

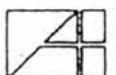


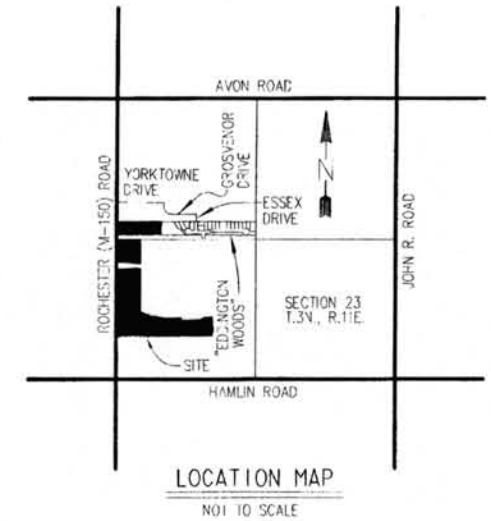
City Place

Proposed Planned Development

Gilbert & Vennettilli Development
Rochester Hills, Michigan

Alexander V. Bogaerts + Associates, P.C.
Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248 • 334 • 5000





APPLICANT AND PROPRIETOR

G & V INVESTMENTS LLC
2565 S. ROCHESTER ROAD
ROCHESTER, MICHIGAN 48307
TELEPHONE: (248) 853-3030
FAX: (248) 853-0693

AUTHORIZED REPRESENTATIVE

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PREPARER/ENGINEER

MCS ASSOCIATES
44444 MOUND ROAD SUITE 100
STERLING HEIGHTS, MICHIGAN 48314
TELEPHONE: (586) 726-6310
FAX: (586) 726-0042

AUTHORIZED REPRESENTATIVE

MR. JAMES JONES, P.E.

ARCHITECT

ALEXANDER V. BOGAERTS + ASSOCIATES, P.C.
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BLOOMFIELD HILLS, MICHIGAN 48302
TELEPHONE: (248) 334-5000
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AUTHORIZED REPRESENTATIVE

MR. MARK ABANATHA

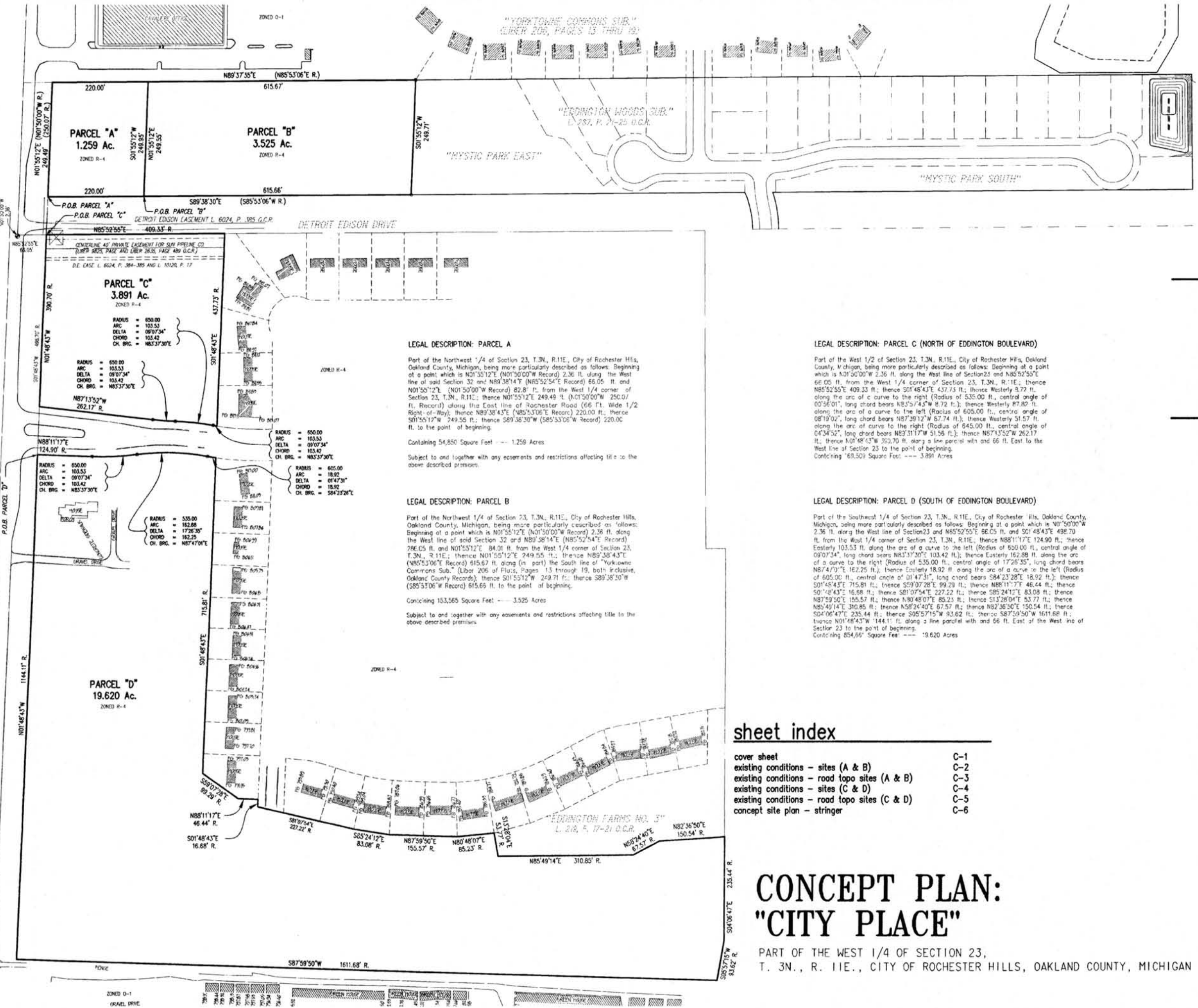
REV.	REV.
REV.	REV.
REV.	REV. 1-15-03 PER CLIENT
<p>Civil Engineering and Surveying 41150 Technology Park Dr., Suite 102 Sterling Heights, Michigan 48314 Telephone 726-6310</p>	
<p>MCS ASSOCIATES, INC.</p>	
<p>"CITY PLACE" PART OF THE WEST 1/2 OF SECTION 23, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN</p>	
DATE 6-20-03	SCALE 1" = 100'
DRAWN BY J.D.T.	SHEET C-1 OF
CHECKED BY J.J.J.	DRAWING PS-03-746
COVER SHEET	

sheet index

- cover sheet C-1
- existing conditions - sites (A & B) C-2
- existing conditions - road topo sites (A & B) C-3
- existing conditions - sites (C & D) C-4
- existing conditions - road topo sites (C & D) C-5
- concept site plan - stringer C-6

**CONCEPT PLAN:
"CITY PLACE"**

PART OF THE WEST 1/4 OF SECTION 23,
T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



LEGAL DESCRIPTION: PARCEL A

Part of the Northwest 1/4 of Section 23, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is N01°55'12"E (N01°50'00"W Record) 2.36 ft. along the West line of said Section 23 and N89°38'14"E (N85°52'54"E Record) 66.05 ft. and N01°55'12"E (N01°50'00"W Record) 82.8 ft. from the West 1/4 corner of Section 23, T.3N., R.11E.; thence N01°55'12"E 249.49 ft. (N01°50'00"W 250.0 ft. Record) along the East line of Rochester Road (66 ft. Wide 1/2 Right-of-Way); thence N89°38'14"E (N85°53'06"E Record) 220.00 ft.; thence S01°55'19"W 249.55 ft.; thence S89°38'30"W (S85°53'06"W Record) 220.00 ft. to the point of beginning.

Containing 54,850 Square Feet --- 1.259 Acres

Subject to and together with any easements and restrictions affecting title to the above described premises.

LEGAL DESCRIPTION: PARCEL B

Part of the Northwest 1/4 of Section 23, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is N01°55'12"E (N01°50'00"W Record) 2.36 ft. along the West line of said Section 23 and N89°38'14"E (N85°52'54"E Record) 296.05 ft. and N01°55'12"E 84.01 ft. from the West 1/4 corner of Section 23, T.3N., R.11E.; thence N01°55'12"E 249.55 ft.; thence N89°38'14"E (N85°53'06"E Record) 615.67 ft. along (in part) the South line of "Yorktowne Commons Sub." (Libor 206 of Plans, Pages 13 through 19, both inclusive, Oakland County Records); thence S01°55'12"W 249.71 ft.; thence S89°38'30"W (S85°53'06"W Record) 615.66 ft. to the point of beginning.

Containing 153,565 Square Feet --- 3.525 Acres

Subject to and together with any easements and restrictions affecting title to the above described premises.

LEGAL DESCRIPTION: PARCEL C (NORTH OF EDDINGTON BOULEVARD)

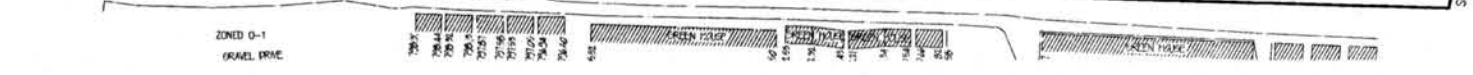
Part of the West 1/2 of Section 23, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is N01°50'00"W 2.36 ft. along the West line of Section 23 and N85°52'53"E 66.05 ft. from the West 1/4 corner of Section 23, T.3N., R.11E.; thence N85°52'55"E 409.33 ft.; thence S01°48'43"E 437.75 ft.; thence Westerly 3.72 ft. along the arc of a curve to the right (Radius of 535.00 ft., central angle of 0°56'01", long chord bears N85°5'45"W 8.72 ft.); thence Westerly 87.89 ft. along the arc of a curve to the left (Radius of 605.00 ft., central angle of 08°19'02", long chord bears N87°39'12"W 67.74 ft.); thence Westerly 51.57 ft. along the arc of a curve to the right (Radius of 645.00 ft., central angle of 04°34'52", long chord bears N83°31'17"W 51.56 ft.); thence N87°13'52"W 262.17 ft.; thence N01°48'43"W 350.70 ft. along a line parallel with and 66 ft. East to the West line of Section 23 to the point of beginning.

Containing 69,509 Square Feet --- 3.891 Acres

LEGAL DESCRIPTION: PARCEL D (SOUTH OF EDDINGTON BOULEVARD)

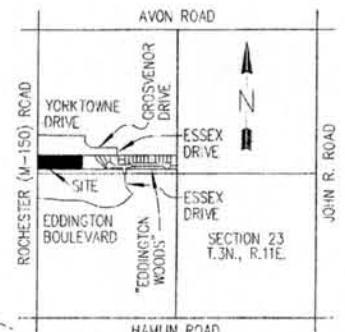
Part of the Southwest 1/4 of Section 23, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is N01°50'00"W 2.36 ft. along the West line of Section 23 and N85°52'55"E 66.05 ft. and S01°48'43"E 498.70 ft. from the West 1/4 corner of Section 23, T.3N., R.11E.; thence N88°11'17"E 124.90 ft.; thence Easterly 103.53 ft. along the arc of a curve to the left (Radius of 600.00 ft., central angle of 09°07'34", long chord bears N83°37'30"E 103.42 ft.); thence Easterly 162.88 ft. along the arc of a curve to the right (Radius of 535.00 ft., central angle of 17°28'35", long chord bears N87°47'0"E 162.25 ft.); thence Easterly 18.92 ft. along the arc of a curve to the left (Radius of 605.00 ft., central angle of 01°47'31", long chord bears S84°23'28"E 18.92 ft.); thence S01°48'43"E 715.81 ft.; thence S59°07'28"E 99.29 ft.; thence N88°11'17"E 46.44 ft.; thence S01°48'43"E 16.68 ft.; thence S81°07'54"E 227.22 ft.; thence S85°24'12"E 83.08 ft.; thence N87°59'50"E 155.57 ft.; thence N80°48'07"E 85.23 ft.; thence S13°28'04"E 53.77 ft.; thence N89°49'14"E 310.85 ft.; thence N58°24'40"E 67.57 ft.; thence N82°36'50"E 150.54 ft.; thence S04°06'47"E 235.44 ft.; thence S05°57'15"W 93.62 ft.; thence S87°39'50"W 1611.68 ft.; thence N01°48'43"W 144.11 ft. along a line parallel with and 66 ft. East of the West line of Section 23 to the point of beginning.

Containing 854,661 Square Feet --- 19.620 Acres



"CITY PLACE"

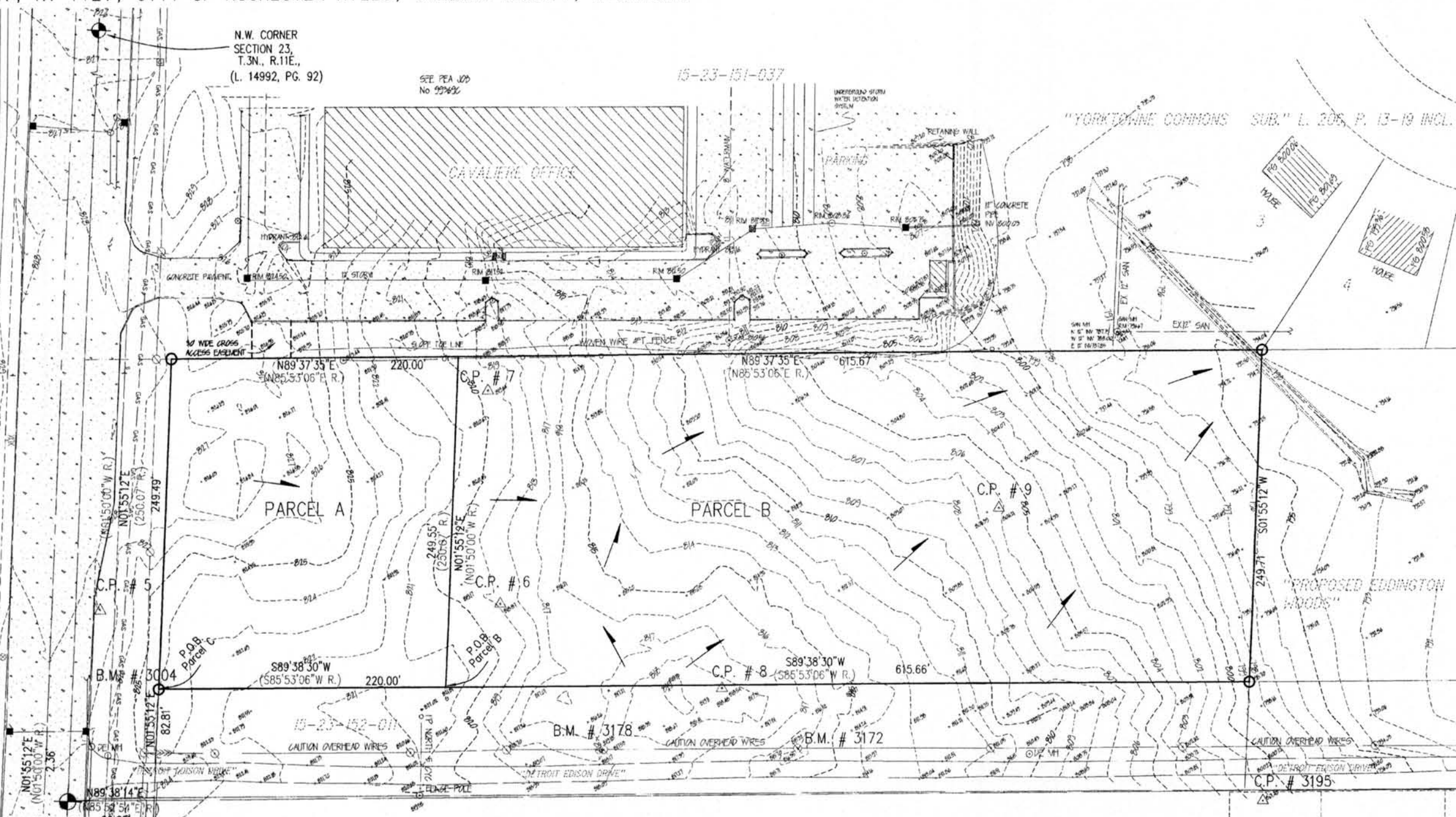
PART OF THE WEST 1/4 OF SECTION 23,
T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.



LOCATION MAP
NOT TO SCALE



ROCHESTER ROAD
(66' WD. 1/2 R.O.W.)



- SITE BENCHMARKS:**
- 3004. P.K. NAIL IN THE NORTH FACE OF A U.P. APPROXIMATELY 75' SOUTH EAST OF THE ROCHESTER RD. CENTERLINE, +/- 5' NORTH OF THE DETROIT EDISON DRIVE.
 - 3172. P.K. NAIL IN THE SOUTH FACE OF A U.P. APPROXIMATELY 375' SOUTH EAST OF THE ROCHESTER RD. CENTERLINE, +/- 15' NORTH OF DETROIT EDISON DRIVE.
 - 3178. P.K. NAIL IN THE SOUTH FACE OF A U.P. APPROXIMATELY 425' SOUTH EAST OF THE ROCHESTER RD. CENTERLINE, +/- 16' NORTH OF DETROIT EDISON DRIVE.

"FIELD WORK COMPLETED BY MCS ASSOCIATES 4/5/2001" "UPDATED BY MCS ASSOCIATES 5/01/2003"



LEGAL DESCRIPTION: PARCEL A

Part of the Northwest 1/4 of Section 23, T. 3N., R. 11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is N01°55'12"E (N01°50'00"W Record) 2.36 ft. along the West line of said Section 32 and N89°38'14"E (N85°32'54"E Record) 286.05 ft. and N01°55'12"E (N01°50'00"W Record) 82.81 ft. from the West 1/4 corner of Section 23, T. 3N., R. 11E.; thence N01°55'12"E 249.49 ft. (N01°50'00"W Record) 250.07 ft. Record along the East line of Rochester Road (66' Wide 1/2 Right-of-Way); thence N89°38'14"E (N85°33'06"E Record) 220.00 ft.; thence S01°55'12"W 249.55 ft.; thence S89°38'30"W (S85°53'06"W Record) 220.00 ft. to the point of beginning.

Containing 54,850 Square Feet --- 1.259 Acres

Subject to and together with any easements and restrictions affecting the above described premises.

LEGAL DESCRIPTION: PARCEL B

Part of the Northwest 1/4 of Section 23, T. 3N., R. 11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is N01°55'12"E (N01°50'00"W Record) 2.36 ft. along the West line of said Section 32 and N89°38'14"E (N85°32'54"E Record) 286.05 ft. and N01°55'12"E (N01°50'00"W Record) 84.01 ft. from the West 1/4 corner of Section 23, T. 3N., R. 11E.; thence N01°55'12"E 249.55 ft.; thence N89°38'43"E (N85°53'06"E Record) 615.67 ft. along (in part) the South line of "Yorktowne Commons Sub." (Under 206 of Plats, Pages 13 through 19, both inclusive, Oakland County Records); thence S01°55'12"W 249.71 ft.; thence S89°38'30"W (S85°53'06"W Record) 615.66 ft. to the point of beginning.

Containing 153,565 Square Feet --- 3.525 Acres

Subject to and together with any easements and restrictions affecting the above described premises.

BENCHMARKS:

NUMBER	NORTHING	EASTING	ELEVATION
3004.	5037.44	5056.76	824.01
3172.	5039.07	5559.01	816.31
3178.	5038.28	5409.15	819.18

CONTROL POINTS:

NUMBER	NORTHING	EASTING	ELEVATION
5.	5145.86	5023.67	828.00
6.	5150.59	5330.21	818.87
7.	5213.76	5320.15	819.64
8.	5085.78	5560.11	818.54
9.	5222.33	5711.84	806.21
3195.	4599.88	5915.83	801.40

LEGEND

- △ CONTROL POINT
- ⊗ FIRE HYDRANT
- ⊕ GATE VALVE
- MANHOLE - STM OR SAN AS INDICATED
- PAVEMENT CATCH BASIN
- TELEPHONE BOX
- ⊞ GAS MARKER
- ⊗ UTILITY POLE
- > GUY POLE
- LIGHT POLE
- ⊕ SIGN
- MAIL BOX
- TOP OF BANK

MCS ASSOCIATES, INC.
Civil Engineering and Surveying
41150 Technology Park Dr., Suite 102
Sterling Heights, Michigan 48314
Telephone 726-6310

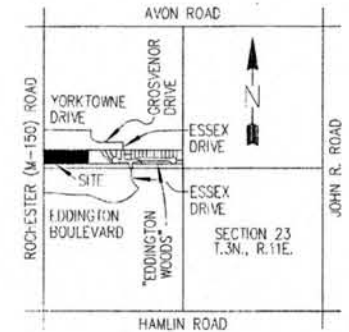
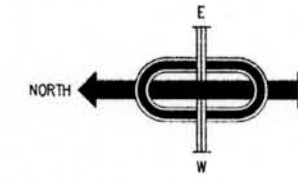
"CITY PLACE"
PART OF THE WEST 1/4 OF SECTION 23, T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DATE 5/15/03 SCALE 1" = 40'
DRAWN BY A.P. SHEET C-2 OF
CHECKED BY J.C.W. DRAWING PS-03-746

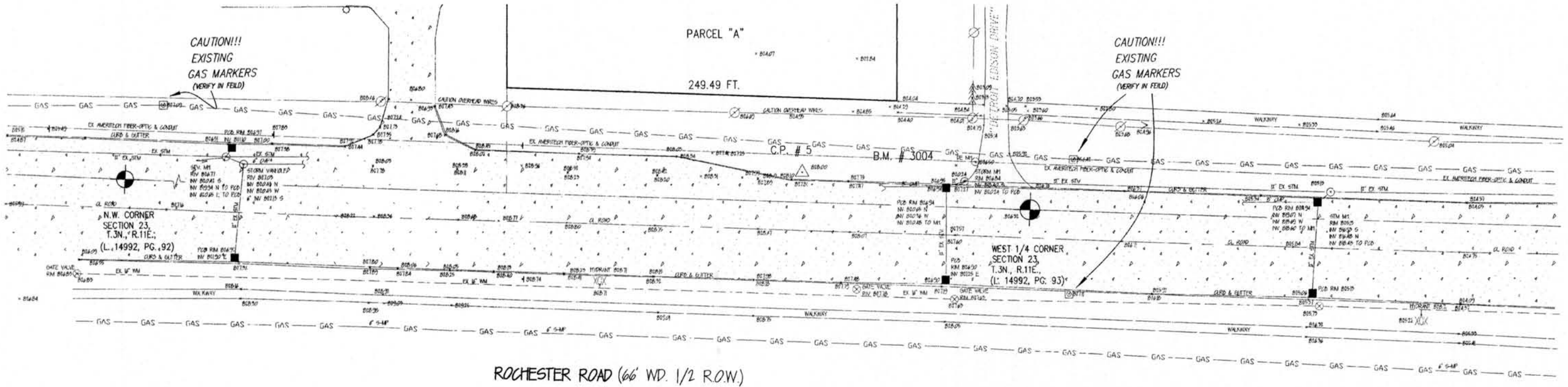
EXISTING CONDITIONS - SITES A & B

"CITY PLACE"

PART OF THE WEST 1/4 OF SECTION 23,
T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.



