

Owner / Developer

THE ALAN GROUP
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City of Troy, MI 48083
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Fax(248) 840-1100
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Architect

BOWERS+ASSOCIATES
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Contact:
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Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257
Project Manager: Paul Tulikangas, P.E.
Principal: Brett Buchholz, P.E.

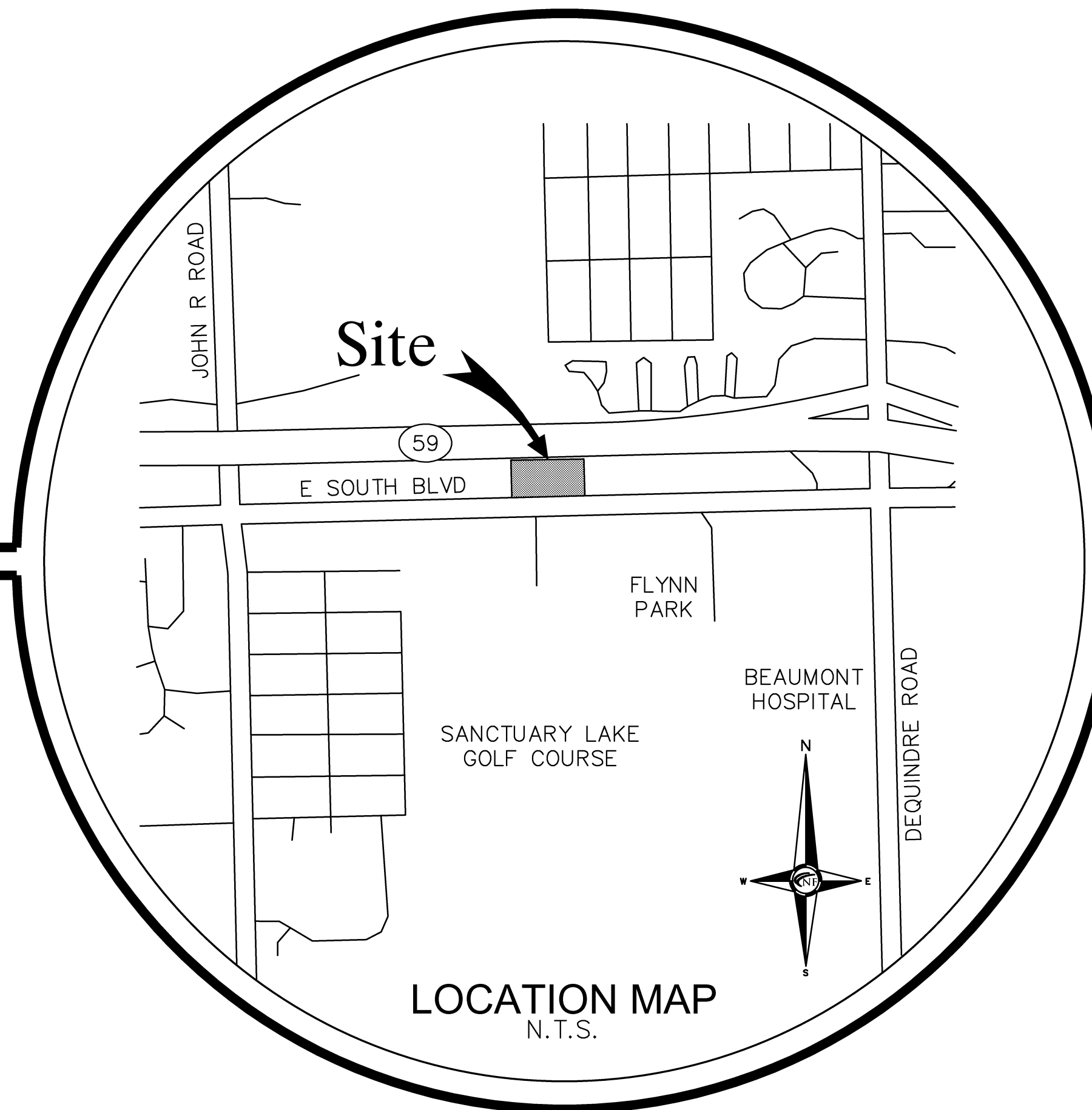
CONTACT:

Email: ptulikangas@nfe-engr.com
Tel. (248) 332-7931
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City of Rochester Hills,
Oakland County, Michigan
SITE PLAN DOCUMENTS

Prepared For
The Alan Group

PART OF THE S.W. 1/4 OF SECTION 36, T.3N, R.11E
CITY OF ROCHESTER HILLS,
OAKLAND COUNTY, MICHIGAN



PROJECT NAME

ROCHESTER HILLS SURGERY CENTER

LEGAL DESCRIPTION (TAX I.D. NO. 15-36-376-014)

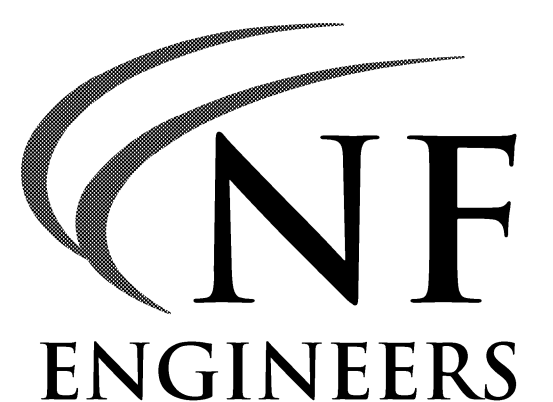
PART OF LOTS 33 AND 34 OF "JOHN R. HIGHLANDS" (L52, P.22 OF PLATS PER OAKLAND COUNTY RECORDS) A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 34; THENCE NORTH 86 DEGREES 44 MINUTES 00 SECONDS WEST 442.08 FEET ALONG THE SOUTH LINE OF LOT 34 TO THE CENTERLINE OF A VACATED ENFIELD ROAD (50 FEET WIDE); THENCE ALONG SAID CENTER LINE NORTH 3 DEGREES 16 MINUTES 00 SECONDS EAST 20.00 FEET AND 303.70 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST RADIUS IS 3044.60 FEET AND WHOSE CHORD IS DESCRIBED AS NORTH 00 DEGREES 23 MINUTES 32 SECONDS WEST 303.57 FEET; THENCE LEAVING SAID CENTER LINE SOUTH 87 DEGREES 29 MINUTES 03 SECONDS EAST 457.61 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF M-59; THENCE SOUTH 02 DEGREES 35 MINUTES 28 SECONDS WEST 328.97 FEET ALONG THE EAST LINE OF LOTS 33 AND 34 TO THE POINT OF THE BEGINNING, CONTAINING 3.344 ACRES OF LAND.

SITE PLAN SHEET INDEX

- Cover Sheet
- T1 Boundary / Topographic / Tree Survey
- T2 Tree List & Notes
- C1 Overall Site Plan
- C1A Emergency Vehicle Maneuvering Plan
- C2 Demolition Plan
- C3 Paving/Grading Plan
- C3A South Boulevard R.O.W. Concept Plan
- C4 Utility Plan
- C5 Storm Water Management Plan 1 of 2
- C6 Storm Water Management Plan 2 of 2
- C7 Notes and Details
- L1 Tree Preservation Plan
- L2 Landscape Plan

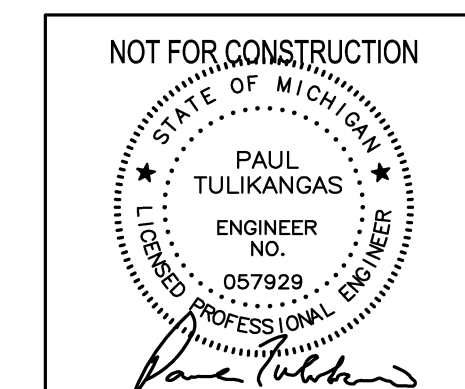
- SP1.00 Code Review and Dumpster Enclosure Details
- A1.00 First Floor Plan
- A1.01 Second Floor Plan
- A1.02 Third Floor Plan
- A5.00 Exterior Elevations
- A5.01 Exterior Elevations

- PH1.00 Photometric Plan
- PH1.01 Photometric Details



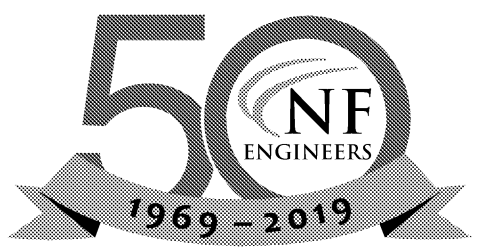
**CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS**
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

N & F JOB #L289



CITY OF ROCHESTER HILLS
PROJECT #20-009, SEC. 36

ISSUE DATE: OCTOBER 16, 2020



NOWAK & FRAUS ENGINEERS

CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL. (248) 332-7931 FAX. (248) 332-8257 WWW.NOWAKFRAUS.COM

SEAL

Tree Inventory List

Job Number: L289 Job Location: 1555 South Boulevard, Rochester Hills Date: Friday, December 13, 2019 Performed By: Alexander Kriebel Forestry Registration No.

