OWNER/APPLICANT VERSA DEVELOPMENT MR. RYAN SCHULTZ 25900 WEST 11 MILE ROAD SOUTHFIELD, MI 48034 (248) 352-2425

ENGINEER GIFFELS WEBSTER MR. JOSEPH ANDERSON, PE, RLA 1025 E. MAPLE, SUITE 100 BIRMINGHAM, MI 48009 (248) 852-3100

ARCHITECT NORR MR. BRIAN COLBURN 719 GRISWOLD, SUITE 1000 DETROIT, MI 48226 (313) 324-3119

LANDSCAPE ARCHITECT GIFFELS WEBSTER MR. JOSEPH ANDERSON, PE, RLA 1025 E. MAPLE, SUITE 100 BIRMINGHAM, MI 48009 (248) 852-3100

GENERAL NOTES

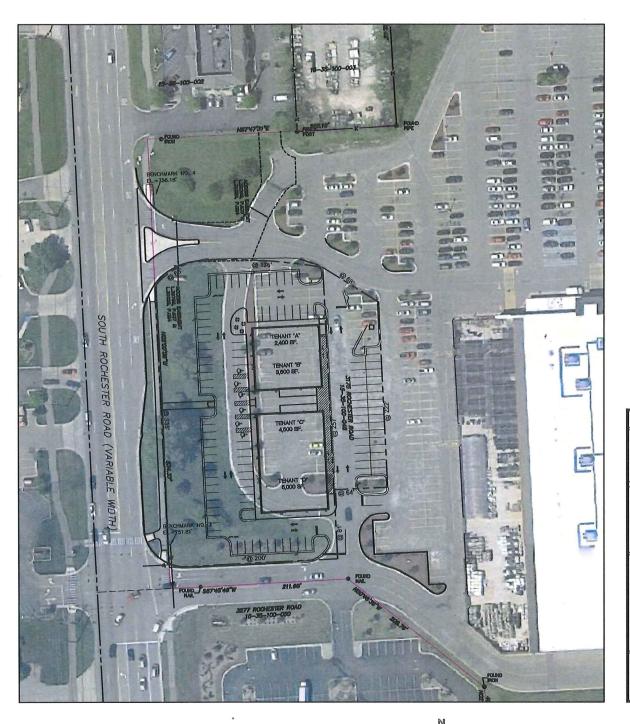
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL
 CONDITIONS OF THE CITY OF ROCHESTER HILLS, AND ANY/OR OTHER AGENCIES HAVING JURISDICTION.
- 2. A MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) PERMIT IS REQUIRED FOR WORK WITHIN THE M-25 RIGHT-OF-WAY 3. UTILITY INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FROM UTILITY OWNERS AND THEREFORE LAY NOT BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY AND OBTAIN ANY INFORMATION NECESSARY RECARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT HAVE AN IMPACT ON THIS PROJECT, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
- 4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AT
- PROPOSED CONNECTIONS AND/OR CROSSINGS, AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES TO THESE PLANS.

 5. THE CONTRACTOR SHALL CONTACT MISS DIG AT (800) 482-7171 FOR THE LOCATION OF UNDERGROUND FACILITIES, AND SHALL ALSO NOTIFY REPRESENTATIVES OF OTHER UTILITIES NOT PART OF MISS DIG, BUT HAS FACILITIES LOCATED IN THE
- VICINITY OF THE WORK AT LEAST 72 HOURS PRIOR TO EXCAVATION.

 6. ALL PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR. ALL PERMIT FEES, BONDS, AND INSURANCE REQUIRED BY THE ISSUING AGENCIES SHALL BE PROVIDED BY THE CONTRACTOR, AND MUST BE KEPT CURRENT. THE CONTRACTOR IS RESPONSIBLE FOR ALL OTHER FEES, INSPECTION COSTS, ETC., AND SHALL ADHERE TO ALL REQUIREMENTS SET FORTH IN SAID PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL WORK AREAS TO ENSURE THE SAFETY OF ALL OCCUPANTS, WISTORS, PEDESTRIANS, WORKERS, ETC. THE CONTRACTOR SHALL REPAIR AND MAINTAIN ALL CONSTRUCTION FENCING AS NECESSARY.
- B. THE CONTRACTOR SHALL PROWDE FOR CONTROLLED ACCESS TO THE SITE FOR USE BY THE VARIOUS WORK FORCES, EMERGENCY VEHICLES, OCCUPANTS, WISTORS, ETC. THROUGHOUT CONSTRUCTION. THIS ACCESS MUST PROWDE FOR THE REMOVAL OF MUD FROM VEHICLES THRES. ROADWAYS AND DRIVENWAYS SHALL BE MAINTAINED OPEN FOR EMERGENCY VEHICLES AT ALL TIMES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENTS AND BUSINESSES WHOSE DRIVENWAYS ARE AFFECTED BY HIS SCHEDULE, 24 HOURS IN ADVANCE. CONTRACTOR SHALL SCHEDULE CONSTRUCTION AT NON-PEAK USE HOURS AND SHALL MINIMIZE DRIVENMY CLOSURE BY EXPEDITING CONSTRUCTION.
- 9. THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES, AND LIGHTS TO PROTECT THE TRAFFIC AND THE WORK AS DRECCTED BY THE PLANS OR BY THE AGENCY WITH JURISDICTION. ALL TRAFFIC CONTROLS SHALL BE IN ACCORDANCE WITH THE MICHEAN MANNIA OF IMPRIGNATE PRAFFIC CONTROL DEVICES (MURICID).
- 10. THE CONTRACTOR IS REQUIRED TO CONFINE CONSTRUCTION ACTIVITIES TO THE LIMITS OF THE SITE AS SHOWN ON THE CONSTRUCTION PLANS. ANY DAMAGE OR DISRUPTION TO ADJACENT SITES IS THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT IMMEDIATELY. NO OFF—SITE WORK SHALL BE PERFORMED OUTSIDE OF PUBLIC RIGHTS—OF—WAY OR DEDICATED EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PROPERTY OWNER.
- 11. GREAT CARE SHALL BE TAKEN TO AVOID DAMAGE TO VEGETATION OUTSIDE THE CLEARING AND GRUBBING LIMITS. NO DRIVING OR PARKING OF VEHICLES AND/OR STORAGE OF MATERIALS AND SUPPLIES SHALL BE PERMITTED OUTSIDE THE LIMITS OF CONSTRUCTION.
- 12. THE PROTECTION OF EXISTING TREES, AS REQUIRED, SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL, AND SHALL PROVIDE ALL NECESSARY MATERIAL AND EQUIPMENT TO KEEP DUST IN CHECK AT ALL TIMES. THE CONTRACTOR SHALL RESPOND IMMEDIATELY TO ANY AND ALL COMPLAINTS, DUST CONTROL SHALL BE INCIDENTAL TO THE PROJECT.
- 14. DURING CONSTRUCTION, THE CONTRACTOR WAY ENCOUNTER SPRINKLER HEADS, PIPING, LIGHTING AND BURIED ELECTRICAL CABLE, MALBOXES, FENCES, SIGNS, ETC., THAT MAY OR MAY NOT BE INDICATED ON THESE PLANS. THE CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL COMPONENTS OF SUCH SYSTEMS. ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, MINIMUM STANDARD REQUIREMENTS, OR AS SPECIFED HEREIN; WHICHEVER IS MORE STRINGENT
- 16. RIGHT-OF-WAYS AND FRONT OF LOTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY TOPSOIL, SEED AND MUICH. 17. ROADWAY, DRIVEWAY, AND PARKING AREA FINAL RESTORATION SHALL BE PERFORMED WITH SURFACE AND BASE MATERIALS MATCHING EITHER THE EXISTING MATERIALS IN QUALITY AND THICKNESS, PER MINIMUM REQUIREMENTS, OR PER THE FOLLOWING; WHICHEVER IS MORE STRINGEDT:
- A. ASPHALT DRIVEWAYS SEE SHEET 7 FOR DETAIL.
- B. CONCRETE ROADS 9" 3500 PSI CONCRETE
- C CONCRETE DRIVEWAYS SEE SHEET 7 FOR DETAIL.
- 18. ALL LOT MARKERS AND MONUMENT POINTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- 19. FINAL CLEANUP AND RESTORATION SHALL CONSIST OF FINE GRADING OF CONSTRUCTION AREAS, REMOVAL OF CONSTRUCTION SIGNS, ETC. TOPSOIL SHALL BE SPREAD OVER ALL DISTURBED AREAS, FOLLOWED BY SCEIP, FERTILIZER AND EROSION MAY OR STRAW MUCHL, OR AS FURTHER REQUIRED BY THE LAMOSCAPING PUNAS AND SPECIFICATIONS. ALL REQUIRED RESTORATION ITEMS NOT SPECIFICALLY IDENTIFIED AS A PAY ITEM SHALL BE CONSIDERED INCIDENTAL TO THE
- 20. THE UTILITY POLES SHOWN ON THESE DRAWNGS ARE INTENDED TO SHOW ONLY THE LOCATION OF EXISTING POLES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITY AND DIRECTION OF OVERHEAD LINES. THE COST FOR SUPPORTING AND RELOCATING POLES SHALL BE INCIDENTAL TO THE PROJECT.
- 21. THE MEANS AND METHODS OF CONTROLLING GROUNDWATER AND DEWATERING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL COST ASSOCIATED WITH DEWATERING SHALL BE INCIDENTAL TO THE CONTRACT.