LOCATION MAP
NOT TO SCALE



CONTROL POINTS:

NUMBER	NORTHING	EASTING	ELEVATION
5.	5145.96	5093.67	828.00

BENCHMARKS:

NUMBER	NORTHING	EASTING	ELEVATION
3004.	5037.44	5056.76	824.81

SITE BENCHMARKS:

- 3004. P.C. NAIL IN THE NORTH FACE OF A U.P. APPROXIMATELY 75' SOUTH EAST OF THE ROCHESTER RD. CENTERLINE, +/- 15' NORTH OF THE DETROIT EDISON DRIVE. ELEVATION 824.81
- 3172. P.C. NAIL IN THE SOUTH FACE OF A J.P. APPROXIMATELY 375' SOUTH EAST OF THE ROCHESTER RD. CENTERLINE, +/- 15' NORTH OF DETROIT EDISON DRIVE. ELEVATION 816.31
- 3176. P.C. NAIL IN THE SOUTH FACE OF A U.P. APPROXIMATELY 425' SOUTH EAST OF THE ROCHESTER RD. CENTERLINE, +/- 16' NORTH OF DETROIT EDISON DRIVE. ELEVATION 819.18

LEGEND

- CONTROL POINT
- FIRE HYDRANT
- GATE VALVE
- MANHOLE - STM OR SAN AS INDICATED
- PAVEMENT CATCH BASIN
- TELEPHONE BOX
- GAS MARKER
- UTILITY POLE
- CUY POLE
- LIGHT POLE
- SIGN
- MAIL BOX
- TOP OF BANK

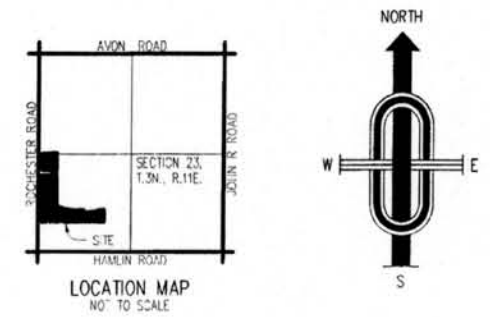
"FIELD WORK COMPLETED BY MCS ASSOCIATES 4/5/2001" "UPDATED BY MCS ASSOCIATES 5/01/2003"



REV.	REV.
REV.	REV.
REV.	REV.
"CITY PLACE" PART OF THE WEST 1/4 OF SECTION 23, T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN	
DATE 5/15/03	SCALE 1" = 30'
DRAWN BY A.P.	SHEET C-3 OF
CHECKED BY J.C.W.	DRAWING PS-03-746
EXISTING CONDITIONS - ROAD TOPO SITES (A & B)	

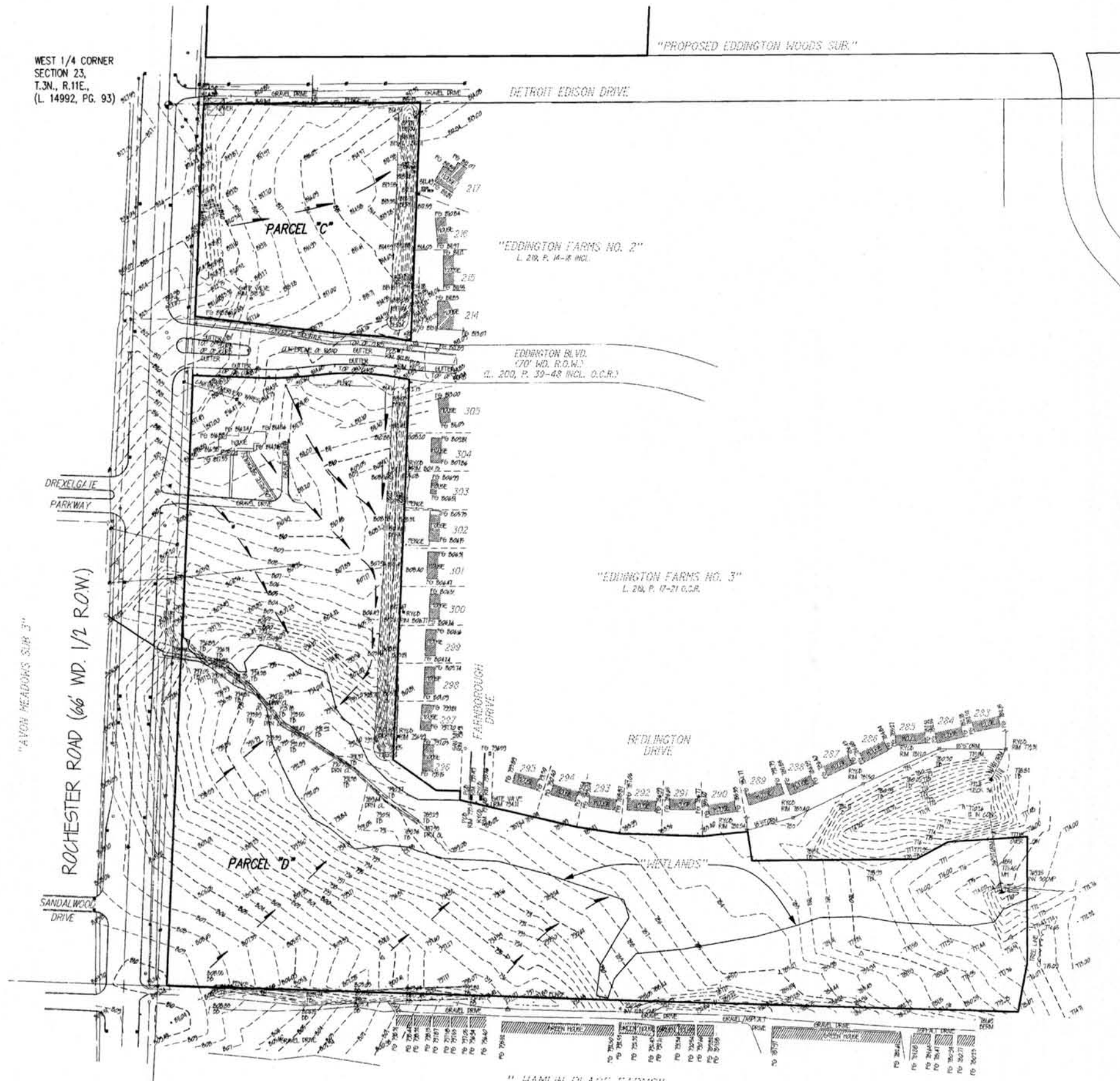
"CITY PLACE"

PART OF THE WEST 1/2 OF SECTION 23,
T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.



WEST 1/4 CORNER
SECTION 23,
T. 3N., R. 11E.,
(L. 14992, PG. 93)

"PROPOSED EDDINGTON WOODS SUB."



LEGAL DESCRIPTION: PARCEL C (NORTH OF EDDINGTON BOULEVARD)

Part of the West 1/2 of Section 23, T. 3N., R. 11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is N01°50'00"W 2.36 ft. along the West line of Section 23 and N85°52'55"E 66.05 ft. from the West 1/4 corner of Section 23, T. 3N., R. 11E.; thence N85°52'55"E 409.33 ft.; thence S01°48'43"E 437.73 ft.; thence Westerly 8.72 ft. along the arc of a curve to the right (Radius of 535.00 ft., central angle of 0°56'01", long chord bears N85°57'43"W 8.72 ft.); thence Westerly 87.82 ft. along the arc of a curve to the left (Radius of 605.00 ft., central angle of 08°19'02", long chord bears N87°39'12"W 87.74 ft.); thence Westerly 51.57 ft. along the arc of a curve to the right (Radius of 645.00 ft., central angle of 04°34'52", long chord bears N89°31'17"W 51.56 ft.); thence N87°13'52"W 262.17 ft.; thence N01°48'43"W 390.70 ft. along a line parallel with and 65 ft. East to the West line of Section 23 to the point of beginning. Containing 169,509 Square Feet --- 3.891 Acres

LEGAL DESCRIPTION: PARCEL D (SOUTH OF EDDINGTON BOULEVARD)

Part of the Southwest 1/4 of Section 23, T. 3N., R. 11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is N01°50'00"W 2.35 ft. along the West line of Section 23 and N85°52'55"E 66.05 ft. and S01°48'43"E 498.70 ft. from the West 1/4 corner of Section 23, T. 3N., R. 11E.; thence N88°11'17"E 124.90 ft.; thence Easterly 103.53 ft. along the arc of a curve to the left (Radius of 650.00 ft., central angle of 09°07'34", long chord bears N83°37'30"E 103.42 ft.); thence Easterly 162.88 ft. along the arc of a curve to the right (Radius of 535.00 ft., central angle of 17°29'35", long chord bears N87°47'39"E 162.25 ft.); thence Easterly 18.22 ft. along the arc of a curve to the left (Radius of 605.00 ft., central angle of 01°47'51", long chord bears S84°23'28"E 18.92 ft.); thence S01°48'43"E 715.81 ft.; thence S59°07'28"E 99.29 ft.; thence N86°11'17"E 46.44 ft.; thence S01°48'43"E 16.68 ft.; thence S81°07'54"E 227.22 ft.; thence S85°24'12"E 83.08 ft.; thence N87°59'50"E 155.57 ft.; thence N80°48'07"E 85.23 ft.; thence S13°28'04"E 53.77 ft.; thence N85°19'14"E 310.85 ft.; thence N58°24'40"E 67.57 ft.; thence N82°36'50"E 150.54 ft.; thence S04°06'47"E 235.44 ft.; thence S05°57'15"W 93.62 ft.; thence S87°59'50"W 1611.68 ft.; thence N01°48'43"W 1144.11 ft. along a line parallel with and 85 ft. East of the West line of Section 23 to the point of beginning. Containing 954,661 Square Feet --- 19.620 Acres

BENCHMARKS:

1. P.K. NAIL ON SOUTH FACE OF UTILITY POLE LOCATED 35± NORTH OF SECTION LINE AND 83± EAST OF THE EAST PROPERTY LINE. ELEV: 815.35
2. ARROW ON HYDRANT LOCATED 150± NORTH OF EDDINGTON STREET AND 10± WEST OF ROCHESTER ROAD. ELEV: 827.53
3. ARROW ON HYDRANT LOCATED 80± EAST OF ROCHESTER ROAD AND 15± NORTH OF EDDINGTON STREET. ELEV: 821.17
4. ARROW ON HYDRANT LOCATED 110± SOUTH OF DREXELGATE PARKWAY AND 10± WEST OF ROCHESTER ROAD. ELEV: 810.34
5. P.K. NAIL ON EAST FACE OF UTILITY POLE LOCATED 350± NORTH OF SOUTH PROPERTY LINE AND 35± EAST OF ROCHESTER ROAD. ELEV: 802.84
6. ARROW ON HYDRANT LOCATED 7± NORTH OF EDDINGTON STREET AND 50± EAST OF THE EAST PROPERTY LINE. ELEV: 815.17

BENCHMARKS:

NUMBER	NORTHING	EASTING	ELEVATION
1.	5839.10	5359.32	815.35
2.	4748.23	4933.58	827.53
3.	4607.33	5081.18	821.17
4.	4137.37	4912.49	810.34
5.	3714.13	5086.00	802.84
6.	4554.44	5516.96	815.17

CONTROL POINTS:

NUMBER	NORTHING	EASTING	ELEVATION
51.	4582.33	5432.35	815.22
53.	4154.12	4907.78	809.22
52.	4158.96	5431.83	812.60
54.	3893.04	5428.61	805.00

LEGEND

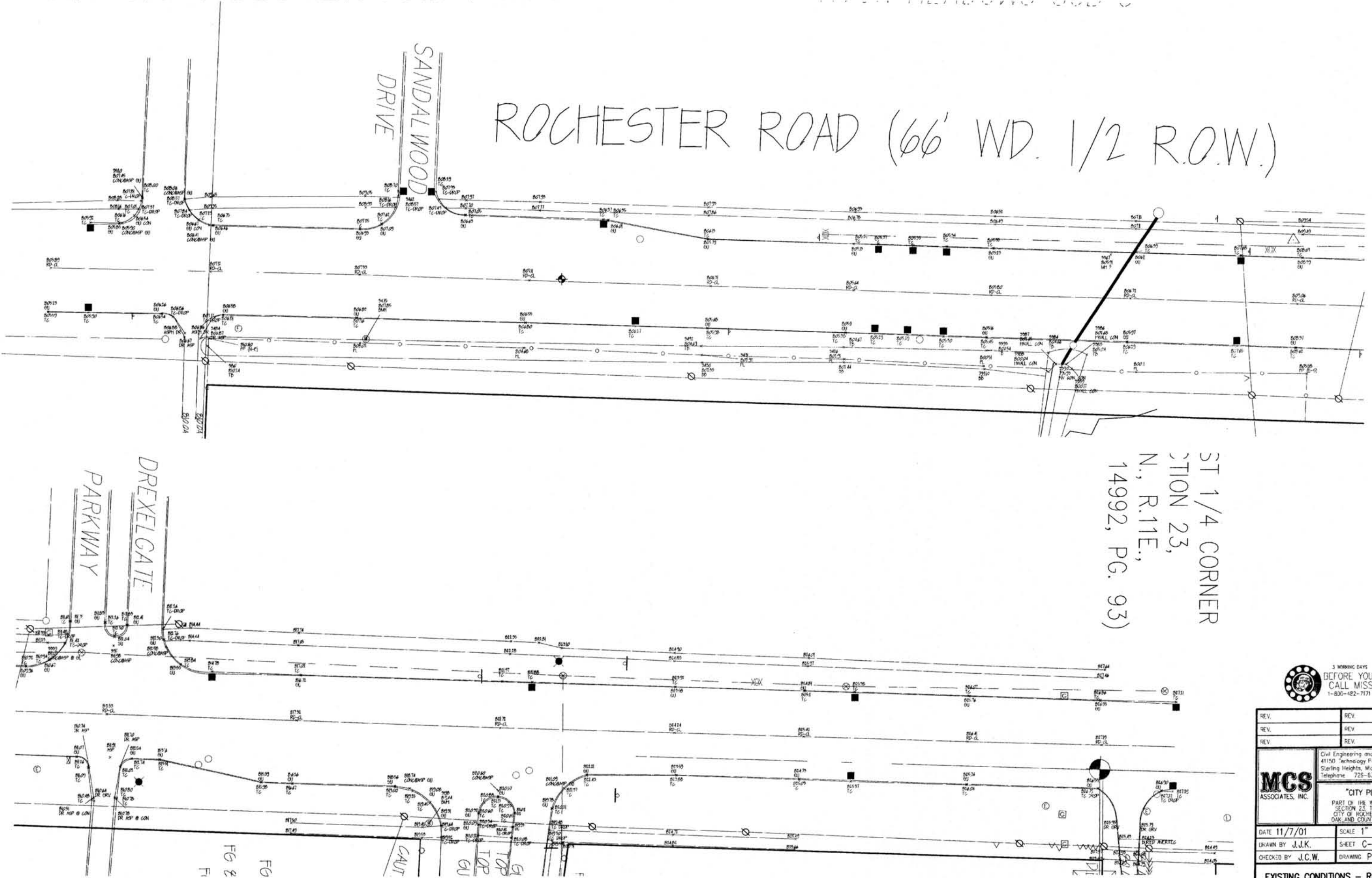
- CONTROL POINT
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- GUY POLE
- LIGHT POLE
- SIGN
- MAIL BOX
- TOP OF BANK



REV.	REV.
REV.	REV.
REV.	REV.
Civil Engineering and Surveying 41150 Technology Park Dr., Suite 102 Sterling Heights, Michigan 48314 Telephone 726-6310	
"CITY PLACE" PART OF THE WEST 1/2 OF SECTION 23, T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN	
DATE 11/7/01	SCALE 1" = 100'
DRAWN BY J.J.K.	SHEET C-4 OF
CHECKED BY J.C.W.	DRAWING PS-03-746
EXISTING CONDITIONS - SITES C & D	

"CITY PLACE"

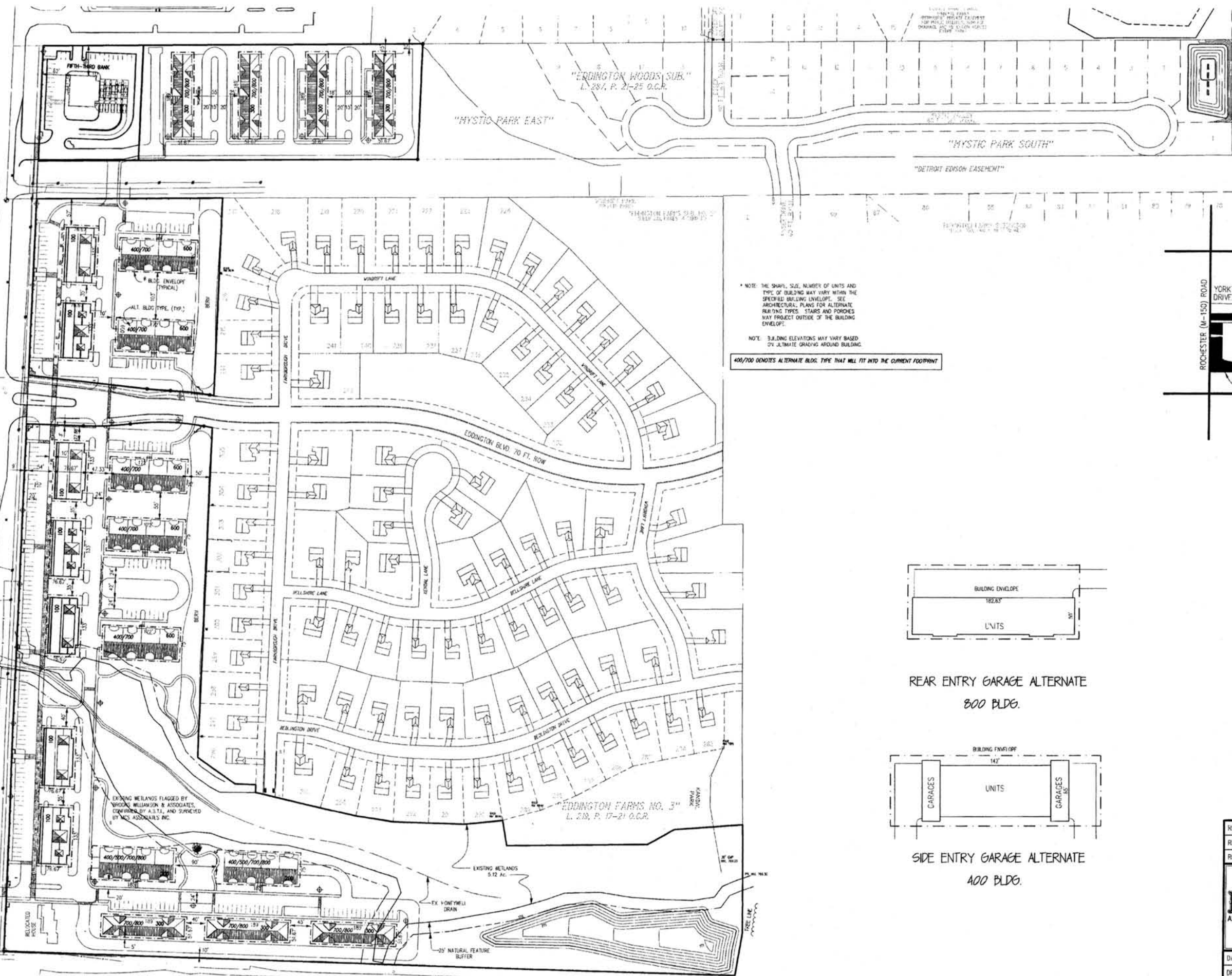
PART OF THE WEST 1/2 OF SECTION 23,
T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.



ST 1/4 CORNER
SECTION 23,
N., R. 11E.,
14992, PG. 93)



REV.	REV.
REV.	REV.
REV.	REV.
<p>Civil Engineering and Surveying 41150 Technology Park Dr., Suite 102 Sterling Heights, Michigan 48314 Telephone 726-6310</p>	
<p>MCS ASSOCIATES, INC.</p>	
<p>"CITY PLACE" PART OF THE WEST 1/2 OF SECTION 23, T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN</p>	
DATE 11/7/01	SCALE 1" = 30'
DRAWN BY J.J.K.	SHEET C-5 OF
CHECKED BY J.C.W.	DRAWING PS-03-746
<p>EXISTING CONDITIONS - ROAD TOPO</p>	



ROCHESTER ROAD
(66' WD. 1/2 ROW)

DREXELGATE PARKWAY

"AVON MEADOWS SUB. 3"

SANDALWOOD DRIVE

"EDDINGTON WOODS SUB."
L. 287, P. 21-25 O.C.R.

"MYSTIC PARK EAST"

"MYSTIC PARK SOUTH"

"DETROIT EDISON EASEMENT"

* NOTE: THE SHAPE, SIZE, NUMBER OF UNITS AND TYPE OF BUILDING MAY VARY WITHIN THE SPECIFIED BUILDING ENVELOPE. SEE ARCHITECTURAL PLANS FOR ALTERNATE BUILDING TYPES. STAIRS AND PORCHES MAY PROJECT OUTSIDE OF THE BUILDING ENVELOPE.

NOTE: BUILDING ELEVATIONS MAY VARY BASED ON ULTIMATE GRADING AROUND BUILDING.

400/700 DENOTES ALTERNATE BLDG. TYPE THAT WILL FIT INTO THE CURRENT FOOTPRINT

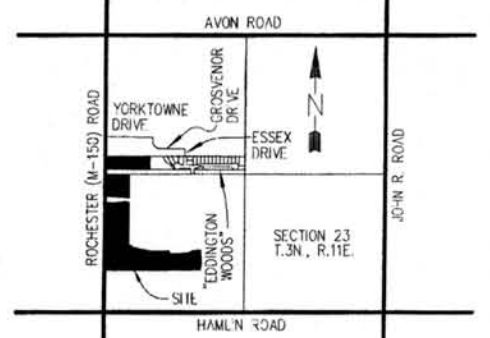
EXISTING WETLANDS FLAGGED BY
NORSON, WILLIAMSON & ASSOCIATES,
ENGINEERS BY A.S.T.E. AND SURVEYED
BY M.C. ASSOCIATES, INC.

"EDDINGTON FARMS NO. 3"
L. 219, P. 17-21 O.C.R.

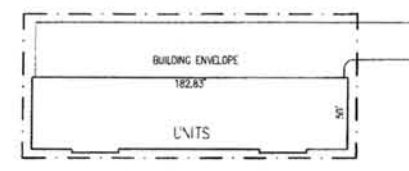
EXISTING WETLANDS
5.12 AC.

EX. 1 ONE WELL
DRAIN

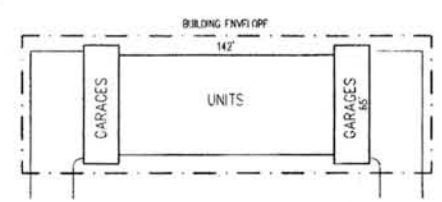
25' NATURAL FEATURE
BUFFER



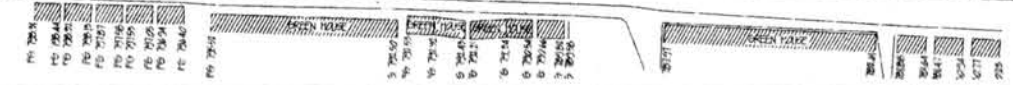
LOCATION MAP
NOT TO SCALE



REAR ENTRY GARAGE ALTERNATE
800 BLDG.



SIDE ENTRY GARAGE ALTERNATE
400 BLDG.