Condition Description Notes: *Good* - no observed structural defects* *Fair* - minor structural defects, marginal form, some insect activity noted* *Poor* - major structural defects, poor form, insect infested*

*Structural defects may include decayed wood, cracks, root problems, weak branch unions, cankers, poor tree architecture, dead/failed branches due to various causes.

Table with columns: REMOVAL, Tree #, Botanical Name, Common Name, Dia., Type, Other Dia., Condition, Comments. Lists 2570 trees with their respective details.

Table with columns: REMOVAL, Tree #, Botanical Name, Common Name, Dia., Type, Other Dia., Condition, Comments. Lists 2570 trees with their respective details.

PROJECT Rochester Hills Surgery Center

CLIENT The Alan Group 1800 Brinston Dr. City of Troy, MI 48083

Contact: Jim Harding Ph. (248) 284-1512 Fax (248) 840-1100 Email jharding@thealangroup.com

PROJECT LOCATION Part of the S.W. 1/4 of Section 36 T.3N., R.11E. City of Rochester Hills, Oakland County, Michigan

SHEET Tree List & Notes



Know what's below Call before you dig.

Table with columns: DATE, ISSUED/REVISED. Lists project milestones from 12-17-19 to 10-16-20.

DRAWN BY: C. Ellison

DESIGNED BY: K. Navaroli

APPROVED BY: K. Navaroli

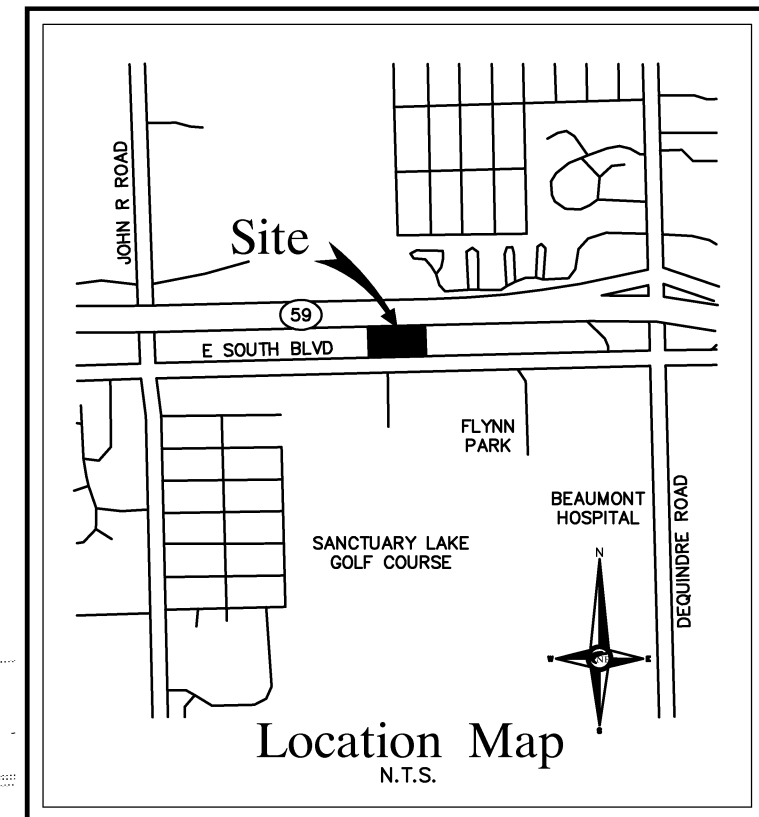
DATE: December 17, 2019

SCALE: N.T.S.

LEGAL DESCRIPTION (TAX I.D. NO. 15-36-376-014)

PART OF LOTS 33 AND 34 OF "JOHN R. HIGHLANDS" (L-52, P.22 OF PLATS PER OAKLAND COUNTY RECORDS) A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 34; THENCE NORTH 86 DEGREES 44 MINUTES 00 SECONDS WEST 442.08 FEET ALONG THE SOUTH LINE OF LOT 34 TO THE CENTERLINE OF A VAGATED ENFIELD ROAD (50 FEET WIDE); THENCE ALONG SAID CENTER LINE NORTH 3 DEGREES 18 MINUTES 00 SECONDS EAST 20.00 FEET AND 353.70 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST RADIUS IS 3044.60 FEET AND WHOSE CHORD IS DESCRIBED AS NORTH 00 DEGREES 23 MINUTES 32 SECONDS WEST 303.57 FEET; THENCE LEAVING SAID CENTER LINE SOUTH 87 DEGREES 29 MINUTES 03 SECONDS EAST 457.61 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF M-59; THENCE SOUTH 02 DEGREES 35 MINUTES 28 SECONDS WEST 328.97 FEET ALONG THE EAST LINE OF LOTS 33 AND 34 TO THE POINT OF THE BEGINNING, CONTAINING 3.344 ACRES OF LAND.

SMALL/DEAD TREE REMOVAL NOTE: THE FOLLOWING TREES ARE IDENTIFIED IN THE TOPOGRAPHIC SURVEY AND SHALL BE REMOVED DURING CLEARING/GRUBBING FOR THE PROPOSED SITE, BUT FALL BELOW THE CITY SIZE REQUIREMENT THRESHOLD FOR IDENTIFICATION ON THE TREE SURVEY/REMOVAL LIST AND ARE NOT SPECIFICALLY IDENTIFIED ON THE DEMOLITION PLAN: SMALL/DEAD TREE NO.: 21, 2508, 2509, 2510, 2512, 2526, 2532, 2533, 2541, 2547, 2561, 2564, 2565, 2566, 2574, 2575, 2594, 2595, 2555 (DEAD)

