





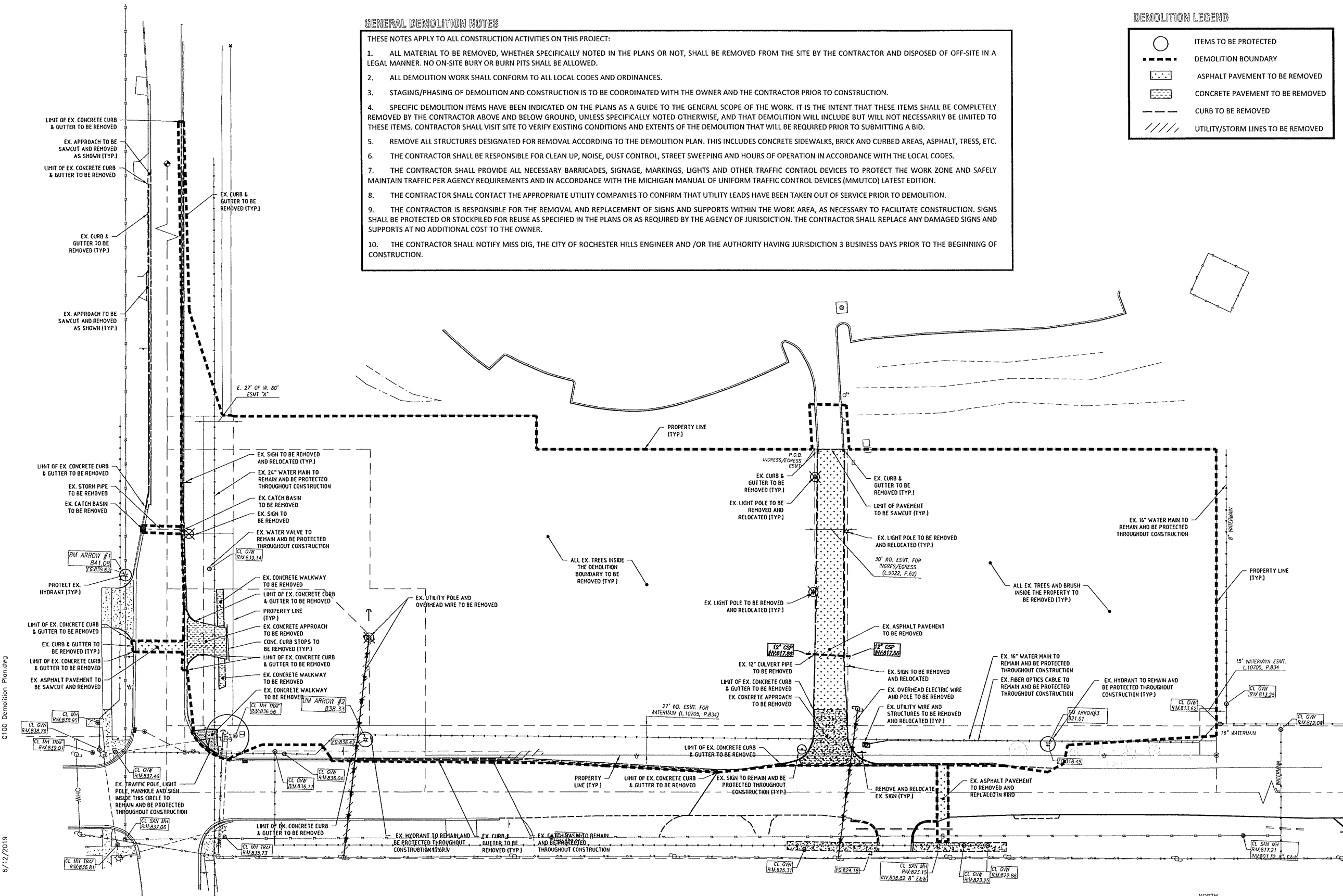


GENERAL DEMOLITION NOTES

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:
1. ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
 2. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
 3. STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
 4. SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
 5. REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES CONCRETE SIDEWALKS, BRICK AND CURBED AREAS, ASPHALT, TRESS, ETC.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
 7. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) LATEST EDITION.
 8. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION.
 9. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
 10. THE CONTRACTOR SHALL NOTIFY MISS DIG, THE CITY OF ROCHESTER HILLS ENGINEER AND /OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