ROCHESTER SQUARE

A PART OF THE NORTHWEST 1/4 CORNER OF SECTION 35 T-3-N, R-11-E ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN





Surveyo

Landscape Architects
Environmental Specialists

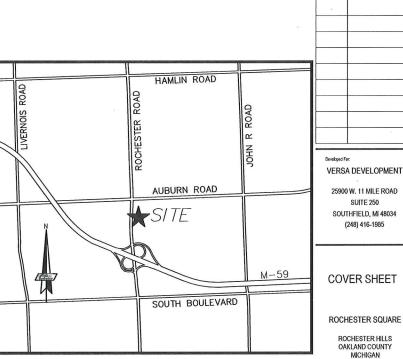
1025 E. Maple Road Suite 100 Birmingham, MI 48009 p (248) 852-3100 f (248) 852-6372 www.giffelswebster.com

Manager: Designer:	J.K.A.
Quality Control:	v.N.A.
Section:	35
	T-03-N R-11-E

DATE: ISSUE:
AUG 2, 2013 SITE PLAN RESUBMITTAL

SHEET INDEX

- 01 COVER SHEET
- 02 TOPOGRAPHIC SURVEY
- 03 DEMOLITION PLAN
- 04 SITE PLAN
- 05 UTILITY PLAN
- 06 LANDSCAPE PLAN
- 07 DETAILS AND NOTES



LOCATION MAP



LOCATION MAP

1" = 2000'

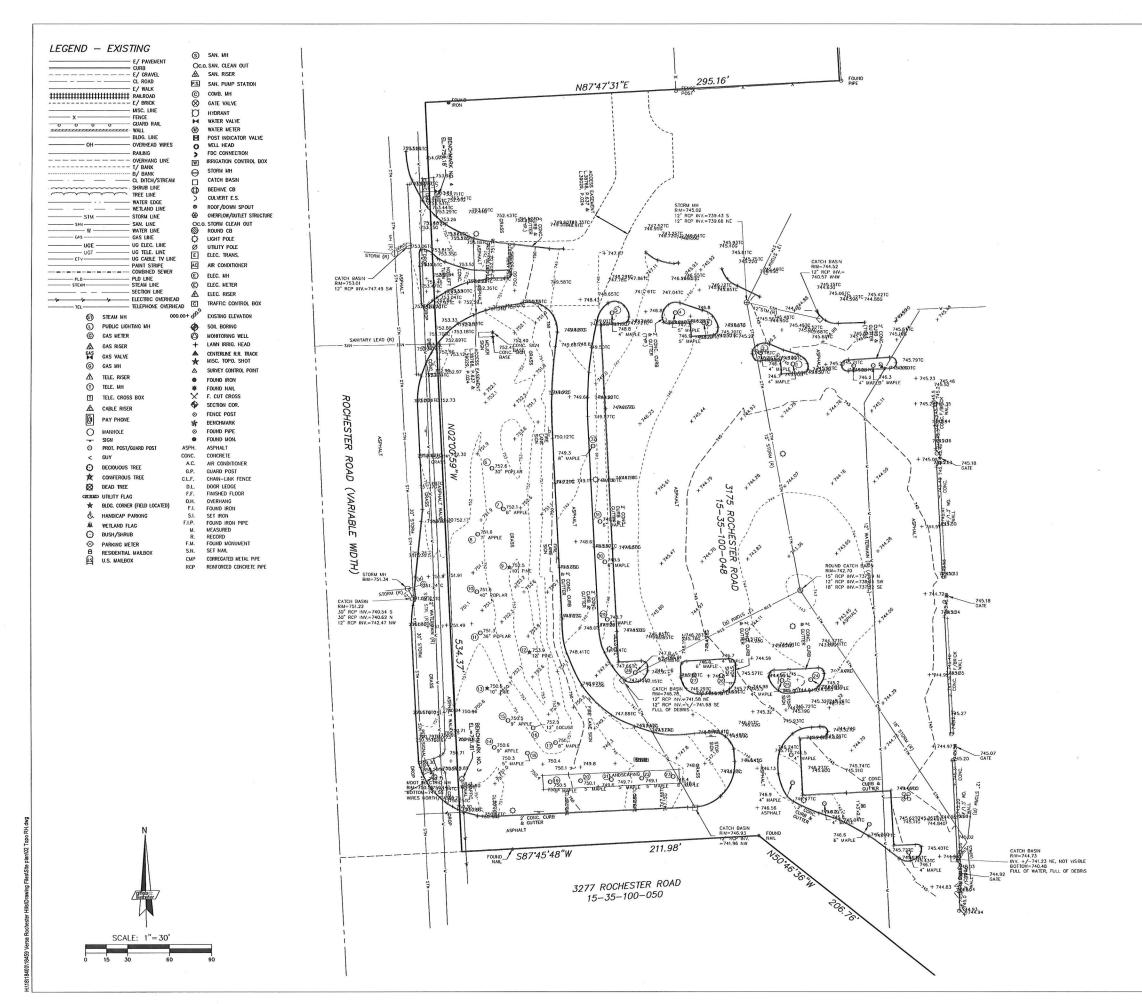
NOT FOR CONSTRUCTION

SECTION 35

CITY FILE # 13-010

Date: 06-25-2013
Scale: NA
Sheet: 1
Project: 18459.00
Copyrig 19 2013 GMA Michael.