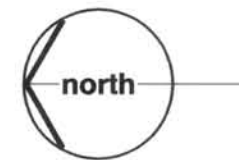


REV.	REV.
REV.	REV.
REV.	REV. 1-5-03 PER C. ENT.
Civil Engineering and Surveying 41150 Technology Park Dr., Suite 102 Sterling Heights, Michigan 48314 Telephone 726-6310	
"CITY PLACE" PART OF THE WEST 1/2 OF SECTION 23, T.3N., R.11E. CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN	
DATE 6-20-03	SCALE 1" = 100'
DRAWN BY J.D.T.	SHEET C-6 OF
CHECKED BY J.J.J.	DRAWING PS-03-746
CONCEPT SITE PLAN - STRINGER	

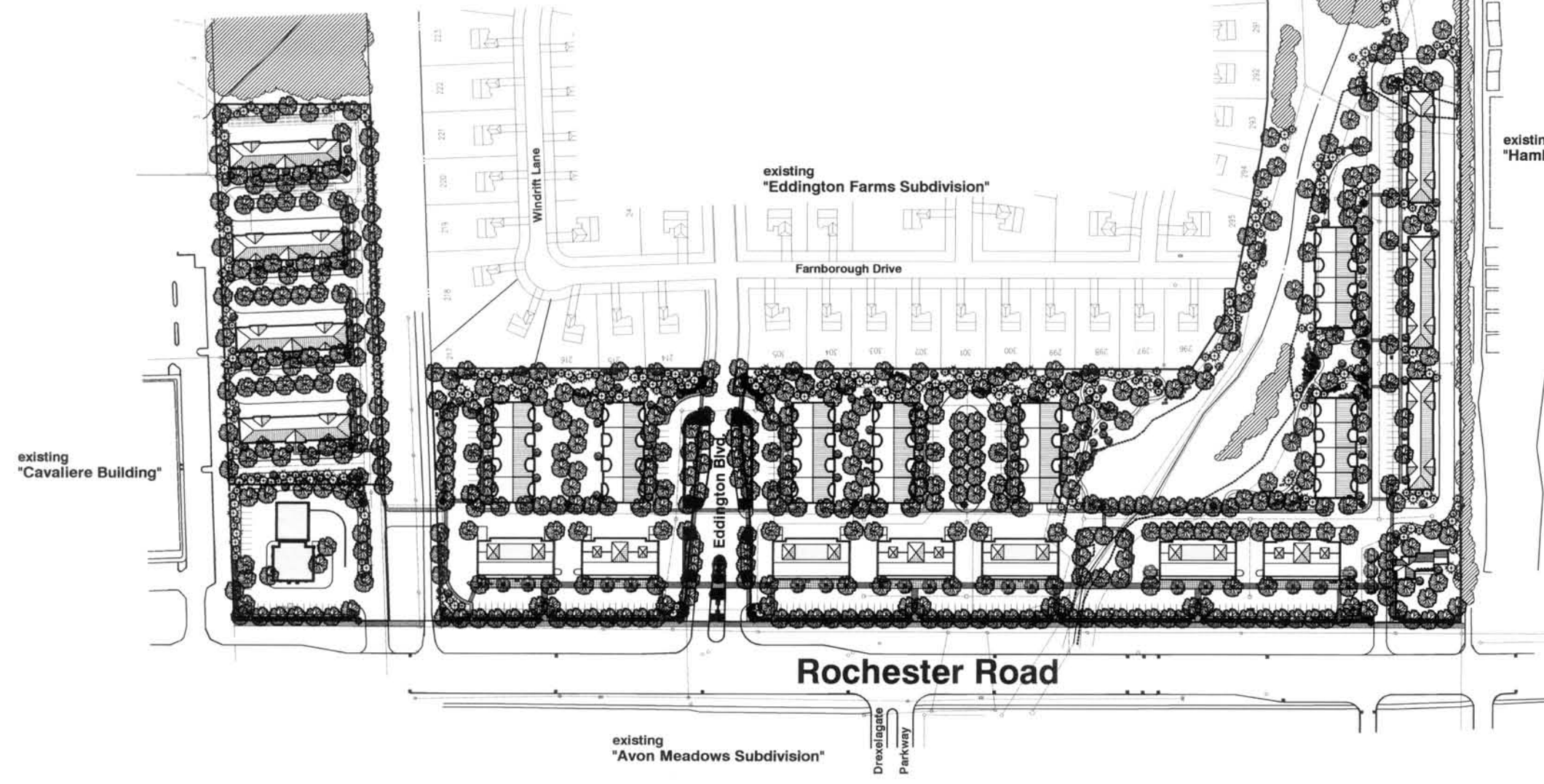
conceptual landscape plan for:

CITY PLACE

City of Rochester Hills, Michigan




scale: 0' 50' 100' 200' 300'
1" = 100'-0"



landscape legend

not to scale

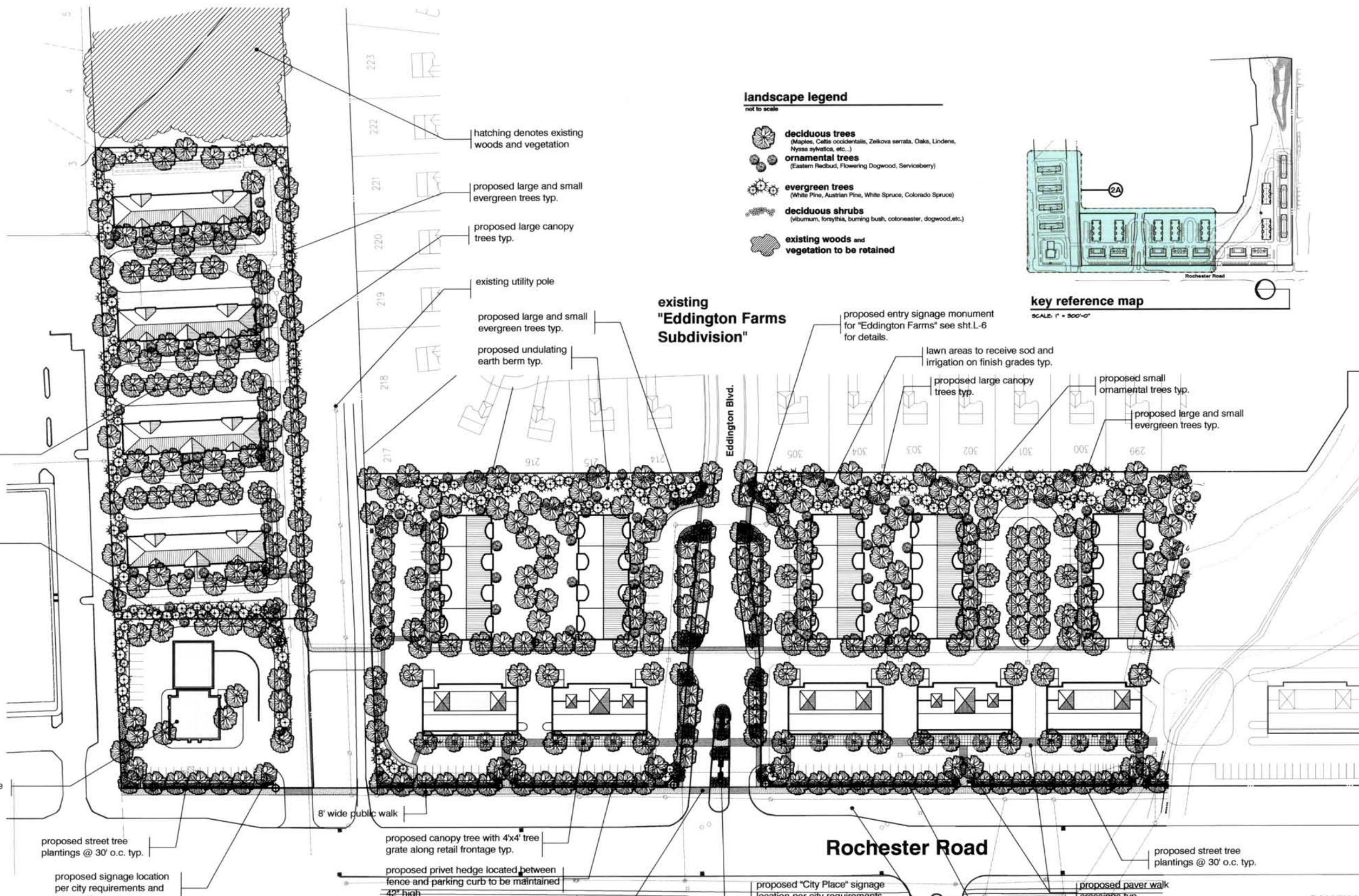
-  **deciduous trees** (478 trees shown)
(Maples, Celtis occidentalis, Zelkova serrata, Oaks, Lindens, Nyssa sylvatica, etc...)
-  **ornamental trees** (170 trees shown)
(Eastern Redbud, Flowering Dogwood, Serviceberry)
-  **evergreen trees** (313 evergreen trees shown)
(White Pine, Austrian Pine, White Spruce, Colorado Spruce)
-  **deciduous shrubs** (1500+ shrubs shown)
(viburnum, forsythia, burning bush, cotoneaster dogwood, etc.)
-  **existing woods and vegetation to be retained**

sheet index:

- overall landscape plan LS-1
- general landscape plan (north area) LS-2
- general landscape plan (south area) LS-3
- entry blvd. and park plantings LS-4
- amenity site plan LS-5
- entry walls, fence, and signage LS-6
- greenbelt buffer elevations LS-7
- building 400 site sections LS-8 & 9
- building 600 site sections LS-10 & 11
- building 700 site sections LS-12 & 13

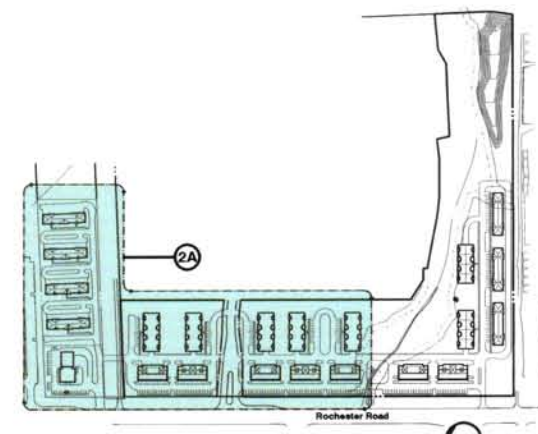


CALVIN HALL & ASSOCIATES
 Professional Land Planner and
 Registered Landscape Architect
 2980 Grandview Rd., Suite 102
 Birmingham, Michigan 48206
 Phone: (248) 857-5498
 Fax: (248) 857-5416
 www.calvinhall.com
 DPL-132002



landscape legend
not to scale

-  **deciduous trees**
(Maples, Cereus occidentalis, Zelkova serrata, Oaks, Lindens, Nyssa sylvatica, etc.)
-  **ornamental trees**
(Eastern Redbud, Flowering Dogwood, Serviceberry)
-  **evergreen trees**
(White Pine, Austrian Pine, White Spruce, Colorado Spruce)
-  **deciduous shrubs**
(Viburnum, Forsythia, burning bush, cotoneaster, dogwood, etc.)
-  **existing woods and vegetation to be retained**



key reference map
SCALE: 1" = 300'-0"

2A general landscape planting detail
SCALE: 1" = 60'-0"

existing "Avon Meadows Subdivision"

existing "Eddington Farms Subdivision"

Rochester Road

Eddington Blvd.

proposed large canopy trees typ.

proposed large and small evergreen trees typ.

proposed Bank site

proposed street tree plantings @ 30' o.c. typ.

proposed signage location per city requirements and approval

hatching denotes existing woods and vegetation

proposed large and small evergreen trees typ.

proposed large canopy trees typ.

existing utility pole

proposed large and small evergreen trees typ.

proposed undulating earth berm typ.

8' wide public walk

proposed canopy tree with 4'x4' tree grate along retail frontage typ.

proposed privet hedge located between fence and parking curb to be maintained 42" high

proposed stamp concrete or brick paver walk crossings typ.

proposed entry signage monument for "Eddington Farms" see sht.L-6 for details.

lawn areas to receive sod and irrigation on finish grades typ.

proposed large canopy trees typ.

proposed small ornamental trees typ.

proposed large and small evergreen trees typ.

proposed "City Place" signage location per city requirements and approval

proposed paver walk crossings typ.

proposed 42" high decorative metal or wrought iron fence -see sht. L -6 for details

lawn areas within r.o.w. to receive sod and irrigation on finish grades typ.

proposed street tree plantings @ 30' o.c. typ.

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Professional Land Planner and registered Landscape Architect
29895 Greenfield Rd., suite 102
Southfield, Michigan 48076
Phone: (248) 557-6688
Fax: (248) 557-6416

existing
"Avon Meadows
Subdivision"

8' wide public walk

proposed street tree
plantings @ 30' o.c. typ.

proposed privet hedge located
between fence and parking
curb to be maintained 42" high

proposed stamp concrete or
brick paver walk crossings typ.

proposed 42" high decorative
metal or wrought iron fence
-see sht. L-6 for details

proposed canopy tree
with 4"x4" tree grate along
retail frontage typ.




proposed signage location
per city requirements and
approval

proposed new location of
historical house

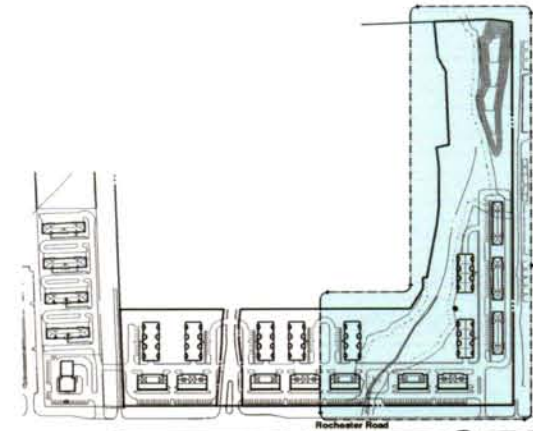
Rochester Road

Farnborough Drive

landscape legend

- not to scale
-  deciduous trees
(Maples, Celtis occidentalis, Zelkova serata, Oaks, Lindens,
Nyssa sylvatica, etc.)
 -  ornamental trees
(Eastern Redbud, Flowering Dogwood, Serviceberry)
 -  evergreen trees
(White Pine, Austrian Pine, White Spruce, Colorado Spruce)
 -  deciduous shrubs
(Viburnum, Forsythia, burning bush, cotoneaster, dogwood, etc.)
 -  existing woods and
vegetation to be retained

existing
"Eddington Farms
Subdivision"



key reference map

SCALE: 1" = 100'-0"

- proposed undulating
earth berm typ. (min. 6'
high)
- lawn areas to receive sod and
irrigation on finish grades typ.
- limits of wetland
- proposed 5' wide meandering
walk typ.
- proposed large and small
evergreen trees typ.
- proposed small
ornamental trees typ.

- proposed large canopy
trees typ.
- hatching denotes existing
woods and vegetation
- proposed large and small
evergreen trees typ.
- proposed large and small
evergreen trees typ.
- proposed pergola or
gazebo location
- proposed new and disturbed lawn
areas around detention basin to be
hydroseeded on finish grades typ.
- proposed detention basin see
engineering plans for details
- proposed small
ornamental trees typ.

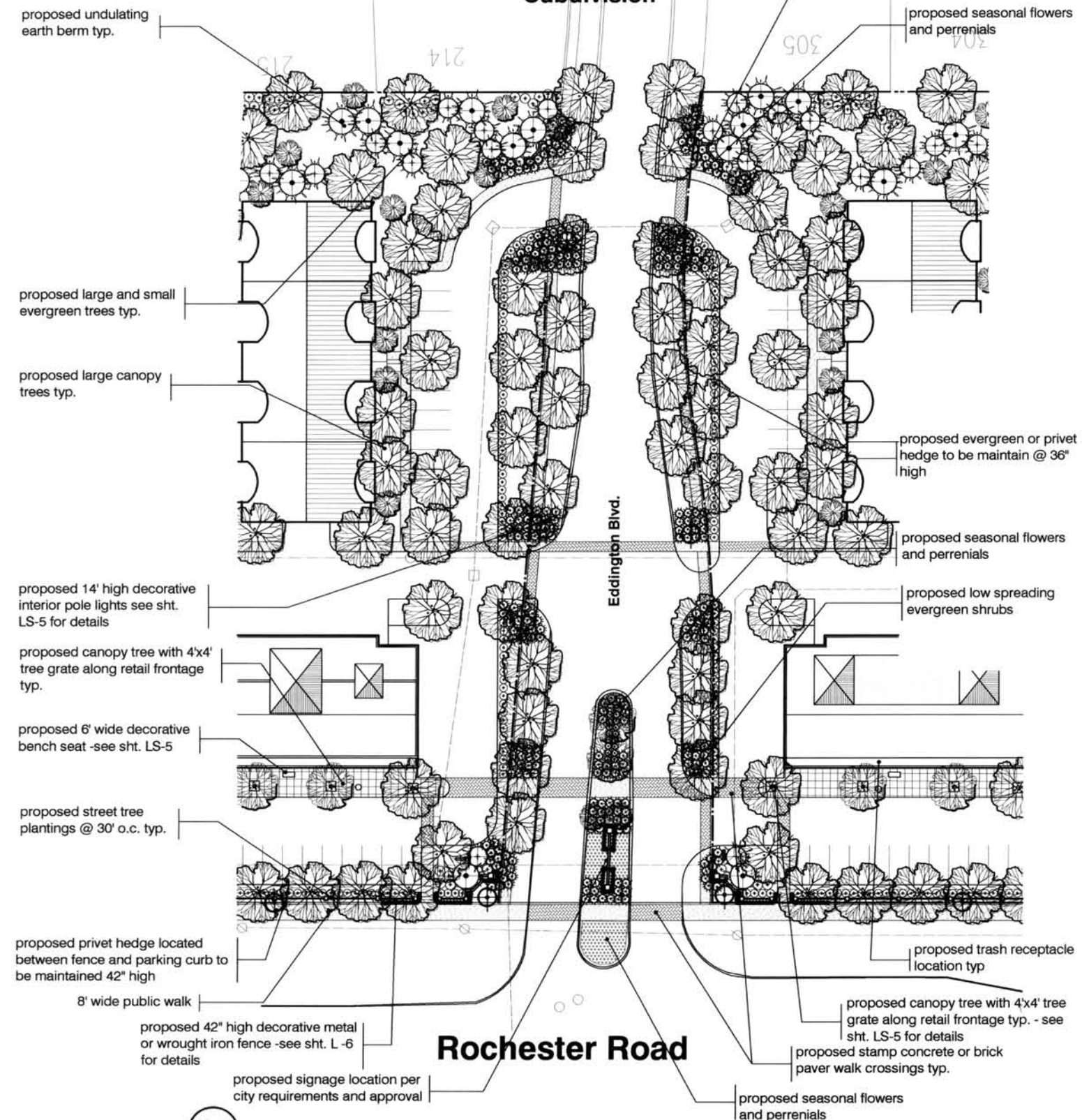
- proposed large and small
evergreen trees typ.
- existing woods and
vegetation
- proposed 5' wide meandering
walk typ.

existing
"Hamlin Place Farms"

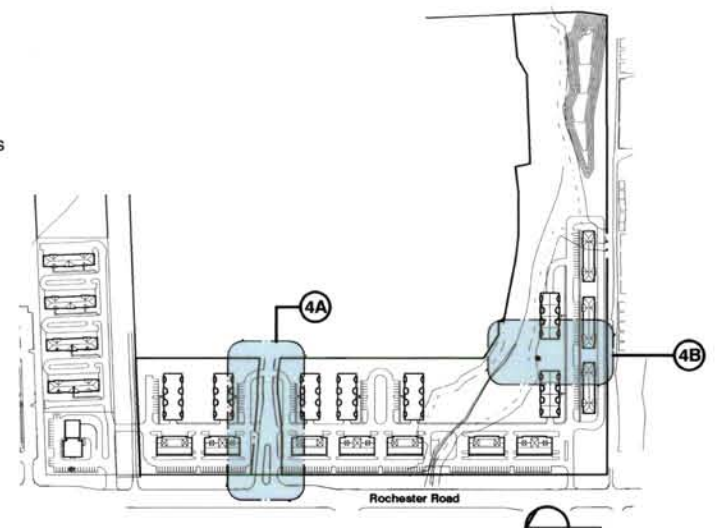
3A general landscape planting detail
SCALE: 1" = 60'-0"

CALVIN HALL
& ASSOCIATES
Professional Land Planner and
registered Landscape Architect
29895 Greenfield Rd., suite 102
Southfield, Michigan 48076
Phone: (248) 557-5588
Fax: (248) 557-5415

"Eddington Farms Subdivision"



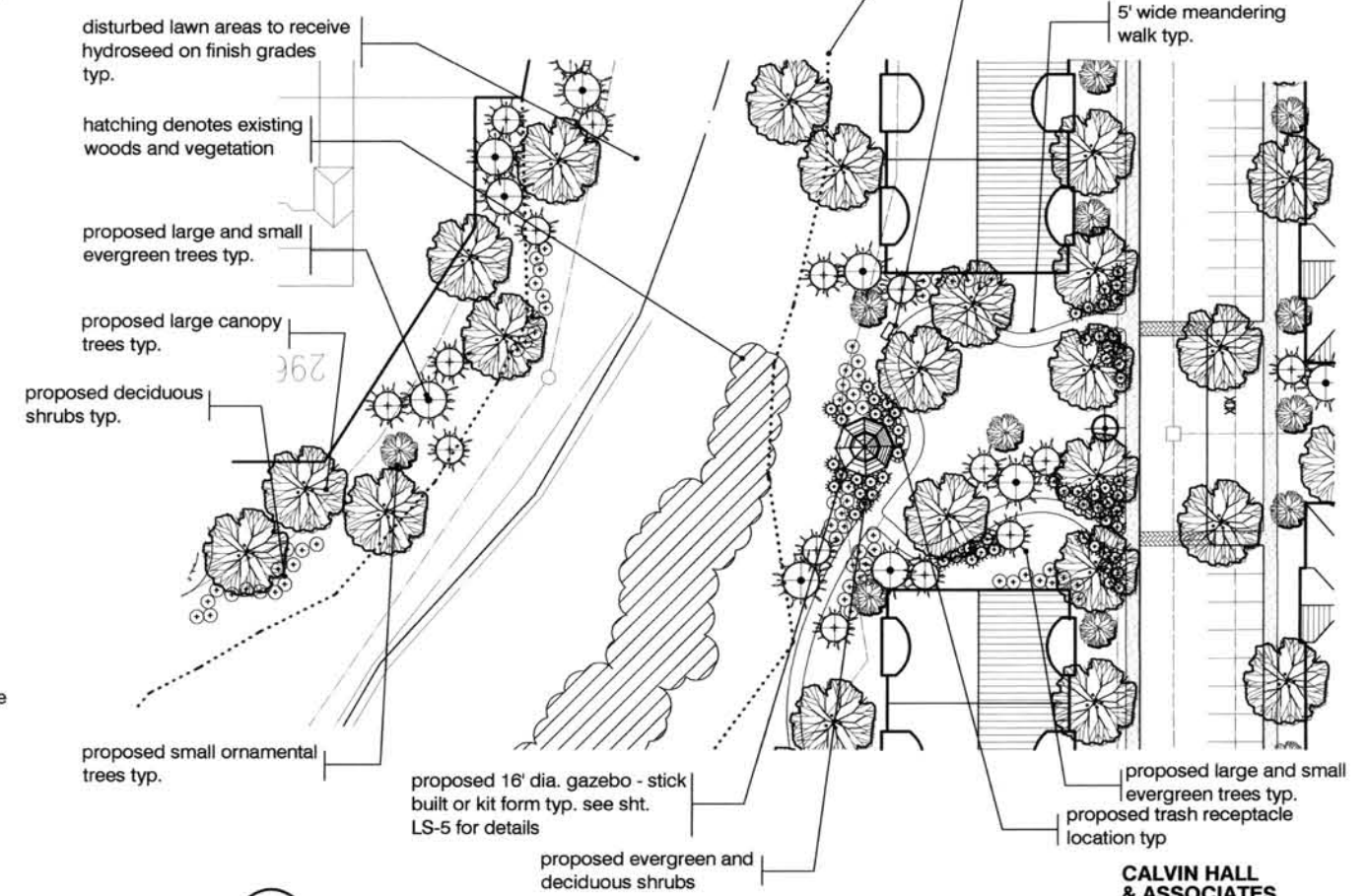
4A entry blvd. landscape planting detail
SCALE: 1" = 30'-0"



key reference map
SCALE: 1" = 300'-0"
existing

landscape legend

- not to scale
-  **deciduous trees**
(Maples, Celtis occidentalis, Zelkova serrata, Oaks, Lindens, Nyssa sylvatica, etc...)
 -  **ornamental trees**
(Eastern Redbud, Flowering Dogwood, Serviceberry)
 -  **evergreen trees**
(White Pine, Austrian Pine, White Spruce, Colorado Spruce)
 -  **deciduous shrubs**
(viburnum, forsythia, burning bush, cotoneaster, dogwood, etc.)
 -  **existing woods and vegetation to be retained**



4B park landscape planting detail
SCALE: 1" = 30'-0"

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Professional Land Planner and
Registered Landscape Architect
29995 Greenfield Rd., suite 102
Southfield, Michigan 48078
Phone: (248) 557-5508
Fax: (248) 557-5416

lighting note:

1. DECORATIVE POLE AND FIXTURE HEAD LIGHTS PER CITY APPROVAL.
2. INSTALLATION PER MANUFACTURER SPECIFICATION & REQUIREMENTS AND PER CITY OF ROCHESTER STANDARDS.
3. SEE SITE AMENITY PLAN ON THIS SHEET FOR PROPOSED LIGHT LOCATIONS. TOTAL NO. OF CONDITIONS.

- ST STREET LIGHT (16 CONDITIONS)
- INT INTERIOR LIGHT (14 CONDITIONS)



5A interior light
(single head fixture)
(TOTAL OF 30-CONDITIONS)

specifications:

LUMINAIRE AND POST TO BE MANUFACTURED BY SPRING CITY ELECTRICAL MFG. CO. LUMINAIRE MODEL TO BE "QUALITY HILL" OR EQUAL. POST MODEL TO BE MADISON FLARE TOP" OR EQUAL.



5B bike rack
(TOTAL OF 9-CONDITIONS)
BIKE RACK MANUFACTURED BY JENNINGS. MODEL TO BE MA3-II-SH-SF OR EQUAL.



5C gazebo elevation
STICK-BUILT OR KIT FORM GAZEBO MANUFACTURED BY VIXEN HILL GAZEBO. MODEL TO BE VK-150 OR EQUAL.