DEMOLITION LEGEND

-  ITEMS TO BE PROTECTED
-  DEMOLITION BOUNDARY
-  ASPHALT PAVEMENT TO BE REMOVED
-  CONCRETE PAVEMENT TO BE REMOVED
-  CURB TO BE REMOVED
-  UTILITY/STORM LINES TO BE REMOVED



C100 Demolition Plan.dwg

6/12/2019

DHMS-60

1 Demolition Plan
SCALE: 1" = 40'



Know what's below.
Call before you dig.

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

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ARCHITECTURE

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No.	Revision/Issue	Date
	P.U.D. Resubmit #4	04.26.2019
	P.U.D. Resubmit #3	02.25.2019
	P.U.D. Resubmit #2	2.28.2018
	P.U.D. Resubmit #1	03.23.2018
	P.U.D. Submittal	08.27.2016

Rochester Hills Trio
990 W. Auburn Rd
Rochester Hills, MI 48307
P.U.D. Review

ROCHESTER HILLS
CITY FILE #18-016 Section #27

Demolition Plan

C100
017218

GRADING NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCHESTER HILLS STANDARDS AND SPECIFICATIONS.
2. SPOT ELEVATIONS INDICATE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED:
 TC = TOP OF CURB
 G = CURB GUTTER GRADE
 EX = EXISTING TOP OF PAVEMENT
 TP = TOP OF POND ELEVATION
 TW = TOP OF WALL
 BW = BOTTOM OF WALL
 TG = TOP GRADE
 MG = MIDDLE GRADE
 BG = BOTTOM GRADE
3. REFER TO LANDSCAPE PLAN FOR LANDSCAPE TREATMENT AND PLACEMENT.

GRADING NOTES

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER HILLS AND M.D.O.T
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
4. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOFROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/ PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
5. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.

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2. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
3. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
4. FINAL PAVEMENT ELEVATIONS SHOULD BE SO DESIGNED TO PROVIDE POSITIVE SURFACE DRAINAGE. A MINIMUM SURFACE SLOPE OF 1.0 PERCENT IS RECOMMENDED.
5. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.