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(NOT TO SCALE)

NOTES:

- TELEPHONE, ELECTRIC AND CABLE TV UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.
- TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.
- NO BOUNDARY SURVEY WAS PERFORMED BY GIFFELS-WEBSTER ENGINEERS, INC. AT TIME OF SURVEY.
- NO TITLE COMMITMENT POLICY WAS PROMDE
- LEGAL DESCRIPTION WAS PREPARED FROM FIELD MEASUREMENTS. CLIENT PROVIDED DOCUMENTS AND TAX ASSESSOR'S RECORDS.
- NO CERTIFICATION CAN BE MADE AS TO LIMITS OF OWNERSHIP

PROPERTY DESCRIPTION

(BASED ON TAX DESCRIPTION FOR PARCEL IDENTIFICATION NUMBER 15-35-100-048)

A PART OF THE NORTHWEST 1/4 OF SECTION 35, T.-3-N., R.-11-E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT DISTANT N87'47'36"E. 378.42 FEET FROM THE HORTHWEST CORNER OF SAID SECTION 35; THENCE NB7'47'36"E, 870.88
FEET; THENCE S02'12'26"E, 151.00 FEET; THENCE NB7'47'36"E, 176.49
FEET; THENCE ALONG A CURVE TO THE RIGHT, 141.61 FEET, SAID CURVE FEET; THENCE ALONG A CURVE TO THE RIGHT, 141.61 FEET, SAID CURVE HANNO A RADIUS OF 90.00 FEET AND A CHORD BEARING \$7707/49°E, 127.45 FEET; THENCE SO203/15°E, 53.756 FEET; THENCE S2007/01°W, 19.50 FEET; THENCE SSP36/03°E, 65.00 FEET; THENCE S30002/05°W, 18.0.44 FEET; THENCE SSP34/01°W, 785.96 FEET; THENCE NO204/09°W, 38.36 FEET; THENCE SSP34/32°W, 145.23 FEET; THENCE NO212/26°W, 94.54 FEET; THENCE NO2005/9°W, 503.437 FEET; THENCE ST945/46°W, 211.89 FEET; THENCE NO2005/9°W, 503.437 FEET; THENCE NO214/01°C, 295.16 FEET; THENCE NO2'36'28"W, 362.48 FEET TO THE POINT OF BEGINNING, AND CONTAINING 31.12 ACRES.

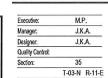
UNDERLYING SOIL TYPES

THE PROPOSED DEVELOPMENT RESIDES ENTIRELY WITHIN THE FOLLOWING SOIL TYPE BASED ON USDA SOIL CONSERVATION SERVICE SOIL SURVEY OF OAKLAND COUNTY MICHINGAN:

11B, CAPAC SANDY LOAM, 0 TO 4% SLOPES.



LOCATION MAP



giffels.

webster

Surveyors

Planners

Landscape Architects

Environmental Specialists

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Birmingham, MI 48009

p (248) 852-3100

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DATE:	ISSUE:
AUG 2, 2013	SITE PLAN RESUBMITTAL

