

SITE DATA

Regulation	Information
Parcel I.D.	#15-11-103-009
Zoning	B2 w/ FB-2 Overlay
Parcel Area	43,560 Sq.Ft. (0.84 Acres)

ZONING SCHEDULE OF REGULATIONS

Regulation	Required	Provided
Setbacks	Per PUD Exhibit B: Front: 50' Sides: 25' min/50' total Rear: 50'	Front: 79.5' Side: 126' Rear: 78'
Building Height	Per Section 14 (6) of P.U.D.: 70' max. (All parts of Building)	60'

FIRE HYDRANT NOTES

Per IFC 2006 Appendix B&C: 5 (5) Hydrants required with an average spacing of 300'
 5 Existing Hydrants to remain average spacing: 231.2'
 Minimum Spacing on East Fire Apparatus Access Road: 26' Proposed Distance: 37.50'

SITE NOTES

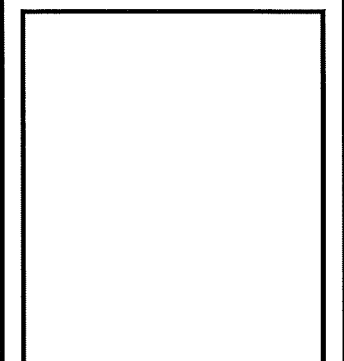
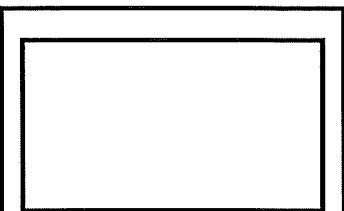
Use of common areas shall be available from 6:00 AM until midnight.
 Hold harmless agreement to be finalized w/ engineering for garageports inside water main easement.

PARKING SUMMARY

Regulation	Required	Provided/Existing
Parking	Multi-Family: 1.5 Spaces per two or fewer beds + 0.2 visitor spots. 60 Unit (max.) Retail/Office/Commercial: 5 spaces per 1,000 sq.ft. for first 50,000 sq.ft. plus 4.5 spaces per 1,000 sq.ft. in excess of 50,000 sq.ft.	Existing to remain: 435 Spaces (21 handicap) New: 17 Spaces (Garage) 36 Garage Port Spaces TOTAL PROPOSED & EXISTING: 488 (REDUCTION OF 9 SPACES)
	Ex. Apartments = 113 Retail (Ex) 74,611 + (Pr.) 9,055 = 74,611 SF of Retail = 361	
	TOTAL REQUIRED ON SITE: 474	

FIRE DEPARTMENT NOTES

The existing FDC supplying Sherwin Williams will interconnect into the proposed one-story retail building.
 A Knox Key System shall be installed, in a location approved by Fire Code Official. Ordering information is available from the Knox Company at knoxbox.com.
 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.
 Construction sites shall be safeguarded in accordance with IFC 2006 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 the City of Rochester Hills Burn Permit Guidelines.
 If the Fire Department connection is not located on the street front of the building, a white/clear strobe light shall be tied into the fire alarm system and installed over the Fire Department connection.



No.	Revision/Issue	Date
	SPA for Garageports	10.24.19
	SPA for Garageports	10.1.19
	SPA for Garageports	7.3.19
(1)	Addendum #1	2.29.2016
	Perm1	2.10.2014
	Owner Review	1.10.2015
(A)	Site Plan Approval Revision #3	7.7.2015
(A)	Site Plan Approval Revision #2	6.11.15
(A)	Site Plan Approval Revision #1	5.15.15
	Site Plan Approval	3.31.15
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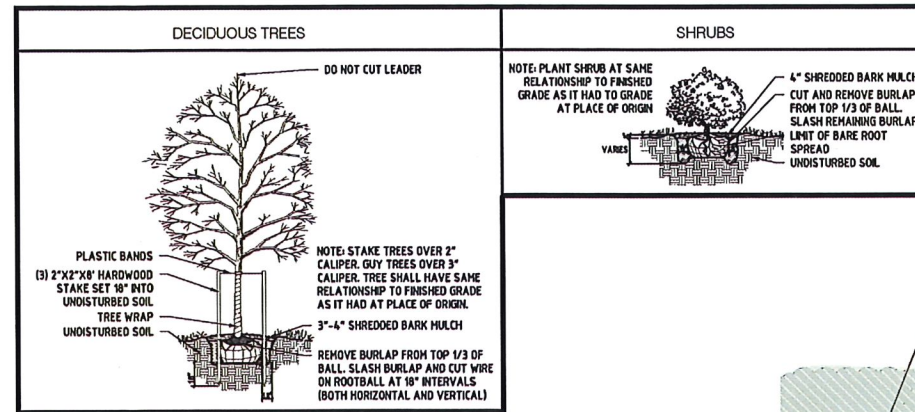
City Apartments
 1454 N Rochester Rd
 Rochester Hills, MI 48307