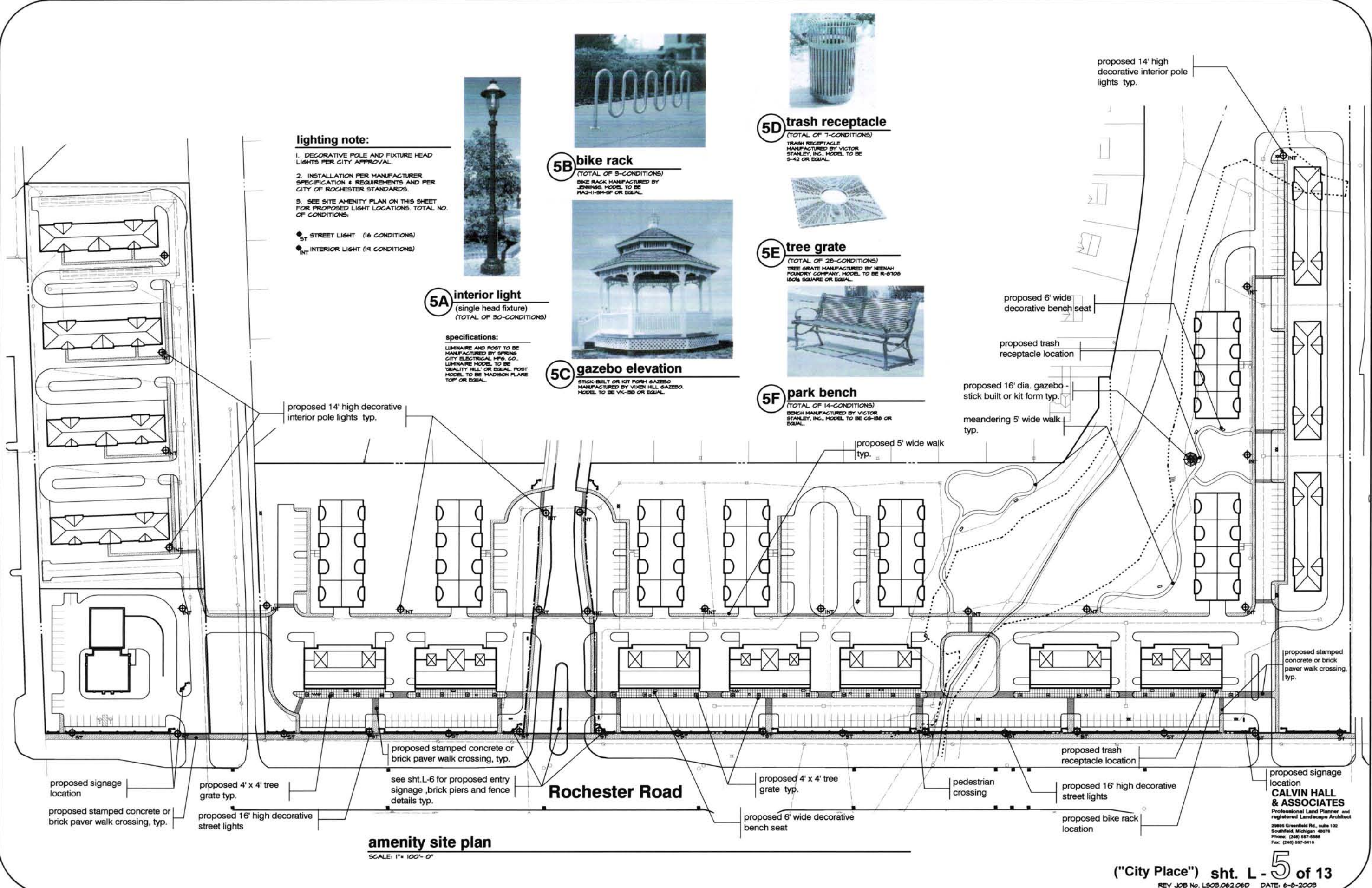
5D trash receptacle
(TOTAL OF 7-CONDITIONS)
TRASH RECEPTACLE MANUFACTURED BY VICTOR STANLEY, INC. MODEL TO BE S-42 OR EQUAL.



5E tree grate
(TOTAL OF 28-CONDITIONS)
TREE GRATE MANUFACTURED BY REEMAN FOUNDRY COMPANY. MODEL TO BE R-0106 180# SQUARE OR EQUAL.



5F park bench
(TOTAL OF 14-CONDITIONS)
BENCH MANUFACTURED BY VICTOR STANLEY, INC. MODEL TO BE CS-150 OR EQUAL.



proposed signage location

proposed stamped concrete or brick paver walk crossing, typ.

proposed 4' x 4' tree grate typ.

proposed 16' high decorative street lights

proposed stamped concrete or brick paver walk crossing, typ.

see sht.L-6 for proposed entry signage, brick piers and fence details typ.

Rochester Road

proposed 4' x 4' tree grate typ.

proposed 6' wide decorative bench seat

proposed 5' wide walk typ.

pedestrian crossing

proposed trash receptacle location

proposed 16' high decorative street lights

proposed bike rack location

proposed 6' wide decorative bench seat

proposed trash receptacle location

proposed 16' dia. gazebo-stick built or kit form typ.

meandering 5' wide walk typ.

proposed 14' high decorative interior pole lights typ.

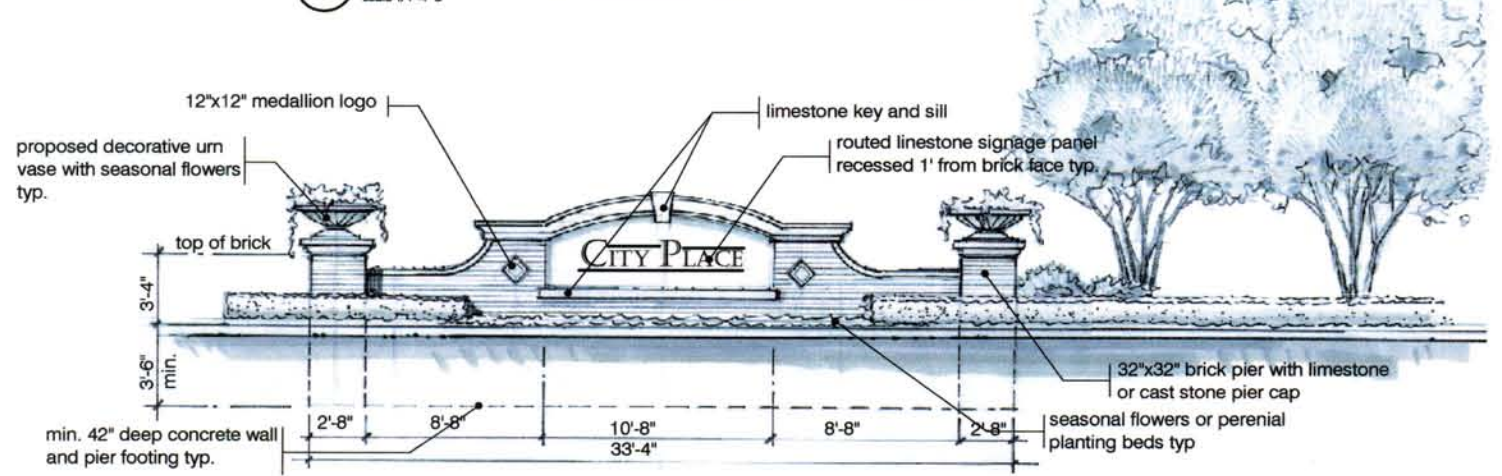
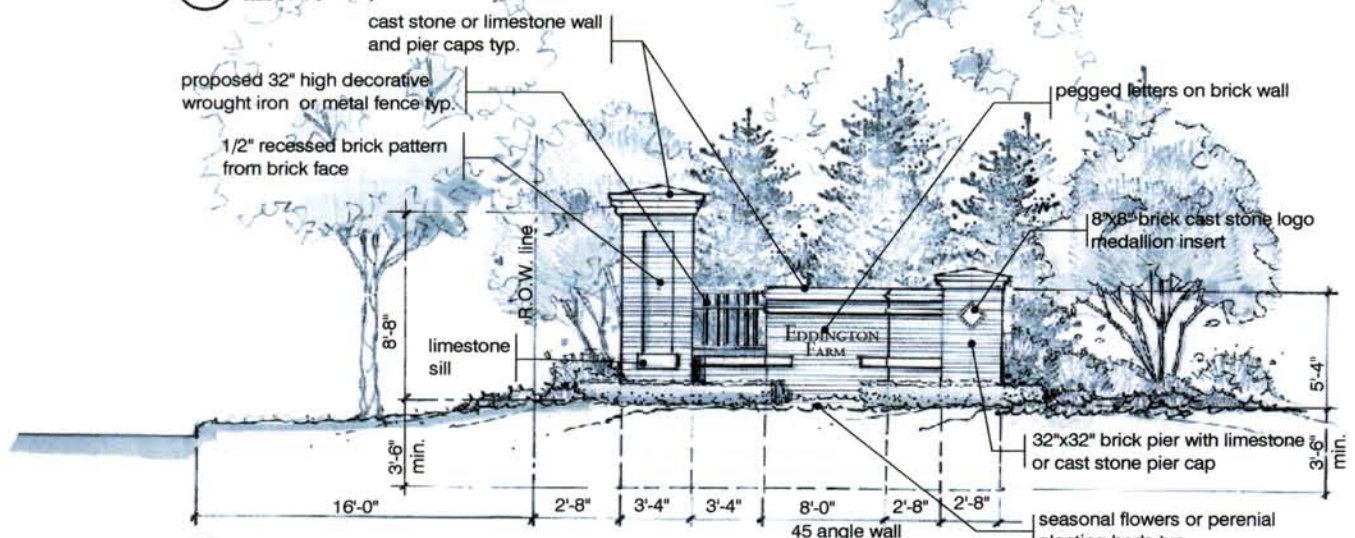
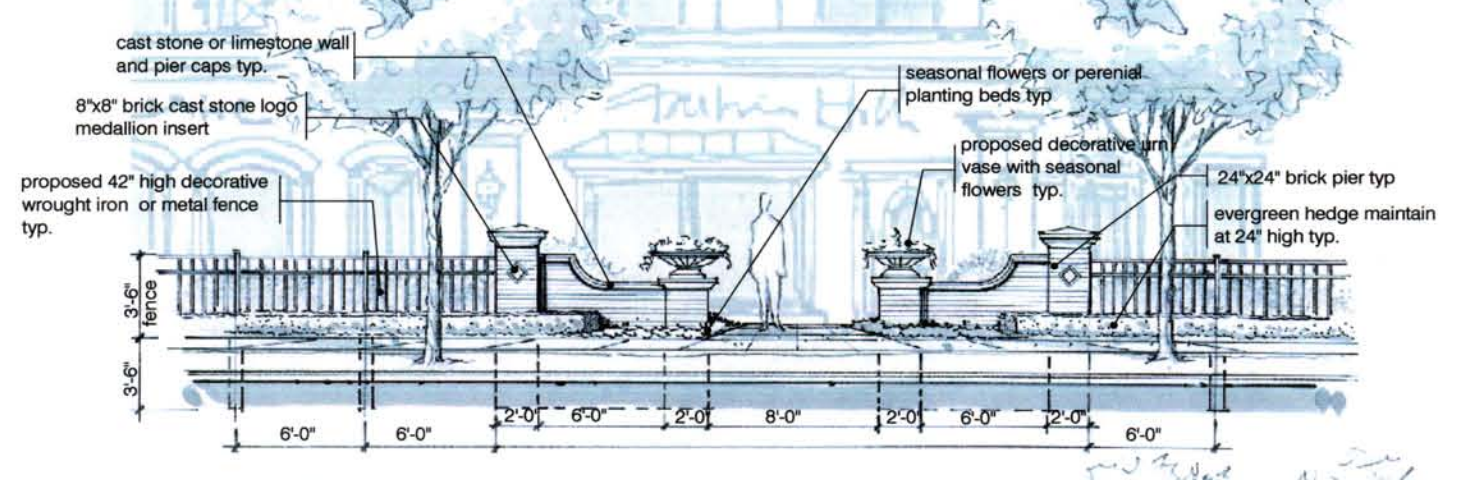
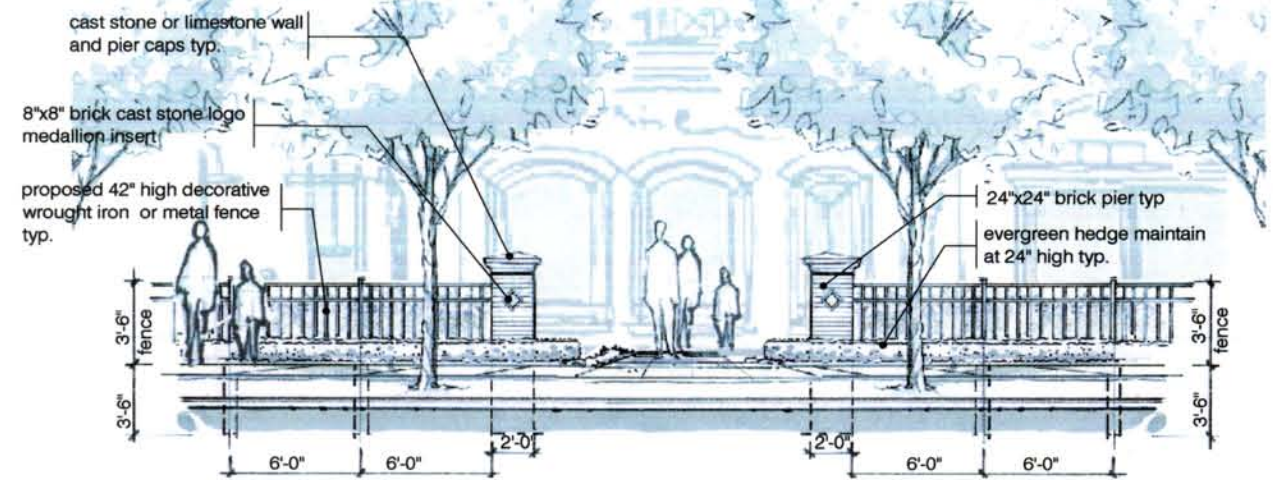
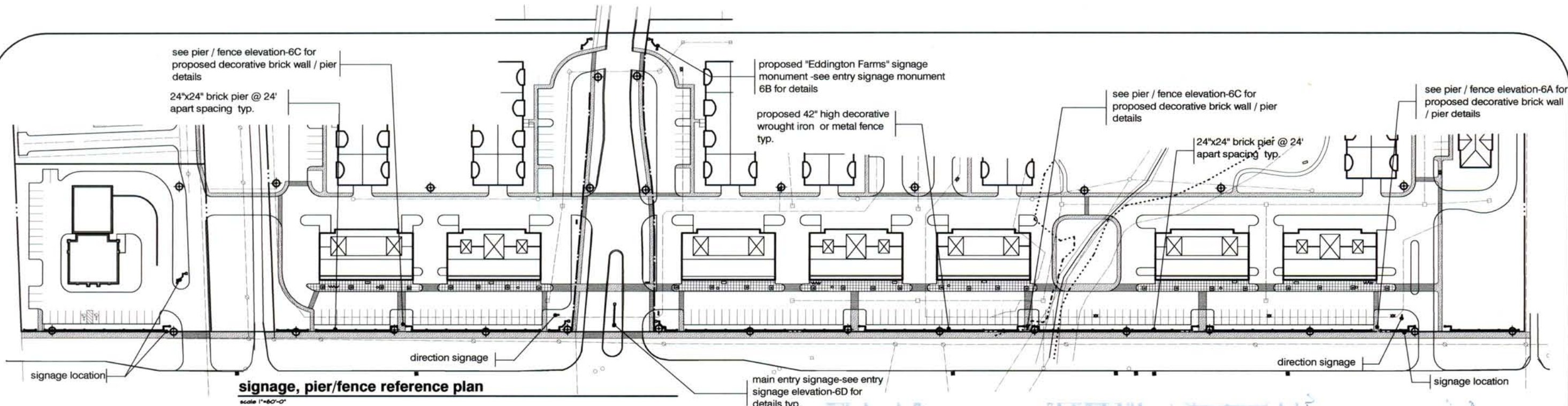
proposed stamped concrete or brick paver walk crossing, typ.

proposed signage location
CALVIN HALL & ASSOCIATES
Professional Land Planner and registered Landscape Architect
29895 Greenfield Rd., suite 102
Southfield, Michigan 48078
Phone: (248) 957-6888
Fax: (248) 957-9416

amenity site plan
SCALE: 1" = 100'-0"

("City Place") sht. L - **5** of 13

REV JOB No. LS05.062.06D DATE: 6-8-2005
REV DATE: 1-14-2004





FRONT ELEVATION BUILDING TYPE 100 - A 1/8" = 1'-0"
 PROPOSED PLANNED, TND DEVELOPMENT (SIDE & REAR MATERIALS/ COLORS SIMILAR)
 GILBERT & VENNETILLI
 ROCHESTER HILLS MI

BUILDING MATERIAL COLORS

BRICK:	SAND, BROWN, RED
SIDING:	CREAM, GREY, WHITE
PREFAB CROWN:	WHITE, SAND
ASPHALT SHINGLES:	WEATHERED WOOD, BLACK, GREY

A - 1
 BUILDING TYPE 100 - A

Alexander V. Bogaerts + Associates, P.C.
 Architecture • Planning • Interior Design
 2445 Franklin Road
 Bloomfield Hills, MI 48302
 248-334-5000





LEFT SIDE ELEVATION
(RIGHT SIDE SIM. OPP. HAND)

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

GILBERT & VENNETILLI PROPOSED PLANNED TND DEVELOPMENT
ROCHESTER HILLS, MI

A - 2
BUILDING TYPE 100-A

Alexander V. Bogaerts + Associates, P.C.
Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248-334-5000





FRONT ELEVATION

BUILDING TYPE 100 - B

1/8" = 1'-0"

GILBERT & VENNETILLI PROPOSED PLANNED TND DEVELOPMENT
 ROCHESTER HILLS MI
 (SIDE & REAR MATERIALS/ COLORS SIMILAR)

BUILDING MATERIAL COLORS

BRICK: SAND, BROWN, RED
 SIDING: CREAM, GREY, WHITE
 PREFAB CROWN: WHITE, SAND
 ASPHALT SHINGLES: WEATHERED WOOD, BLACK, GREY

A - 3

BUILDING TYPE 100 - B

Alexander V. Bogaerts + Associates, P.C.
 Architecture • Planning • Interior Design
 2445 Franklin Road
 Bloomfield Hills, MI 48302
 248-334-5000





LEFT SIDE ELEVATION
(RIGHT SIDE SIM, OPP. HAND)

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

GILBERT & VENNETILLI PROPOSED PLANNED TND DEVELOPMENT
ROCHESTER HILLS, MI





FRONT ELEVATION BUILDING TYPE 100 - C 1/8" = 1'-0"

GILBERT & VENNETILLI PROPOSED PLANNED TND DEVELOPMENT
 ROCHESTER HILLS MI
 (SIDE & REAR MATERIALS/ COLORS SIMILAR)

BUILDING MATERIAL COLORS

- BRICK: SAND, BROWN, RED
- SIDING: CREAM, GREY, WHITE
- PREFAB CROWN: WHITE, SAND
- ASPHALT SHINGLES: WEATHERED WOOD, BLACK, GREY

A - 5
 BUILDING TYPE 100 - C

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 Architecture • Planning • Interior Design
 2445 Franklin Road
 Bloomfield Hills, MI 48302
 248-334-5000





LEFT SIDE ELEVATION
(RIGHT SIDE SIM, OPP. HAND)

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

GILBERT & VENNETILLI PROPOSED PLANNED TND DEVELOPMENT
ROCHESTER HILLS, MI

A - 6

BUILDING TYPE 100-C

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Bloomfield Hills, MI 48302
248-334-5000





FRONT ELEVATION

BUILDING TYPE 100 - D

1/8" = 1'-0"

GILBERT & VENNETILLI PROPOSED PLANNED TND DEVELOPMENT

ROCHESTER HILLS MI

(SIDE & REAR MATERIALS/ COLORS SIMILAR)

BUILDING MATERIAL COLORS

BRICK:	SAND, BROWN, RED
SIDING:	CREAM, GREY, WHITE
PREFAB CROWN:	WHITE, SAND
ASPHALT SHINGLES:	WEATHERED WOOD, BLACK, GREY

A - 7
BUILDING TYPE 100 - D

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Bloomfield Hills, MI 48302
248-334-5000





FRONT ELEVATION ALTERNATE BLDG. TYPE 100 - D

1/8" = 1'-0"

GILBERT & VENNETTILLI PROPOSED PLANNED TND DEVELOPMENT

ROCHESTER HILLS MI

(ALT.) A - 7

BUILDING TYPE 100 - D

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 Bloomfield Hills, MI 48302
 248-334-5000





LEFT SIDE ELEVATION
(RIGHT SIDE SIM, OPP. HAND)

1/8" = 1'-0"

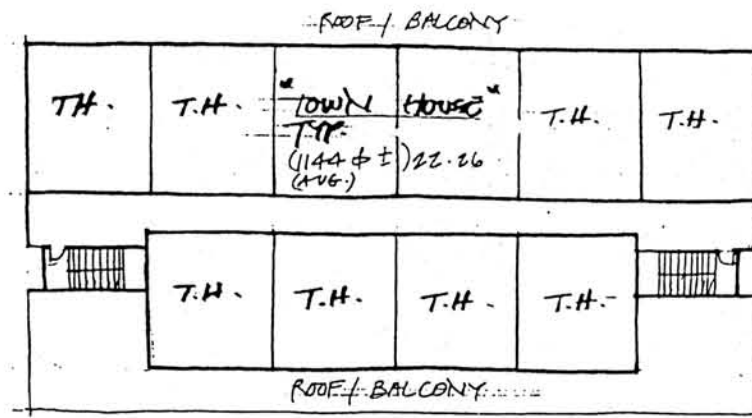


REAR ELEVATION

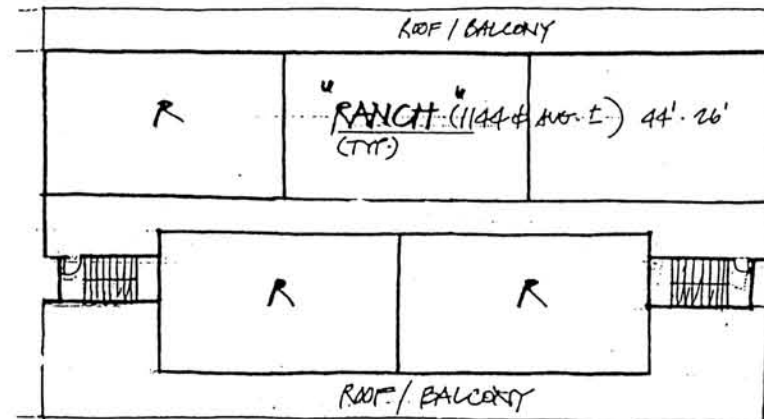
1/8" = 1'-0"

GILBERT & VENNETTILLI PROPOSED PLANNED TND DEVELOPMENT
ROCHESTER HILLS, MI

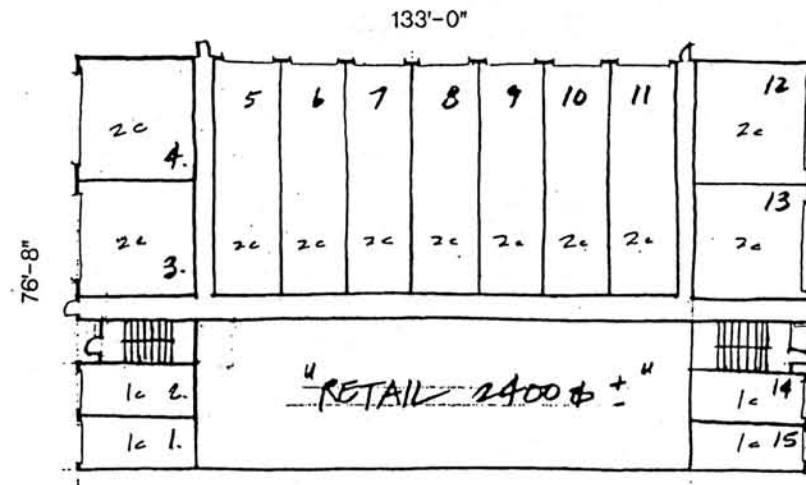




THIRD & FOURTH FLOOR PLAN *TOWNHOUSE UNITS* 1/16" = 1'-0"



SECOND FLOOR PLAN *RANCH UNITS* 1/16" = 1'-0"



FIRST FLOOR PLAN RETAIL / GARAGE 1/16" = 1'-0"

GILBERT & VENNETILLI PROPOSED PLANNED TND DEVELOPMENT
 ROCHESTER HILLS MI
 (15 UNIT BUILDING)

A - 9
 "BUILDING TYPE 100"

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 2445 Franklin Road
 Bloomfield Hills, MI 48302
 248-334-5000





FRONT ELEVATION

1/8" = 1'-0"

GILBERTI & VENNETILLI PROPOSED PLANNED TND DEVELOPMENT
 BOCHESTER HILLS MI
 (SIDE & REAR MATERIALS/ COLORS SIMILAR)