VERSA DEVELOPMENT

25900 W. 11 MILE ROAD SUITE 250

SOUTHFIELD, MI 48034 (248) 416-1985

TOPOGRAPHIC SURVEY

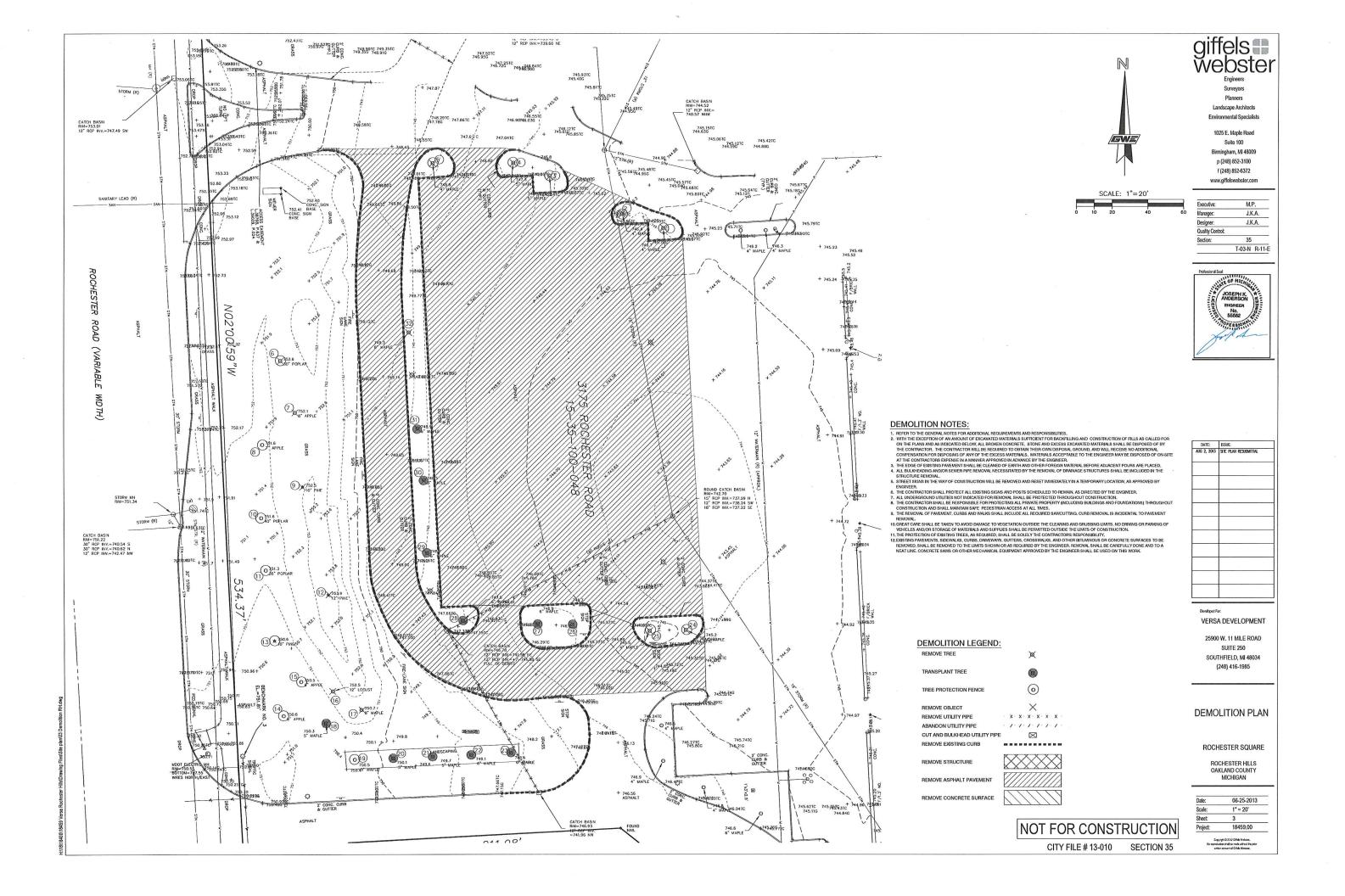
ROCHESTER SQUARE

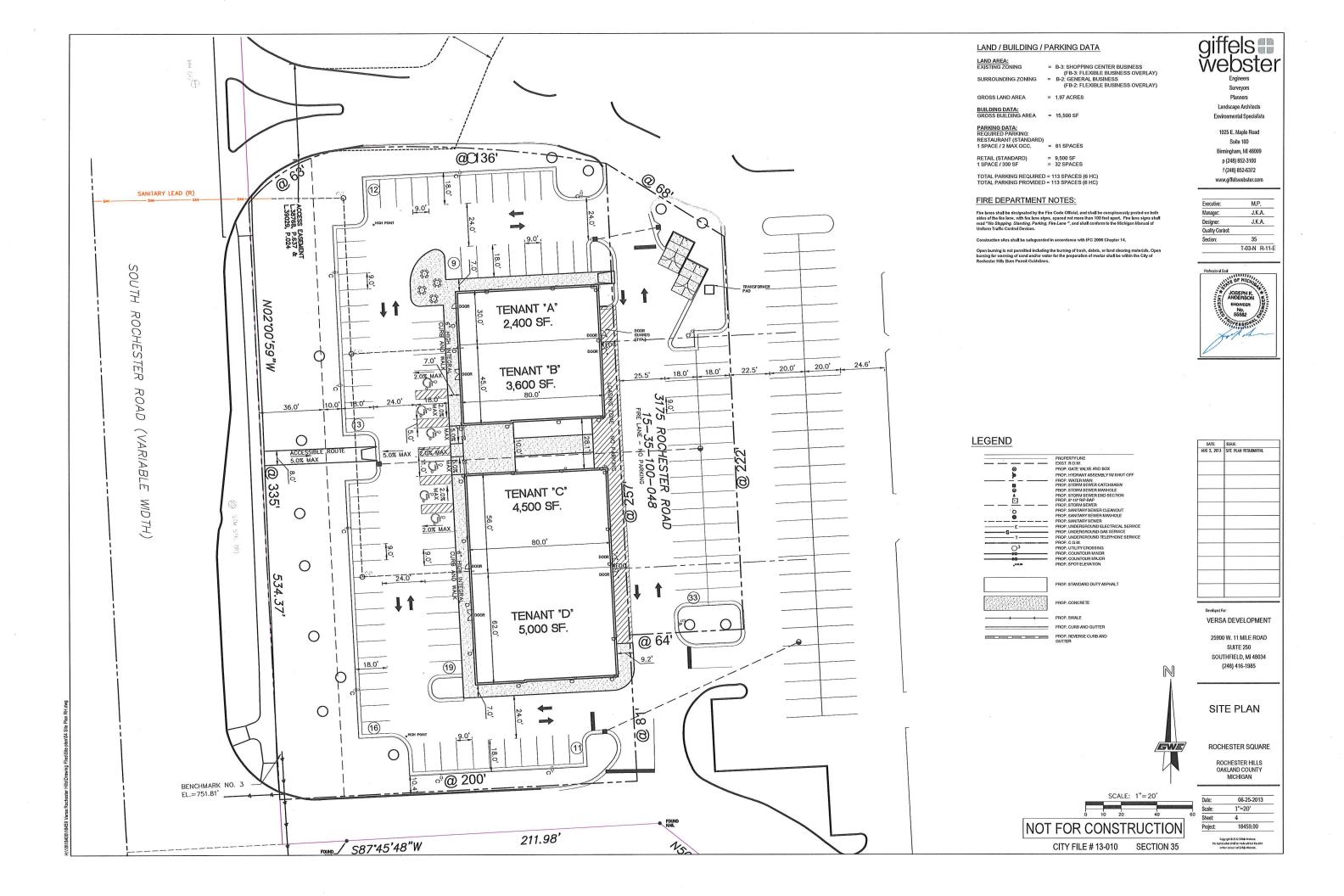
OAKLAND COUNTY

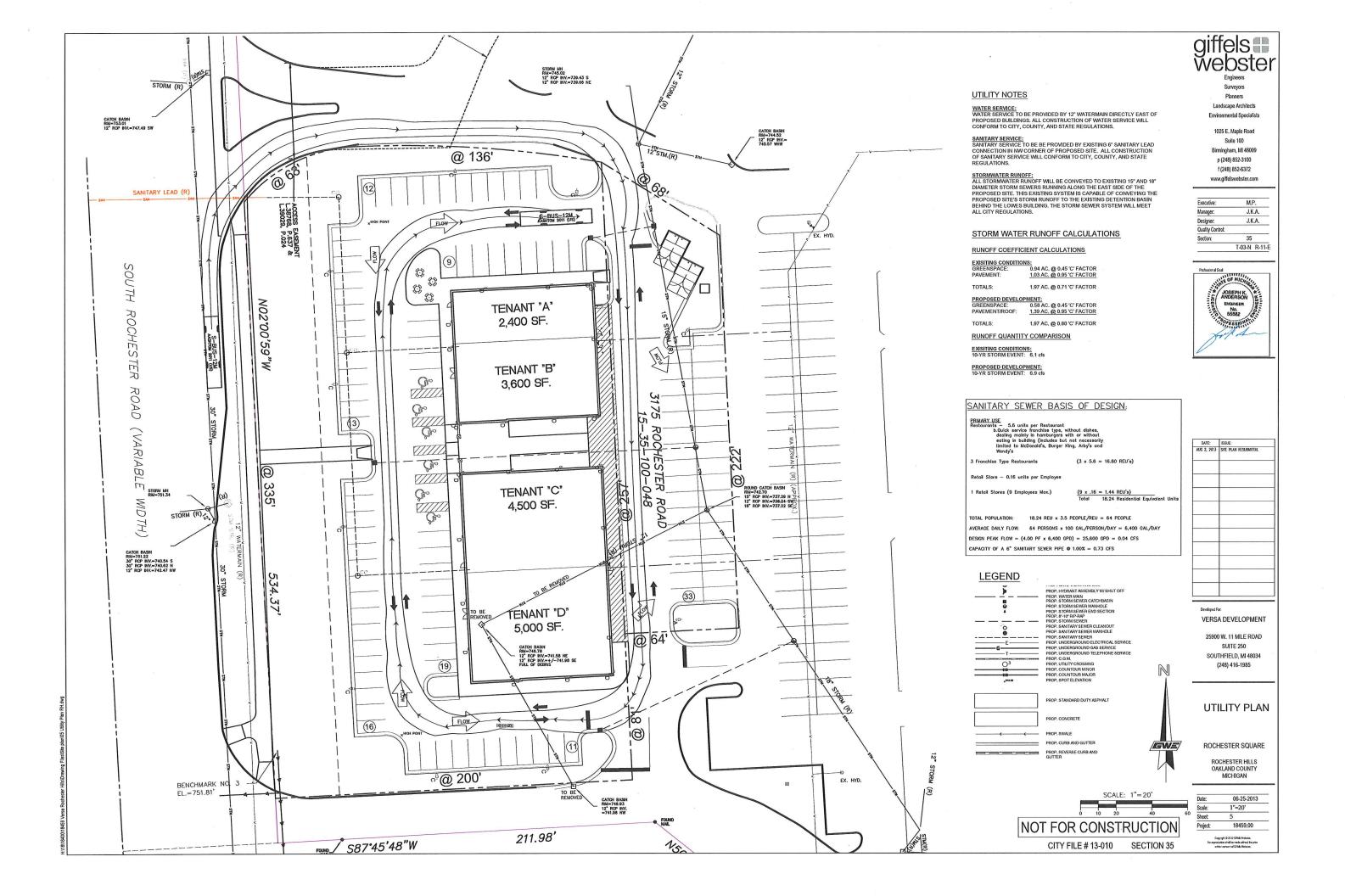
Date:	06-25-2013
Scale:	1" = 30'
Sheet:	2
Project:	18459,00

