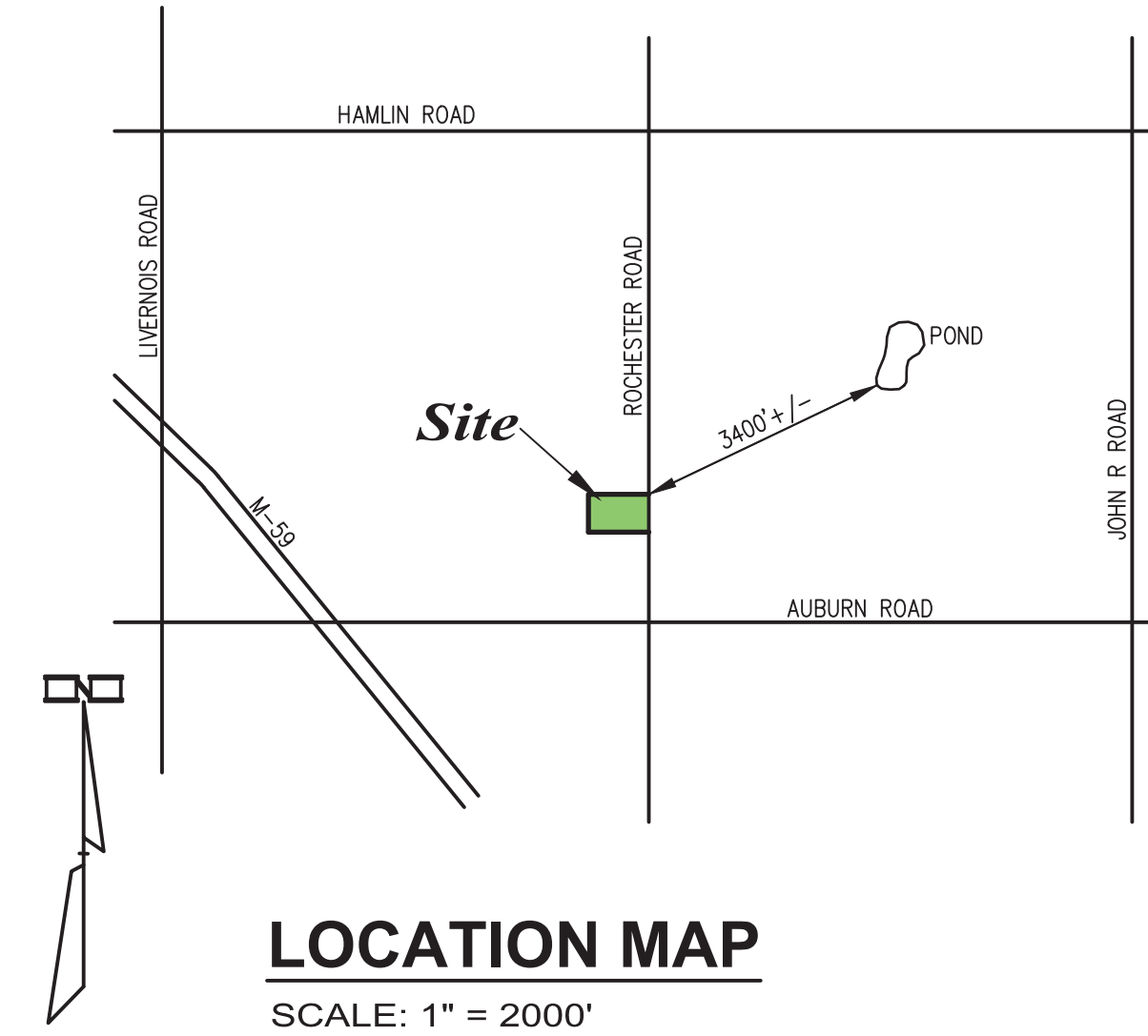


BEBB OAK MEADOWS

MIXED USE DEVELOPMENT

2800 S. ROCHESTER RD.
ROCHESTER HILLS, MI 48307



SHEET INDEX		ISSUED FOR	
DRAWING INDEX KEY:		03.19.21 SPA SUBMITTAL	06.01.21 SPA RE-SUBMITTAL
<input type="checkbox"/>	NOT ISSUED	08.01.21 SPA SUBMITTAL	09.14.21 SPA RE-SUBMITTAL
<input type="checkbox"/>	NOT REVISED		
<input checked="" type="checkbox"/>	NEWLY ISSUED OR REVISED		
<input checked="" type="checkbox"/>	REFERENCE		
GENERAL			
TS1.1	TITLE SHEET, SHEET INDEX, AND CODE ANALYSIS	<input checked="" type="checkbox"/>	
SITE			
1 of 9	EXISTING CONDITIONS PLAN & BENCHMARKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 of 9	DEMOLITION PLAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 of 9	OVERALL SITE PLAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4 of 9	DETAILED SITE PLAN - EAST	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5 of 9	DETAILED SITE PLAN - WEST	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6 of 9	FIRE PROTECTION PLAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7 of 9	STORM SEWER, DETENTION CALCULATIONS AND DETAILS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8 of 9	SANITARY CALCULATIONS AND DETAILS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9 of 9	MDOT NOTES & DETAILS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SL.1	SITE LIGHTING PLAN, PHOTOMETRIC, AND SPECIFICATIONS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
L1	LANDSCAPE PLAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
L2	LANDSCAPE PLAN SPECIFICATIONS AND DETAILS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ARCHITECTURAL			
A1.1	FIRST FLOOR PLAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A1.2	SECOND FLOOR PLAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A1.3	THIRD FLOOR PLAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A1.4	FOURTH FLOOR PLAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A3.1	EXTERIOR ELEVATIONS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A3.2	EXTERIOR ELEVATIONS AND DETAILS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A3.3	EXTERIOR RENDERINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OWNER:
