

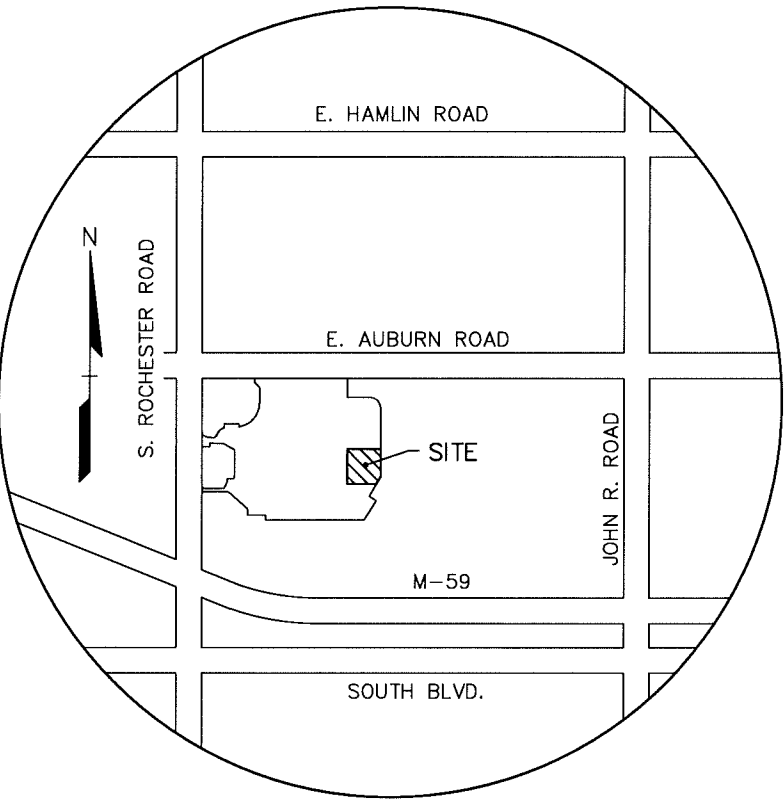
PRELIMINARY SITE PLAN DRAWINGS FOR
CANDLEWOOD SUITES
 PART OF THE NW 1/4 OF SECTION 35, T. 3N., R. 11E.,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

OWNER:
 ROCHESTER PROPERTY, LLC
 21508 FRANKLIN ROAD
 BLOOMFIELD HILLS, MI 48302
 CONTACT: JOSEPH ATTO
 PHONE: (248) 332-5300
 FAX: (248) 332-5678
 EMAIL: JOE@FOX-REALTY.COM

ARCHITECT:
 NORR
 150 W. JEFFERSON AVENUE, SUITE 1300
 DETROIT, MI 48226
 CONTACT: RICARDO AVILA
 PHONE: (313) 324-3090
 FAX: (313) 324-3111
 EMAIL: RICARDO.AVILA@NORR.COM

CIVIL ENGINEER:
 PEA, INC.
 2430 ROCHESTER CT, SUITE 100
 TROY, MI 48083
 CONTACT: JAMES BUTLER, PE
 PHONE: (248) 689-9090 EXT. 113
 FAX: (248) 689-1044
 EMAIL: JBUTLER@PEAINC.COM

LANDSCAPE ARCHITECT:
 PEA, INC.
 7927 NEMCO WAY, SUITE 115
 BRIGHTON, MI 48116
 CONTACT: JANET EVANS, P.L.A.
 PHONE: (517) 546-8583
 FAX: (517) 546-8973
 EMAIL: JEVANS@PEAINC.COM



LOCATION MAP
 NO SCALE

INDEX OF DRAWINGS:

C-1.0	COVER SHEET
C-2.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY OVERALL SITE PLAN
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C-4.1	PRELIMINARY GRADING PLAN
C-5.0	PRELIMINARY UTILITY PLAN
C-6.0	PRELIMINARY DRAINAGE PLAN
C-7.0	PRELIMINARY DETAILS
C-7.1	PRELIMINARY MDOT RAMP DETAILS
C-8.0	FIRE TRUCK ACCESS PLAN
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
SL-1.0	PRELIMINARY PHOTOMETRIC PLAN
SL-2.0	PRELIMINARY PHOTOMETRIC PLAN DETAILS

ARCHITECTURAL DRAWINGS

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A1-02	BUILDING FLOOR PLANS—FLOORS 2 THRU 4
A2-01	BUILDING ELEVATIONS

OVERALL LEGAL DESCRIPTION
 (PER OAKLAND COUNTY PROPERTY GATEWAY)
 PARCEL ID 15-35-100-058
 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 506.61 FT FROM NW SEC COR, TH N 87-47-36 E 742.58 FT, TH S 02-12-28 E 151 FT, TH N 87-47-36 E 178.49 FT, TH ALG CURVE TO RIGHT, RAD 90 FT, CHORD BEARS S 47-07-51 E 127.45 FT, DIST OF 141.61 FT, TH S 02-03-15 E 537.56 FT, TH S 28-07-01 W 179.50 FT, TH S 59-56-03 E 65 FT, TH S 30-02-02 W 190.94 FT, TH S 87-48-01 W 785.98 FT, TH N 02-04-09 W 36.36 FT, TH S 87-47-32 W 145.23 FT, TH N 02-12-28 W 49.54 FT, TH N 50-48-36 W 208.78 FT, TH S 87-48-48 W 211.98 FT, TH N 02-00-59 W 30.56 FT, TH S 72-55-39 E 18.68 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 41.68 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 02-00-59 W 214.30 FT, TH ALG CURVE TO LEFT, RAD 6.50 FT, CHORD BEARS N 40-54-35 W 10.64 FT, DIST OF 11.90 FT, TH ALG CURVE TO RIGHT, RAD 59.30 FT, CHORD BEARS N 70-50-59 W 18.20 FT, DIST OF 18.27 FT, TH N 62-01-25 W 74.28 FT, TH S 89-36-52 W 110.64 FT, TH S 00-23-08 E 30.06 FT, TH S 89-36-52 W 62.56 FT, TH N 02-00-59 W 101.61 FT, TH ALG CURVE TO LEFT, RAD 65.74 FT, CHORD BEARS S 61-11-28 E 47.82 FT, DIST OF 48.95 FT, TH S 62-31-11 E 47.86 FT, TH ALG CURVE TO LEFT, RAD 21.93 FT, CHORD BEARS N 62-41-08 E 25.03 FT, DIST OF 26.64 FT, TH N 77-53-28 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 57-16-58 E 38.86 FT, DIST OF 40.28 FT, TH N 02-00-59 W 30.34 FT, TH N 87-47-31 E 118.18 FT, TH S 02-36-28 E 21.14 FT, TH ALG CURVE TO LEFT, RAD 186 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 56.57 FT, DIST OF 62.63 FT, TH N 02-12-24 W 33 FT TO BEG 27.56 A 11-30-16 FR 053

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 28 seconds East 151.00 feet; thence North 87 degrees 47 minutes 36 seconds East 178.49 feet to a point of curvature; thence 141.61 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 293.95 feet to the POINT OF BEGINNING; thence continuing South 02 degrees 03 minutes 15 seconds East 243.60 feet; thence South 28 degrees 07 minutes 01 seconds West 93.00 feet; thence South 88 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 feet to the POINT OF BEGINNING. Containing 1.6662 acres.

REVISIONS

NO.	DATE	DESCRIPTION
1	05-14-18	CITY SITE PLAN REVIEW COMMENTS
2	05-21-18	CITY SITE PLAN REVIEW COMMENTS
3	05-21-18	CITY SITE PLAN REVIEW COMMENTS
4	05-21-18	CITY SITE PLAN REVIEW COMMENTS
5	05-21-18	CITY SITE PLAN REVIEW COMMENTS
6	05-21-18	CITY SITE PLAN REVIEW COMMENTS
7	05-21-18	CITY SITE PLAN REVIEW COMMENTS
8	05-21-18	CITY SITE PLAN REVIEW COMMENTS
9	05-21-18	CITY SITE PLAN REVIEW COMMENTS
10	05-21-18	CITY SITE PLAN REVIEW COMMENTS
11	05-21-18	CITY SITE PLAN REVIEW COMMENTS
12	05-21-18	CITY SITE PLAN REVIEW COMMENTS
13	05-21-18	CITY SITE PLAN REVIEW COMMENTS
14	05-21-18	CITY SITE PLAN REVIEW COMMENTS
15	05-21-18	CITY SITE PLAN REVIEW COMMENTS
16	05-21-18	CITY SITE PLAN REVIEW COMMENTS
17	05-21-18	CITY SITE PLAN REVIEW COMMENTS
18	05-21-18	CITY SITE PLAN REVIEW COMMENTS
19	05-21-18	CITY SITE PLAN REVIEW COMMENTS
20	05-21-18	CITY SITE PLAN REVIEW COMMENTS
21	05-21-18	CITY SITE PLAN REVIEW COMMENTS
22	05-21-18	CITY SITE PLAN REVIEW COMMENTS
23	05-21-18	CITY SITE PLAN REVIEW COMMENTS
24	05-21-18	CITY SITE PLAN REVIEW COMMENTS
25	05-21-18	CITY SITE PLAN REVIEW COMMENTS
26	05-21-18	CITY SITE PLAN REVIEW COMMENTS
27	05-21-18	CITY SITE PLAN REVIEW COMMENTS
28	05-21-18	CITY SITE PLAN REVIEW COMMENTS
29	05-21-18	CITY SITE PLAN REVIEW COMMENTS
30	05-21-18	CITY SITE PLAN REVIEW COMMENTS
31	05-21-18	CITY SITE PLAN REVIEW COMMENTS
32	05-21-18	CITY SITE PLAN REVIEW COMMENTS
33	05-21-18	CITY SITE PLAN REVIEW COMMENTS
34	05-21-18	CITY SITE PLAN REVIEW COMMENTS
35	05-21-18	CITY SITE PLAN REVIEW COMMENTS
36	05-21-18	CITY SITE PLAN REVIEW COMMENTS
37	05-21-18	CITY SITE PLAN REVIEW COMMENTS
38	05-21-18	CITY SITE PLAN REVIEW COMMENTS
39	05-21-18	CITY SITE PLAN REVIEW COMMENTS
40	05-21-18	CITY SITE PLAN REVIEW COMMENTS

CAUTION!
 THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN WERE DETERMINED BY THE CONTRACTOR AND ARE NOT TO BE TAKEN AS GUARANTEE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTHS OF UTILITIES PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS SHOWN ON THIS PLAN. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE SAFETY MEASURES THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE RECORD DRAWINGS THROUGHOUT THE CONSTRUCTION PROCESS.

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FOX REALTY, LLC
 21508 FRANKLIN ROAD
 BLOOMFIELD HILLS, MICHIGAN - 48302
 COVER SHEET
 CANDLEWOOD - ROCHESTER HILLS
 PART OF THE NW 1/4 OF SECTION 35, T. 03N., R. 11E.
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN
 DES. CMP. DN. CMP. SUR. P. M. JPB
 ORIGINAL ISSUE DATE:
 OCTOBER 25, 2017
 PEA JOB NO. 2017-023
 DRAWING NUMBER

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 506.61 FT. FROM NW COR. TO E 1/2 COR. OF SECTION 35, TH N 02°-12'-28" E 151 FT., TH N 87°-47'-36" E 178.49 FT., TH ALG CURVE TO RIGHT, RAD 80 FT., CHORD BEARS S 47°-07'-51" E 127.45 FT., DIST OF 141.61 FT., TH S 02°-03'-18" E 537.56 FT., TH S 28°-07'-01" W 179.50 FT., TH S 59°-50'-03" E 85 FT., TH S 30°-02'-02" W 180.84 FT., TH S 87°-48'-01" W 785.98 FT., TH N 02°-04'-09" W 38.36 FT., TH S 87°-47'-32" W 145.23 FT., TH N 02°-12'-28" E 49.54 FT., TH N 50°-46'-36" W 206.76 FT., TH S 87°-45'-48" W 211.88 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 49°-22'-38" E 21.86 FT., DIST OF 22.47 FT., TH N 22°-33'-07" E 41.68 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°-08'-35" W 214.30 FT., TH ALG CURVE TO LEFT, RAD 8.50 FT., CHORD BEARS N 40°-54'-35" W 18.84 FT., DIST OF 11.50 FT., TH ALG CURVE TO RIGHT, RAD 58.30 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 62.56 FT., TH N 02°-00'-59" W 101.61 FT., TH ALG CURVE TO LEFT, RAD 65.74 FT., CHORD BEARS S 61°-11'-28" E 47.82 FT., DIST OF 48.85 FT., TH S 82°-31'-11" E 47.86 FT., TH ALG CURVE TO LEFT, RAD 21.93 FT., CHORD BEARS N 82°-41'-08" E 25.03 FT., DIST OF 28.64 FT., TH N 27°-53'-28" E 44.28 FT., TH N 42°-50'-28" E 13.79 FT., TH ALG CURVE TO RIGHT, RAD 78.74 FT., CHORD BEARS N 57°-18'-58" E 39.86 FT., DIST OF 40.23 FT., TH N 02°-00'-59" W 30.34 FT., TH N 87°-47'-31" E 118.16 FT., TH S 02°-56'-28" E 21.14 FT., TH ALG CURVE TO LEFT, RAD 186 FT., CHORD BEARS N 39°-57'-48" E 248.13 FT., DIST OF 271.83 FT., TH N 02°-12'-24" W 128 FT., TH ALG CURVE TO LEFT, RAD 40 FT., CHORD BEARS N 47°-12'-24" W 58.57 FT., DIST OF 62.83 FT., TH N 02°-12'-24" W 33 FT. TO BEG 27.58 A 11-30-16 FR 053

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 26125C0394F, A NON-PRINTABLE PANEL

STW 1	STW 10
R/W 741.84	R/W 737.80
12°56' 736.44	30°24' 728.30
10°56' 728.30	10°56' 728.30
STW 2	STW 11
R/W 740.17	R/W 730.85
12°56' 734.97	13°56' 728.86
24°56' 733.97	12°56' 726.91
24°56' 735.57	12°56' 726.91
STW 3	STW 12
R/W 740.19	R/W 738.35
24°56' 735.74	12°56' 734.40
24°56' 735.74	12°56' 734.40
STW 4	STW 13
R/W 740.25	R/W 739.82
24°56' 735.95	12°56' 733.82
24°56' 735.95	12°56' 733.82
STW 5	STW 14
R/W 740.31	R/W 735.41
24°56' 736.11	12°56' 730.66
24°56' 736.11	12°56' 730.66
STW 6	STW 15
R/W 738.82	R/W 734.88
20°56' 730.57	12°56' 730.57
24°56' 730.57	12°56' 730.57
STW 7	STW 16
R/W 738.33	R/W 734.97
12°56' 732.58	12°56' 730.82
12°56' 732.58	12°56' 730.82
STW 8	STW 17
R/W 738.69	R/W 733.85
12°56' 732.79	12°56' 732.84
12°56' 732.84	8°56' 728.65
STW 9	STW 18
R/W 742.90	R/W 733.85
12°56' 735.50	12°56' 730.57
8°56' 728.65	8°56' 729.97

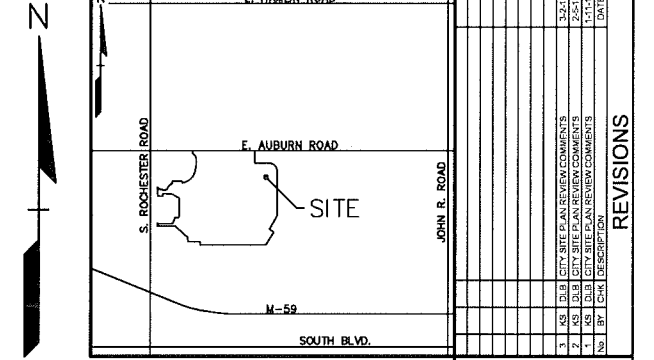
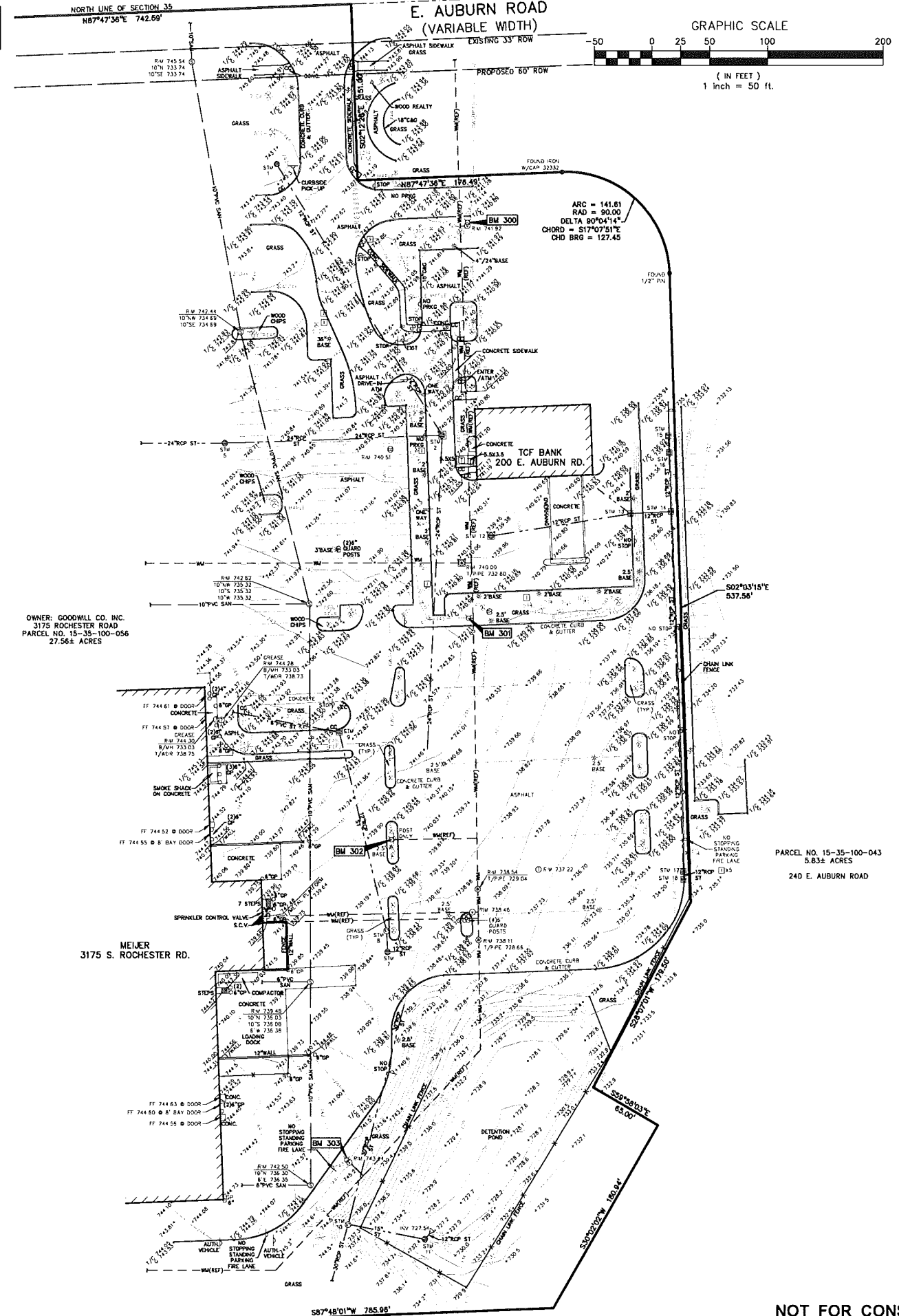
BENCHMARKS
(GPS DERIVED - NAVD83)

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. - 744.84

BM #302
ARROW ON A HYDRANT LOCATED IN AN ISLAND ON THE EAST SIDE OF THE EAST DOCK #1 OF MEIJER (1375 S. ROCHESTER RD.)
ELEV. - 742.12

BM #303
ARROW ON A HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE DETENTION POND, APPROX. 110' EAST OF THE SOUTHEAST BUILDING CORNER OF MEIJER (1375 S. ROCHESTER RD.)
ELEV. - 745.17



LEGEND

● IRON FOUND	○ BRASS PLUG SET	● SEC. CORNER FOUND
✱ IRON SET	○ MONUMENT FOUND	○ RECORDED
✱ NAIL FOUND	✱ MONUMENT SET	○ MEASURED
✱ NAIL & CAP SET		○ CALCULATED

EXISTING	PROPOSED
— OH-ELEC—	— ELEC. PHONE OR CABLE TV SIX LINE, POLE & GUY WIRE
— US-CATV—	— UNDERGROUND CABLE TV, CITY PRESTAL
— 8-10-PHONE—	— REPHONE USE, CABLE, FIBER, & MANHOLE
— 10-12-LEE—	— ELECTRIC USE, CABLE, MANHOLE, WATER & MANHOLE
— 12-15-LEE—	— GAS MAIN, VALVE & GAS LINE MARKER
— 15-18-LEE—	— WATERMAIN, VALVE, GATE VALVE, TAPPING BLEND & VALVE
— 18-21-LEE—	— SANITARY SEWER, CLEANOUT & MANHOLE
— 21-24-LEE—	— STORM SEWER, CLEANOUT & MANHOLE
— 24-27-LEE—	— COMBINED SEWER & MANHOLE
— 27-30-LEE—	— SQUARE, ROAD & WEDGE CATCH BASIN, TYPED DRAIN
— 30-33-LEE—	— POST INDICATOR VALVE
— 33-36-LEE—	— BURNER VALVE, BOY/ARMOUR VALVE BOX, SERVICE VALVE/POST
— 36-39-LEE—	— MANHOLE TRANSFORMER, PROTECTION CONTROL VALVE
— 39-42-LEE—	— UNGRADED STRUCTURE
— 42-45-LEE—	— SPOT ELEVATION
— 45-48-LEE—	— CENTER LINE
— 48-51-LEE—	— FENCE
— 51-54-LEE—	— GRASS HAIL
— 54-57-LEE—	— STREET LIGHT
— 57-60-LEE—	— SIGN
— 60-63-LEE—	— CONCRETE
— 63-66-LEE—	— ASPHALT
— 66-69-LEE—	— GRAVEL SHOULDER
— 69-72-LEE—	— WELAND

CAUTION!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. ANY DAMAGE TO UTILITIES OR STRUCTURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. ANY DAMAGE TO UTILITIES OR STRUCTURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

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FOX REALTY, LLC
21508 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN 48302

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

DES.	CMP.	DN.	CMP.	SUR.	RS.	P.M.	JPB.