NOT FOR CONSTRUCTION

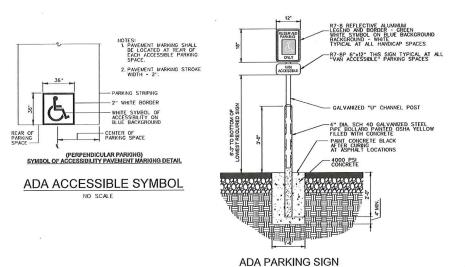
CITY FILE # 13-010 SECTION 35







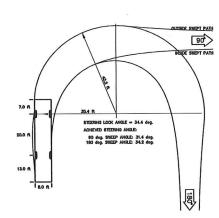


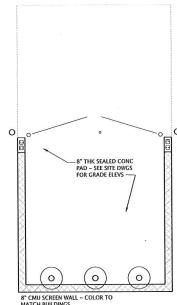


NO SCALE

DETECTABLE WARNING (COLOR: YELLOW) PER ADA AND/OR LOCAL STANDARDS PROVIDE COARSE BROOM FINISH IN A TRANSVERSE DIRECTION TO SLOPE OF RAMP 1 7:38.5 HIE PAINT TOP AND FACE OF CURB WITHIN SIDE FLARE LIMIT YELLOW (BOTH SIDES)

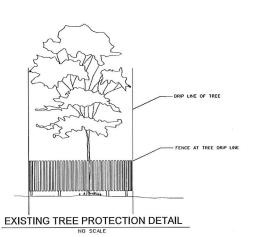
CURB RAMP WITH ROLLED SIDE FLARE DETAIL





8'-0"+ GATE 1.9" O.D. GALV FRAME W/ 4" x 8' HIGH CEDAR SLATS ATTACHED W/ SELF TAPPING SCREWS GATE LOCK W/ FLAT MOUNT & ADA STYLE LEVER **DUMPSTER ENCLOSURE DETAIL**

NO CUTTING, FILLING, OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREA.



A. Landscoping shall be kept in a neat, orderly and healthy growing condition, free from debris and refuse.

B. Pruning shall be minimal at the time of installation, only to remove dead or diseased branches. Subsequent pruning shall assure proper maturation of plants to achieve their approved

purpose. C. All dead, damaged, or diseased plant material shall be C. All dead, damaged, or diseased plant material shall be removed immediately and replaced within six (6) months after it dies or in 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 from October 1 until the prepared soil becomes frozen. The planting season for exergreen plants shall be between March 1 and June 1. Plant material installed to replace dead or diseased material shall be as close as practical to the size of the material it is intended to replace. The City may notify property owners of the need to replace. The City may notify property owners of the need to replace dead, damaged, or diseased material.

D. The approved indscape plan shall be considered a permanent record and integral part of the Site Plan Approvol. Unless otherwise approved in accordance with the aforementioned procedures, any revisions to or removal of plant materials, or non-compliance with the maintenance requirements of this Section 138-12.109 will place the parcel in non-conformity with the approved landscape plan and be a violation of this Ordinance.

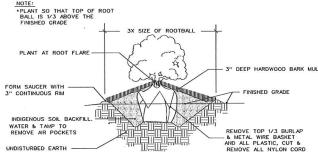
the approved initiasays plant and provided the product of the control of the cont

LAWN SEED MIX:

JOX PERENNIAL RYGRASS 202 PARK KENTUCKY BUIEGRAS 45% CREEPING RED FESCUE 5% ANNUAL RYEGRASS

4º/1000 S.F. SEEDING RATE

NOTE:
-PLANT SO THAT TOP OF ROOT PLANT AT TRUNK FLARE TREE WRAP REMOVE AFTER PLANTING FORM SAUCER WITH WATER & TAMP TO REMOVE AIR POCKETS UNDISTURBED FARTH **DECIDUOUS TREE PLANTING DETAIL**



SHRUB PLANTING DETAIL

LANDSCAPE NOTES:

Prior opproval 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 road. Shade trees and shrubs must be planted at least 5' from the edge of the public walkway. Evergreen and aranamental trees must be planted at least 10' from the edge of the public walkway. 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 walkway 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' sawy 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.

greater distance.

Prior to the release of the performance band, the City of Rochester Hills Forestry Division needs to inspect all trees, existing or planted, to identify any that pase a hazard to the safe use of the public right—of—way. Forestry require the developer to remove, and possibly replace, any such trees.

IMPORTANT:

ALL TREES ON ADJACENT PROPERTIES MUST BE PROTECTED. THE TREE PROTECTIVE FENCING MAY BE PLACED ALONG THE ACTUAL PROPERTY LINE IF THE BRANCHES OF THE TREES ON THE ADJACENT PROPERTY LINE IF THE BRANCHES OF THE TREES ON THE ADJACENT PROPERTY LINE IF THE BREANCHES OF THE TREES ON THE ADJACENT PROPERTY LINE IF THE BREANCHES OF THE TREES. IT SHOULD ALSO BE NOTED DEVELOPED. THE TREE PROTECTIVE FENCING MUST BE PLACED AT THE ACTUAL DRIP LINE OF THESE TREES. IT SHOULD ALSO BE NOTED THAT THE SILT FENCING MUST BE PLACED ON THE DEVELOPMENT SIDE OF THE TREE PROTECTIVE FENCING. THE SILT FENCING MAY NOT BE PLACED BETWEEN THE TREE BEING PRESERVED AND THE TREE PROTECTIVE FENCING. THE AND THE TREES ARE MANAGED ON THE ADJACENT PROPERTIES, THE DAMAGED TREES WILL BE EITHER REPLACED ON THE OWNER'S PROPERTY ON AN INCH FOR INCH BASIS OR A FINE IN THE SUM OF \$122.00 PER CALIPER INCH WILL BE ISSUED AGAINST THE DEVELOPMENT. THIS FINE WILL BE DUE PRIOR TO BUILDING PERMITS BEING ISSUED. IF YOU HAVE ANY QUESTIONS OR NEED ADDITIONAL INFORMATION, CALL THE CITY'S PLANNING DEPARTMENT AT 248—656—4660.