Site Plan

S100
 #98-047.3
 014189



PLANTING DETAILS



PLANT SCHEDULE

#	BOTANICAL NAME	COMMON NAME	SIZE/ROOT	UNIT/TOTAL COST
7	THUJA occidentalis 'SMARAGD'	EMERALD ARBORVITAE	6-7' B&B	\$300/\$2,100
1	ACER griseum 'PAPERBARK MAPLE'	PAPERBARK MAPLE	3" CAL	\$325/\$650
4	THUJA occidentalis 'DEGROOTS SPIRE'	DEGROOTS SPIRE ARBORVITAE	6-7' B&B	\$300/\$1,200

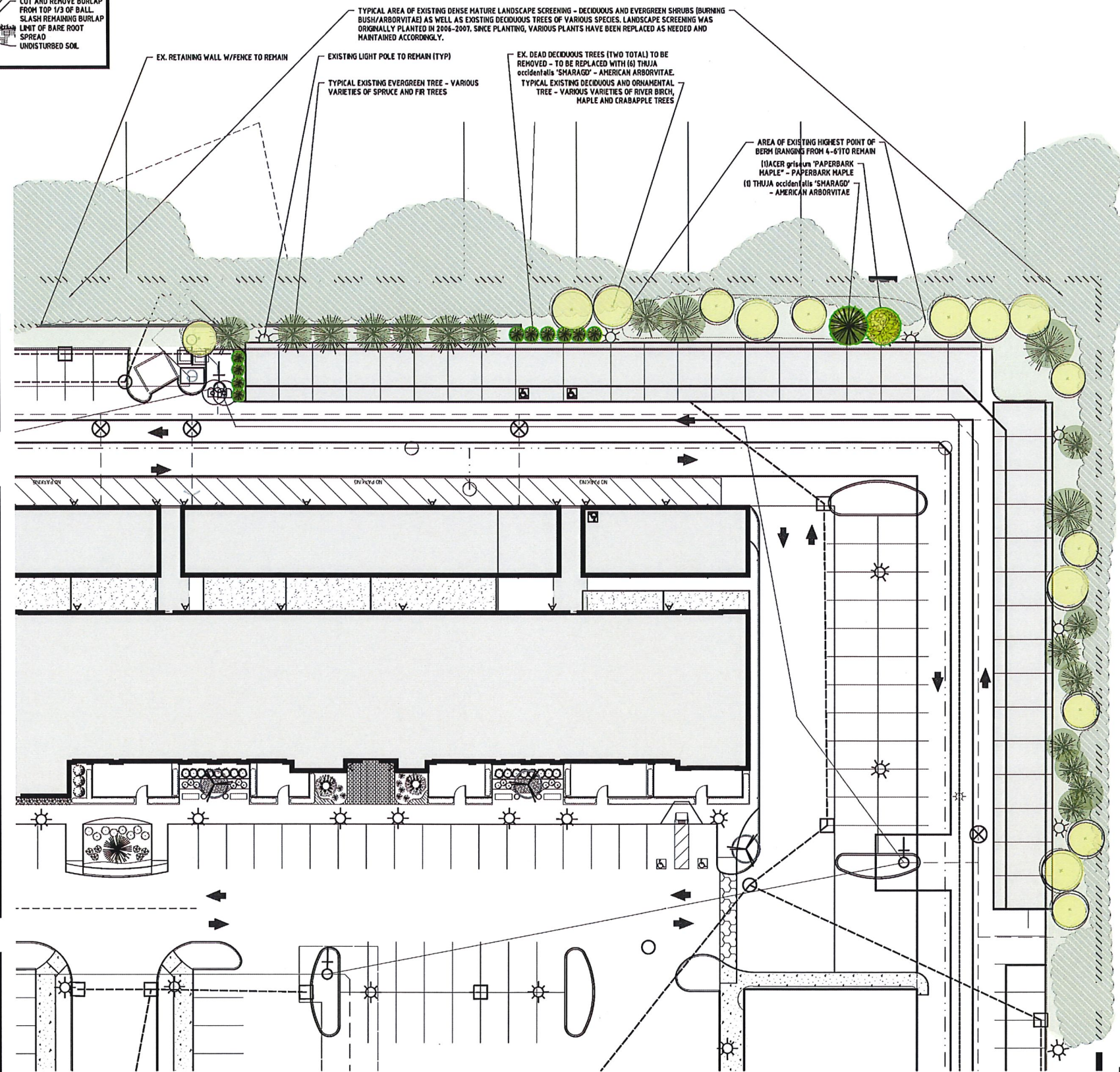
TOTAL REPLACEMENT PLUS ADDITIONAL LANDSCAPE SCREENING COST: \$3,950

