

PRELIMINARY SITE PLANS FOR

GATEWAY OF ROCHESTER HILLS

NWC SOUTH BOULEVARD & ROCHESTER ROAD

CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

APPLICANT:

GATEWAY PROPERTIES – ROCHESTER HILLS, LLC
 38700 VAN DYKE AVE SUITE 200
 STERLING HEIGHTS, MI 48312
 CONTACT: EMILY D'AGOSTINI KUNATH
 PHONE: (586) 977-8640
 EMAIL: EDAGOSTINI@DAGOSTINI.NET

ARCHITECTS:

RETAIL/OFFICE/RESTAURANT:
 NORR
 150 W. JEFFERSON AVE, SUITE 1300
 DETROIT, MI 48226 ZIP
 CONTACT: CHERYL BOHREN
 PHONE: (313) 324-3083
 EMAIL: CHERYL.BOHREN@NORR.COM

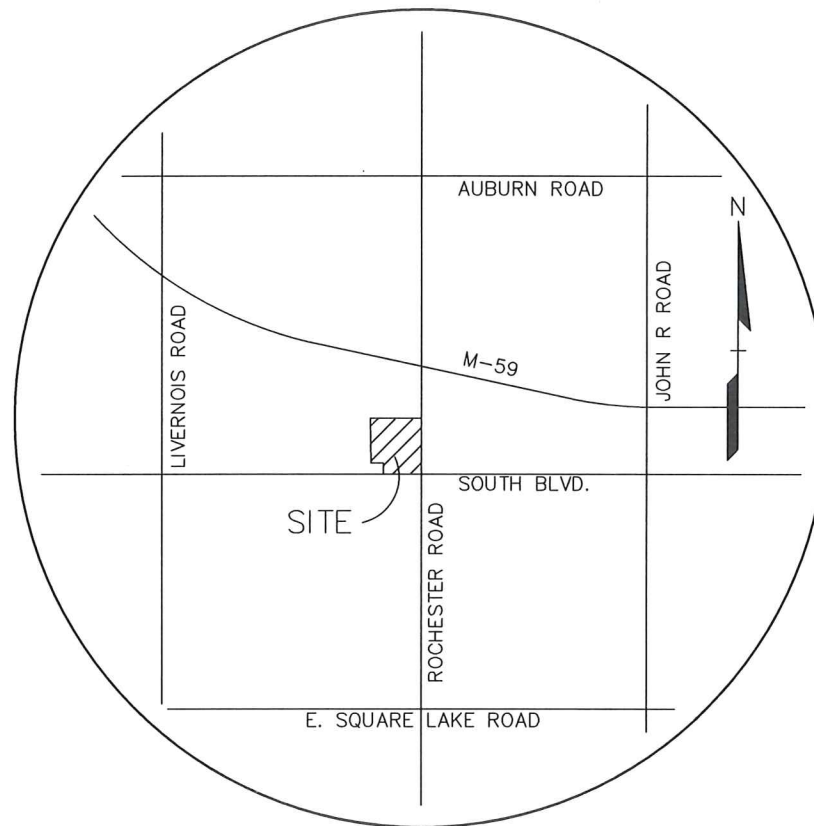
HOTEL:
 BOWERS AND ASSOCIATES
 2400 S. HURON PARKWAY
 ANN ARBOR, MI 48104
 CONTACT: SCOTT BOWERS
 PHONE: (734) 975-2400
 EMAIL: SCOTTB@BOWERSARCH.COM

CIVIL ENGINEER:

PEA, INC.
 2430 ROCHESTER CT, SUITE 100
 TROY, MI 48063
 CONTACT: JAMES P. BUTLER, P.E.
 PHONE: (248) 689-9090 EXT. 133
 EMAIL: JBUTLER@PEAINC.COM

LANDSCAPE ARCHITECT:

PEA, INC.
 7927 NEMCO WAY, SUITE 115
 BRIGHTON, MI 48116
 CONTACT: JEFF SMITH, R.L.A., LEED AP
 PHONE: (517) 546-8583
 EMAIL: JSMITH@PEAINC.COM



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS:

- C-1.0 COVER SHEET
- C-2.1 TOPOGRAPHIC SURVEY
- C-2.2 TREE LIST
- C-3.0 DIMENSION AND PAVING PLAN
- C-4.0 FIRE PROTECTION PLAN
- C-5.0 GRADING PLAN
- C-6.0 UTILITY PLAN
- C-7.0 DETAILS

- L-1.0 LANDSCAPE PLAN
- L-1.1 LANDSCAPE DETAILS

- SL-1.0 SITE PHOTOMETRIC PLAN
- SL-2.0 SITE PHOTOMETRIC DETAILS

- HOTEL
- A1.00 FIRST FLOOR PLAN
- A1.01 SECOND FLOOR PLAN
- A1.02 THIRD FLOOR PLAN
- A1.03 FOURTH FLOOR PLAN
- A5.00 EXTERIOR ELEVATIONS

- RETAIL/OFFICE/RESTAURANT
- A-101 FLOOR PLANS
- A-301 EXTERIOR ELEVATIONS



CAUTION!
 THE SEALS AND STAMPS OF ARCHITECTS, ENGINEERS, LANDSCAPE ARCHITECTS AND PROFESSIONALS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE PROFESSIONAL. ANY REPRODUCTION OF THESE SEALS OR STAMPS IS A VIOLATION OF THE PROFESSIONAL ETHICS AND MAY BE SUBJECT TO LEGAL ACTION.

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 F: 248.689.1044
 www.peainc.com

GATEWAY PROPERTIES ROCHESTER HILLS, LLC 38700 VAN DYKE AVE SUITE 200 - STERLING HEIGHTS, MI 48312	COVER SHEET GATEWAY OF ROCHESTER HILLS PART OF THE SOUTHEAST 1/4 OF SECTION 34, T33N, R11E CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN
DES. CMP DN SUR P.M.	DES. CMP DN SUR P.M.

ORIGINAL ISSUE DATE: DECEMBER 14, 2017
PEA JOB NO. 2017-237
SCALE: NA
DRAWING NUMBER: C-1.0

NO.	BY	CHK	DESCRIPTION	DATE
1	J.P.B.	J.P.B.	PRELIMINARY SITE PLAN	12/14/17
2	J.P.B.	J.P.B.	REVISION COMMENTS	12/14/17
3	J.P.B.	J.P.B.	REVISION COMMENTS	12/14/17
4	J.P.B.	J.P.B.	ITS COORDINATION	12/14/17

REVISIONS

BENCHMARKS
(GPS DERIVED - NAVD83)

BM #300
ARROW ON A HYDRANT LOCATED ON THE WEST SIDE OF ROCHESTER ROAD, APPROX. 80'± FROM THE NORTHWEST CORNER OF ROCHESTER ROAD AND SOUTH BLVD.
ELEV. - 720.05

BM #301
ARROW ON THE SECOND HYDRANT NORTH OF SOUTH BLVD. ON THE WEST SIDE OF ROCHESTER ROAD.
ELEV. - 722.27

BM #302
ARROW ON A HYDRANT LOCATED IN THE ISLAND LOCATED AT THE NORTHWEST CORNER OF THE PARKING LOT FOR 3950 ROCHESTER ROAD.
ELEV. - 722.18

BM #303
DRILLED MAG/WASHER IN THE SOUTHEAST CORNER OF A TRANSFORMER PAD LOCATED WEST OF THE SOUTH BLVD. ENTRANCE FOR 3950 ROCHESTER ROAD.
ELEV. - 720.13

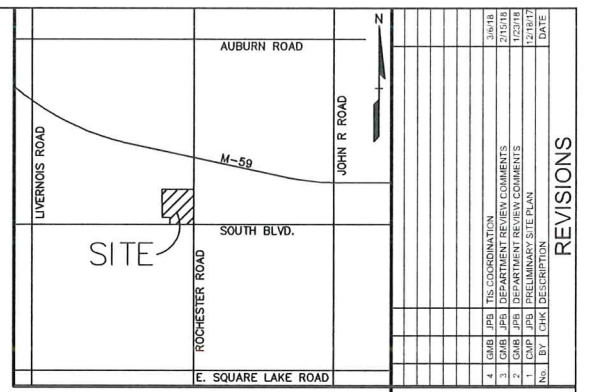
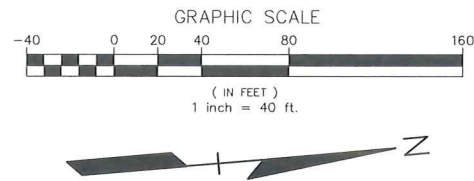
FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 28125C0532F, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(Per ALTA National Title Group, Commitment No. 63-17527010-SM, dated April 03, 2016)

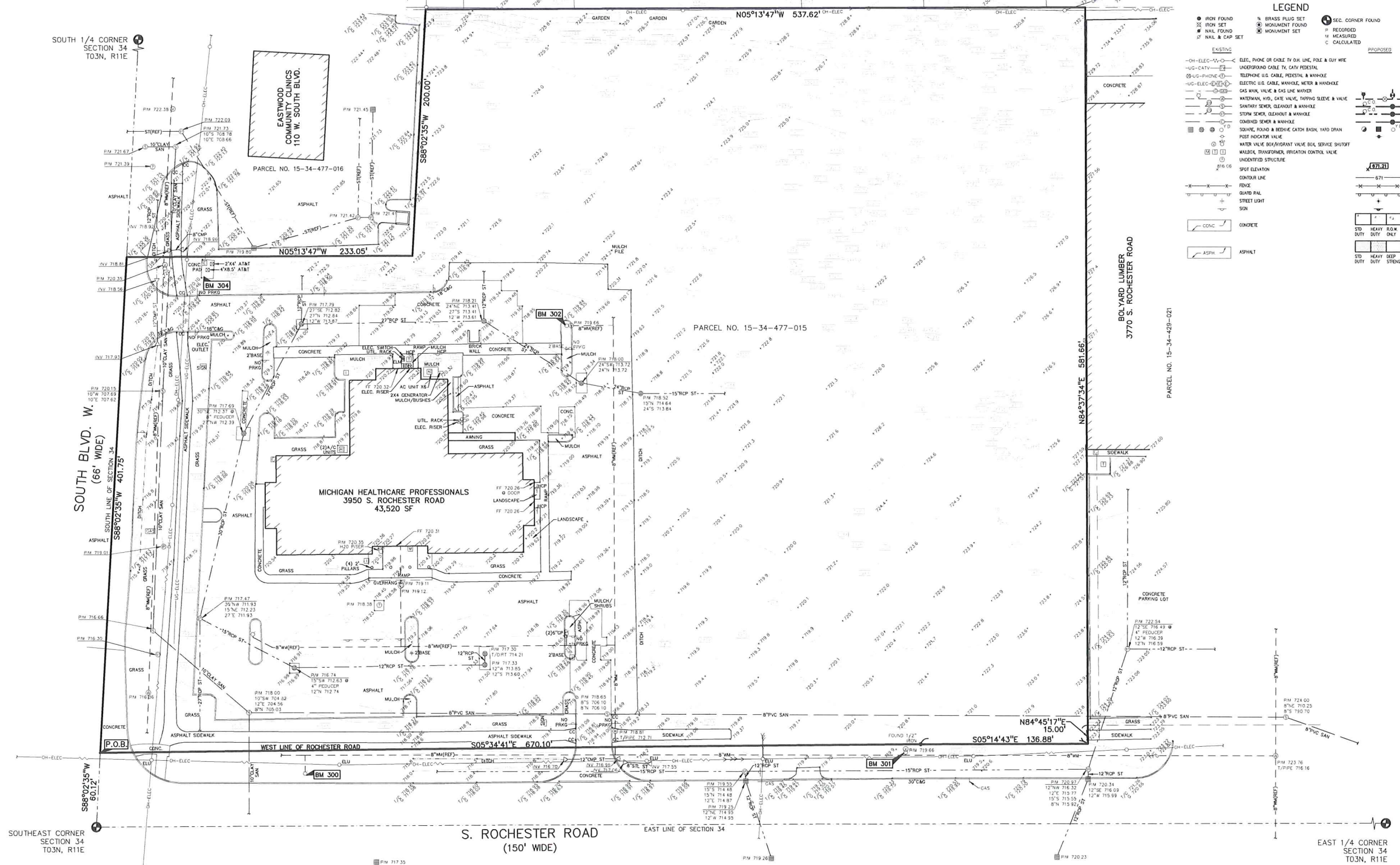
PARCEL ID 15-34-477-015

The land referred to in this commitment is described as follows: City of Rochester Hills, County of Oakland, State of Michigan

Part of the Southeast 1/4 Section 34, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, beginning at a point distant South 88 degrees 02 minutes 35 seconds West, 401.75 feet; thence North 05 degrees 13 minutes 47 seconds West, 233.05 feet; thence South 88 degrees 02 minutes 35 seconds West, 200.00 feet; thence North 05 degrees 13 minutes 47 seconds West, 537.62 feet; thence North 84 degrees 37 minutes 34 seconds East, 581.66 feet; thence North 84 degrees 45 minutes 17 seconds East, 15.00 feet and thence South 05 degrees 14 minutes 43 seconds East, 136.88 feet and thence South 05 degrees 34 minutes 41 seconds East, 670.10 feet along West line of Rochester Road to beginning.



NO.	DATE	BY	DESCRIPTION
1	12/18/17	JPB	PRELIMINARY SITE PLAN
2	12/18/17	JPB	DEPARTMENT REVIEW COMMENTS
3	12/18/17	JPB	REVISIONS
4	12/18/17	JPB	FINAL



- LEGEND**
- IRON FOUND
 - IRON SET
 - NAIL FOUND
 - NAIL & CAP SET
 - BRASS PLUG SET
 - MONUMENT FOUND
 - MONUMENT SET
 - SEC. CORNER FOUND
 - RECORDED
 - MEASURED
 - CALCULATED
- EXISTING**
- OH-ELEC-10-C
 - OH-CATV
 - UG-PHONE
 - UG-ELEC
 - WATERMAIN, HD, DATE VALVE, TAPPING SLAVE & VALVE
 - SANITARY SEWER, CLEANOUT & MANHOLE
 - STORM SEWER, CLEANOUT & MANHOLE
 - COMBINED SEWER & MANHOLE
 - SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
 - POST INDICATOR VALVE
 - WATER VALVE BOX/FRONT VALVE BOX, SERVICE SHUTOFF
 - WALKOFF TRANSFORMER, REGULATION CONTROL VALVE
 - UNIDENTIFIED STRUCTURE
 - SPOT ELEVATION
 - CONTOUR LINE
 - FENCE
 - GUARD RAIL
 - STREET LIGHT
 - SOIL
 - CONC
 - ASPH
- PROPOSED**
- CONC
 - ASPH

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GATEWAY PROPERTIES
ROCHESTER HILLS, LLC
38700 VAN DYKE AVE SUITE 200 - STERLING HEIGHTS, MI 48312

TOPOGRAPHIC SURVEY
GATEWAY OF ROCHESTER HILLS
PART OF THE SOUTHEAST 1/4 OF SECTION 34, T03N, R11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES: CMP SUR PEA P.M. JPB
DWN: CMP SUR PEA P.M. JPB

ORIGINAL ISSUE DATE:
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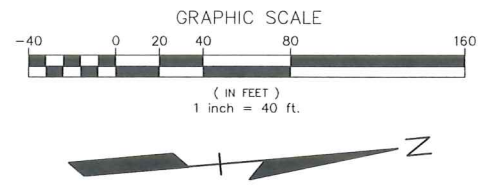
SCALE: 1" = 40'

DRAWING NUMBER:
C-2.1

SUPPLEMENTAL SITE PLAN NOTES:
1. ALCOHOL SALES ARE ANTICIPATED FOR THE HOTEL, RESTAURANTS, AND GENERAL COMMERCIAL USES.
2. REGARDING SECTION 138-8.500, THIS DEVELOPMENT MEETS THE REQUIREMENTS BY PROVIDING GROUND FLOOR USES ALONG THE MAIN STREET THAT INCLUDES RETAIL, RESTAURANT, AND OTHER USES THAT GENERATE PEDESTRIAN TRAFFIC THROUGHOUT THE DAY.
3. A GEOTECHNICAL INVESTIGATION HAS NOT BEEN PERFORMED AT THIS TIME. EXISTING SOIL CONDITIONS AND THE ABILITY TO MEET INFILTRATION REQUIREMENTS WILL BE ASSESSED ONCE PRELIMINARY SITE PLAN APPROVAL IS RECEIVED.

FIRE DEPARTMENT NOTES:
1. FIRE LANES SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS SPACED NOT MORE THAN 100 FEET APART. FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANES" AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 503.
2. CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC CHAPTER 14.
3. OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. CONTACT ROCHESTER HILLS FIRE DEPARTMENT FOR PERMIT INFORMATION. FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 307.6.2 & 307.6.2.3
4. A KNOX KEY SYSTEM SHALL BE INSTALLED AT EACH BUILDING AT A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE: KNOXBOX.COM.

GENERAL NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCHESTER HILLS CURRENT STANDARDS AND REGULATIONS.
3. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
5. ALL SIGNS MUST MEET SECTION 138-8.603 AND CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.



ACCESSIBLE DOOR LEGEND:
INDICATES ACCESSIBLE ACCESS DOOR
INDICATES ACCESSIBLE ROUTE
REFER TO ARCHITECTURAL PLANS FOR FURTHER DETAILS.
GRADES AT DOOR MAY NOT EXCEED 2% IN ANY DIRECTION.