BUILDING MATERIAL COLORS

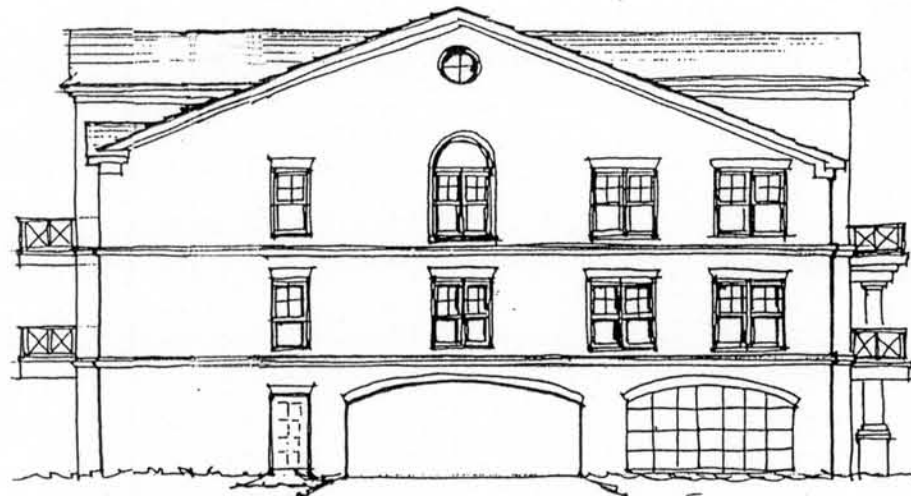
BRICK: SAND, BROWN, RED
 SIDING: CREAM, GREY, WHITE
 PREFAB CROWN: WHITE, SAND
 ASPHALT SHINGLES: WEATHERED WOOD, BLACK, GREY

A - 10

" BUILDING TYPE 200 "

Alexander V. Bogaerts + Associates, P.C.
 Architecture • Planning • Interior Design
 2445 Franklin Road
 Bloomfield Hills, MI 48302
 248-334-5000





LEFT SIDE
(RIGHT SIDE SIM. OPP. HAND)

1/8" = 1'-0"

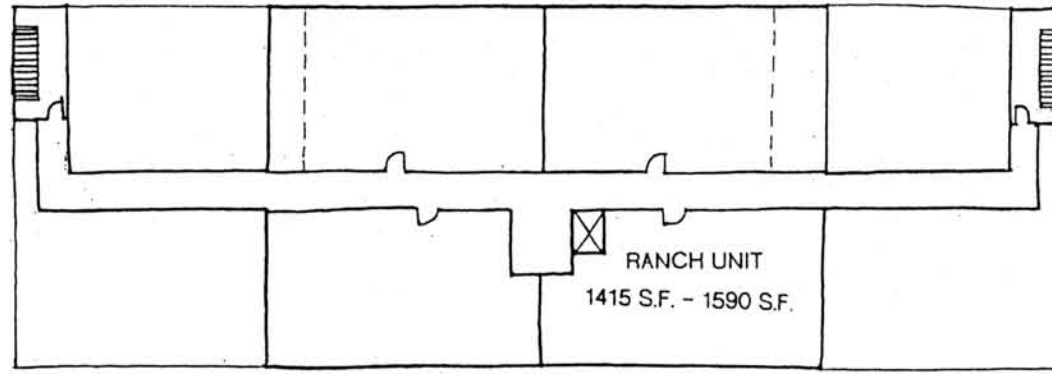


REAR ELEVATION

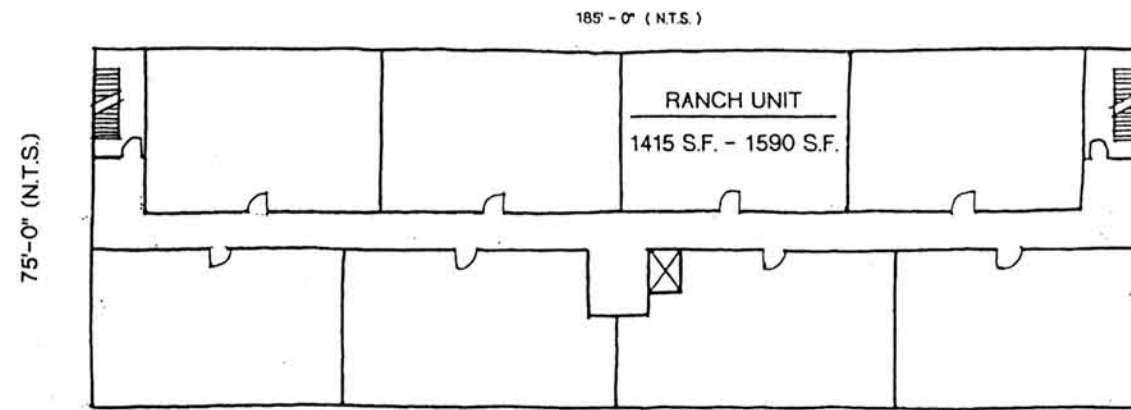
GILBERT & VENNETILLI PROPOSED PLANNED TND DEVELOPMENT
ROCHESTER HILLS MI

1/8" = 1'-0"

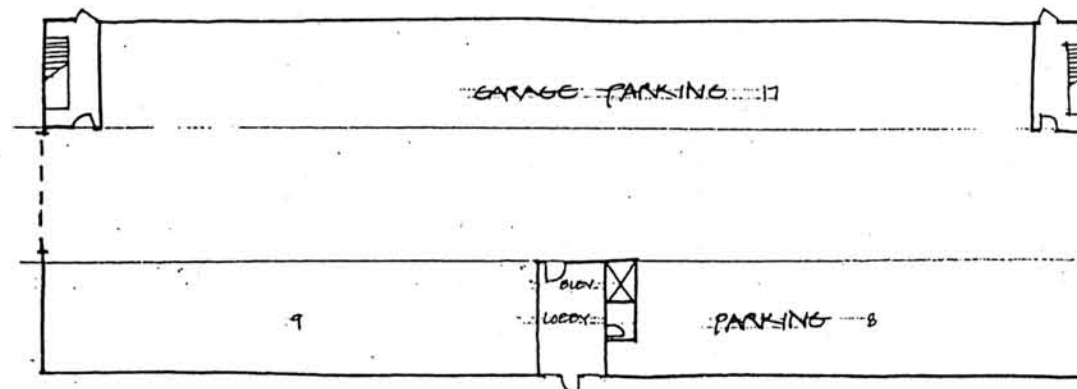




THIRD FLOOR PLAN *RANCH UNITS* 1/16" = 1'-0"



SECOND FLOOR PLAN *RANCH UNITS* 1/16" = 1'-0"



FIRST FLOOR PLAN GARAGE LEVEL 1/16" = 1'-0"

GILBERT & VENNETTILLI PROPOSED PLANNED TND DEVELOPMENT
ROCHESTER HILLS, MI

(16 UNIT BUILDING)

A - 12
" BUILDING TYPE 200 "

Alexander V. Bogaerts + Associates, P.C.
Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248.334.5000





ASPHALT SHINGLES

STONE BRICK

38'-0"

FRONT ELEVATION

1/8" = 1'-0"

GILBERT & VENNETILLI PROPOSED PLANNED TND DEVELOPMENT
 ROCHESTER HILLS MI
 (SIDE & REAR MATERIALS/ COLORS SIMILAR)

BUILDING MATERIAL COLORS

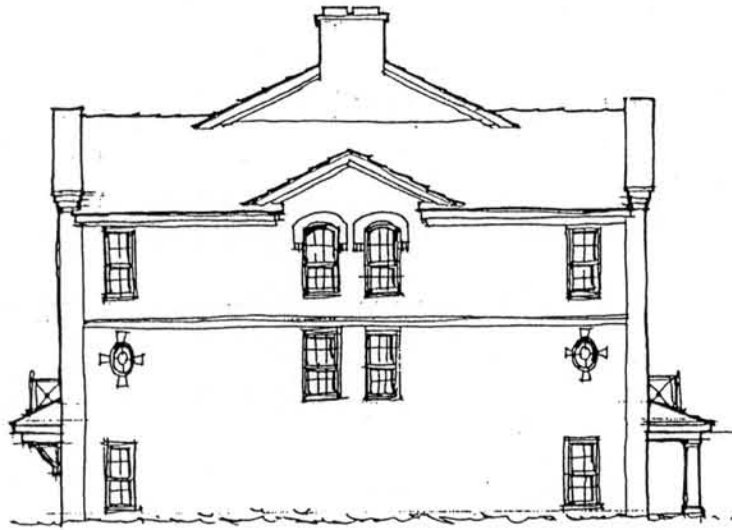
BRICK: SAND, BROWN, RED
 SIDING: CREAM, GREY, WHITE
 PREFAB CROWN: WHITE, SAND
 ASPHALT SHINGLES: WEATHERED WOOD, BLACK, GREY

A - 13

" BUILDING TYPE 300 "

Alexander V. Bogerits + Associates, P.C.
 Architecture • Planning • Interior Design
 2445 Franklin Road
 Bloomfield Hills, MI 48302
 248.334.5000





LEFT SIDE ELEVATION
(RIGHT SIDE SIM, OPP. HAND)

1/8" = 1'-0"



REAR ELEVATION

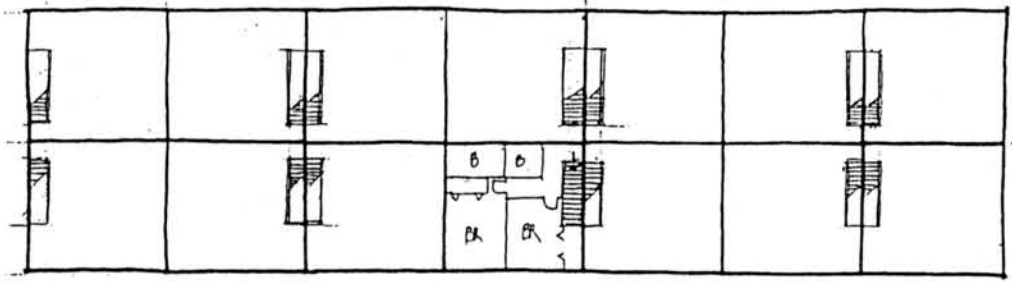
1/8" = 1'-0"

GILBERT & VENNETILLI PROPOSED PLANNED TND DEVELOPMENT
ROCHESTER HILLS, MI

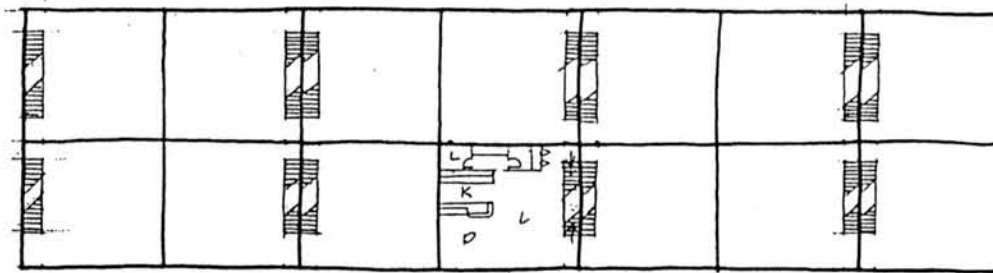
A - 14
BUILDING TYPE 300

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Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248.334.5000

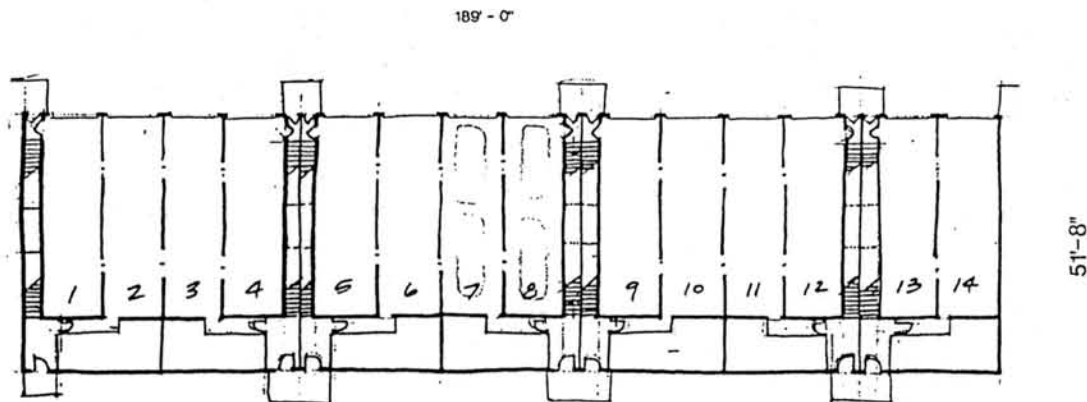




THIRD FLOOR PLAN TOWNHOUSE UNIT 1/16" = 1'-0"



SECOND FLOOR PLAN TOWNHOUSE UNIT 1/16" = 1'-0"
1200 S.F. - 1300 S.F.



FIRST FLOOR PLAN RESIDENTIAL / GARAGE 1/16" = 1'-0"

GILBERT A. VENNETTILLI, PROPOSED PLANNED TND DEVELOPMENT
ROCHESTER HILLS MI

(14 UNIT BUILDING)

A - 15
" BUILDING TYPE 300 "

Alexander V. Bogaerts + Associates, P.C.
Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248-334-5000





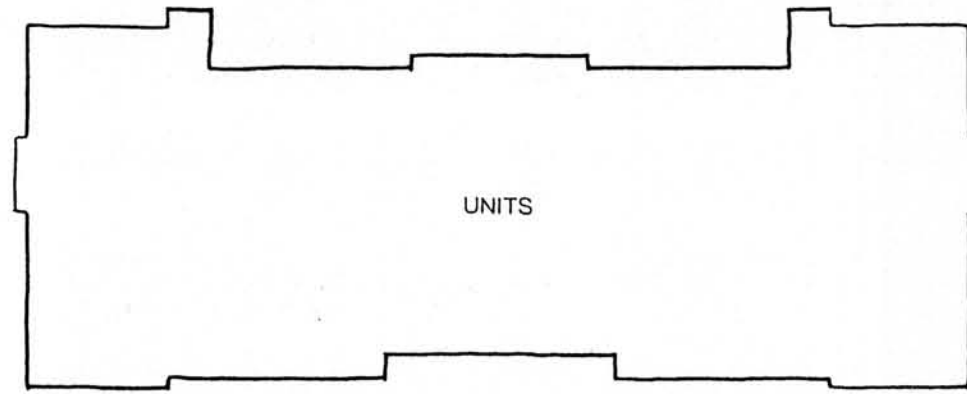
FRONT ELEVATION

GILBERT & VENNETILLI PROPOSED PLANNED DEVELOPMENT
 ROCHESTER HILLS, MI
 (SIDE & REAR MATERIALS/ COLORS SIMILAR)

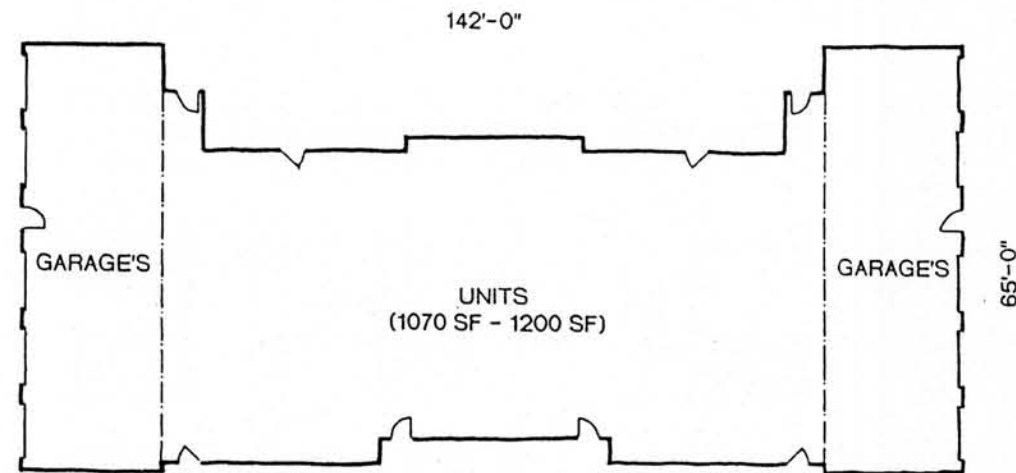
BUILDING MATERIAL COLORS

BRICK: SAND, BROWN, RED
 SIDING: CREAM, GREY, WHITE
 PREFAB CROWN: WHITE, SAND
 ASPHALT SHINGLES: WEATHERED WOOD, BLACK, GREY





SECOND FLOOR PLAN



FIRST FLOOR PLAN

GILBERT & VENNETILLI PROPOSED PLANNED TND DEVELOPMENT
ROCHESTER HILLS, MI

(10 UNIT BUILDING)



- 500 (alternate building type, will fit with in 200 footprints)
2-Story (Stacked Ranch)
 - 12 Unit Res. : Stacked Ranch
 - Parking : 8 - 2 Car garage / unit
4 - 1 Car garage
4 - open spaces
= 20 total common garages
+ guest parking

- 600 (5 buildings shown on site plan) : 60 D.U.
2-Story End / 3-Story Interior (Stacked Ranch)
Elevator - Corridor Building
 - 12 Unit : Ranch
 - Parking : 2 & 3 Car garage / unit
= 32 total common garages
+ guest parking

- 700 (alternate building type, will fit with in 200, 300, 600 footprints)
2½ Front - 4 Story Rear (Stacked Townhouses)
 - 14 Unit : Stacked Townhouse
 - Parking : 14 - 2 Car garage / unit
= 28 total garages
+ guest parking

- 800 (alternate building type, will fit with in 200, 300 footprints)
2-Story Front - 3-Story Rear
 - 14 Unit : Stacked Ranch
 - Parking : 14 - 2 Car garage / unit
= 28 total common garages
+ guest parking

- Bank - Fifth Third : 4,286 sq. ft.
 - 2 Story
 - 4,286 sq. ft.
 - Parking : 30 + Drive Through Stacking

Total Residential : 295 Base
: 305 with Alternate Buildings

Total Retail / Office: : 16,800 sq. ft.

Bank: : 4,286 sq. ft.



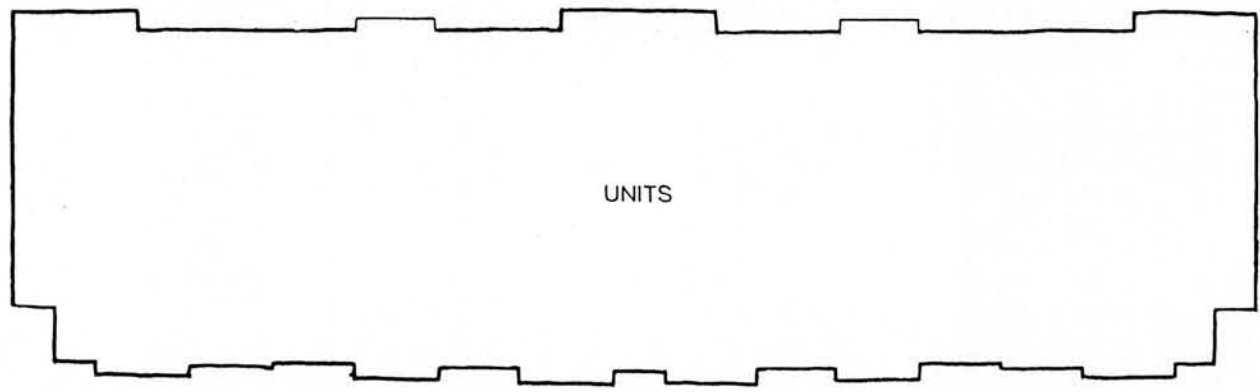
FRONT ELEVATION

GILBERT & VENNETILLI PROPOSED PLANNED DEVELOPMENT
 ROCHESTER HILLS, MI
 (SIDE & REAR MATERIALS/ COLORS SIMILAR)

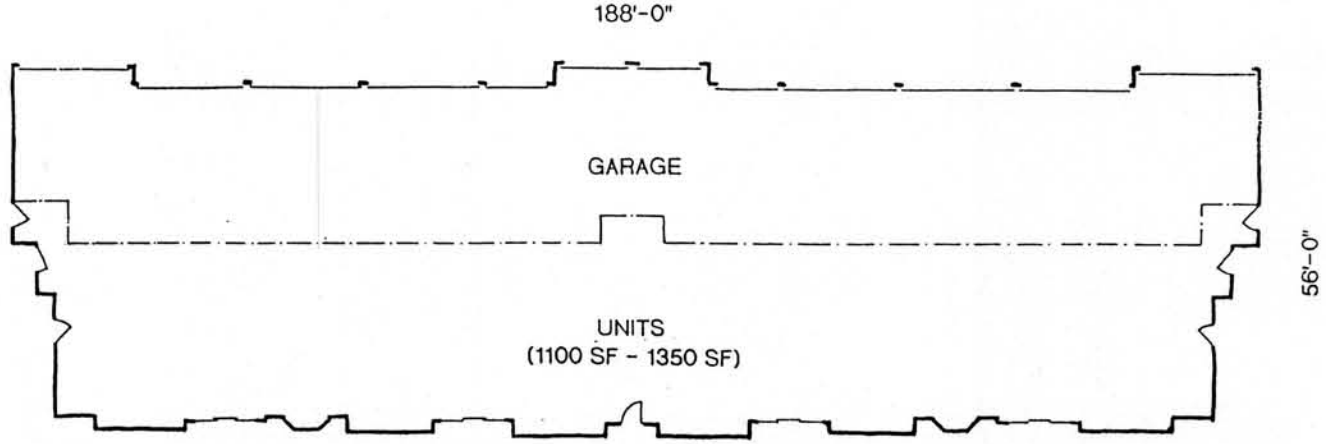
BUILDING MATERIAL COLORS

BRICK: SAND, BROWN, RED
 SIDING: CREAM, GREY, WHITE
 PREFAB CROWN: WHITE, SAND
 ASPHALT SHINGLES: WEATHERED WOOD, BLACK, GREY





SECOND FLOOR PLAN



FIRST FLOOR PLAN

GILBERT & VENNETILLI PROPOSED PLANNED TND DEVELOPMENT
ROCHESTER HILLS, MI

(12 UNIT BUILDING)





FRONT ELEVATION

1/8" = 1'-0"

GILBERT & VENNETTILLI PROPOSED PLANNED TND DEVELOPMENT
 ROCHESTER HILLS, MI
 (SIDE & REAR MATERIALS/ COLORS SIMILAR)

BUILDING MATERIAL COLORS

BRICK: SAND, BROWN, RED
 SIDING: CREAM, GREY, WHITE
 PREFAB CROWN: WHITE, SAND
 ASPHALT SHINGLES: WEATHERED WOOD, BLACK, GREY

A - 20

" BUILDING TYPE 600 "

Alexander V. Bogoerts + Associates, P.C.
 Architecture • Planning • Interior Design
 2445 Franklin Road
 Bloomfield Hills, MI 48302
 248 • 334 • 5000





LEFT SIDE

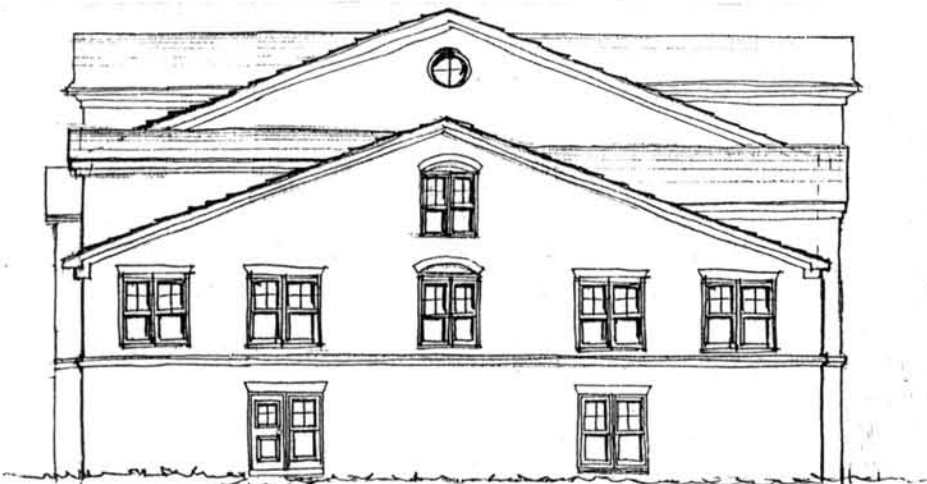
1/8" = 1'-0"



REAR ELEVATION

GILBERT & VENNETILLI PROPOSED PLANNED TND DEVELOPMENT
ROCHESTER HILLS MI

1/8" = 1'-0"