LEGEND

- X 865.80 PROPOSED GRADES
- X 805.80 EXISTING GRADES
- PROPOSED BY OTHERS
- EXISTING SURVEY

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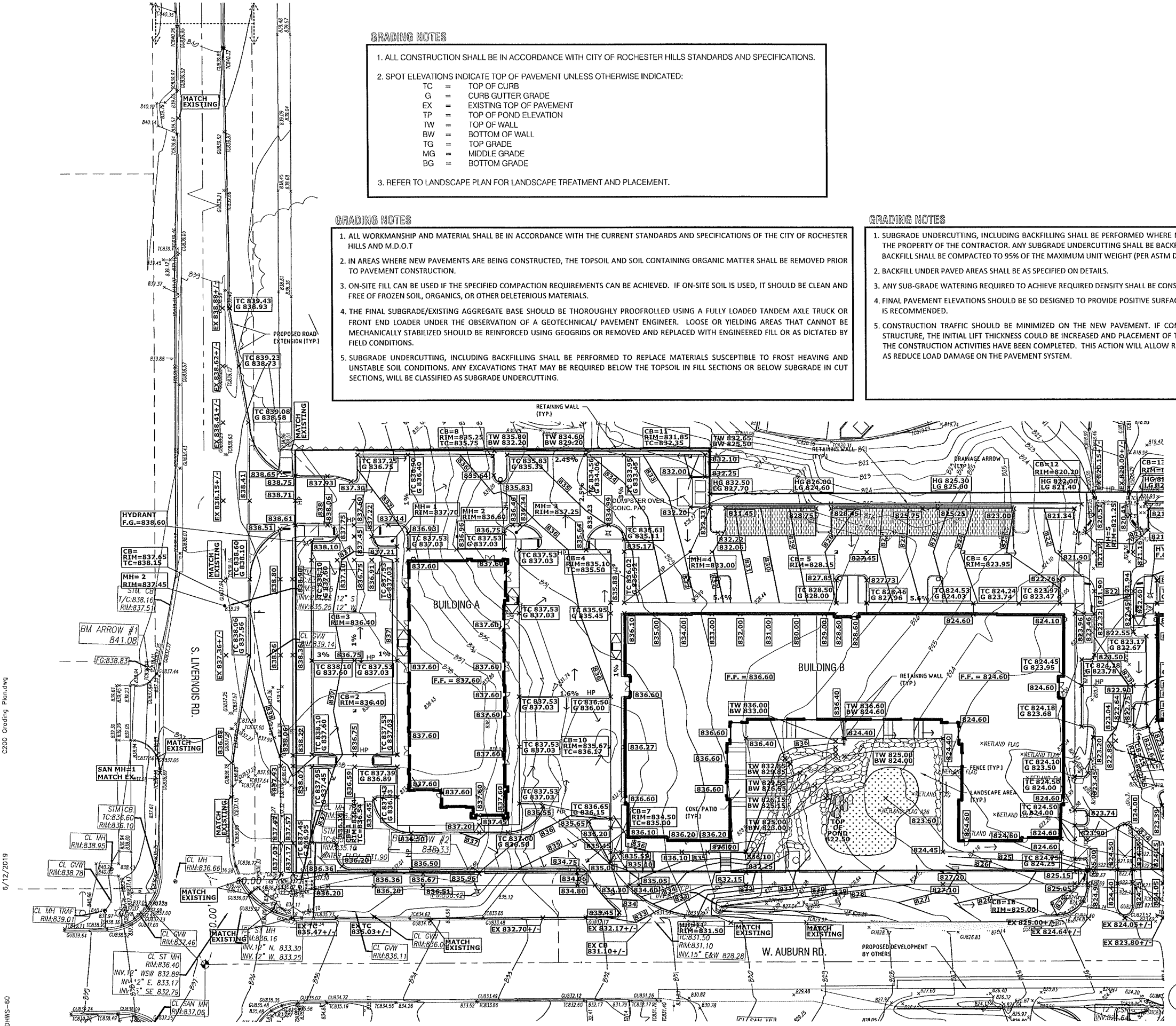
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Rochester Hills Trio
 990 W. Auburn Rd
 Rochester Hills, MI 48307
 P.U.D. Review