SIDEWALK RAMP LEGEND:
SIDEWALK RAMP 'TYPE R'
SIDEWALK RAMP 'TYPE F'
SIDEWALK RAMP 'TYPE P'
CURB DROP ONLY
REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

SIGN LEGEND:
NO STOPPING STANDING PARKING 'FIRE LANE' SIGN
'BARRIER FREE PARKING' SIGN
'VAN ACCESSIBLE' SIGN
REFER TO CONSTRUCTION PLANS FOR ADDITIONAL SIGN DETAILS

LEGEND

EXISTING

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- ELEC. PHONE OR CABLE TV ON LINE, POLE & DUCT W/RE
- UNDERGROUND CABLE TV, CABLE PEDESTAL
- TELEPHONE U.S. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAN, VALVE & GAS LINE MANHOLE
- WATERMAN, W/D, DATE VALVE, FATHING SLIDE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, RAIN DRAIN
- FIRST FLOOR VALVE
- WATER VALVE BOX/GRANIT VALVE BOX, SERVICE SHUTOFF
- WALBOX, TRANSFORMER, BRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FINDE
- DRAIN RAIL
- STREET LIGHT
- SON
- CONCR
- CONCRETE
- ASPH
- ASPH
- ASPH

PROPOSED

- SEC. CORNER FOUND
- RECORDED
- MEASURED
- CALCULATED
- SEC. CORNER FOUND
- RECORDED
- MEASURED
- CALCULATED

MOBILE MRI UNIT

Refuse Truck: 39' 500ft, 8'000ft, 17' 600ft, 0.96ft, 8'000ft, 1'30ft, 31' 80°
WB-62 - Interstate Semi-Trailer: 89' 000ft, 8' 000ft, 13' 300ft, 13' 300ft, 8' 000ft, 6' 000ft, 28' 40°

STATE OF MICHIGAN

PEA, INC.

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GATEWAY PROPERTIES
ROCHESTER HILLS, LLC

SITE PLAN
GATEWAY OF ROCHESTER HILLS
PART OF THE SOUTHEAST 1/4 OF SECTION 34, T09N, R17E
CITY OF ROCHESTER HILLS, OKLAND COUNTY, MICHIGAN

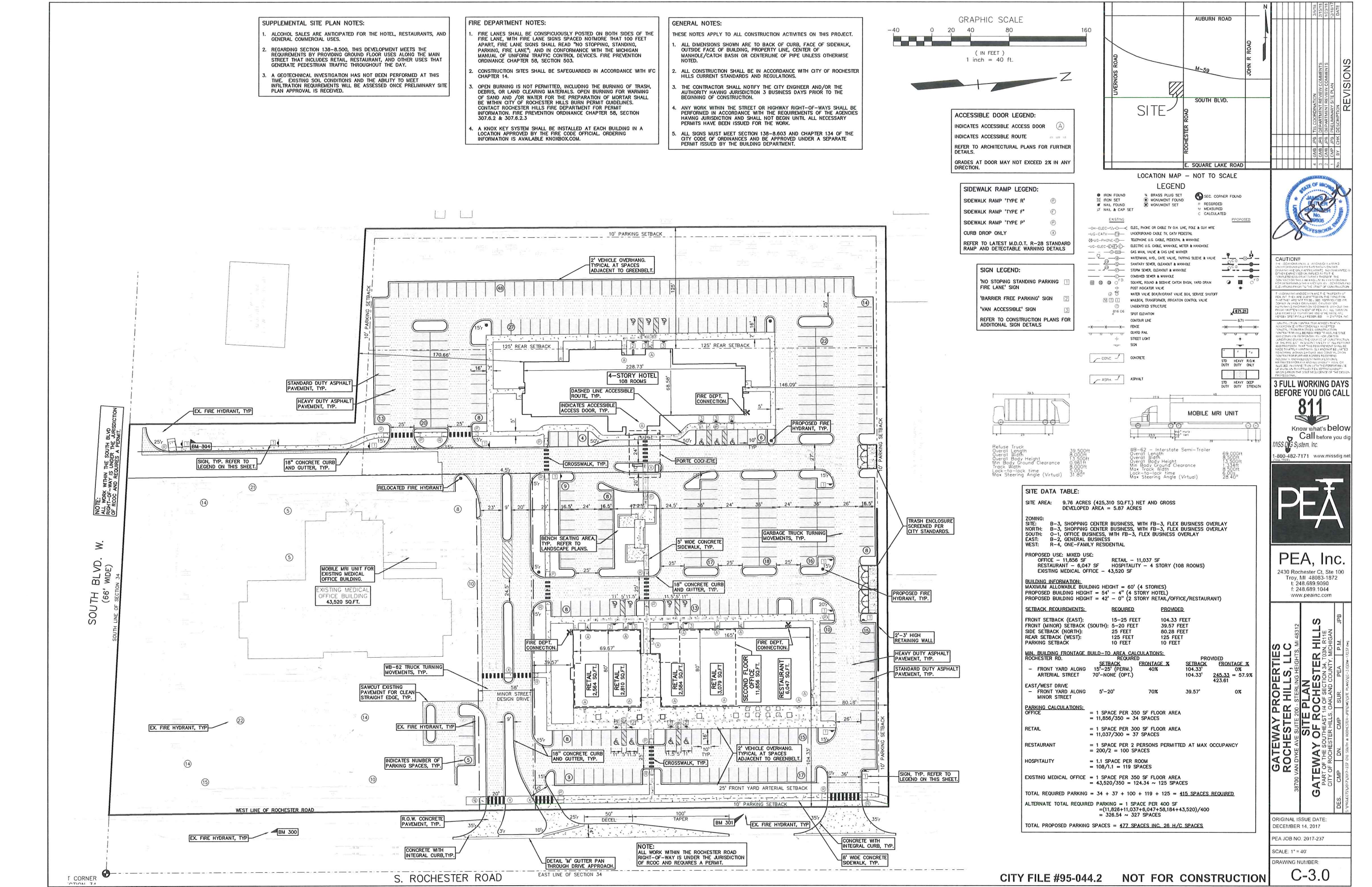
DES: JPB
CHK: JPB
DATE: 12/14/17

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PEA JOB NO.: 2017-237

SCALE: 1" = 40'

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C-3.0



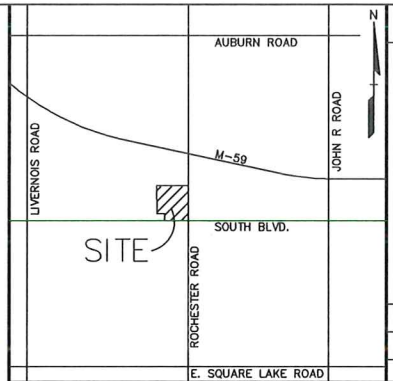
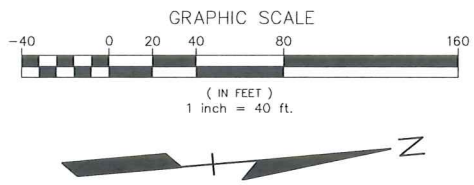
FIRE DEPARTMENT NOTES:

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NO.	BY	CHK	DESCRIPTION	DATE
1	JPB	JPB	PRELIMINARY SITE PLAN	12/18/17
2	JPB	JPB	DEPARTMENT REVIEW COMMENTS	12/21/17
3	JPB	JPB	CONSTRUCTION REVIEW COMMENTS	12/21/17
4	JPB	JPB	CONSTRUCTION REVIEW COMMENTS	12/21/17

REVISIONS

LOCATION MAP - NOT TO SCALE

LEGEND

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

EXISTING

- OH-ELEC- Utility Pole & Guy Wire
- UG-CATV- Underground Cable TV, CATV Pedestal
- UG-PHONE- Telephone B.S. Cable, Pedestal & Manhole
- UG-ELEC- Electric U.S. Cable, Manhole, Meter & Manhole
- Gas Main, Valve & Gas Line Marker
- WATERMAIN, HD, Gate Valve, Tapping Sleeve & Valve
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEDDIE CATCH BASIN, YARD DRAIN
- POST, ROCKING VALVE
- WATER VALVE, BOILER/HEAT VALVE BOX, SERVICE SHUTOFF
- MALIBU, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- QUAD RAIL
- STREET LIGHT
- SIEN

PROPOSED

- CONC CONCRETE
- ASPH ASPHALT

SIGN LEGEND:

- 'NO STOPPING STANDING PARKING' SIGN
- 'BARRIER FREE PARKING' SIGN
- 'VAN ACCESSIBLE' SIGN

REFER TO CONSTRUCTION PLANS FOR ADDITIONAL SIGN DETAILS

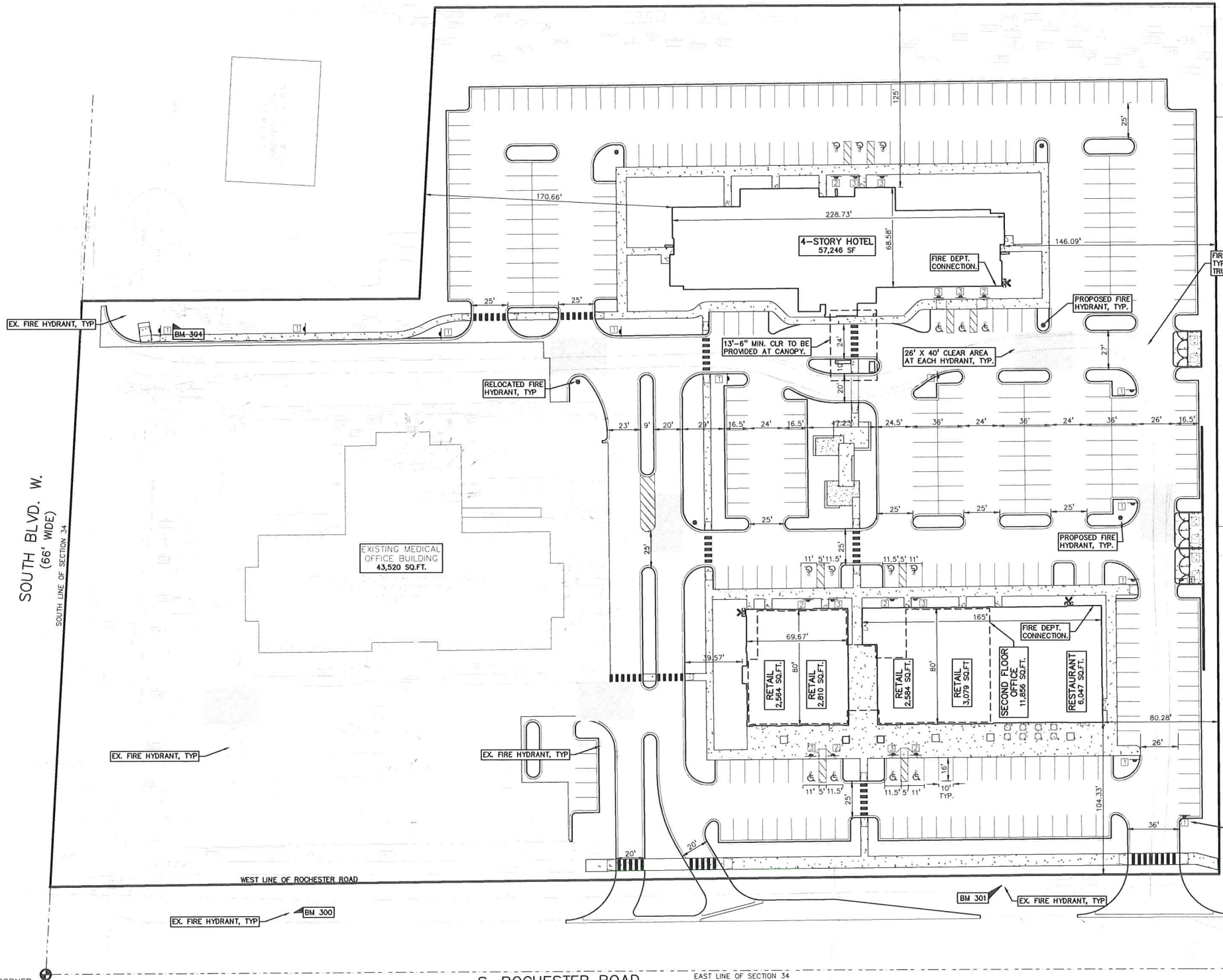
BUILDING NOTES:

ALL PROPOSED BUILDINGS ARE TYPE II-B.



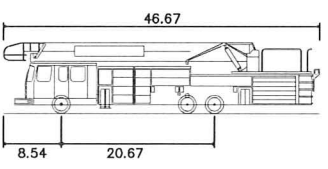
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FIRE TRUCK TURNING MOVEMENT, TYP. REFER TO DETAIL OF FIRE TRUCK ON THIS SHEET.

SIGN, TYP. REFER TO LEGEND ON THIS SHEET.



Rochester Hills Fire Truck
 Overall Length 46.67ft
 Overall Width 8.500ft
 Min Wheel Radius 42.5ft

SOUTH BLVD. W.
(66' WIDE)
SOUTH LINE OF SECTION 34

EXISTING MEDICAL OFFICE BUILDING
43,520 SQ.FT.

4-STORY HOTEL
57,246 SF

RETAIL 2,584 SQ.FT.
 RETAIL 2,810 SQ.FT.
 RETAIL 2,834 SQ.FT.
 RETAIL 3,079 SQ.FT.
 SECOND FLOOR OFFICE 11,856 SQ.FT.
 RESTAURANT 6,947 SQ.FT.

T CORNER

S. ROCHESTER ROAD EAST LINE OF SECTION 34

CITY FILE #95-044.2 NOT FOR CONSTRUCTION

C-4.0

GATEWAY PROPERTIES
ROCHESTER HILLS, LLC
FIRE PROTECTION PLAN
 PART OF THE SOUTHEAST 1/4 OF SECTION 34, T33N, R71E
 CITY OF ROCHESTER HILLS, OKLAND COUNTY, MICHIGAN

38700 VAN DYKE AVE SUITE 200 - STERLING HEIGHTS, MI 48312
 58043382-337.DWG SOUTH - 8.50000000-PLANVIEW.DWG
 12/18/17 12:21:17 PM

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BENCHMARKS
(GPS DERIVED - NAVD88)

BM #300
ARROW ON A HYDRANT LOCATED ON THE WEST SIDE OF ROCHESTER ROAD, APPROX. 80' FROM THE NORTHWEST CORNER OF ROCHESTER ROAD AND SOUTH BLVD.
ELEV. - 720.05

BM #301
ARROW ON THE SECOND HYDRANT NORTH OF SOUTH BLVD. ON THE WEST SIDE OF ROCHESTER ROAD.
ELEV. - 722.27

BM #302
ARROW ON A HYDRANT LOCATED IN THE ISLAND LOCATED AT THE NORTHWEST CORNER OF THE PARKING LOT FOR 3950 ROCHESTER ROAD.
ELEV. - 722.18

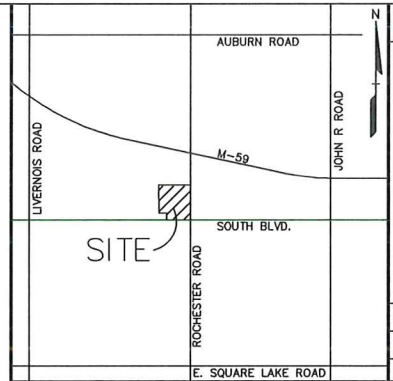
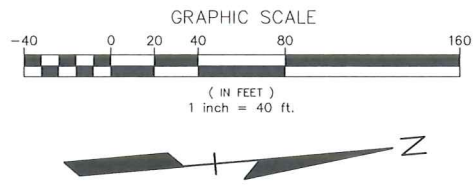
BM #303
DRILLED MAG/WASHER IN THE SOUTHEAST CORNER OF A TRANSFORMER PAD LOCATED WEST OF THE SOUTH BLVD. ENTRANCE FOR 3950 ROCHESTER ROAD.
ELEV. - 720.13

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 2612500532F, DATED SEPTEMBER 29, 2008.

LEGAL DESCRIPTION
(Per ALTA National Title Group, Commitment No. 63-17527010-SM, dated April 03, 2016)
PARCEL ID 15-34-477-015

The land referred to in this commitment is described as follows: City of Rochester Hills, County of Oakland, State of Michigan

Part of the Southeast 1/4 Section 34, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, beginning at a point distant South 88 degrees 02 minutes 35 seconds West, 80.12 feet from Southeast Section corner; thence South 88 degrees 02 minutes 35 seconds West, 401.75 feet; thence North 05 degrees 13 minutes 47 seconds West, 233.05 feet; thence South 88 degrees 02 minutes 35 seconds West, 200.00 feet; thence North 05 degrees 13 minutes 47 seconds West, 537.62 feet; thence North 84 degrees 37 minutes 34 seconds East, 581.66 feet; thence North 84 degrees 45 minutes 17 seconds East, 15.00 feet and thence South 05 degrees 14 minutes 43 seconds East, 136.88 feet and thence South 05 degrees 34 minutes 41 seconds East, 670.10 feet along West line of Rochester Road to beginning.



