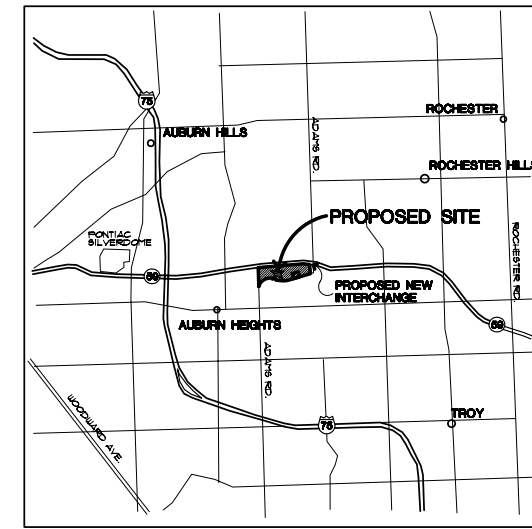


# Adams Marketplace

## PROPOSED BUILDINGS 'B' THRU 'G'

### Rochester Hills, Michigan

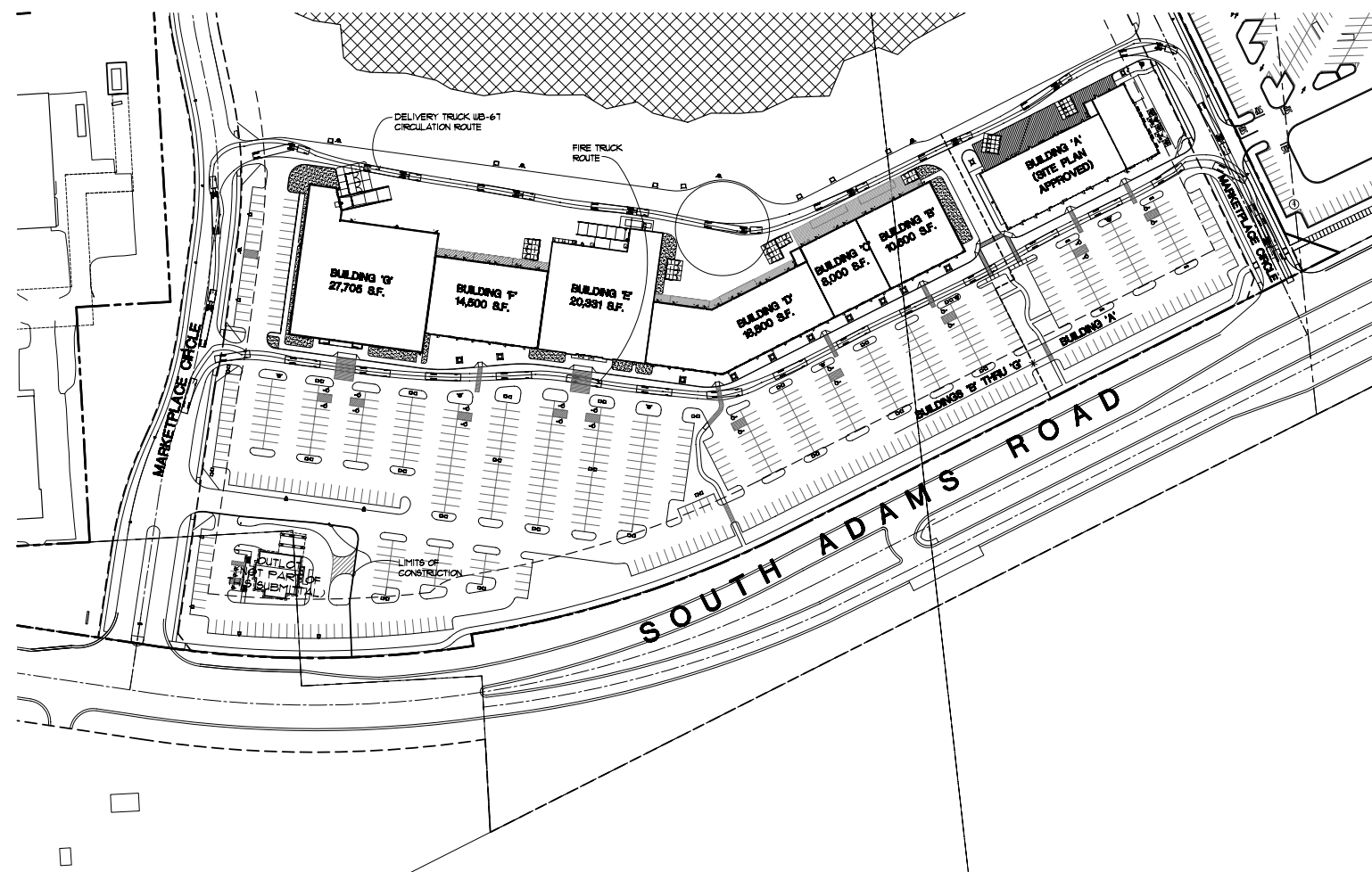


**LOCATION MAP**  
NOT TO SCALE

**Issued for:**

REVISED	15 JAN. 01
SITE PLAN REVIEW	25 JAN. 01
REVISED	22 FEB. 01
SITE PLAN REVIEW	26 FEB. 01
REVISED	21 MAR. 01
SITE PLAN REVIEW	30 MAR. 01
SITE PLAN REVIEW	24 APR. 01

project:



**SITE DIAGRAM**

SCALE: 1"=100'-0"

<b>OWNER :</b> ROCHESTER HILLS MARKETPLACE LLC 28470 THIRTEEN ROAD, SUITE 200 FARMINGTON HILLS, MICHIGAN 48334 (248) 855-5500 CONTACT: WILLIAM EISENBERG	<b>CIVIL ENGINEER :</b> ZEIMET / WOZNIAK AND ASSOC. 40024 Grand River Avenue, Suite 100 Novi, Michigan 48375 (248) 442-1101 CONTACT: RICK HOFSES
<b>LANDSCAPE ARCHITECT :</b> ALLEN DESIGN LLC. 5571 CARPENTER NORTHVILLE, MICHIGAN 48167 (248) 467-4668 CONTACT: JIM ALLEN	<b>ARCHITECT :</b> ROGVOY ARCHITECTS 32500 TELEGRAPH ROAD SUITE 250 BINGHAM FARMS, MI 48025 (248) 540-7100 CONTACT: MARK DRANE, AIA.
<b>SHEET INDEX :</b>	
SP-1.0	COVER
SP-1.1	OVERALL SITE PLAN
SP-1.2	PARTIAL SITE PLAN
SP-1.3	PHOTOMETRIC PLAN
SP-2.1	GRADING AND SOIL EROSION CONTROL PLAN
SP-2.2	UTILITY PLAN
SP-2.3	NOTES AND DETAILS
SP-3.1	LANDSCAPE PLAN AND DETAILS
SP-3.2	IRRIGATION PLAN
SP-4.1	FLOOR PLAN
SP-4.2	FLOOR PLAN
SP-4.3	BUILDING ELEVATIONS
SP-4.4	BUILDING ELEVATIONS

**PROPOSED**  
*Adams Marketplace*  
 RETAIL BUILDINGS 'B' THRU 'G'  
 ROCHESTER HILLS, MICHIGAN

**ROGVOY ARCHITECTS**  
 32500 TELEGRAPH ROAD  
 SUITE 250  
 BINGHAM FARMS, MICHIGAN  
 48025-2404  
 PH 248.540.7700 FX 248.540.2710  
 ARCHITECTS@ROGVOY.COM

drawing:  
**COVER**

DO NOT SCALE DRAWING

issue date: 23 APR. 07  
 drawn: S.V.  
 checked: M.D.  
 approved: M.D.

file number: 02053

sheet:  
CITY FILE NO. 05-090.8 REC. 30

**SP-1.0**  
02053 COVER 07-0420

NOT TO BE USED AS CONSTRUCTION DRAWINGS

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Issued for:	
REVISED	15 JAN. 07
SPA SUBMITTAL	25 JAN. 07
REVISED	22 FEB. 07
SPA SUBMITTAL	26 FEB. 07
REVISED	21 MAR. 07
SPA SUBMITTAL	30 MAR. 07
REVISED	20 APR. 07
SPA SUBMITTAL	24 APR. 07

project:

PROPOSED  
*Adams Marketplace*  
RETAIL B THRU G  
ROCHESTER HILLS, MICHIGAN



32600 TELEGRAPH ROAD  
SUITE 250  
BINGHAM FARMS, MICHIGAN  
48026-2404  
PH 248.540.7700 FX 248.540.2710  
ARCHITECTS@ROGVOY.COM

drawing:

**OVERALL  
SITE PLAN**

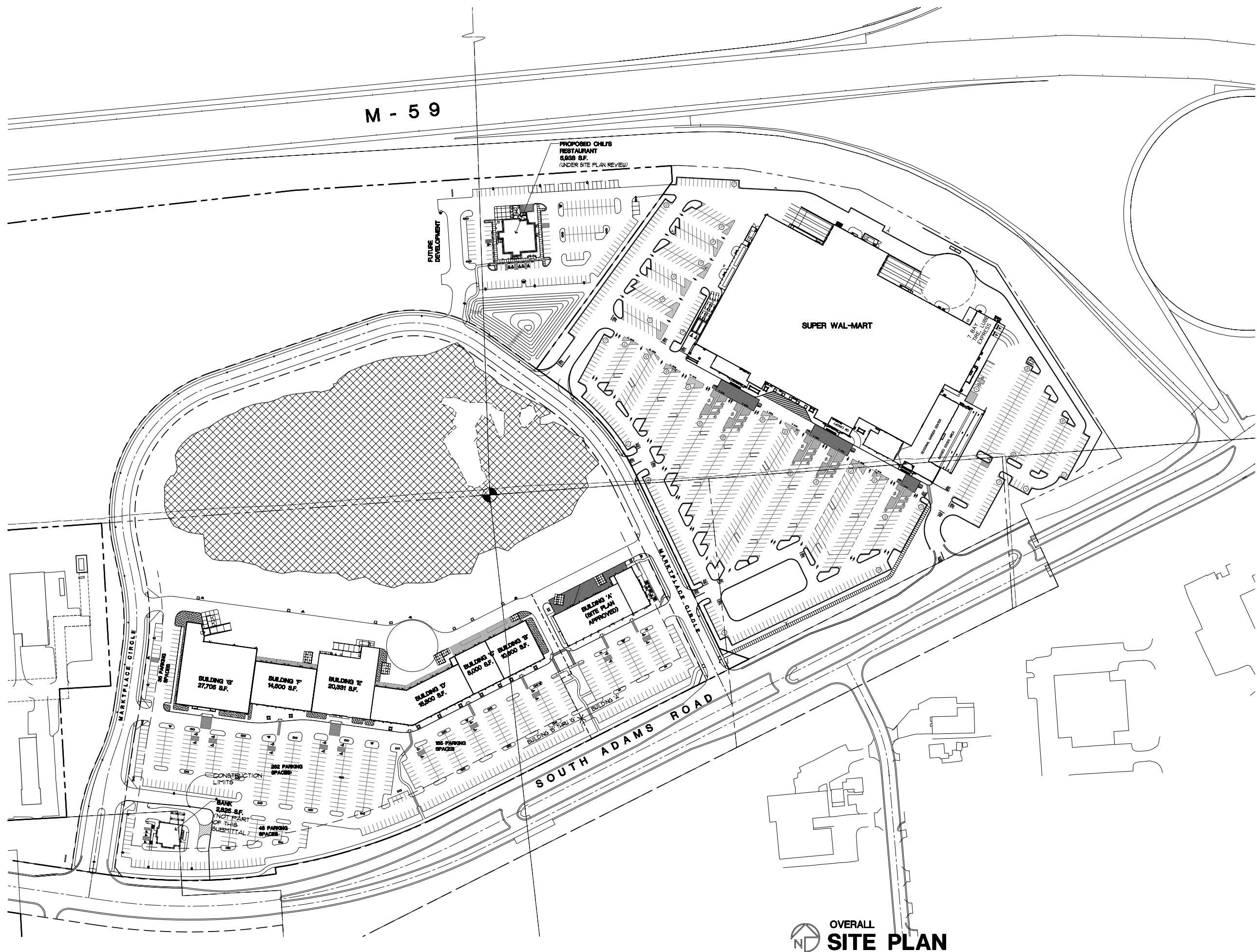
DO NOT SCALE DRAWING

issue date: 23 APR. 07  
drawn: S.V.  
checked: M.D.  
approved: M.D.