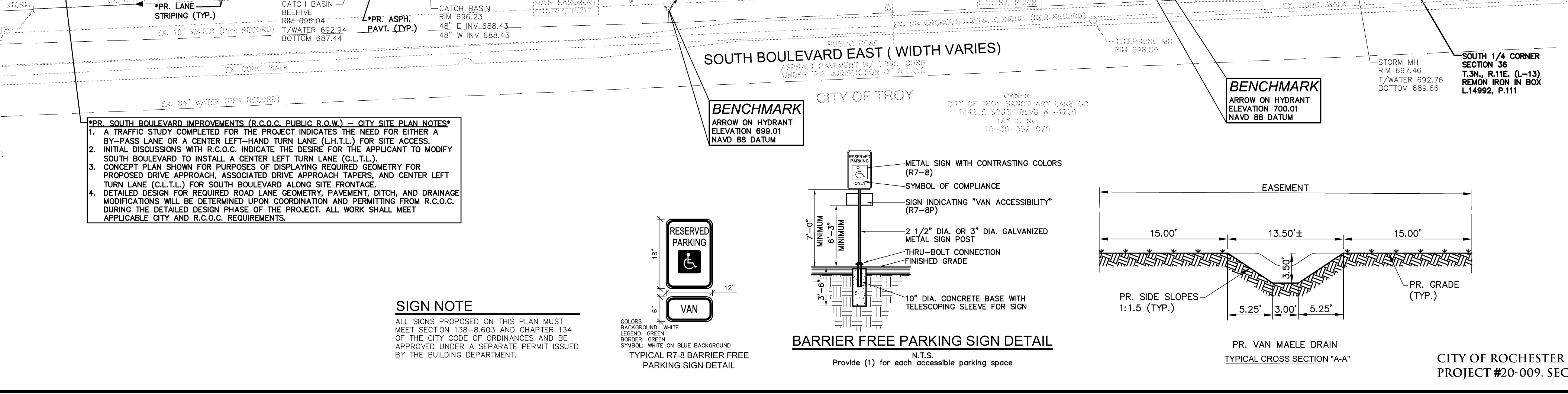
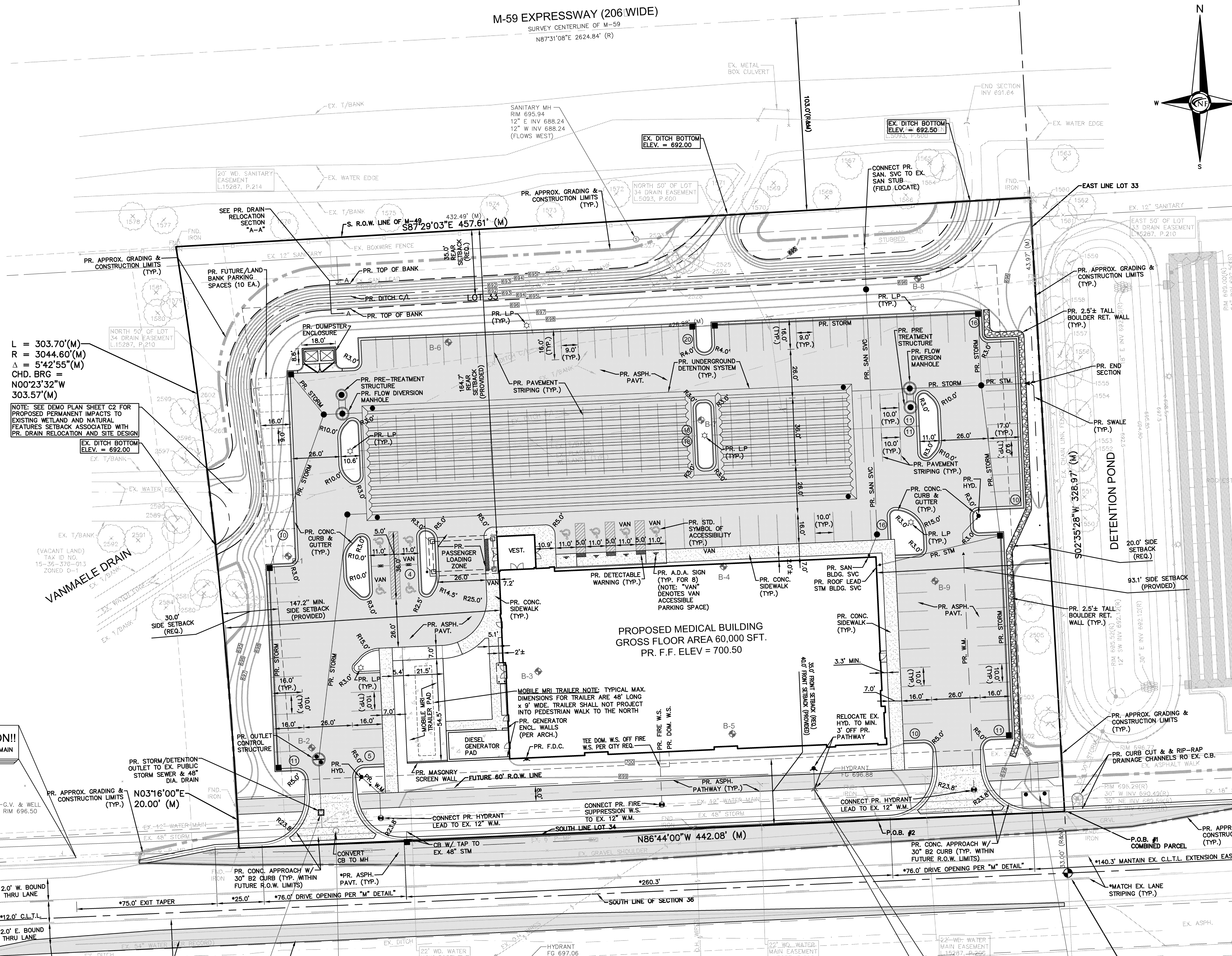


SITE DATA

SITE AREA (GROSS/NET): 145,695.75 SFT. 3.344 ACRES
 BUILDING CONSTRUCTION TYPE: 2B
 REQUIRED BUILDING SETBACKS:
 35' FRONT SETBACK
 0' EA. SIDE | 50' TOTAL SIDE SETBACK
 35' REAR SETBACK
 PROVIDED BUILDING SETBACKS:
 40.0' FRONT SETBACK
 93.1' (EAST) SIDE SETBACK
 147.2' (WEST) SIDE SETBACK (MIN.)
 154.7' REAR SETBACK
 MAX BUILDING HEIGHT ALLOWED: 42' (3 STORIES)
 MAX BUILDING HEIGHT PROPOSED: 42' (3 STORIES)
 PROPOSED BUILDING FOOTPRINT AREA: 20,357 S.F.
 PROPOSED BUILDING COVERAGE: 20,357 / 145,695.75 = 14.0%
 REQUIRED PARKING (PER CITY OF ROCHESTER HILLS ZONING ORDINANCE)
 PER CITY: 1 SPACE PER 350 NET SF.
 PR. OFFICE: 60,000 S.F. / 350 = 171 SPACES REQUIRED
 PROPOSED PARKING:
 TOTAL PARKING SPACES PROVIDED: 171 SPACES
 PARKING BREAKDOWN:
 • 11'x16' WIDE A.D.A. ACCESSIBLE SPACE: 4 SPACES
 • 9'x16' WIDE SPACES PROVIDED: 36 SPACES
 • 9'x16' WIDE SPACES (FUTURE/LAND-BANK): 10 SPACES
 • 9'x17' WIDE SPACES PROVIDED: 10 SPACES
 • 10'x16' WIDE SPACES PROVIDED: 49 SPACES
 • 10'x16' WIDE SPACES PROVIDED: 58 SPACES

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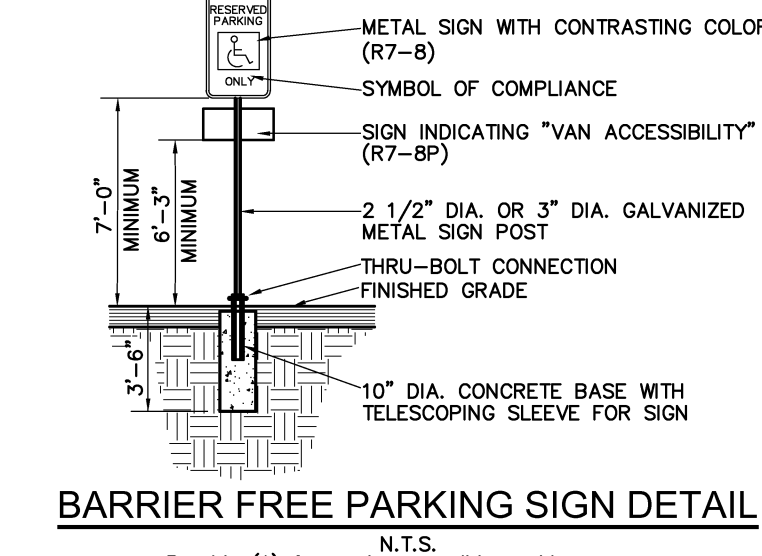
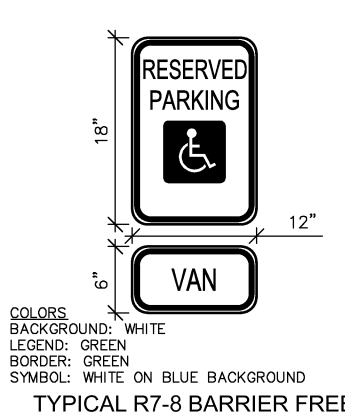
L = 303.70'(M)
 R = 3044.60'(M)
 Δ = 5'42.55"(M)
 CHD. BRG =
 N00°23'32"W
 303.57'(M)

NOTE: SEE DEMO PLAN SHEET C2 FOR PROPOSED PERMANENT IMPACTS TO EXISTING WETLAND AND NATURAL FEATURES SETBACK ASSOCIATED WITH PR. DRAIN RELOCATION AND SITE DESIGN