TREE PROTECTION NOTES:

- The tree protection fencing (TPF) shall be erected per the plans approved by the City of Rochester Hills Planning Department. The TPF must be in place and be inspected by the City of Rochester Hills Planning Staff prior to the start of any earthwork or construction operations. It is the developer's responsibility to contact the City Planning Department at 248-656-4660 to schedule a TPF inspection. The TPF shall remain in place throughout the entire construction process or until the City authorizes the removal or issues a final Certificate of Occupancy, whichever occurs first.
- Upon completion of grading and the installation of the infrastructure, a second inspection of the TPF and the trees designated for preservation is required by the City of Rochester Hills' Forester prior to the start of any additional construction. It is the developer's responsibility to contact the City Planning Department at 248-656-4660 to schedule this TPF inspection.
- A final inspection by the City of Rochester Hills Planning Staff is required at the end of the worranty and maintenance period.
 The Landscape Maintenance Band will not be released until this inspection is complete and all related issues are resolved. It is the developer's responsibility to contact the City Planning Department at 248-656-4660 to schedule this inspection
- The Tree Conservation Ordinance prohibits any construction or development activities within the drip line of any regulated trees not approved for removal, including, but not limited to, land clearing, grubbing, trenching, grading or filling; no person shall place any solvents, building material, construction equipment, soil deposits or harmful materials within the drip line limit of trees designated for preservation.
- Proposed grades are to match the existing elevations outside the limits of the TPF. No grading either cut or fill is permitted within the drip line of any tree designated for preservation.
- During the construction process no person shall attach any device or wire/cable/card/rope to an existing tree designated to
- All utility service requests must include notification to the installer that protected trees must be avoided. All trenching shall occur outside the TPF.
- Swales shall be routed to avoid the area within the drip line of the only tree designated for preservation. Swales shall be constructed so as to not direct any additional flow into the drip
- If tree protection cannot be maintained for a tree throughout entire period required, the replacement of that tree will be required on an inch for inch basis prior to the issuance of any Certificate of Occupancy.
- Regulated trees located off-site on adjacent properties that may be affected by construction operations must be protected defined
- The TPF shall consist of four—foot high orange snow fencing to be installed around the drip line of all trees designated to be saved. This fencing shall be supported by sk-foot metol T-bor posts five—feet on center and driven a minimum of 24□ into the ground. The PTF fencing shall remain upright and securely in place for the required time as specified above.

Prior 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.

NOT FOR CONSTRUCTION

CITY FILE # 13-010 SECTION 35

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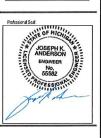
Engineers Surveyors Planners

Landscape Architects **Environmental Specialists**

> 1025 E. Maple Road Suite 100 Birmingham, MI 48009 p (248) 852-3100 f (248) 852-6372

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Executive:	M.P.
Manager:	J.K.A.
Designer:	J.K.A.
Quality Control:	
Section:	35
	T-03-N R-11-E



DATE:	ISSUE:
AUG 2, 2013	SITE PLAN RESUBMITTAL
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Developed For VERSA DEVELOPMENT

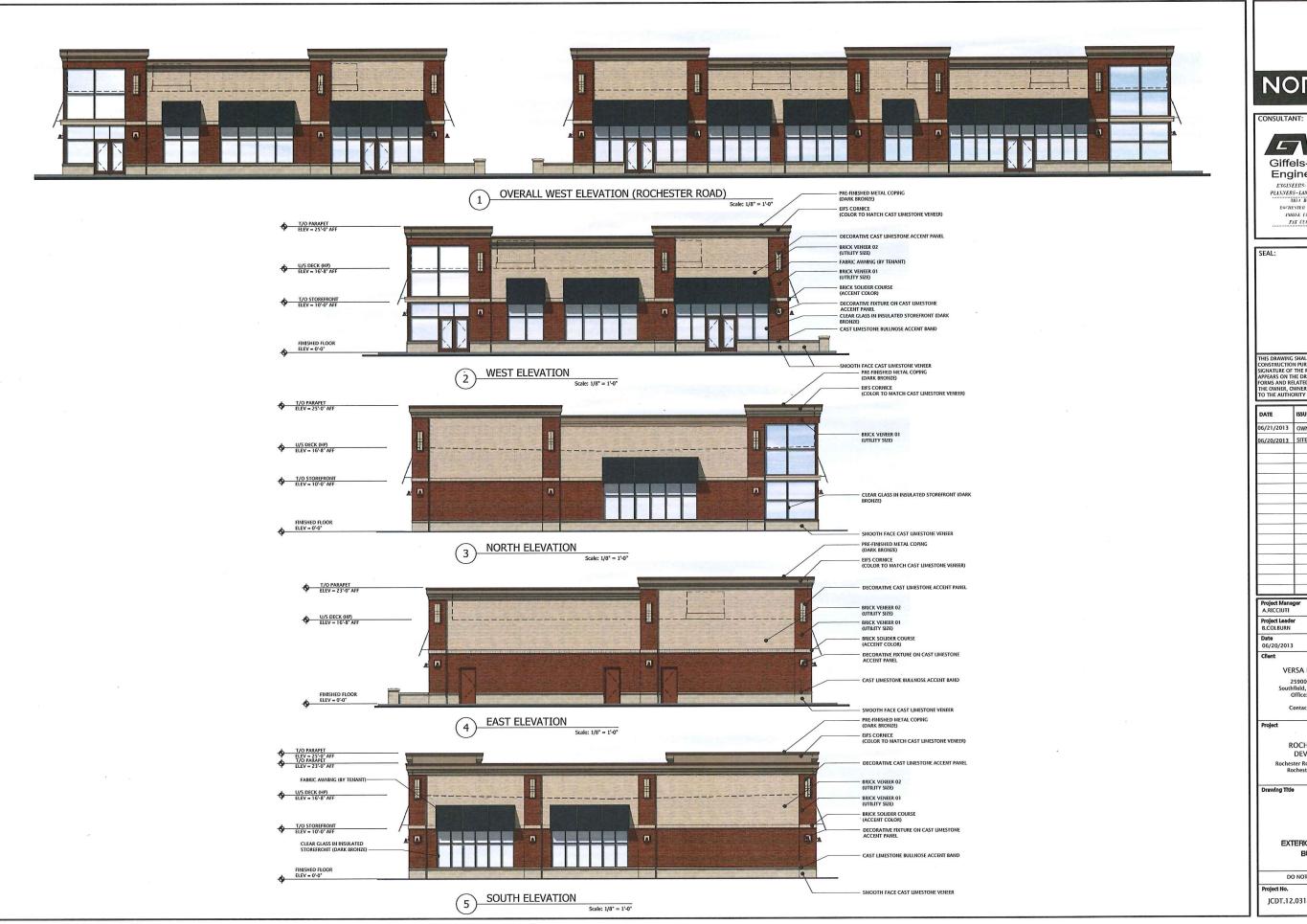
> 25900 W. 11 MILE ROAD SUITE 250 SOUTHFIELD, MI 48034 (248) 416-1985