RIGHT SIDE

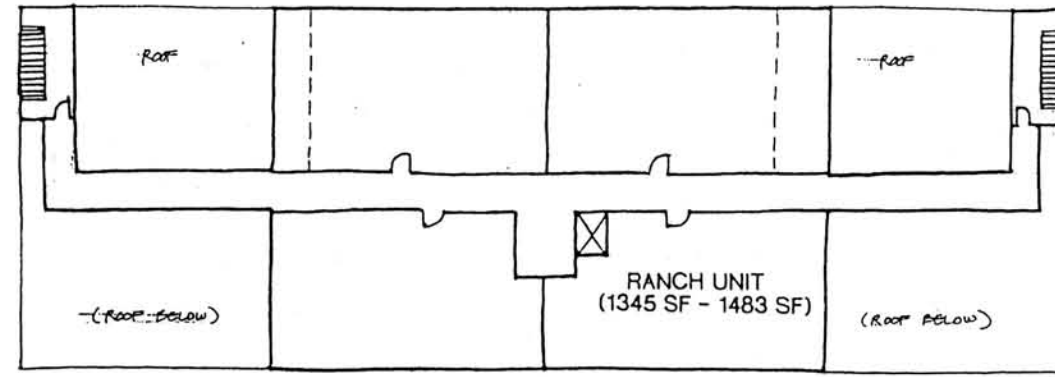
1/8" = 1'-0"

A - 21

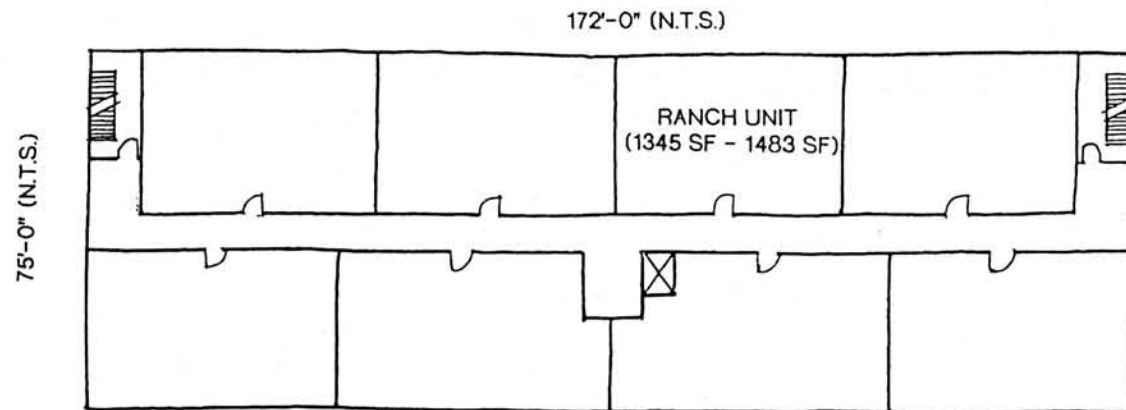
" BUILDING TYPE 600 "

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Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248-334-5000

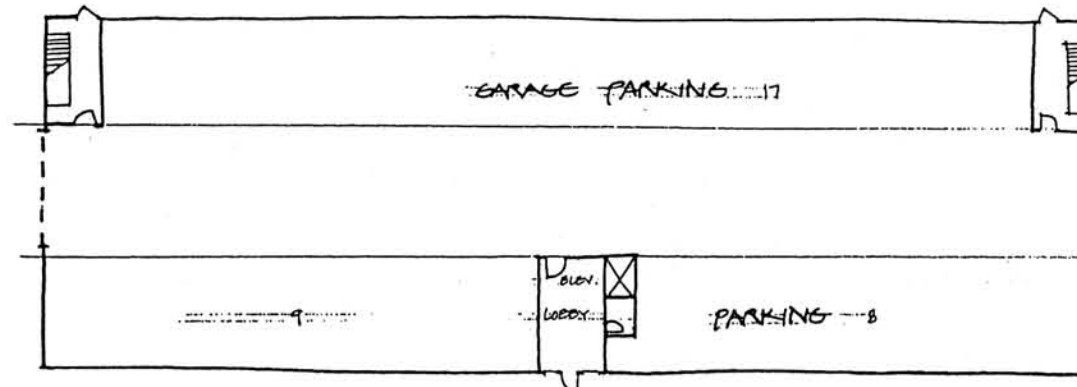




THIRD FLOOR PLAN *RANCH UNITS* 1/16" = 1'-0"



SECOND FLOOR PLAN *RANCH UNITS* 1/16" = 1'-0"



FIRST FLOOR PLAN GARAGE LEVEL 1/16" = 1'-0"

GILBERT & VENNETILLI PROPOSED PLANNED TND DEVELOPMENT
ROCHESTER HILLS, MI.

(12 UNIT BUILDING)





FRONT ELEVATION

GILBERT & VENNETILLI PROPOSED PLANNED DEVELOPMENT
 ROCHESTER HILLS, MI
 (SIDE & REAR MATERIALS/ COLORS SIMILAR)

BUILDING MATERIAL COLORS

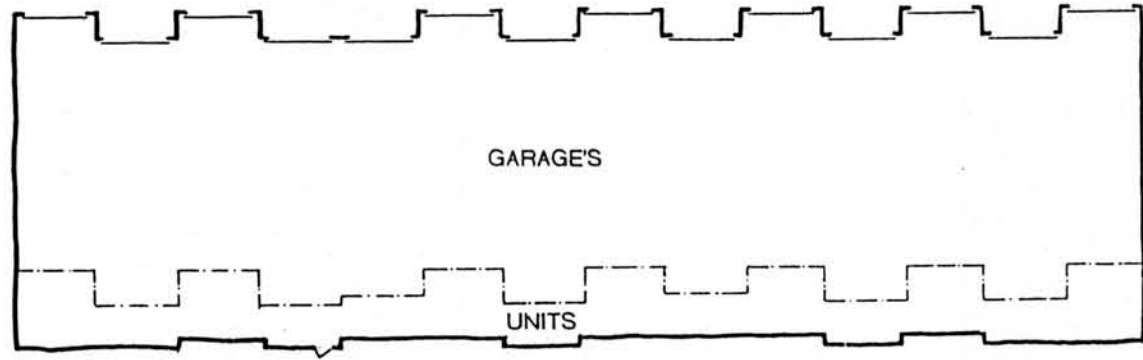
BRICK: SAND, BROWN, RED
 SIDING: CREAM, GREY, WHITE
 PREFAB CROWN: WHITE, SAND
 ASPHALT SHINGLES: WEATHERED WOOD, BLACK, GREY

A - 23

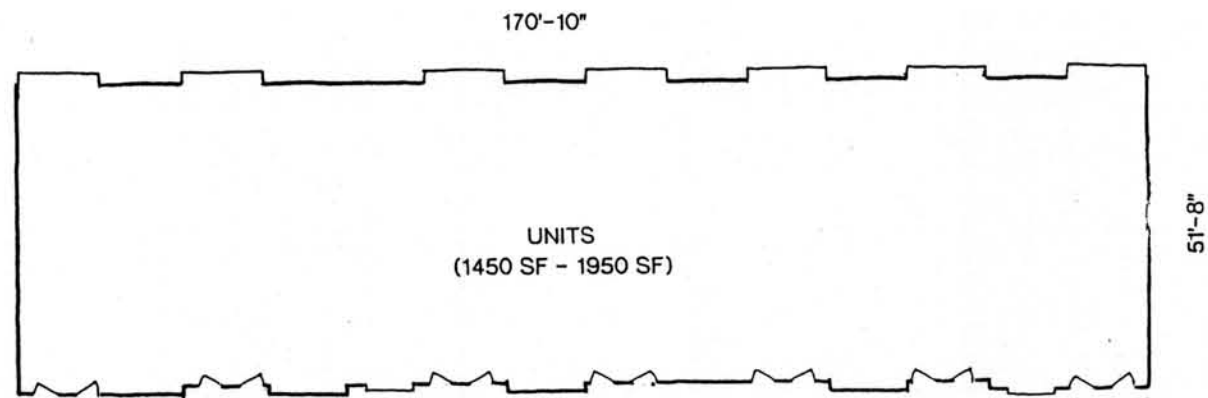
" BUILDING TYPE 700 "

Alexander V. Bogaerts + Associates, P.C.
 Architecture • Planning • Interior Design
 2445 Franklin Road
 Bloomfield Hills, MI 48302
 248-334-5000





LOWER / FIRST FLOOR PLAN



SECOND/ THIRD/ FOURTH FLOOR PLAN

GILBERT & VENNETILLI PROPOSED PLANNED TND DEVELOPMENT
 ROCHESTER HILLS, MI

(14 UNIT BUILDING)





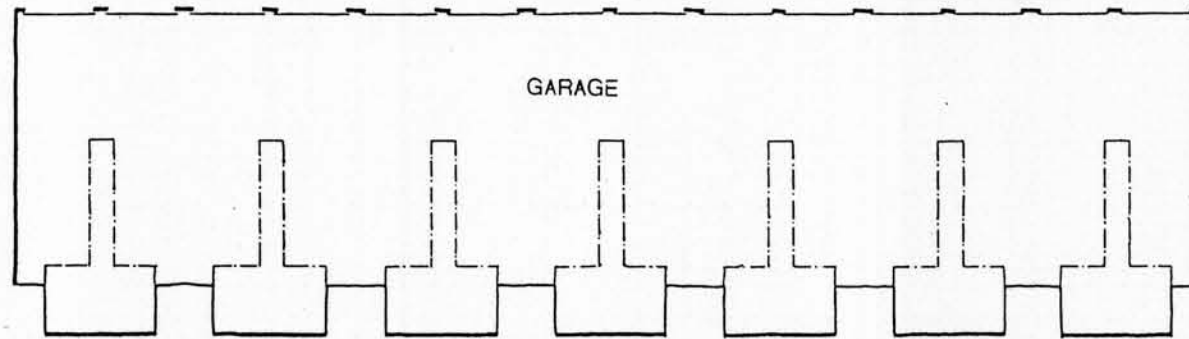
FRONT ELEVATION

GILBERT & VENNETILLI PROPOSED PLANNED DEVELOPMENT
 ROCHESTER HILLS, MI
 (SIDE & REAR MATERIALS/ COLORS SIMILAR)

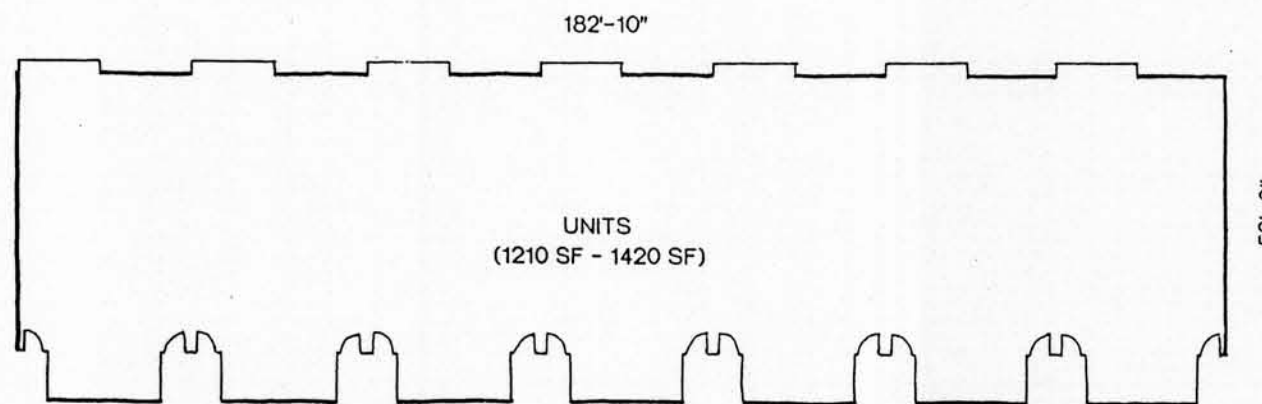
BUILDING MATERIAL COLORS

- BRICK: SAND, BROWN, RED
- SIDING: CREAM, GREY, WHITE
- PREFAB CROWN: WHITE, SAND
- ASPHALT SHINGLES: WEATHERED WOOD, BLACK, GREY





LOWER LEVEL PLAN



FIRST / SECOND FLOOR PLAN

GILBERT & VENNETILLI PROPOSED PLANNED TND DEVELOPMENT
ROCHESTER HILLS, MI

(14 UNIT BUILDING)



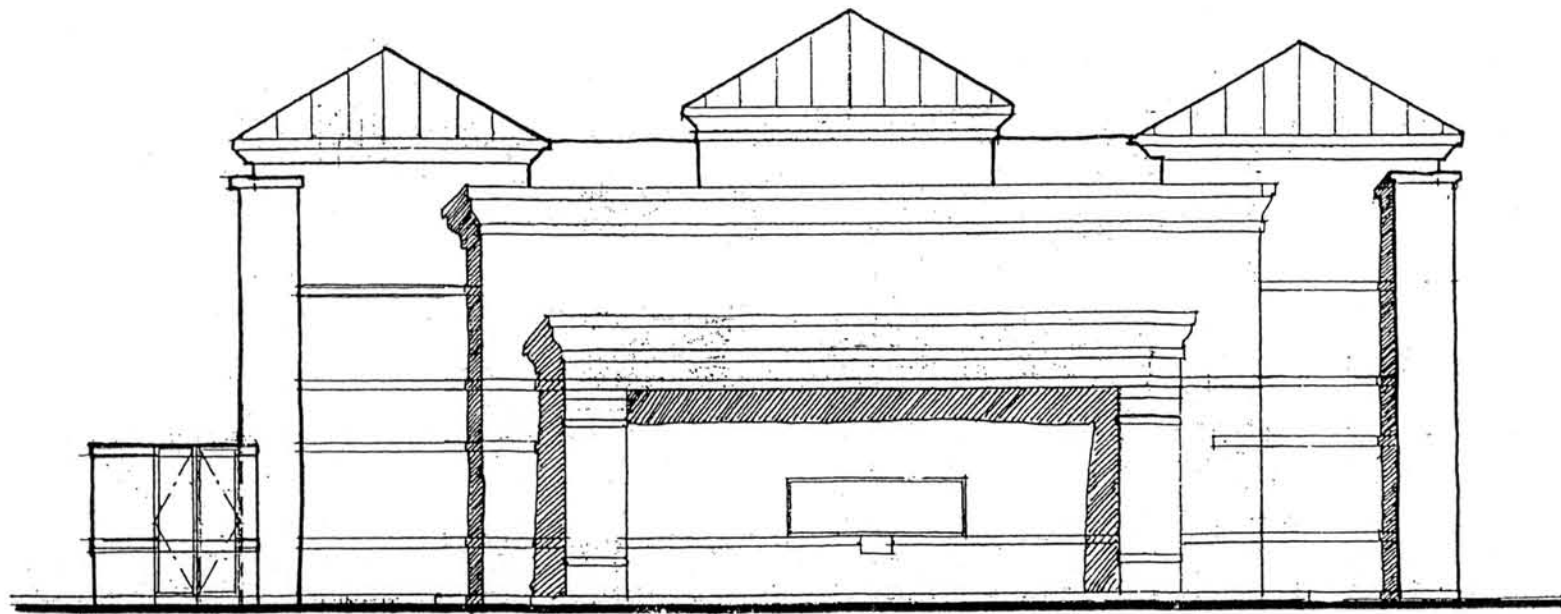


FRONT ELEVATION

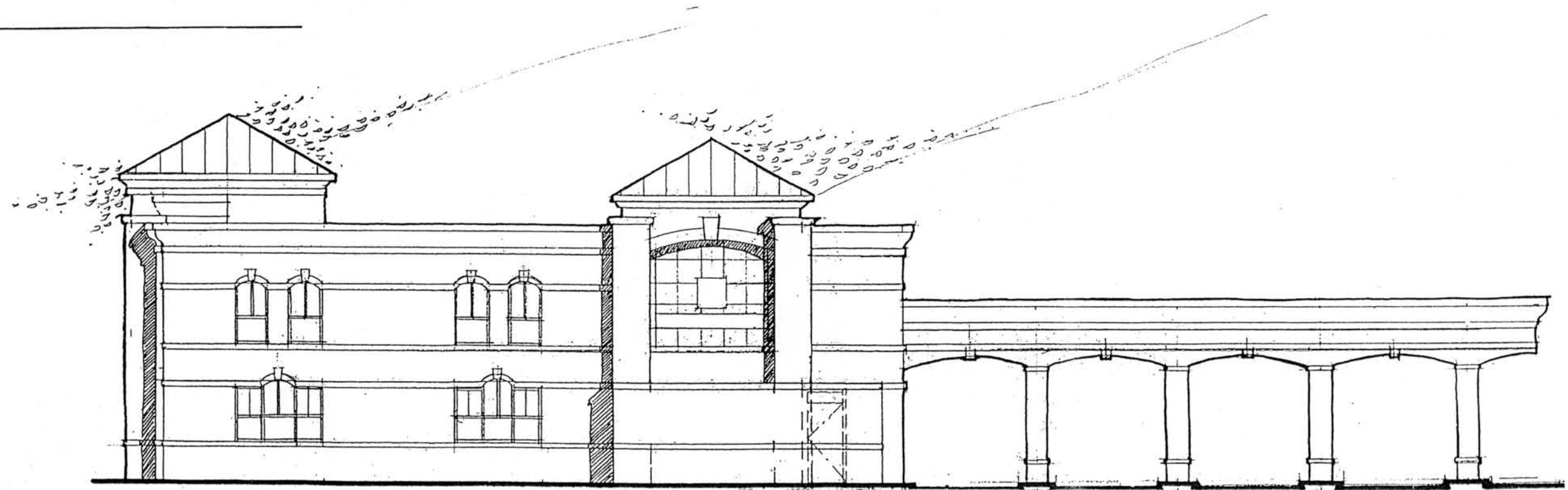
FIFTH - THIRD BANK
 ROCHESTER HILLS, MI.
 (SIDE & REAR MATERIALS/ COLORS SIMILAR)

BUILDING MATERIAL COLORS

BRICK:	SAND, BROWN, RED
SIDING:	CREAM, GREY, WHITE
PREFAB CROWN:	WHITE, SAND
ASPHALT SHINGLES:	WEATHERED WOOD, BLACK, GREY

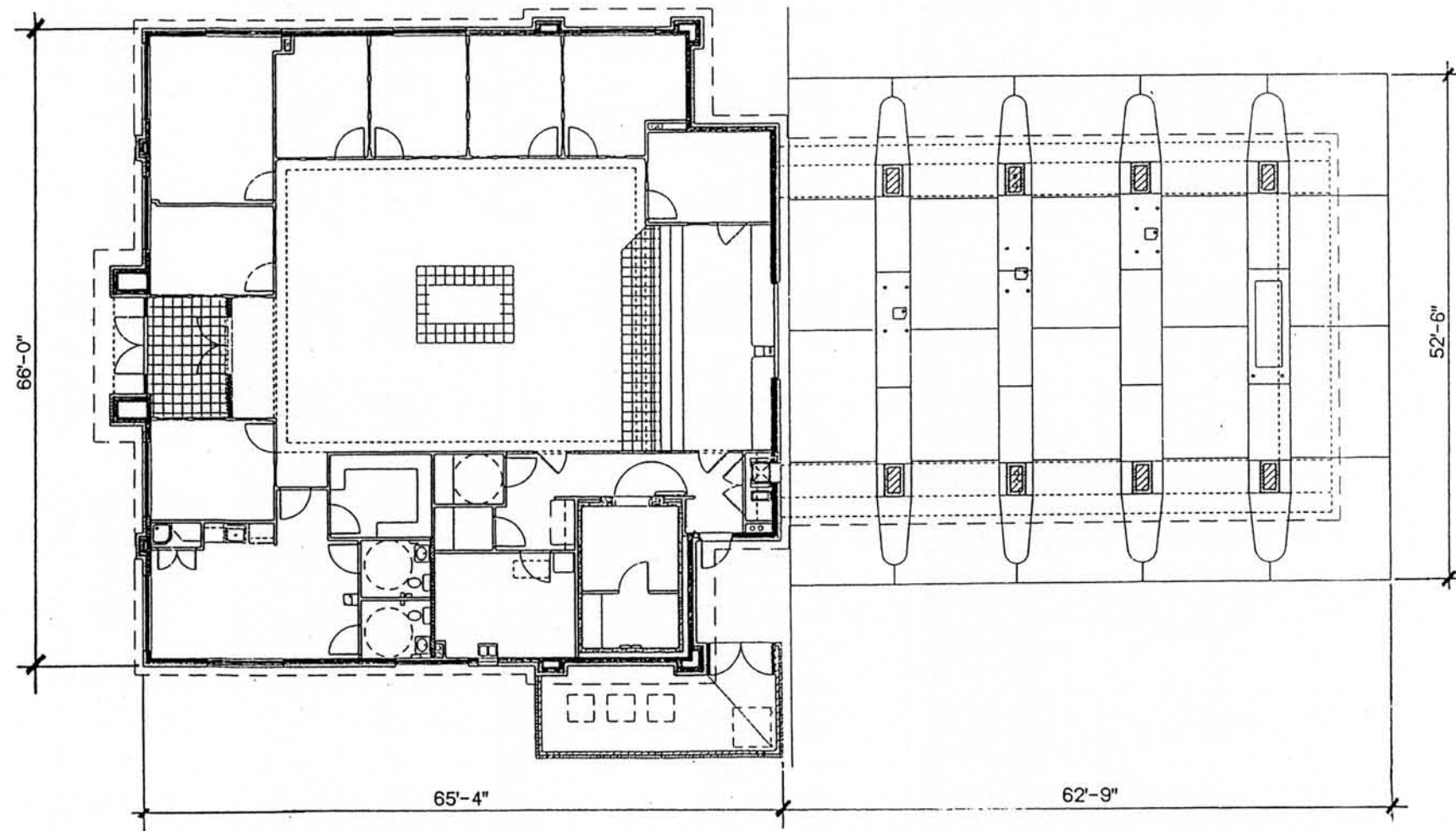


REAR ELEVATION

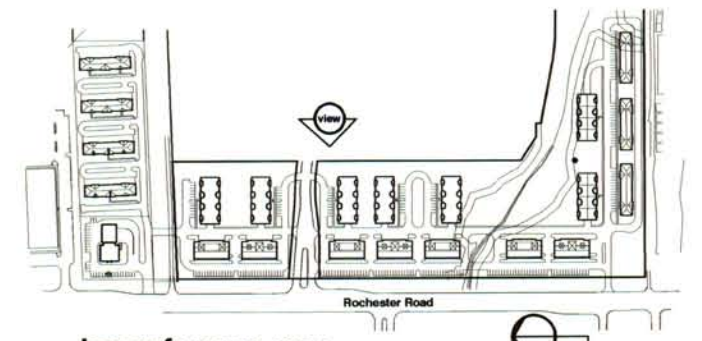


RIGHT SIDE ELEVATION (LEFT SIDE SIM. OPP. HAND)

FIFTH - THIRD BANK
ROCHESTER HILLS, MI.