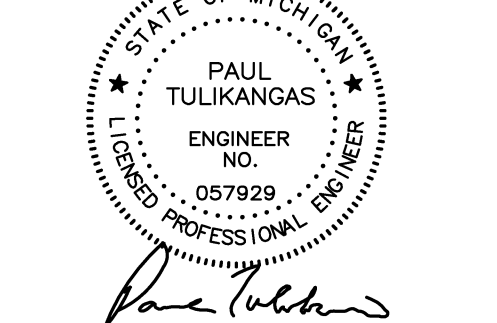
CAUTION!!
EX. 6" GAS MAIN

- PR. SOUTH BOULEVARD IMPROVEMENTS (R.C.C. PUBLIC R.O.W.) - CITY SITE PLAN NOTES***
- A TRAFFIC STUDY COMPLETED FOR THE PROJECT INDICATES THE NEED FOR EITHER A BY-PASS LANE OR A CENTER LEFT-HAND TURN LANE (L.H.T.L.) FOR SITE ACCESS.
 - INITIAL DISCUSSIONS WITH R.C.C. INDICATE THE DESIRE FOR THE APPLICANT TO MODIFY SOUTH BOULEVARD TO INSTALL A CENTER LEFT TURN LANE (C.L.T.L.) FOR SOUTH BOULEVARD ALONG SITE FRONTAGE.
 - CONCEPT PLAN SHOWN FOR PURPOSES OF DISPLAYING REQUIRED GEOMETRY FOR PROPOSED DRIVE APPROACH, ASSOCIATED DRIVE APPROACH TAPER, AND CENTER LEFT TURN LANE (C.L.T.L.) FOR SOUTH BOULEVARD ALONG SITE FRONTAGE.
 - DETAILED DESIGN FOR REQUIRED ROAD LANE GEOMETRY, PAVEMENT, DITCH, AND DRAINAGE MODIFICATIONS WILL BE DETERMINED UPON COORDINATION AND PERMITTING FROM R.C.C. DURING THE DETAILED DESIGN PHASE OF THE PROJECT. ALL WORK SHALL MEET APPLICABLE CITY AND R.C.C. REQUIREMENTS.

SIGN NOTE
 ALL SIGNS PROPOSED ON THIS PLAN MUST MEET SECTION 136-8.603 AND CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.



NOT FOR CONSTRUCTION



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 Rochester Hills Surgery Center

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 Oakland County, Michigan

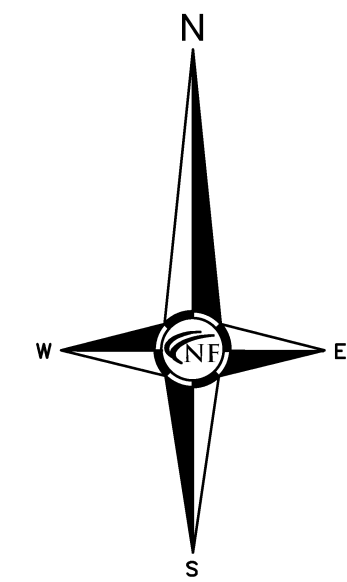
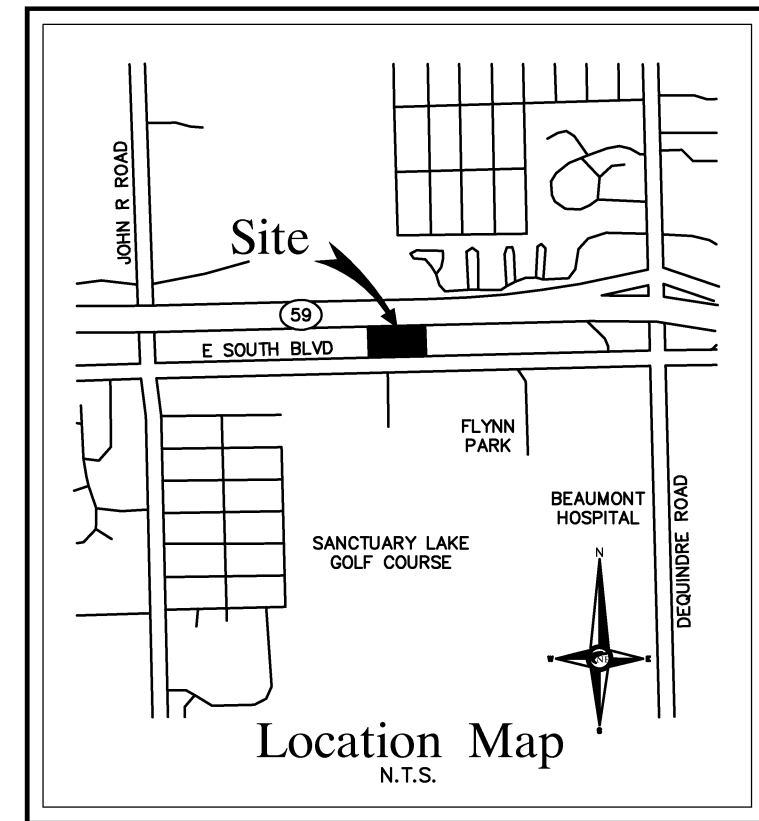
SHEET
 Overall Site Plan



DATE	ISSUED/REVISED
12-17-19	ISSUED FOR PRELIMINARY REVIEW
1-7-20	SURVEY UPDATE
03-24-20	OWNERS REVIEW
04-15-20	SITE PLAN SUBMITTAL
06-15-20	SITE PLAN SUBMITTAL
07-20-20	SITE PLAN SUBMITTAL
08-14-20	ENGINEERING REVIEW
10-16-20	SITE PLAN SUBMITTAL

DRAWN BY:
 C. Ellison
 DESIGNED BY:
 P. Tulikangas
 APPROVED BY:
 B. Buchholz
 DATE:
 December 17, 2019

SCALE: 1" = 30'
 30 15 0 15 30 45
 NFE JOB NO. 1289 SHEET NO. C1



FIRE DEPARTMENT NOTES

PROPOSED BUILDING CONSTRUCTION TYPE: 2B

FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS, SPACED NOT MORE THAN 100 FEET APART. FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE", AND SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

PROVIDE A WHITE/CLEAR STROBE LIGHT OVER EACH FIRE DEPARTMENT CONNECTION.

PROPOSED BUILDING CONSTRUCTION TYPE: 2B BUSINESS USE
TOTAL APPROX. BUILDING SQ. FOOTAGE: 60,000 S.F.