ROCHESTER HILLS
 CITY FILE #18-016 Section #27

Grading Plan

C200 017218



1 Grading Plan SCALE: 1" = 30'



C200 Grading Plan.dwg

6/12/2019

DHWS-60

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LEGEND

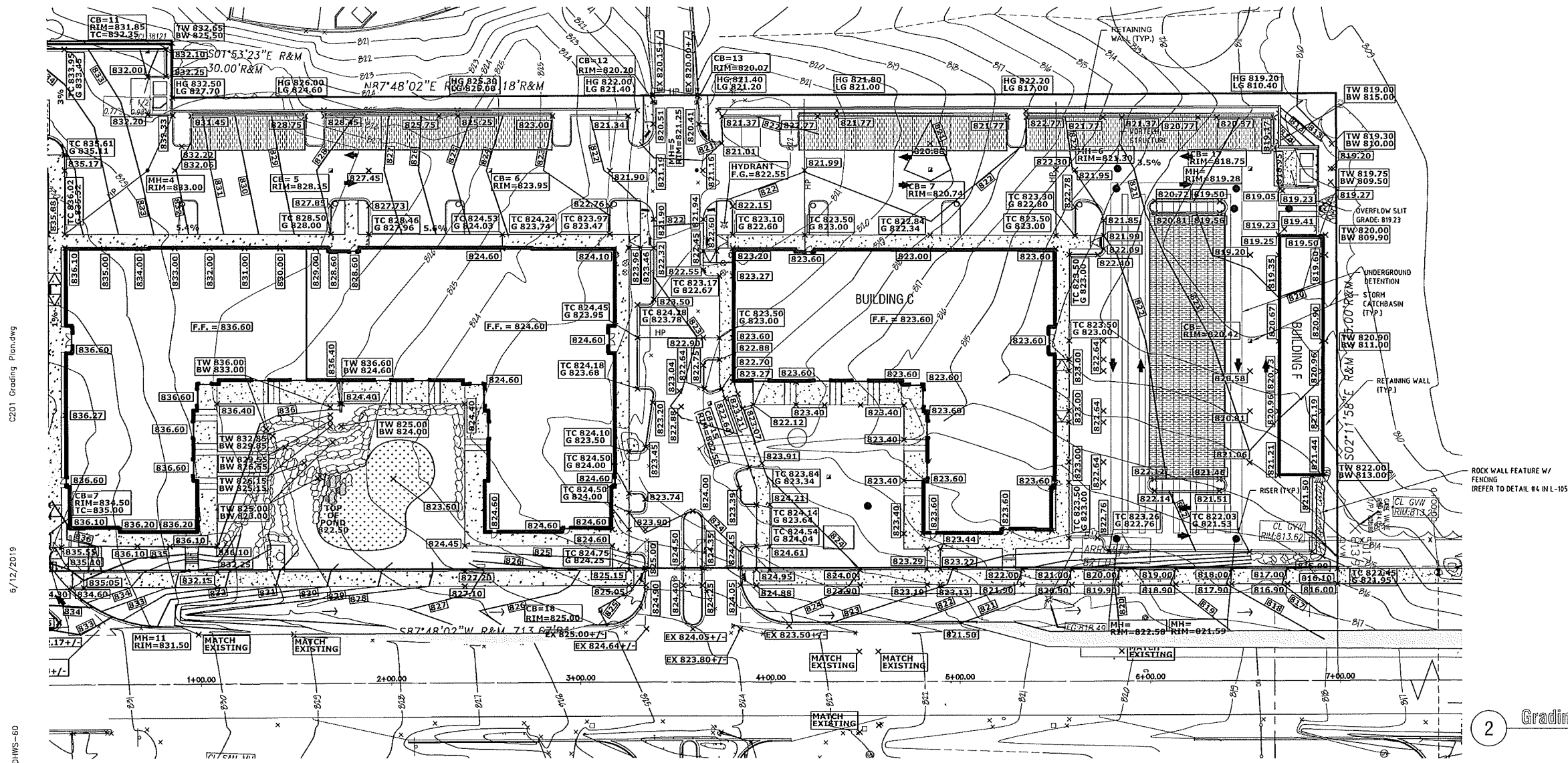
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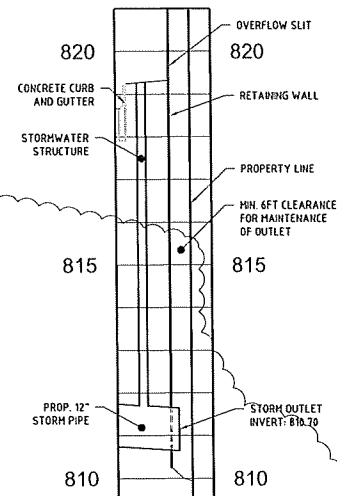
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ROCHESTER HILLS
 CITY FILE #18-016 Section #27

Grading Plan

C201 017218

SECTION A-A



SANITARY BASIS OF DESIGN CALCULATION

PROPOSED BUILDINGS			
USAGE	AREA	UNIT FACTOR	R.E.U.
Building A			
Retail	10,532 sf	0.31 units / 1000 sf	3.26
Office	10,408 sf	0.40 units / 1000 sf	4.16
Building B			
Multi-Family	73 Units	0.60 units / unit	43.80
Building C			
Multi-Family	47 Units	0.60 units / unit	28.20
Total			79.42
			Rounded = 80.00