GENERAL NOTES FOR LANDSCAPE DEVELOPMENT

- LANDSCAPE CONTRACTOR SHALL VISIT THE 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. 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 OWNERS 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 TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- 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.
- CONCERNING GROUND COVER, ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH, SEE SPECIFICATIONS. ALL OTHER DISTURBED AREAS SHALL BE SODDED.
- LANDSCAPING SHALL BE MAINTAINED IN A GOOD CONDITION TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE FREE FROM REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OF THE NEXT APPROPRIATE PLANTING PERIOD.
- OWNER TO ESTABLISH MAINTENANCE PROGRAM TO ENSURE GROUNDS AND LANDSCAPING TO REMAIN HEALTHY AND WELL GROOMED.
- RECOMMENDED PLANTING DATES ARE MARCH 1ST TO MAY 15TH FOR ALL MATERIALS, AND OCTOBER 15TH TO DECEMBER 15TH FOR DECIDUOUS MATERIALS. PLANTINGS OUTSIDE THESE DATES SHALL HAVE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- UNDERGROUND IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY CONTRACTOR.
- TURF GRASS TO BE COMMON TO OAKLAND COUNTY, MI.

SITE NOTES

- ALL EXISTING LANDSCAPE THAT IS TO REMAIN SHALL BE MAINTAINED PROPERLY AS THEY HAVE BEEN.
- NEW PLANTINGS SHALL BE MAINTAINED IN THE SAME MANNER AS THE EXISTING LANDSCAPE MATERIAL.
- TWO DEAD TREES TO BE REMOVED ARE BEING REPLACED WITH (6) EVERGREEN SHRUBS AND (2) DECIDUOUS TREES.
- IRRIGATION SYSTEM IS TO BE UPDATED TO ACCOMMODATE NEW PLANTINGS.