ORIGINAL ISSUE DATE:
OCTOBER 25, 2017

PEA JOB NO. 2017-023

SCALE: 1" = 50'

DRAWING NUMBER:
C-1.0

CITY FILE #17-044

NOT FOR CONSTRUCTION

REF: S:\PROJECTS\2017\10\201703\10\201703-10\FORBASE.DWG
REF: S:\PROJECTS\2017\10\201703\10\201703-10\BASE - 17023.DWG
REF: S:\PROJECTS\2017\10\201703\10\201703-10\PLAN - 17044.DWG

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 87-47-38 E 606.61 FT FROM NW SEC CORN. TH N 87-47-38 E 742.59 FT, TH S 02-12-28 E 151 FT, TH N 87-47-38 E 178.49 FT, TH ALG CURVE TO RIGHT, RAD 80 FT, CHORD BEARS S 47-07-31 E 127.45 FT, DIST OF 141.61 FT, TH S 02-03-15 E 537.88 FT, TH S 28-07-01 W 179.50 FT, TH S 59-58-03 E 83 FT, TH S 30-02-02 W 180.94 FT, TH S 87-48-01 W 785.96 FT, TH N 02-04-09 W 38.36 FT, TH S 87-47-32 W 145.23 FT, TH N 02-12-28 W 49.54 FT, TH N 50-48-36 W 206.76 FT, TH S 87-43-48 W 211.58 FT, TH N 02-00-59 W 30.56 FT, TH S 72-55-39 E 18.58 FT, TH N 87-59-01 E 154.60 FT, TH ALG CURVE TO LEFT, RAD 24 FT, CHORD BEARS N 49-22-38 E 21.66 FT, DIST OF 22.47 FT, TH N 22-33-07 E 41.66 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 02-08-35 W 214.30 FT, TH ALG CURVE TO LEFT, RAD 8.50 FT, CHORD BEARS N 40-54-35 W 10.64 FT, DIST OF 11.50 FT, TH ALG CURVE TO RIGHT, RAD 59.30 FT, CHORD BEARS N 70-50-59 W 18.20 FT, DIST OF 18.27 FT, TH N 62-01-25 W 74.28 FT, TH S 89-36-52 W 110.84 FT, TH S 00-21-08 E 30.06 FT, TH S 89-36-52 W 82.58 FT, TH N 02-00-59 W 101.81 FT, TH ALG CURVE TO LEFT, RAD 65.74 FT, CHORD BEARS S 61-11-28 E 47.82 FT, DIST OF 48.65 FT, TH S 82-31-11 E 47.86 FT, TH ALG CURVE TO LEFT, RAD 21.93 FT, CHORD BEARS N 62-41-08 E 25.03 FT, DIST OF 26.84 FT, TH N 27-53-28 E 44.28 FT, TH N 42-50-28 E 13.79 FT, TH ALG CURVE TO RIGHT, RAD 78.74 FT, CHORD BEARS N 57-18-58 E 39.88 FT, DIST OF 40.29 FT, TH N 02-00-59 W 30.34 FT, TH N 87-47-31 E 118.16 FT, TH S 02-36-28 E 21.14 FT, TH ALG CURVE TO LEFT, RAD 186 FT, CHORD BEARS N 38-37-48 E 246.13 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 56.57 FT, DIST OF 62.83 FT, TH N 02-12-24 W 33 FT TO BEG 27.59 A 11-30-19 PR 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. - 744.64

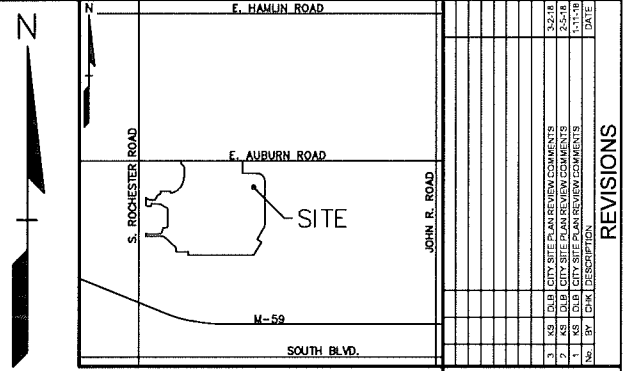
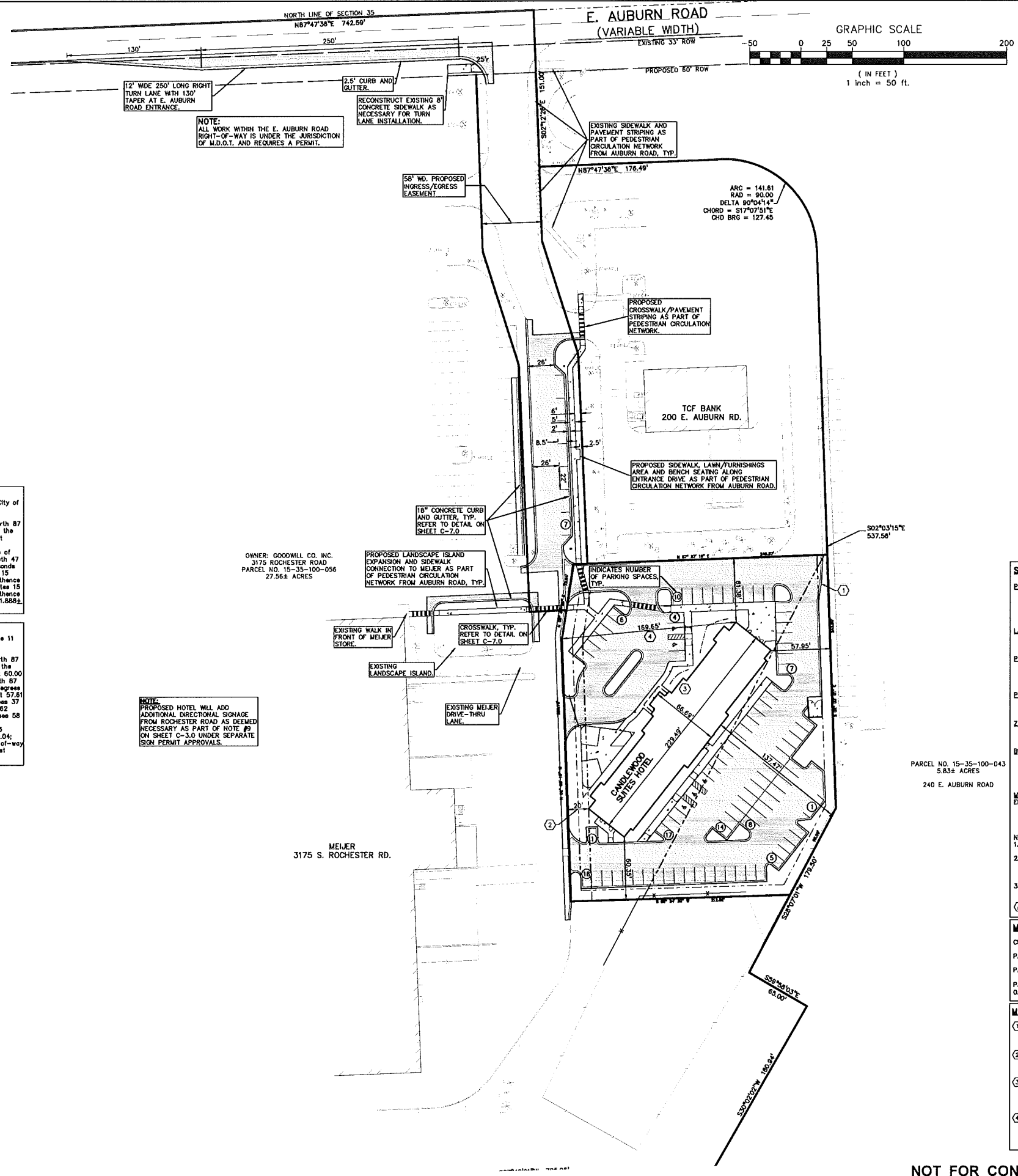
BM #302
ARROW ON A HYDRANT LOCATED IN AN ISLAND ON THE EAST SIDE OF THE EAST DOCK #1 OF MEJER (1375 S. ROCHESTER RD.), ELEV. - 742.12

BM #303
ARROW ON A HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE DETENTION POND APPROX. 1104'± EAST OF THE SOUTHEAST BUILDING CORNER OF MEJER (1375 S. ROCHESTER RD.), ELEV. - 745.17

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 2612500394F, 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 38 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 38 seconds East 178.49 feet to a point of curvature; thence 141.61 feet along the arc of a curve to the right, said curve having a radius of 80.00 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 223.98 feet to the POINT OF BEGINNING; thence continuing South 02 degrees 03 minutes 15 seconds East 243.80 feet; thence South 28 degrees 07 minutes 01 seconds West 95.00 feet; thence South 88 degrees 24 minutes 20 seconds West 212.62 feet; thence North 02 degrees 03 minutes 15 seconds West 232.73 feet; thence North 08 degrees 48 minutes 26 seconds East 72.84 feet; thence North 87 degrees 57 minutes 19 seconds East 248.87 to the POINT OF BEGINNING. Containing 1.88± 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 38 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 60.00 feet to the south 80-foot right-of-way line of Auburn Road; thence along said south line South 87 degrees 47 minutes 38 seconds West 6.32 feet to the POINT OF BEGINNING; thence South 01 degree 57 minutes 28 seconds East 143.41 feet; thence South 13 degrees 57 minutes 23 seconds East 57.81 feet; thence South 24 degrees 23 minutes 00 seconds East 33.90 feet; thence South 02 degrees 37 minutes 14 seconds East 233.62 feet; thence South 11 degrees 37 minutes 01 seconds East 9.82 feet; thence South 08 degrees 48 minutes 26 seconds West 34.80 feet; thence South 67 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 68.49 feet; thence North 13 degrees 57 minutes 29 seconds West 60.04; thence North 01 degree 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 38 seconds East 40.43 feet to the POINT OF BEGINNING.



LEGEND

● IRON FOUND	⊕ BRASS PLUS SET	⊕ SEC. CORNER FOUND
⊗ IRON SET	⊕ MONUMENT FOUND	⊕ RECORDED
⊗ NAIL FOUND	⊕ MONUMENT SET	⊕ MEASURED
⊗ NAIL & CAP SET		⊕ CALCULATED

EXISTING		PROPOSED	
—○— ELEC. W/ CABLE TV OR LINE, POLE & BAY WIRE	—○— ELEC. W/ CABLE TV, CITY FEEDLINE	—○— ELEC. W/ CABLE, MANHOLE, WEEB & MANHOLE	—○— ELEC. W/ CABLE, MANHOLE, WEEB & MANHOLE
—○— GAS W/ VALVE & GAS LINE METER	—○— GAS W/ VALVE & GAS LINE METER	—○— WATER MAIN, 80" DIAMETER W/ VALVE BOX, SERVICE SHED	—○— WATER MAIN, 80" DIAMETER W/ VALVE BOX, SERVICE SHED
—○— SEWER, ROAD & REPAIR CATCH BASIN, TANK, BRAN	—○— SEWER, ROAD & REPAIR CATCH BASIN, TANK, BRAN	—○— WALKER, TRANSFORMER, PROTECTOR CONTROL VALVE	—○— WALKER, TRANSFORMER, PROTECTOR CONTROL VALVE
—○— POST INDICATOR VALVE	—○— POST INDICATOR VALVE	—○— UNIDENTIFIED STRUCTURE	—○— UNIDENTIFIED STRUCTURE
—○— SPOT ELEVATION	—○— SPOT ELEVATION	—○— CONTROL LINE	—○— CONTROL LINE
—○— FENCE	—○— FENCE	—○— GUARD RAIL	—○— GUARD RAIL
—○— STREET LIGHT	—○— STREET LIGHT	—○— SIGN	—○— SIGN
—○— CONC.	—○— CONC.	—○— ASPH.	—○— ASPH.
—○— GRAVEL	—○— GRAVEL	—○— GRAVEL SHOULDER	—○— GRAVEL SHOULDER
—○— MEADOW	—○— MEADOW		

SITE DATA TABLE:

PROPOSED USE:
4 STORY HOTEL (49,800 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	REQUIRED	PROVIDED
FRONT YARD ALONG MINOR STREET	5'-20'	70X 20' (2)

NOTES:

- ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM ADJACENT ROADS AND PROPERTIES.
- 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.
- ALL PEDESTRIAN WALKWAYS AND REQUIRED EGRESS DOORS SHALL COMPLY WITH MICHIGAN BARRIER FREE DESIGN CRITERIA.

(1) 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:

- 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.
- MINIMUM BUILDING FRONTAGE BUILD-TO-AREA (70X MINIMUM) - GIVEN THE SITE CONFIGURATION AND THE PROPOSED USE OF THE BUILDING, THE SITE CANNOT MEET THIS REQUIREMENT.
- 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).
- 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

CAUTION!
THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER HILLS AND THE STATE OF MICHIGAN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER HILLS AND THE STATE OF MICHIGAN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER HILLS AND THE STATE OF MICHIGAN.

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FOX REALTY, LLC
21508 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN - 48302

PRELIMINARY OVERALL SITE PLAN
CANDLEWOOD - ROCHESTER HILLS
PART OF THE NW 1/4 OF SECTION 35, T3N, R11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

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

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 506.61 FT FROM NW SEC COR; TH N 87-47-36 E 742.59 FT, TH S 02-12-28 E 151 FT, TH N 87-47-36 E 178.49 FT, TH ALG CURVE TO RIGHT, RAD 90 FT, CHORD BEARS S 47-07-51 E 127.45 FT, DIST OF 141.61 FT, TH S 02-03-16 E 637.66 FT, TH S 08-07-01 W 178.50 FT, TH S 69-58-03 E 85 FT, TH S 30-02-12 W 180.84 FT, TH S 87-48-01 W 785.96 FT, TH N 02-04-09 W 35.36 FT, TH S 87-47-32 W 145.23 FT, TH N 02-12-28 W 49.54 FT, TH N 50-48-36 W 208.76 FT, TH S 47-45-48 W 211.88 FT, TH N 02-00-59 W 30.58 FT, TH S 72-55-39 E 18.58 FT, TH N 87-59-01 E 154.80 FT, TH ALG CURVE TO LEFT, RAD 24 FT, CHORD BEARS N 49-22-36 E 21.66 FT, DIST OF 22.47 FT, TH N 22-33-07 E 41.68 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 02-08-35 W 214.30 FT, TH ALG CURVE TO LEFT, RAD 8.50 FT, CHORD BEARS N 40-54-35 W 118.64 FT, DIST OF 11.50 FT, TH ALG CURVE TO RIGHT, RAD 59.30 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 82.58 FT, TH N 02-00-59 W 101.61 FT, TH ALG CURVE TO LEFT, RAD 65.74 FT, CHORD BEARS S 61-11-28 E 47.82 FT, DIST OF 48.95 FT, TH S 82-31-11 E 47.86 FT, TH ALG CURVE TO LEFT, RAD 21.93 FT, CHORD BEARS N 62-41-08 E 25.03 FT, DIST OF 26.84 FT, TH N 27-53-28 E 44.28 FT, TH N 42-50-28 E 13.79 FT, TH ALG CURVE TO RIGHT, RAD 79.74 FT, CHORD BEARS N 57-18-58 E 39.86 FT, DIST OF 40.29 FT, TH N 02-00-59 W 30.34 FT, TH N 87-47-31 E 118.16 FT, TH S 02-38-28 E 21.14 FT, TH ALG CURVE TO LEFT, RAD 186 FT, CHORD BEARS N 38-37-49 E 248.13 FT, DIST OF 271.63 FT, TH N 02-12-24 W 128 FT, TH ALG CURVE TO LEFT, RAD 40 FT, CHORD BEARS N 47-12-24 W 58.57 FT, DIST OF 62.63 FT, TH N 02-12-24 W 33 FT TO BEG 27.58 A 11-30-18 TR 053

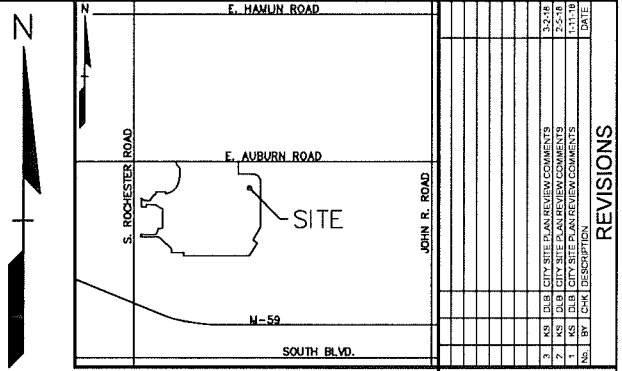
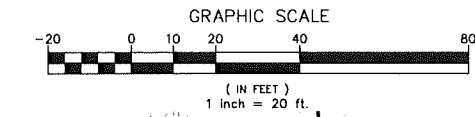
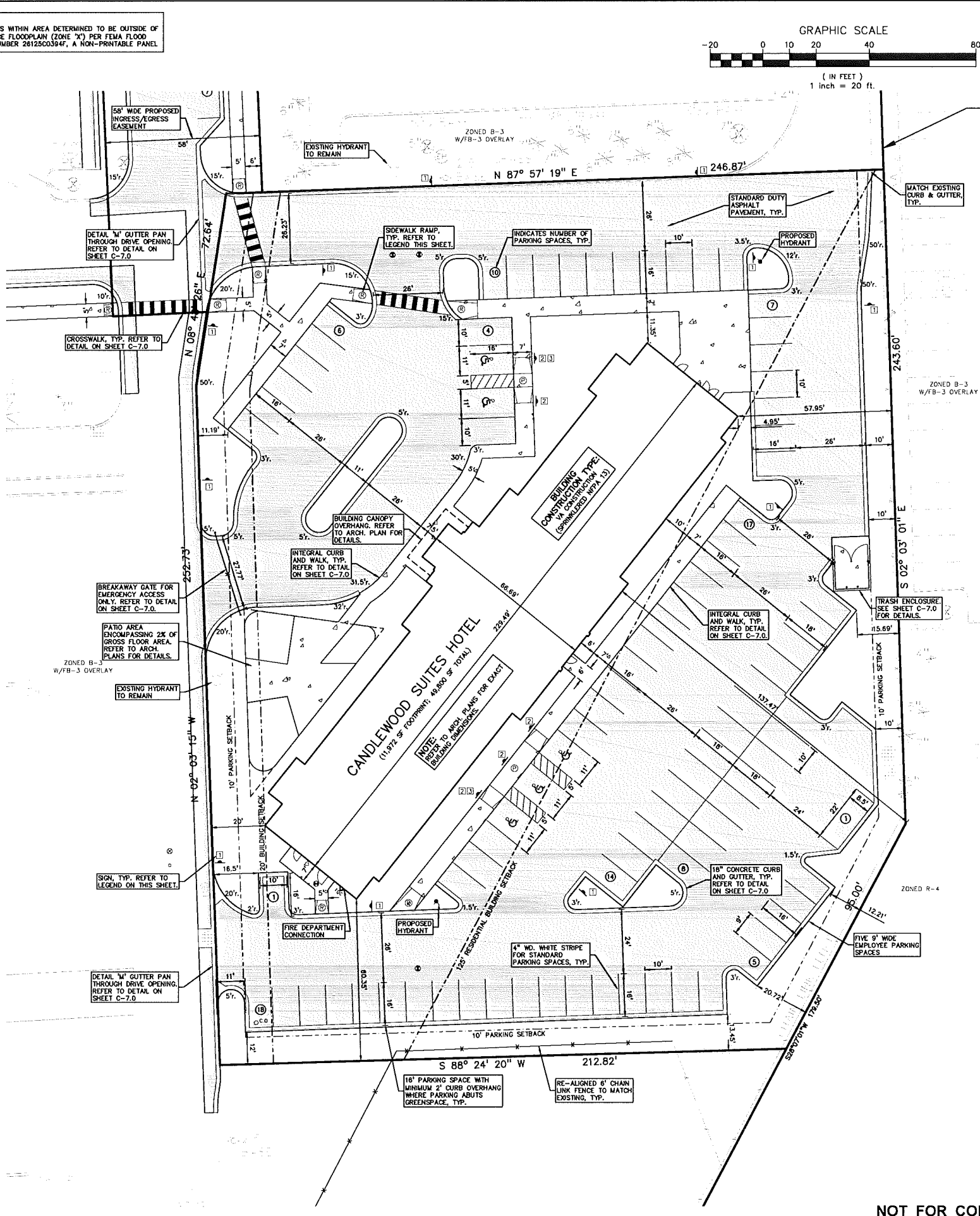
FLOODPLAIN NOTE:
THE SUBJECT PARCEL LIES WITHIN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE 'X') PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26125C03947, A NON-PRINTABLE PANEL

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. - 744.84
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 POND, APPROX. 110' EAST OF THE SOUTHEAST BUILDING CORNER OF MEJER (1375 S. ROCHESTER RD.)
ELEV. - 745.17

SIDEWALK RAMP LEGEND:
SIDEWALK RAMP 'TYPE R'
SIDEWALK RAMP 'TYPE P'
REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS. SEE SHEET C-7.1.

SIGN LEGEND:
NEW 'NO STOPPING STANDING OR PARKING FIRE LANE' SIGN
'BARRIER FREE PARKING' SIGN
'VAN ACCESSIBLE' SIGN
REFER TO SHEET C-7.0 FOR SIGN DETAILS

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 28 seconds East 151.00 feet; thence North 87 degrees 47 minutes 36 seconds East 178.49 feet to a point of curvature; thence 141.61 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 16 seconds East 263.96 feet to a POINT OF BEGINNING; thence continuing South 02 degrees 03 minutes 15 seconds East 243.60 feet; thence South 28 degrees 07 minutes 01 seconds West 95.00 feet; thence South 88 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 26 seconds East 72.64 feet; thence North 87 degrees 57 minutes 19 seconds East 246.87 to the POINT OF BEGINNING, Containing 1.8682 acres.