FLOOR PLAN 4286 S.F. ±
FIFTH - THIRD BANK
ROCHESTER HILLS, MI.



key reference map

SCALE: 1" = 300'-0"



berm greenbelt elevation

400

SCALE: 1" = 40'-0"



berm greenbelt elevation

600

SCALE: 1" = 40'-0"

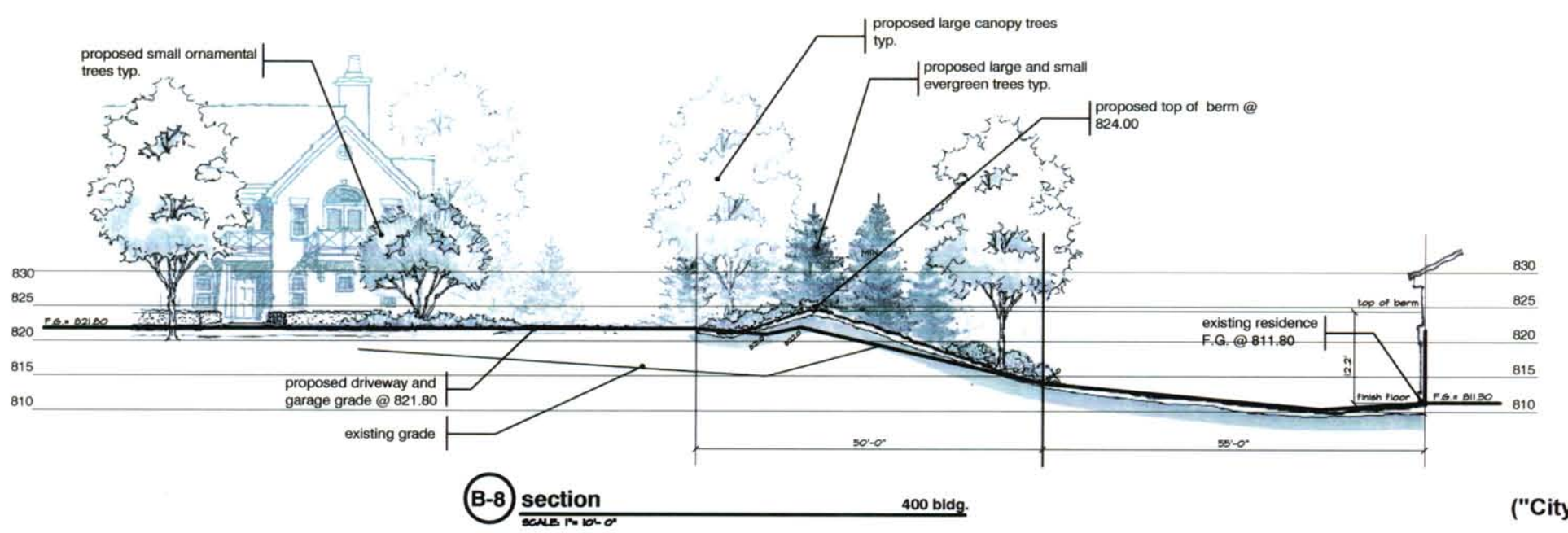
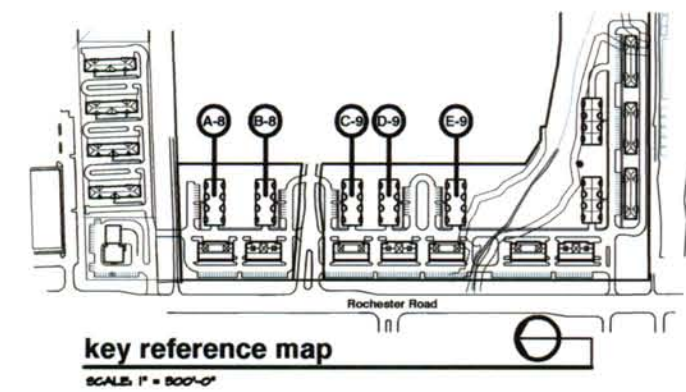
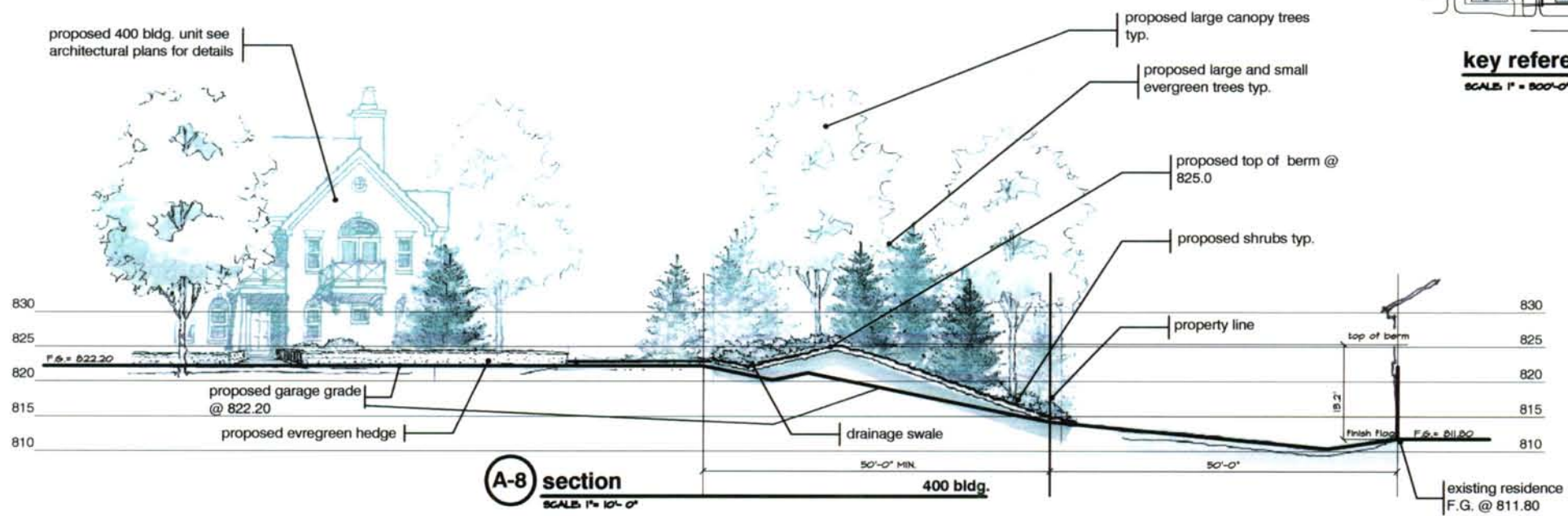


berm greenbelt elevation

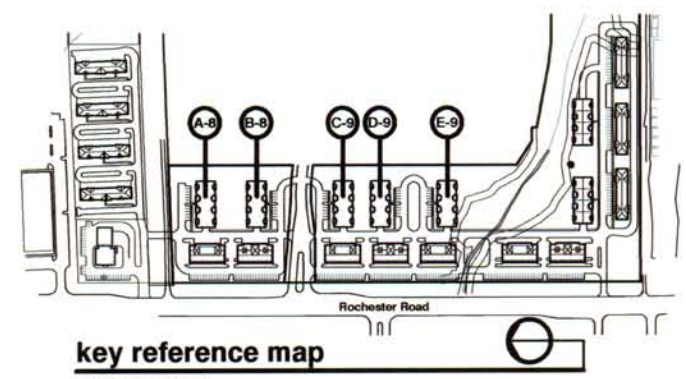
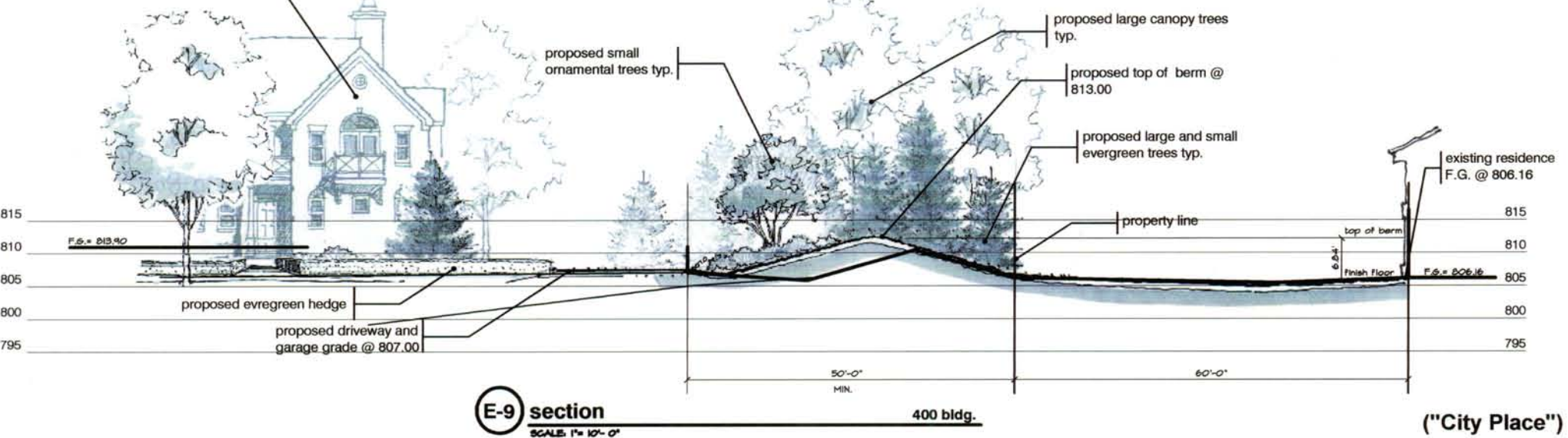
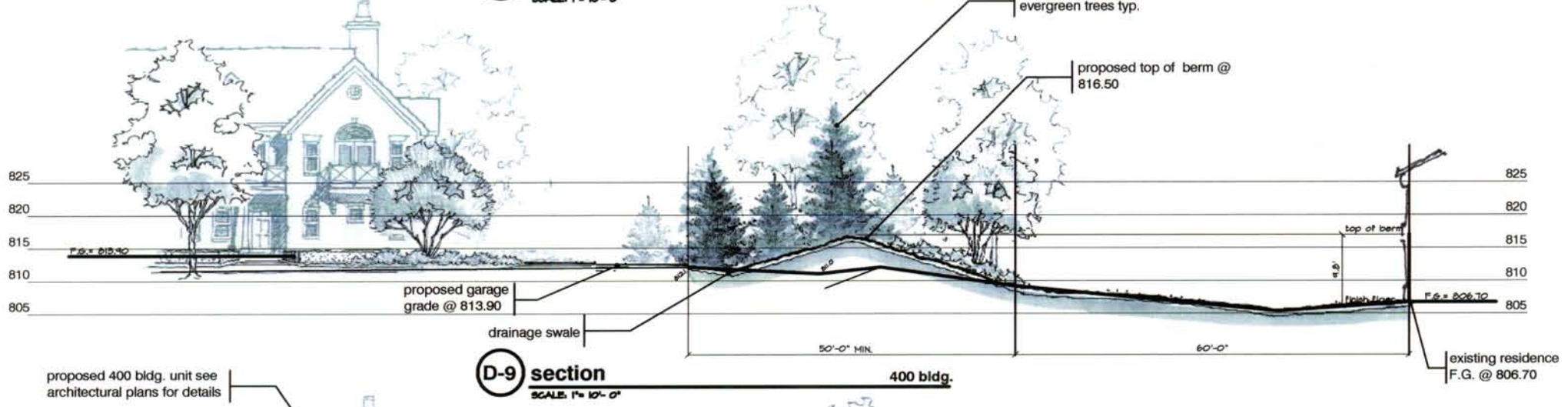
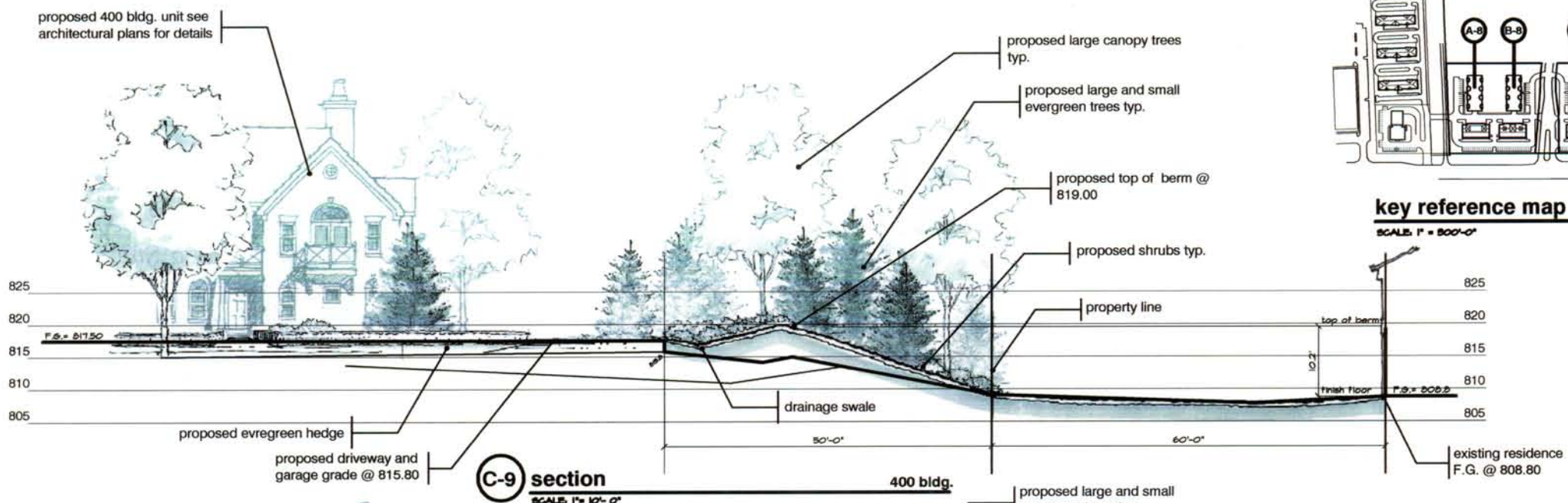
700

SCALE: 1" = 40'-0"

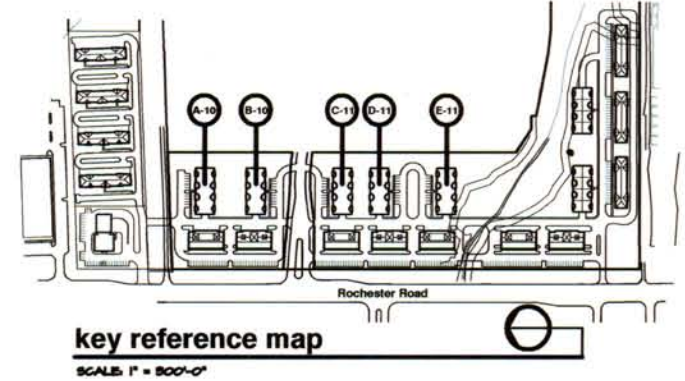
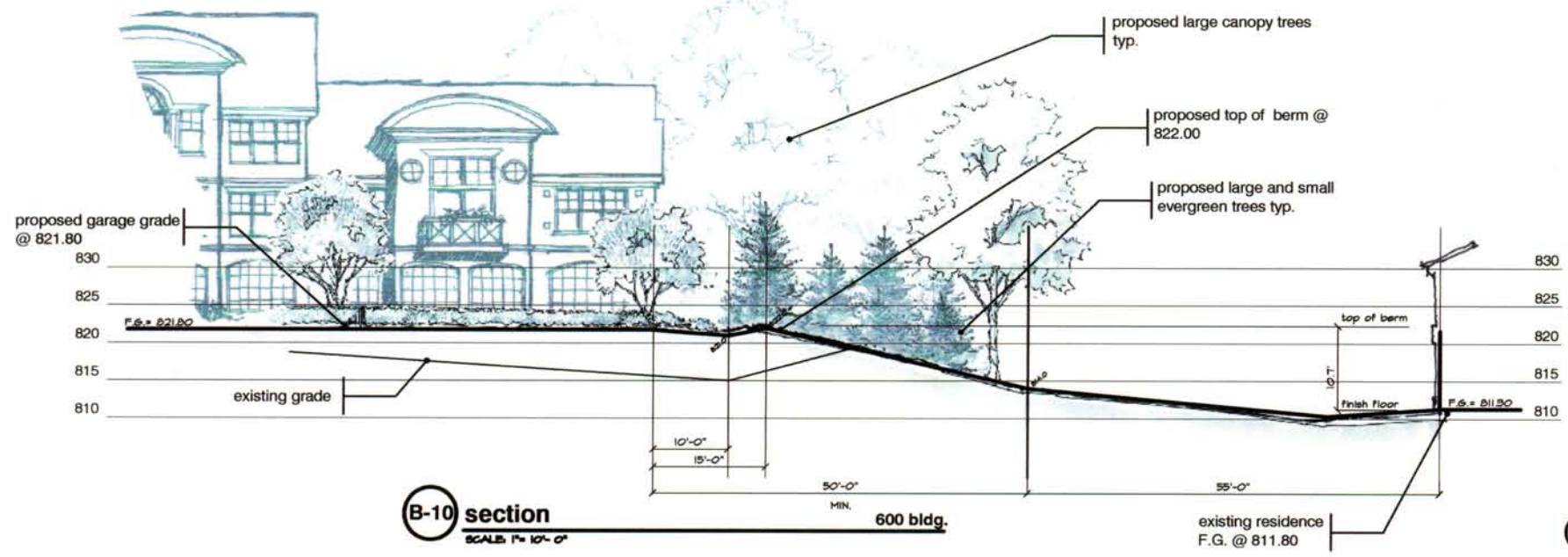
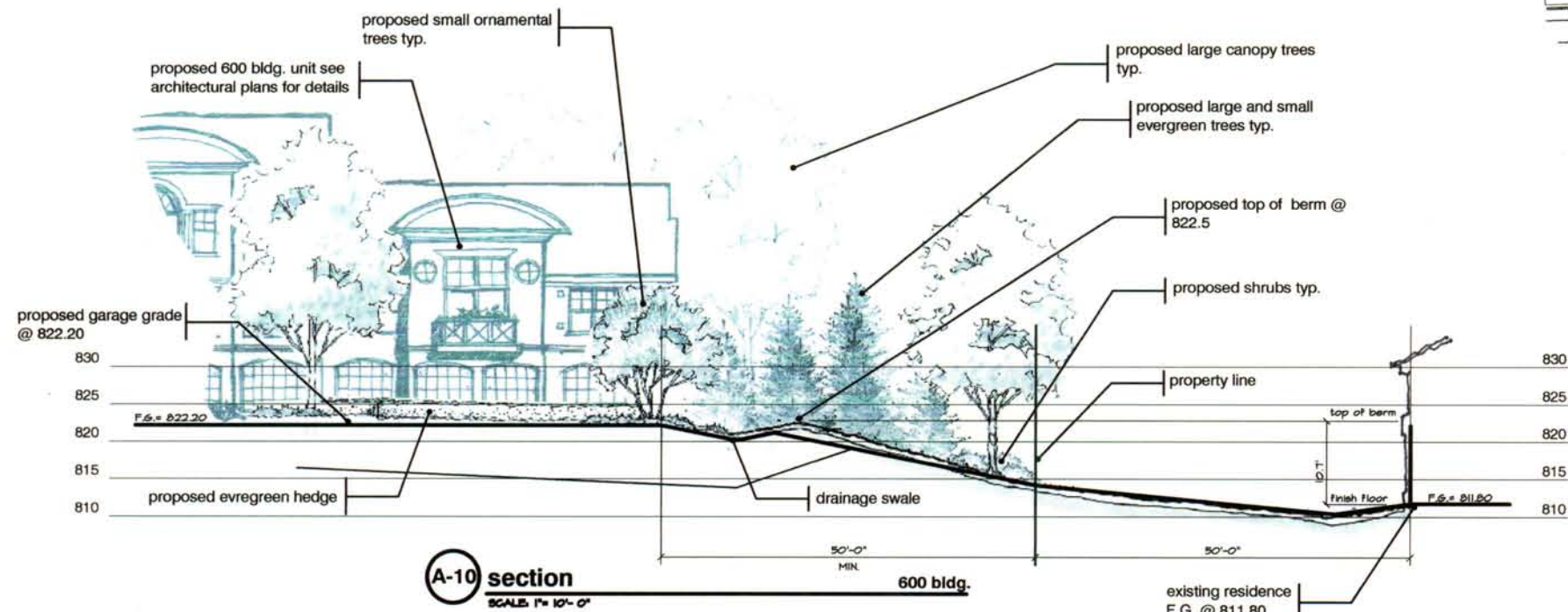
CALVIN HALL & ASSOCIATES
 Professional Land Planner and
 registered Landscape Architect
 29895 Greenfield Rd., suite 102
 Southfield, Michigan 48078
 Phone: (248) 557-5558
 Fax: (248) 557-5416



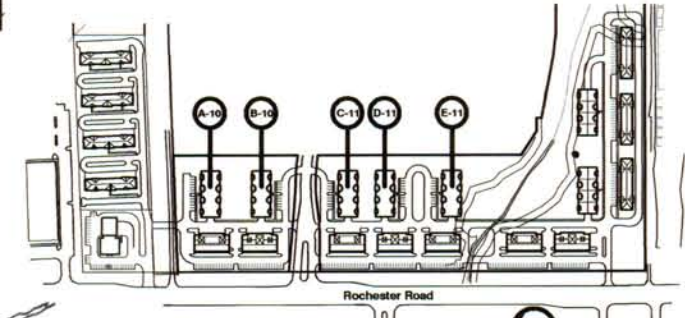
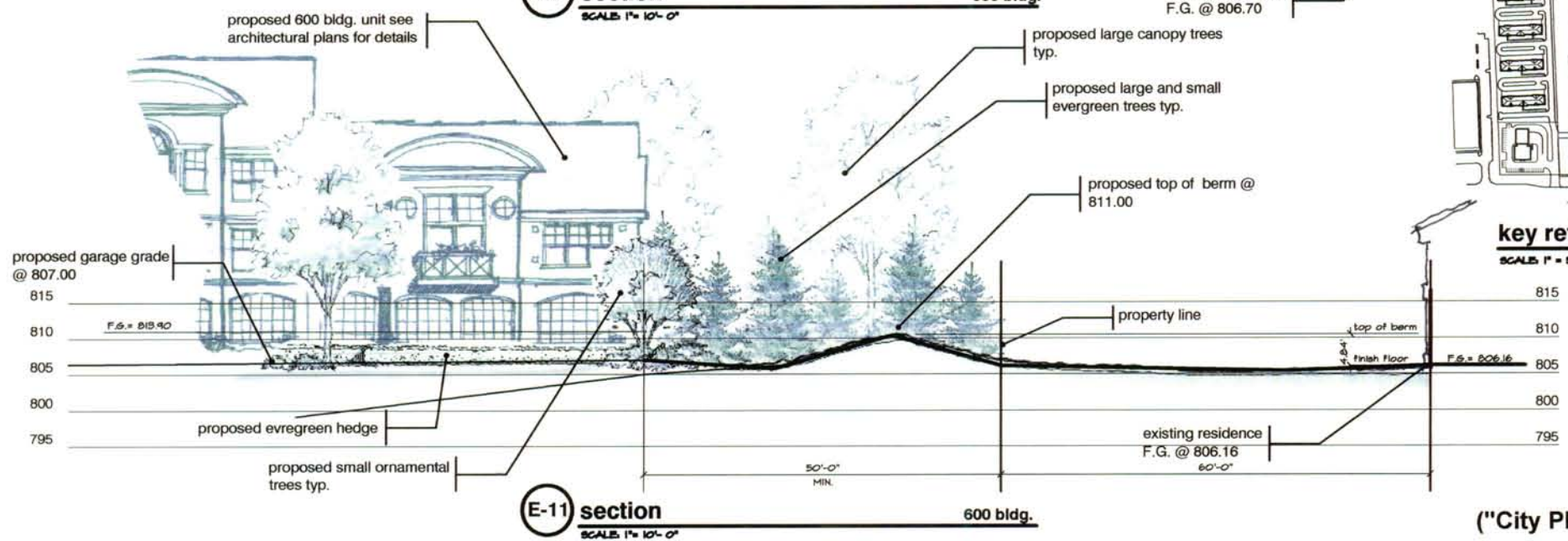
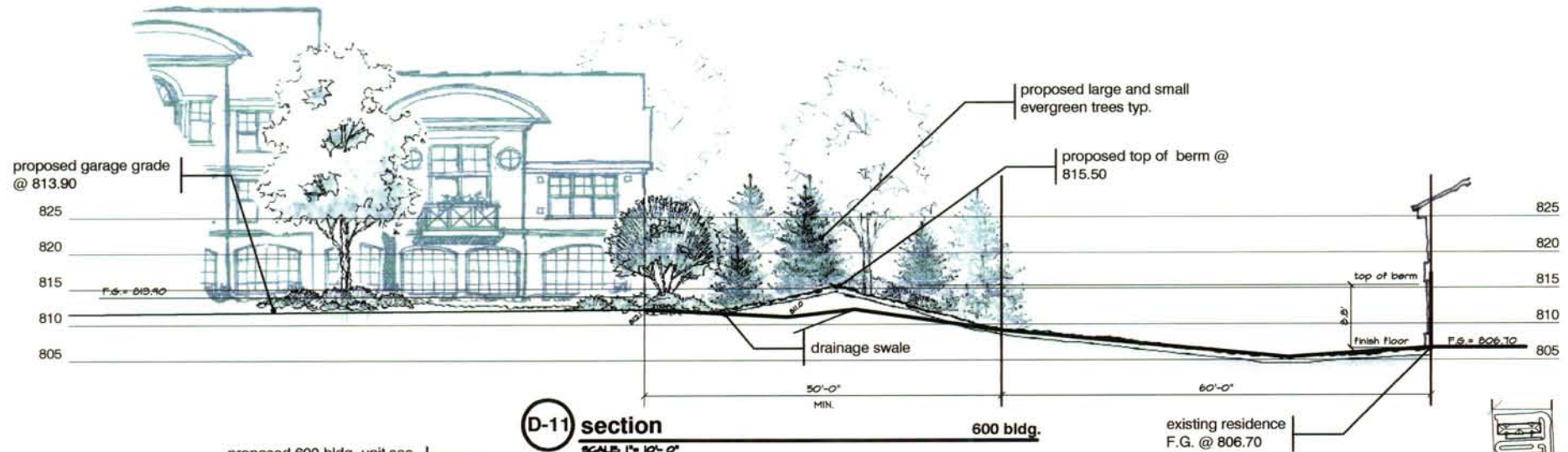
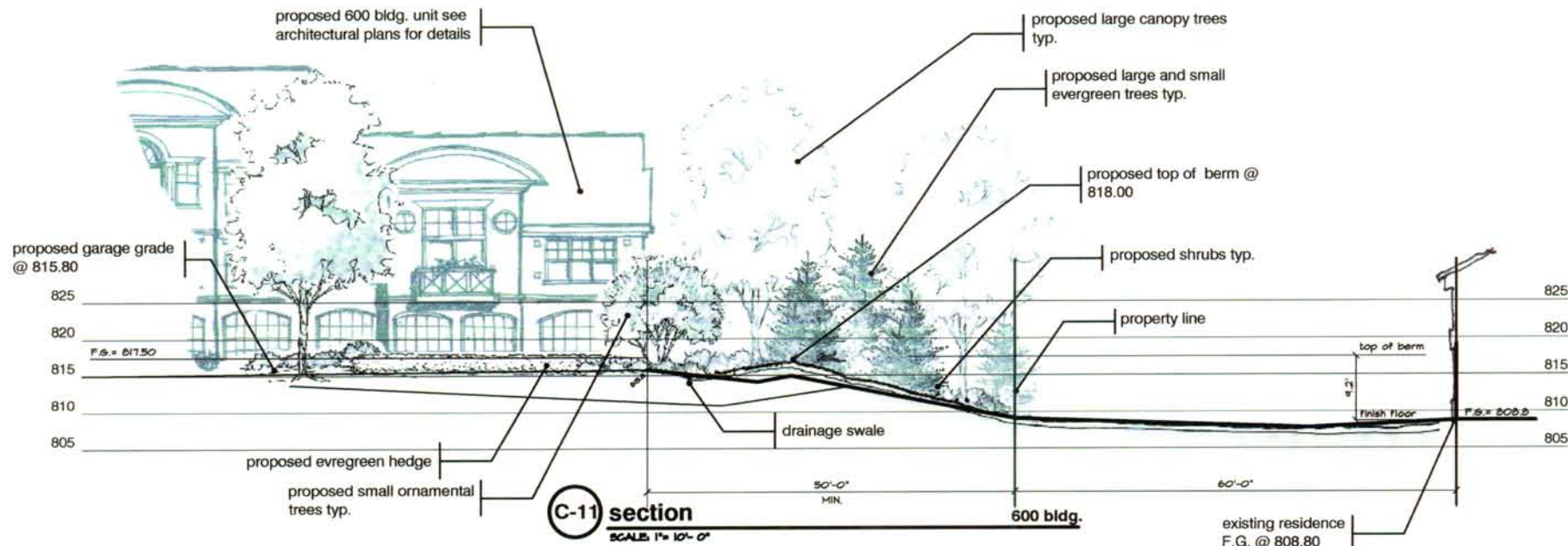
CALVIN HALL & ASSOCIATES
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Fax: (248) 857-6416