NO.	DATE	BY	DESCRIPTION
1	12/14/17	JPB	PRELIMINARY SITE PLAN
2	12/14/17	JPB	DEPARTMENT REVIEW COMMENTS
3	12/14/17	JPB	DEPARTMENT REVIEW COMMENTS
4	12/14/17	JPB	DEPARTMENT REVIEW COMMENTS
5	12/14/17	JPB	DEPARTMENT REVIEW COMMENTS



CAUTION!
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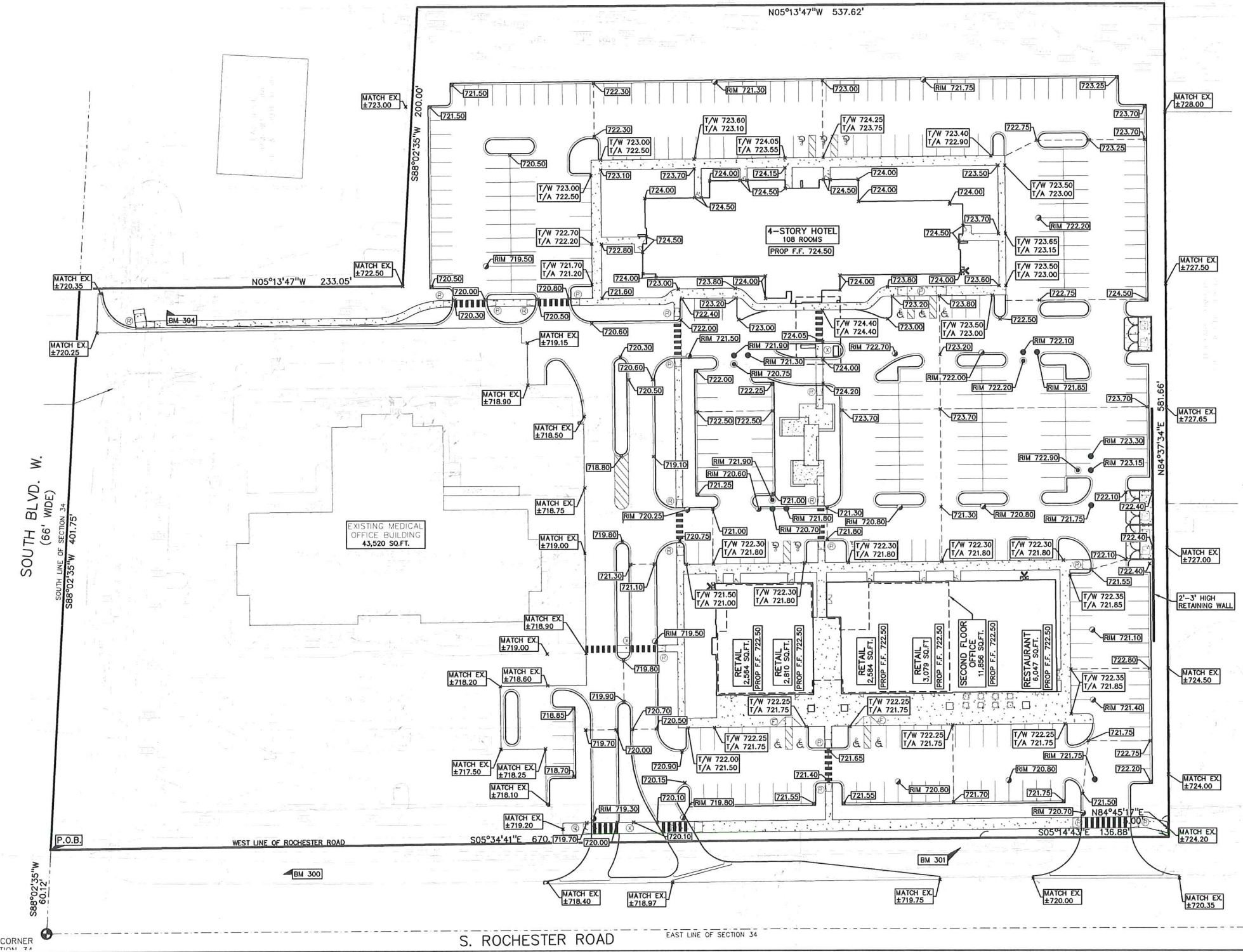
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GATEWAY PROPERTIES ROCHESTER HILLS, LLC
38700 VAN DYKE AVE SUITE 200 - STERLING HEIGHTS, MI 48312

GATEWAY OF ROCHESTER HILLS
PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN, R11E CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

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

ORIGINAL ISSUE DATE: DECEMBER 14, 2017
PEA JOB NO: 2017-237
SCALE: 1" = 40'
DRAWING NUMBER: C-5.0



LEGEND

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

— ON-ELEC—	ELEC. PHONE OR CABLE TV OR LINE, POLE & GUY WIRE
— UG-CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
— UG-PHONE—	TELEPHONE U.S. CABLE, PEDESTAL & MANHOLE
— UG-ELEC—	ELECTRIC U.S. CABLE, MANHOLE, METER & MANHOLE
— GAS—	GAS MAIN, VALVE & GAS LINE MARKER
— WATER—	WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
— SANITARY—	SANITARY SEWER, CLEANOUT & MANHOLE
— STORM—	STORM SEWER, CLEANOUT & MANHOLE
— COMBINED—	COMBINED SEWER & MANHOLE
— SQUARE, ROUND & BENTONITE CATCH BASIN, YARD DRAIN	
— POST HOOKER VALVE	
— WATER VALVE BOX/STREET VALVE BOX, SERVICE SHUTOFF	
— UNIDENTIFIED STRUCTURE	
— SPOT ELEVATION	
— CONTOUR LINE	
— FENCE	
— GUARD RAIL	
— STREET LIGHT	
— SIGN	
— CONC	CONCRETE
— ASPH	ASPHALT

SIDEWALK RAMP LEGEND:

○	SIDEWALK RAMP "TYPE R"
○	SIDEWALK RAMP "TYPE F"
○	SIDEWALK RAMP "TYPE P"
○	CURB DROP ONLY

REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

SYMBOLS: GRADING

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

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

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

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

BENCHMARKS
(GPS DERIVED - NAVD83)

BM #300
ARROW ON A HYDRANT LOCATED ON THE WEST SIDE OF ROCHESTER ROAD, APPROX. 80'± FROM THE NORTHWEST CORNER OF ROCHESTER ROAD AND SOUTH BLVD.
ELEV. - 720.05

BM #301
ARROW ON THE SECOND HYDRANT NORTH OF SOUTH BLVD. ON THE WEST SIDE OF ROCHESTER ROAD.
ELEV. - 722.27

BM #302
ARROW ON A HYDRANT LOCATED IN THE ISLAND LOCATED AT THE NORTHWEST CORNER OF THE PARKING LOT FOR 3950 ROCHESTER ROAD.
ELEV. - 722.18

BM #303
DRILLED MAG/WASHER IN THE SOUTHEAST CORNER OF A TRANSFORMER PAD LOCATED WEST OF THE SOUTH BLVD. ENTRANCE FOR 3950 ROCHESTER ROAD.
ELEV. - 720.13

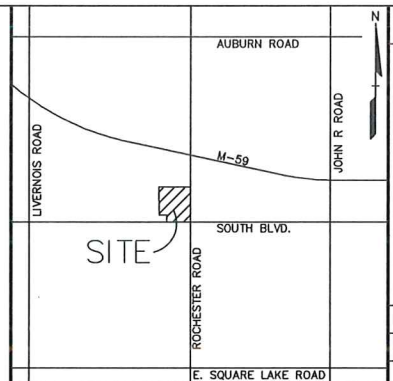
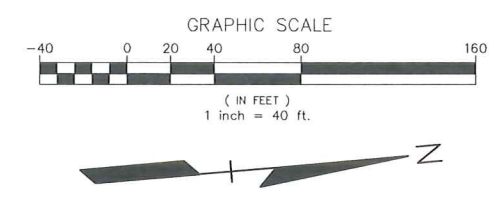
FLOODPLAIN NOTE:
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LEGAL DESCRIPTION
(Per ALTA National Title Group, Commitment No. 63-17527010-SM, dated April 03, 2016)

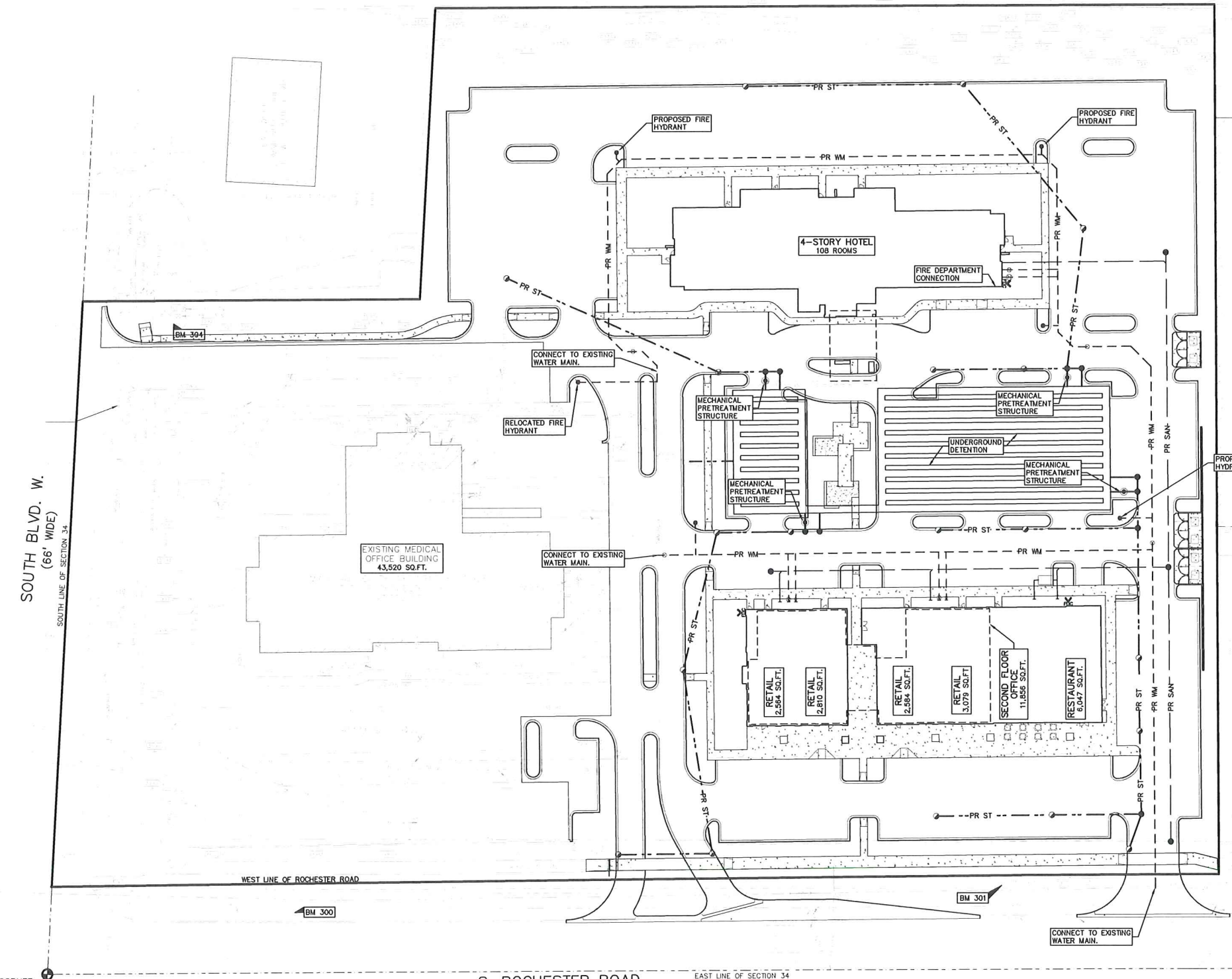
PARCEL ID 15-34-477-015

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NO.	DATE	DESCRIPTION
1	12/15/2017	PRELIMINARY SITE PLAN
2	12/15/2017	DEPARTMENT REVIEW COMMENTS
3	12/15/2017	REVISIONS
4	12/15/2017	REVISIONS
5	12/15/2017	REVISIONS
6	12/15/2017	REVISIONS
7	12/15/2017	REVISIONS
8	12/15/2017	REVISIONS
9	12/15/2017	REVISIONS
10	12/15/2017	REVISIONS



LEGEND

EXISTING

- IRON FOUND
- IRON SET
- MAIL FOUND
- MAIL & CAP SET
- ELEC. PHONE OR CABLE TV SIX LINE POLE & SIX WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.S. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.S. CABLE, MANHOLE, METER & MANHOLE
- GAS MAIN, VALVE & GAS LINE MANHOLE
- NATURAL GAS, GAS VALVE, TAPPING GUIDE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SINK, ROUND & REEFER CATCH BASIN, YARD DRAIN
- FOOT CATCHER VALVE
- WATER VALVE, BOM/GRANT VALVE BOX, SERVICE SHUTOFF
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GRASS PAV.
- STREET LIGHT
- SIEN
- CONC.
- CONCRETE
- ASPH.
- ASPHALT

PROPOSED

- SEC. CORNER FOUND
- RECORDED
- MEASURED
- CALCULATED
- 3/0 HEAVY B.O.M. DUTY ONLY
- 3/0 HEAVY DEEP DUTY ONLY

GENERAL UTILITY NOTES:
ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF ROCHESTER HILLS.

DRAINAGE NARRATIVE:
THE PROPOSED DEVELOPMENT WILL DRAIN TO AN UNDERGROUND DETENTION SYSTEM AND RELEASED TO THE EXISTING SYSTEM AT THE PRE-DEVELOPMENT DISCHARGE RATE.

THE MEDICAL OFFICE SITE STUBBED A 24" STORM SEWER TO THE NORTH PROPERTY TO ACCOMMODATE FUTURE DRAINAGE.

	area	C	A x C
total	276,014		
pervious	85,822	0.25	21,455.5
impervious	190,192	0.95	180,681.9
		0.73235	202137.4

Project: G10 SOUTH AND ROCHESTER
Location: ROCHESTER HILLS
Date: 12/15/2017
Project No.: 2017-237

25 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)

Contributing Area (A) 6.34 acres
Allowable Discharge (Qa) 1.27 CFS (0.2 CFS/acre)
Coefficient of Runoff (Ct) 0.73

Calculation of Required Discharge/Acre
Qo = ((Qa)(A)(Ct)) / 0.27
T = -25 + ((8062.5)(Qo)) / 0.5
146.82

Storage Volume Required:
Vs = (12900)(T)(T+25) - 40(Qo)(T) 9419.20
Vt = (Vs)(A)(Ct) 43709.2

PIPE STORAGE:
L = 2250 ft
SIZE = 60 in.
C.F./FT = 19.625 c.f./ft.
VOLUME = 44,156.25 c.f.

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

RETAIL	RESTAURANT	OFFICE	HOTEL	TOTAL
Square Footage	11,037 S.F.			
Estimated No. of Employees	17			
Unit Factor	0.16 per employee			
REU	2.6			
Population (P) (3.5 PEOPLE/EDU)	9.3 People			
Estimated No. of Seats	169			
Unit Factor	0.13 per seat			
REU	22			
Population (P) (3.5 PEOPLE/EDU)	77.0 People			
Square Footage	11,856			
Unit Factor	0.4 per 1,000 SF			
REU	4.7			
Population (P) (3.5 PEOPLE/EDU)	16.6 People			
Number of Rooms	108			
Unit Factor	0.38 per room			
REU	41.0			
Population (P) (3.5 PEOPLE/EDU)	143.6 People			
TOTAL	REU 70.4			
	247 People			
	Average Flow (100 GPCPD) 24,700 G.P.D.			
	0.038 C.F.S.			
	P (1000s) 0.247			
	Peaking Factor (PF) 4.00			
	PF = (18 + sqrt(P)) / (4 + sqrt(P))			
	Peak Flow (G.D.P.) 98,800 G.P.D.			
	Peak Flow (C.F.S.) 0.153 C.F.S.			
	8" Pipe Capacity Provided = 1.21 C.F.S.			



CAUTION!!
THE CONSTRUCTION OF A TRENCH OR UNDERGROUND UTILITY SHALL BE CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF ROCHESTER HILLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER HILLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER HILLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER HILLS.