POPULATION EQUIVALENT	=	3.5 Persons per R.E.U.
POPULATION	=	280.00 Persons
AVERAGE FLOW RATE	=	100 Gallons per capita per day
AVERAGE FLOW RATE	=	(350 GPD/REU) * (80.00 REU) = 28,000 GPD = 0.0433 CFS
PEAK FACTOR	=	(18 + SQRT(Pop/1000)) / (4 + SQRT(Pop/1000)) = 4.091
PEAK FLOW	=	(4.091) * (0.0433 CFS) = 0.18 CFS

DETENTION CALCULATIONS

Area of Site (A) = 5.24 Acres
 $Q_a = 5.24 \times 0.2 = 1.048 \text{ CFS}$
 $C_{PAVED} = 0.95 \quad C_{GRASS} = 0.30$
 Weighted Value $C_{PAVED} = (203,623 \text{ SF}) * (0.95) = 193,442 \text{ SF}$
 Weighted Value $C_{GRASS} = (15,048 \text{ SF}) * (0.30) = 4,514 \text{ SF}$
 $C_{AVG} = (193,442 \text{ SF} + 4,514 \text{ SF}) / (203,623 \text{ SF} + 15,048 \text{ SF}) = 0.90$
 $Q_o = 1.048 \text{ CFS} / (5.24 \times 0.90) = 0.22$
 $T_{25} = -25 + \text{Sq.Rt.} (8062.5/Q_o) = 166.44 \text{ min.}$
 $V_s = (12,900 \text{ T} / (T + 25)) - 40 \quad Q_o \text{ T} = 9750.73$
 $V_t = V_s \times A \times 0.90 = 45,984.44 \text{ CF}$
 Provided total detention volume = 45,984.44 CF
 Proposed pipe size = 6' dia. = 72"
 Pipe area = 28.27 SF
 Provided length of pipe = 1,627 LF