LEGEND

IRON FOUND	BRASS PLUG SET	SEC. CORNER FOUND
MONUMENT FOUND	MONUMENT SET	RECORDED
MEASURED	MADE & CAP SET	CALCULATED

EXISTING

- OH-ELEC-W-C: ELEC. WIRE OR CABLE TO GUY LINE, POLE & GUY WIRE
- UG-CATV: UNDERGROUND CABLE TV, CITY PRECINCT
- UG-FIBER: UNDERGROUND FIBER OPTIC CABLE, MANHOLE
- UG-ELEC-CON: ELECTRIC U.G. CABLE, MANHOLE, WATER & MANHOLE
- UG-GAS: GAS MAIN, VALVE & GAS LINE WATER
- INTERNAL: INTERNAL WYS. GATE VALVE, TAPPING BLEVE & VALVE
- SAFETY: SAFETY SIGN, CLEANOUT & MANHOLE
- STBY: STBY. CLEANOUT & MANHOLE
- COMB: COMBINED SEWER & MANHOLE
- SQ: SQUARE, ROAD & MEDIAN CATCH BASIN, TRAP, DRAIN
- POST: POST INDICATOR VALVE
- WTR: WATER MAIN, PROPORTION VALVE BOX, SEWER SHUTOFF
- WALK: WALKWAY, TRANSFORMER, POSITION CONTROL VALVE
- UNDET: UNDETECTED STRUCTURE
- SP: SPOT ELEVATION
- CONC: CONCRETE
- ASPH: ASPHALT
- GRAVEL: GRAVEL, SHOLLER
- BLD: BLDG. FOOTING
- BLD: BLDG. FOUNDATION
- BLD: BLDG. WALL
- BLD: BLDG. ROOF
- BLD: BLDG. FLOOR
- BLD: BLDG. CEILING
- BLD: BLDG. CHIMNEY
- BLD: BLDG. STAIR
- BLD: BLDG. ELEVATOR
- BLD: BLDG. MECHANICAL
- BLD: BLDG. ELECTRICAL
- BLD: BLDG. PLUMBING
- BLD: BLDG. HVAC
- BLD: BLDG. INSULATION
- BLD: BLDG. GLASS
- BLD: BLDG. METAL
- BLD: BLDG. WOOD
- BLD: BLDG. BRICK
- BLD: BLDG. BLOCK
- BLD: BLDG. CMU
- BLD: BLDG. CONCRETE
- BLD: BLDG. ASPHALT
- BLD: BLDG. GRAVEL
- BLD: BLDG. SAND
- BLD: BLDG. CLAY
- BLD: BLDG. GYPSUM
- BLD: BLDG. PLASTER
- BLD: BLDG. STUCCO
- BLD: BLDG. TERRAZZO
- BLD: BLDG. MARBLE
- BLD: BLDG. GRANITE
- BLD: BLDG. SLATE
- BLD: BLDG. SCHIST
- BLD: BLDG. GNEISS
- BLD: BLDG. QUARTZITE
- BLD: BLDG. METAMORPHIC
- BLD: BLDG. IGNITE
- BLD: BLDG. SEDIMENTARY
- BLD: BLDG. METAMORPHIC
- BLD: BLDG. IGNITE
- BLD: BLDG. SEDIMENTARY

GENERAL NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. NO STOPPING STANDING OR PARKING FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF TROY CURRENT STANDARDS AND REGULATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGUN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
7. SLOPE IN ACCESSIBLE PARKING SPACES AND ACCESSIBLE AISLES SHALL NOT EXCEED 2%.
8. NO GUEST SHALL RENT A UNIT AT A HOTEL OR MOTEL FOR MORE THAN 30 DAYS WITHIN ANY 12 CONSECUTIVE MONTHS.
9. ALL SIGNS MUST MEET CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.

FIRE DEPARTMENT NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
1. FIRE LANES SHALL BE CONSPICUOUSLY POSTED ON 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, OR PARKING, FIRE LANE" AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 503.
2. CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFD CHAPTER 14.
3. 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 CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. CONTACT ROCHESTER HILLS FIRE DEPARTMENT FOR PERMIT INFORMATION. FIRE PREVENTION ORDINANCE, CHAPTER 58, SECTION 307.6.2 AND 307.6.3.
4. FLOW TEST TO BE COORDINATED WITH THE ROCHESTER HILLS ENGINEERING DEPARTMENT TO DETERMINE CURRENT CONDITIONS.
5. A KNOX KEY SYSTEM SHALL BE INSTALLED, IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE FROM THE KNOX COMPANY AT KNOXBOX.COM.

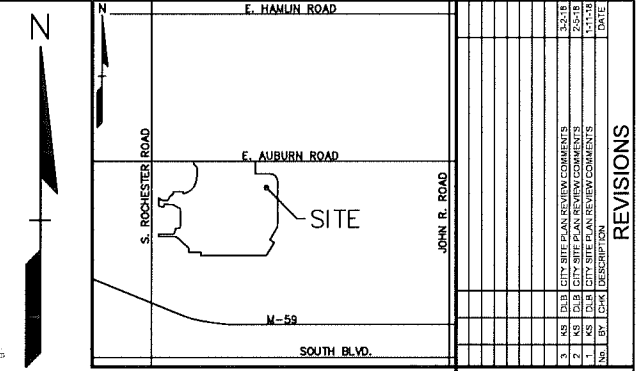
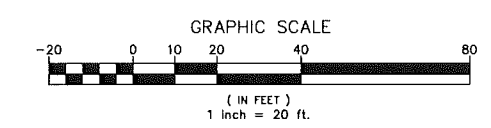
CAUTION!
CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF TROY.
CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF TROY.
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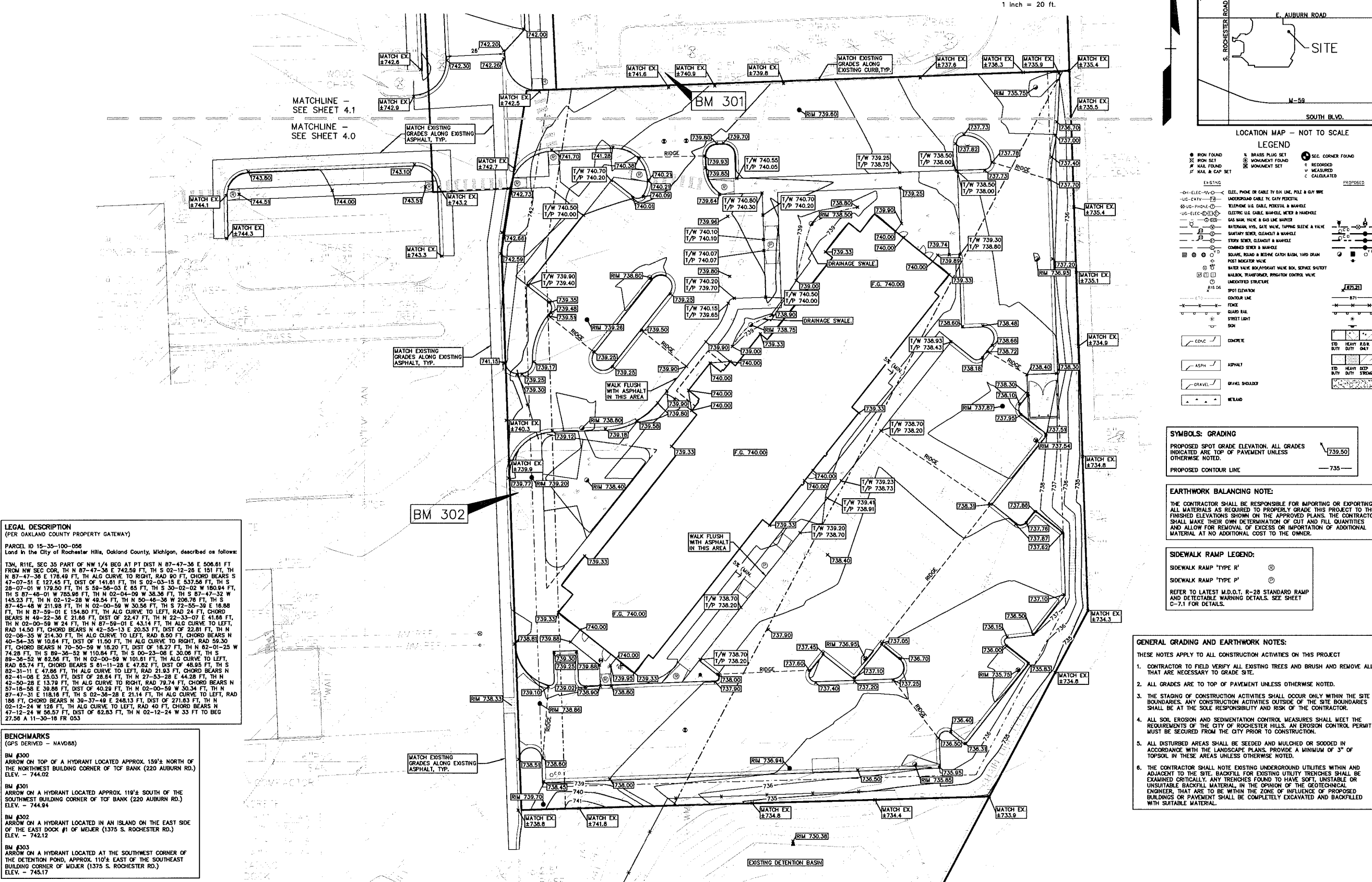
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REVISIONS

NO.	DATE	DESCRIPTION
1	10/25/2017	ISSUE FOR PERMIT
2	11/17/17	ISSUE FOR PERMIT
3	11/17/17	ISSUE FOR PERMIT
4	11/17/17	ISSUE FOR PERMIT
5	11/17/17	ISSUE FOR PERMIT
6	11/17/17	ISSUE FOR PERMIT
7	11/17/17	ISSUE FOR PERMIT
8	11/17/17	ISSUE FOR PERMIT
9	11/17/17	ISSUE FOR PERMIT
10	11/17/17	ISSUE FOR PERMIT



REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR PERMIT
2	AS BUILT
3	AS BUILT
4	AS BUILT
5	AS BUILT
6	AS BUILT
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13	AS BUILT
14	AS BUILT
15	AS BUILT
16	AS BUILT
17	AS BUILT
18	AS BUILT
19	AS BUILT
20	AS BUILT



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:
T.M. 111E, SEC. 35 PART OF NW 1/4 BEG AT PT DIST N 87-47-36 E 508.61 FT FROM NW SEC COR, TH N 87-47-36 E 742.59 FT, TH S 02-12-26 E 151 FT, TH N 87-47-36 E 178.49 FT, TH ALG CURVE TO RIGHT, RAD 80 FT, CHORD BEARS S 47-07-51 E 127.45 FT, DIST OF 141.61 FT, TH S 02-03-15 E 537.56 FT, TH S 28-07-01 W 173.60 FT, TH S 59-58-03 E 85 FT, TH S 30-02-02 W 180.84 FT, TH S 87-48-01 W 785.99 FT, TH N 02-04-09 W 38.36 FT, TH S 87-47-32 W 145.23 FT, TH N 02-12-28 W 49.54 FT, TH N 50-48-36 W 206.76 FT, TH S 87-48-48 W 211.98 FT, TH N 02-00-59 W 30.56 FT, TH S 72-55-39 E 16.88 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 41.66 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 02-08-35 W 214.30 FT, TH ALG CURVE TO LEFT, RAD 8.50 FT, CHORD BEARS N 40-54-35 W 10.64 FT, DIST OF 11.50 FT, TH ALG CURVE TO RIGHT, RAD 59.30 FT, CHORD BEARS N 70-50-59 W 18.20 FT, DIST OF 18.27 FT, TH N 62-01-25 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 101.61 FT, TH ALG CURVE TO LEFT, RAD 85.74 FT, CHORD BEARS S 61-11-28 E 47.82 FT, DIST OF 48.95 FT, TH S 82-31-11 E 47.86 FT, TH ALG CURVE TO LEFT, RAD 21.93 FT, CHORD BEARS N 62-41-08 E 25.03 FT, DIST OF 26.64 FT, TH N 27-63-28 E 44.28 FT, TH N 42-50-28 E 13.79 FT, TH ALG CURVE TO RIGHT, RAD 79.74 FT, CHORD BEARS N 57-16-58 E 38.86 FT, DIST OF 40.28 FT, TH N 02-00-59 W 30.34 FT, TH N 87-47-31 E 118.16 FT, TH S 02-36-28 E 21.14 FT, TH ALG CURVE TO LEFT, RAD 186 FT, CHORD BEARS N 39-37-49 E 248.13 FT, DIST OF 271.83 FT, TH N 02-12-24 W 128 FT, TH ALG CURVE TO LEFT, RAD 40 FT, CHORD BEARS N 47-12-24 W 50.57 FT, DIST OF 62.83 FT, TH N 02-12-24 W 33 FT TO BEG 27.56 A 11-30-18 FT 053

BENCHMARKS
(GPS DERIVED - NAVD83)
BM #300
ARROW ON TOP OF A HYDRANT LOCATED APPROX. 159'± NORTH OF THE NORTHWEST BUILDING CORNER OF TOF BANK (220 AUBURN RD.)
ELEV. - 744.02
BM #301
ARROW ON A HYDRANT LOCATED APPROX. 119'± SOUTH OF THE SOUTHWEST BUILDING CORNER OF TOF BANK (220 AUBURN RD.)
ELEV. - 744.84
BM #302
ARROW ON A HYDRANT LOCATED IN AN ISLAND ON THE EAST SIDE OF THE EAST DOCK #1 OF MEIER (1375 S. ROCHESTER RD.)
ELEV. - 742.12
BM #303
ARROW ON A HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE DETENTION POND, APPROX. 110'± EAST OF THE SOUTHEAST BUILDING CORNER OF MEIER (1375 S. ROCHESTER RD.)
ELEV. - 745.17

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 26125C0394F, A NON-PRINTABLE PANEL.

LEGEND

● IRON FOUND	⊙ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊙ NAIL FOUND	⊙ MONUMENT FOUND	⊙ RECORDED
⊙ NAIL & CAP SET	⊙ MONUMENT SET	⊙ MEASURED
		⊙ CALCULATED

EXISTING

— ELEC. POLE OR CABLE TV SIX LINE, POLE & GUY WIRE	— CONC.	CONCRETE
— UNDERGROUND CABLE TV, CITY PROTECT.	— ASPH.	ASPHALT
— TELEPHONE CABLE, FIBER, & MANHOLE	— GRAVEL	GRAVEL SHOULDER
— ELECTRIC UIC CABLE, MANHOLE, WELDER & MANHOLE	— W/FLD	WELD
— GAS MAIN, VALVE & GAS LINE MANHOLE		
— NATURAL GAS, GATE VALVE, TAPPING SLAVE & VALVE		
— SANITARY SEWER, CLEANOUT & MANHOLE		
— STORM SEWER, CLEANOUT & MANHOLE		
— COMBINED SEWER & MANHOLE		
— SQUARE, ROAD & REDNE CATCH BASIN, TARD DRAIN		
— POST INDICATOR WALK		
— WATER VALVE BOX/APPROPRIATE WALK BOX, SERVICE SHED/T		
— WALKING, TRAFFIC/SIDEWALK PROTECTION CONTROL VALVE		
— UNIDENTIFIED STRUCTURE		
— SPOT ELEVATION		
— CONTROL LINE		
— FENCE		
— GUARD RAIL		
— STREET LIGHT		
— SIGN		
— SOIL		

PROPOSED

— PROPOSED SPOT GRADE ELEVATION. ALL GRADES INDICATED ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.	— PROPOSED CONTOUR LINE
---	-------------------------

SYMBOLS: GRADING

EARTHWORK BALANCING NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

SIDEWALK RAMP LEGEND:
SIDEWALK RAMP "TYPE R" ⊙
SIDEWALK RAMP "TYPE P" ⊙
REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETAIL WARNING DETAILS. SEE SHEET C-7.1 FOR DETAILS.

GENERAL GRADING AND EARTHWORK NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

- CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
- ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCHESTER HILLS. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE CITY PRIOR TO CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE SEEDING AND MULCHED OR SOODED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.

CAUTION!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL UTILITIES SHOWN ON THIS PLAN AND FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE DEPTH, LOCATION AND TYPE OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

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FOX REALTY, LLC
2108 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN 48302

**PRELIMINARY GRADING PLAN
CANDLEWOOD - ROCHESTER HILLS**
PART OF THE NW 1/4 OF SECTION 35, T39N, R11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DRAWN	CHKD	DATE
DESIGNED	BY	
IN CHARGE	DATE	
PROJECT	DATE	
DATE		

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 506.61 FT FROM NW SEC COR; TH N 87-47-36 E 742.59 FT, TH S 02-12-28 E 151 FT, TH N 87-47-36 E 178.49 FT, TH ALG CURVE TO RIGHT, RAD 60 FT, CHORD BEARS S 47-07-51 E 127.45 FT, DIST OF 141.61 FT, TH S 02-03-16 E 537.56 FT, TH S 28-07-01 W 178.50 FT, TH S 69-58-03 E 65 FT, TH S 30-02-52 W 180.84 FT, TH S 87-48-01 W 765.98 FT, TH N 02-04-09 W 38.36 FT, TH S 87-47-32 W 145.23 FT, TH N 02-12-28 W 49.54 FT, TH N 60-46-36 W 208.76 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 49-22-36 E 21.65 FT, DIST OF 22.47 FT, TH N 22-33-07 E 41.68 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 02-08-35 W 214.30 FT, TH ALG CURVE TO LEFT, RAD 8.50 FT, CHORD BEARS N 40-54-35 W 10.84 FT, DIST OF 11.50 FT, TH ALG CURVE TO RIGHT, RAD 59.30 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 00-23-06 E 30.06 FT, TH S 89-36-52 W 82.58 FT, TH N 02-00-59 W 101.61 FT, TH ALG CURVE TO LEFT, RAD 65.74 FT, CHORD BEARS S 61-11-28 E 47.82 FT, DIST OF 48.95 FT, TH S 82-31-11 E 47.86 FT, TH ALG CURVE TO LEFT, RAD 21.93 FT, CHORD BEARS N 82-41-08 E 25.03 FT, DIST OF 28.84 FT, TH N 27-53-28 E 44.28 FT, TH N 82-50-28 E 13.79 FT, TH ALG CURVE TO RIGHT, RAD 79.74 FT, CHORD BEARS N 57-18-58 E 39.86 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 186 FT, CHORD BEARS N 38-37-49 E 248.13 FT, DIST OF 271.83 FT, TH N 02-12-24 W 128 FT, TH ALG CURVE TO LEFT, RAD 40 FT, CHORD BEARS N 47-12-24 W 58.57 FT, DIST OF 82.83 FT, TH N 02-12-24 W 33 FT TO BEG 27.59 A 11-30-18 TR 053

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 26125C0394F, A NON-PRINTABLE PANEL

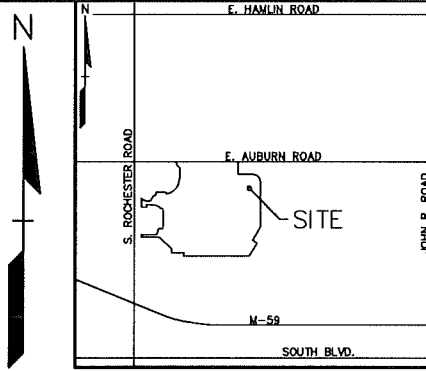
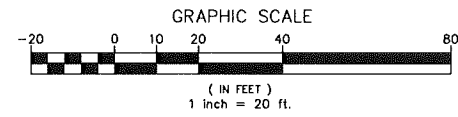
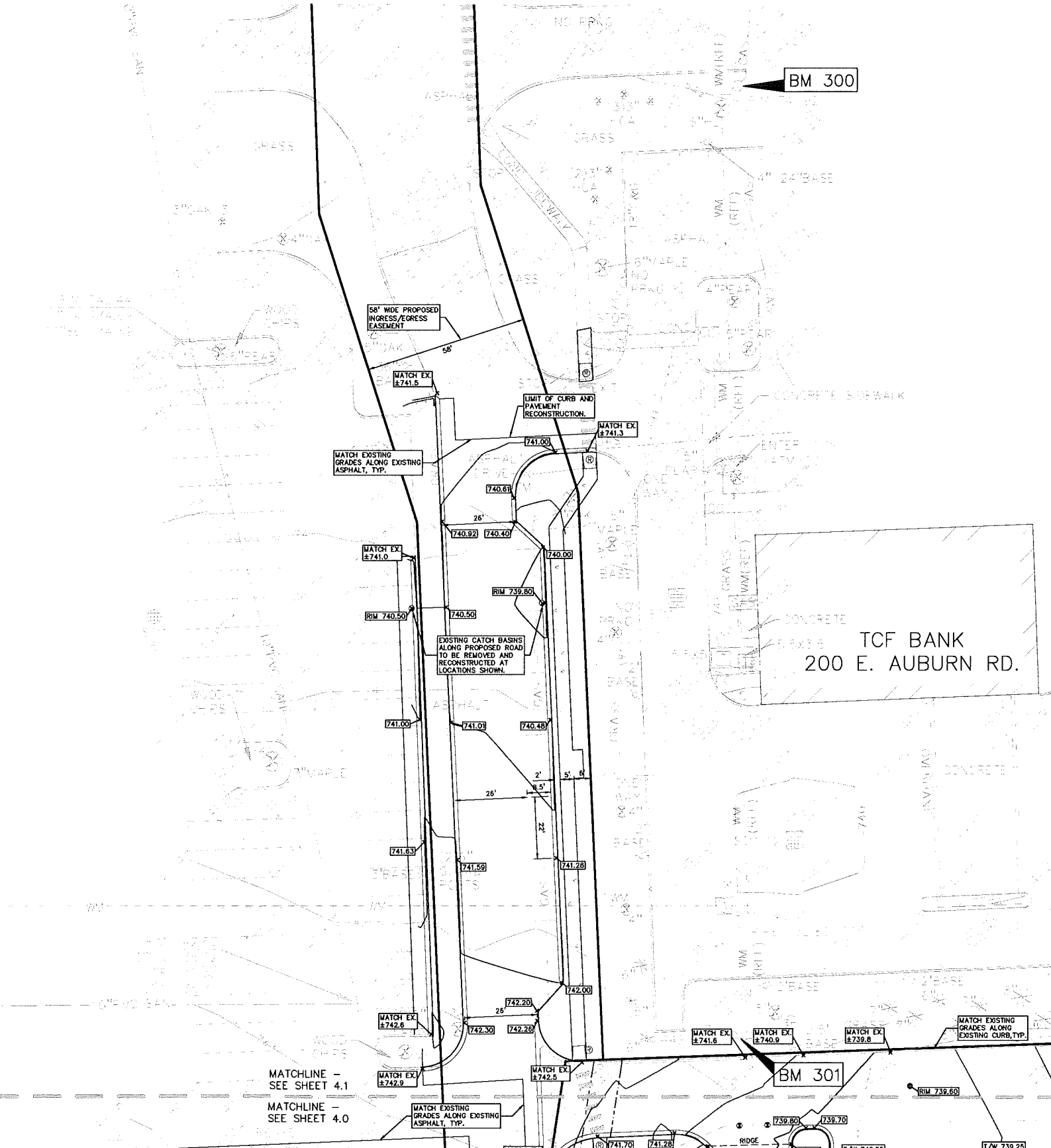
BENCHMARKS
(GPS DERIVED - NAVD83)

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. - 744.84

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ARROW ON A HYDRANT LOCATED IN AN ISLAND ON THE EAST SIDE OF THE EAST DOCK #1 OF MEJER (1375 S. ROCHESTER RD.)
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ARROW ON A HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE DETENTION POND, APPROX. 110'± EAST OF THE SOUTHWEST BUILDING CORNER OF MEJER (1375 S. ROCHESTER RD.)
ELEV. - 745.17



NO.	DATE	DESCRIPTION
1	10/25/2017	ISSUED FOR PERMITS
2	10/25/2017	ISSUED FOR PERMITS
3	10/25/2017	ISSUED FOR PERMITS
4	10/25/2017	ISSUED FOR PERMITS
5	10/25/2017	ISSUED FOR PERMITS

LEGEND

● IRON FOUND	● BRASS PLUG SET	● SEC. CORNER FOUND
○ IRON SET	○ MOMENT FOUND	○ RECORDED
■ IRON FOUND	■ MOMENT SET	■ MEASURED
□ IRON & CAP SET	□ IRON & CAP SET	□ CALCULATED

EXISTING

- ON-ELEC. W. C. ELEC. POND OR CABLE TV OR LINE, POLE & GUY WIRE
- UG. CATV. UG. CABLE, FIBER, TV, CABLE, PERMITAL
- UG. PHONE. UG. TELEPHONE, UG. CABLE, FIBER, TV, CABLE, PERMITAL
- UG. ELEC. UG. ELECTRIC, UG. CABLE, FIBER, TV, CABLE, PERMITAL
- GAS. GAS MAIN, VALVE & GAS LINE WATER
- WETLAND. WETLAND, DATE, VALVE, TAPPING, RELIEF & VALVE
- SANITARY. SANITARY, CLEANOUT & MANHOLE
- STORM. STORM, CLEANOUT & MANHOLE
- COMBINED. COMBINED SEWER & MANHOLE
- SQUARE. SQUARE, ROAD & MEDIAN CATCH BASIN, TARD DRAIN
- POST. POST INDICATOR VALVE
- WATER. WATER, NON-PERMITAL VALVE BOX, SERVICE SHAFT/POST
- WALK. WALKWAY, WALKWAY, PROTECTION CONTROL VALVE
- UNIDENTIFIED. UNIDENTIFIED STRUCTURE
- SPOT. SPOT ELEVATION
- CONTROL. CONTROL LINE
- FENCE. FENCE
- GUARD. GUARD RAIL
- STREET. STREET LIGHT
- SIGN. SIGN

PROPOSED

- CONC. CONCRETE
- ASPH. ASPHALT
- GRAVEL. GRAVEL SHOULDER
- RELAND. RELAND

SYMBOLS: GRADING

- PROPOSED SPOT GRADE ELEVATION. ALL GRADES INDICATED ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- PROPOSED CONTOUR LINE

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

SIDEWALK RAMP LEGEND:

- SIDEWALK RAMP 'TYPE R'
- SIDEWALK RAMP 'TYPE P'

REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETAIL WARNING DETAILS. SEE SHEET C-7.1 FOR DETAILS.