file number: 02053

sheet:  
CITY FILE NO. 05-030.8 SEC. 30

**SP-1.1**  
02053 SITE 07-0420



OVERALL  
**SITE PLAN**

SCALE: 1"=100'-0"

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Issued for:  
 REVISED 15 JAN 07  
 SPA SUBMITTAL 25 JAN 07  
 REVISED 22 FEB 07  
 SPA SUBMITTAL 26 FEB 07  
 REVISED 21 MAR 07  
 SPA SUBMITTAL 30 MAR 07  
 REVISED 20 APR 07  
 SPA SUBMITTAL 24 APR 07

project:

PROPOSED  
**Adams Marketplace**  
 RETAIL B THRU G  
 ROCHESTER HILLS, MICHIGAN

**ROGVOY**  
 ARCHITECTS

32500 TELEGRAPH ROAD  
 SUITE 250  
 BINGHAM FARMS, MICHIGAN  
 48026-2404

PH 248.540.7700 FX 248.540.2710  
 ARCHITECTS@ROGVOY.COM

drawing:

**SITE PLAN**

DO NOT SCALE DRAWING

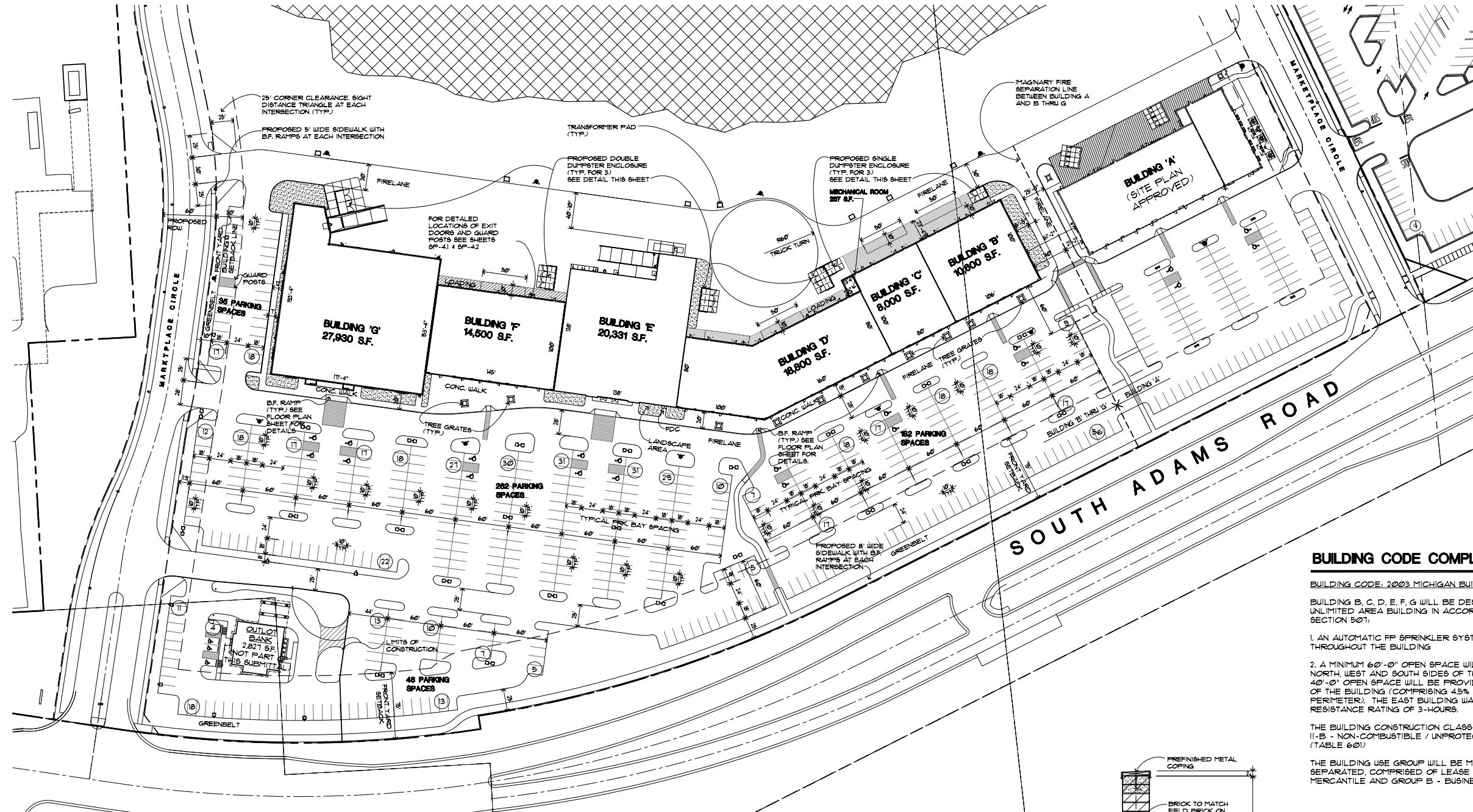
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 drawn: S.V.  
 checked: M.D.  
 approved: M.D.

file number: 02053

sheet

CITY FILE NO. 05-030.8 REC. 30

**SP-1.2**  
 02053 SITE 07-0420



**BUILDING CODE COMPLIANCE**

BUILDING CODE: 2003 MICHIGAN BUILDING CODE

BUILDING B, C, D, E, F, G WILL BE DESIGNED AS A SINGLE UNLIMITED AREA BUILDING IN ACCORDANCE WITH CODE SECTION 507:

1. AN AUTOMATIC FP SPRINKLER SYSTEM WILL BE PROVIDED THROUGHOUT THE BUILDING
2. A MINIMUM 60'-0" OPEN SPACE WILL BE PROVIDED ON THE NORTH, WEST AND SOUTH SIDES OF THE BUILDING. A MINIMUM 40'-0" OPEN SPACE WILL BE PROVIDED ON THE EAST SIDE OF THE BUILDING (COMPRISING 45% OF THE TOTAL PERIMETER). THE EAST BUILDING WALL WILL HAVE A FIRE RESISTANCE RATING OF 3-HOURS.

THE BUILDING CONSTRUCTION CLASSIFICATION WILL BE TYPE II-B - NON-COMBUSTIBLE / UNPROTECTED, FULLY SPRINKLED (TABLE 601)

THE BUILDING USE GROUP WILL BE MIXED USE, NON SEPARATED, COMPRISED OF LEASE SPACES FOR GROUP M - MERCANTILE AND GROUP B - BUSINESS OCCUPANCIES.

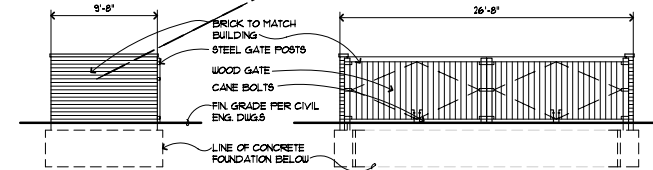
**PARKING / BUILDING DATA:**

ZONING:	CONSENT JUDGMENT
<b>BUILDING AREA:</b>	
PROPOSED BUILDING 'B'	10,600 S.F.
PROPOSED BUILDING 'C'	8,000 S.F.
PROPOSED BUILDING 'D'	18,000 S.F.
PROPOSED BUILDING 'E'	20,331 S.F.
PROPOSED BUILDING 'F'	14,500 S.F.
PROPOSED BUILDING 'G'	27,930 S.F.
MECHANICAL ROOM	261 S.F.
TOTAL PROPOSED BUILDING AREA:	100,428 S.F.
<b>PARKING REQUIRED:</b>	
FOR RETAIL AND COMMERCIAL USES:	
(FOR THE FIRST 49,999 S.F.: 5 SPACES / 1,000 G.L.A.)	
(50,000 S.F. AND ABOVE: 4 SPACES / 1,000 G.L.A.)	
(49,999 / 1,000 x 5) + (50,428 / 1,000 x 4) = 250 + 202	
TOTAL PARKING REQUIRED:	452 SPACES
(EXCLUDES 33 PARKING SPACES ALLOCATED FOR FLAGSTAR BANK)	
<b>PARKING PROVIDED:</b>	521 SPACES
RATIO:	5.25 SPACES / 1,000 S.F.
BARRIER FREE PARKING SPACES (2%)	10 SPACES
REQUIRED:	11 SPACES
PROVIDED:	16 SPACES

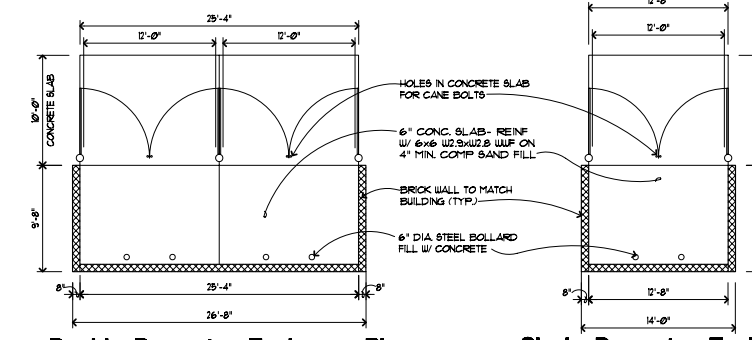
**GENERAL NOTES:**

- 1) THE SITE IS GOVERNED BY CONSENT JUDGEMENT AS OF APRIL 3, 2003 AND AMENDED ON MAY 26, 2004.
- 2) ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES.
- 3) ALL TRASH RECEPTACLES SHALL BE SCREENED BY MASONRY WALLS TO MATCH NEAR BUILDING WALLS AND HAVE SOLID WOOD GATES. THIS SCREENING SHALL BE AT LEAST SIX FEET IN HEIGHT OR THE MINIMUM HEIGHT OF THE STORAGE RECEPTACLES AND MEET ALL ORDINANCE REQUIREMENTS.
- 4) TRANSFORMERS SHALL BE LOCATED BEHIND THE BUILDINGS AS INDICATED ON THE SITE PLAN, AND SHALL BE SCREENED USING LANDSCAPING.
- 5) ASPHALT SURFACING SHALL BE USED FOR ALL PARKING AREAS AND DRIVEWAYS, AND SHALL MEET ALL ORDINANCE REQUIREMENTS.
- 6) ALL BUILDING AND SITE SIGNAGE SHALL BE SUBMITTED FOR REVIEW AT A LATER DATE AND WILL BE IN CONFORMANCE WITH THE CITY OF ROCHESTER HILLS PERMITS, AND A SEPARATE SIGN PERMIT WILL BE OBTAINED FROM THE BUILDING DEPT.
- 7) BARRIER FREE RAMPS WILL BE PROVIDED AT ALL SIDEWALK APPROACHES.
- 8) ALL ROOF TOP MECHANICAL EQUIPMENT WILL BE SCREENED BY BUILDING PARAPET WALLS.
- 9) TYPICAL PARKING SPACE SIZE IS 10'x18', WITH A MINIMUM 24 FOOT WIDE AISLE.
- 10) TYPICAL BARRIER FREE PARKING SPACE DIMENSION IS 8'x16' WITH EITHER A 5'x16' ACCESS SPACE BETWEEN OR A 8'x16' VAN ACCESSIBLE SPACE BETWEEN PER THE "MICHIGAN BARRIER FREE DESIGN MANUAL". ALL B.F. SPACES SHALL BE MARKED WITH AN ABOVE GRADE SIGN.
- 11) THE SITE PLAN SHALL BE SUBJECT TO WRITTEN APPROVAL BY THE CITY'S FIRE MARSHALL.
- 12) THE SITE PLAN SHALL BE SUBJECT TO WRITTEN APPROVAL BY THE CITY'S ENGINEER.
- 13) 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 (NO STOPPING, STANDING, PARKING, FIRE-LANE), AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. (FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 306.)
- 14) ALL PORTIONS OF A BUILDING SHALL BE WITHIN 150 FEET OF AN APPROVED FIRE DEPARTMENT ACCESS ROAD.
- 15) FIRE DEPARTMENT ACCESS ROADS SHALL BE A MINIMUM 20' WIDE AND PAVED.