DETAILS AND NOTES

ROCHESTER SQUARE

ROCHESTER HILLS OAKLAND COUNTY MICHIGAN

Date:	06-25-2013
Scale:	1"=20'
Sheet:	7
Project:	18459.00



NORR



ENGINEERS- LAND SURVEYORS EVGINEERS-LIND SURVEYORS
PLANNERS-LANDSCAPE ARCHITECTS
2671 BOND STREET
FOUTHENTER HILLS, VI. 48400
FUNDAE (248) 852-3100
FAX (218) 852-6372

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNITL THE SEAL AND SIGNATURE OF THE RESPONSIBLE REGISTRANT APPEAS ON THE DRAWING, AND PROPER PERMIT FORMS AND REALTED FEES ARE TRANSMITTED BY THE OWNER, OWNERS AGAIT OF RECOMPACTOR TO THE AUTHORITY HAWING JURISDICTION.

DATE	ISSUED FOR	REV
06/21/2013	OWNER REVIEW	
06/20/2013	SITE PLAN APPROVAL	-
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		+

Project Manager A.RICCIUTI	D.STAKHIV
Project Leader B.COLBURN	Checked
Date 06/20/2013	Dept Mgr Approval
an .	

VERSA DEVELOPMENT

25900 W. 11 Mile Road Southfield, MI - Sutle 250 48034 Office: (248) 996-1412

Contact: Steve Robinson

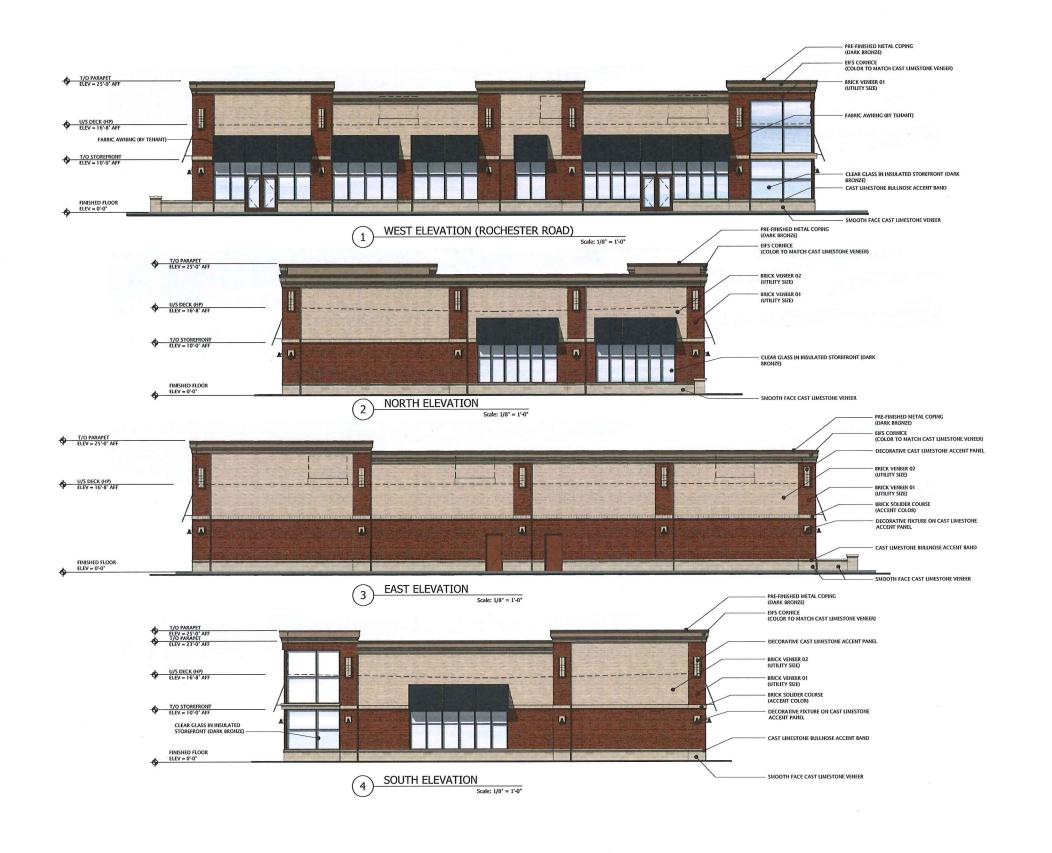
ROCHESTER HILLS DEVELOPMENT Rochester Road & W. Auburn Road Rochester Hills, Michigan

EXTERIOR ELEVATIONS BUILDING A

DO NOT SCALE DRAWING

ICDT.12.0314

SP-01



NORR

CONSULTANT:



ENGINEERS-LIND SURIEYORS
PLANNERS-LANDSCAPE ARCHITECTS
1871 BOYD STREET
ROCKESTER HILLS, WI 44 1499
1910AE (248) 852-3100
FAX (248) 852-6372

SEAL:

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Project Manager A.RICCIUTI	Drawn D.STAKHIV
Project Leader B.COLBURN	Checked
Date 06/20/2013	Dept Mgr Approval
00/20/2013	

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VERSA DEVELOPMENT

25900 W. 11 Mlle Road Southfield, MI - Sutle 250 48034 Office: (248) 996-1412

Contact: Steve Robinson

Project

ROCHESTER HILLS DEVELOPMENT Rochester Road & W. Auburn Road Rochester Hills, Michigan