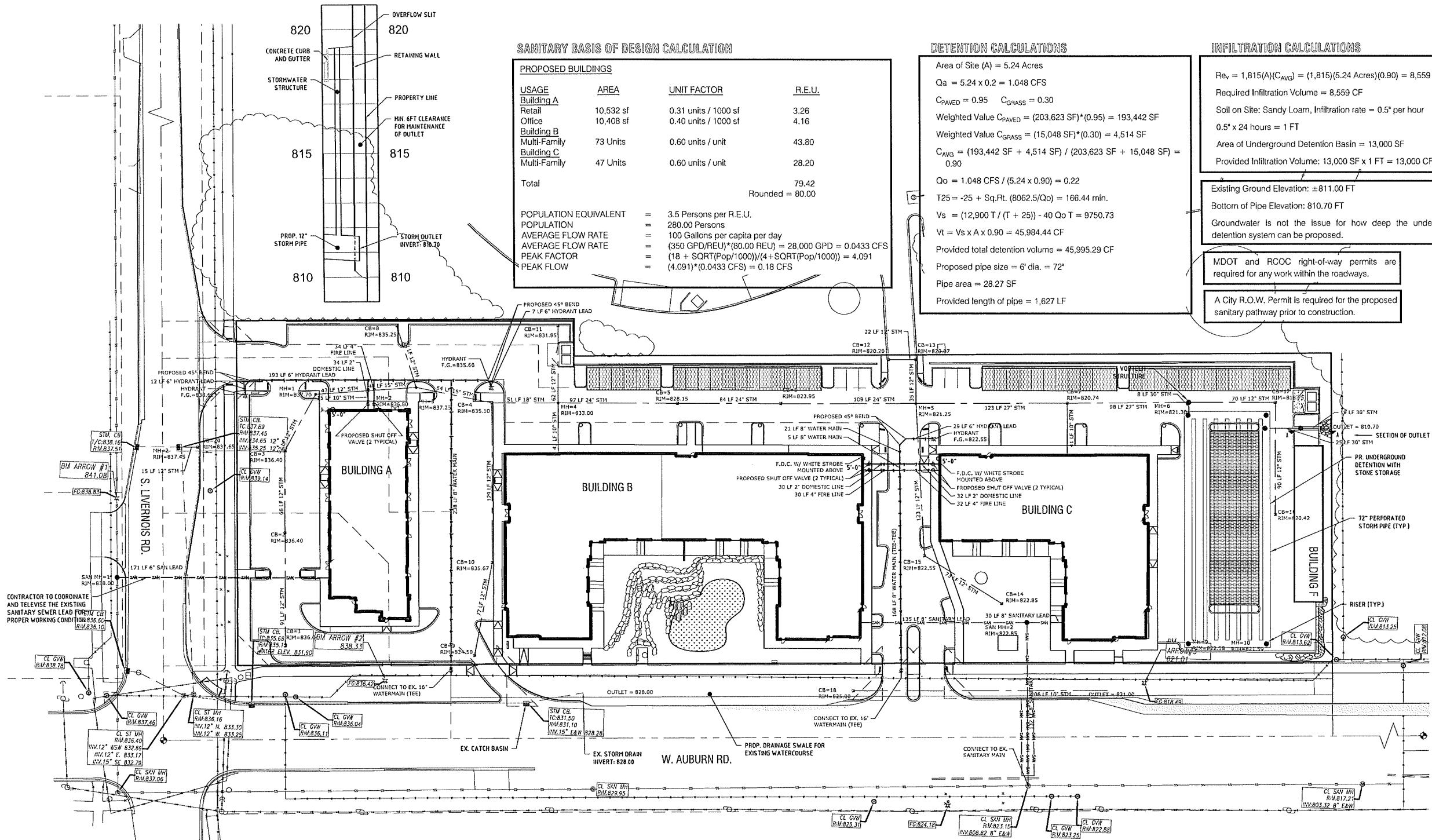
INFILTRATION CALCULATIONS

$Rev = 1,815(A)(C_{AVG}) = (1,815)(5.24 \text{ Acres})(0.90) = 8,559 \text{ CF}$
 Required Infiltration Volume = 8,559 CF
 Soil on Site: Sandy Loam, Infiltration rate = 0.5" per hour
 $0.5" \times 24 \text{ hours} = 1 \text{ FT}$
 Area of Underground Detention Basin = 13,000 SF
 Provided Infiltration Volume: 13,000 SF x 1 FT = 13,000 CF

Existing Ground Elevation: ±811.00 FT
 Bottom of Pipe Elevation: 810.70 FT
 Groundwater is not the issue for how deep the underground detention system can be proposed.

MDOT and RCOC right-of-way permits are required for any work within the roadways.

A City R.O.W. Permit is required for the proposed sanitary pathway prior to construction.



GENERAL NOTES

- ALL CONSTRUCTION PROCEDURES AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER HILLS.
- A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED BY THE CITY OF ROCHESTER HILLS AND HELD PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR MUST CONTACT MISS DIG (811) AT LEAST THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS. ALL UTILITIES SHALL BE STAKED BEFORE CONSTRUCTION BEGINS.
- ALL WATER MAIN EASEMENTS SHALL BE PROVIDED PRIOR TO CONSTRUCTION AND ACCEPTANCE OF THE WATER DISTRIBUTION SYSTEM.
- WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 6 FEET BELOW FINISHED GRADES, INCLUDING OPEN DRAINAGE COURSES.
- ALL TRENCHES UNDER OR WITHIN A 1:1 RATIO OF EXISTING OR PROPOSED PAVEMENT OR DRIVEWAYS, SHALL BE BACKFILLED WITH COMPACTED CLASS II SAND TO GRADE (95% MAXIMUM UNIT DENSITY).
- WHERE TWO UTILITIES CROSS, PROVIDE CLASS II BACKFILL MATERIAL IN SIX (6) INCH COMPACTED LAYERS TO TOP HIGHEST UTILITY.
- WHERE WATER MAINS DIP UNDER OTHER UTILITIES, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE CONSTRUCTED WITH 11-1/4" VERTICAL BENDS, 22 1/2" OR 45" BENDS MUST BE RODDED AND PROPERLY ANCHORED.