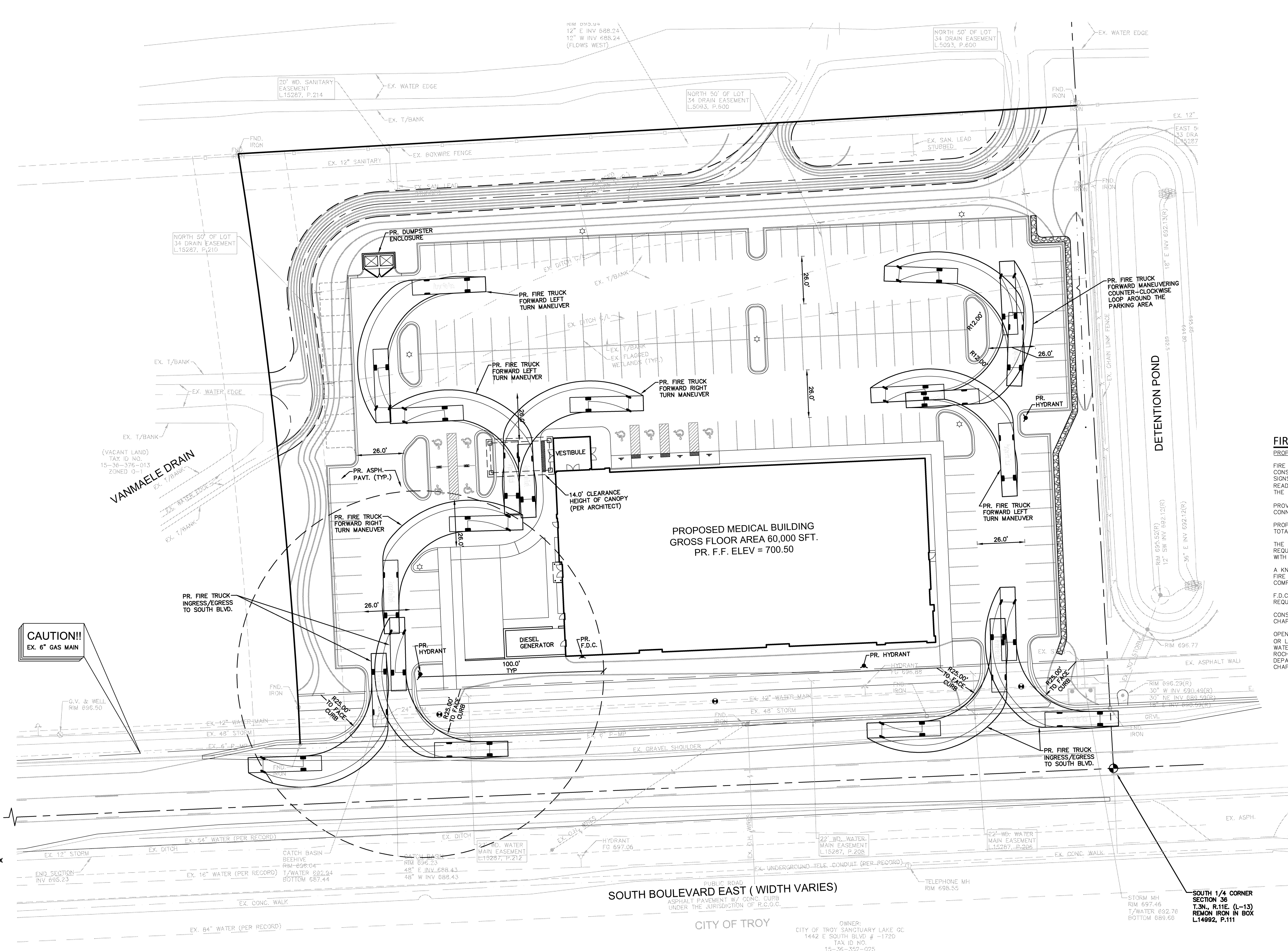
THE BUILDING CONSTRUCTION TYPE 2B AND SQUARE FOOTAGE OF BUILDING REQUIRE A FIRE FLOW OF 2000 GPM AND A MINIMUM OF 2 FIRE HYDRANTS, WITH AN AVERAGE SPACING OF 450 FEET.

A KNOX KEY SYSTEM SHALL BE INSTALLED, IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE FROM THE KNOX COMPANY AT KNOXBOX.COM

F.D.C. LOCATIONS SHOWN ARE LOCATED AT BUILDINGS PER FIRE DEPARTMENT REQUIREMENTS.

CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC CHAPTER 14.

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



CAUTION!!
EX. 6" GAS MAIN

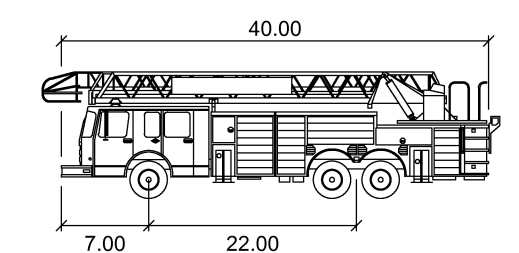
SOUTH BOULEVARD EAST (WIDTH VARIES)
ASPHALT PAVED BY C.O.C. UNDER THE JURISDICTION OF R.C.O.C.

CITY OF TROY

OWNER:
CITY OF TROY SANCTUARY LAKE GC
1442 E SOUTH BLVD # -1720
TAX ID NO.
15-36-152-025

SOUTH 1/4 CORNER SECTION 36 T.3N., R.11E. (L-13) REMON IRON IN BOX L14992, P.111

EMERGENCY VEHICLE MANEUVERING DIAGRAM



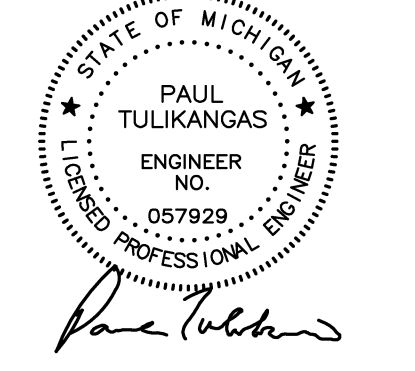
Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

LEGEND

MANHOLE	EXISTING SANITARY SEWER
HYDRANT	SAN. CLEAN OUT
MANHOLE	GATE VALVE
CATCH BASIN	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
UTILITY POLE	EXISTING BURIED CABLES
GUY POLE	OVERHEAD LINES
GUY WIRE	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
C.O. MANHOLE	PR. SANITARY SEWER
HYDRANT	GATE VALVE
INLET	PR. WATER MAIN
C.B.	PR. STORM SEWER
MANHOLE	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE

SEAL NOT FOR CONSTRUCTION



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SHEET
Emergency Vehicle Maneuvering Diagram



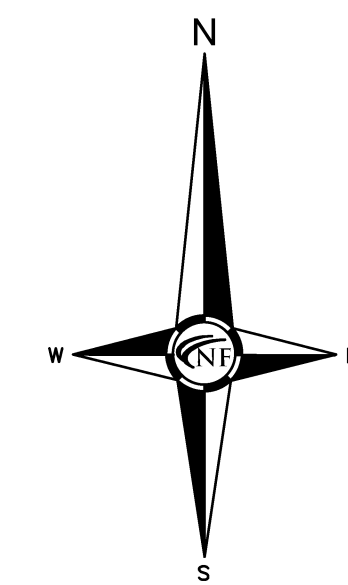
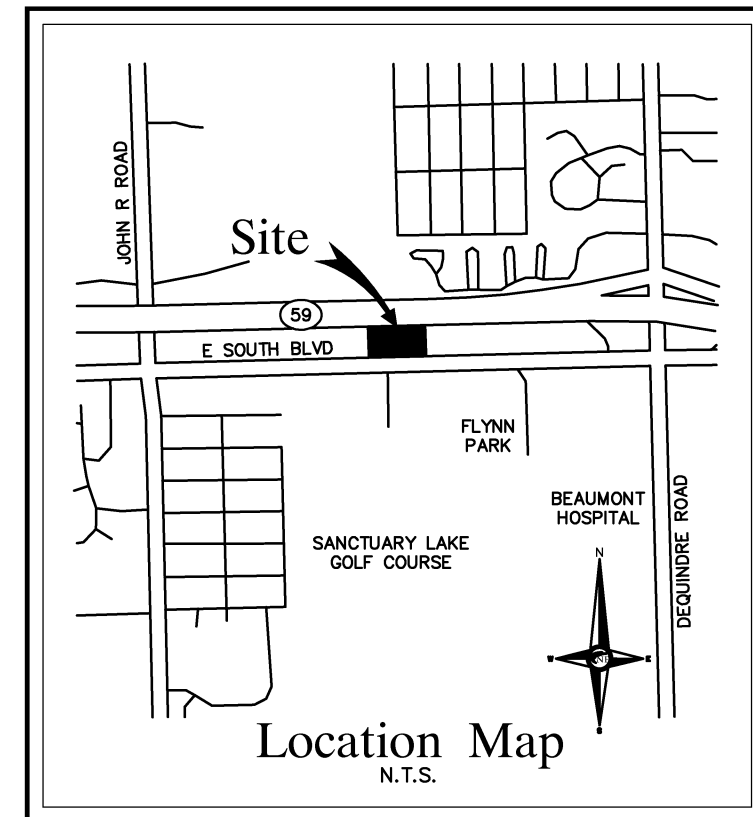
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DRAWN BY:
C. Ellison
DESIGNED BY:
P. Tulikang
APPROVED BY:
B. Buchholz

DATE:
December 17, 2019

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.
L289 C1A



DEMOLITION NOTES

DEMOLITION OF SITE IMPROVEMENTS SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE PUBLIC AGENCY HAVING JURISDICTION OVER SAID DEMOLITION. FOR ANY DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR, AND SECURE, ALL NECESSARY PERMITS AND LIKEWISE SHALL ARRANGE FOR ALL SITE INSPECTIONS.

SITE DEMOLITION INCLUDES THE COMPLETE REMOVAL OF SITE IMPROVEMENTS AND OFF-SITE DISPOSAL. DEBRIS SHALL BE TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY THAT IS LICENSED FOR THAT TYPE OF DEBRIS.