- 16) FDC'S SHALL NOT BE OBSCURED OR OBSTRUCTED BY LANDSCAPING, PARKING OR BY ANY OTHER PERMANENT OR TEMPORARY MATERIALS OR DEVICE. SHALL BE LOCATED VISIBLY ON THE STREET FRONT OF THE BUILDING, AND WITHIN 90 FEET OF A FIRE HYDRANT AND WITHIN 50 FEET OF AN APPROVED FIRE DEPARTMENT ACCESS ROAD. (FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 302.1 & 302.2)
- 17) EXIT DOORS SHALL REMAIN FREE OF OBSTRUCTIONS AT ALL TIMES. PROVIDE GUARD POSTS OR OTHER ACCEPTABLE MEANS OF PROTECTING EXIT DOORS OPENING ONTO DRIVES AND PARKING AREAS. (FIC 2006 SEC. 10282)
- 18) OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. (FIRE PREVENTION ORDINANCE CHAPTER 58, SE. 301.6.2 & 301.6.2.3)
- 19) CONSTRUCTION SITE SHALL BE SAFEGUARDED IN ACCORDANCE WITH FIC 2006 CHAPTER 14. THIS INCLUDES MAINTAINING FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS OPERATIONAL PRIOR TO BUILDING CONSTRUCTION. ALL FIRE HYDRANTS WILL BE OPERATIONAL PRIOR TO BUILDING CONSTRUCTION BASED ON THE FIC 2006.
- 20) FIRE HYDRANT REQUIREMENTS WILL BE BASED ON CONSTRUCTION TYPE AND SQUARE FOOTAGE OF THE BUILDING.
- 21) DIMENSIONS FOR PARKING SPACES AND MANEUVERING LANES ARE MEASURED FROM FACE OF CURB.
- 22) THERE WILL BE NO INDUSTRIAL WASTE OR PROPANE TANKS LOCATED ON-SITE.
- 23) ALL BUILDINGS SHALL HAVE AUTOMATIC SPRINKLER SYSTEMS.
- 24) ALL CURBED PARKING LOT ISLANDS SHALL BE 2-3 FEET SHORTER THAN THE ADJACENT PARKING SPACES AND DRIVEWAYS.
- 25) SEE PHOTOMETRIC PLAN FOR EXACT LOCATION OF PROPOSED LIGHT POLES.
- 26) IT IS INTENDED THAT THIS SITE WILL BE A LAND LEASE.
- 27) ACCESS TO PROPOSED CONSTRUCTION SITE SHALL BE PROVIDED AND MAINTAINED FROM BOTH NEW ADAMS ROAD AND MARKETPLACE CIRCLE.
- 28) ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN AND HANDICAP SYMBOL PAINTED ON THE ASPHALT. THE STALL ADJACENT TO 8 FOOT STRIPED AISLE IS TO RECEIVE A "VAN ACCESSIBLE" SIGN.
- 29) HANDICAP RAMPS TO HAVE MAXIMUM 1/12 SLOPE AND MUST BE CONSTRUCTED PER ADA AND MICHIGAN BARRIER FREE STANDARDS.
- 30) A "KNOCK" KEY SYSTEM SHALL BE INSTALLED. IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE FROM THE FIRE DEPARTMENT. (FIC 2006 SEC. 506)
- 31) PROPOSED BANK IS NOT CONSIDERED IN THIS REVIEW. BANK WILL BE REVIEWED DURING ANOTHER SUBMITTAL.
- 32) DETECTABLE WARNING SURFACE SHALL COMPLY WITH THE REQUIREMENT PER THE AMERICAN NATIONAL STANDARD ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ANSI A117-2003. SEE SHEETS 9P-41, 9P-42 FOR DETAILS).

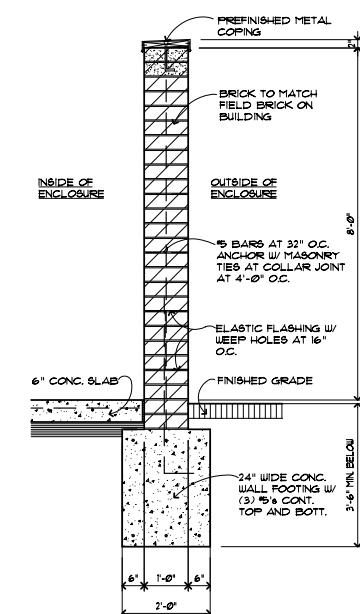


Side Elevation  
 Front Elevation  
**Double Dumpster Enclosure Detail**  
 Scale: 1/8"=1'-0"



**Double Dumpster Enclosure Plan**  
 Scale: 1/8"=1'-0"

**Single Dumpster Enclosure Plan**  
 Scale: 1/8"=1'-0"



**Dumpster Enclosure/Screen Wall Section**  
 Scale: 1/2"=1'-0"

**NOT TO BE USED AS CONSTRUCTION DRAWINGS**

**SITE PLAN**  
 SCALE: 1"=60'-0"

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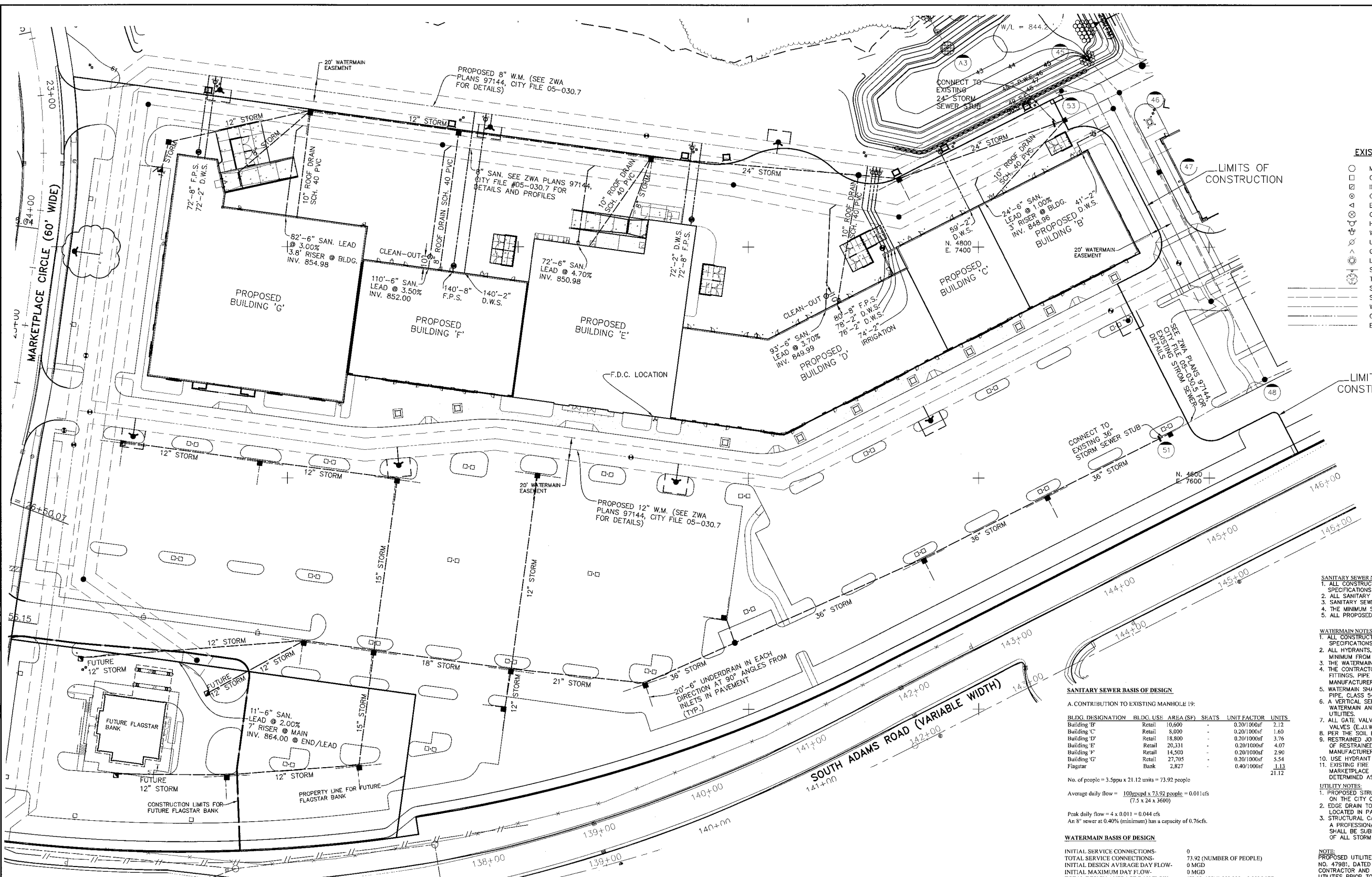
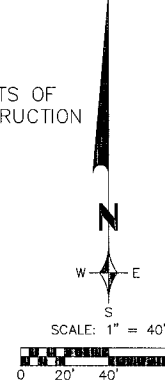


**BENCH MARKS**

- 4 THE "+" STAMPED IN PAVEMENT OF NEW ADAMS ROAD AT STA. 99+00 ELEVATION 844.67 U.S.G.S.
- 5 BENCH TIE NAIL ON NORTH FACE OF 18" COTTONWOOD TAG #2327 ELEVATION 840.80 U.S.G.S.
- 6 BENCH TIE NORTH SIDE OF MOST NORTHERLY POWER POLE ELEVATION 855.75 U.S.G.S.