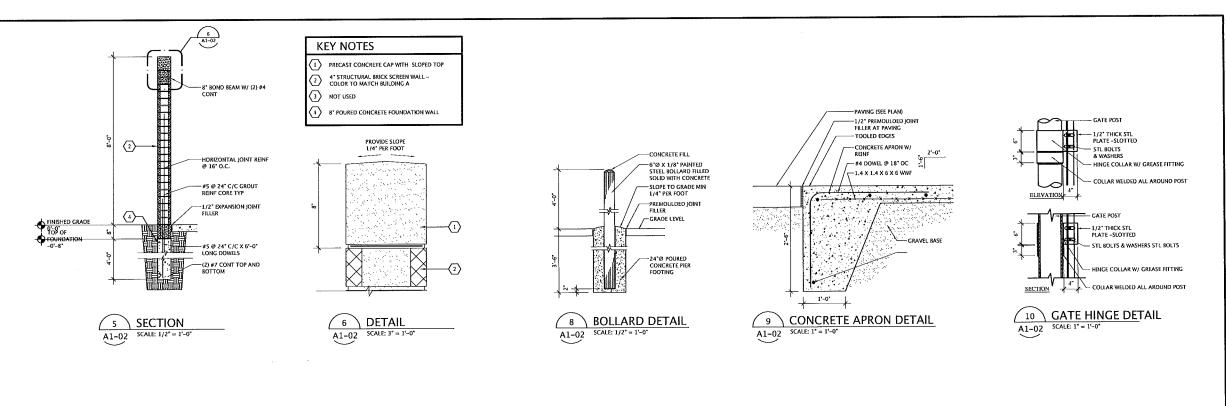
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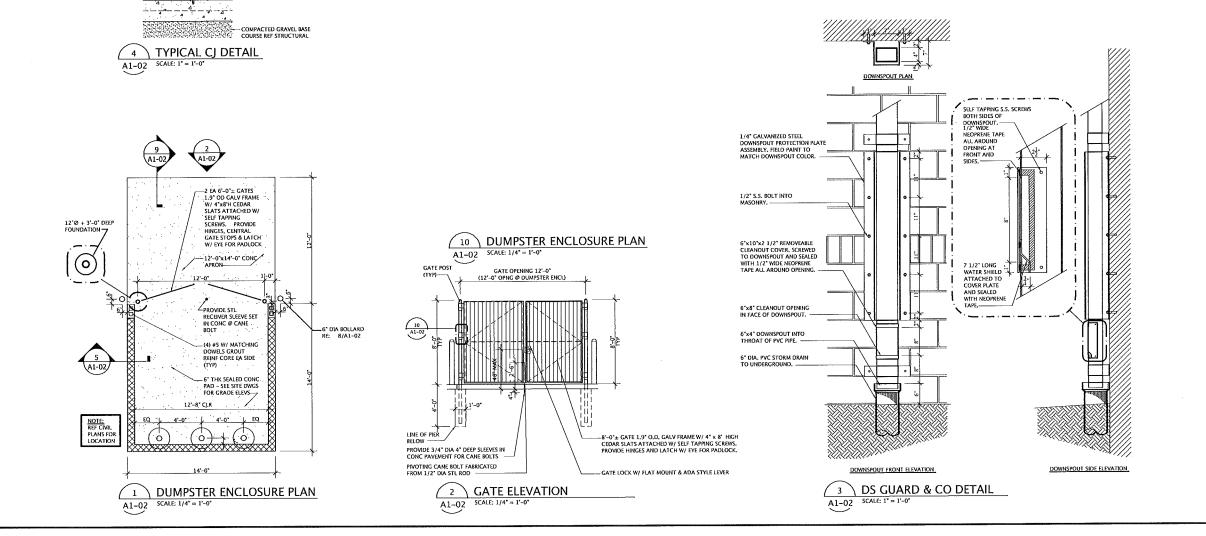
EXTERIOR ELEVATIONS
BUILDING B

DO NOT SCALE DRAWING

Project No. JCDT.12.0314

Drawing No. SP-02





CONCRETE APRON W/ W2.9xW2.9 6*x6* WWF

NORR

Giffels-Webster
Engineers, Inc.
EACHEERS-LAVO SURVEYORS
PLIANSE-LAVO SURVEYORS
PLIANSE-LAVO SURVEYORS
PRINCE (148) 875-8100
FAA (248) 854-8572

SEAL:

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06/20/2013	SITE PLAN APPROVAL	1_
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ı	Project Manager A.RICCIUTI	B.COLBURN
۱	Project Leader B.COLBURN	Checked
١	Date 06/20/2013	Dept Mgr Approval
	Check	

VERSA DEVELOPMENT

25900 W. 11 Mile Road Southfield, MI – Sutle 250 48034 Office: (248) 996–1412

Project

ROCHESTER HILLS DEVELOPMENT Rochester Road & W. Auburn Road Rochester Hills, Michigan

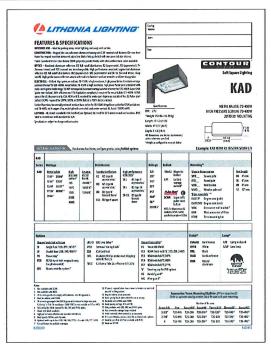
ARCHITECTURAL SITE DETAILS

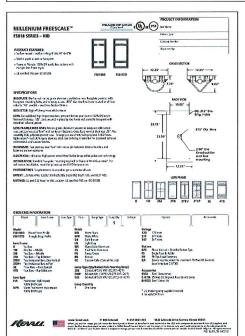
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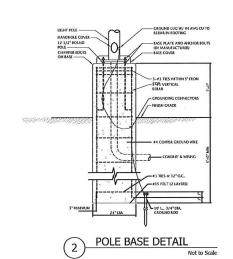
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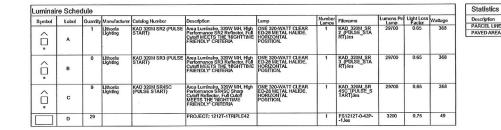
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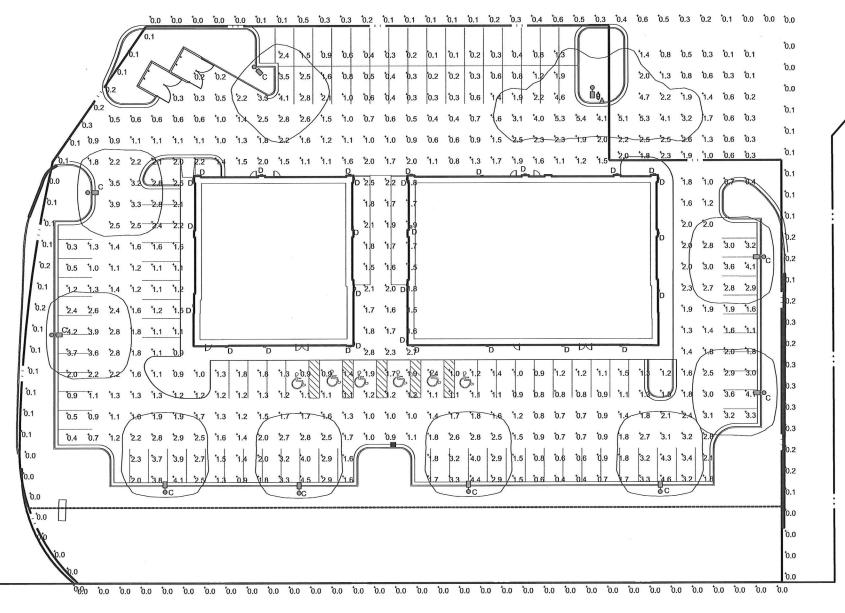
SP-01











ROCHESTER ROAD





NORR

CONSULTANT:

Giffels-Webster
Engineers, Inc.

ENGINEERS- LAND SURVEYORS
PLINAERS- LIVING APE ARCHITECTN
2871 DOND STREET
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DATE	ISSUED FOR	REV
06/21/2013	OWNER REVIEW	
06/20/2013	SITE PLAN APPROVAL	-
		-
		+
· ·		

Drawn
8.COLBURN
Checked
Dept Mgr Approval

VERSA DEVELOPMENT

25900 W. 11 Mile Road Southfield, MI – Sutle 250 48034 Office: (248) 996–1412 Contact: Steve Robinson

ROCHESTER HILLS

DEVELOPMENT

Rochester Road & W. Auburn Road Rochester Hills, Michigan

Drawing Title

PROPOSED
PHOTOMETRIC PLAN

DO NOT SCALE DRAWING

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