OYK AFFILIATED, LLC
30700 TELEGRAPH RD. SUITE 2665
BINGHAM FARMS, MICHIGAN 48025
(248) 656-7695

ARCHITECT:
STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MICHIGAN 48067
(248) 546-6700

CIVIL ENGINEER:
KIEFT ENGINEERING, INC
5852 S. MAIN ST. SUITE 1
CLARKSTON, MI 48346
(248) 625-5251

SVA
STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
P. 248.546.6700
F. 248.546.8454
WWW.STUCKYVITALE.COM

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Consultants:

Project:

BEBB OAK MEADOWS
MIXED USE DEVELOPMENT
2800 S. ROCHESTER ROAD
ROCHESTER HILLS, MI 48307

Issued for:

SPA SUBMITTAL 03.19.21
SPA REVIEW REV. 06.01.21
SPA REVIEW REV. 06.29.21
SPA REVIEW REV. 09.14.21

APPLICABLE CODES:

BUILDING CODE:
COMMERCIAL
MBC 2015 (2015 MICHIGAN BUILDING CODE 2015)
EFFECTIVE APRIL 20, 2017

MECHANICAL CODE:
MMC 2015 (MICHIGAN MECHANICAL CODE 2015)
EFFECTIVE APRIL 20, 2017

PLUMBING CODE:
MPC 2015 (MICHIGAN PLUMBING CODE 2015)
EFFECTIVE APRIL 20, 2017

ELECTRICAL CODE:
NEC 2017 (STATE OF MICHIGAN ELECTRICAL CODE)
2017 NATIONAL ELECTRIC CODE WITH PART 8 AMENDMENTS.
EFFECTIVE JANUARY 4, 2019

ENERGY CODE:
MBC 2015 (MICHIGAN BUILDING CODE 2015) -CHAPTER 13 &
MEC 2015 (MICHIGAN ENERGY CODE 2015) - CHAPTERS 1 THROUGH 6 &
MICHIGAN ENERGY CODE, PART 10A. RULES (ANSI/ASHRAE/IES
STANDARD 90.1-2013) ENERGY STANDARDS FOR BUILDINGS
EFFECTIVE SEPTEMBER 20, 2017

FIRE CODE:
IFC 2015 (INTERNATIONAL FIRE CODE 2015) AS REFERENCED IN 2015
MICHIGAN BUILDING CODE

BARRIER FREE REQUIREMENTS:
ICC / ANSI 117.1 - 2009

LIFE SAFETY CODES:
FIRE SUPPRESSION:
COMMERCIAL: NFPA 13 (2013)

FIRE ALARM:
NFPA 72 (2013)
KITCHEN HOODS: NFPA 17A (2013)

PROJECT DATA:

BUILDING CODE AUTHORITY:
CITY OF ROCHESTER HILLS

TYPE OF CONSTRUCTION: ---
TYPE IIB

USE GROUPS: ---
SEPARATED OCCUPANCIES IN ACCORDANCE WITH SECTION 508.4,
CONSISTING OF THE FOLLOWING:
GROUP R-2 (APARTMENTS)
GROUP M (MERCANTILE)
GROUP A-2 (RESTAURANT)

FIRE PROTECTION:
ENTIRE BUILDING SHALL BE EQUIPPED WITH AUTOMATIC
SPRINKLER SYSTEM AND FIRE ALARM IN ACCORDANCE WITH
CHAPTER 9 MBC 903.3.1.1

BUILDING HEIGHT AND NUMBER OF STORIES:
MAXIMUM BUILDING HEIGHT (TABLE 504.3)
GROUP A SPRINKLERED - 75' MAX ABOVE GRADE
GROUP M SPRINKLERED-75' MAX ABOVE GRADE
GROUP R SPRINKLERED-75' MAX ABOVE GRADE

NUMBER OF STORIES (TABLE 504.4)
GROUP A-2 (FIRST FLOOR ONLY) 2 STORIES MAX ABOVE GRADE
GROUP M (FIRST FLOOR ONLY) 3 STORIES MAX ABOVE GRADE
GROUP R-2 5 STORIES MAX ABOVE GRADE

BUILDING AREA
FRONTAGE INCREASE:
 $L_1 = [F(P-25)] W/30$
 $L_1 = [1411/(1411-25)] W$
 $L_1 = 75$

BUILDING AREA CONT.

ALLOWABLE AREA PER FLOOR INCLUDING FRONTAGE INCREASE

FIRST FLOOR:
GROUP A-2 35,625 SF / GROUP M 46,875 SF / GROUP R-2 60,000 SF

SECOND FLOOR:
GROUP R-2 60,000 SF

THIRD FLOOR:
GROUP R-2 60,000 SF

FOURTH FLOOR:
GROUP R-2 60,000 SF

ACTUAL AREA PER FLOOR

FIRST FLOOR:
GROUP A-2 3,503 SF / GROUP M 10,245 SF / GROUP R-2 18,714 SF

SECOND FLOOR:
GROUP R-2 32,504 SF

THIRD FLOOR:
GROUP R-2 32,504 SF

FOURTH FLOOR:
GROUP R-2 24,326 SF **TOTAL SF = 121,796**

AREA RATIO CALCULATION PER FLOOR

FIRST FLOOR: 0.10 + 0.22 + 0.31 = 0.63

SECOND FLOOR: 0.54

THIRD FLOOR: 0.54

FOURTH FLOOR: 0.41

TOTAL = 2.12 OK <3

FACADE TRANSPARENCY

GROUND FLOOR NON-RESIDENTIAL USE MIN. 70%
MEASURED FROM 2'-8" ABOVE SIDEWALK:
1180 SF TRANSPARENCY/ 1595 GSF= 73.9% ACTUAL: COMPLIES

UPPER FLOOR RESIDENTIAL RESIDENTIAL USE MIN 20%
9546 SF TRANSPARENCY/ 43,428 GSF = 21.9%: COMPLIES

BUILDING MATERIALS

PRIMARY MATERIALS MIN. 60%
39,247 SF OF PRIMARY MATERIAL/ 52,215 (TOTAL GSF LESS WINDOWS AND DOORS) =75.2%

ACCENT MATERIALS MAX 40%
12,928 SF OF ACCENT MATERIAL/ 52,215 (TOTAL GSF LESS WINDOWS AND DOORS) =24.8%

PROPERTY DESCRIPTION

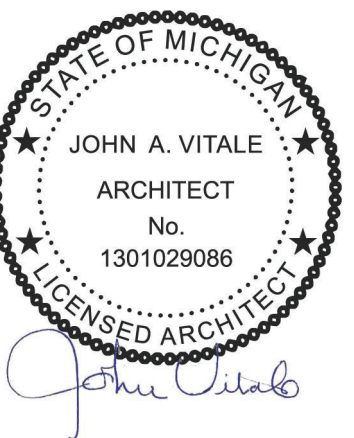
Tax Id Number: 15-27-477-058

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OAKLAND, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF OAKLAND, CITY OF ROCHESTER HILLS.