**LEGEND**

EXISTING	PROPOSED
○ MANHOLE	● MANHOLE
□ CATCH BASIN	■ CATCH BASIN
◇ INLET	◆ INLET
○ CLEANOUT	○ CLEANOUT
○ END SECTION	○ END SECTION
○ GATE VALVE	○ GATE VALVE
○ HYDRANT	○ HYDRANT
○ WATER SHUT-OFF	○ WATER SHUT-OFF
○ UTILITY POLE	○ UTILITY POLE
○ GUY ANCHOR	○ GUY ANCHOR
○ LIGHT POLE	○ LIGHT POLE
○ SIGN	○ SIGN
○ TREE	○ TREE
○ SANITARY SEWER	○ SANITARY SEWER
○ STORM SEWER	○ STORM SEWER
○ WATER MAIN	○ WATER MAIN
○ GAS MAIN	○ GAS MAIN
○ ELECTRIC CABLE	○ ELECTRIC CABLE
○ UTILITY CROSSING	○ UTILITY CROSSING



**SANITARY SEWER NOTES:**

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION OVER THAT WORK.
2. ALL SANITARY SEWER BUILDING LEADS WILL BE SOLID WALL ABS SDR 23.5 PIPE.
3. SANITARY SEWER DROP CONNECTIONS MUST BE EXTERNAL TYPE.
4. THE MINIMUM SLOPE FOR 6" SANITARY BUILDING LEADS IS 1.00%.
5. ALL PROPOSED SEWERS SHALL HAVE CHEMICALLY WELDED JOINTS.

**WATERMAIN NOTES:**

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION OVER THAT WORK.
2. ALL HYDRANTS, INCLUDING NOZZLES AND PROJECTIONS SHALL BE 3" MINIMUM FROM EDGE OF SIDEWALK, OR 6" MINIMUM FROM BACK OF CURB.
3. THE WATERMAIN WILL HAVE A MINIMUM OF 6 FEET OF COVER.
4. THE CONTRACTOR SHALL DETERMINE DEGREE OF BEND FOR THE WATERMAIN FITTINGS. PIPE DEFLECTIONS SHALL NOT EXCEED 75% OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.
5. WATERMAIN SHALL BE CEMENT-LINED (DOUBLE THICKNESS), DUCTILE IRON PIPE, CLASS 54.
6. A VERTICAL SEPARATION OF 18 INCHES MUST BE MAINTAINED BETWEEN THE WATERMAIN AND SANITARY SEWERS, STORM SEWERS, OR OTHER PROPOSED UTILITIES.
7. ALL GATE VALVES SHALL BE RESILIENT WEDGE OR SEATED TYPE GATE VALVES (E.I.W. OR U.S. PIPE).
8. PER THE SOIL BORINGS, ALL WATERMAIN SHALL REQUIRE POLYWRAP.
9. RESTRAINED JOINTS SHALL BE USED AT ALL VERTICAL BENDS. THE NUMBER OF RESTRAINED JOINTS REQUIRED SHALL BE DETERMINED BY THE MANUFACTURER, SUBJECT TO APPROVAL BY THE CITY ENGINEER.
10. USE HYDRANT CONNECTION DETAIL 'A' (STANDARD DETAIL SHEET A)
11. EXISTING FIRE FLOW TEST AT FIRST HYDRANT NORTH OF SOUTH ADAMS ROAD ON MARKETPLACE CIRCLE IS 3105 GPM. FIRE FLOW FOR PROPOSED HYDRANTS TO BE DETERMINED AS WATERMAIN IS CONSTRUCTED.

**SANITARY SEWER BASIS OF DESIGN**

A. CONTRIBUTION TO EXISTING MANHOLE 19:

BLDG DESIGNATION	BLDG USE	AREA (SF)	SEATS	UNIT FACTOR	UNITS
Building B'	Retail	10,600	-	0.20/1000sf	2.12
Building C'	Retail	8,000	-	0.20/1000sf	1.60
Building D'	Retail	18,800	-	0.20/1000sf	3.76
Building E'	Retail	20,331	-	0.20/1000sf	4.07
Building F'	Retail	14,500	-	0.20/1000sf	2.90
Building G'	Retail	27,705	-	0.20/1000sf	5.54
Flagstar	Bank	2,827	-	0.40/1000sf	1.13
					21.12

No. of people = 3.5ppu x 21.12 units = 73.92 people  
Average daily flow = 100pppd x 73.92 people = 0.011 cfs (7.5 x 24 x 3600)

Peak daily flow = 4 x 0.011 = 0.044 cfs  
An 8" sewer at 0.40% (minimum) has a capacity of 0.76cfs.

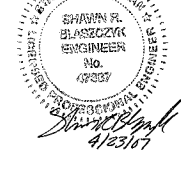
**UTILITY NOTES:**

1. PROPOSED STRUCTURE COVERS/GRATES SHALL BE PROVIDED AS REQUIRED ON THE CITY OF ROCHESTER HILLS STANDARD DETAIL SHEETS.
2. EDGE GRAIN TO BE 20" IN EACH DIRECTION AT 90° ANGLES FROM INLET STRUCTURES LOCATED IN PAVED AREAS.
3. STRUCTURAL CALCULATIONS AND SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER (REGISTERED IN THE STATE OF MICHIGAN) SHALL BE SUBMITTED TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION OF ALL STORM SEWER STRUCTURES GREATER THAN 6 FEET IN DIAMETER.

**NOTE:**  
PROPOSED UTILITIES IN ADAMS ROAD ARE SHOWN PER PLANS BY ARCADIS FPS, JOB NO. 47981, DATED 1/06/06. CONTRACTOR TO COORDINATE WITH ADAMS ROAD UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT THE CITY ENGINEER IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES.

SEE SHEET SP-2.3 FOR NOTES AND DETAILS.

**GENERAL NOTES:**  
M.D.O.T. CLASS II BACKFILL TO BE COMPACTED IN 6" LAYERS TO 95% OF MAXIMUM UNIT WEIGHT.  
ABOVE REQUIRED UNDER OR WITHIN A 1 ON 1 SLOPE OF EXISTING OR PROPOSED PAVEMENT  
ALL CONTRACTORS SHALL NAME ZEIMET-WOZNIAK & ASSOCIATES AS ADDITIONALLY INSURED ON ALL INSURANCE POLICIES.



**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**NOTE:**  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY
PER CITY REVIEW	1/26/07	SRB									
PER CITY REVIEW	3/28/07	SRB									
PER CITY REVIEW	4/23/07	JMB									

**ZEIMET WOZNIAK & ASSOCIATES**  
Civil Engineers & Land Surveyors  
48024 GRAND RIVER AVE, SUITE 100  
NOVI, MICHIGAN 48375  
P: (248) 442-1101 F: (248) 442-1241 www.zwfirm.com

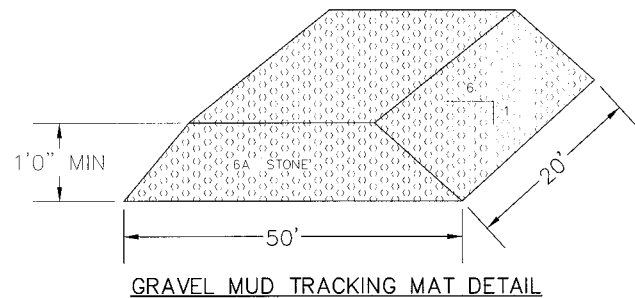
**MISS DIG SYSTEM, INC.**  
1-800-852-7171  
THREE FULL WORKING DAYS BEFORE YOU DIG, CALL THE MISS DIG SYSTEM

**PROJECT SPONSOR:**  
GRAND SAKWA PROPERTIES  
28470 THIRTEEN MILE ROAD, SUITE 220  
FARMINGTON HILLS, MI (248) 855-5500

**ADAMS MARKETPLACE**  
**UTILITY PLAN**  
**BUILDING B-G**  
ROCHESTER HILLS, MICHIGAN

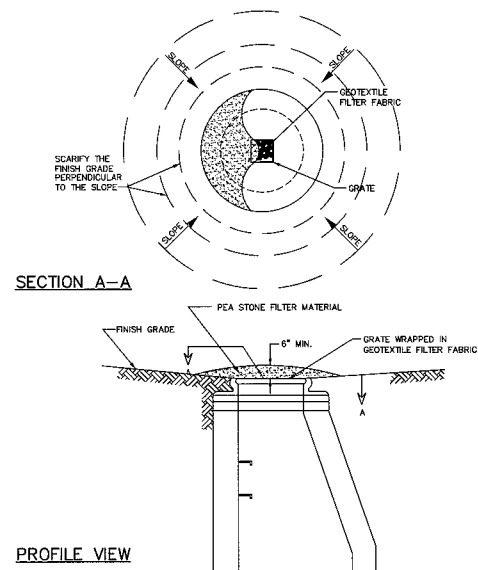
**NOT FOR CONSTRUCTION**  
CITY FILE 05-030.8

DATE: 1/25/07 SCALE: HOR: 1" = 40'  
DESIGNED BY: SRB VER: 1" = N/A  
JOB NO. 97144  
DRAWN BY: BMG SHEET SP 2.2

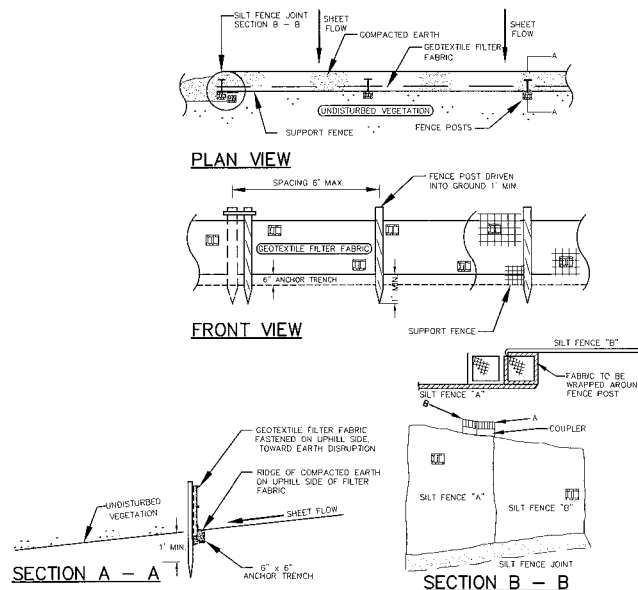


GRAVEL MUD TRACKING MAT DETAIL

LOW POINT INLET FILTER



SILT FENCE



CONSTRUCTION AND SOIL EROSION WORK SCHEDULE

1. PLACE SILT FENCE AS SHOWN ON THIS PLAN.
2. INSTALL GRAVEL MUD TRACKING MAT NEAR ENTRANCE WHERE INDICATED.
3. MASS GRADE PARKING AREA AND CONSTRUCT BUILDING PAD.
4. INSTALL SANITARY, STORM AND WATERMAIN COMPLETE. INSTALL LOW POINT INLET FILTERS ON ALL DRAINAGE STRUCTURES AND RIP-RAP AT ALL END SECTIONS.
5. INSTALL ALL PAVEMENT, REPAIR OR REPLACE LOW POINT INLET FILTERS AS REQUIRED. LOW POINT INLET FILTERS AS REQUIRED. SEED & MULCH ALL AREAS DISTURBED BY CONSTRUCTION.
6. UPON STABILIZATION OF SITE, REMOVE ACCUMULATED SEDIMENT FROM BASIN AND TEMPORARY STANDPIPE. SEED AND MULCH ANY DISTURBED AREA.
7. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO INSURE THAT ALL EROSION CONTROL DEVICES ARE MAINTAINED AS REQUIRED THROUGHOUT THE CONSTRUCTION AND THAT THE STREETS ARE KEPT FREE OF MUD AND CONSTRUCTION DEBRIS. THE ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE SEDIMENT BASINS PERIODICALLY THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.