- GENERAL GRADING AND EARTHWORK NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT
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CAUTION!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER HILLS AND THE STATE OF MICHIGAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER HILLS AND THE STATE OF MICHIGAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER HILLS AND THE STATE OF MICHIGAN.

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21508 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN 48302

**PRELIMINARY GRADING PLAN
CANDLEWOOD - ROCHESTER HILLS**

PART OF THE NW 1/4 OF SECTION 35, T.30N, R.11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES.	CMP.	DN.	CMP.	SUR.	RS.	P.M.	JPB.

ORIGINAL ISSUE DATE:
OCTOBER 25, 2017

PEA JOB NO. 2017-023

SCALE: 1" = 20'

DRAWING NUMBER:
C-4.1

CITY FILE #17-044

NOT FOR CONSTRUCTION

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 506.61 FT FROM NW SEC COR, TH N 87-47-36 E 742.59 FT, TH S 02-12-38 E 151 FT, TH N 87-47-36 E 178.49 FT, TH ALG CURVE TO RIGHT, RAD 90 FT, CHORD BEARS S 47-07-51 E 127.45 FT, DIST OF 141.61 FT, TH S 02-03-10 E 537.56 FT, TH S 28-07-01 W 170.50 FT, TH S 49-58-03 E 85 FT, TH S 30-02-02 W 180.84 FT, TH S 87-48-01 W 785.96 FT, TH N 02-04-09 W 38.36 FT, TH S 87-47-32 W 145.23 FT, TH N 02-12-28 W 49.54 FT, TH N 50-48-36 W 206.76 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 21.88 FT, DIST OF 22.47 FT, TH N 22-33-07 E 41.68 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 02-08-33 W 214.30 FT, TH ALG CURVE TO LEFT, RAD 8.50 FT, CHORD BEARS N 40-54-33 W 10.84 FT, DIST OF 11.50 FT, TH ALG CURVE TO RIGHT, RAD 59.30 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 101.61 FT, TH ALG CURVE TO LEFT, RAD 65.74 FT, CHORD BEARS S 61-11-28 E 47.82 FT, DIST OF 48.95 FT, TH S 82-31-11 E 47.86 FT, TH ALG CURVE TO LEFT, RAD 21.93 FT, CHORD BEARS N 62-41-08 E 25.03 FT, DIST OF 28.84 FT, TH N 27-53-28 E 44.28 FT, TH N 42-50-28 E 13.79 FT, TH ALG CURVE TO RIGHT, RAD 79.74 FT, CHORD BEARS N 67-16-58 E 39.86 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 20.14 FT, TH ALG CURVE TO LEFT, RAD 186 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 58.57 FT, DIST OF 62.83 FT, TH N 02-12-24 W 33 FT TO BEG 27.56 A 11-30-16 FR 053

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 26125C0394F, A NON-PRINTABLE PANEL

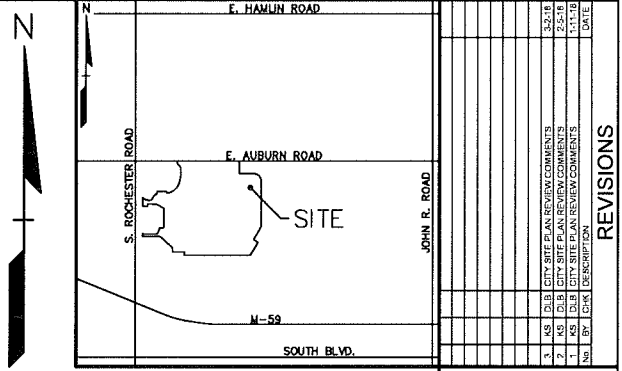
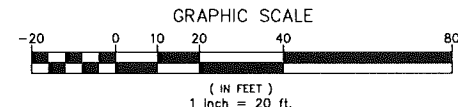
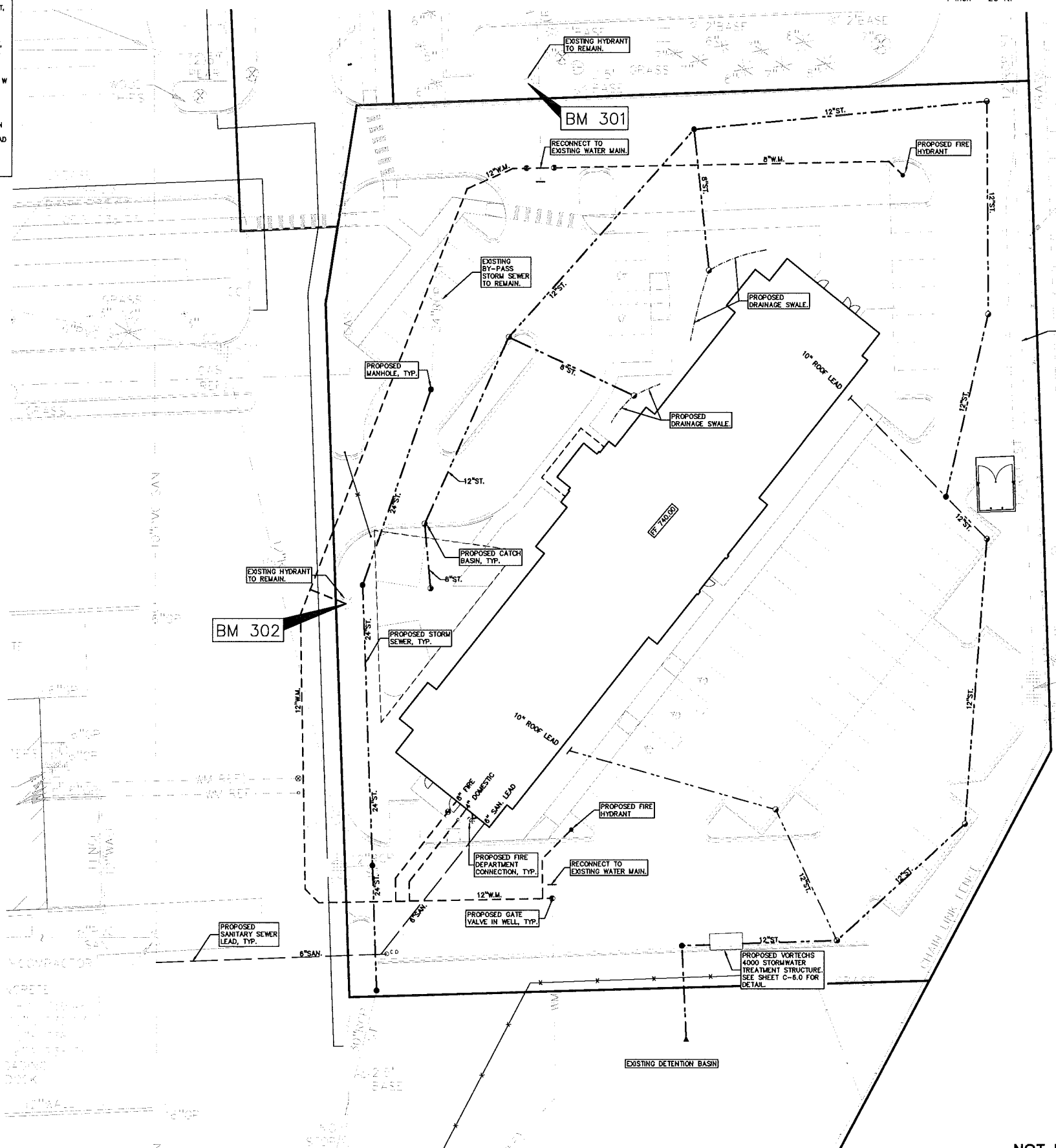
BENCHMARKS
(GPS DERIVED - NAVD83)

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 POND, APPROX. 110' EAST OF THE SOUTHEAST BUILDING CORNER OF MEJER (1375 S. ROCHESTER RD.)
ELEV. - 745.17



LEGEND

● IRON FOUND	○ BRASS PLUG SET	○ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT SET	○ RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	○ MEASURED
⊗ NAIL & CAP SET		○ CALCULATED

EXISTING	PROPOSED
— ON-ELEC-W/O	— ELEC. POLE OR CABLE TV SIX LINE, POLE & GUY WIRE
— US-CATV	— UNDERGROUND CABLE TV CITY PRESTAL
— US-PROPHE	— TELEPHONE U.S. CABLE, FIBERGLASS & MANHOLE
— US-ELEC	— ELECTRIC U.S. CABLE, MANHOLE, WIRE & MANHOLE
— GAS	— GAS MAIN VALVE & GAS LINE MANHOLE
— NATURAL GAS	— NATURAL GAS, GATE VALVE, TAPPING BLEND & VALVE
— SANITARY SEWER	— SANITARY SEWER, CLEANOUT & MANHOLE
— STORM SEWER	— STORM SEWER, CLEANOUT & MANHOLE
— COMBINED SEWER	— COMBINED SEWER & MANHOLE
— SQUARE, ROAD & REDNE CATCH BASIN, TAP DRAM	— POST INDICATOR VALVE
— WATER MAIN	— WATER MAIN, REPAIR/REPLACE VALVE BOX, SERVICE SHUTOFF
— WALKWAY	— WALKWAY, TRAFFICER, PROTRUSION CONTROL VALVE
— UNIDENTIFIED STRUCTURE	— UNIDENTIFIED STRUCTURE
— 216.06	— SPOT ELEVATION
— CONTROL LINE	— CONTROL LINE
— FENCE	— FENCE
— GUARD RAIL	— GUARD RAIL
— STREET LIGHT	— STREET LIGHT
— SIGN	— SIGN
— CONC	— CONCRETE
— ASPH	— ASPHALT
— GRAVEL	— GRAVEL SHOULDER
— WEALD	— WEALD

CAUTION!
ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PROPOSED SANITARY SEWER BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)

HOTEL	REU	33.8	118 People
Number of Rooms			
Unit Factor		0.38 per room	
REU		33.8	
Population (P) (3.5 PEOPLE/EDU)			118.4 People
TOTAL	REU	33.8	118 People
Average Flow (100 GPCPD)		11,800 G.P.D.	
P (1000s)		0.018 C.F.S.	
Peaking Factor (PF)		0.118	
PF = (18+sqrt(P))(4+sqrt(P))		4.00	
Peak Flow (G.D.P.)		47,200 G.P.D.	
Peak Flow (C.F.S.)		0.073 C.F.S.	
6" Pipe Capacity Provided =		0.73 C.F.S.	

- GENERAL UTILITY NOTES:**
- ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF ROCHESTER HILLS.
 - NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY.
 - ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
 - WATER MAIN SERVICE LEADS SHALL BE TYPE 'K' ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
 - ALL WATER MAIN SHALL BE PROVIDED WITH 6" OF COVER UNLESS OTHERWISE NOTED.
 - ALL FIRE HYDRANTS SHALL BE EAW #58R MODEL #250 PER CITY STANDARDS.
 - ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
 - ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY OF ROCHESTER HILLS.
 - THE WATER MAIN CONTRACTOR SHALL NOTIFY THE INSPECTION SECTION OF THE DETROIT WATER AND SEWER DEPARTMENT AT (313) 833-4882 AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.
 - ALL SANITARY SEWER 10" OR LARGER SHALL BE P.V.C. TRUSS PIPE (ASTM D2880) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
 - ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
 - SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.I.L.W. #1585 BOX OR EQUAL.
 - ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C-76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443).
 - ALL STORM SEWER LEADS SHALL BE PVC SCHEDULE 40 WITH GLUED JOINTS UNLESS OTHERWISE NOTED.

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BLOOMFIELD HILLS, MICHIGAN 48302

**PRELIMINARY UTILITY PLAN
CANDLEWOOD - ROCHESTER HILLS**
PART OF THE NW 1/4 OF SECTION 35, T. 30N., R. 11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES.	CMP.	DN.	CMP.	SUR.	RS.	P.M.	JPB.

ORIGINAL ISSUE DATE:
OCTOBER 25, 2017

PEA JOB NO. 2017-023

SCALE: 1" = 20'

DRAWING NUMBER:
C-5.0

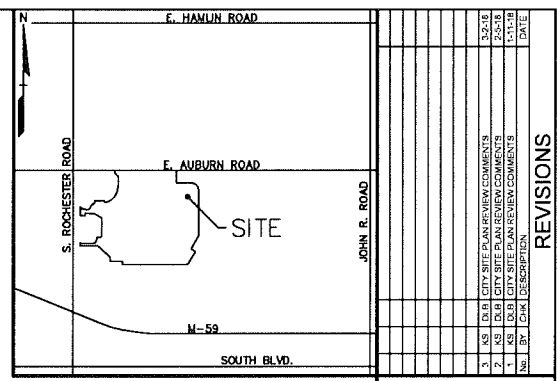
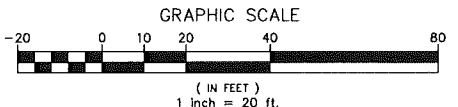
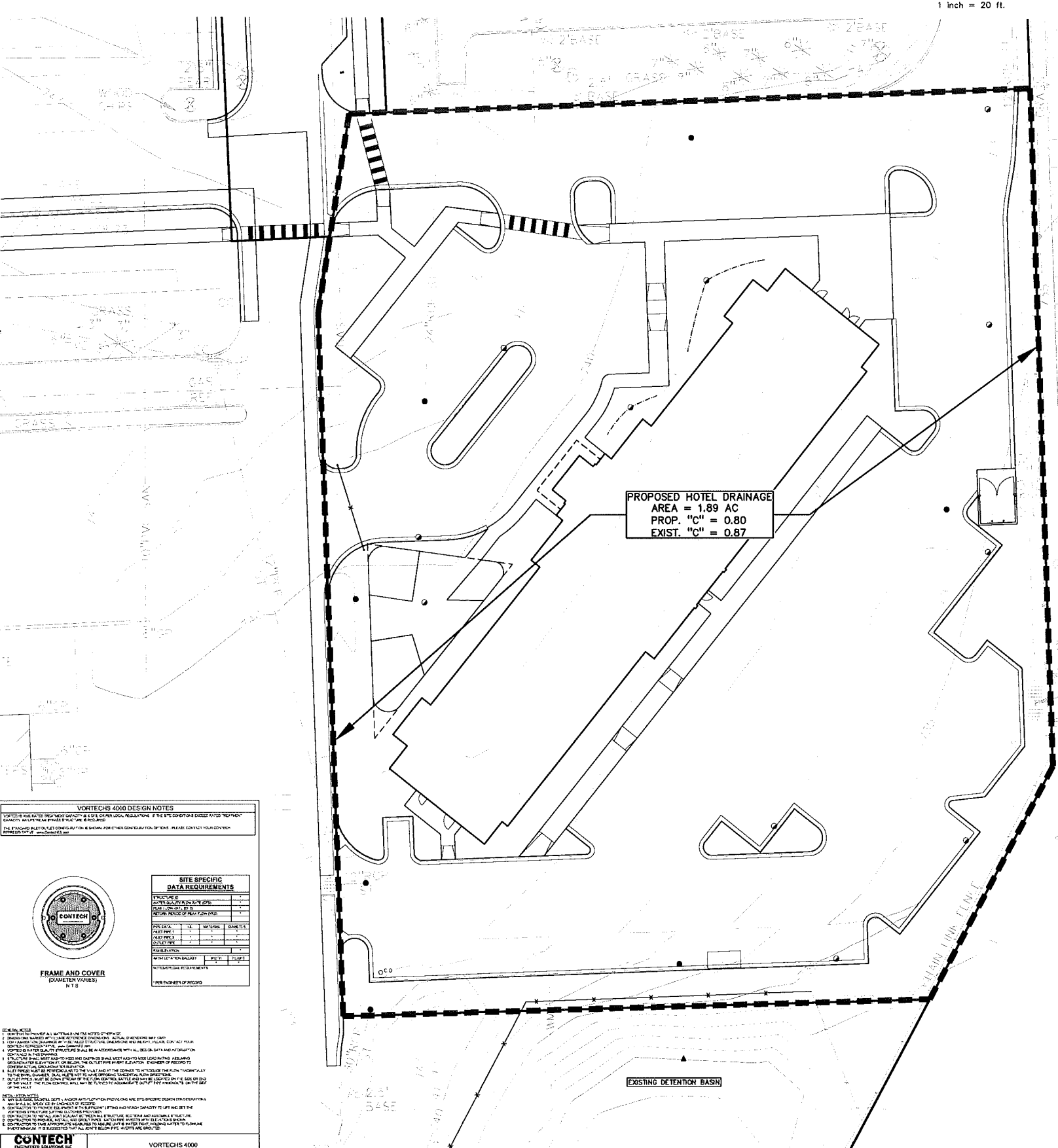
LEGAL DESCRIPTION

(PER OAKLAND COUNTY PROPERTY GATEWAY)
PARCEL ID 15-35-100-058
Land in the City of Rochester Hills, Oakland County, Michigan, described as follows:
T3M, R11E, SEC 36 PART OF NW 1/4 BEG AT PT DIST N 87-47-38 E 506.61 FT. FROM NW SEC CORN, TH N 87-47-38 E 742.59 FT, TH S 02-12-28 E 151 FT, TH N 87-47-38 E 178.49 FT, TH ALG CURVE TO RIGHT, RAD 90 FT, CHORD BEARS S 47-07-51 E 127.45 FT, DIST OF 141.61 FT, TH S 02-03-15 E 537.56 FT, TH S 28-07-01 W 170.50 FT, TH S 89-56-03 E 65 FT, TH S 30-02-02 W 180.84 FT, TH S 87-48-01 W 785.98 FT, TH N 02-04-09 W 38.38 FT, TH S 87-47-32 W 145.23 FT, TH N 02-12-28 E 49.54 FT, TH N 50-46-36 W 206.78 FT, TH S 87-45-48 W 211.68 FT, TH N 02-00-59 W 30.58 FT, TH S 72-35-39 E 18.88 FT, TH N 87-58-01 E 154.80 FT, TH ALG CURVE TO LEFT, RAD 24 FT, CHORD BEARS N 49-22-38 E 21.66 FT, DIST OF 22.47 FT, TH N 22-33-07 E 41.66 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 02-08-35 W 214.30 FT, TH ALG CURVE TO LEFT, RAD 8.50 FT, CHORD BEARS N 40-54-35 W 10.84 FT, DIST OF 11.50 FT, TH ALG CURVE TO RIGHT, RAD 58.30 FT, CHORD BEARS N 70-50-59 W 18.20 FT, DIST OF 18.27 FT, TH N 62-01-25 W 74.28 FT, TH S 89-36-52 W 110.84 FT, TH S 00-23-08 E 30.06 FT, TH S 89-38-53 W 82.58 FT, TH N 02-00-59 W 101.61 FT, TH ALG CURVE TO LEFT, RAD 65.74 FT, CHORD BEARS S 61-11-28 E 47.82 FT, DIST OF 48.95 FT, TH S 82-31-11 E 47.86 FT, TH ALG CURVE TO LEFT, RAD 21.93 FT, CHORD BEARS N 62-41-08 E 25.03 FT, DIST OF 26.84 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 39.86 FT, DIST OF 40.23 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 186 FT, CHORD BEARS N 39-37-48 E 248.13 FT, DIST OF 271.83 FT, TH N 02-12-24 W 128 FT, TH ALG CURVE TO LEFT, RAD 40 FT, CHORD BEARS N 47-12-24 W 58.57 FT, DIST OF 62.83 FT, TH N 02-12-24 W 33 FT TO BEG 27.58 A 11-30-18 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 MEIJER (1375 S. ROCHESTER RD.)
ELEV. - 742.12
BM #303
ARROW ON A HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE DETENTION POND, APPROX. 110' EAST OF THE SOUTHEAST BUILDING CORNER OF MEIJER (1375 S. ROCHESTER RD.)
ELEV. - 745.17

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 26125C034F, A NON-PRINTABLE PANEL



NO.	DATE	BY	CHK	DESCRIPTION
1				
2				
3				
4				
5				
6				

LEGEND

	IRON FOUND		BRASS PLUG SET		SEC. CORNER FOUND
	NAIL FOUND		MONUMENT FOUND		RECORDED
	NAIL & CAP SET		MONUMENT SET		MEASURED
	EXISTING ELEC.		PROPOSED ELEC.		CALCULATED
	ELEC. POLE OR CABLE		ELEC. POLE OR CABLE		ELEC. POLE OR CABLE

DRAINAGE CALCULATIONS:

ALL DEVELOPED AREA PART OF THE PROPOSED HOTEL TO DRAIN TO EXISTING DETENTION POND HAS BEEN INCLUDED IN THE DESIGN AT A "C" FACTOR OF 0.85 FOR IMPERVIOUS AREAS AND 0.30 FOR LANDSCAPE AREAS.

EXISTING
IMPERVIOUS = 1.66 Ac (72,420 S.F.)
LANDSCAPE = 0.22 Ac (9,825 S.F.)
TOTAL = 1.88 Ac (82,245 S.F.)
WEIGHTED "C" VALUE = 0.87

PROPOSED
IMPERVIOUS = 1.44 Ac (62,684 S.F.)
LANDSCAPE = 0.45 Ac (19,562 S.F.)
TOTAL = 1.89 Ac (82,246 S.F.)
WEIGHTED "C" VALUE = 0.80

DETENTION NOTE:
GIVEN THE DECREASE OF THE RUNOFF COEFFICIENT FOR THE PROPOSED HOTEL DEVELOPMENT, ADDITIONAL STORM WATER DETENTION WILL NOT BE REQUIRED AND THE EXISTING DETENTION BASIN WILL CONTINUE TO PROVIDE THE REQUIRED DETENTION VOLUME.