LAND IN THE SOUTHEAST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER: THENCE ALONG THE SECTION LINE, NORTH 00 DEGREES 42 MINUTES 00 SECONDS EAST, 985.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 22 MINUTES 00 SECONDS WEST, 603.90 FEET; THENCE NORTH 88 DEGREES 52 MINUTES 00 SECONDS WEST, 57.88 FEET TO THE EASTERLY LINE OF EYSTER'S AVON GARDENS SUBDIVISION, RECORDED IN LIBER 31, PAGE 46 OF PLATS, OAKLAND COUNTY RECORDS; THENCE ALONG THIS LINE, NORTH 00 DEGREES 44 MINUTES 48 SECONDS EAST, 328.00 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 20 SECONDS EAST, 661.59 FEET TO THE SECTION LINE; THENCE SOUTH 00 DEGREES 42 MINUTES 00 SECONDS WEST, 324.33 FEET TO THE POINT OF BEGINNING, EXCEPT THE EASTERLY 33 FEET FOR ROAD.

ALSO DESCRIBED AS PER ASSESSING DEPARTMENT:
T3N, R11E, SEC 27 PART OF SE 1/4 BEG AT PT DIST N 00-42-00 E 979.73 FT FROM SE SEC COR, TH N 00-42-00 E 227.60 FT, TH N 89-02-06 W 660.91 FT, TH S 00-42-00 E 226 FT, TH S 88-54-37 E 660.92 FT TO BEG, ALSO N 102 FT OF S 1309.33 FT OF E 660 FT OF SE 1/4.



Drawn by:
SVA

Checked by:
SVA

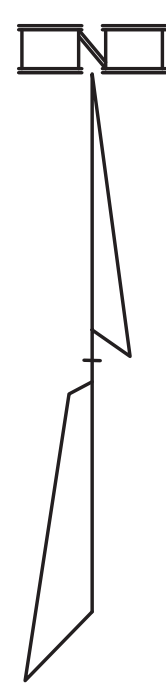
Sheet Title:
TITLE SHEET

Project No.:
2021.108

TS1.1

NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS
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ALLAA YOUSIF ARABBO
15-27-477-005
R-3