THE CONTRACTOR SHALL COORDINATE TRUCK ROUTES WITH THE MUNICIPALITY PRIOR TO COMMENCEMENT OF SITE DEMOLITION. ALL TRUCKS SHALL BE TARPED OR PROPERLY SECURED TO CONTAIN DEMOLITION DEBRIS PRIOR TO LEAVING SITE.

EXISTING ON-SITE UNDERGROUND UTILITIES AND BUILDING SERVICES HAVE BEEN INDICATED BASED UPON THE BEST AVAILABLE UTILITY RECORDS AND/OR ON-SITE INSPECTION. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER, AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY INFORMATION (THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA).

PRIOR TO THE REMOVAL OR ABANDONMENT OF ANY EXISTING UNDERGROUND UTILITY OR BUILDING SERVICE LINES CALLED FOR IN THE PLANS OR DISCOVERED DURING EXCAVATION, THE CONTRACTOR MUST DETERMINE IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE. IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE/ACTIVE, THE CONTRACTOR MUST TAKE ALL THE NECESSARY STEPS TO GUARANTEE THAT THE UTILITY LINE OR BUILDING SERVICE IS RECONNECTED WITHOUT AN INTERRUPTION IN SERVICE. THE RECONNECTION OF THE UTILITY LINE OR BUILDING SERVICE MUST BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE UTILITY COMPANY.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.

* THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE DETROIT EDISON COMPANY. REMOVAL OF DETROIT EDISON ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF DETROIT EDISON.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH CONSUMERS ENERGY/MICHIGAN. REMOVAL OF CONSUMERS ENERGY/MICHIGAN GAS SERVICES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF CONSUMERS ENERGY/MICHIGAN.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH AMERITECH. REMOVAL OF AMERITECH COMMUNICATION SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF AMERITECH.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE APPROPRIATE CABLE MEDIA COMPANY. REMOVAL OF CABLE SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE CABLE COMPANY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF PRIVATE UTILITY COMPANIES AND COORDINATE UTILITY SERVICE SHUT OFF/DISCONNECT, PRIOR TO DEMOLITION OF EXISTING STRUCTURES OR PROPERTIES.

ALL UTILITY METERS SHALL BE REMOVED BY THE APPROPRIATE UTILITY COMPANY.

ANY ON-SITE STORM SEWER FACILITIES LOCATED DURING DEMOLITION SHALL BE REMOVED AND BULK HEADED AT THE PROPERTY LINE IF INDICATED FOR REMOVAL ON THE PLANS. PRIOR TO BUILDING DEMOLITION, ALL HAZARDOUS MATERIAL SHALL BE REMOVED BY OTHERS. THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUSPICIOUS MATERIAL BE FOUND.

WATER SERVICES AND/OR STOP-BOX SHALL BE PRESERVED AND BULK HEADED AT THE PROPERTY LINE OR AS DIRECTED BY THE OWNER'S REPRESENTATION.

WHERE EXISTING BUILDINGS PLANNED FOR DEMOLITION FALL WITHIN PROPOSED BUILDING FOOT PRINTS, BASEMENT FLOOR SLABS, FOUNDATION WALLS AND FOOTINGS SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH MDOT CLASS II GRANULAR MATERIAL AND BE MACHINE COMPACTED TO A MINIMUM OF 98% OF MATERIALS MAXIMUM DENSITY.

ESTIMATED QUANTITIES

NOTE: THE BELOW QUANTITIES ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM HIS OWN QUANTITY TAKEOFFS & EARTHWORK CALCULATIONS PRIOR TO BIDDING.

DESCRIPTION	QUANTITY	UNITS
REMOVE EX. TREE	49	EA.
REMOVE EX. TREE (TOO SMALL/ DEAD)	19	EA.
REMOVE EX. ASPH. PAVT. FULL-DEPTH	15	SY.
FILL EX. LINEAR WETLAND "A"	14,375	S.F.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	EXISTING UTILITY TO BE REMOVED
	EXISTING UTILITY TO BE ABANDONED
	12" MAPLE
	INDICATES EXISTING TREE TO BE REMOVED
	INDICATES WETLAND AREAS OF TO BE FILLED

SMALL/DEAD TREE REMOVAL NOTE:
THE FOLLOWING TREES ARE IDENTIFIED IN THE TOPOGRAPHIC SURVEY AND SHALL BE REMOVED DURING CLEARING/GRUBBING FOR THE PROPOSED SITE, BUT FALL BELOW THE CITY SIZE REQUIREMENT THRESHOLD FOR IDENTIFICATION ON THE TREE SURVEY/REMOVAL LIST AND ARE NOT SPECIFICALLY IDENTIFIED ON THE DEMOLITION PLAN:

SMALL/DEAD TREE NO.:
21, 2508, 2509, 2510, 2517, 2526, 2532, 2533, 2541, 2547, 2561, 2564, 2565, 2566, 2574, 2575, 2584, 2595, 2555 (DEAD)

BENCHMARK
ARROW ON HYDRANT
ELEVATION 859.01
NAVD 88 DATUM

SOUTH BLVD. R.O.W. NOTE:
REMOVALS/DEMOLITION OF EX. LANE STRIPING, PAVEMENT, ETC. TO BE DETERMINED DURING DETAILED DESIGN PHASE FOR PROPOSED IMPROVEMENTS TO SOUTH BOULEVARD IN ACCORDANCE WITH APPLICABLE R.C.G.C. REQUIREMENTS.

OWNER:
CITY OF TROY SANITARY LAKE GC
1442 E SOUTH BLVD # -1120
TAX ID NO.
15-36-352-025

CITY OF ROCHESTER HILLS
PROJECT #20-009, SEC. 36

SEAL NOT FOR CONSTRUCTION



PROJECT
Rochester Hills Surgery Center

CLIENT
The Alan Group
1800 Brinston Dr.
City of Troy, MI 48083

Contact: Jim Harding
Ph. (248) 840-1512
Fax (248) 840-1100
Email
jharding@thealangroup.com

PROJECT LOCATION
Part of the S.W. 1/4
of Section 36
T.3N., R.11E.
City of Rochester Hills,
Oakland County, Michigan

SHEET
Demolition Plan



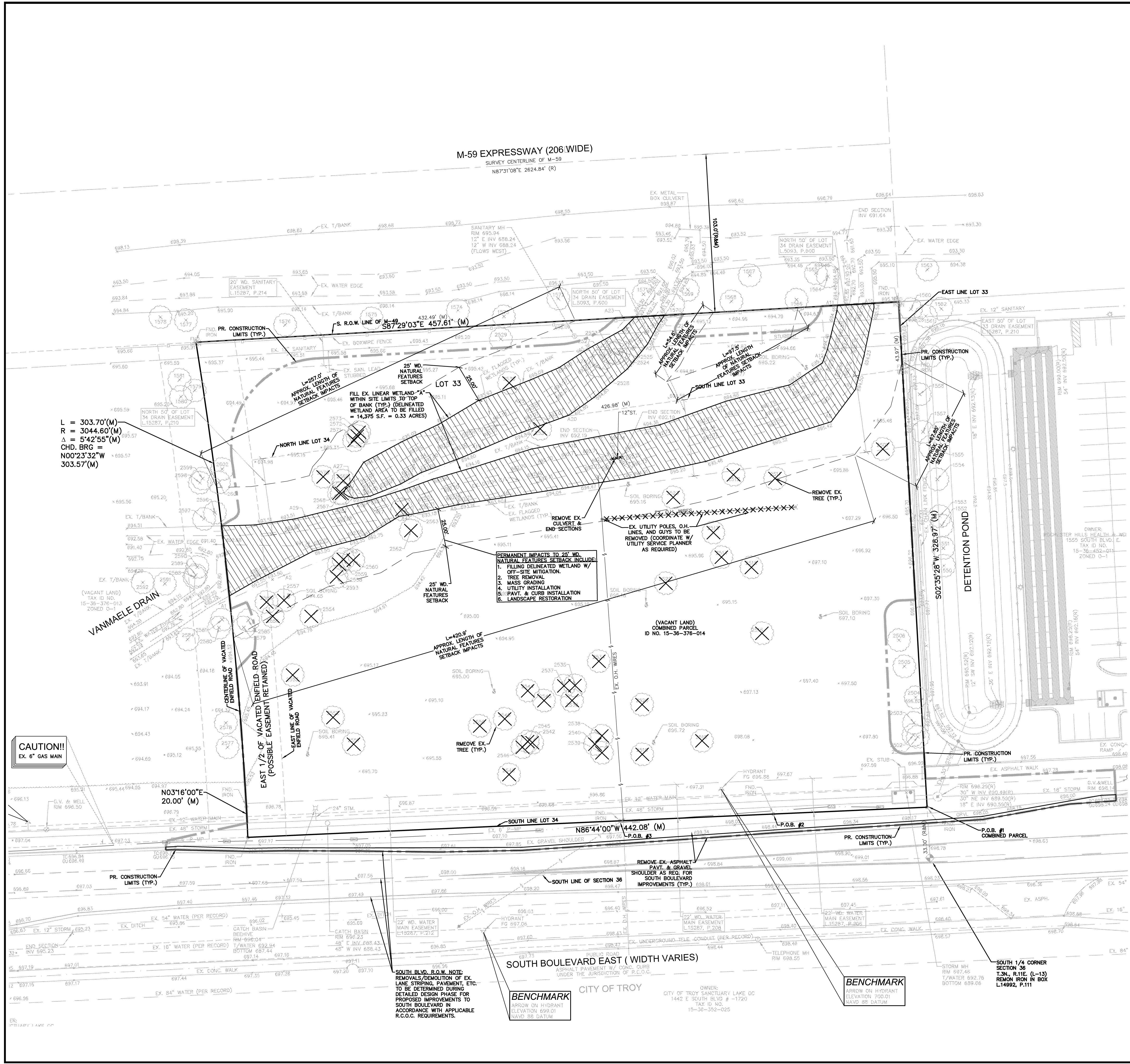
Know what's below
Call before you dig.