CAUTION!
THE DESIGNER'S RESPONSIBILITY FOR OBTAINING ACCURATE INFORMATION IS LIMITED TO THAT SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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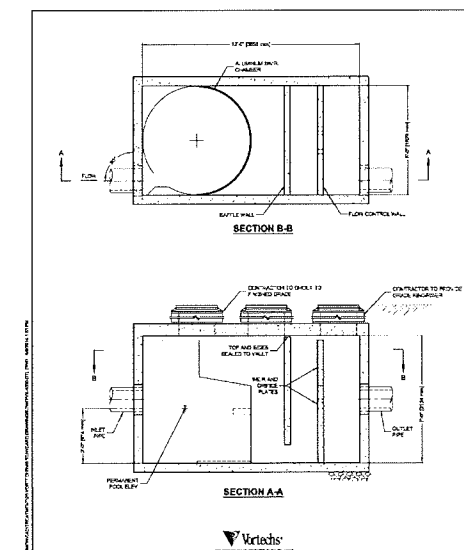
PRELIMINARY DRAINAGE PLAN
CANDLEWOOD - ROCHESTER HILLS
PART OF THE NW 1/4 OF SECTION 35, T. 03N., R. 11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES.	CMP.	ON.	CMP.	SUR.	JPB

ORIGINAL ISSUE DATE:
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C-6.0

CITY FILE #17-044

NOT FOR CONSTRUCTION



VORTECHS 4000 DESIGN NOTES

OPTIONAL RELATED TREATMENT CAPACITY & FOR PERIODICAL INSPECTION IF THE OPERATIONS DESIGN AND TREATMENT CAPACITY MAY BE REQUIRED.

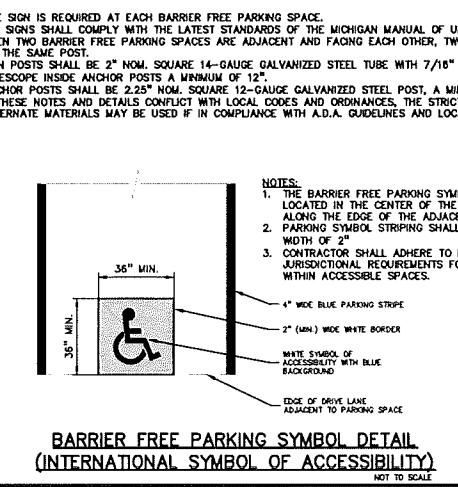
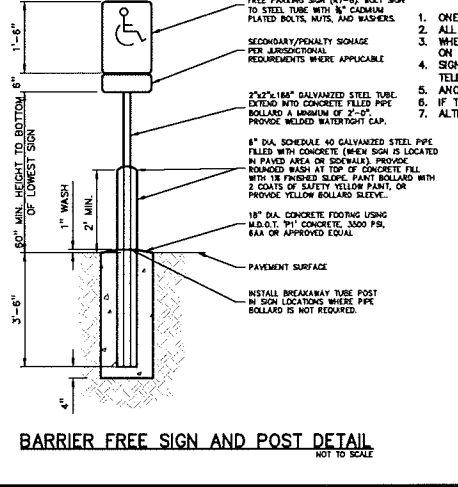
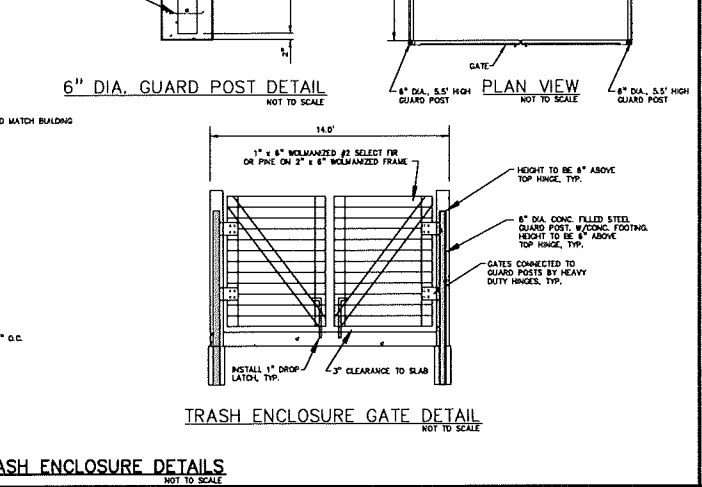
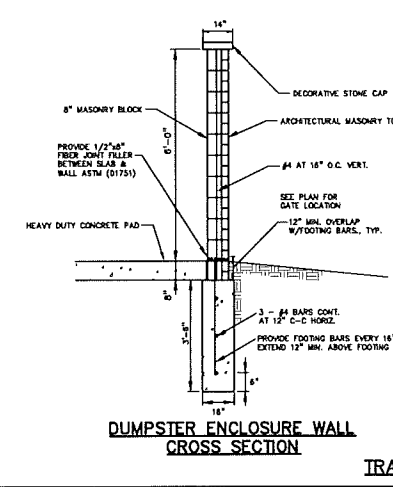
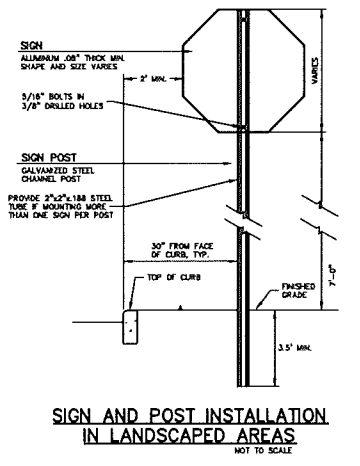
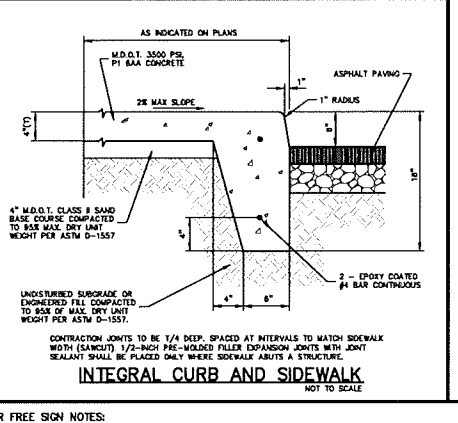
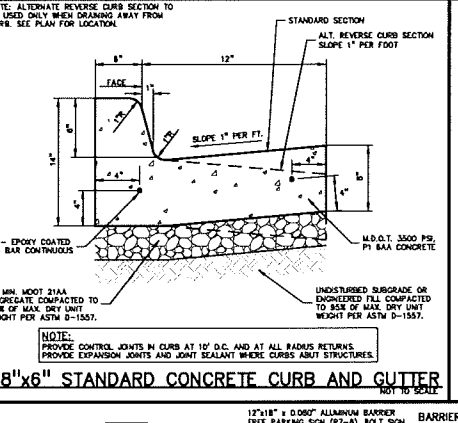
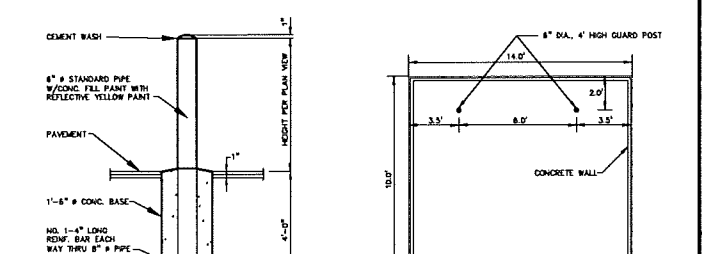
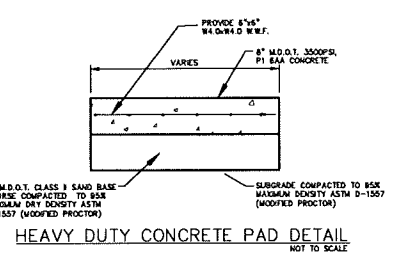
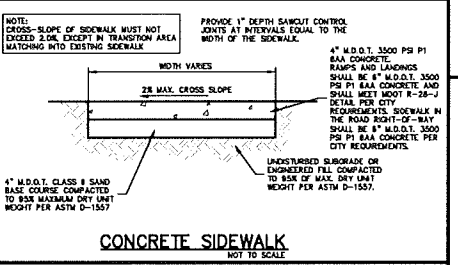
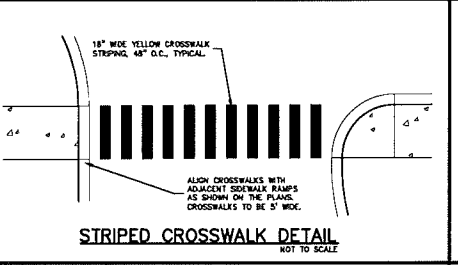
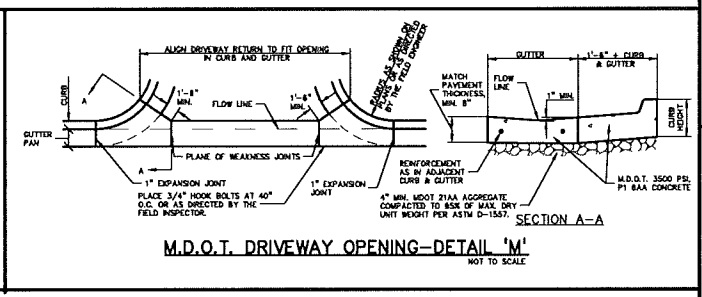
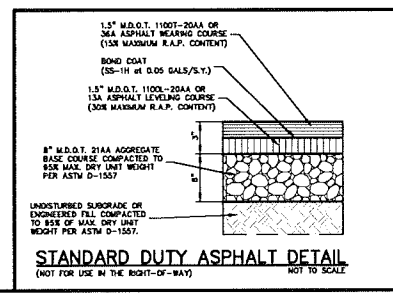
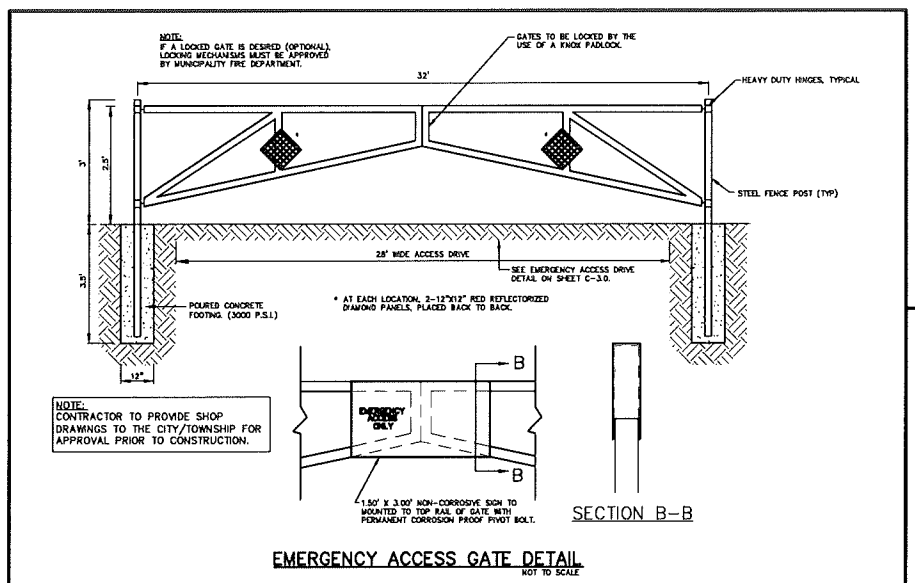
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CONTECH

VORTECHS 4000
STANDARD DETAIL

NO.	BY	CHK	DESCRIPTION	DATE
1	AS	AS	CITY SITE PLAN REVIEW COMMENTS	3-2-18
2	AS	AS	CITY SITE PLAN REVIEW COMMENTS	3-2-18
3	AS	AS	CITY SITE PLAN REVIEW COMMENTS	3-2-18
4	AS	AS	CITY SITE PLAN REVIEW COMMENTS	3-2-18
5	AS	AS	CITY SITE PLAN REVIEW COMMENTS	3-2-18

REVISIONS



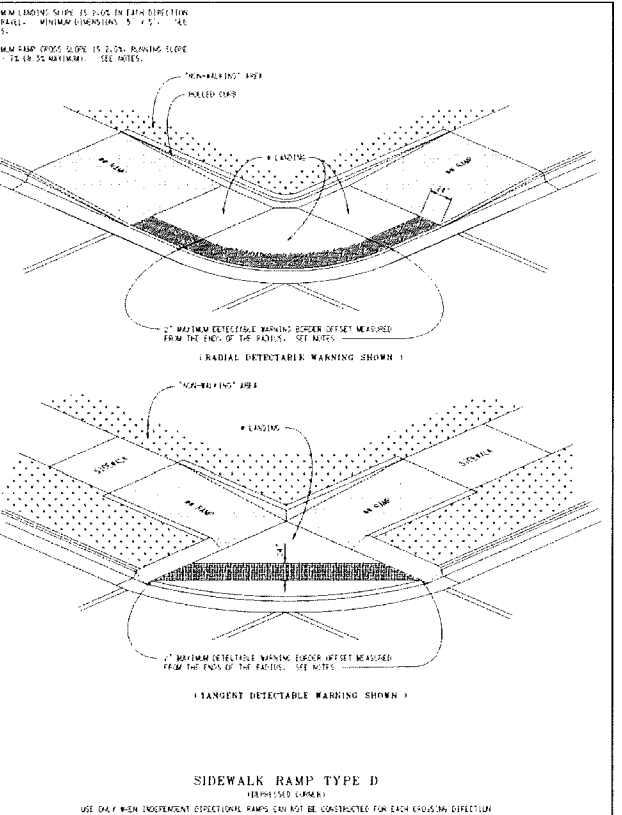
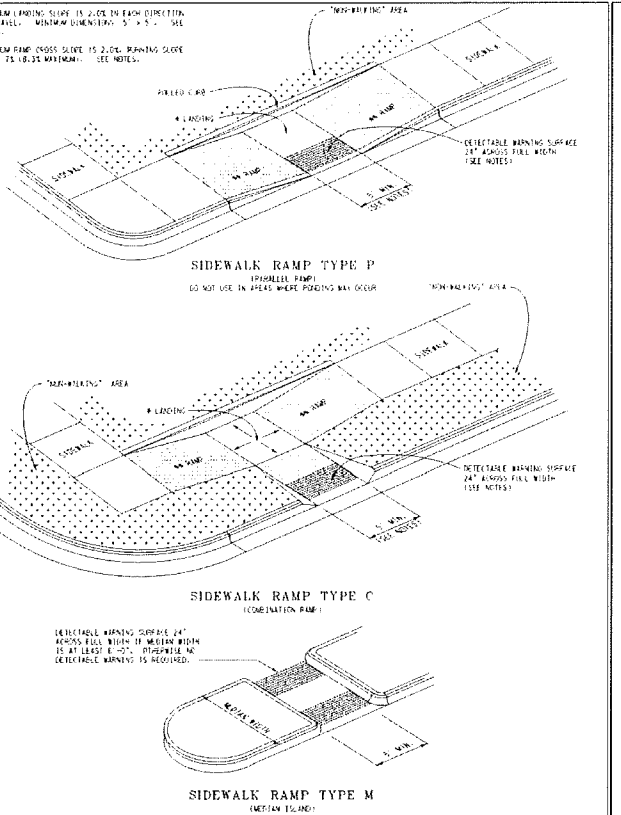
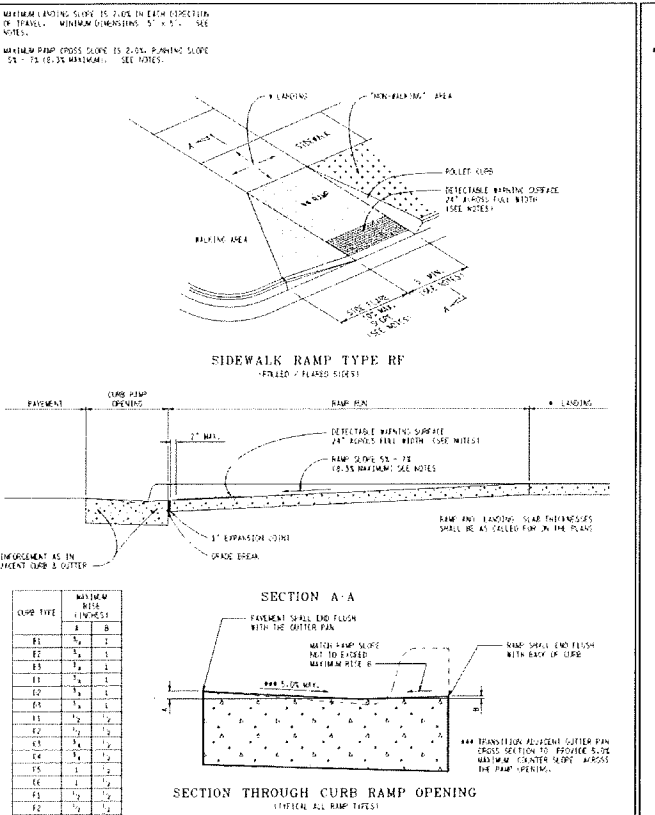
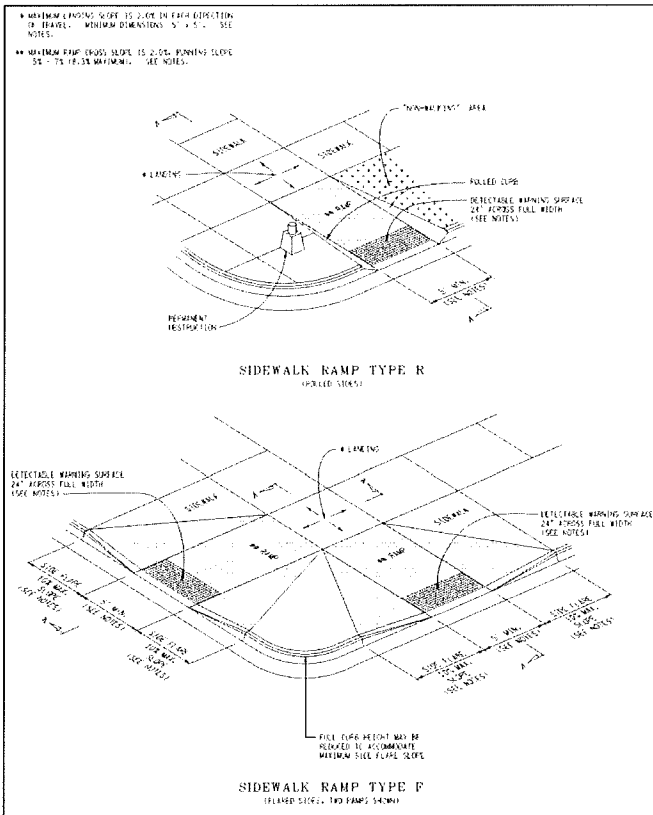
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PRELIMINARY DETAILS
CANDLEWOOD - ROCHESTER HILLS
PART OF THE NW 1/4 OF SECTION 35, T.30N., R.11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN
DES. CMP. I.D.N. CMP. SUR. P.M. J.P.B.
5/19/2017 10:07:00 AM

ORIGINAL ISSUE DATE:
OCTOBER 25, 2017
PEA JOB NO. 2017-023
SCALE: NONE
DRAWING NUMBER:
C-7.0

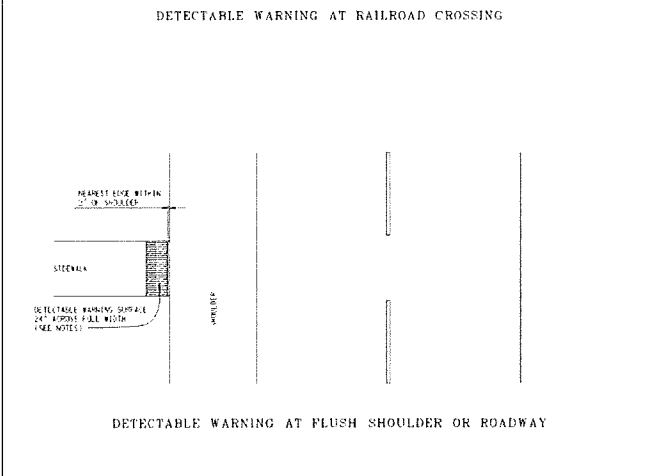
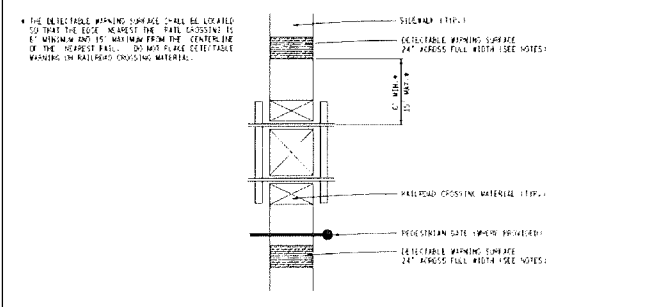


MDOT PREPARED BY: DESIGN DIVISION DRAWN BY: S.L.L. CHECKED BY: J.A.E.		MICHIGAN DEPARTMENT OF TRANSPORTATION DIVISION OF DESIGN & FIELD SERVICES SIDEWALK RAMP AND DETECTABLE WARNING DETAILS SHEET 1 OF 2	
APPROVED BY: DIRECTOR, BUREAU OF DESIGN	CHECKED BY: PLANNING	DATE: 4-27-2017	SHEET: R-28-J

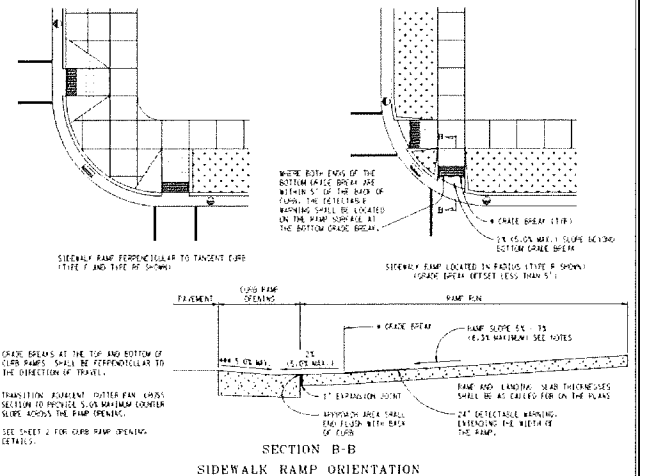
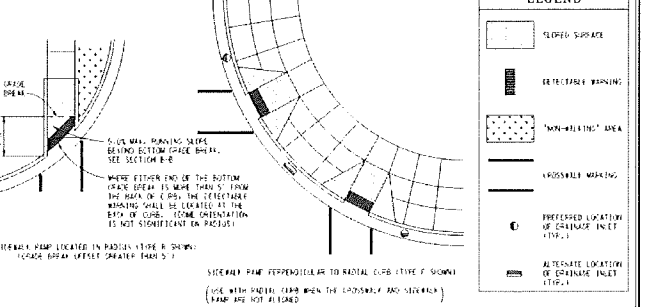
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APPROVED BY: DIRECTOR, BUREAU OF DESIGN	CHECKED BY: PLANNING	DATE: 4-27-2017	SHEET: R-28-J

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APPROVED BY: DIRECTOR, BUREAU OF DESIGN	CHECKED BY: PLANNING	DATE: 4-27-2017	SHEET: R-28-J

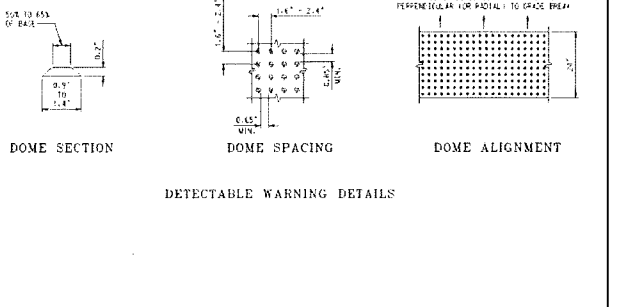
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APPROVED BY: DIRECTOR, BUREAU OF DESIGN	CHECKED BY: PLANNING	DATE: 4-27-2017	SHEET: R-28-J



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APPROVED BY: DIRECTOR, BUREAU OF DESIGN	CHECKED BY: PLANNING	DATE: 4-27-2017	SHEET: R-28-J



LEGEND

- FLUSH SURFACE
- DETECTABLE WARNING
- NON-WALKING AREA
- POSSIBLE MARKING
- PREPARED LOCATION OF CHANGE INLET (TYPE 1)
- ALTERNATE LOCATION OF CHANGE INLET (TYPE 2)

NOTES:

DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION, RECONSTRUCTION, OR ALTERATION OF STREETS, CURBS, OR SIDEWALKS IN THE PUBLIC RIGHT OF WAY.