SCOTT & ERIKA HOUSER
15-27-477-006
R-3

SHERRY WONG
15-27-477-008
R-3

ALBERTO MURGUIA TESCH &
SELENE E. VALQUEZ CARDENAS
15-27-477-008
R-3

CHRISTOPHER JOHNSON
& JOSEPH PETERS
15-27-477-009
R-3

"ROCHESTER AUTOMOTIVE CONDOMINIUM" O.C.C.P. NO. 2206
15-27-477-068
B-5 + FB-3

15-27-477-058

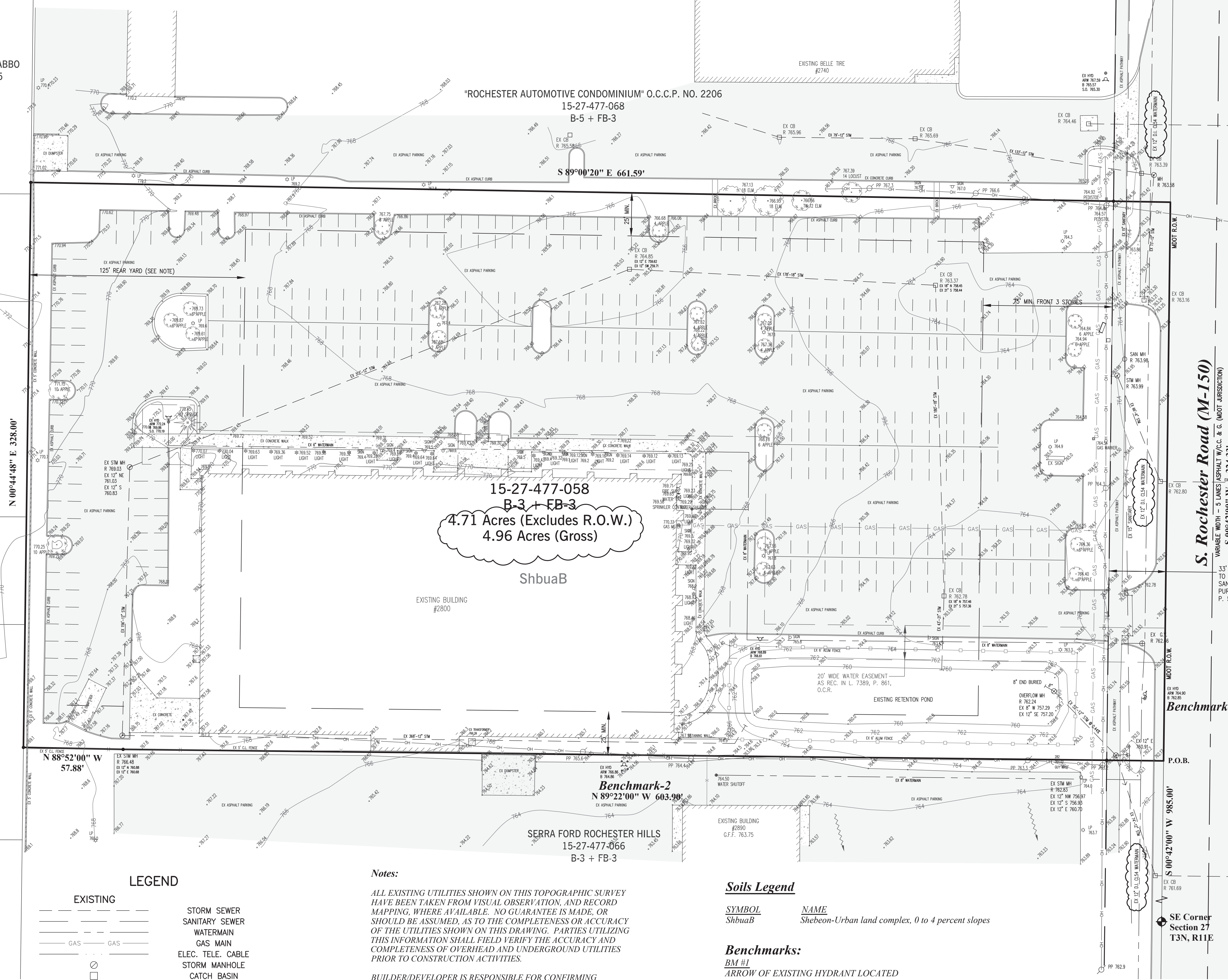
B-3 + FB-3
4.71 Acres (Excludes R.O.W.)
4.96 Acres (Gross)

Shbuab

SERRA FORD ROCHESTER HILLS
15-27-477-066
B-3 + FB-3

15-26-351-016
B-3 + FB-3

15-26-351-016
B-3 + FB-3



S. Rochester Road (M-150)
VARIABLE WIDTH - 5 LANE ASPHALT W/C.C. & G. (MOOT JURISDICTION)
S 00°42'00" W 324.33'

Benchmark-1

Benchmark-2
N 89°22'00" W 603.98'

SE Corner
Section 27
T3N, R11E

LEGEND

- | | | | |
|-----|----------|-----|----------------------|
| --- | EXISTING | --- | STORM SEWER |
| --- | | --- | SANITARY SEWER |
| --- | | --- | WATERMAIN |
| --- | | --- | GAS MAIN |
| --- | | --- | ELEC. TELE. CABLE |
| --- | | --- | STORM MANHOLE |
| --- | | --- | CATCH BASIN |
| --- | | --- | INLET |
| --- | | --- | REARYARD CATCH BASIN |
| --- | | --- | END SECTION |
| --- | | --- | SANITARY MANHOLE |
| --- | | --- | GATE VALVE AND WELL |
| --- | | --- | HYDRANT |
| --- | | --- | CONTOURS |
| --- | | --- | POWER POLE |
| --- | | --- | LIGHT POLE |
| --- | | --- | GRADE |

Notes:

ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.

BUILDER/DEVELOPER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS.

Basis of Bearing:

NORTH 00°42'00" EAST, BEING THE EAST LINE OF SECTION 27, AS DESCRIBED IN PROPERTY DESCRIPTION

Soils Legend

SYMBOL **NAME**
Shbuab Shebeon-Urban land complex, 0 to 4 percent slopes

Benchmarks:

BM #1
ARROW OF EXISTING HYDRANT LOCATED ON WEST SIDE OF ROCHESTER ROAD, 39'+/- NORTH OF SOUTH PROPERTY LINE.
ELEVATION = 764.90 NAVD '88

BM #2
ARROW OF EXISTING HYDRANT LOCATED 5' SOUTH OF THE SOUTH PROPERTY LINE & 308'+/- WEST OF ROCHESTER ROAD B.O.C.
ELEVATION = 766.86 NAVD '88