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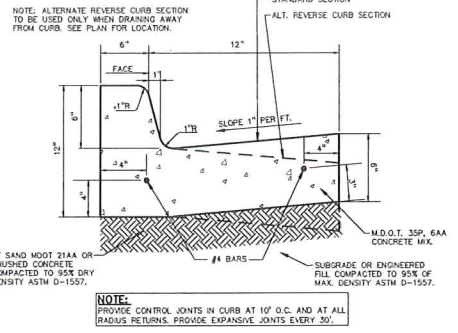
GATEWAY PROPERTIES ROCHESTER HILLS, LLC
38700 VAN DYKE AVE SUITE 200 - STERLING HEIGHTS, MI 48312

GATEWAY OF ROCHESTER HILLS
PART OF THE SOUTHEAST 1/4 OF SECTION 34, T33N, R11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

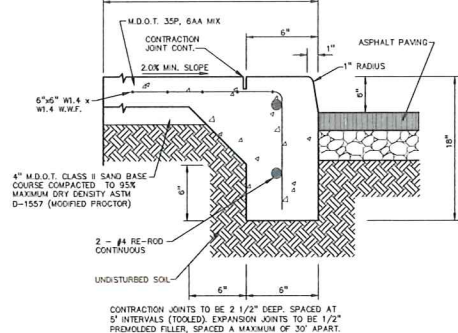
UTILITY PLAN

DES: CMP P.M. JPB
CHK: JPB
SUR: PEA
DATE: 12/15/2017

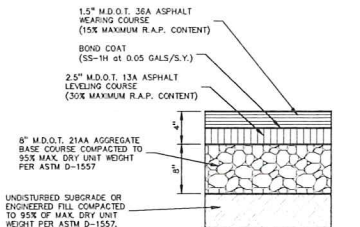
ORIGINAL ISSUE DATE: DECEMBER 14, 2017
PEA JOB NO. 2017-237
SCALE: 1" = 40'
DRAWING NUMBER: **C-6.0**



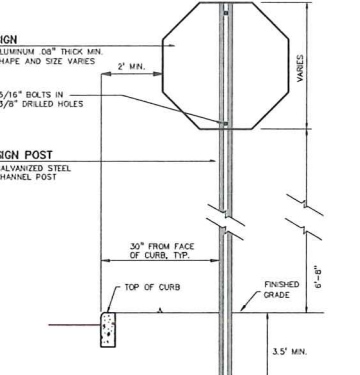
18"x6" STANDARD CONCRETE CURB AND GUTTER
NOT TO SCALE



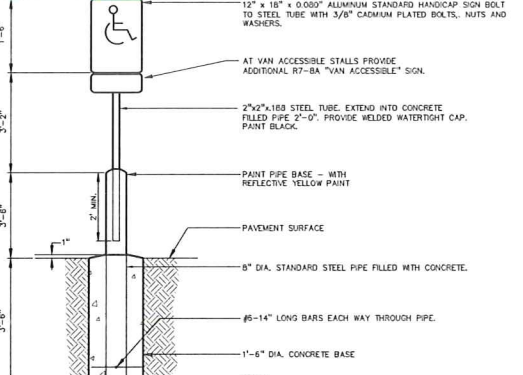
INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE



SIGN AND POST INSTALLATION IN LANDSCAPED AREAS
NOT TO SCALE



SIGN AND POST INSTALLATION IN PAVED AREAS
NOT TO SCALE

NO.	DATE	BY	CHK	DESCRIPTION
1	12/18/18	JPB	PEA	PRELIMINARY SITE PLAN
2	12/18/18	JPB	PEA	DEPARTMENT REVIEW COMMENTS
3	12/18/18	JPB	PEA	CITY REVIEW COMMENTS
4	12/18/18	JPB	PEA	DESIGN/CONSTRUCTION



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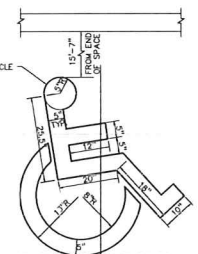
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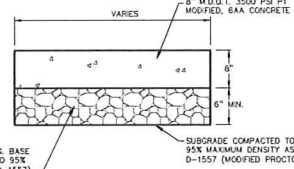
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ORIGINAL ISSUE DATE: DECEMBER 14, 2017
PEA JOB NO: 2017-237
SCALE: NA
DRAWING NUMBER: **C-7.0**



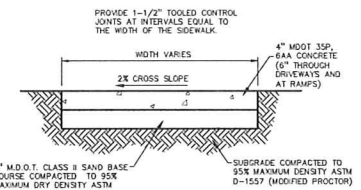
BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE



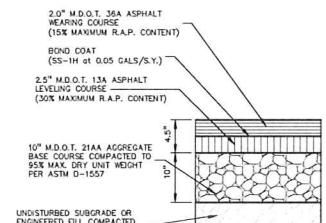
STANDARD "BARRIER FREE" SYMBOL FOR PARKING
NOT TO SCALE



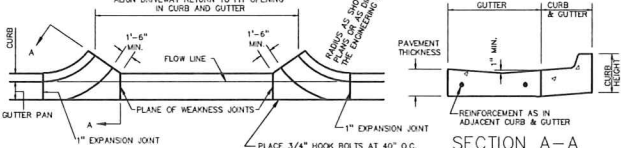
HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE



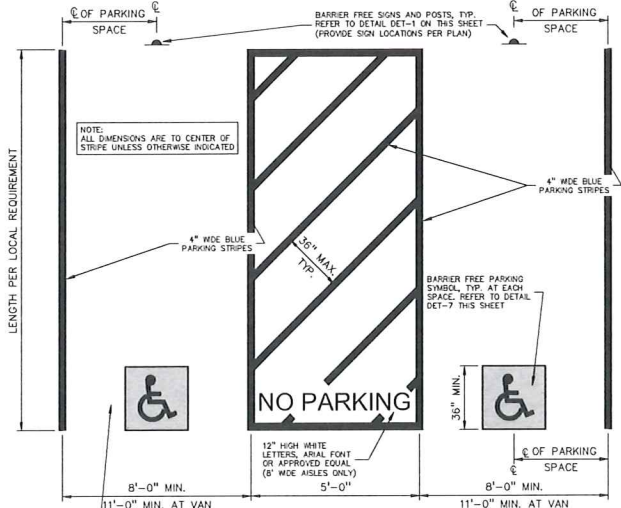
CONCRETE SIDEWALK
NOT TO SCALE



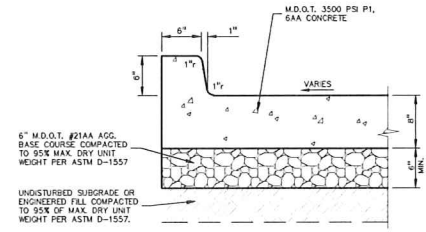
HEAVY DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE



M.D.O.T. DRIVEWAY OPENING-DETAIL 'M'
NOT TO SCALE



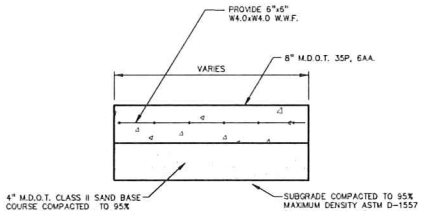
BARRIER FREE PARKING STALL DETAIL
NOT TO SCALE



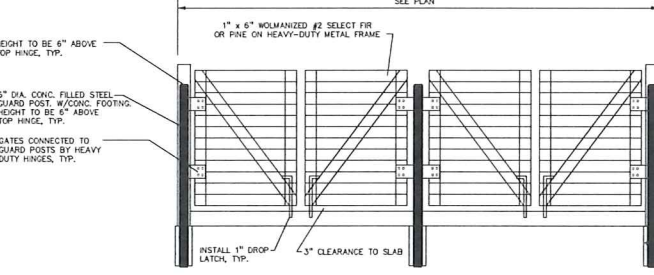
CONCRETE PAVEMENT WITH INTEGRAL CURB
NOT TO SCALE



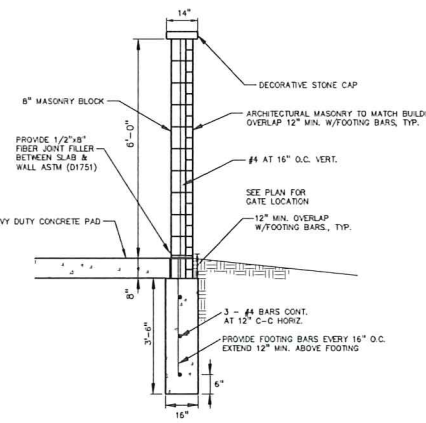
NO STOPPING SIGN DETAIL
NOT TO SCALE



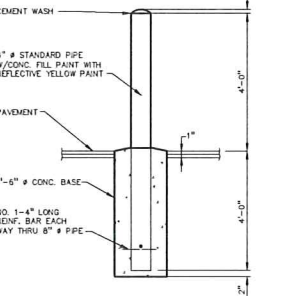
HEAVY DUTY CONCRETE PAD DETAIL
NOT TO SCALE



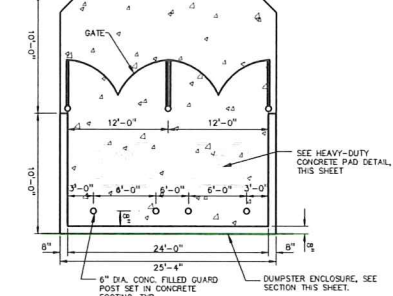
TRASH ENCLOSURE GATE DETAIL
NOT TO SCALE



DUMPSTER ENCLOSURE WALL CROSS SECTION
NOT TO SCALE



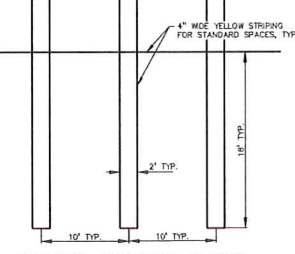
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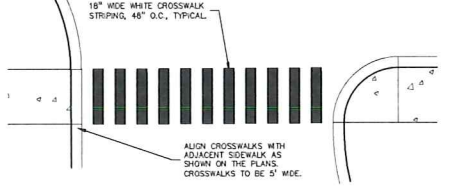
DOUBLE DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



DOUBLE STRIPING DETAIL
NOT TO SCALE



STRIPED CROSSWALK DETAIL
NOT TO SCALE

CITY OF ROCHESTER HILLS NOTES:

TREE PLANTING RESTRICTIONS:
 Approval is required to plant any tree or shrub on the public right-of-way. All trees and shrubs must be planted at least 10' from the edge of the public roadway. Shade trees and shrubs must be planted at least 5' from the edge of the public roadway. Evergreen and ornamental trees must be planted at least 10' from the edge of the public roadway. No trees or shrubs may be planted within the triangular area formed at the intersection of any street right-of-way lines at a distance along each line of 25' from their point of intersection. No trees or shrubs may be planted in the triangular area formed at the intersection of any driveway with a public roadway at a distance along each line of 15' from their point of intersection. All trees and shrubs must be planted at least 10' from any fire hydrant. Shade and evergreen trees must be at least 15' away from the nearest overhead wire. Trees must be planted a minimum of 5' from an underground utility, unless the city's Landscape Architect requires a greater distance. These requirements are incorporated into the plan.

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

NATURAL FEATURES/ENVIRONMENTAL IMPACT STATEMENT

A. ENVIRONMENTAL IMPACT STATEMENT Measures were taken to preserve existing features on site and minimize environmental impacts, especially with regard to maintaining as many trees as possible along the west border of the site.

B. TREE REMOVAL The site is not subject to the City's tree preservation ordinance as the site was subdivided prior to the enactment of the tree preservation ordinance. As much existing vegetation as possible was preserved, especially along the west property line.

C. WETLANDS The site does not contain regulated wetlands.

D. NATURAL FEATURES SETBACK The site does not contain a regulated natural feature.

E. STEEP SLOPES The site does not contain any regulated steep slopes.

NOTES

A. If required trees cannot fit or planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$205.50 per tree. Existing healthy vegetation on the site may be used to satisfy landscape requirements and must be identified on the plans.

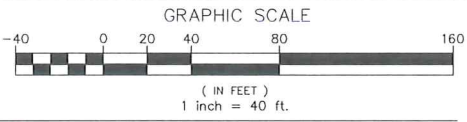
B. Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings.

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

PER CITY OF ROCHESTER HILLS MAINTENANCE AGREEMENT:

Section 118.17(1) Maintenance
 The owner of the property shall be responsible for all maintenance of the site, as follows:

- Landscaping shall be kept in a neat, orderly and healthy growing condition, free from debris and refuse.
- Planting shall be minimal at the time of installation, only to remove dead or diseased branches. Subsequent pruning of all trees or shrubs shall be done to achieve their approved purpose.
- All trees, shrubs, or deciduous plant material shall be removed immediately and replaced within six (6) months after the date of the next planting season, whichever occurs first. For purposes of this section, the planting season for deciduous plants shall be between March 1 and June 1 and for evergreen plants between October 1 and June 1. Plant material suitable to replace dead or diseased material shall be as close as practical to the size of the material to be replaced. The City may require the property owner to provide a replacement tree, shrub, or plant material.
- The approved landscape plan shall be considered a permanent record and an integral part of the Site Plan Approval. Unless otherwise approved in accordance with the amendment procedures, any revisions to or removal of plant materials, or non-compliance with the maintenance requirements of this Section 118.17(1) shall cause the permit or non-compliance with the approved landscape plan and be a violation of this Ordinance.
- If protected trees are damaged, a fee shall be assessed on an inch-by-inch basis at a monetary rate established by the Forestry Department.



LANDSCAPE COST OPINION

QTY	EA	DESCRIPTION	UNIT PRICE	TOTAL
96	EA	3" Deciduous Trees	\$400.00	\$38,400.00
26	EA	5th Evergreen Trees	\$300.00	\$7,800.00
27	EA	10th Evergreen Trees	\$400.00	\$10,800.00
50	EA	Ornamental Trees	\$250.00	\$12,500.00
140	EA	Shrubs	\$50.00	\$7,000.00
6,139	S.Y.	Sod Lawn	\$6.00	\$36,834.00
23	C.Y.	Mulch AT 3" Depth	\$45.00	\$1,035.00
92	C.Y.	Plant Mix for Planting Beds at 12" depth	\$12.00	\$1,104.00
1,253	L.F.	Metal Edge	\$5.75	\$8,331.75
1	L.S.	Irigation	\$20,000.00	\$20,000.00
511	C.Y.	Topsoil (Haul and Spread) for lawn at 3"	\$7.00	\$3,577.00
TOTAL LANDSCAPE				\$136,981.75

DOES NOT INCLUDE EDGING, MULCH, LAWN, PERENNIALS AND SHRUBS IN AMENITY SPACE

LANDSCAPE CALCULATIONS: B3 SHOPPING CENTER BUSINESS FB-3 OVERLAY DISTRICT

PER CITY OF ROCHESTER HILLS ZONING ORDINANCE

OUTDOOR AMENITY SPACE
 REQUIRED: 2% OF GROSS LAND AREA OF DEVELOPMENT
 281,360 SF * 0.02 = 5,227 SF
 PROVIDED: 7,385 SF

BUFFER D - WEST PROPERTY LINE
 REQUIRED: 25 FOOT WIDE
 2.5 DECIDUOUS TREES, 1.5 ORNAMENTAL TREES, 5 EVERGREENS AND 8 SHRUBS PER 100 LF
 537 LF/100 = 5.37
 5.37*2.5 = 13 DECIDUOUS TREES
 5.37*1.5 = 8 ORNAMENTAL TREES
 5.37*5 = 27 EVERGREENS
 5.37*8 = 43 SHRUBS
 PROVIDED: 13 DECIDUOUS TREES, 8 ORNAMENTAL TREES, 27 EVERGREENS AND 43 SHRUBS

RIGHT OF WAY AT ROCHESTER ROAD
 REQUIRED: 1 DECIDUOUS TREE PER 35 LF, 1 ORNAMENTAL TREE PER 60 LF
 368 LF/35 = 11 DECIDUOUS TREES
 368 LF/60 = 6 ORNAMENTAL TREES
 PROVIDED: 11 DECIDUOUS TREES, 6 ORNAMENTAL TREES

(NOT ENOUGH ROOM TO BE PLACED BETWEEN PARKING LOT AND STREET DUE TO UTILITIES AND SITE LINES, TREES ARE LOCATED ELSEWHERE ON SITE.)

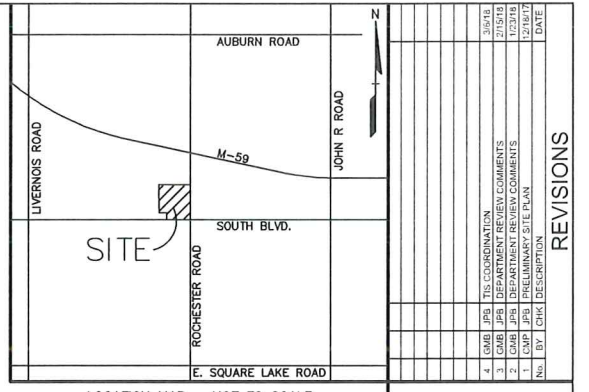
FRONT YARD IN FB DISTRICT ARTERIAL
 REQUIRED: 10 FT WIDTH, PLUS 2 DECIDUOUS TREES, 4 ORNAMENTAL TREES AND 12 SHRUBS PER 100 LF
 368 LF/100 = 3.68
 3.68*2 = 7 DECIDUOUS TREES
 3.68*4 = 15 ORNAMENTAL TREES
 3.68*12 = 44 SHRUBS
 PROVIDED: 8 DECIDUOUS TREES, 16 ORNAMENTAL TREES AND 48 SHRUBS
 (NOT ENOUGH ROOM TO BE PLACED ALONG ROAD DUE TO WATER MAIN LOCATION, TREES ARE LOCATED ELSEWHERE ON SITE.)

FRONT YARD IN FB DISTRICT MINOR
 REQUIRED: 5 FT WIDTH, PLUS 3 ORNAMENTAL TREES AND 8 SHRUBS PER 100 LF
 320 LF/100 = 3.2
 3.2*3 = 10 ORNAMENTAL TREES
 3.2*8 = 26 SHRUBS
 PROVIDED: 10 ORNAMENTAL TREES, 26 SHRUBS
 (NOT ENOUGH ROOM FOR TREES TO BE PLACED ALONG ROAD DUE TO WATER MAIN LOCATION, TREES ARE LOCATED ELSEWHERE ON SITE.)