CITY OF ROCHESTER HILLS SESC NOTES:

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE OAKLAND COUNTY DRAIN COMMISSIONER.
2. ALL TEMPORARY AND PERMANENT (POST CONSTRUCTION) SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE CITY OF ROCHESTER HILLS CURRENT MSA PERMIT. ANY CONFLICT BETWEEN THESE STANDARDS AND THE MSA PERMIT, THE PERMIT'S CONDITIONS SHALL TAKE PRECEDENCE.
3. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
4. ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS.
5. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THESE PLANS. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAVE BEEN ACCOMPLISHED. THIS WOULD INCLUDE TEMPORARY SEDIMENTATION PONDS AND TEMPORARY S22 FILTERS.
6. STAGING THE WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH.
7. SOIL EROSION CONTROL PRACTICES SHALL BE ESTABLISHED IN THE EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.

DEPTH (FEET)	SOIL TYPE	PERCENT SAND	PERCENT SILT	PERCENT CLAY	UNIT WEIGHT (PCF)	WATER CONTENT (%)	LIQUID LIMIT (%)	PLASTICITY INDEX	CLASSIFICATION
0-1	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
1-2	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
2-3	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
3-4	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
4-5	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
5-6	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
6-7	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
7-8	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
8-9	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
9-10	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
10-11	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
11-12	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
12-13	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
13-14	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
14-15	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
15-16	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
16-17	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
17-18	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
18-19	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
19-20	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
20-21	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
21-22	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
22-23	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
23-24	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
24-25	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
25-26	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
26-27	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
27-28	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
28-29	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
29-30	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
30-31	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
31-32	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
32-33	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
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42-43	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
43-44	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
44-45	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
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46-47	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
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75-76	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
76-77	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
77-78	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
78-79	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
79-80	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
80-81	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
81-82	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
82-83	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
83-84	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
84-85	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
85-86	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
86-87	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
87-88	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
88-89	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
89-90	Extremely compact moist brown silty fine to medium SAND with trace of gravel	85	10	5	115	12	25	10	SM
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STANDARD PAVEMENT (PARKING)

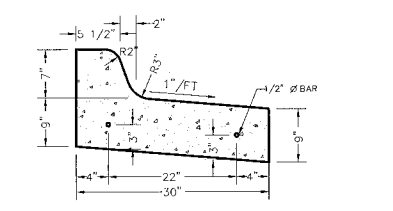
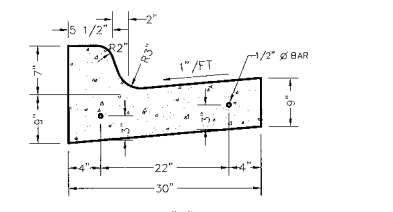
- 1.5" M.D.O.T. HMA 4C, 20AA
- 2.5" M.D.O.T. HMA 3C, 20AA
- 10" M.D.O.T. 21AA
- SUBGRADE COMPACTED TO 95% MAXIMUM UNIT DENSITY.
- USE PG 64-22 BINDER FOR PAVEMENT MIXES.
- (PAVEMENT SECTION SUBJECT TO RECOMMENDATION OF A QUALIFIED GEOTECHNICAL ENGINEER)

DUMPSTER/COMPACTOR PAD

- 6" REINFORCED CONCRETE ON 6" COMPACTED 22A SUBGRADE COMPACTED TO 95% MAXIMUM UNIT DENSITY.

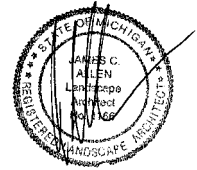
SIDEWALKS AND SERVICE YARD

- 4" NON-REINFORCED CONCRETE ON 4" COMPACTED SAND. SUBGRADE COMPACTED TO 95% MAXIMUM UNIT DENSITY.



NOTE: SEE SHEET 1.2 FOR WALK RAMP DETAIL.

Seal:



Title:  
**Landscape Plan**

Project:  
**Adams Marketplace  
 Retail Buildings B-G  
 Rochester Hills, Michigan**

Prepared for:  
 Grand Sakwa  
 28470 Thirteen Mile Road, Suite 220  
 Farmington Hills, Michigan 48334  
 248.855.5500

Revision: Issued:  
 Site Plan January 24, 2007  
 Revised per City February 26, 2007  
 Revised per City March 30, 2007

Job Number:  
 06-022

Drawn By: jca Checked By: jca

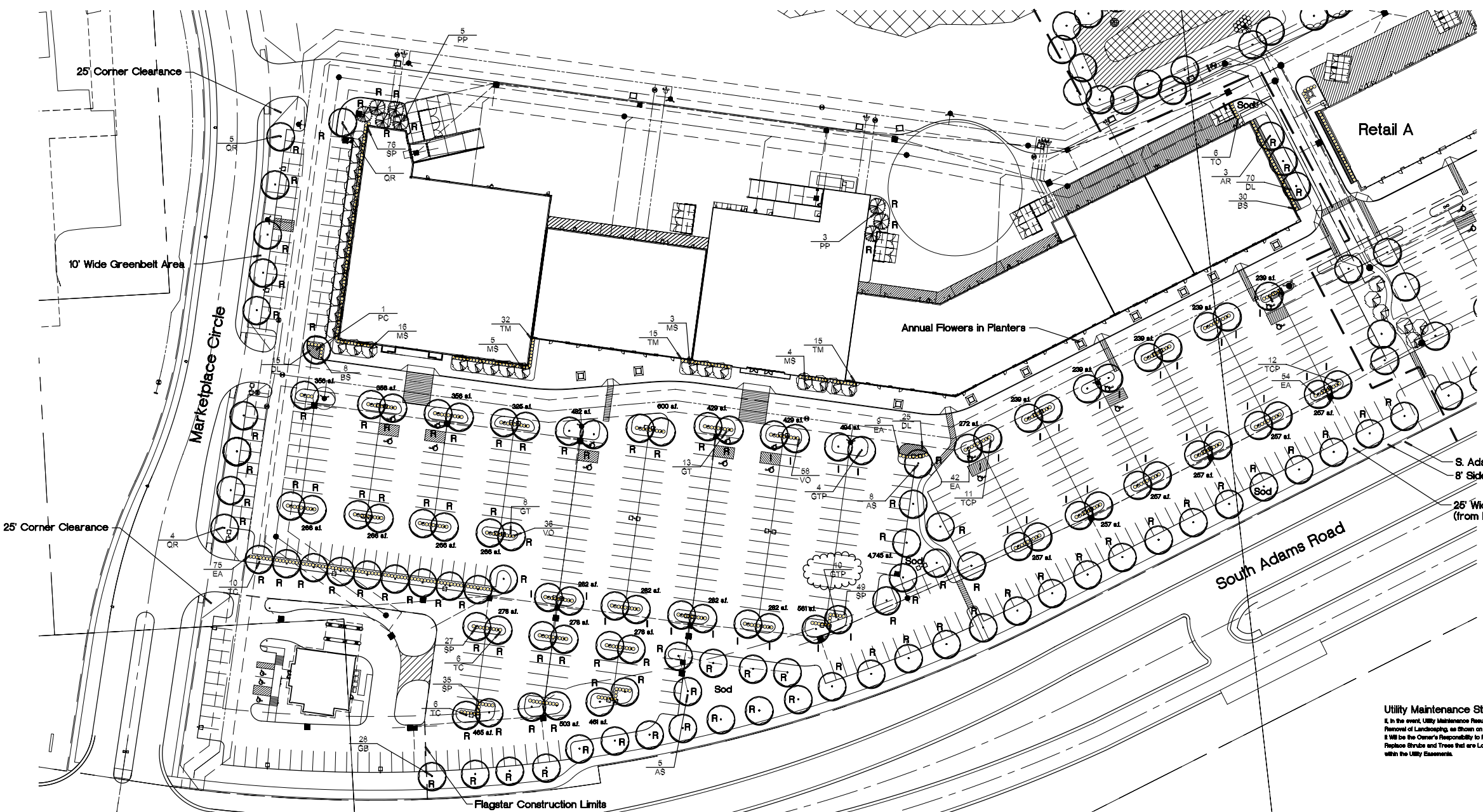
Overhead Line Statement:  
 No Overhead Lines Etc.

Loading Area Statement:  
 Proposed Landscaping and/or Walk Etc.  
 Adequately Screen Loading Areas From Public Road.

Sheet No.

SP-3.1

Not to be Used as Construction Drawings



**Utility Maintenance Statement:**  
 It is the event, Utility Maintenance Results in the Removal of Landscaping, as shown on this Plan, it will be the Owner's Responsibility to Repair and Replace Shrubs and Trees that are Located within the Utility Easements.

**Flagstar Construction Limits**

**PLANT LIST**

sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total
<b>Parking Lot Island Trees</b>									
GTP	14	Gleditsia triacanthos var. Inermis	Honeylocust	3.0"	as shown	B&B		\$ 425.00	\$ 5,950.00
TCP	23	Tilia cordata 'Greenspire'	Greenspire Linden	3.0"	as shown	B&B		\$ 425.00	\$ 9,775.00
								Sub Total	\$ 15,725.00
<b>Replacement Trees</b>									
AR	3	Acer rubrum	Red Maple	3.0"	as shown	B&B		\$ 425.00	\$ 1,275.00
AS	13	Acer saccharum 'Majesty'	Sugar Maple	3.0"	as shown	B&B		\$ 425.00	\$ 5,525.00
GB	26	Ginkgo biloba	Ginkgo	3.0"	as shown	B&B		\$ 425.00	\$ 11,900.00
GT	21	Gleditsia triacanthos var. Inermis	Honeylocust	3.0"	as shown	B&B		\$ 425.00	\$ 8,925.00
PC	1	Pyrus calleryana 'Redspire'	Redspire Pear	3.0"	as shown	B&B		\$ 425.00	\$ 425.00
PP	8	Picea pungens	Colorado Spruce	3.0"	as shown	B&B	10'	\$ 300.00	\$ 2,400.00
QR	10	Quercus rubra	Red Oak	3.0"	as shown	B&B		\$ 425.00	\$ 4,250.00
TC	22	Tilia cordata 'Greenspire'	Greenspire Linden	3.0"	as shown	B&B		\$ 425.00	\$ 9,350.00
	106	trees, 212 credits						Sub Total	\$ 44,050.00

sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total
<b>General Plantings</b>									
BS	38	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	as shown	B&B	24"		\$ 45.00	\$ 1,710.00
DL	110	Hemerocallis 'Stella D'Oro'	Stella D'Oro Day Lily			Full, well rooted	1 gal.	\$ 15.00	\$ 1,650.00
EA	160	Euonymus alata 'Compact'	Compact Burning Bush	as shown	B&B	30"-36"		\$ 60.00	\$ 9,600.00
MS	26	Malus 'Spring Snow'	Spring Snow Crab	2.0"	as shown	B&B		\$ 200.00	\$ 5,600.00
SP	187	Spiraea J. 'Anthony Waterer'	Anthony Waterer Spiraea	as shown		30"-36"		\$ 50.00	\$ 9,350.00
TM	62	Taxus media 'Densiformis'	Dense Yew	as shown	30"-36"			\$ 60.00	\$ 3,720.00
VO	6	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	as shown	B&B	6'		\$ 175.00	\$ 1,050.00
VG	94	Viburnum opulus 'Nanum'	European Cranberrybush	as shown	30"-36"			\$ 50.00	\$ 4,700.00
	2,245	Kentucky Blue Grass, (S.Y.)						\$ 4.00	\$ 8,980.00
		Irrigation System							\$ 50,000.00
								Sub Total	\$ 95,140.00