Not to be Used as Construction Drawings

City File #21-008,
Section 27

G:\2021\0531\0531.dwg OKK Rochester Hills.dwg, 6/30/2021 1:49:28 PM, AutoCAD PDF (High Quality Print).pc3

DATE	ISSUE
3-19-2021	REVISED PER ARCHITECT
5-12-2021	REVISED PER CITY (4-15-2021)
6-30-2021	REVISED PER CITY (6-29-2021)
9-14-2021	NO CHANGES

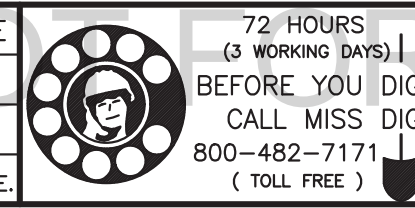
Developer/Contractor
OYK ENGINEERING & CONSTRUCTION
30700 TELEGRAPH ROAD, SUITE 2665
BINGHAM FARMS, MICHIGAN 48025
(248) 656-7695 FRED HADDI

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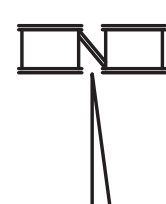
KIEFT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE	3-17-2021	CKD.	BY	DATE
DRAWN OF				
DESIGN PC/M				
SECTION	27	T-	3-N,	R-11-E



Existing Conditions Plan
"BEBB OAK MEADOWS" MIXED USE DEVELOPMENT
PART OF THE SE 1/4 OF SECTION 27, T3N, R11E,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 30'
SHEET 1 OF 9
KE 2021.053



ALLAA YOUSIF ARABBO
15-27-477-005
R-3

SCOTT & ERIKA HOUSER
15-27-477-006
R-3

SHERRY WONG
15-27-477-008
R-3

ALBERTO MURGUIA TESCH &
SELENE E. VALQUEZ CARDENAS
15-27-477-008
R-3

CHRISTOPHER JOHNSON
& JOSEPH PETERS
15-27-477-009
R-3

"ROCHESTER AUTOMOTIVE CONDOMINIUM" O.C.C.P. NO. 2206
15-27-477-068
B-5 + FB-3

15-27-477-058
B-3 + FB-3
4.71 Acres (Excludes R.O.W.)
4.96 Acres (Gross)

DEMOLITION OF EXISTING BUILDING,
INCLUDING ALL FOUNDATIONS AND BELOW
GRADE COMPONENTS AS NECESSARY

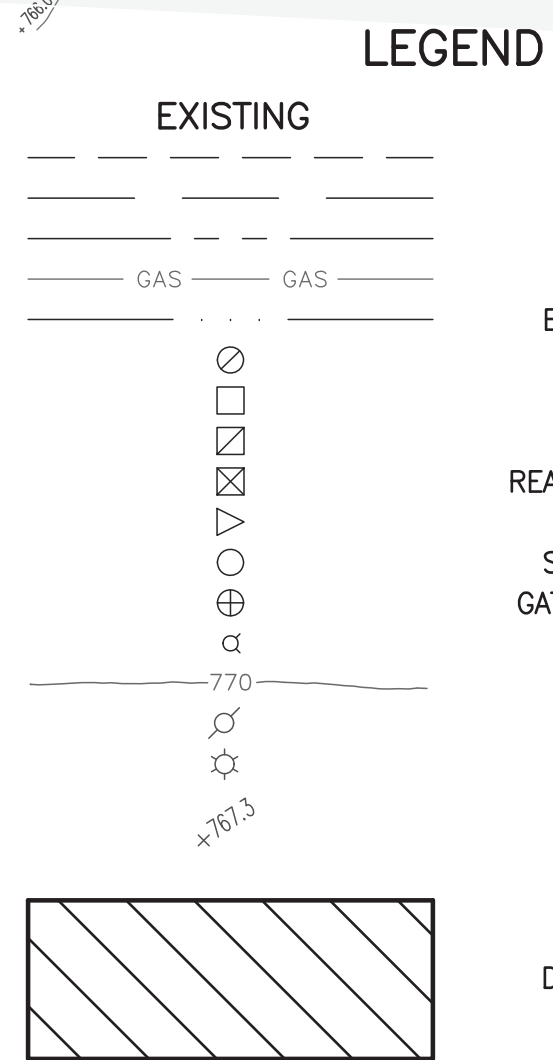
SERRA FORD ROCHESTER HILLS
15-27-477-066
B-3 + FB-3

15-26-351-016
B-3 + FB-3

15-26-351-016
B-3 + FB-3

S. Rochester Road (M-150)
33' WIDE EASEMENT GRANTED
TO OAKLAND COUNTY FOR
SANITARY SEWER AND ROAD
PURPOSES AS REC. IN L. 7164,
P. 523 & 531, O.C.R.