SIDEWALK RAMP ARE TO BE LOCATED AS SPECIFIED IN THE PLANS OR AS DIRECTED BY THE ENGINEER.

RAMP SHALL BE PROVIDED AT ALL CORNERS OF AN INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB. RAMP SHALL ALSO BE PROVIDED AT WALKER AND/OR STAIRS INTO OR FROM CROSSINGS.

CORNER FEATURE OF THE RAMP SHALL BE THAT DETERMINED BY A CORNER OPENING PARALLEL TO THE WALKING SURFACE.

SIDEWALK SHALL BE RAMPED WHERE THE CURBLINE IS EXTENDED ACROSS THE WALK.

CURB SHALL BE TO BE RAMPED TO A UNIFORM GRADE ON THE RAMP. WHERE CONDITIONS PERMIT, IT IS DESIRABLE THAT THE TOP OF THE RAMP BE IN ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL.

RAMP WIDTH SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE SIDEWALK FROM MEDIAN TO MEDIAN. NORMALLY 10' BY THE MINIMUM.

WHEN 12' MINIMUM WIDTHS ARE NOT PRACTICABLE, RAMP WIDTH MAY BE REDUCED TO NOT LESS THAN 4' AND LANDINGS TO NOT LESS THAN 4' x 4'.

DETECTABLE WARNING SURFACE THICKNESS IS 24" MINIMUM IN THE DIRECTION OF TRAVEL AND 18" MINIMUM IN THE PERPENDICULAR DIRECTION. A DOUBLE OFFSET NOT GREATER THAN 2" INCREASE ALONG THE EDGES OF THE DETECTABLE WARNING IS ALLOWABLE. FOR WALKER CURB THE OFFSET IS MEASURED FROM THE ENDS OF THE RADII.

FOR NEW ROADWAY CONSTRUCTION, THE RAMP CROSS SLOPE MAY NOT EXCEED 3%. FOR ALTERATIONS TO EXISTING ROADWAYS, THE CROSS SLOPE MAY BE TRANSLATED TO MEET AN EXISTING ROADWAY GRADE. THE CROSS SLOPE TRANSITION SHALL BE APPLIED UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.

THE MAXIMUM FINISH FLOOR OF R-28 IS RELATIVE TO A FLAT 100' REFERENCE. HORIZONTAL IT SHALL NOT REQUIRE ANY RAMP OR SERIES OF RAMP TO EXCEED 5% RISE OR LENGTH NOT INCLUDING LANDINGS OR TRANSITIONS.

CHIMNEY STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMP. THE LOCATION OF THE RAMP SHOULD TAKE PRECEDENCE OVER THE LOCATION OF THE CHIMNEY STRUCTURE. WHERE EXISTING CHIMNEY STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE A MANUFACTURED P-F RAMP COMPLIANT GRATE. OPENINGS SHALL NOT BE LARGER THAN 2" ELEVATED OPENINGS SHALL BE PLACED ON THE LONG DIMENSION IS PERPENDICULAR TO THE DIRECTION OF TRAVEL.

THE TOP OF THE CURB FINISH FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.

LANDINGS AND STOP LINE MARKINGS, IF USED, SHALL BE 5' SEPARATE AS TO STOP MARKING FROM RAMP CROSSINGS. SPECIFIC DETAILS FOR MARKING APPLICATIONS ARE GIVEN IN THE "MICHIGAN MANUAL ON LANSING TRAFFIC CONTROL SIGNALS".

FLUSH SIDES WITH A SLOPE OF 2% MAXIMUM, MEASURED ALONG THE PARALLEL CURB LINE, SHALL BE PROVIDED WHERE AN UNCONSTRAINED SIDEWALK FROM LANDINGS EXCEEDS THE SIDEWALK RAMP. FLUSH SIDES ARE NOT REQUIRED WHERE THE RAMP IS ENCLOSED BY LANDSCAPING, LANDINGS SUPPORTED BY PERMANENTLY FIXED STRUCTURES, WHERE THEY ARE NOT PROVIDED, FLUSH SIDES CAN BE CONSIDERED IN ORDER TO AVOID SHARP CORNERS AT RAMP OPENINGS.

DETECTABLE WARNING PLATES MUST BE INSTALLED USING FABRICATED OR STEEL SET UNITS LAYS AND/OR ASSOCIATED IN THE FURNISH TO PREVENT SHIFTING OR MOVING.

NOTE: WARNING PLATE MUST BE PRE-FORMED PLASTIC/FIBERGLASS MATERIAL AND BRICK RED IN COLOR.

MDOT PREPARED BY: DESIGN DIVISION DRAWN BY: S.L.L. CHECKED BY: J.A.E.		MICHIGAN DEPARTMENT OF TRANSPORTATION DIVISION OF DESIGN & FIELD SERVICES SIDEWALK RAMP AND DETECTABLE WARNING DETAILS SHEET 7 OF 2	
APPROVED BY: DIRECTOR, BUREAU OF DESIGN	CHECKED BY: PLANNING	DATE: 4-27-2017	SHEET: R-28-J

NO.	DATE	BY	CHK	DESCRIPTION
1	2-2-18	...	...	...
2	2-5-18	...	...	...
3	2-21-18	...	...	...
4	3-1-18	...	...	...
5	3-1-18	...	...	...
6	3-1-18	...	...	...
7	3-1-18	...	...	...
8	3-1-18	...	...	...
9	3-1-18	...	...	...
10	3-1-18	...	...	...

CAUTION!
 THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS AND VERIFIED AS SHOWN ON THE PLANS THE LOCATION OF ALL UTILITIES AND HAS OBTAINED ALL NECESSARY RECORD DRAWINGS AND RECORDS FROM THE UTILITY OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND FOR OBTAINING ALL NECESSARY RECORD DRAWINGS AND RECORDS FROM THE UTILITY OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND FOR OBTAINING ALL NECESSARY RECORD DRAWINGS AND RECORDS FROM THE UTILITY OWNERS.

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 BLOOMFIELD HILLS, MICHIGAN 48302

PRELIMINARY MDOT RAMP DETAILS
CANDLEWOOD - ROCHESTER HILLS
 PART OF THE NW 1/4 OF SECTION 35, T.03N., R.11E
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES. CMP. SUR. P.M. JPB
 IDN. CMP. SUR. P.M. JPB
 SUR. CMP. SUR. P.M. JPB
 SUR. CMP. SUR. P.M. JPB

ORIGINAL ISSUE DATE:
 OCTOBER 25, 2017

PEA JOB NO. 2017-023

SCALE: NONE

DRAWING NUMBER:
C-7.1

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 87-47-38 E 506.61 FT FROM NW SEC COR; TH N 87-47-38 E 742.59 FT, TH S 02-12-28 E 151 FT, TH N 87-47-38 E 178.49 FT, TH ALG CURVE TO RIGHT, RAD 90 FT, CHORD BEARS S 47-07-51 E 127.45 FT, DIST OF 141.61 FT, TH S 02-03-18 E 537.56 FT, TH S 28-07-01 W 178.50 FT, TH S 89-58-03 E 85 FT, TH S 30-02-02 W 180.84 FT, TH S 87-48-01 W 783.96 FT, TH N 02-04-09 W 38.36 FT, TH S 87-47-32 W 145.23 FT, TH N 02-12-28 W 49.54 FT, TH N 50-48-36 W 206.78 FT, TH S 87-45-48 W 211.88 FT, TH N 02-00-59 W 30.56 FT, TH S 72-55-39 E 18.58 FT, TH N 87-59-01 E 154.80 FT, TH ALG CURVE TO LEFT, RAD 24 FT, CHORD BEARS N 49-22-38 E 21.66 FT, DIST OF 22.47 FT, TH N 22-33-07 E 41.68 FT, TH N 02-00-59 W 24 FT, TH N 87-39-01 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 02-08-35 W 214.30 FT, TH ALG CURVE TO LEFT, RAD 8.50 FT, CHORD BEARS N 40-54-35 W 10.84 FT, DIST OF 11.50 FT, TH ALG CURVE TO RIGHT, RAD 59.30 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 82.58 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 48.85 FT, TH S 82-31-11 E 47.86 FT, TH ALG CURVE TO LEFT, RAD 21.93 FT, CHORD BEARS N 62-41-08 E 25.03 FT, DIST OF 26.84 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 78.74 FT, CHORD BEARS N 57-18-58 E 39.86 FT, DIST OF 40.28 FT, TH N 02-00-59 W 30.34 FT, TH N 87-47-31 E 118.16 FT, TH S 02-36-28 E 21.14 FT, TH ALG CURVE TO LEFT, RAD 186 FT, CHORD BEARS N 39-37-40 E 248.13 FT, DIST OF 271.63 FT, TH N 02-12-24 W 128 FT, TH ALG CURVE TO LEFT, RAD 40 FT, CHORD BEARS N 47-12-24 W 58.57 FT, DIST OF 62.83 FT, TH N 02-12-24 W 33 FT TO BEG 27.56 A 11-30-18 FR 053

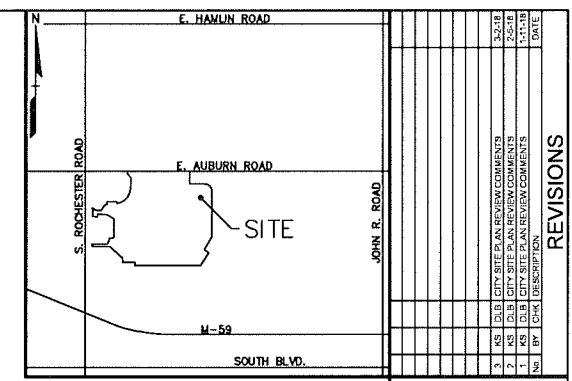
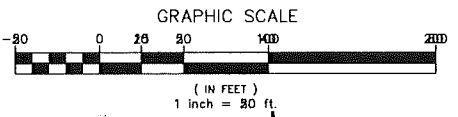
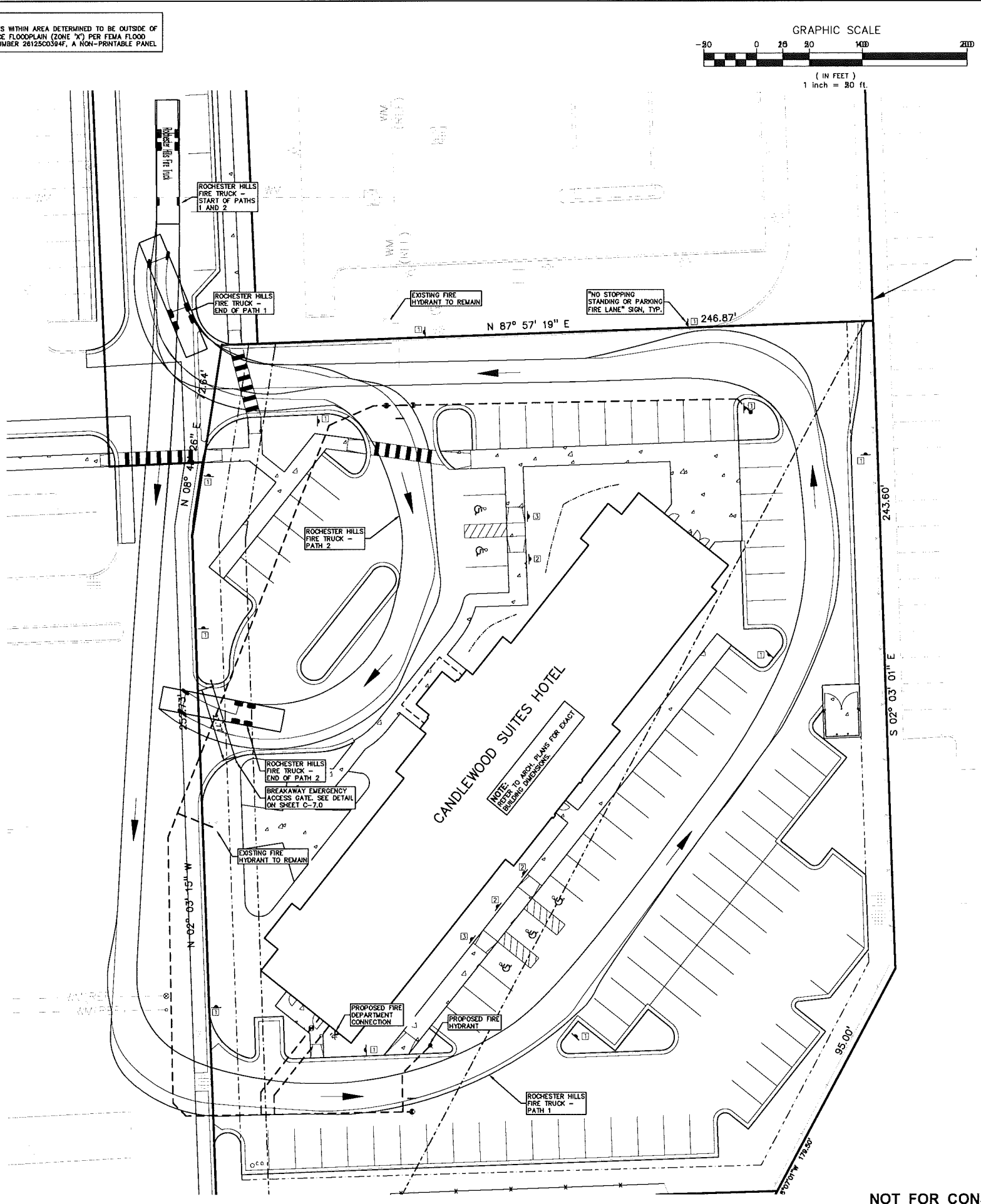
FLOODPLAIN NOTE:
THE SUBJECT PARCEL LIES WITHIN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE 'X') PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26125C0394F, A NON-PRINTABLE PANEL

BENCHMARKS
(GPS DERIVED - NAVD88)
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. - 744.84
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 POND APPROX. 110'± EAST OF THE SOUTHEAST BUILDING CORNER OF MEJER (1375 S. ROCHESTER RD.)
ELEV. - 745.17

SIDEWALK RAMP LEGEND:
SIDEWALK RAMP 'TYPE R'
SIDEWALK RAMP 'TYPE B'
REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS. SEE SHEET C-7.1.

SIGN LEGEND:
NEW 'NO STOPPING STANDING OR PARKING FIRE LANE' SIGN
'BARRIER FREE PARKING' SIGN
'VAN ACCESSIBLE' SIGN
REFER TO SHEET C-7.0 FOR SIGN DETAILS

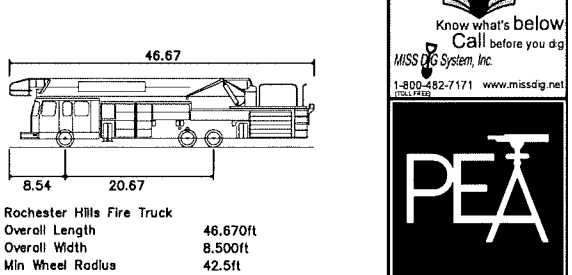
HOTEL LEGAL DESCRIPTION
A parcel of land in part of the Northwest 1/4 of Section 35, Town 03 North, Range 11 East, City of Rochester Hills, Oakland County, State of Michigan described as follows:
Commencing at the Northwest Corner of Section 35, Town 03 North, Range 11 East, thence North 87 degrees 47 minutes 38 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 28 seconds East 151.00 feet; thence North 87 degrees 47 minutes 38 seconds East 178.49 feet to a point of curvature; thence 141.61 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 293.96 feet to the POINT OF BEGINNING; thence continuing South 02 degrees 03 minutes 15 seconds East 243.80 feet; thence South 28 degrees 07 minutes 01 seconds West 85.00 feet; thence South 88 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 72.64 feet; thence North 87 degrees 57 minutes 19 seconds East 248.87 to the POINT OF BEGINNING. Containing 1.889± acres.



LEGEND

IRON FOUND	BRASS PLUG SET	SEC. CORNER FOUND
ROCK SET	MONUMENT FOUND	RECORDED
MAIL FOUND	MONUMENT SET	MEASURED
MAIL & CAP SET		CALCULATED

EXISTING	PROPOSED
ON-ELEC-40	ELEC. POND OR CABLE TV SIX LINE, POLE & GUY WIRE
UG-CATV	UNDERGROUND CABLE TV, CITY PRESTAL
60-UG-FIBER	ELECTRIC U.G. CABLE, FIBER, IN A MANHOLE
UG-ELEC-40	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
UG-ELEC-24	GAS MAN. VALVE & GAS LINE MANHOLE
UG-ELEC-18	WATERMAN, WVD, GATE VALVE, TAPPING SLICE & VALVE
UG-ELEC-12	SEWER, SINK, CLEANOUT & MANHOLE
UG-ELEC-6	SEWER, SINK, CLEANOUT & MANHOLE
UG-ELEC-3	SEWER, SINK, CLEANOUT & MANHOLE
UG-ELEC-1.5	SQUARE, ROAD & MEDICINE CATCH BASIN, YARD DRAIN
UG-ELEC-0.75	POST INDICATOR VALVE
UG-ELEC-0.375	WATER VALVE, NON-FRAGRANT VALVE, SERVICE VALVE/ST
UG-ELEC-0.1875	MANHOLE, TRAFFIC/SIGNAL POSITION CONTROL VALVE
UG-ELEC-0.09375	UNIDENTIFIED STRUCTURE
UG-ELEC-0.046875	SPOT ELEVATION
UG-ELEC-0.0234375	CONTROL LINE
UG-ELEC-0.01171875	FENCE
UG-ELEC-0.005859375	BARB WIRE
UG-ELEC-0.0029296875	STREET LIGHT
UG-ELEC-0.00146484375	SOIL
UG-ELEC-0.000732421875	CONC.
UG-ELEC-0.0003662109375	ASPH.
UG-ELEC-0.00018310546875	GRAVEL SHOULDER
UG-ELEC-0.000091552734375	WELAND



FIRE DEPARTMENT NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
1. FIRE LANES SHALL BE CONSPICUOUSLY POSTED ON 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 OR PARKING, FIRE LANE" AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 503.
2. CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC CHAPTER 14.
3. 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 CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. CONTACT ROCHESTER HILLS FIRE DEPARTMENT FOR PERMIT INFORMATION. FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 307.6.2 AND 307.6.3.
4. FLOW TEST TO BE COORDINATED WITH THE ROCHESTER HILLS ENGINEERING DEPARTMENT TO DETERMINE CURRENT CONDITIONS.
5. A KNOX KEY SYSTEM SHALL BE INSTALLED, IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE FROM THE KNOX COMPANY AT KNOXBOX.COM.

CAUTION!
THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER HILLS AND THE STATE OF MICHIGAN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER HILLS AND THE STATE OF MICHIGAN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER HILLS AND THE STATE OF MICHIGAN.