DATE	ISSUED/REVISED
12-17-19	ISSUED FOR PRELIMINARY REVIEW
1-7-20	SURVEY UPDATE
03-24-20	OWNERS REVIEW
04-15-20	SITE PLAN SUBMITTAL
06-15-20	SITE PLAN SUBMITTAL
07-20-20	SITE PLAN SUBMITTAL
08-14-20	ENGINEERING REVIEW
10-16-20	SITE PLAN SUBMITTAL

DRAWN BY:
C. Ellison
DESIGNED BY:
P. Tulikangas
APPROVED BY:
B. Buchholz
DATE:
December 17, 2019

SCALE: 1" = 30'

NFE JOB NO. 1289 SHEET NO. C2



L = 303.70'(M)
R = 3044.60'(M)
Δ = 5'42.55'(M)
CHD, BRG =
N00°23'32"W
303.57'(M)

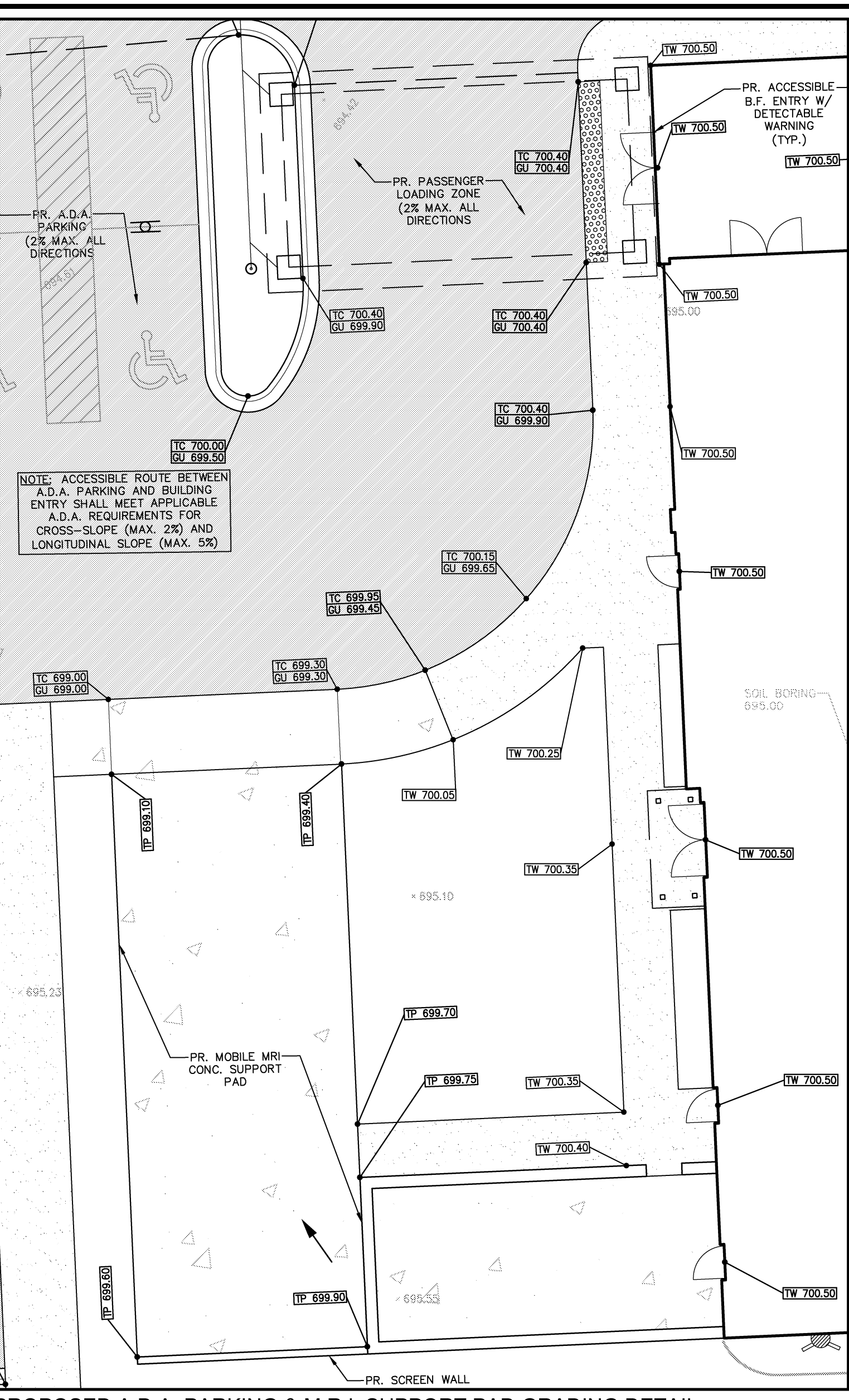
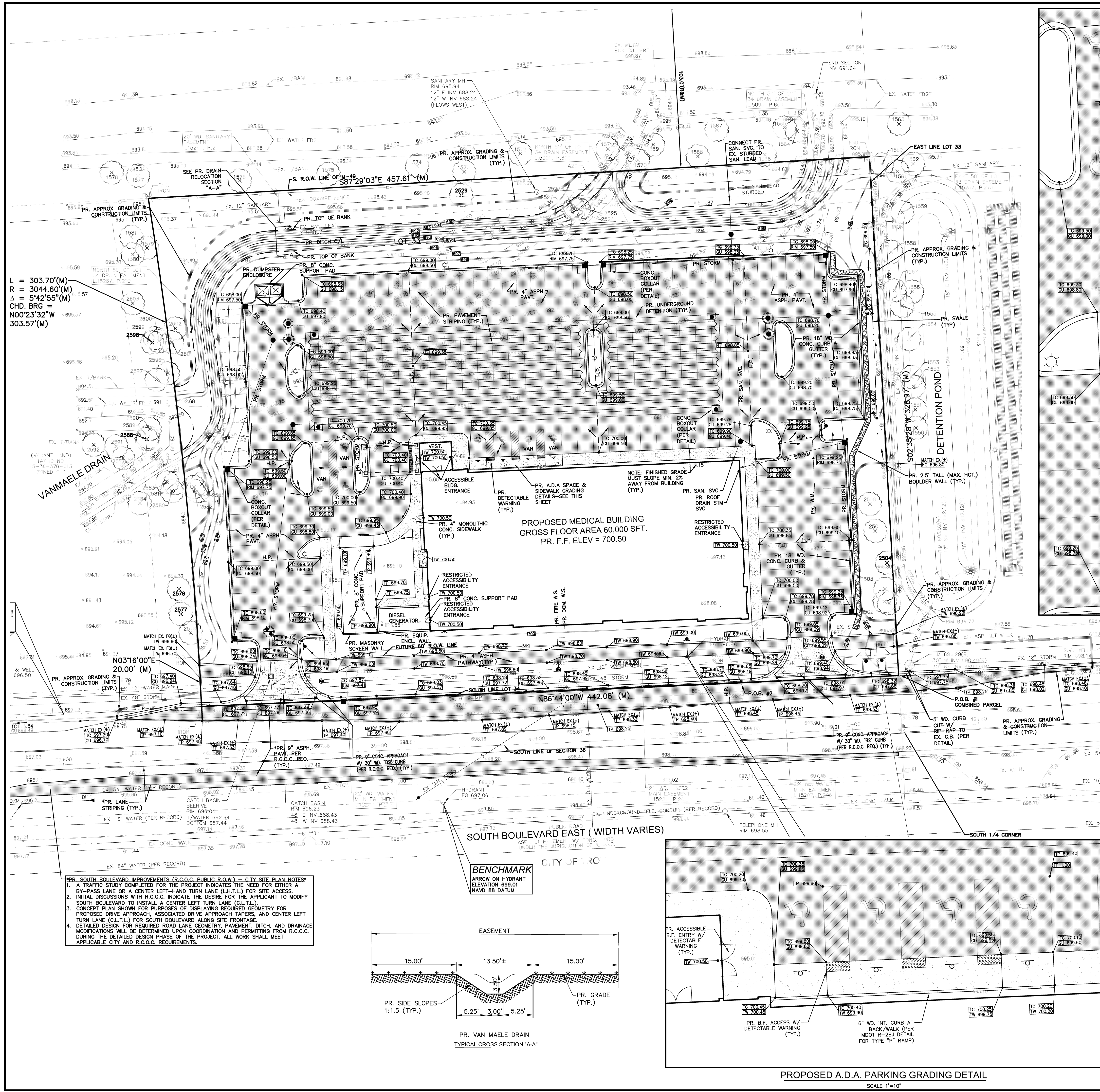
CAUTION!!!
EX. 6" GAS MAIN