**Landscape Summary**

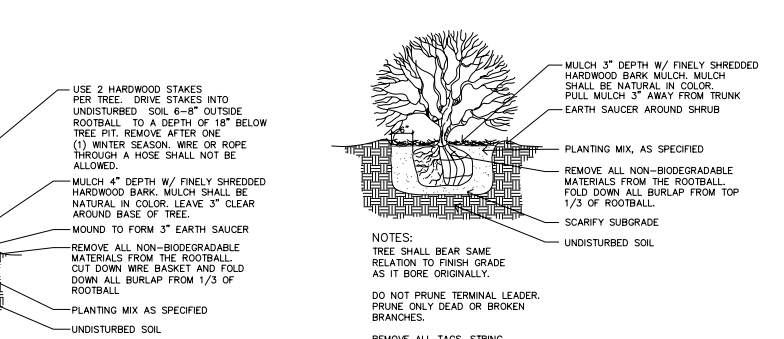
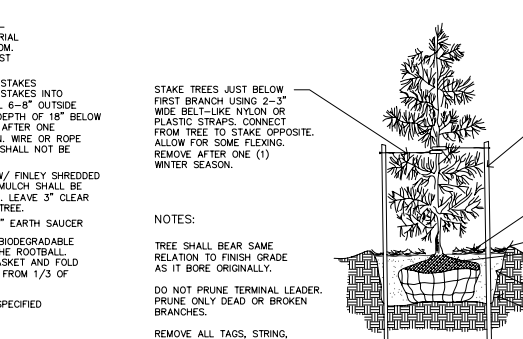
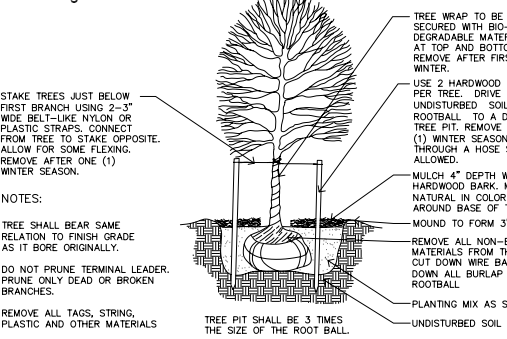
**Parking Lot Landscaping**  
 Spaces Shown  
 Landscape Area Required  
 (150 s.f. per 10 Spaces)  
 Landscape Area Shown  
**527 Spaces**  
**7,950 s.f.**  
**16,597 s.f.\***  
**37 Trees\*\* (27 + 10)**  
**37 Trees**

\* As measured from the back of curb and Excluding Sidewalks.  
 \*\* Plus 10, 1 for Each Island

**Environmental Statement**

No natural features exist. This site has been recently mass graded.

**Additional Notes:**  
 1. All Landscaped Areas shall be irrigated with an Automatic, Underground System.  
 2. Mulch shall be Bio-Degradable Material.  
 3. Owner shall be responsible for Replacing Damaged Plant Material Due to Utility Maintenance.  
 4. Prior to the release of the Performance Bond, the City of Rochester Hills Forestry Division must inspect all landscape plantings including but not limited to existing trees, replacement trees, buffer plantings, and parking lot islands and the Forestry Division must inspect all right-of-way or existing that poses a hazard to the safe use of the right-of-way. Forestry may require the developer to remove and possibly replace any such trees.  
 5. All trees and shrubs must be planted at least 17' from the edge of a public roadway. Shade trees and shrubs must be planted at least 8' from the edge of a public roadway. Evergreen and ornamental trees must be planted at least 17' from the edge of a public roadway. All trees and shrubs must be planted at least 17' from any hydrant. Shade and evergreen trees must be planted at least 17' from the nearest overhead wire and at least 17' from the nearest underground utility.  
 6. No tree or shrub may be planted within the triangular area formed at the intersection of any right-of-way at a distance of 25' from the center of intersection. No tree or shrub may be planted in the triangular area formed at the intersection of any driveway with sidewalk at a distance along each line of 10' from their point of intersection.  
 7. Prior approval is required to plant any tree or shrub in the public right-of-way.  
 8. No substitutions or changes of location or plant types shall be made without the approval of the developer and the City of Rochester Hills Landscape Architect.  
 9. The developer and/or the City of Rochester Hills Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans or specifications.  
 10. Replacement trees may not be planted within the drip line of existing trees.  
 11. Trees must be at least 17' from underground utilities and 17' from overhead utilities.  
 12. Trees may not be planted within 4' of any property line.



**LANDSCAPE REQUIREMENTS**

- The work shall consist of providing all necessary materials, labor, warrants, equipment, tools and supervision required for the completion as shown on the drawings.
- The plant material shall conform to how detailed on the plant list. All measurements shall be in accordance with the latest edition of the "AAS" Standards for nursery stock.
- The plant material shall be nursery grown and inspected by the owner's representative before planting. The owner's representative reserves the right to reject any plant material at any time.
- Plants designated "B + F" shall be balled and burlapped with firm balls of earth. The contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented so to give the best appearance.
- When the plant has been properly set, the pit shall be backfilled with a topsoil mixture, gradually firming, tamping and setting with water.
- All plant material shall be graded and irrigated as required. The amount of irrigation shall be related to the removal of dead or injured foliage and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over 1" shall be polished with fine sand.
- The contractor agrees to guarantee all plant materials for the period of two years. At that time the owner's representative reserves the right for a final inspection. Plant material with 20% die back, as determined by the owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor and materials. These new plants shall also be guaranteed for the period of one year.
- Topsoil shall be 100% native topsoil of clay loam character containing at least 2% but not more than 50% by weight of organic matter with a PH range from 5.0 to 7.0. Soil shall be free from clay lumps, coarse sand, plant roots, sticks and other foreign materials.
- Seed mix shall consist of the following types and proportions:  
 Kentucky Blue Grass - "Baron/Cherokee" 50%  
 Creeping Red Fescue 30%  
 Creeping Red Fescue 30%  
 Perennial Ryegrass 10%  
 Weed content shall not exceed 1%.  
 The mix shall be applied at a rate of 200 lbs/acre.  
 Soil shall be two year old "Baron/Cherokee" Kentucky Blue Grass grown in a seed nursery on loam soil.

- The Contractor shall verify all rights of way, easements, property lines and limits of work, etc. prior to commencing work.
- The Contractor shall be responsible for contacting and coordinating with all pertinent utility companies 72 hours in advance of any digging to make known the location of all underground utilities, pipes and structures. The Contractor shall take sole responsibility for any cost incurred due to damage of said utilities.
- The Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist. Such conditions shall be immediately brought to the attention of the owner's representative and/or Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- Any discrepancies between dimensional layout and actual field conditions shall be reported to the Owner's representative and Landscape Architect. Failure to make such discrepancies known will result in Contractor's responsibility and liability for any charges and associated cost.
- The Contractor to verify perpendicularity of all planting pits prior to installation of plant material.



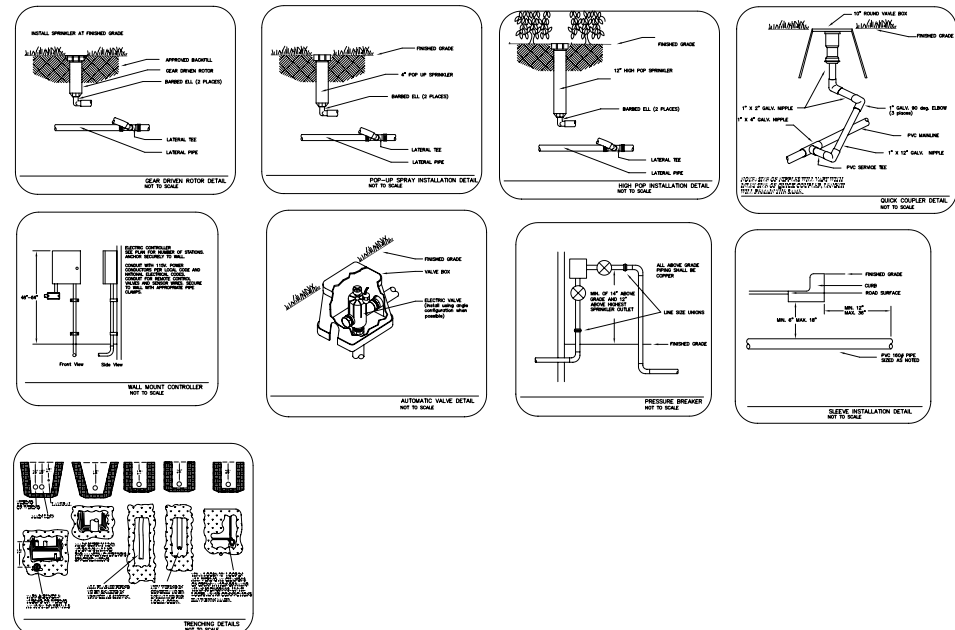
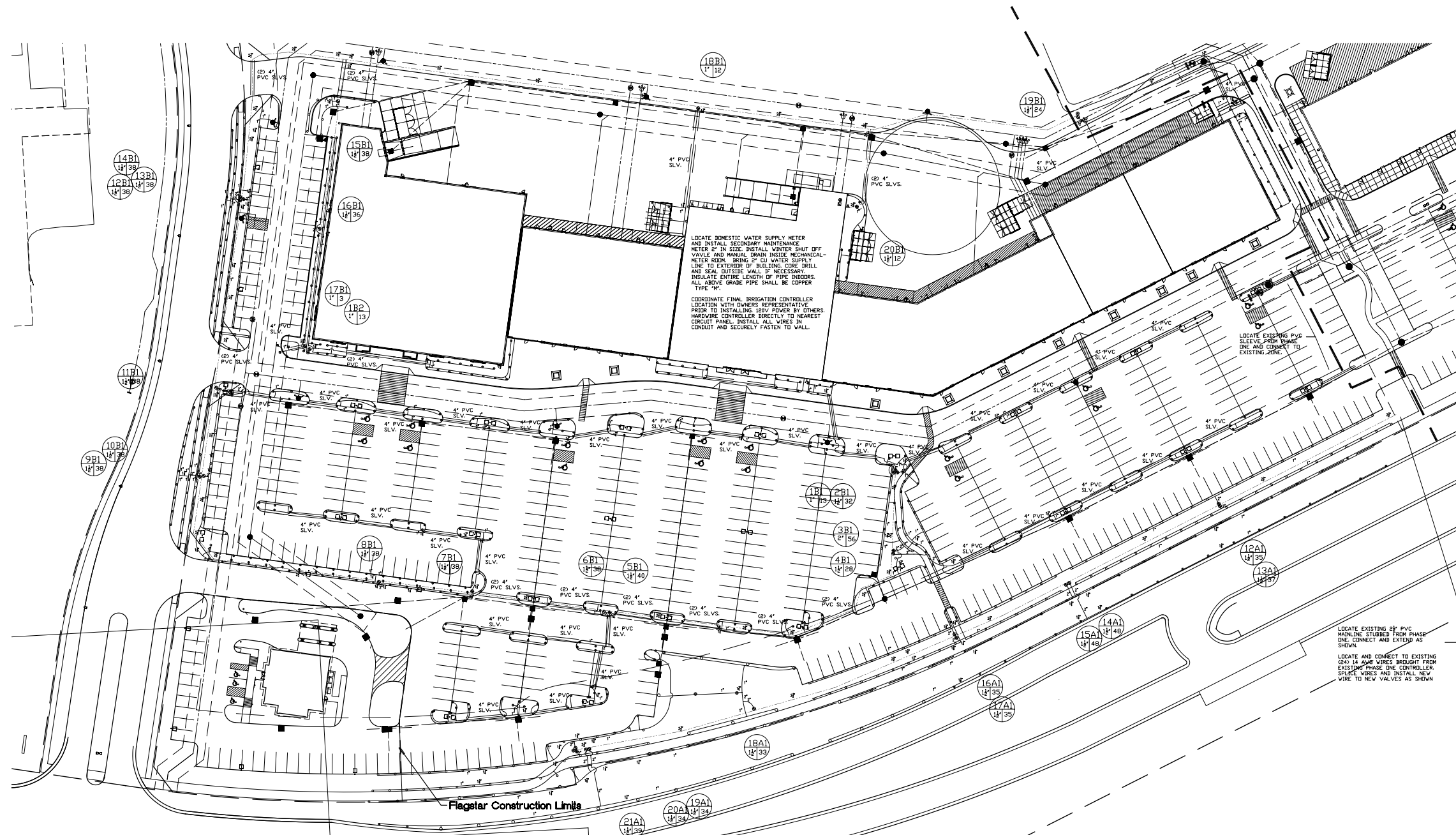
Seal: \_\_\_\_\_