INTERIOR STREET TREES
 REQUIRED: 1 DECIDUOUS TREE PER 35 LF
 320 LF/35 = 9 DECIDUOUS TREES
 PROVIDED: 9 DECIDUOUS TREES

PARKING LOT INTERIOR
 REQUIRED: 5% OF PARKING LOT, PLUS 1 DECIDUOUS TREE PER 150 SF LANDSCAPED AREA
 122,793 SF * 0.05 = 6,140
 6,140 SF/150 = 41 TREES
 PROVIDED: 8,211 SF, 41 TREES

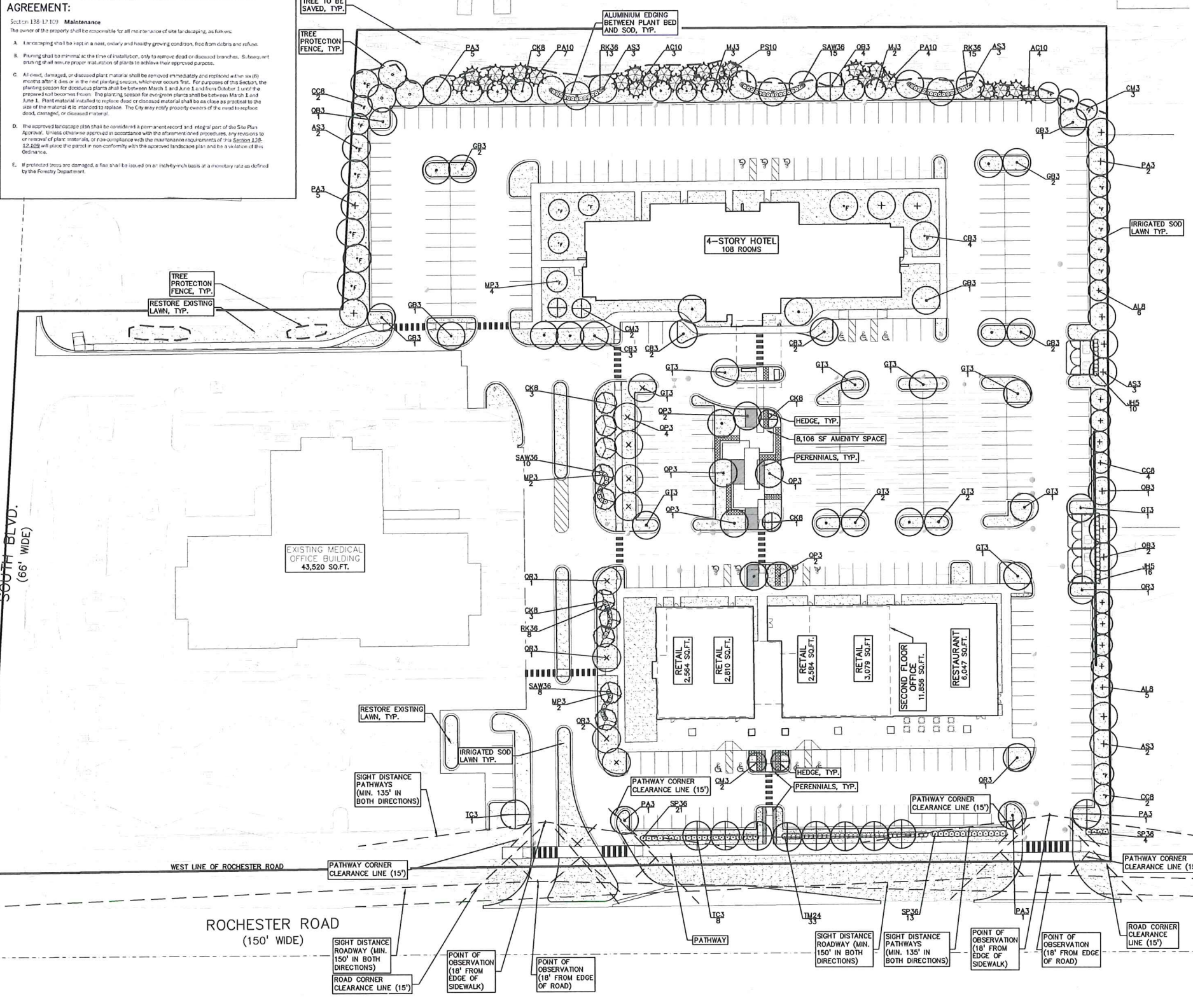
PARKING LOT PERIMETER
 REQUIRED: 1 DECIDUOUS TREE PER 25 LF, 1 ORNAMENTAL TREE PER 35 LF, SHRUB HEDGE
 358 LF/25 = 14 DECIDUOUS TREES
 358 LF/35 = 10 ORNAMENTAL TREES
 PROVIDED: 14 DECIDUOUS TREES, 10 ORNAMENTAL TREES, HEDGE ROW
 (NOT ENOUGH ROOM TO BE PLACED BETWEEN PARKING LOT AND STREET DUE TO UTILITIES AND SITE LINES, TREES ARE LOCATED ELSEWHERE ON SITE.)



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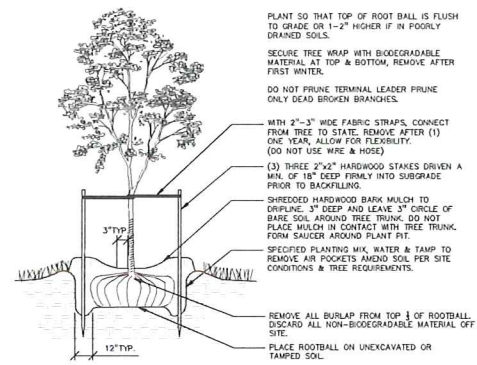


DECIDUOUS TREE PLANT LIST:

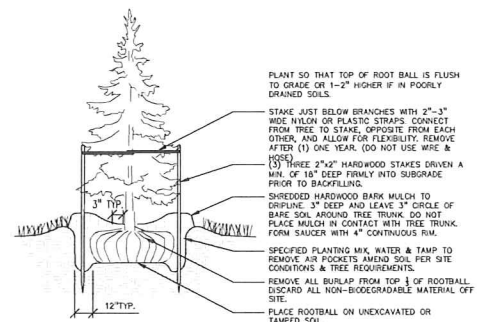
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
11	AL8	Allegheny Serviceberry	<i>Amelanchier laevis</i>	8" Ht.	B&B
13	AS3	Green Mountain Sugar Maple	<i>Acer saccharum 'Green Mountain'</i>	3" Cal.	B&B
11	CB3	Columnar Hornbeam	<i>Carpinus betulus 'Fastigiata'</i>	3" Cal.	B&B
8	CC8	Eastern Redbud	<i>Cercis canadensis</i>	8" Ht.	B&B
11	CK8	Kousa Dogwood	<i>Cornus kousa</i>	8" Ht.	B&B
7	CM3	Cornelian Cherry Dogwood	<i>Cornus mas</i>	3" Cal.	B&B
10	GB3	Ginkgo	<i>Ginkgo biloba-male only</i>	3" Cal.	B&B
13	GT3	Skyline Honeylocust	<i>Gleditsia triacanthos 'Skyline' Inermis</i>	3" Cal.	B&B
5	MJ3	Marilee Crab	<i>Malus 'Jamin' PP</i>	3" Cal.	B&B
8	MP3	Prairiefire Crab	<i>Malus 'Prairiefire'</i>	3" Cal.	B&B
15	PA3	Encore London Planetree	<i>Platanus x acerifolia 'Encore'</i>	3" Cal.	B&B
8	QB3	Swamp White Oak	<i>Quercus bicolor</i>	3" Cal.	B&B
11	QP3	Regal Prince Oak	<i>Quercus robur x bicolor 'Long' (columnar)</i>	3" Cal.	B&B
6	QR3	Red Oak	<i>Quercus rubra</i>	3" Cal.	B&B
9	TC3	Summer Sprite Linden	<i>Tilia cordata 'Halka'</i>	3" Cal.	B&B
146					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
7	AC10	Concolor Fir	<i>Abies concolor</i>	10" Ht.	B&B
26	JH5	Hetz Columnar Juniper	<i>Juniperus chinensis 'Hetzii Columnaris'</i>	5" Ht.	B&B
11	PA10	Norway Spruce	<i>Picea abies</i>	8" Ht.	B&B
9	PS10	Eastern White pine	<i>Pinus strobus</i>	8" Ht.	B&B

SHRUB PLANT LIST:

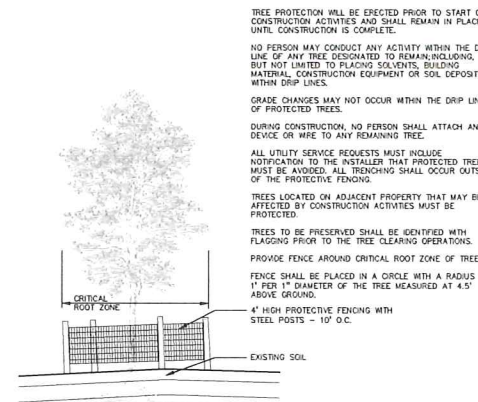
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
36	RK36	Pink Knockout Rose	<i>Rosa 'Pink Knock Out'</i>	36" Ht.	Cont.
53	SAW36	Anthony Waterer Spirea	<i>Spiraea x bum. 'Anthony Waterer'</i>	36" Ht.	Cont.
18	SP36	Miss Kim Lilac	<i>Syringa patula 'Miss Kim'</i>	36" Ht.	Cont.
33	TM24	Dense Yew	<i>Taxus x media 'Densiflora'</i>	24" Ht.	Cont.
140					



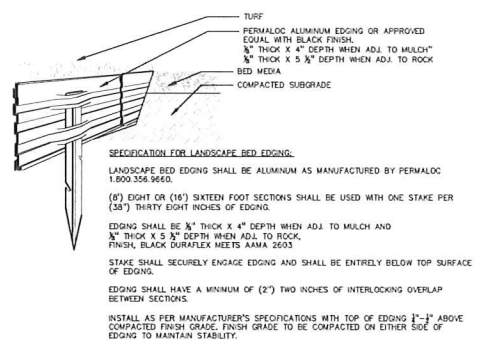
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



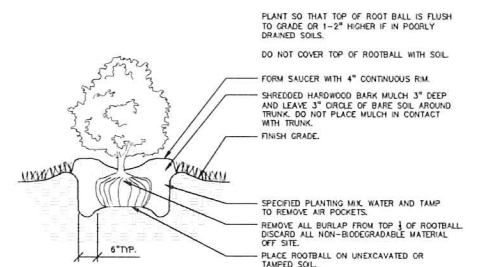
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



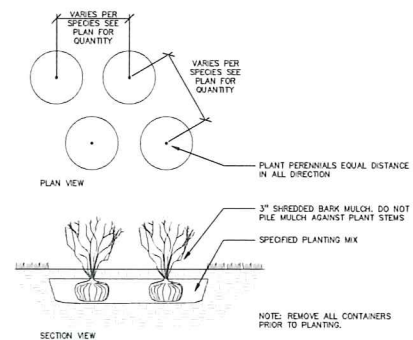
TREE PROTECTION DETAIL
NOT TO SCALE



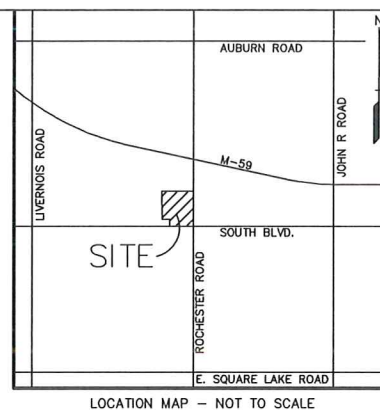
ALUMINUM EDGE DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



PERENNIAL PLANTING DETAIL
NOT TO SCALE



GENERAL PLANTING NOTES:

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



CAUTION!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

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GATEWAY PROPERTIES
ROCHESTER HILLS, LLC
38700 VAN DYKE AVE SUITE 200 - STERLING HEIGHTS, MI 48312

LANDSCAPE DETAILS
GATEWAY OF ROCHESTER HILLS
PART OF THE SOUTHEAST 1/4 OF SECTION 34, T33N, R11E
CITY OF ROCHESTER HILLS, OKLAHOMA COUNTY, MICHIGAN

DES: JTS DN: LAW SUR: PEA P.M. JPB

ORIGINAL ISSUE DATE:
DECEMBER 14, 2017

PEA JOB NO. 2017-237

SCALE: N/A

DRAWING NUMBER
L-1.1

BENCHMARKS
(GPS DERIVED - NAVD83)

BM #300
ARROW ON A HYDRANT LOCATED ON THE WEST SIDE OF ROCHESTER ROAD, APPROX. 80'± FROM THE NORTHWEST CORNER OF ROCHESTER ROAD AND SOUTH BLVD.
ELEV. - 720.05

BM #301
ARROW ON THE SECOND HYDRANT NORTH OF SOUTH BLVD. ON THE WEST SIDE OF ROCHESTER ROAD.
ELEV. - 722.27

BM #302
ARROW ON A HYDRANT LOCATED IN THE ISLAND LOCATED AT THE NORTHWEST CORNER OF THE PARKING LOT FOR 3950 ROCHESTER ROAD.
ELEV. - 722.18

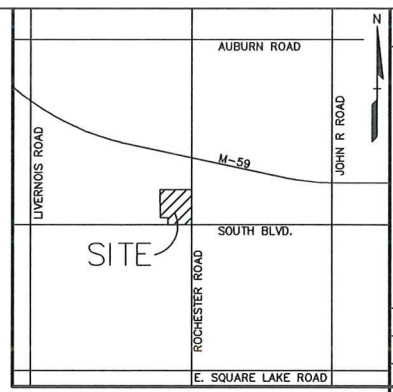
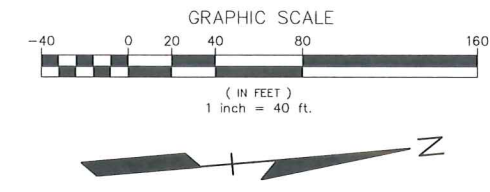
BM #303
DRILLED MAG/WASHER IN THE SOUTHEAST CORNER OF A TRANSFORMER PAD LOCATED WEST OF THE SOUTH BLVD. ENTRANCE FOR 3950 ROCHESTER ROAD.
ELEV. - 720.13

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0532F, DATED SEPTEMBER 29, 2006.

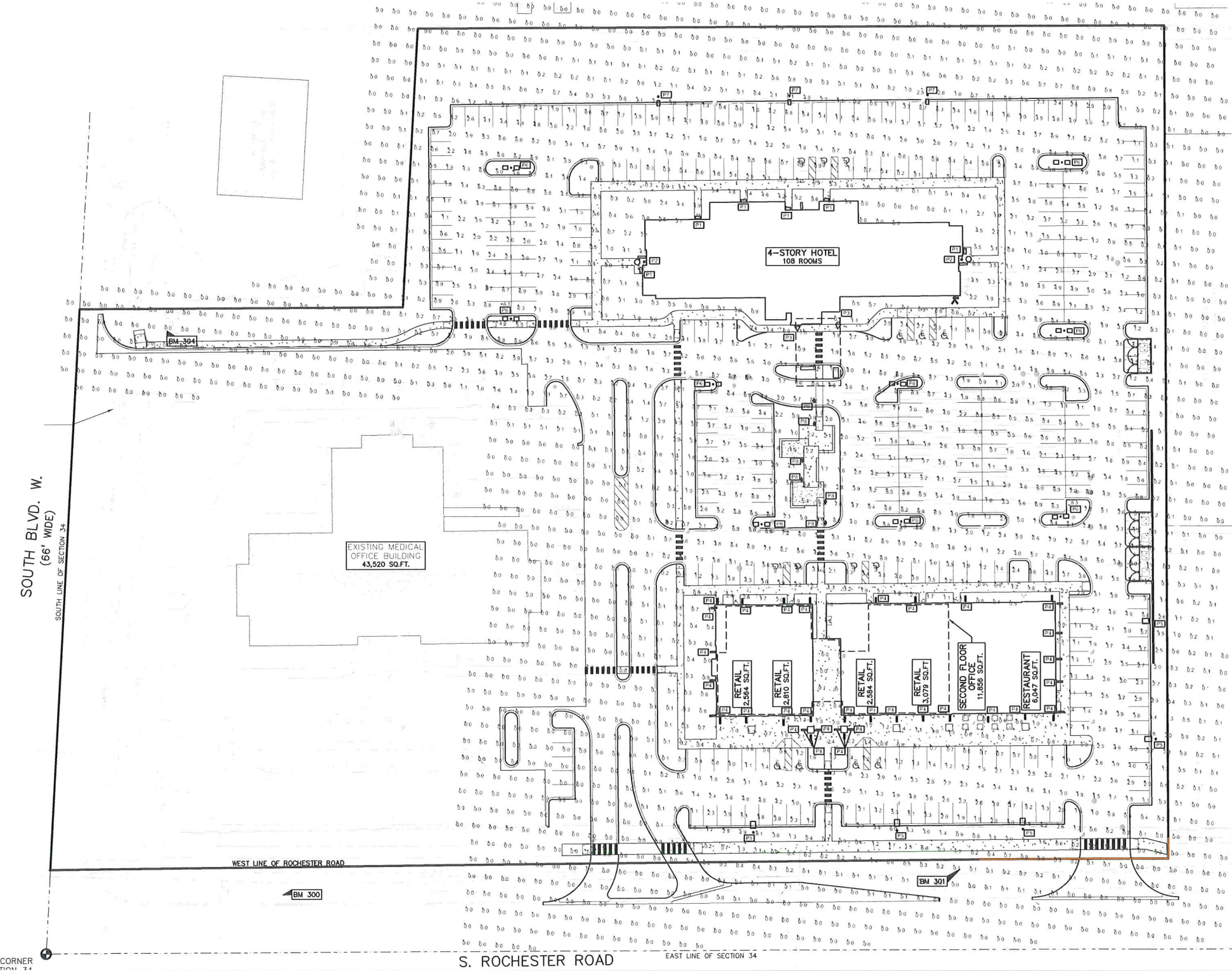
LEGAL DESCRIPTION
(Per ALTA National Title Group, Commitment No. 63-17527010-SM, dated April 03, 2016)
PARCEL ID 15-34-477-015

The land referred to in this commitment is described as follows: City of Rochester Hills, County of Oakland, State of Michigan

Part of the Southeast 1/4 Section 34, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, beginning at a point distant South 88 degrees 02 minutes 35 seconds West, 80.12 feet from Southeast Section corner; thence South 88 degrees 02 minutes 35 seconds West, 401.75 feet; thence North 05 degrees 13 minutes 47 seconds West, 233.05 feet; thence South 88 degrees 02 minutes 35 seconds West, 200.00 feet; thence North 05 degrees 13 minutes 47 seconds West, 537.82 feet; thence North 84 degrees 37 minutes 34 seconds East, 581.66 feet; thence North 84 degrees 45 minutes 17 seconds East, 15.00 feet and thence South 05 degrees 14 minutes 43 seconds East, 136.88 feet and thence South 05 degrees 34 minutes 41 seconds East, 670.10 feet along West line of Rochester Road to beginning.