PERMANENT IMPACTS TO 25' WD. NATURAL FEATURES SETBACK INCLUDE:
1. FILLING DELINEATED WETLAND W/ OFF-SITE MITIGATION.
2. TREE REMOVAL
3. MASS GRADING
4. UTILITY INSTALLATION
5. PAVT. & CURB INSTALLATION
6. LANDSCAPE RESTORATION

REMOVE EX. ASPHALT PAVT. & GRAVEL SHOULDER AS REQ. FOR SOUTH BOULEVARD IMPROVEMENTS (TYP.)

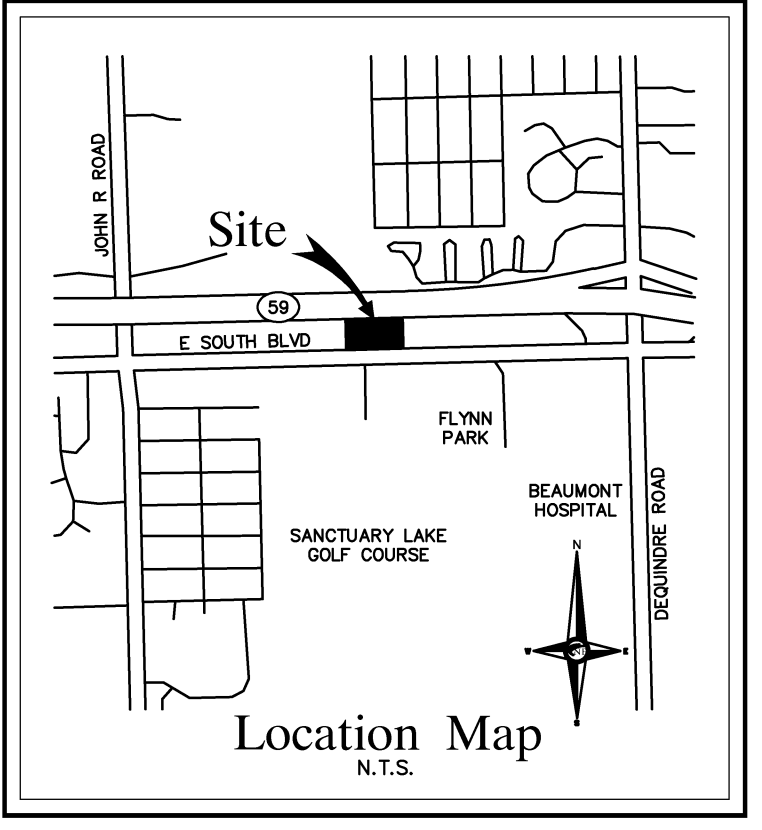
SOUTH BOULEVARD EAST (WIDTH VARIES)

BENCHMARK
ARROW ON HYDRANT
ELEVATION 859.01
NAVD 88 DATUM



PROPOSED A.D.A. PARKING & M.R.I. SUPPORT PAD GRADING DETAIL
SCALE 1"=10'

UTILITY NOTE
THE LOCATIONS AND ELEVATIONS OF SOME OF THE EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE SURVEY DRAWINGS WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANY RECORDS AND MAPS. THEREFORE, NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



PAVING LEGEND

[Symbol]	PROPOSED 4" CONCRETE SIDEWALK OR MONOLITHIC CURB/WALK (PER DETAILS)
[Symbol]	PROPOSED 9" CONCRETE APPROACH
[Symbol]	PROPOSED 8" CONC. SUPPORT PAD
[Symbol]	PROPOSED 4" ASPHALT PAVEMENT

LEGEND

[Symbol]	MANHOLE	[Symbol]	EXISTING SANITARY SEWER
[Symbol]	HYDRANT	[Symbol]	SAN. CLEAN OUT
[Symbol]	MANHOLE CATCH BASIN	[Symbol]	EXISTING WATERMAIN
[Symbol]	UTILITY POLE	[Symbol]	EXISTING STORM SEWER
[Symbol]	GUY POLE	[Symbol]	EX. R. Y. CATCH BASIN
[Symbol]	GUY WIRE	[Symbol]	EXISTING BURIED CABLES
[Symbol]	INLET	[Symbol]	OVERHEAD LINES
[Symbol]	C.O.	[Symbol]	SIGN
[Symbol]	HYDRANT	[Symbol]	EXISTING GAS MAIN
[Symbol]	INLET	[Symbol]	PR. SANITARY SEWER
[Symbol]	C.B.	[Symbol]	PR. WATER MAIN
[Symbol]	MANHOLE	[Symbol]	PR. STORM SEWER
[Symbol]	MANHOLE	[Symbol]	PR. R. Y. CATCH BASIN
[Symbol]	MANHOLE	[Symbol]	PROPOSED LIGHT POLE
[Symbol]	MANHOLE	[Symbol]	PR. TOP OF CURB ELEVATION
[Symbol]	MANHOLE	[Symbol]	PR. GUTTER ELEVATION
[Symbol]	MANHOLE	[Symbol]	PR. TOP OF WALK ELEVATION
[Symbol]	MANHOLE	[Symbol]	PR. TOP OF P.V.M.T. ELEVATION
[Symbol]	MANHOLE	[Symbol]	FINISH GRADE ELEVATION

CITY OF ROCHESTER HILLS
PROJECT #20-009, SEC. 36

NOWAK & FRAUS ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
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FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL NOT FOR CONSTRUCTION
STATE OF MICHIGAN
PAUL TULKANGAS
ENGINEER
NO. 057929
PROFESSIONAL SEAL 0661

PROJECT
Rochester Hills Surgery Center

CLIENT
The Alan Group
1800 Brinston Dr.
City of Troy, MI 48083

Contact: Jim Harding
Ph. (248) 284-1512
Fax (248) 840-1100
Email jharding@thealangroup.com

PROJECT LOCATION
Part of the S.W. 1/4 of Section 36
T.3N., R.11E.
City of Rochester Hills,
Oakland County, Michigan

SHEET
Paving & Grading Plan

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NFE JOB NO. SHEET NO.
1289 C3