SE Corner
Section 27
T3N, R11E



LEGEND

- EXISTING
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- GAS MAIN
- ELEC. TELE. CABLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- REARYARD CATCH BASIN
- END SECTION
- SANITARY MANHOLE
- GATE VALVE AND WELL
- HYDRANT
- CONTOURS
- POWER POLE
- LIGHT POLE
- GRADE

DEMOLITION LIMITS

G:\2021\051\wong\Bebb Oak Site Plan.dwg 9/13/2021 12:03:22 PM, AutoCAD PDF (High Quality Print).pc3

DATE	ISSUE
3-19-2021	REVISED PER ARCHITECT
5-12-2021	REVISED PER CITY (4-15-2021)
9-14-2021	REVISED ENTRANCE APPROACHES PER CLIENT (9-8-2021)

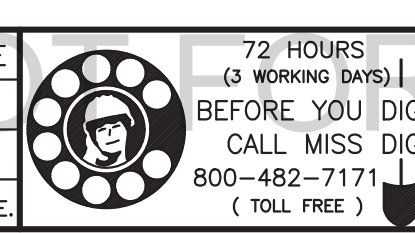
Developer/Contractor
OYK ENGINEERING & CONSTRUCTION
30700 TELEGRAPH ROAD, SUITE 2665
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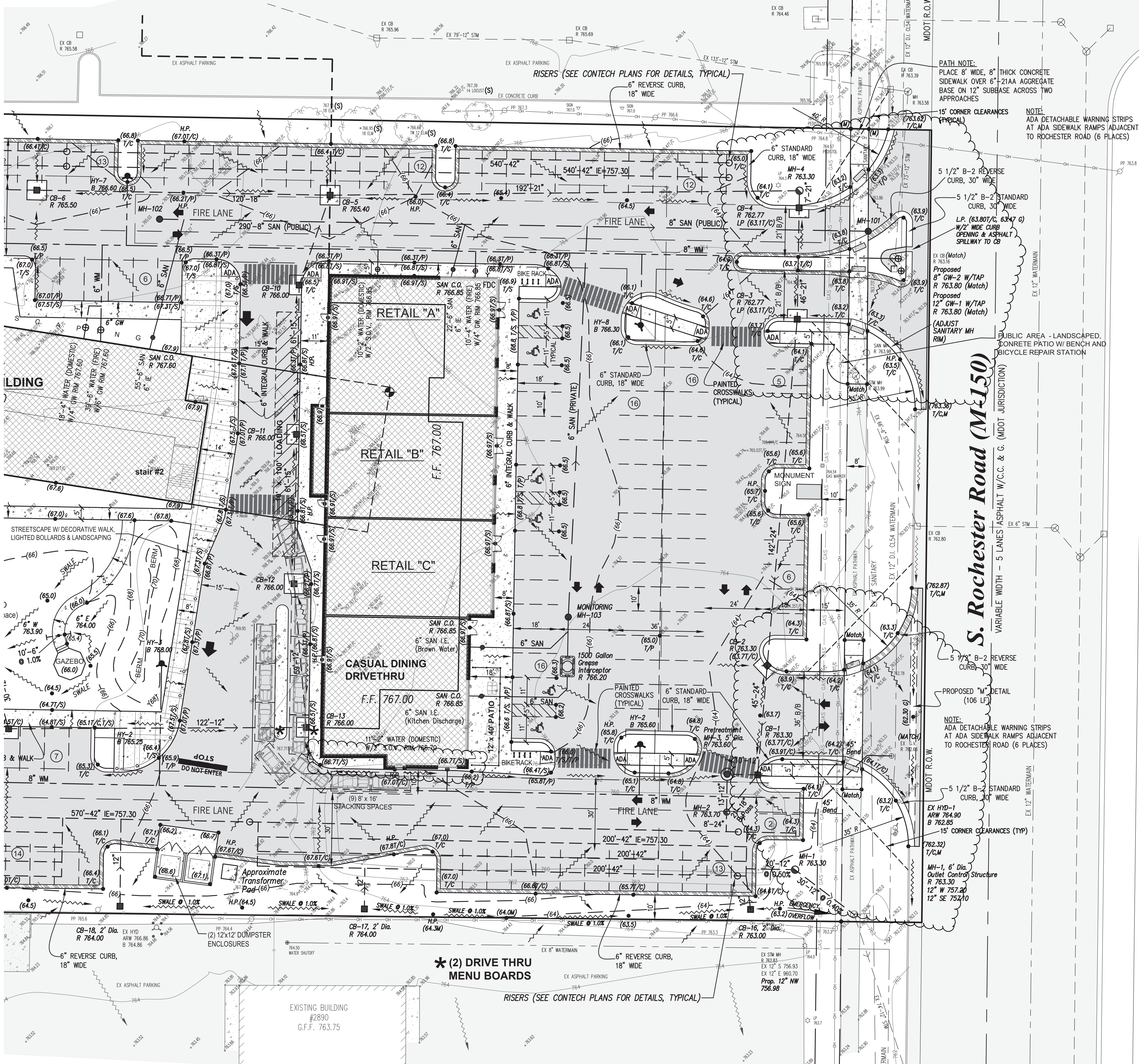
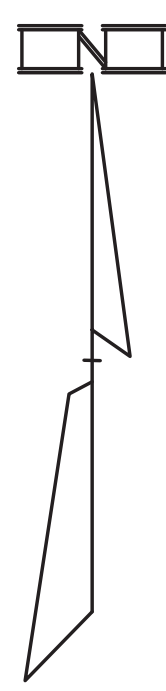
DATE	3-17-2021	CKD. BY		DATE	
DRAWN GF		DESIGN PCM		SECTION	27
T- 3 - N, R- 11 - E			72 HOURS (4 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)		