NO.	DATE	DESCRIPTION
1	12/18/17	PRELIMINARY SITE PLAN
2	1/23/18	DEPARTMENT REVIEW COMMENTS
3	1/23/18	REVISIONS



LEGEND

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

EXISTING

- ELEC. PHONE OR CABLE TV IN LINE, POLE & DUTY WIRE
- ELEC. UNDERGROUND CABLE TV, CABLE, PEDESTAL
- ELEC. TELEPHONE U.S. CABLE, PEDESTAL & MANHOLE
- ELEC. ELECTRIC U.S. CABLE, MANHOLE, METER & MANHOLE
- GAS MAN, VALVE & GAS LINE MARKER
- WATERMAN, W/D, GATE VALVE, TAPPING SLICE & VALVE
- SEWER, CLEANOUT & MANHOLE
- SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, VARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE, STOP/SHUT-OFF VALVE, SERVICER SHUT-OFF
- MATERIAL, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GRAND PAV.
- STREET LIGHT
- SIGN
- CONC.
- CONCRETE
- ASPH.
- ASPHALT

PROPOSED

- ELEC. PHONE OR CABLE TV IN LINE, POLE & DUTY WIRE
- ELEC. UNDERGROUND CABLE TV, CABLE, PEDESTAL
- ELEC. TELEPHONE U.S. CABLE, PEDESTAL & MANHOLE
- ELEC. ELECTRIC U.S. CABLE, MANHOLE, METER & MANHOLE
- GAS MAN, VALVE & GAS LINE MARKER
- WATERMAN, W/D, GATE VALVE, TAPPING SLICE & VALVE
- SEWER, CLEANOUT & MANHOLE
- SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
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- FENCE
- GRAND PAV.
- STREET LIGHT
- SIGN
- CONC.
- CONCRETE
- ASPH.
- ASPHALT

GENERAL SITE LIGHTING NOTES:

- THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
- ALL POLES ARE TO BE MOUNTED ON CONCRETE PEDESTALS 2 FEET ABOVE GRADE AS SHOWN IN DETAIL.
- ALL POLES LOCATED OUTSIDE OF THE PARKING LOT AREA SHALL BE LOCATED 3 FEET FROM BACK OF CURB OR EDGE OF SIDEWALKS.
- SHOP DRAWINGS FOR THE ELECTRICAL WIRING OF THE FIXTURES NEED TO BE SUPPLIED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR COORDINATION OF UNDERGROUND CONDUIT AND APPROVAL OF LAYOUT.
- ALL AREA LIGHT FIXTURES ARE TO BE DOWNWARD DIRECTED.
- CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIALS AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
- COORDINATE LIGHT FIXTURE PLACEMENT AND INSTALLATION WITH LANDSCAPE.
- ALL CONDUCTORS SHALL BE IN CONDUIT.

SITE PHOTOMETRIC DATA:

- SITE FOOTCANDLE MAX: 9.5 Fc.
- PARKING LOT FOOTCANDLE MAX: 7.3 Fc.
- PARKING LOT FOOTCANDLE AVERAGE: 3.2 Fc.



CAUTION!
THE CONTRACTOR IS ADVISED THAT THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER HILLS AND THE STATE OF MICHIGAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER HILLS AND THE STATE OF MICHIGAN.

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ROCHESTER HILLS, LLC
38700 VAN DYKE AVE SUITE 200 - STERLING HEIGHTS, MI 48312
SITE PHOTOMETRIC PLAN
GATEWAY OF ROCHESTER HILLS
PART OF THE SOUTHEAST 1/4 OF SECTION 34, T33N, R11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DESIGNER: JPB
DATE: 12/18/17
SCALE: 1" = 40'
DRAWING NUMBER: SL-1.0
ORIGINAL ISSUE DATE: DECEMBER 14, 2017
PEA JOB NO. 2017-237

BENCHMARKS
(GPS DERIVED - NAVD83)

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ELEV. - 722.18

BM #303
DRILLED MAG/WASHER IN THE SOUTHEAST CORNER OF A TRANSFORMER PAD LOCATED WEST OF THE SOUTH BLVD. ENTRANCE FOR 3950 ROCHESTER ROAD.
ELEV. - 720.13

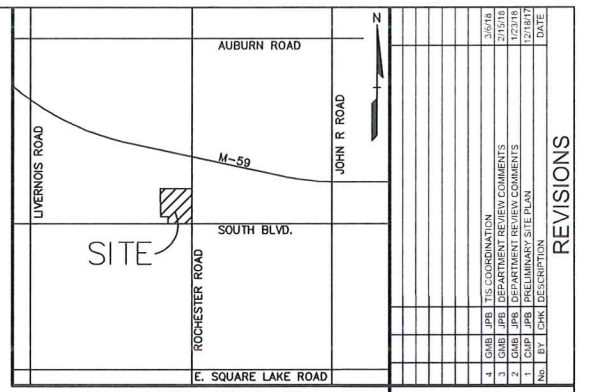
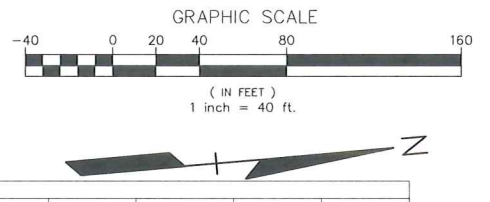
FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0532F, DATED SEPTEMBER 29, 2008.

LEGAL DESCRIPTION
(Per ALTA National Title Group, Commitment No. 63-17527010-SM, dated April 03, 2016)

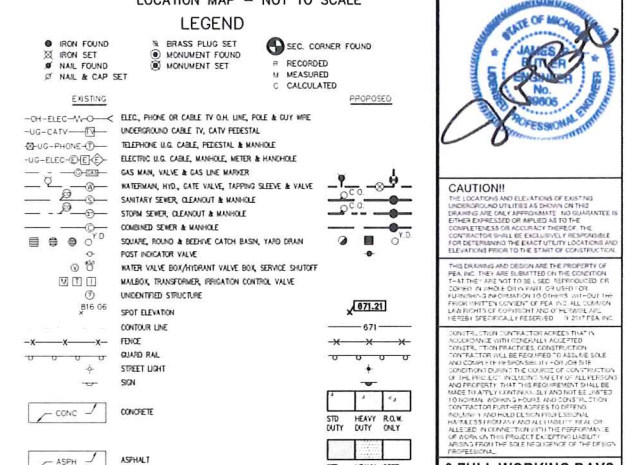
PARCEL ID 15-34-477-015

The land referred to in this commitment is described as follows: City of Rochester Hills, Oakland County, Michigan

Part of the Southeast 1/4 Section 34, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, beginning at a point distant South 88 degrees 02 minutes 35 seconds West, 60.12 feet from Southeast Section corner; thence South 88 degrees 02 minutes 35 seconds West, 401.75 feet; thence North 84 degrees 37 minutes 34 seconds East, 581.66 feet; thence North 84 degrees 37 minutes 34 seconds East, 15.00 feet and thence South 05 degrees 14 minutes 43 seconds East, 136.88 feet and thence South 05 degrees 34 minutes 41 seconds East, 670.10 feet along West line of Rochester Road to beginning.



Symbol	Label	Quantity	Manufacturer	Coloring Number	Description	Comp	Number Lumens	Efficiency	Lumens Per Luminaire	Light Loss Factor	Wattage	Mounting Height
P1	P1	4	Lithonia Lighting	CSXW LED 30C 700 40K T3M	CONTOUR SERIES LED WALL MOUNT WITH 30 100K LEDs OPERATED AT 700MA AND PRECISION POLYMER ACRYLIC TYPE III LENS	LED	1	CSXW_LED_30C_700_40K_T3M_Hs	7841	0.95	57	10'
P2	P2	2	Lithonia Lighting	WF4 SQ 5 LED 30K	4" LED Ultra Thin Wall Mount Square Smooth 3000K	N/A	1	WF4_SQ_5_LED_30K_Hs	669	0.95	10.23	10'
P3	P3	2	Wipro Lighting	WFV3704 WALL 4 WIDE 213TT 120 DA BAZ	REPORT NUMBER: IRLA2033 DATE: 05-19-14	LED	2	WFV3704_WALL_4_WIDE_213TT_120_DA_BAZ_Hs	929	0.95	35.5	13'-0"
P4	P4	35	Wipro Lighting	OVI1041	WALL SCORPE - HALF CYLINDER 10'	LED 3500K - H	1	OVI1041_L350K_Hs	1371	0.95	15	9'-8"
P5	P5	5	Lithonia Lighting	DSX1 LED 60C 1000 40K TFFM MVOLT HS	DSX1 LED with 60 LEDs @ 1600 mA, 5000K, TYPE FORWARD THRU MEDIUM OPTICS WITH HOUSE SIDE SHIELD	LED	1	DSX1_LED_60C_1000_40_K_TFFM_MVOLT_HS_Hs	17597	0.95	208	20'
P6	P6	6	Lithonia Lighting	DSX1 LED 60C 1050 40K TFM MVOLT	DSX1 LED with 60 LEDs @ 1600 mA, 5000K, TYPE 5 MEDIUM OPTICS	LED	1	DSX1_LED_60C_1050_40_K_TFM_MVOLT_Hs	21311	0.95	208	20'
P7	P7	3	Lithonia Lighting	DSX1 LED 40C 1000 50K TFFM MVOLT HS	DSX1 LED with 40 LEDs @ 1000 mA, 5000K, TYPE FORWARD THRU MEDIUM OPTICS WITH HOUSE SIDE SHIELD	LED	1	DSX1_LED_40C_1000_50_K_TFFM_MVOLT_HS_Hs	12032	0.95	138	15'
P8	P8	6	Lithonia Lighting	MBC8 LED 12C 520 40K ASY MVOLT	MBC8 WITH 12 LED BOARD (12 LEDs), 520mA DRIVER, 8000K COLOR TEMP, AND ASYMMETRIC OPTIC	LED	1	MBC8_LED_12C_520_40K_ASY_MVOLT_Hs	1191	0.95	22	42'



CAUTION!!
THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE SHOWN ON THIS DRAWING FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT UTILITY LOCATIONS AND DEPTHS PRIOR TO THE START OF CONSTRUCTION.

THE DRAWING AND DESIGN ARE THE PROPERTY OF PE&A, INC. THIS DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PE&A, INC.

LUMINAIRE P1
CSXW LED LED Wall Luminaire

Specifications

CSXW LED	CSXW LED	CSXW LED	CSXW LED	CSXW LED	CSXW LED	CSXW LED	CSXW LED	CSXW LED	CSXW LED
CSXW LED	CSXW LED	CSXW LED	CSXW LED	CSXW LED	CSXW LED	CSXW LED	CSXW LED	CSXW LED	CSXW LED

Mounting Detail

Accessories

- CSXW LED 30C 700 40K T3M MVOLT DOBXD

LUMINAIRE P2
WF4 4" LED Module

FEATURES & SPECIFICATIONS

- Introduction:** The WF4 LED module is a high quality light emitting diode (LED) module with a compact design and a wide range of applications.
- Specifications:**
 - Aperture: 3.2 in.
 - Cutting Length: 47.0 in.
 - Height: 11.0 in.

Ordering Information:

Part Number	Quantity	Manufacturer	Description
WF4	1	Lithonia Lighting	4" LED Module

LUMINAIRE P3
3704 LED DOWNROUG

Specifications

3704 LED	3704 LED	3704 LED	3704 LED
3704 LED	3704 LED	3704 LED	3704 LED

Ordering Information:

Part Number	Quantity	Manufacturer	Description
3704 LED	1	Winona	3704 LED Downroуг

LUMINAIRE P4
OVI1041 - COLORNADE™

Specifications

OVI1041	OVI1041	OVI1041	OVI1041
OVI1041	OVI1041	OVI1041	OVI1041

Ordering Information:

Part Number	Quantity	Manufacturer	Description
OVI1041	1	Wipro Lighting	OVI1041 Luminaire

LUMINAIRE P5, P6 & P7
D-Series Size 1 LED Area Luminaire

Specifications

D-Series Size 1	D-Series Size 1	D-Series Size 1	D-Series Size 1
D-Series Size 1	D-Series Size 1	D-Series Size 1	D-Series Size 1

Ordering Information:

Part Number	Quantity	Manufacturer	Description
D-Series Size 1	1	Lithonia Lighting	D-Series Size 1 Luminaire

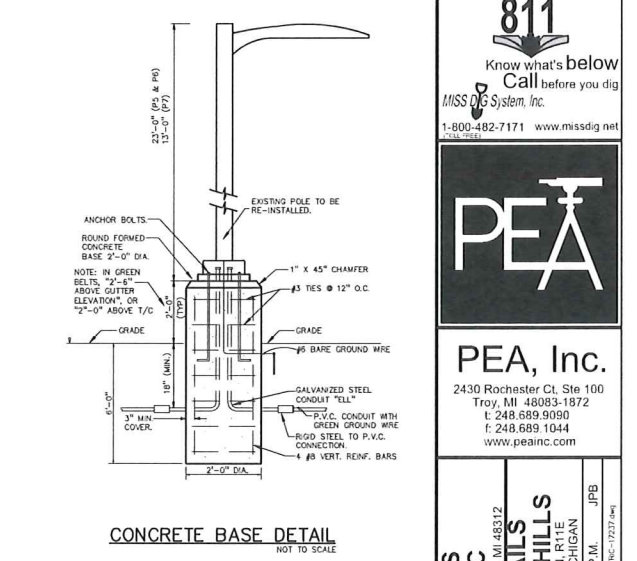
LUMINAIRE P8
KBC8 LED LED Specification Bollard

Specifications

KBC8 LED	KBC8 LED	KBC8 LED	KBC8 LED
KBC8 LED	KBC8 LED	KBC8 LED	KBC8 LED

Ordering Information:

Part Number	Quantity	Manufacturer	Description
KBC8 LED	1	Lithonia Lighting	KBC8 LED Bollard



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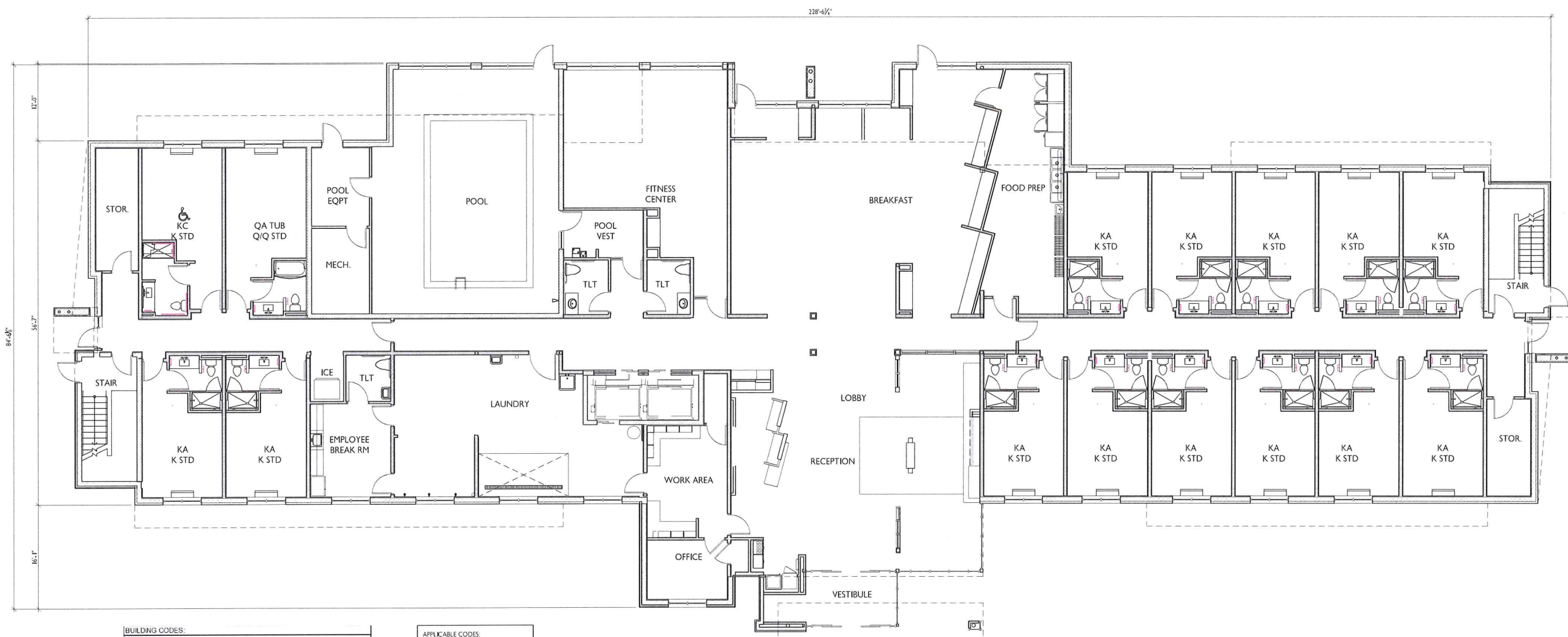
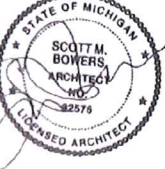
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**GATEWAY PROPERTIES
ROCHESTER HILLS, LLC**
38700 VAN DYKE AVE SUITE 200 - STERLING HEIGHTS, MI 48312