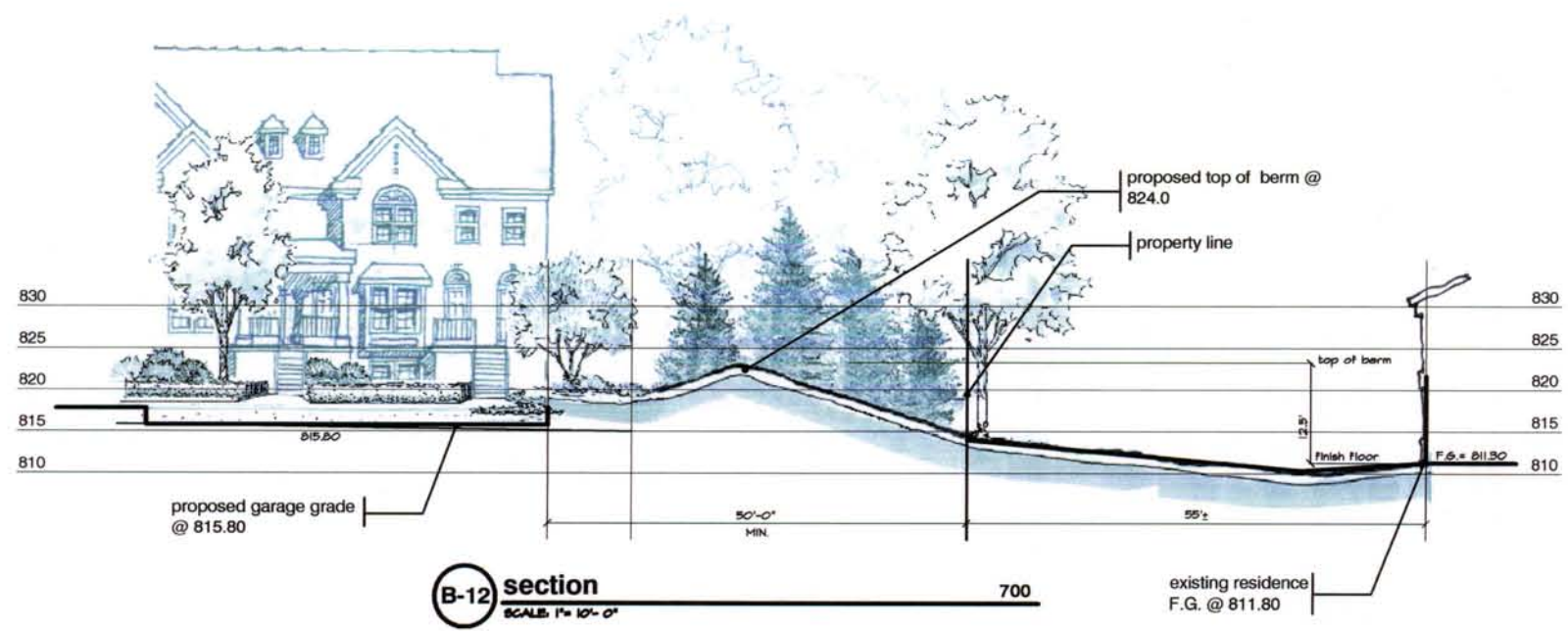
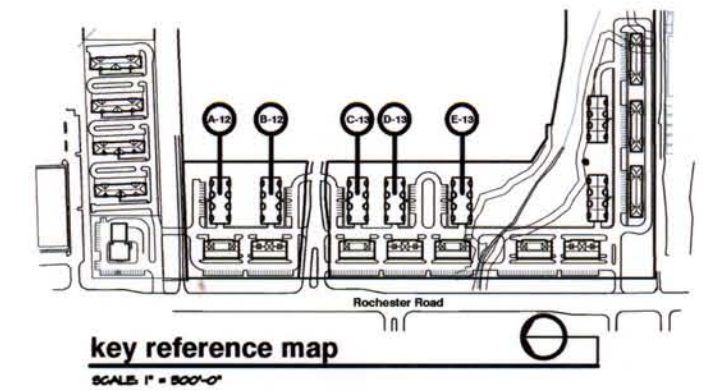
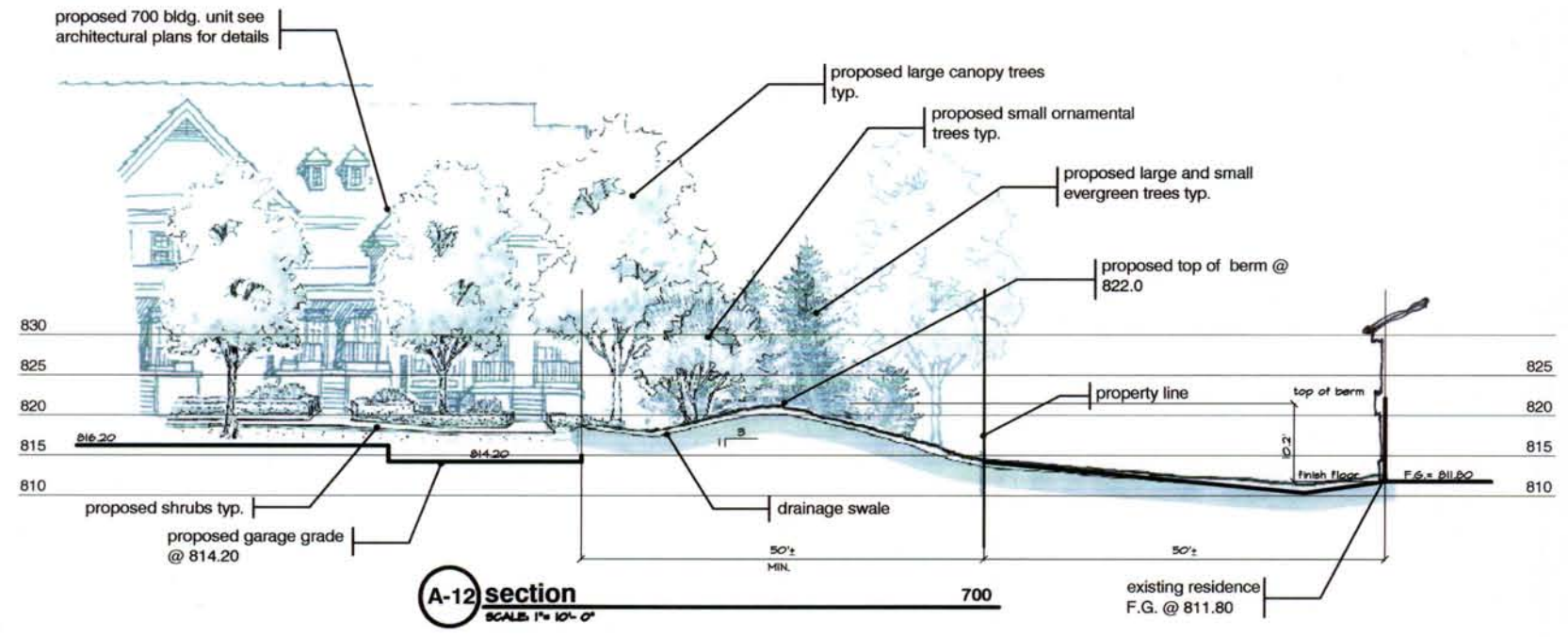


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Fax: (248) 557-5416

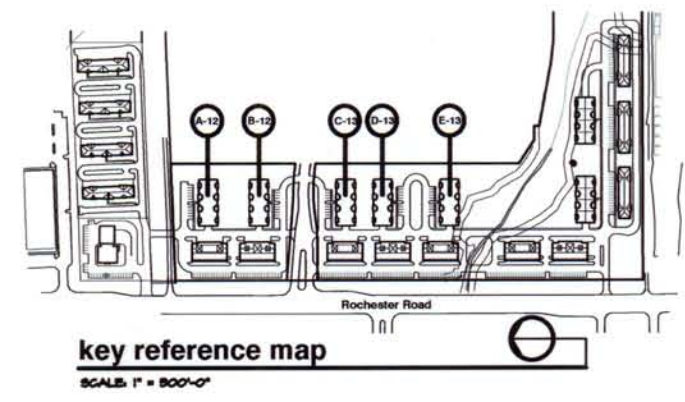
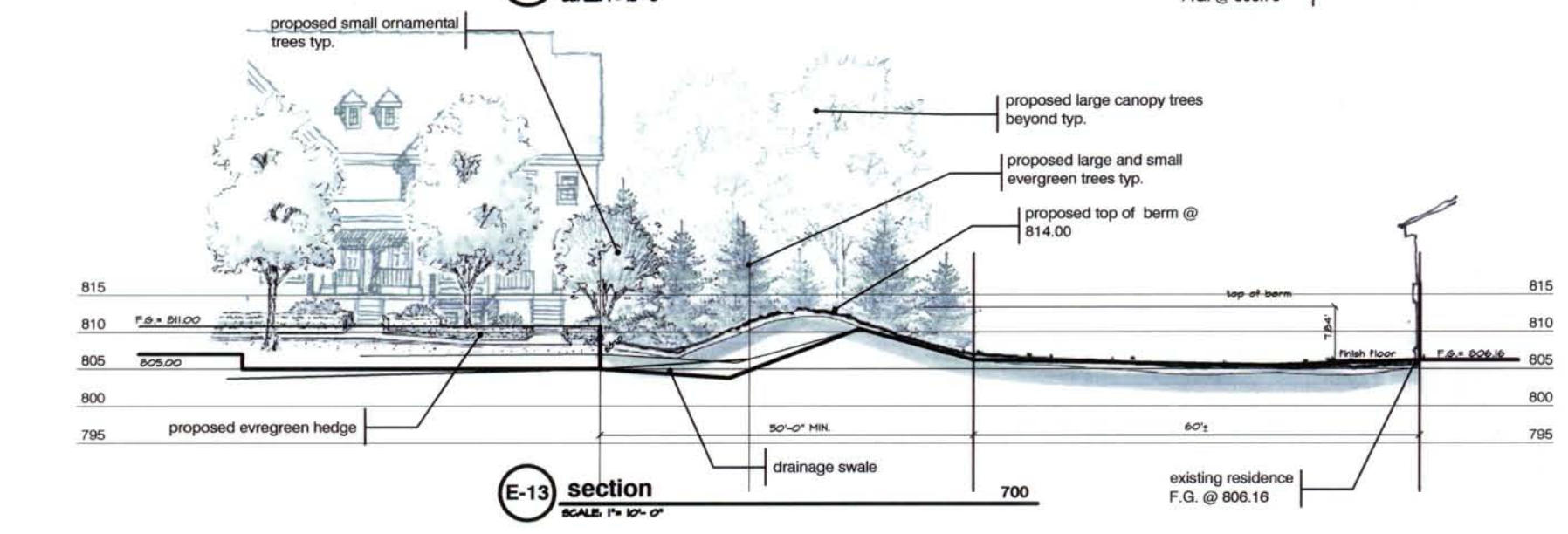
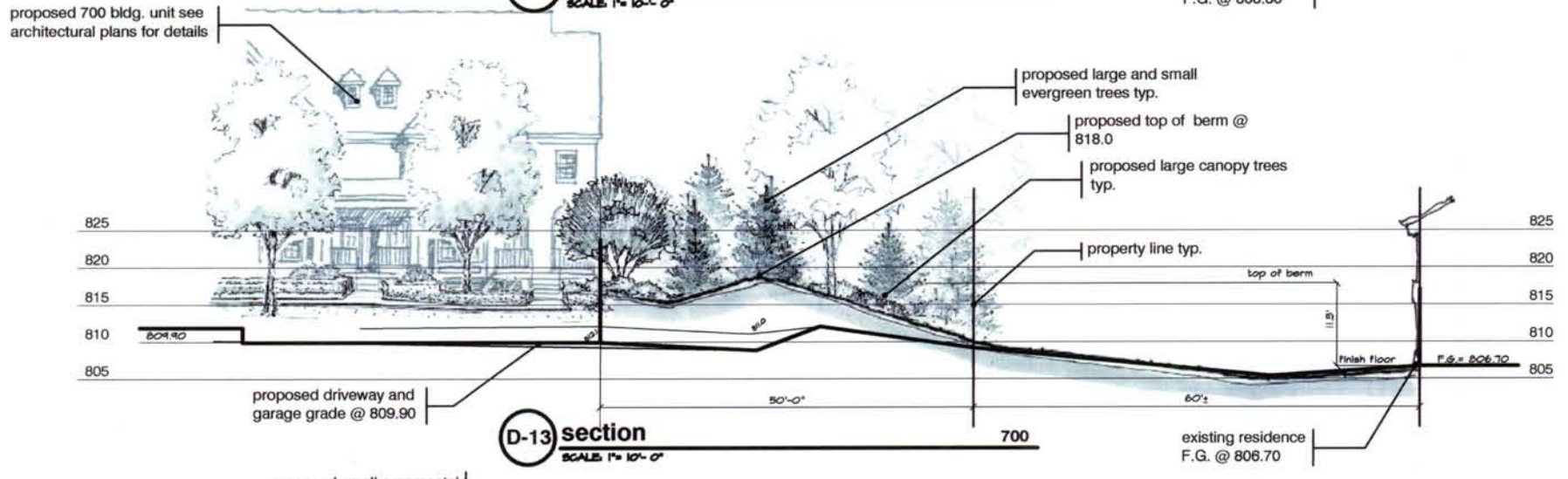
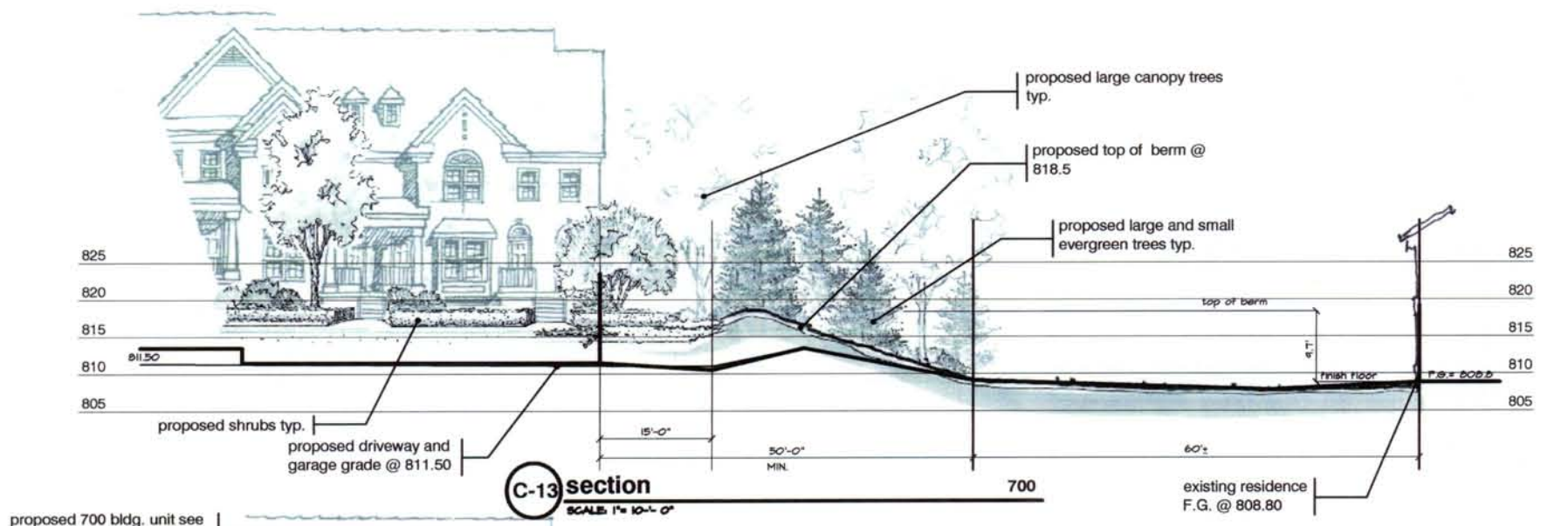


key reference map
SCALE: 1" = 300'-0"

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23895 Greenfield Rd., suite 102
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Fax: (248) 557-0418



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Southfield, Michigan 48076
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Fax: (248) 557-5416



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Southfield, Michigan 48076
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Fax: (248) 857-6116



la mode

chocolatier

Pirabelle

NOBELIS



FINCH, REID & MILLER

Harry's

LET THE GOOD TIMES



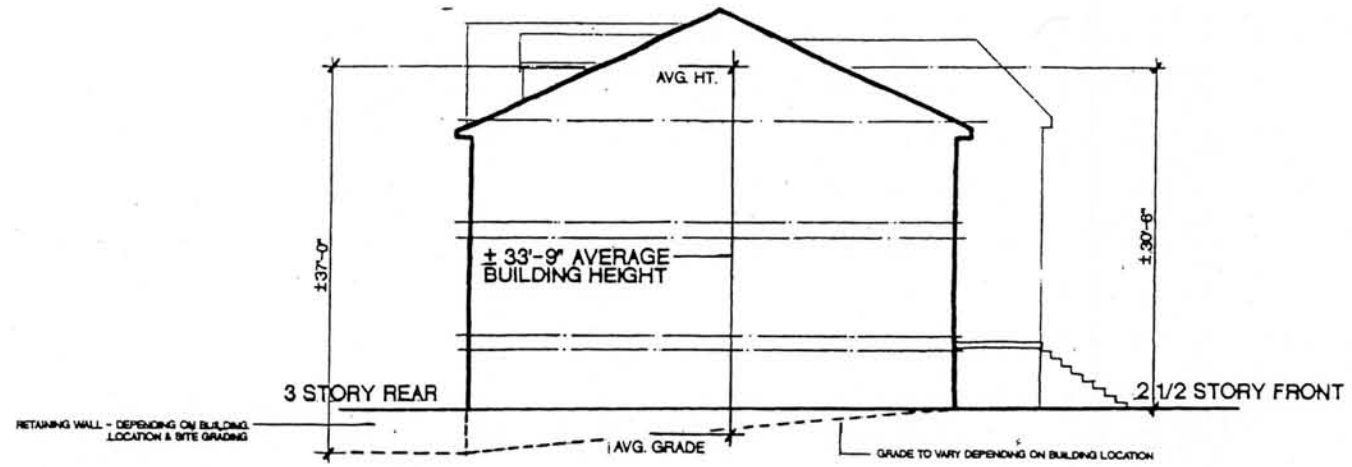





Fifth Third Bank

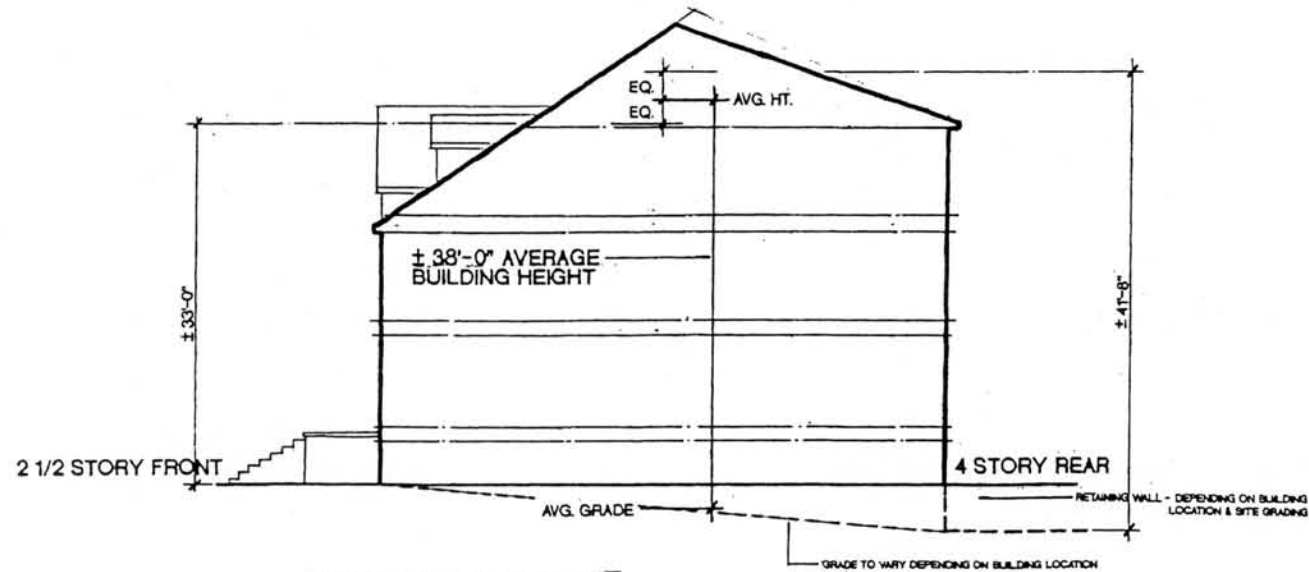


ROCHESTER ROAD "STREETSCAPE"



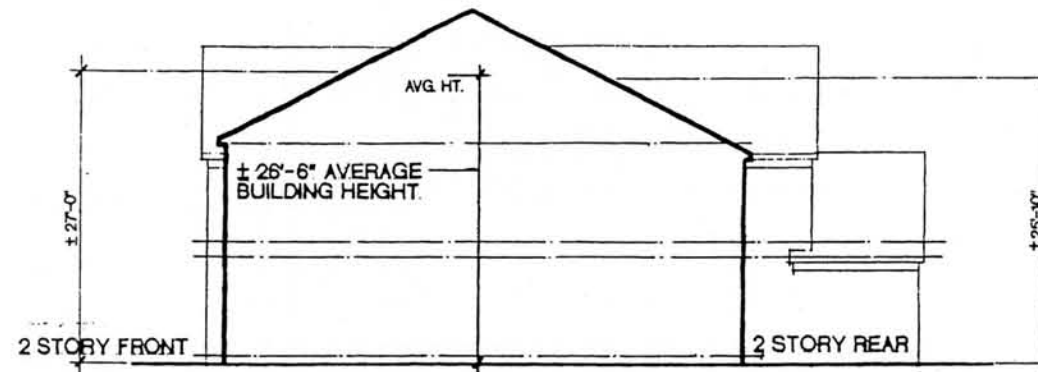
BUILDING TYPE 800

SECTION 1/8"=1'-0"



BUILDING TYPE 700

SECTION 1/8"=1'-0"



BUILDING TYPE 400

SECTION 1/8"=1'-0"

NOTE:
THE END SECTION/ ELEVATION OF THE BUILDINGS
MAY VARY DEPENDING ON PRODUCT AND SITE
GRADING