Not to be Used as Construction Drawings

Demolition Plan
"BEBB OAK MEADOWS" MIXED USE DEVELOPMENT
PART OF THE SE 1/4 OF SECTION 27, T3N, R11E,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

City File #21-008,
Section 27
SCALE 1" = 30'
SHEET 2 OF 9
KE 2021.053



Note:
THE PATHWAY CROSS SLOPE THROUGH THE APPROACH IS TO MEET ADA STANDARDS OR 2% MAXIMUM CROSS SLOPE

EXISTING	LEGEND	PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	WATERMAIN	
	GAS MAIN	
	ELEC. TELE. CABLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	REARYARD CATCH BASIN	
	END SECTION	
	SANITARY MANHOLE	
	GATE VALVE AND WELL	
	HYDRANT	
	CONTOURS	
	MATCH ELEVATION	
	TOP OF CURB	
	TOP OF SIDEWALK	
	TOP OF PAVEMENT	
	TOP OF CONCRETE	
	STANDARD CURB	
	REVERSE CURB	
	DOWNSPOUT	
	ROOF DRAIN	
		D.S.
		R.D.

Not to be Used as Construction Drawings



City File #21-008, Section 27

G:\2021\051\wmg\bebb Oak Site Plan.dwg, 9/13/2021, 12:02:18 PM, AutoCAD PDF (High Quality Print).pc3

DATE	ISSUE
3-19-2021	REVISED PER ARCHITECT
5-12-2021	REVISED PER CITY (4-15-2021)
6-30-2021	REVISED PER CITY (6-29-2021)
9-13-2021	ADDED HYDRANTS FOR FIRE DEPT (8-13-2021)
9-14-2021	REVISED ENTRANCE APPROACHES PER CLIENT (9-8-2021)

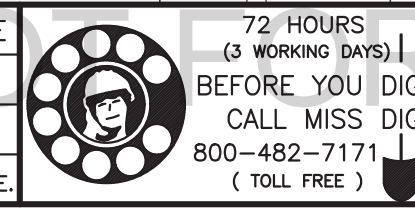
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 PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE	CKD. BY	DATE
3-17-2021		
DRAWN GF		
DESIGN PCMC		
SECTION 27		



Detailed Site Plan - East
 "BEBB OAK MEADOWS" MIXED USE DEVELOPMENT
 PART OF THE SE 1/4 OF SECTION 27, T3N, R11E,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 20'
 SHEET 4 OF 9
 KE 2021.053