SITE PHOTO METRIC DETAILS
GATEWAY OF ROCHESTER HILLS
PART OF THE SOUTHEAST 1/4 OF SECTION 34, T30N, R17E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DESIGN: JPB
SURVEY: PEA
CONSTRUCTION: SURVEY



BUILDING CODES:
OCCUPANCY:
 1ST FLOOR: A-2/ R-1 NON-SEPARATED MIXED USE
 1ST FLR SEPARATED FROM UPPER FLOORS
 UPPER FLOORS: R-1
CONSTRUCTION TYPE: 2B
BUILDING HEIGHT:
 IN FEET: 55' (13R- 60' ALLOWABLE)
 STORIES: 4 (13 R- 4 ALLOWABLE)
BUILDING AREA: SEE CALCULATION BELOW
SUPPRESSION:
 1ST FLOOR: NFPA 13
 UPPER FLOORS: NFPA 13R


APPLICABLE CODES:
 BUILDING: MBC 2015
 PLUMBING: MPC 2015
 MECHANICAL: MMC 2015
 ELECTRICAL: NEC 2014
 FIRE CODE: IFC 2015
 FIRE SUPPRESSION: NFPA 13 (2013)
 NFPA 13R (2013)
 FIRE ALARM: NFPA 72 (2013)
 NFPA 17A (2013)
 MBC 2015
 MEC 2015

GENERAL BUILDING HEIGHTS AND AREAS			
ALLOWABLE HEIGHT BASED ON USE AND CONSTRUCTION TYPE			
Actual Bldg. Hgt.	T-504.3	60	Feet Actual
Allowable Bldg. Stories	T-504.4	4	Stories Actual (S _a)
ALLOWABLE AREA BASED ON USE AND CONSTRUCTION TYPE: T-506.2			
Allow. Floor Area/Use 1	R-1 (S1)	A ₁ (Allowable area (NS, S1, SM, or S13R fire suppression))	64,000 s.f.
Allow. NS Fir Area/Use 1	R-1 (S1)	NS ₁ (Allowable area for non-sprinkled building (NS))	16,000 s.f.
Allow. Floor Area/Use 2	A-2 (S1)	A ₂ (Allowable area (NS, S1, SM, or S13R fire suppression))	38,000 s.f.
Allow. NS Fir Area/Use 2	A-2 (S1)	NS ₂ (Allowable area for non-sprinkled building (NS))	9,500 s.f.
Allow. Floor Area/Use 4	R-1 (SM)	A ₄ (Allowable area (NS, S1, SM, or S13R fire suppression))	48,000 s.f.
Allow. NS Fir Area/Use 4	R-1 (SM)	NS ₄ (Allowable area for non-sprinkled building (NS))	16,000 s.f.
Allow. Floor Area/Use 5	R-1 (S13R)	A ₅ (Allowable area (NS, S1, SM, or S13R fire suppression))	16,000 s.f.
Allow. NS Fir Area/Use 5	R-1 (S13R)	NS ₅ (Allowable area for non-sprinkled building (NS))	16,000 s.f.
Frontage Increase	506.3	P: open perimeter (feet) P: entire perimeter (feet) W: minimum width of public way (feet) I: (FIP - 25)/(W/30)	0.18 0.50 30 0.70
SINGLE OCCUPANCY ONE STORY			
Max. Allow. Area	506.2.1	A ₁ (Allowable s.f.) = A ₁ * (NS * I)	14,538 s.f. Actual R-1 (S1)
MULTI OCCUPANCY ONE STORY NON SEPARATED: Area of most restrictive use to determine area for all uses			
Max. Allow. Area	506.2.2	A ₁ (Allowable s.f.) = A ₁ * (NS * I)	6,258 s.f. Actual R-1 (S1)
most restrictive height	44,657	A ₂ (Allowable s.f.) = A ₂ * (NS * I)	8,280 s.f. Actual A-2 (S1)
most restrictive area	53,212	A ₃ (Allowable s.f.) = A ₃ * (NS * I)	14,233 s.f. Actual (A ₂)(S1) Fr 2: R-1 (SM)
1 < (A ₁ /A ₂) + (A ₁ /A ₃) = Allowed			
0.32 Calculated			
SINGLE OCCUPANCY MULTI STORY			
Max. Allow. Area	506.2.3	A ₁ (Allowable Total s.f. of All Firs) = (A ₁ * (NS * I)) * S _a S _a < 3 stories. Max. 4 stories with NFPA-13R	14,233 s.f. Actual Total of All Floors R-1 (S13R)
MULTI OCCUPANCY MULTI STORY NON SEPARATED: Area of most restrictive use to determine area for all uses for all floors			
Max. Allow. Area	506.4.2	A ₁ (Allowable s.f.) = A ₁ * (NS * I)	6,258 s.f. Actual (A ₁)(S1) Fr 1: R-1 (S1)
most restrictive height	44,657	A ₂ (Allowable s.f.) = A ₂ * (NS * I)	8,280 s.f. Actual (A ₂)(S1) Fr 1: A-2 (S1)
most restrictive area	53,212	A ₃ (Allowable s.f.) = A ₃ * (NS * I)	14,233 s.f. Actual (A ₃)(S1) Fr 2: R-1 (SM)
3 (if only NFPA-13R) < (A ₁ /A ₂) + (A ₁ /A ₃) = Allowed per most restrictive use			
0.97 Calculated. If over, different construction type required or increase frontage.			
MULTI OCCUPANCY MULTI STORY SEPARATED: Area of each use to determine area for all uses PER FLOOR			
Max. Allow. Area	506.4.2	A ₁ (Allowable s.f.) = A ₁ * (NS * I)	6,258 s.f. Actual (A ₁)(S1) Fr 1: R-1 (S1)
most restrictive height	44,657	A ₂ (Allowable s.f.) = A ₂ * (NS * I)	8,280 s.f. Actual (A ₂)(S1) Fr 1: A-2 (S1)
most restrictive area	27,212	A ₃ (Allowable s.f.) = A ₃ * (NS * I)	14,233 s.f. Actual (A ₃)(S1) Fr 2-4: R-1 (S13R)
1 < (A ₁ /A ₂) + (A ₁ /A ₃) = Allowed for all use groups PER FLOOR			
0.27 Calculated. If over, different construction type required or increase frontage.			
Floor 1 OK	1	< (A ₁ /A ₂) + (A ₁ /A ₃) = Allowed for all use groups PER FLOOR	0.52 Calculated. If over, different construction type required or increase frontage.
Floor 2-4 OK	1	< (A ₁ /A ₂) + (A ₁ /A ₃) = Allowed for all use groups PER FLOOR	0.52 Calculated. If over, different construction type required or increase frontage.

GUESTROOM MATRIX							
SQ. FT. / UNIT	TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	TOTAL	PERCENTAGE
272 SF±	KA King Standard	13	8	8	8	37	34%
372 SF±	KB King Suite	0	7	7	7	21	19%
318 SF±	KC King BF	1	0	0	1	2	2%
474 SF±	KD King Suite BF	0	1	0	0	1	1%
318 SF±	QA Q/Q Standard	1	14	14	13	42	39%
474 SF±	QB Q/Q Suite	0	0	0	1	1	1%
378 SF±	QC Q/Q BF	0	1	1	1	3	3%
474 SF±	QD Q/Q Suite BF	0	0	1	0	1	1%
	TOTAL	15	31	31	31	108	100%

FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"




SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

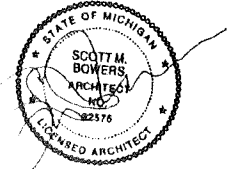
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


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 SECOND FLOOR PLAN
 17215MAST.DWG

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THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

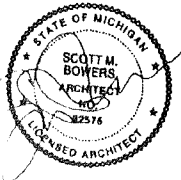
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 THIRD FLOOR PLAN
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ROOF ACCESS LADDER TO BE IN COMPLIANCE WITH INTERNATIONAL FIRE CODE 2015 SECTION 1011.12 WITH EXCEPTION. PROVIDE BLOCKING AS REQ'D.

LINE OF ROOF HATCH ABOVE 16 SF MIN. HATCH TO BE IN COMPLIANCE WITH INTERNATIONAL FIRE CODE 2015 SECTION 1011.12.2 WITH EXCEPTION

FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

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FOURTH FLOOR PLAN
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EAST ELEV. MATERIAL SF	
PRIMARY:	6,670 SF 84%
ACCENT:	1,243 SF 16%
TOTAL:	7,913 SF 100%

EAST TRANSPARENCY:	
1ST FLOOR	
NON-RESIDENTIAL USE	
TOTAL AREA:	1,419 S.F.
TRANSPARENCY:	346 S.F. 24.3%
RESIDENTIAL USE	
TOTAL AREA:	1,787 S.F.
TRANSPARENCY:	280 S.F. 15.6%
UPPER FLOOR	
RESIDENTIAL USE	
TOTAL AREA:	6,725 S.F.
TRANSPARENCY:	1,392 S.F. 20.7%

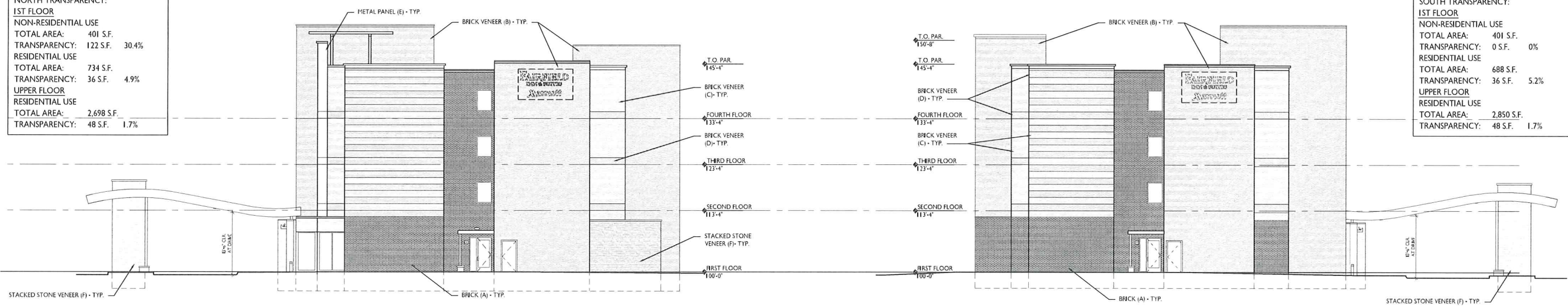
NORTH ELEV. MATERIAL SF	
PRIMARY:	3,547 SF 98%
ACCENT:	80 SF 2%
TOTAL:	3,627 SF 100%

NORTH TRANSPARENCY:	
1ST FLOOR	
NON-RESIDENTIAL USE	
TOTAL AREA:	401 S.F.
TRANSPARENCY:	122 S.F. 30.4%
RESIDENTIAL USE	
TOTAL AREA:	734 S.F.
TRANSPARENCY:	36 S.F. 4.9%
UPPER FLOOR	
RESIDENTIAL USE	
TOTAL AREA:	2,698 S.F.
TRANSPARENCY:	48 S.F. 1.7%

EAST ELEVATION
SCALE 1/4" = 1'-0"

SOUTH ELEV. MATERIAL SF	
PRIMARY:	3,855 SF 100%
ACCENT:	0 SF 0%
TOTAL:	3,855 SF 100%

SOUTH TRANSPARENCY:	
1ST FLOOR	
NON-RESIDENTIAL USE	
TOTAL AREA:	401 S.F.
TRANSPARENCY:	0 S.F. 0%
RESIDENTIAL USE	
TOTAL AREA:	688 S.F.
TRANSPARENCY:	36 S.F. 5.2%
UPPER FLOOR	
RESIDENTIAL USE	
TOTAL AREA:	2,850 S.F.
TRANSPARENCY:	48 S.F. 1.7%



NORTH ELEVATION
SCALE 1/4" = 1'-0"

SOUTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

WEST ELEV. MATERIAL SF	
PRIMARY:	7,469 SF 100%
ACCENT:	0 SF 0%
TOTAL:	7,469 SF 100%

WEST TRANSPARENCY:	
1ST FLOOR	
NON-RESIDENTIAL USE	
TOTAL AREA:	1,433 S.F.
TRANSPARENCY:	669 S.F. 46.7%
RESIDENTIAL USE	
TOTAL AREA:	1,631 S.F.
TRANSPARENCY:	280 S.F. 17.2%
UPPER FLOOR	
RESIDENTIAL USE	
TOTAL AREA:	6,746 S.F.
TRANSPARENCY:	1,392 S.F. 20.6%

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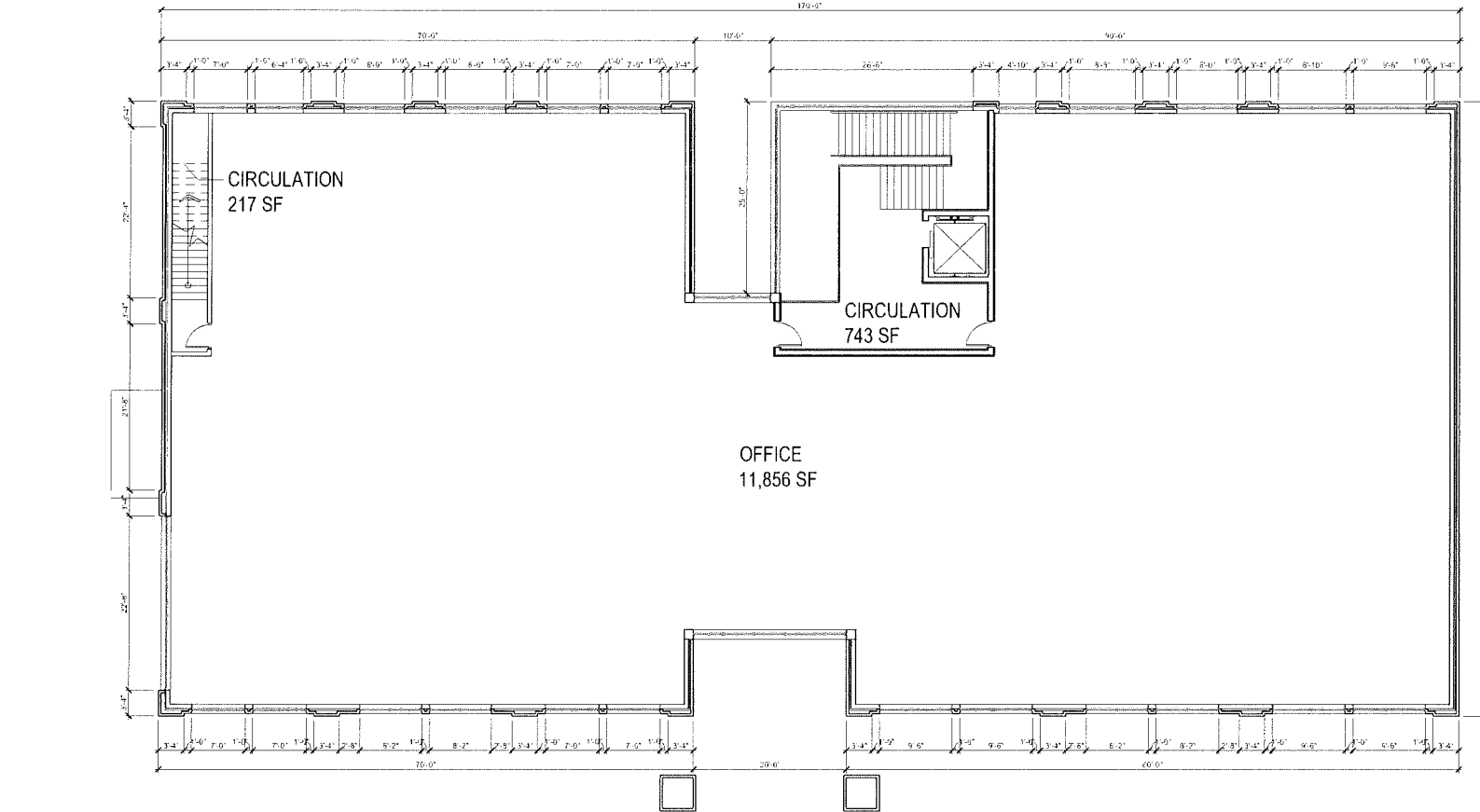
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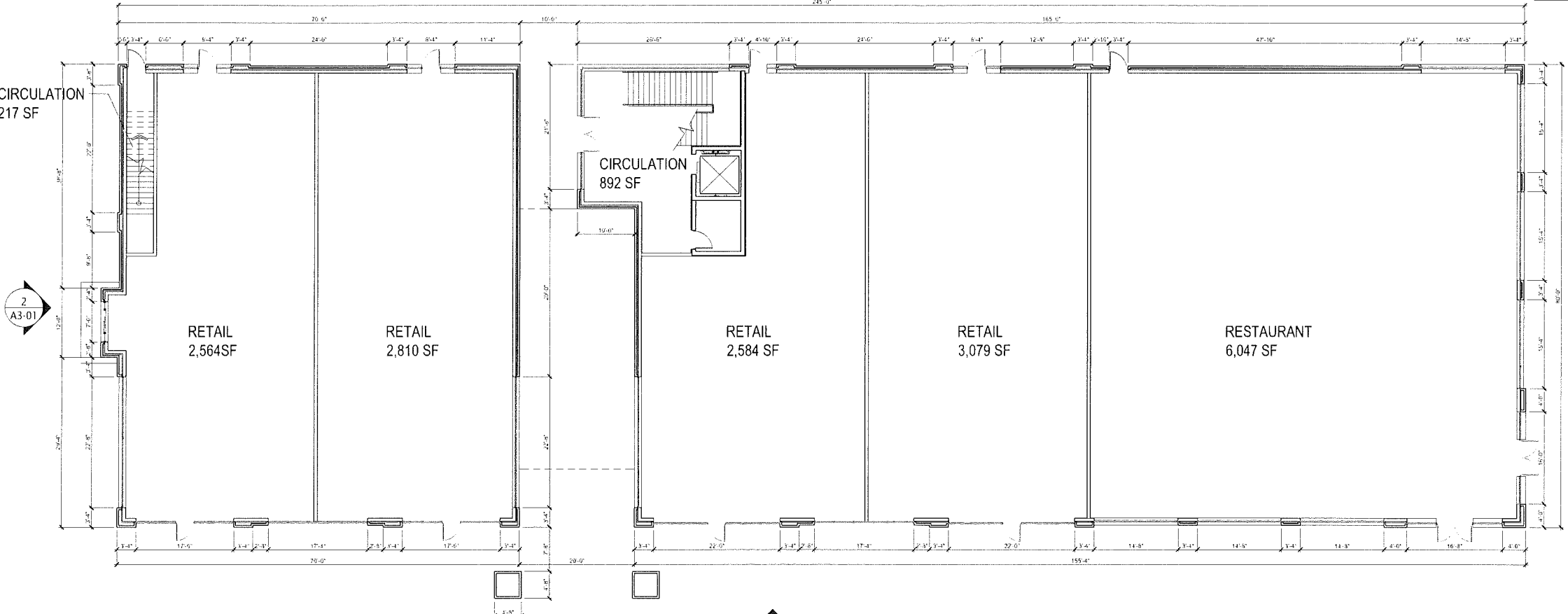
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EXTERIOR ELEVATIONS
17215A500.DWG