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FIRE TRUCK ACCESS PLAN
CANDLEWOOD - ROCHESTER HILLS
PART OF THE NW 1/4 OF SECTION 35, T.03N., R.11E,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES.	CMP.	DN.	CMP.	SUR.	RS.	P.M.	JPB
10/25/2017	10/25/2017	10/25/2017	10/25/2017	10/25/2017	10/25/2017	10/25/2017	10/25/2017

ORIGINAL ISSUE DATE:
OCTOBER 25, 2017
PEA JOB NO. 2017-023
SCALE: 1" = 20'
DRAWING NUMBER:
C-8.0

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

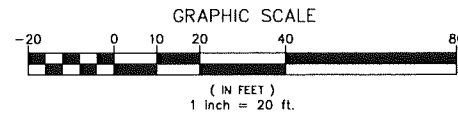
SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
20	SJ30	Little Princess Japanese Spirea	<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 the landscaping, as follows:

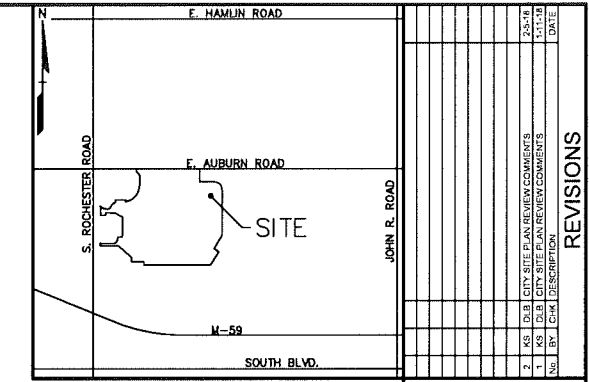
- Landscaping shall be kept in a neat, orderly and healthy growing condition, free from debris and refuse.
- Pruning shall be minimal at the time of installation, only to remove dead or diseased branches. Subsequent pruning shall assure proper maturation of plants to achieve their intended purpose.
- All dead, damaged, or diseased plant material shall be removed immediately and replaced with a (6) months after the date of 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 for evergreen plants shall be between March 1 and June 1. Plant material removed 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.
- The approved landscape plan shall be considered a permanent record and an 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 project in non-compliance with the approved landscape plan and be a violation of this Ordinance.
- If pruned 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
432	S Y	Soil Loom	\$6	\$2,592
20	EA	Sub-Canopy Ornamental Trees	\$250	\$5,000
35	EA	Deciduous	\$420	\$14,700
17	EA	Evergreen	\$320	\$5,440
1	LS	Irrigation	\$15,001	\$15,001
TOTAL LANDSCAPING				\$51,733

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



REVISIONS

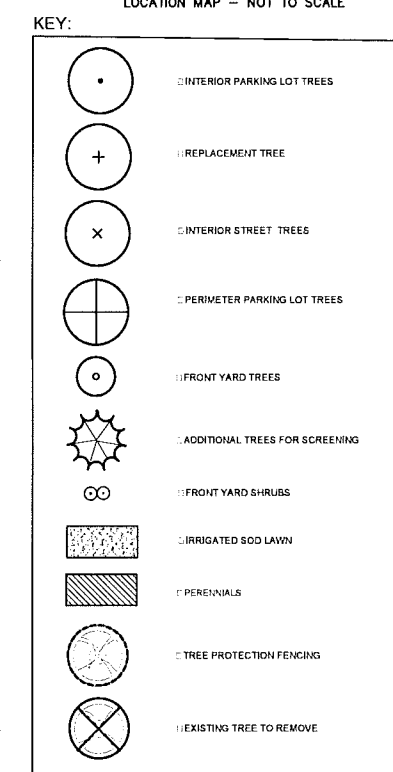
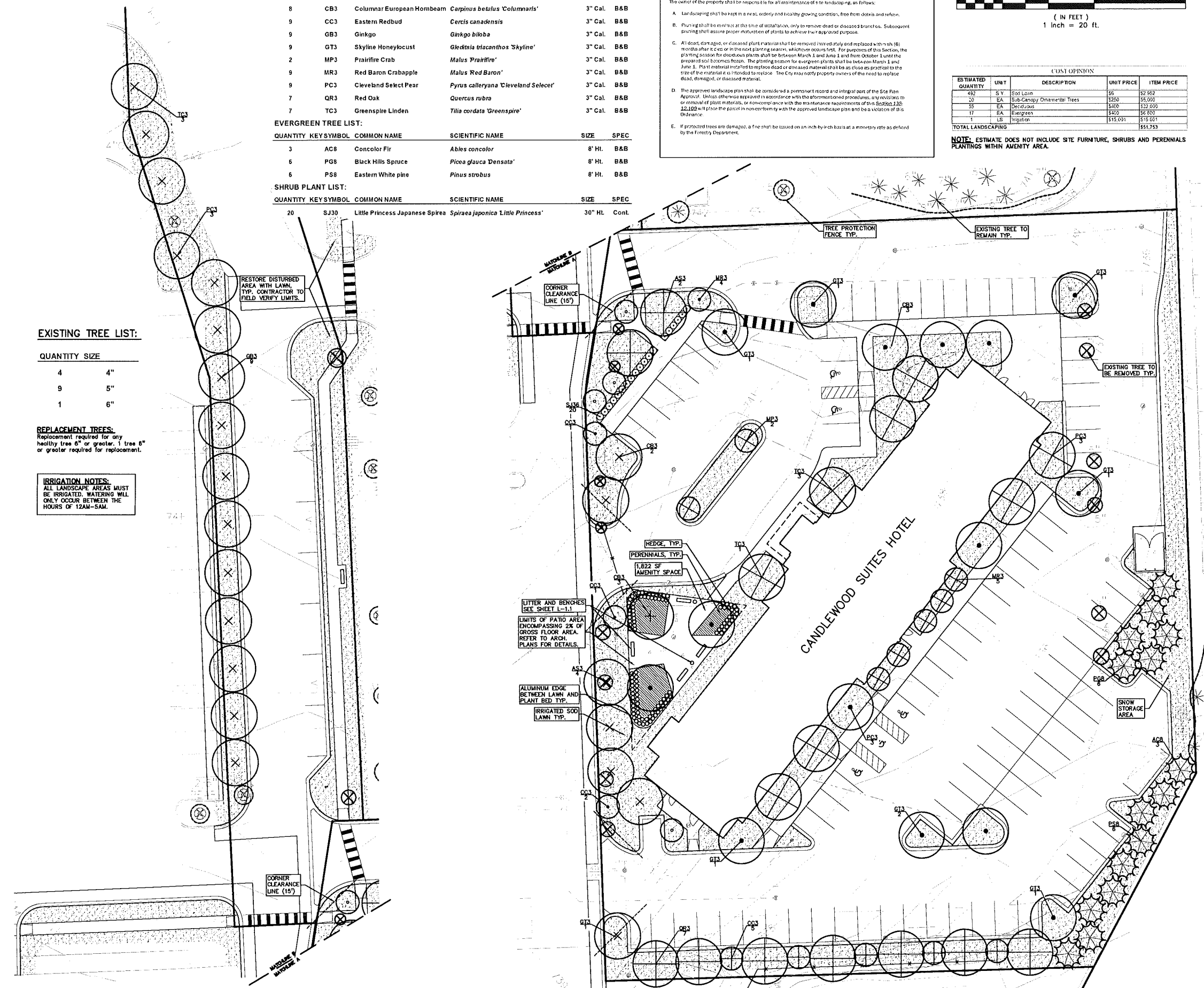
NO.	BY	DATE	DESCRIPTION
1	KS	01/11/20	1. KS: D.E. CITY SITE PLAN REVIEW COMMENTS
2	KS	01/11/20	2. KS: D.E. CITY SITE PLAN REVIEW COMMENTS
3	KS	01/11/20	3. KS: D.E. CITY SITE PLAN REVIEW COMMENTS

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.



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: 83,493 SF * .02 = 1,669 SF REQUIRED
PROVIDED: 1,822 SF OF AMENITY SPACE.

INTERIOR PARKING LANDSCAPE:
REQUIRED: MINIMUM 1% 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 & FB-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 1/4 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; 252 LF / 100 = 2.5
3*2.5 = 8 ORNAMENTAL TREES
8*2.5 = 20 SHRUBS
PROVIDED: 8 ORNAMENTAL TREES, 20 SHRUBS

CAUTION!
THE EXISTING AND REMOVED TREES OF EXISTING AND PROPOSED DEVELOPMENT AS SHOWN ON THIS PLAN ARE NOT TO BE REMOVED UNLESS THE CONTRACTOR HAS BEEN ADVISED BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER.

STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 13500
MICHIGAN LANDSCAPE ARCHITECTS ASSOCIATION

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LANDSCAPE PLAN
CANDLEWOOD - ROCHESTER HILLS
PART OF THE NW 1/4 OF SECTION 35, T30N, R.11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES. JLE DN. KAD SUR. RS P.M. JFB

ORIGINAL ISSUE DATE:
OCTOBER 25, 2017

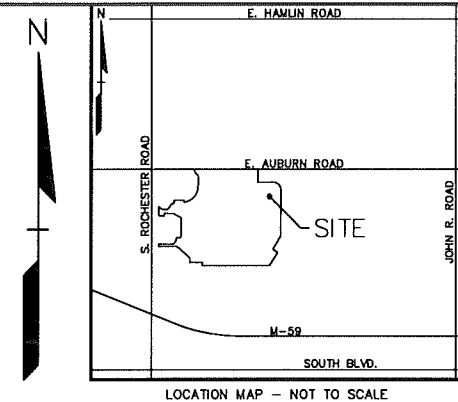
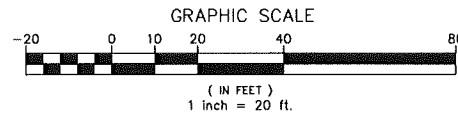
PEA JOB NO. 2017-023

SCALE: 1" = 20'

DRAWING NUMBER:
L-1.0

CITY FILE #17-044

NOT FOR CONSTRUCTION



NO.	DATE	BY	REVISIONS
1	01-25-18	JL	ISSUE FOR PERMITS
2	02-15-18	JL	ISSUE FOR CONSTRUCTION
3	03-15-18	JL	ISSUE FOR CONSTRUCTION
4	04-15-18	JL	ISSUE FOR CONSTRUCTION
5	05-15-18	JL	ISSUE FOR CONSTRUCTION
6	06-15-18	JL	ISSUE FOR CONSTRUCTION
7	07-15-18	JL	ISSUE FOR CONSTRUCTION
8	08-15-18	JL	ISSUE FOR CONSTRUCTION
9	09-15-18	JL	ISSUE FOR CONSTRUCTION
10	10-15-18	JL	ISSUE FOR CONSTRUCTION
11	11-15-18	JL	ISSUE FOR CONSTRUCTION
12	12-15-18	JL	ISSUE FOR CONSTRUCTION



CAUTION!
THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

THE DRAWING AND DESIGN ARE THE PROPERTY OF JANET L. EVANS LANDSCAPE ARCHITECT. NO PART OF THIS DRAWING OR DESIGN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JANET L. EVANS LANDSCAPE ARCHITECT.

CONSTRUCTION CONTRACTOR AGREES THAT IN ALL AREAS WHERE CONSTRUCTION IS REQUIRED TO OCCUR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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F 248.689.1044
www.peainc.com

FOX REALTY, LLC
1400 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN 48302

**LANDSCAPE DETAILS
CANDLEWOOD - ROCHESTER HILLS**
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES.	JL	DN.	KAD	SUR.	RS	P.M.	JPB
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ORIGINAL ISSUE DATE
OCTOBER 25, 2017

PEA JOB NO. 2017-023

SCALE: NOT TO SCALE

DRAWING NUMBER
L-1.1

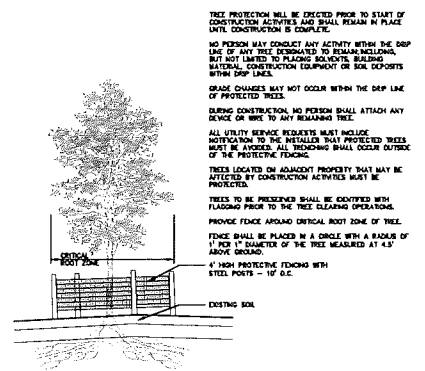
GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, MAY BE LOCATED BY CALLING MISS DIG (1-800-482-7171). ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1, GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE-EMERGENT. SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.

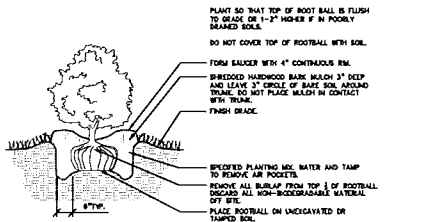
CITY OF ROCHESTER HILLS NOTES:

TREE PLANTING RESTRICTIONS:
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. Shade trees and shrubs must be planted at least 5' from the edge of the public roadway. Evergreen and ornamental trees must be planted at least 10' from the edge of the public roadway. 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 roadway 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. These requirements are incorporated into the plan.

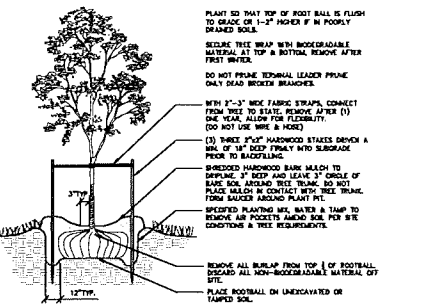
CLOSING COMMENT:
Prior to the release of the performance bond, the City of Rochester Hills Forestry Division needs to inspect all trees, existing or planted, to identify any that pose a hazard to the safe use of the public right-of-way. Forestry may require the developer to remove, and possibly replace, any such trees.



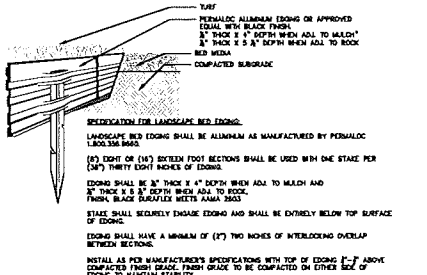
TREE PROTECTION DETAIL
NOT TO SCALE



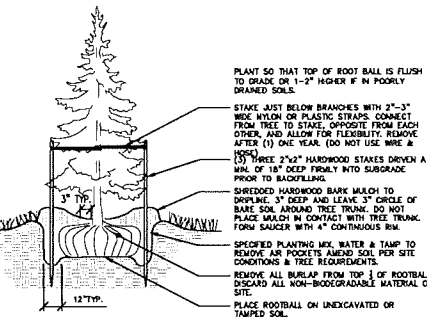
SHRUB PLANTING DETAIL
NOT TO SCALE



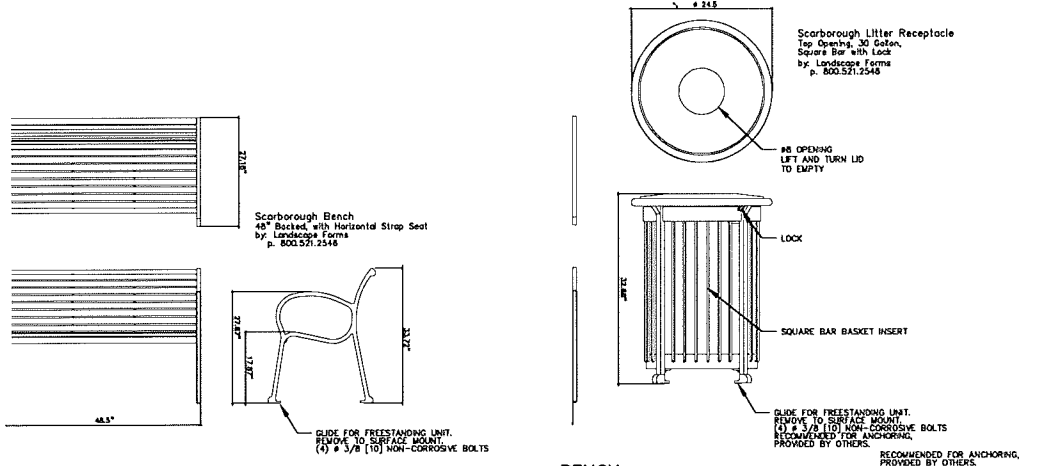
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



ALUMINUM EDGE DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



BENCH QUANTITY = 4
NOT TO SCALE

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 87-47-38 E 506.61 FT FROM NW SEC COR; TH N 87-47-38 E 742.59 FT, TH S 02-12-28 E 151 FT, TH N 87-47-38 E 178.49 FT, TH ALG CURVE TO RIGHT, RAD 90 FT, CHORD BEARS S 47-07-51 E 127.45 FT, DIST OF 141.61 FT, TH S 02-03-15 E 537.56 FT, TH S 28-07-01 W 170.50 FT, TH S 59-58-03 E 65 FT, TH S 30-02-02 W 180.84 FT, TH S 87-48-01 W 785.96 FT, TH N 02-04-09 W 38.36 FT, TH S 87-47-32 W 145.23 FT, TH N 02-12-28 W 49.54 FT, TH N 50-48-38 W 208.78 FT, TH S 87-45-48 W 218.88 FT, TH N 02-00-59 W 30.56 FT, TH S 72-55-59 E 16.88 FT, TH N 87-59-01 E 154.80 FT, TH ALG CURVE TO LEFT, RAD 24 FT, CHORD BEARS N 49-22-38 E 21.68 FT, DIST OF 22.47 FT, TH N 22-33-07 E 41.68 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 22.61 FT, TH N 02-08-35 W 214.30 FT, TH ALG CURVE TO LEFT, RAD 8.50 FT, CHORD BEARS N 40-54-35 W 10.84 FT, DIST OF 11.50 FT, TH ALG CURVE TO RIGHT, RAD 59.30 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 30.08 FT, TH S 89-36-52 W 62.56 FT, TH N 02-00-59 W 101.61 FT, TH ALG CURVE TO LEFT, RAD 65.74 FT, CHORD BEARS S 61-11-28 E 47.82 FT, DIST OF 48.65 FT, TH S 82-31-11 E 47.86 FT, TH ALG CURVE TO LEFT, RAD 21.93 FT, CHORD BEARS N 62-41-08 E 25.03 FT, DIST OF 26.84 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 39.86 FT, DIST OF 40.29 FT, TH N 02-00-59 W 30.34 FT, TH N 87-47-31 E 118.16 FT, TH S 02-36-28 E 21.14 FT, TH ALG CURVE TO LEFT, RAD 186 FT, CHORD BEARS N 39-37-48 E 248.13 FT, DIST OF 271.83 FT, TH N 02-12-24 W 128 FT, TH ALG CURVE TO LEFT, RAD 40 FT, CHORD BEARS N 47-12-24 W 58.57 FT, DIST OF 62.83 FT, TH N 02-12-24 W 33 FT TO BEG 27.58 A 11-30-18 FR 053

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 26125C0384F, A NON-PRINTABLE PANEL

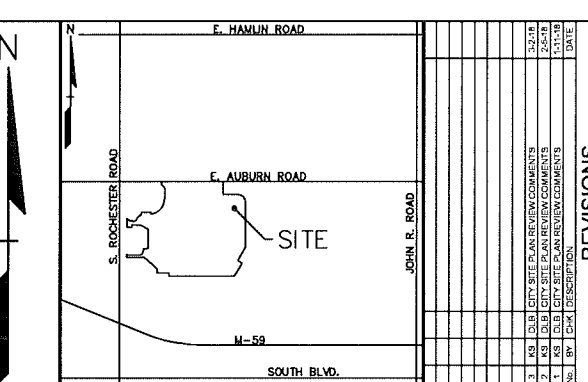
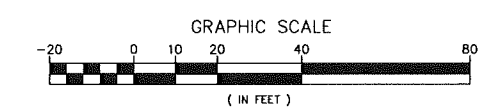
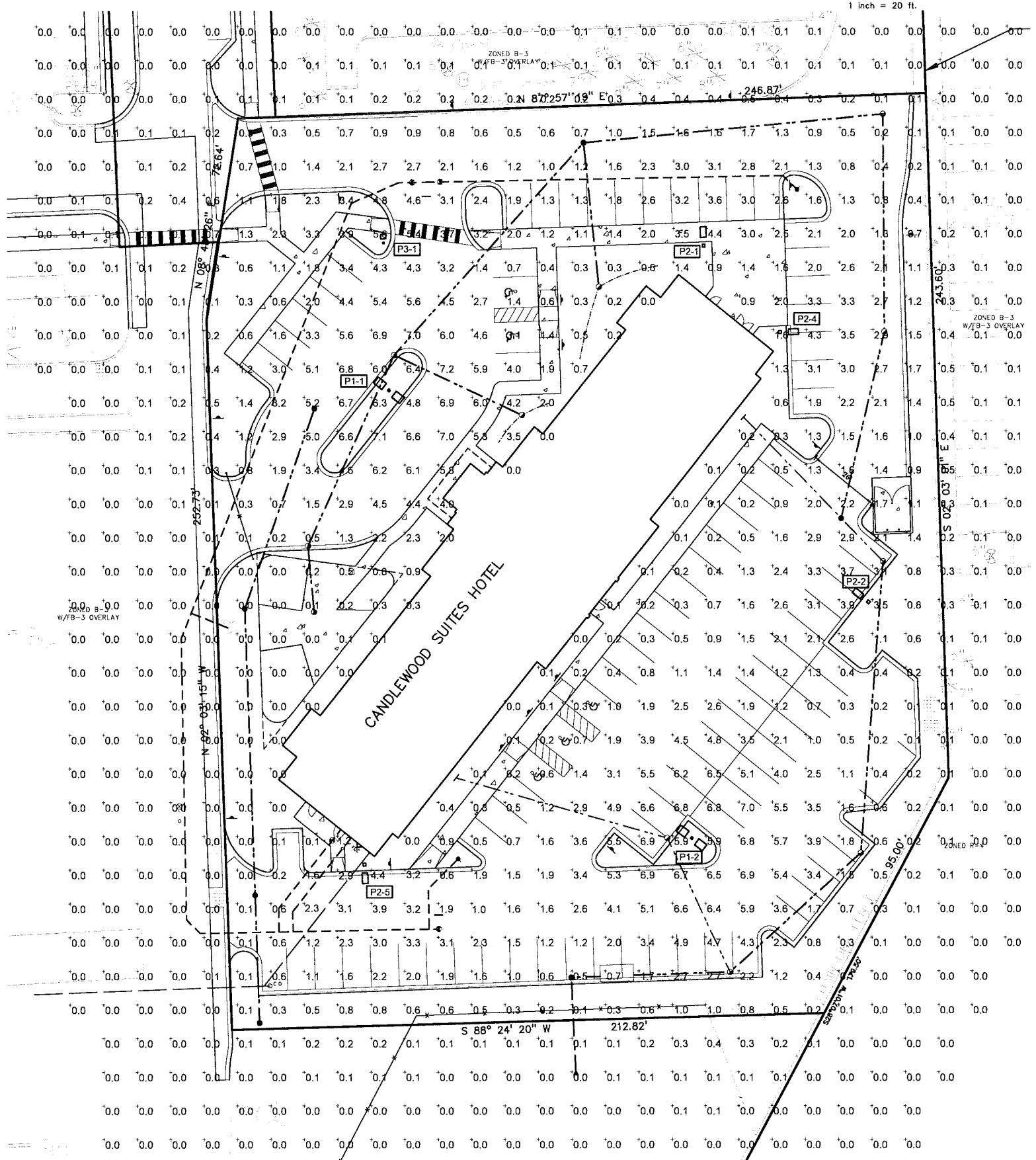
BENCHMARKS
(GPS DERIVED - NAVD83)

BM #300
ARROW ON TOP OF A HYDRANT LOCATED APPROX. 159' NORTH OF THE NORTHWEST BUILDING CORNER OF TOF BANK (220 AUBURN RD.)
ELEV. - 744.02

BM #301
ARROW ON A HYDRANT LOCATED APPROX. 119' SOUTH OF THE SOUTHWEST BUILDING CORNER OF TOF 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 POND, APPROX. 110' EAST OF THE SOUTHWEST BUILDING CORNER OF MEJER (1375 S. ROCHESTER RD.)
ELEV. - 745.17



- LEGEND**
- IRON FOUND
 - IRON SET
 - NAIL FOUND
 - NAIL & CAP SET
 - BRASS PLUG SET
 - MONUMENT FOUND
 - MONUMENT SET
 - RECORDER
 - MEASURED
 - CALCULATED
 - SEC. CORNER FOUND
 - PROPOSED
 - ELEC. POLE OR CABLE TV GUY LINE, POLE & GUY WIRE
 - UNDERGROUND CABLE TV, GUY POSTING
 - TELEPHONE USE CABLE, POSTING & MARKING
 - ELECTRIC USE CABLE, MARKING, MESS & MARKING
 - GAS MARK, VALVE & GAS LINE MARKER
 - WATERMARK, HYS. GATE VALVE, TAPPING SLAVE & VALVE
 - SEWER MARK, CLEANOUT & MARKING
 - STORM SEWER, CLEANOUT & MARKING
 - CHIMNEY MARK & MARKING
 - SQUARE, ROUND & RECTANG. DRAIN, TARD DRAIN
 - POST INDICATOR WALK
 - METER VALVE BOX/APPURTENANCE BOX, SERVICE POINT
 - MARKING, TRANSFORMER, PROTECTION CONTROL VALVE
 - UNIDENTIFIED STRUCTURE
 - SPOT ELEVATION
 - CONTOUR LINE
 - FENCE
 - GRADE PAID
 - STREET LIGHT
 - BOX
 - CONCRETE
 - ASPHALT
 - GRAVEL SHOULDER
 - WEIR
 - HEAVY DUTY
 - HEAVY DUTY STRENGTH

NO.	DATE	BY	CHK.	DESCRIPTION
1	10/25/17	JPB	JPB	ISSUE FOR PERMITS
2	10/25/17	JPB	JPB	ISSUE FOR PERMITS
3	10/25/17	JPB	JPB	ISSUE FOR PERMITS
4	10/25/17	JPB	JPB	ISSUE FOR PERMITS
5	10/25/17	JPB	JPB	ISSUE FOR PERMITS

CAUTION!
ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ROCHESTER HILLS AND OAKLAND COUNTY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ROCHESTER HILLS AND OAKLAND COUNTY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ROCHESTER HILLS AND OAKLAND COUNTY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ROCHESTER HILLS AND OAKLAND COUNTY.