1 Landscape Plan - Garageports
SCALE: 1" = 20'

No.	Revision/Issue	Date
	SPA for Garageports	10.24.19
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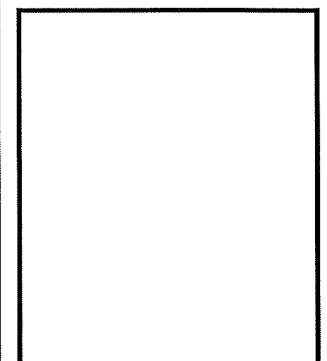
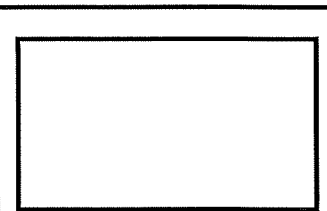
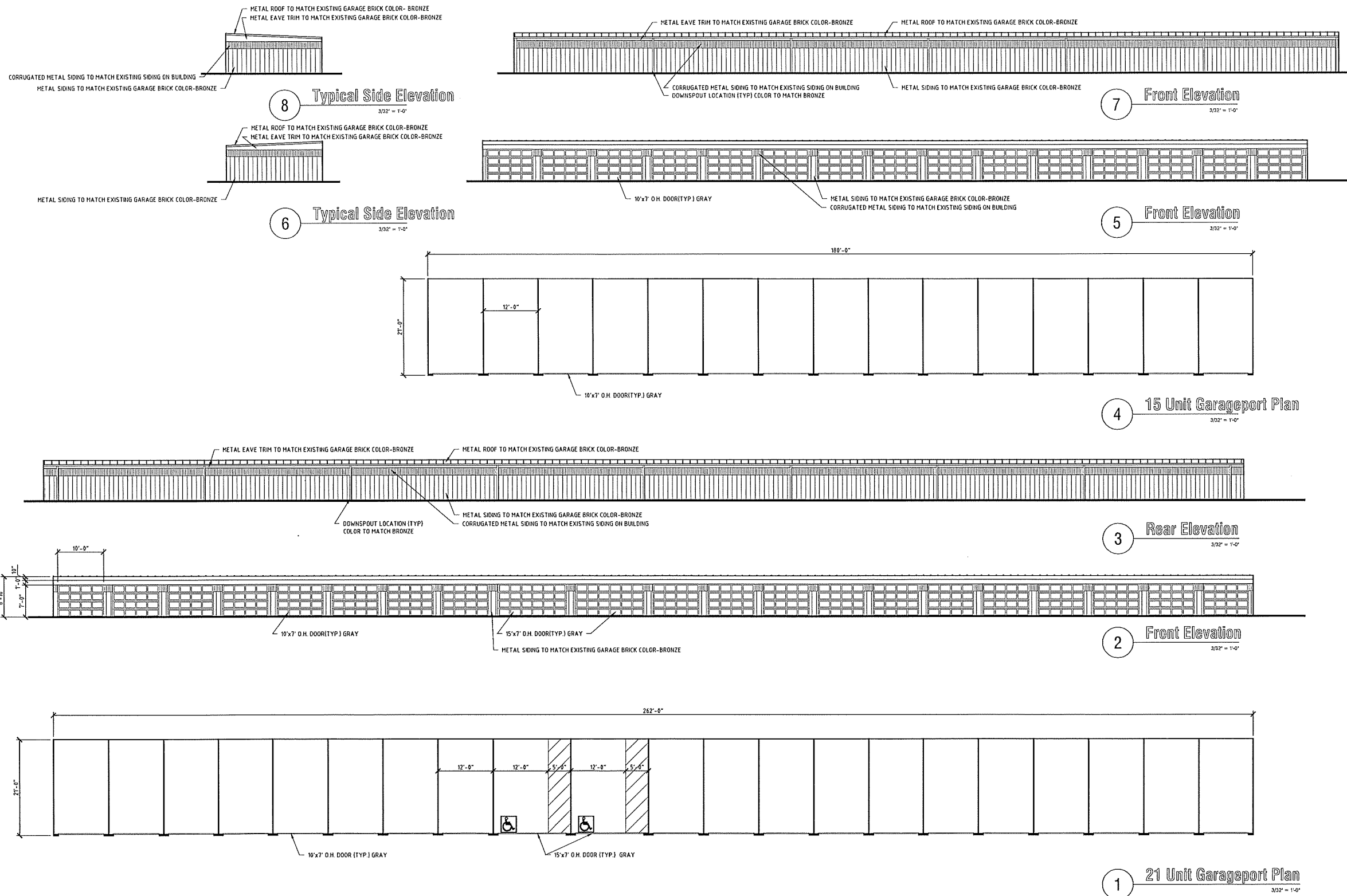
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1454 N Rochester Rd
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**Landscape Plan
(Garageports)**

L102 014189

DESIGNHAUS

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 ROCHESTER, MI 48307
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 WWW.DESIGNHAUS.COM



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①	Addendum #1	2.29.2016
	Permit	12.10.2015
	Owner Review	11.10.2015
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Garageports

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10/24/2019

Francesca Aragone