SHEET + NUMBER
A5.00

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SECOND FLOOR
SCALE: 3/32"



FIRST FLOOR
SCALE: 3/32"



Preliminary Code Analysis

BUILDING CODES	The building shall be in compliance with the following: 2015 Michigan Building Code 2009 ICC AHJ 17.1 2015 Michigan Plumbing Code 2015 Michigan Mechanical Code 2015 International Fuel Gas Code 2014 NEC (National Electrical Code) with state part 9 amendments 2015 IFG as referenced in the 2015 MBC 2013 NFPA 13-72 2015 Michigan Energy Code																																					
USE and OCCUPANCY	MIXED USE NON-SEPARATED OCCUPANCIES (508.3) FIRST FLOOR "M" MERCANTILE "A-2" ASSEMBLY SECOND FLOOR "B" BUSINESS																																					
CONSTRUCTION CLASSIFICATION	TYPE II-B FULLY SPRINKLERED (T 601)	FIRE SEPARATION ≥ 30 FEET (T 602)																																				
BASE HEIGHT & AREA LIMITATIONS	STRICTEST OCCUPANCY A-2 (504.2) MAX HEIGHT- STORIES = 2 STORIES (T 504.4) WITH SPRINKLER INCREASE = 3 STORIES (T 504.4) MAX HEIGHT- FEET = 55 FEET (T 504.3) WITH SPRINKLER INCREASE = 75 FEET (T 504.3) MAX AREA PER FLOOR = 9,500 SQ FEET (T 506.2) WITH AREA MODIFICATIONS = 28,500 SQ FEET (506.2.4)																																					
ACTUAL BUILDING PROPERTIES BUILDING 'A'	ACTUAL AREA FIRST FLOOR = 18,193 SF SECOND FLOOR = 12,816 SF ACTUAL HEIGHT (U/S DECK) = 32'-0" FT MAXIMUM HEIGHT (AT TOWER) = 42'-0"																																					
FIRE RESISTANCE RATING REQUIREMENTS	<table border="1"> <tr><th></th><th colspan="4">(T 601)</th></tr> <tr><th></th><th>0 HR</th><th>1 HR</th><th>2 HR</th><th>3 HR</th></tr> <tr><td>STRUCTURAL FRAME BEARING WALLS</td><td>■</td><td></td><td></td><td></td></tr> <tr><td>EXTERIOR BEARING WALLS- INTERIOR</td><td>■</td><td></td><td></td><td></td></tr> <tr><td>NON-BEARING WALLS- EXTERIOR</td><td>■</td><td></td><td></td><td></td></tr> <tr><td>NON-BEARING WALLS- INTERIOR FLOOR</td><td>■</td><td></td><td></td><td></td></tr> <tr><td>CONSTRUCTION ROOF CONSTRUCTION</td><td>■</td><td></td><td></td><td></td></tr> </table>				(T 601)					0 HR	1 HR	2 HR	3 HR	STRUCTURAL FRAME BEARING WALLS	■				EXTERIOR BEARING WALLS- INTERIOR	■				NON-BEARING WALLS- EXTERIOR	■				NON-BEARING WALLS- INTERIOR FLOOR	■				CONSTRUCTION ROOF CONSTRUCTION	■			
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CONSTRUCTION ROOF CONSTRUCTION	■																																					
FACADE TRANSPARENCY	STAIR ENCLOSURES TO HAVE 1 HR FIRE RATING (1023.2)																																					
ELEVATION		GROUND LEVEL TRANSPARENCY	UPPER LEVEL TRANSPARENCY																																			
NORTH		78%	N/A																																			
EAST		75%	50%																																			
SOUTH		33%	50%																																			
WEST		30%	46%																																			
BUILDING MATERIALS	<table border="1"> <tr><th>ELEVATION</th><th>PRIMARY</th><th>ACCENT</th></tr> <tr><td>NORTH</td><td>73%</td><td>27%</td></tr> <tr><td>EAST</td><td>58%</td><td>45%</td></tr> <tr><td>SOUTH</td><td>76%</td><td>24%</td></tr> <tr><td>WEST</td><td>73%</td><td>27%</td></tr> </table> <p>PRIMARY MATERIALS USED: BRICK AND STONE ACCENT MATERIALS USED: GLASS IN ALUMINUM FRAMING, METAL CANOPIES</p>			ELEVATION	PRIMARY	ACCENT	NORTH	73%	27%	EAST	58%	45%	SOUTH	76%	24%	WEST	73%	27%																				
ELEVATION	PRIMARY	ACCENT																																				
NORTH	73%	27%																																				
EAST	58%	45%																																				
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WEST	73%	27%																																				

NORR

CONSULTANT:

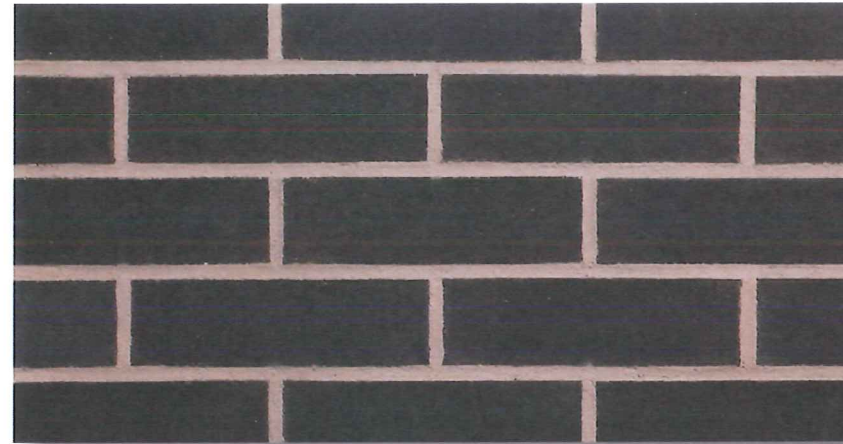
PEA
2430 Rochester Court, Ste 100
Troy, MI 48063
Phone: (248) 689-9090

SEAL:

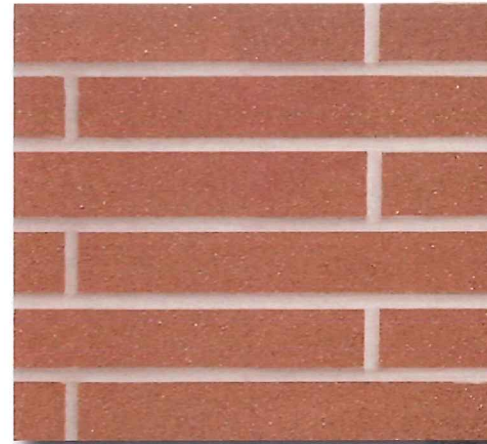
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE SEAL AND SIGNATURE OF THE RESPONSIBLE REGISTRANT APPEARS ON THE DRAWING. ALL OTHER PERMIT FORMS AND RELATED FEES ARE TRANSMITTED BY THE OWNER, OWNER'S AGENT OR CONTRACTOR TO THE AUTHORITY HAVING JURISDICTION.

DATE	ISSUED FOR	REV

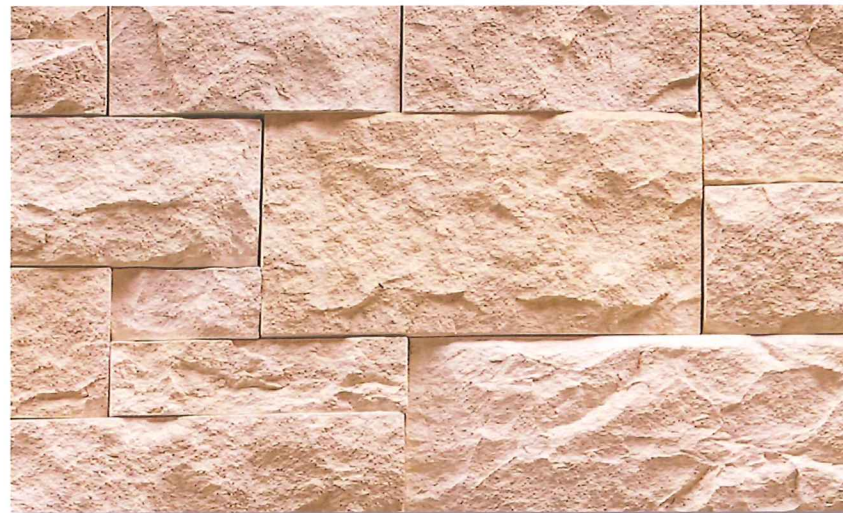
Project Manager	Drawn
Project Leader	Checked
Date	Dept Mgr Approval
12/13/2017	
Client	D'AGOSTINI COMPANIES
Project	PROPOSED COMMERCIAL DEVELOPMENT SOUTH BLVD AND ROCHESTER RD ROCHESTER HILLS MI
Drawing Title	FLOOR PLANS
DO NOT SCALE DRAWING	
Project No.	Drawing No.
	A-101



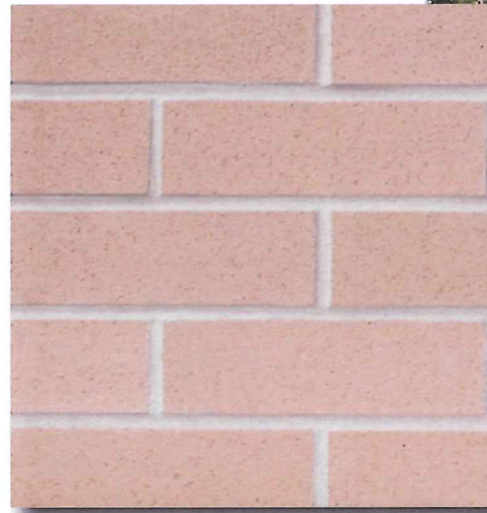
A - GLENGERY COAL CITY BLACK



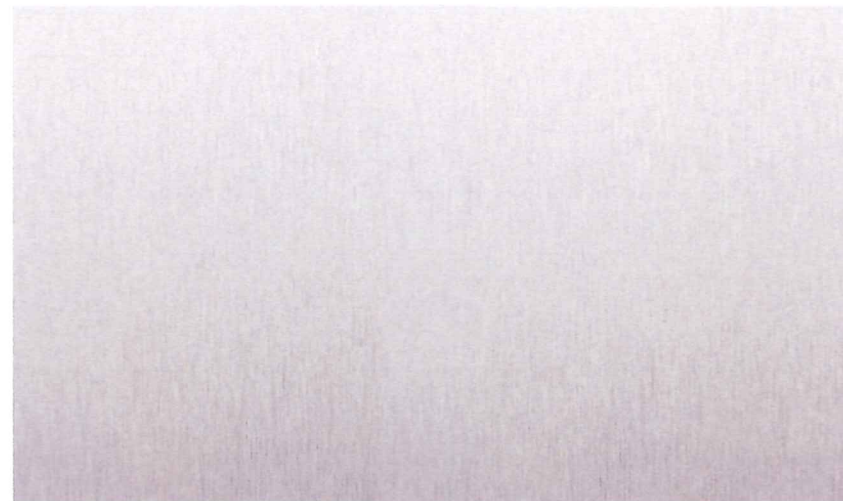
D - GLEN GERY RED CLIFF



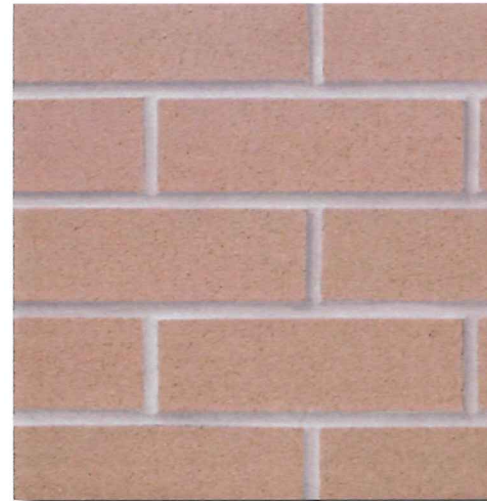
B - ELDORADO OYSTER



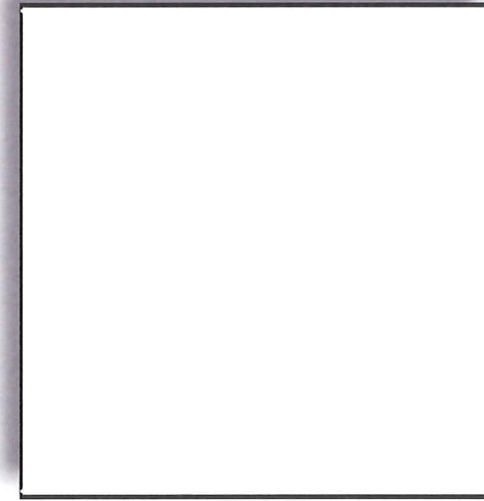
E - GLEN GERY OYSTER GREY



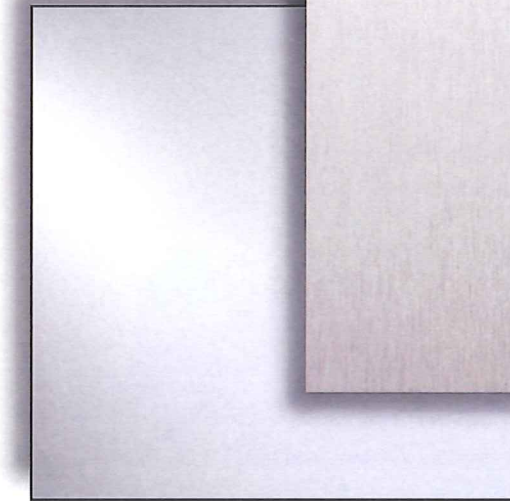
C - CHAMPAGNE METAL PANEL



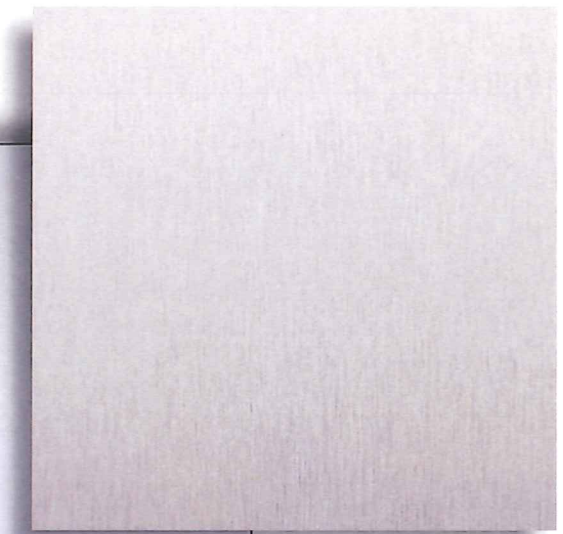
F - GLEN GERY TOLEDO GREY



G- ALUMINUM BONE WHITE



H- CLEAR GLAZING



I - CLEAR ANODIZED ALUMINUM



EXTERIOR MATERIALS MARRIOTT FAIRFIELD ROCHESTER