approval
Client CANDLEWOOD SUITES	

Project

PROPOSED HOTEL DEVELOPMENT
PART OF THE NW 1/4 OF SECTION 35,
T.03N, R.11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MI

Drawing Title

BUILDING ELEVATIONS

DO NOT SCALE DRAWING	
Project No.	Drawing No. A2-01

ALL SIGNS MUST MEET CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.