Title:  
**Irrigation Plan**

Project:  
**Adams Marketplace  
 Retail Buildings B-G  
 Rochester Hills, Michigan**

Prepared for:  
 Grand Sakwa  
 28470 Thirteen Mile Road, Suite 220  
 Farmington Hills, Michigan 48334  
 248.855.5500

Revision: \_\_\_\_\_ Issued: \_\_\_\_\_  
 Site Plan Submission February 26, 2007  
 Rev. per City March 30, 2007



**IRRIGATION LEGEND:**

	Rainbird	Toro	Hunter
<b>FIXED SPRAY POP-UP (4")</b>	Rainbird 1804	Toro 570-4P	PROS-04
○ 10 Series	● 12 Series	○ 15 Series	■ Strip Series
<b>FIXED SPRAY POP-UP (12")</b>	Rainbird 1812	Toro 570-12P	PROS-12
□ 10 Series	■ 12 Series	□ 15 Series	■ Strip Series
<b>FIXED SPRAY POP-UP (12") w/ 2' radius nozzle</b>	Rainbird 1812	Toro 570-12P	PROS-12
<b>GEAR DRIVEN ROTARY POP-UP</b>	Rainbird 5004	Weathermatic T3	Hunter PGP
○ 1.5 GPM	○ 3.0 GPM	○ 6.0 GPM	
<b>GEAR DRIVEN ROTARY POP-UP</b>	Rainbird 3004	Toro 300series	Hunter PGJ
○ 1.0 GPM	○ 2.0 GPM		
<b>ELECTRIC VALVE</b>	Rainbird PGA Series	Toro P220 Series	ICV-Series
<b>QUICK COUPLER VALVE</b>	Rainbird 4RC	Toro 474-01	QVC-100
<b>ELECTRIC CONTROLLER</b>	Rainbird ESP2-4M	CCM24	ICC2-4M
<b>PRESSURE VACUUM BREAKER</b>	FEBCO 76SP200		
<b>RAIN SENSOR DEVICE (Install at all controller locations)</b>	Mini-Click II (wireless)		
<b>POINT OF CONNECTION TO WATER SOURCE</b>	See note this sheet		
<b>PVC MAINLINE - SDR 26, BE, Size as shown</b>			
<b>POLYETHYLENE PIPE, 100#, NSF APPROVED, Size as shown</b>			
<b>PVC SLEEVES - SDR 26 - Size as shown</b>			

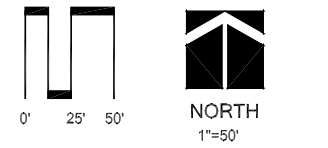
**VALVE DESIGNATION:**  
 Controller and Station Number  
 Valve Size  
 Gallons Per Minute

WATER REQUIREMENTS: 60 GPM @ 65 PSI  
(CONTRACTOR TO VERIFY PSI AVAILABLE AT SITE PRIOR TO SYSTEM INSTALLATION)

- NOTES:**
- Refer to the specifications for installation details and descriptions, as well as, construction methods which will be accepted.
  - All work shall be in compliance with all local, state, and federal codes and ordinances.
  - All electrical connections shall be made using 3m DBY splice kits.
  - All control wiring downstream of the controller shall be single strand copper 14AWG UL approved for direct bury.
  - All clamps shall be stainless steel worm gear type clamps. Pipes 1-1/2" or larger shall be double clamped.
  - Pipe routing is schematic. All heads are to be field adjusted to within 2" to take into consideration any obstruction. Final head placements are subject to the landscape architects approval.
  - All sprinkler heads shall be mounted on 2 elbow poly swing joints as specified.
  - Contractor to verify final controller location with owner's authorized representative prior to installation.
  - All pipe not sized downstream of control valve is 1".
  - All sleeves shall be PVC 160# (see specifications).
  - Irrigation contractor's point of connection to water source shall be as noted on this sheet. Locate and connect to indicated water source. All pipe installed above grade shall be copper type "M".
  - 120v power to the controller locations should be provided owner. Coordinate with owner's representative. **Hardwire controller directly to nearest circuit panel.** Place all wires in conduit per code.
  - Design pressure does not take into account seasonal supply fluctuations. Periods of drought may cause temporary pressure losses to the city water supply resulting in inadequate irrigation system performance. Irrigation design is based on normal weather conditions and municipal water supply abilities.
  - Irrigation contractor shall be responsible for determining and maintaining the irrigation schedule during the project construction and throughout the length of the warranty period. The irrigation schedule shall deliver 1" of precipitation per week +/- natural rainfall quantities for turf grass. Landscape material shall receive adjusted amounts of precipitation to maintain proper plant health.
  - Landscape and turf grass shall be irrigated separately.
  - Rotors and spray zones may not be combined to operate at the same time.
  - The hours of operation for lawn irrigation system shall be during the hours of 5:00 AM to 9:00 AM and 5:00 PM to 9:00 PM.

Job Number:  
 06-022

Drawn By: ajb Checked By: ajb



Sheet No. \_\_\_\_\_

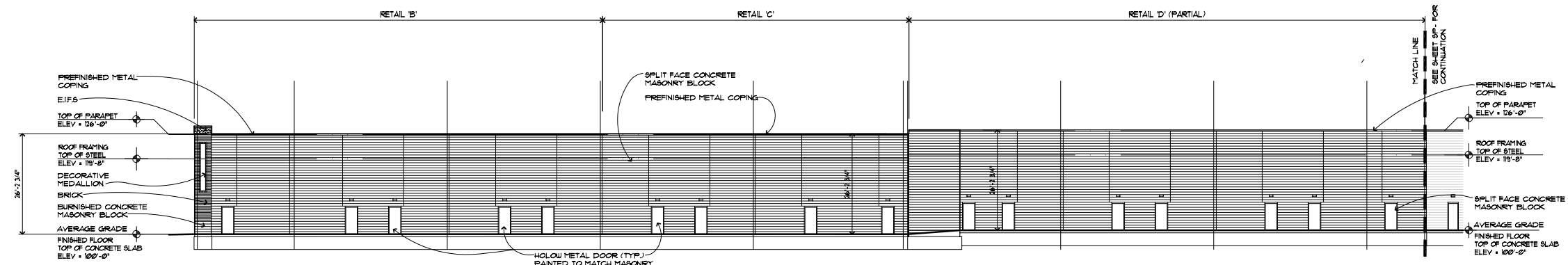


**Liquid Assets, LLC**  
 Irrigation Design & Water Management  
 323 Princeton  
 South Lyon, Michigan 48178  
 Tel. (877) 651-8700  
 Fax (248) 448-2074

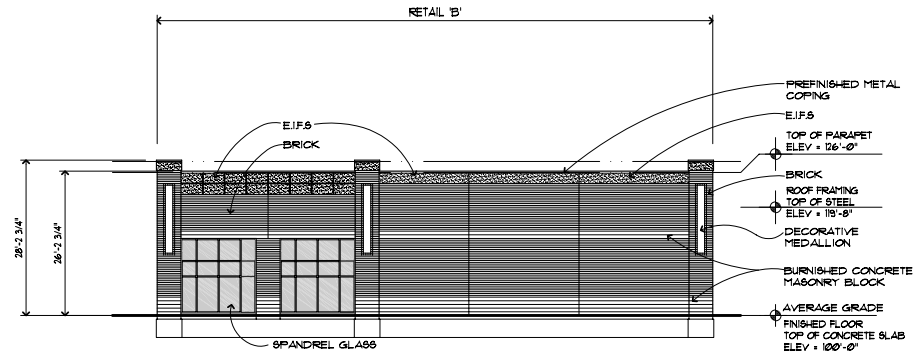




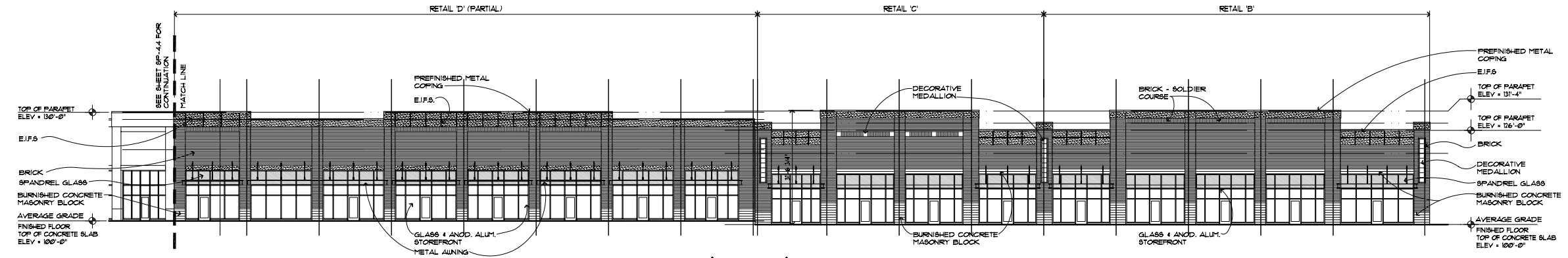
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 REVISED 21 MAR 07  
 SPA SUBMITTAL 30 MAR 07  
 SPA SUBMITTAL 24 APR 07