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FOX REALTY, LLC
2109 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN - 48302

**PRELIM. PHOTOMETRIC PLAN
CANDLEWOOD - ROCHESTER HILLS**
PART OF THE NW 1/4 OF SECTION 35, T.03N., R.11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DIES: CMP, DN, CMP, SUR, RS, JPB
DATE: 10/25/17

ORIGINAL ISSUE DATE:
OCTOBER 25, 2017

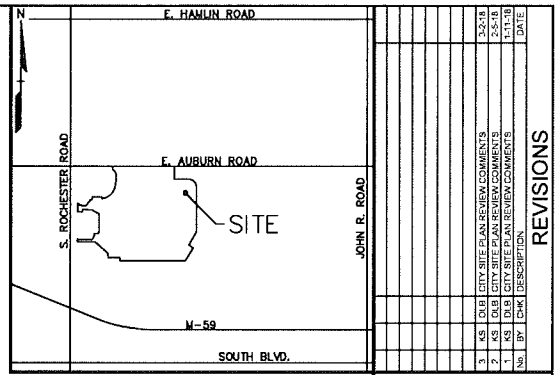
PEA JOB NO. 2017-023

SCALE: 1" = 20'

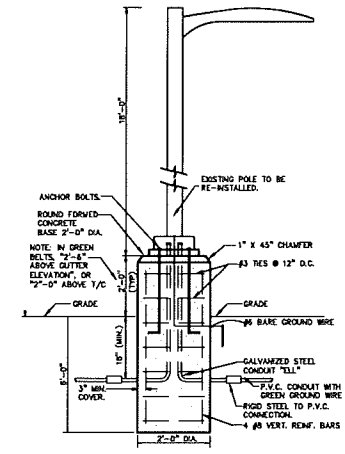
DRAWING NUMBER:
SL-1.0

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	2	Lithonia Lighting	DSX1 LED 60C 1000 40K T5M MVOLT	DSX1 LED with 60 LEDs @ 1000 mA , 4000K , TYPE 5 MEDIUM OPTICS	LED	1	DSX1_LED_60C_1000_40_K_T5M_MVOLT.ies	23319	0.95	209
	P2	4	Lithonia Lighting	DSX1 LED 40C 1000 50K TFTM MVOLT HS	DSX1 LED with 40 LEDs @ 1000 mA , 5000K, TYPE FORWARD THROW MEDIUM OPTICS WITH HOUSE-SIDE SHIELD	LED	1	DSX1_LED_40C_1000_50_K_TFTM_MVOLT_HS.ies	12032	0.95	138
	P3	1	Lithonia Lighting	DSX1 LED P5 40K T2M MVOLT	DSX1 LED P5 40K T2M MVOLT	LED	1	DSX1_LED_P5_40K_T2M_MVOLT.ies	15786	0.95	138

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.8 fc	7.2 fc	0.0 fc	N/A	N/A
PARKING LOT	+	2.9 fc	7.2 fc	0.5 fc	14.4:1	5.8:1



NO.	BY	CHK	DESCRIPTION	DATE
1	AS	AS	CITY SITE PLAN REVIEW COMMENTS	10-25-17
2	AS	AS	CITY SITE PLAN REVIEW COMMENTS	10-25-17
3	AS	AS	CITY SITE PLAN REVIEW COMMENTS	10-25-17
4	AS	AS	CITY SITE PLAN REVIEW COMMENTS	10-25-17
5	AS	AS	CITY SITE PLAN REVIEW COMMENTS	10-25-17
6	AS	AS	CITY SITE PLAN REVIEW COMMENTS	10-25-17
7	AS	AS	CITY SITE PLAN REVIEW COMMENTS	10-25-17
8	AS	AS	CITY SITE PLAN REVIEW COMMENTS	10-25-17
9	AS	AS	CITY SITE PLAN REVIEW COMMENTS	10-25-17
10	AS	AS	CITY SITE PLAN REVIEW COMMENTS	10-25-17



CAUTION!
THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATIONS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
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FOX REALTY, LLC
21508 FRANKLIN ROAD
BLOOMFIELD HILLS, MICHIGAN 48302
**PRELIM. PHOTOMETRIC PLAN
CANDLEWOOD - ROCHESTER HILLS**
PART OF THE NW 1/4 OF SECTION 35, T.33N, R.11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN
DES. CMP DN. CMP SUR. RS. P.M. JPB
5 PROJECTS/2017-2022 BY: ASHLEY ROCHESTER HILLS - PRELIM PHOTOMETRIC PLAN

ORIGINAL ISSUE DATE:
OCTOBER 25, 2017
PEA JOB NO. 2017-023
SCALE: AS SHOWN
DRAWING NUMBER:
SL-2.0

LUMINAIRE P1 & P2

D-Series Size 1 Mast Arm Mount LED Area Luminaire

Specifications
EPA: 0.9 ft
Length: 27.7
Width: 11.7
Height: 27
Weight (max): 27.8 lb

SSA* Capable Luminaire
This luminaire is a capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
• All configurations of this luminaire meet the Academy of Optician's (AOI) requirements for chromatic consistency.
• The luminaire is an A+ Certified product with DTL controls marked by a shaded background. DTL (Digital To Light) controls are used to control the luminaire's light output.
• This luminaire is part of an A+ Certified solution for ROAM (Remote On/Off Management) systems, providing ease of the luminaire's compatibility with an existing lighting system, when paired with dimmers and control systems marked by a shaded background.
1. Learn more about A+ at www.aaplus.com.
2. See ordering tree for details.
3. A+ Certified solutions for ROAM require the order of one ROAM module per luminaire. Sold Separately (www.aaplus.com).

Ordering Information
EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT MA DDBX0

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
DSX1	LED 60C	1000	40K	T3M	MVOLT MA DDBX0						

LUMINAIRE P3

D-Series Size 1 LED Area Luminaire

Specifications
EPA: 1.1 ft
Length: 30
Width: 11.7
Height: 7.12
Weight (max): 27.8 lb

SSA* Capable Luminaire
This luminaire is a capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
• All configurations of this luminaire meet the Academy of Optician's (AOI) requirements for chromatic consistency.
• The luminaire is an A+ Certified product with DTL controls marked by a shaded background. DTL (Digital To Light) controls are used to control the luminaire's light output.
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2. See ordering tree for details.
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Ordering Information
EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBX0

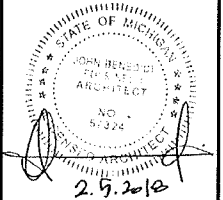
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
DSX1	LED P7	40K	T3M	MVOLT SPA DDBX0							

NORR

CONSULTANT:

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

SEAL:



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DATE	ISSUED FOR	REV
09.29.2017	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 09.29.2017	Dept Mgr Approval

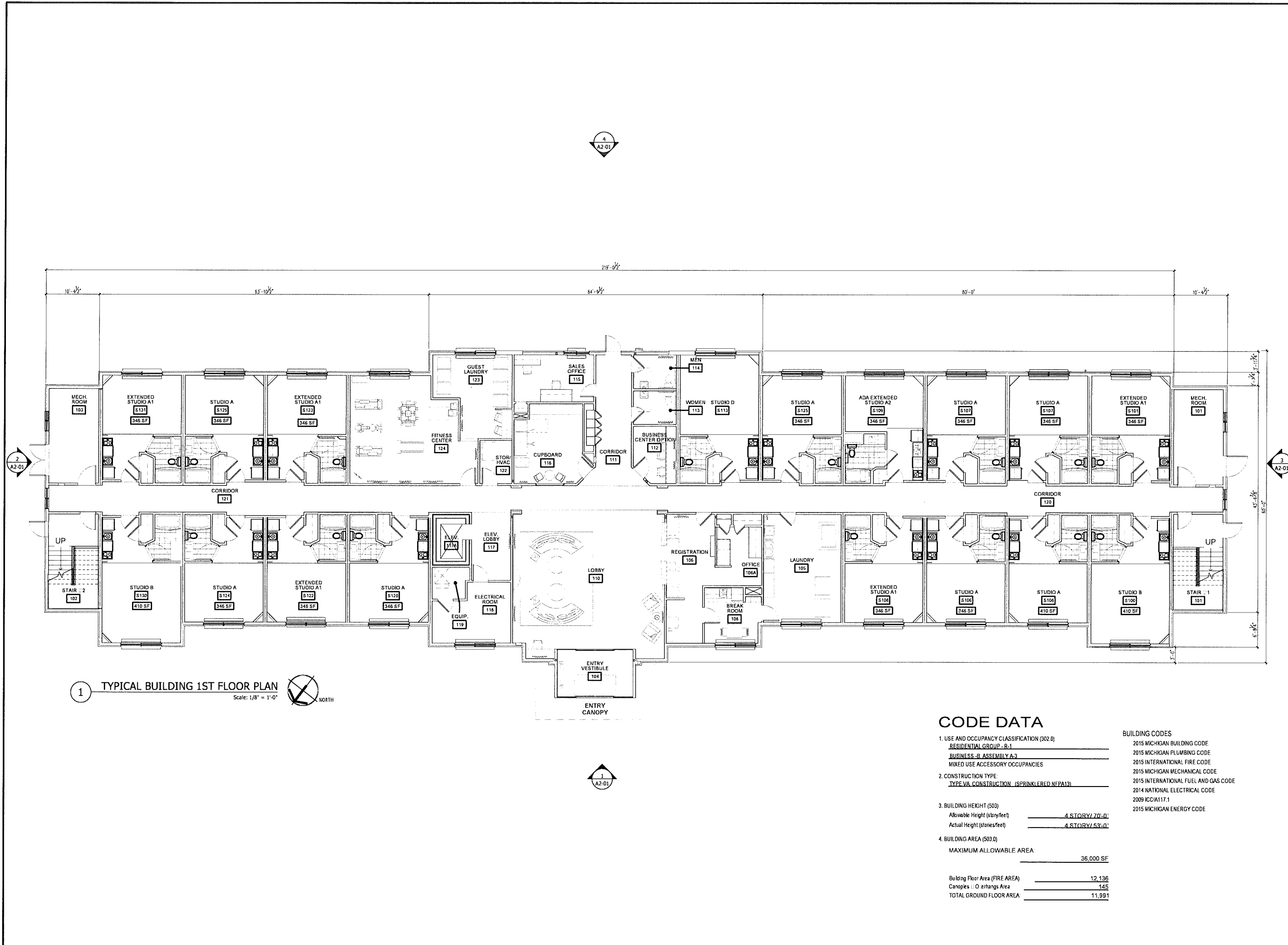
Client
 CANDLEWOOD SUITES

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
 FLOOR PLAN
 FIRST FLOOR

DO NOT SCALE DRAWING

Project No.	Drawing No. A1-01
-------------	----------------------



1 TYPICAL BUILDING 1ST FLOOR PLAN
 Scale: 1/8" = 1'-0"
 NORTH

CODE DATA

1. USE AND OCCUPANCY CLASSIFICATION (502.0)
RESIDENTIAL GROUP - R-1
BUSINESS - B ASSEMBLY A-3
 MIXED USE ACCESSORY OCCUPANCIES

2. CONSTRUCTION TYPE
TYPE VA CONSTRUCTION (SPRINKLERED NFPA13)

3. BUILDING HEIGHT (503)
 Allowable Height (story/feet) 4 STORY/70'-0"
 Actual Height (stories/feet) 4 STORY/53'-0"

4. BUILDING AREA (503.0)
 MAXIMUM ALLOWABLE AREA 36,000 SF

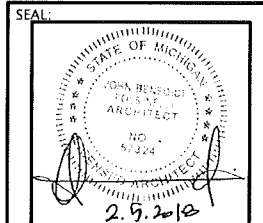
Building Floor Area (FIRE AREA) 12,136
 Canopies / O. Erhangs Area 145
 TOTAL GROUND FLOOR AREA 11,991

BUILDING CODES
 2015 MICHIGAN BUILDING CODE
 2015 MICHIGAN PLUMBING CODE
 2015 INTERNATIONAL FIRE CODE
 2015 MICHIGAN MECHANICAL CODE
 2015 INTERNATIONAL FUEL AND GAS CODE
 2014 NATIONAL ELECTRICAL CODE
 2009 ICC/117.1
 2015 MICHIGAN ENERGY CODE

NORR

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2430 ROCHESTER CT.
Suite 100
Troy, MI 48083-1872
Phone: (248) 689-9090
Fax: (248) 689-1044
www.peainc.com



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Project Leader	Checked
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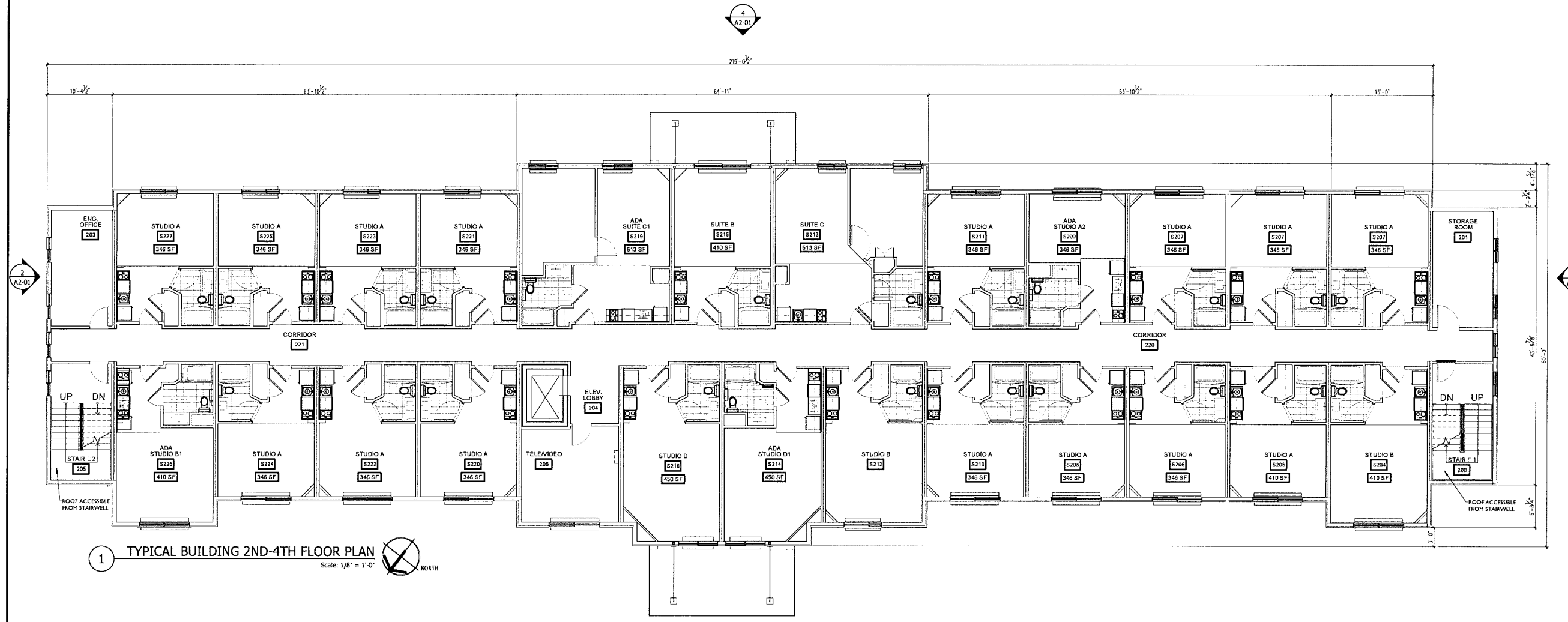
Client
CANDLEWOOD SUITES

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 FLOOR PLAN
SECOND, THIRD & FORTH FLOOR

DO NOT SCALE DRAWING

Project No.	Drawing No. A1-02
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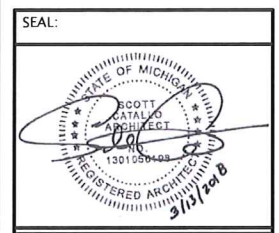
1 TYPICAL BUILDING 2ND-4TH FLOOR PLAN
Scale: 1/8" = 1'-0" NORTH



NORR

CONSULTANT:

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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE SEAL AND SIGNATURE OF THE RESPONSIBLE REGISTANT 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	
03.13.2018	SPA RESUBMITTAL 2	

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

Exterior Material Finishes				
TAG	MATERIAL	MFR.	COLOR / STYLE	REMARKS / NOTES
E1	DARK BRICK	BELDEN BRICK	TUMBLEWEED VELOUR (BEIGE)	
E2	DARK BRICK	BELDEN BRICK	6601 DARK (BROWN)	
E3	TRIM BOARD	JAMES HARDIE TRIM BOARD	ARCTIC WHITE	
E4	STONE BASE	ELDORADO - LIMESTONE	SAN MARINO	
E5	EIFS	CORNICHE AND DECORATIVE BLOCK	BENJAMIN MOORE WHITE HERON	
E6	ALUM STOREFRONT	KAWNEER OR APPROVED EQUAL	CLEAR ANODIZED	
E7	ALUM ENTRANCE DOOR	KAWNEER OR APPROVED EQUAL	CLEAR ANODIZED	
E8	METAL CANOPY		CLEAR ANODIZED	

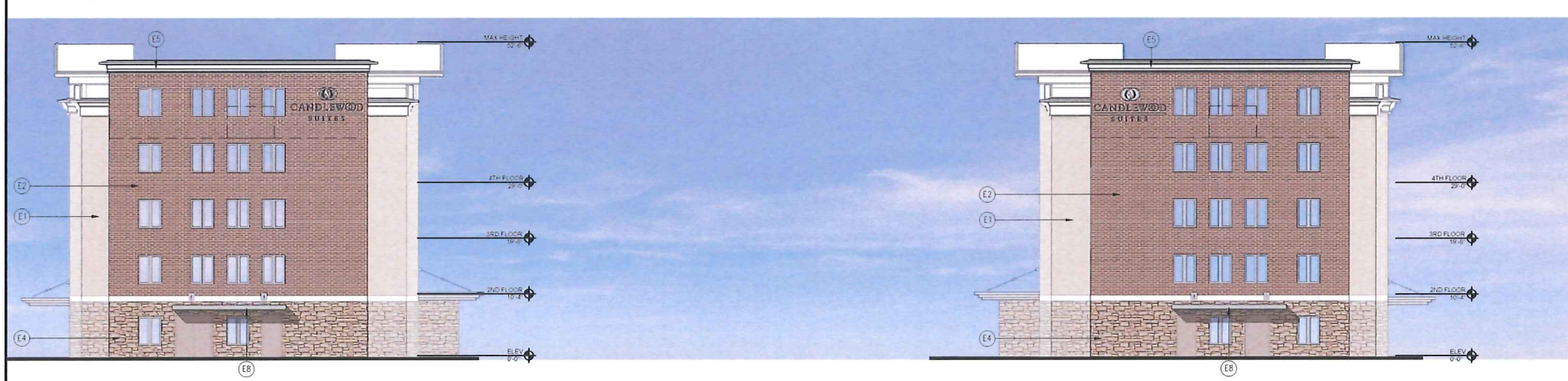
NOTE: SIGNAGE UNDER SEPARATE PERMIT. REFER TO APPROVED SIGNAGE PACKAGE FROM SIGNAGE VENDOR FOR SIZES AND LOCATIONS OF SIGNS. EXTERIOR SIGNAGE TO BE EXPANSION ANCHORED.
FLYLOM SIGNAGE EIFS COLOR TO MATCH THE BUILDING EIFS COLOR.

LEGEND
EX - RE EXTERIOR FINISH SCHEDULE

% OF BUILDING MATERIALS		% OF FACADE TRANSPARENCY	
FLOOR TO CEILING			
WEST ELEVATION	ELEVATION AREA = 8715 SF	WEST ELEVATION	FIRST FLOOR ELEVATION AREA = 2057 SF
BRICK	= 6250 SF	GLAZING AREA	= 483 SF
PERCENTAGE	= 72%	PERCENTAGE	= 23%
STONE	= 1956 SF	2ND-4TH FLOOR ELEVATION AREA = 1813 SF	GLAZING AREA = 348.8 SF
PERCENTAGE	= 22%	PERCENTAGE	= 19%
EIFS (CORNICHE)	= 509 SF		
PERCENTAGE	= 6%		
EAST ELEVATION	ELEVATION AREA = 8715 SF	EAST ELEVATION	FIRST FLOOR ELEVATION AREA = 2057 SF
BRICK	= 6250 SF	GLAZING AREA	= 390 SF
PERCENTAGE	= 72%	PERCENTAGE	= 19%
STONE	= 1956 SF	2ND-4TH FLOOR ELEVATION AREA = 1813 SF	GLAZING AREA = 348.8 SF
PERCENTAGE	= 22%	PERCENTAGE	= 19%
EIFS (CORNICHE)	= 509 SF		
PERCENTAGE	= 6%		
NORTH ELEVATION	ELEVATION AREA = 1661 SF	NORTH ELEVATION	FIRST FLOOR ELEVATION AREA = 393 SF
BRICK	= 1232 SF	GLAZING AREA	= 24 SF
PERCENTAGE	= 74%	PERCENTAGE	= 6%
STONE	= 335 SF	2ND-4TH FLOOR ELEVATION AREA = 347 SF	GLAZING AREA = 48 SF
PERCENTAGE	= 20%	PERCENTAGE	= 14%
EIFS (CORNICHE)	= 94 SF		
PERCENTAGE	= 6%		
SOUTH ELEVATION	ELEVATION AREA = 1661 SF	SOUTH ELEVATION	FIRST FLOOR ELEVATION AREA = 393 SF
BRICK	= 1232 SF	GLAZING AREA	= 15 SF
PERCENTAGE	= 74%	PERCENTAGE	= 6%
STONE	= 335 SF	2ND-4TH FLOOR ELEVATION AREA = 347 SF	GLAZING AREA = 48 SF
PERCENTAGE	= 20%	PERCENTAGE	= 14%
EIFS (CORNICHE)	= 94 SF		
PERCENTAGE	= 6%		



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"

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