GENERAL NOTES

- ALL PRECAST CONCRETE GATE WELL SECTIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. C478, STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS. WALL THICKNESS SHALL BE AS SHOWN ON THESE DETAILS. ALL JOINTS FOR PRECAST CONCRETE GATE WELL SECTIONS SHALL BE "MODIFIED GROOVE TONGUE" WITH GASKET MANUFACTURED TO CONFORM WITH A.S.T.M. C443, STANDARD SPECIFICATION FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKETS.
- CONTRACTOR SHALL INSTALL VALVES, TAPPING SLEEVES, AND GATE WELL STRUCTURES IN STRICT COMPLIANCE WITH MEASUREMENTS PROVIDED ON SHEET 1 (2'-0" BETWEEN GATE WELL WELL AND CENTERLINE OF OPERATING NUT) TO ALLOW PROPER OPERATION OF VALVE THROUGH GATE WELL OPENING.
- ALL CROSS-CONNECTION CONTROL DEVICES SHALL BE INSTALLED AS REQUIRED BY THE ROCHESTER HILLS PLUMBING INSPECTOR AND IN ACCORDANCE WITH THE STANDARDS OF THE OAKLAND COUNTY DRAIN COMMISSIONER OPERATION AND MAINTENANCE DIVISION AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER AND RADIOLOGICAL PROTECTION.
- ALL WATER SERVICE CONNECTIONS TWO (2) INCHES AND SMALLER SHALL BE MADE BY THE CITY OF ROCHESTER HILLS, DEPARTMENT OF PUBLIC SERVICES AFTER WATER MAIN ACCEPTANCE AND APPLICABLE PERMITS ARE OBTAINED.
- ALL FITTINGS AND BENDS SHOULD BE BLOCKED IN ACCORDANCE WITH THRUST BLOCK DETAILS, UNLESS ALTERNATE THRUST RESTRAINT SYSTEM, AS INDICATED PLANS AND SPECIFICATIONS, IS APPROVED BY THE CITY OF ROCHESTER HILLS DEPARTMENT OF PUBLIC SERVICES.



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	P.U.D. Resubmittal #1	0/23/2018
	P.U.D. Submittal	10/27/2018