REAR (NORTH) ELEVATION



SIDE (EAST) ELEVATION



FRONT (SOUTH) ELEVATION

Exterior Material Finish Schedule					
Material	Location	Mfgr.	Color	Size	Remarks
BRICK	MAIN FIELD THRU-WALL	GRAND BLANC 'C' BRICK	SED BLEND	8" OR 2" D x 4" H x 16" W (NOM)	SMOOTH FACE, NATURAL MORTAR
	MAIN FLD. VENEER			4" D x 4" H x 16" W (NOM)	
	SOLDIER COURSE			4" D x 4" H x 8" W (NOM)	
BURNISHED BLOCK	WAINSCOTT	GRAND BLANC	'FAUN'	12" D x 8" H x 16" W (NOM)	NATURAL MORTAR
EIFS-1	ACCENT BAND	DRYVIT	#13 AMARILLO WHITE		SANDBLAST FINISH
COPING	PARAPET	PAC-CLAD (KYNAR 500)	SIERRA TAN		
GLASS	STOREFRONT		CLEAR	1/4" THK	
GLASS FRAME	STOREFRONT	KAWNEER TRI-FAB 450	CLEAR ANODIZED	1 3/4" x 4 1/2"	
INSUL. GLASS	STOREFRONT		CLEAR	1" THK	
SPANDREL GLASS	EAST STOREFRONT	VIRACON	#303 SUBDUED GREY	1/4" THK	
INSUL. SPANDREL GLASS	SOUTH STOREFRONT	VIRACON	#303 SUBDUED GREY	1" THK	
EIFS-1	CORNICE	DRYVIT	#13 AMARILLO WHITE		SANDBLAST FINISH
PAINT 1	STL. CHANNEL, WT'S, ANGLES, I'S, ROD, & CLEVIS	SHERWIN WILLIAMS	#50 1041 'VAN DYKE BROWN'		
	HM DOORS AND FRAMES	SHERWIN WILLIAMS	#50 0001 'DECOROUS AMBER'		COLOR TO MATCH C-BRICK
PRECAST MEDALLION	SOUTH ELEVATION	PINEAPPLE GROVE DESIGNS	CR085 + JACK MODEL No. 1691-084 - ALLUVIAL SAND	16" SQUARE	
PRECAST CORNER TRIM	ALL ELEVATIONS	PINEAPPLE GROVE DESIGNS	'ALLUVIAL SAND'	16" W x 150" H	

**BUILDING ELEVATIONS**

SCALE: 1/16" = 1'-0"

NOT TO BE USED AS CONSTRUCTION DRAWINGS

project:

PROPOSED  
**Adams Marketplace**  
 RETAIL B THRU G  
 ROCHESTER HILLS, MICHIGAN

**ROGVOY ARCHITECTS**  
 32600 TELEGRAPH ROAD  
 SUITE 250  
 BINGHAM FARMS, MICHIGAN  
 48026-2404  
 PH 248.540.7700 FX 248.540.2710  
 ARCHITECTS@ROGVOY.COM

drawing:

**BUILDING ELEVATIONS**

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 checked: M.D.  
 approved: M.D.

file number: 02053

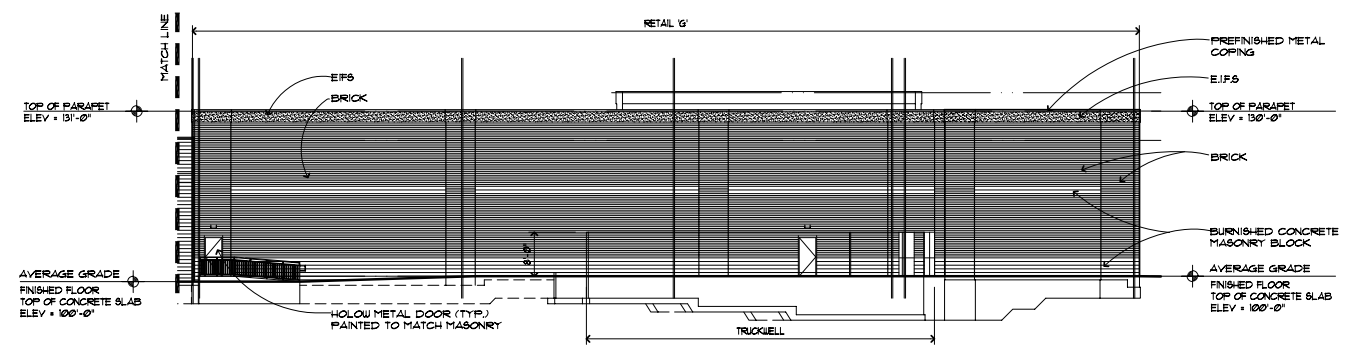
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**SP-4.3**  
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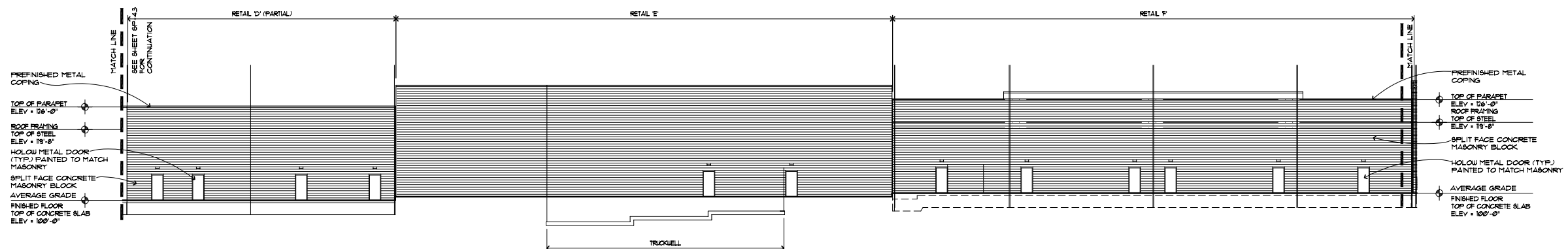
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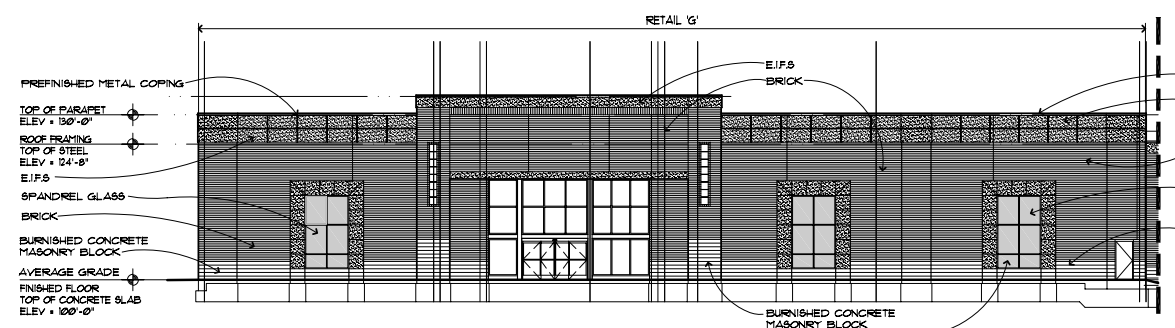
Material	Location	Mfgr.	Color	Size	Remarks
BRICK	MAIN FIELD THRU-WALL	GRAND BLANC 'C' BRICK	RED BLEND	8" OR 2" D x 4" H x 16" W (NOM.)	SMOOTH FACE, NATURAL MORTAR
	MAIN FLD. VENEER			4" D x 4" H x 16" W (NOM.)	
	SOLDIER COURSE			4" D x 4" H x 8" W (NOM.)	
BURNISHED BLOCK	WAINSCOTT	GRAND BLANC	"FAUN"	12" D x 8" H x 16" W (NOM.)	NATURAL MORTAR
EIFS-1	ACCENT BAND	DRYVIT	#13 AMARILLO WHITE		SANDBLAST FINISH
COPING	PARAPET	FAC-CLAD (KYNAR 500)	SIERRA TAN		
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EIFS-1	CORNICE	DRYVIT	#13 AMARILLO WHITE		SANDBLAST FINISH
PAIN 1	9TL CHANNEL WTS, ANGLES, 2" S, ROD, 4 CLEVIS	SHERWIN WILLIAMS	#50 1041 "VAN DYKE BROWN"		
PAIN 2	HM DOORS AND FRAMES	SHERWIN WILLIAMS	#50 0001 "DECORIOUS AMBER"		COLOR TO MATCH C-BRICK
PRECAST MEDALLION	SOUTH ELEVATION	PINEAPPLE GROVE DESIGNS	CROSS & JACK "MODEL NO. 1691-054 - ALLUVIAL SAND"	16" SQUARE	
PRECAST CORNER TRIM	ALL ELEVATIONS	PINEAPPLE GROVE DESIGNS	"ALLUVIAL SAND"	16" W x 150" H	



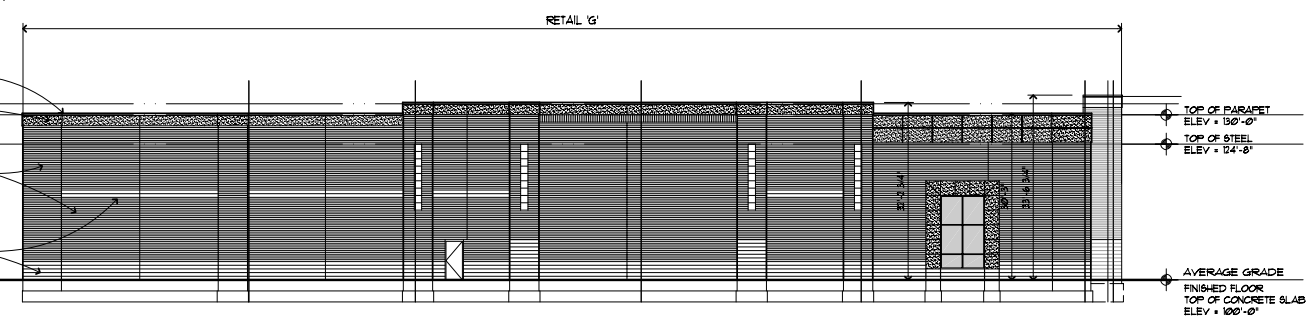
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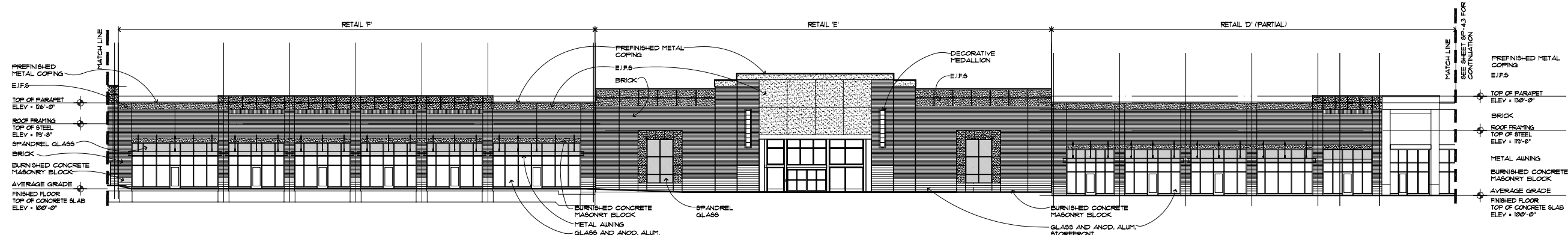
REAR (NORTH) ELEVATION



FRONT (SOUTH) ELEVATION



SIDE (WEST) ELEVATION



FRONT (SOUTH) ELEVATION

**BUILDING ELEVATIONS**

SCALE: 1/16" = 1'-0"

NOT TO BE USED AS CONSTRUCTION DRAWINGS

project:

PROPOSED  
**Adams Marketplace**

RETAIL B THRU G  
 ROCHESTER HILLS, MICHIGAN



32500 TELEGRAPH ROAD  
 SUITE 250  
 BINGHAM FARMS, MICHIGAN  
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drawing:

**BUILDING ELEVATIONS**

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**SP-4.4**  
 02053 ELEV 07-0420

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