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ROCHESTER HILLS
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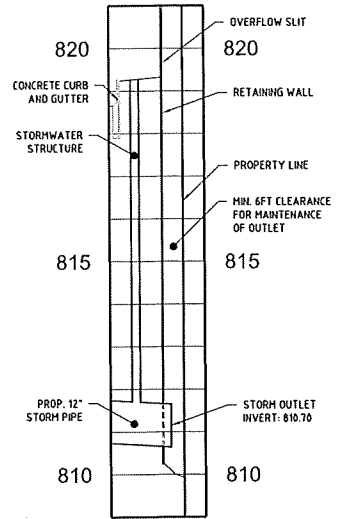
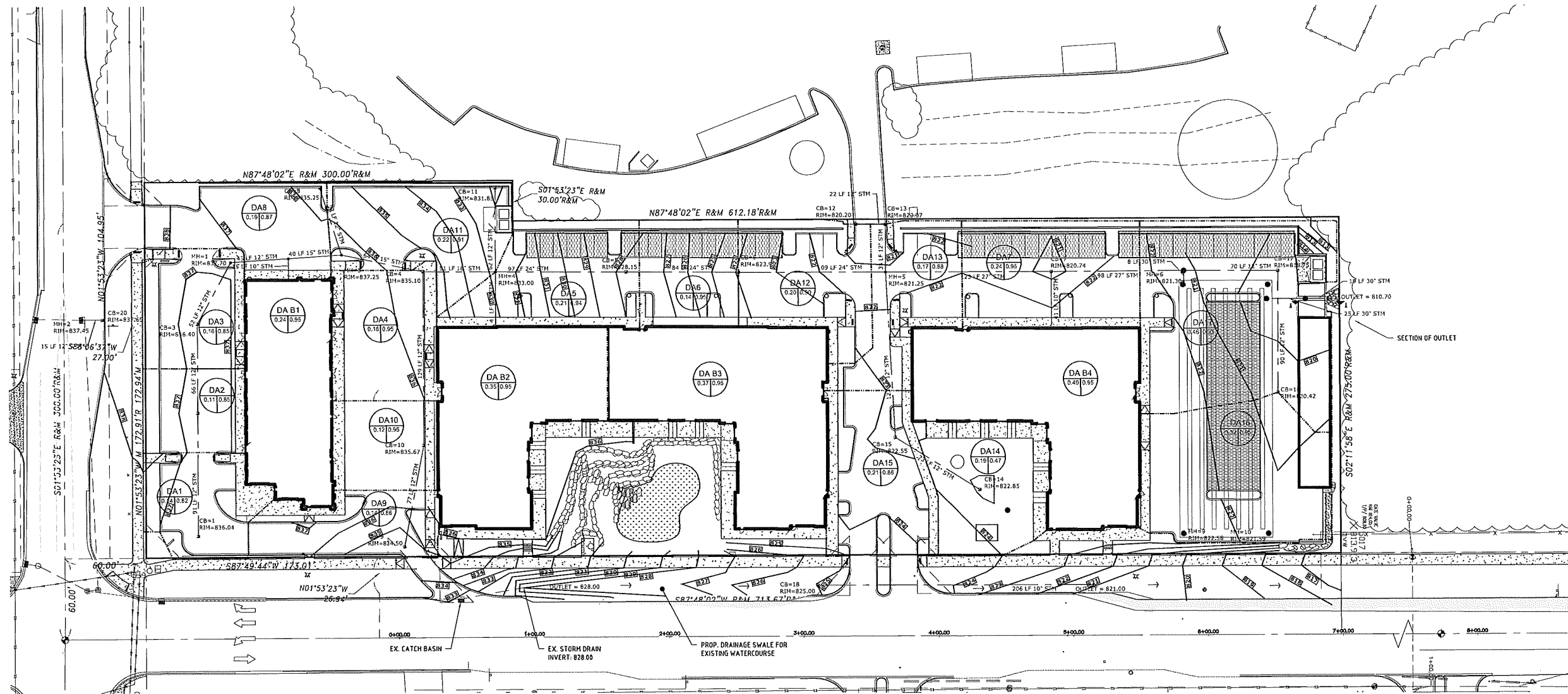
Utility Plan

C300

01/21/18

NOTE

- MAINTAIN 10 - FOOT HORIZONTAL SEPARATION BETWEEN ALL UNDERGROUND UTILITIES THROUGHOUT.
- WATERMAIN, SANITARY, STORM EASEMENTS AND STORM MAINTENANCE AGREEMENT WILL BE PROVIDED WITH ENGINEERING APPROVAL PLANS.
- THE PROPOSED UNDERGROUND DETENTION AT THE EAST END OF THE DEVELOPMENT IS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.



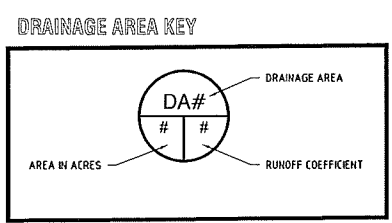
STORM OUTLET SECTION A-A
SCALE: 1"=40' HOR / 1"=2' VERT

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Rochester TRIO
 $Q_r = C \cdot I \cdot A$
 $Q_p = A \times 1.486 \text{ m}^3 \text{ R} / (2.3) \times S^{1/12}$
 $I = 175 \text{ (I-25) for 10 year storm event}$
 $T = 15 \text{ Minutes}$
 $C: \text{Roof } 0.95, \text{ Pavement } 0.95, \text{ Green } 0.30$

STORM SEWER CALCULATIONS

AREA NO.	FROM MH/CB	TO MH/CB	Area A acres	AREA Grass (C=0.3)	AREA Paved (C=0.95)	AVG. COEFF. C	A x C	Area TOTAL AI acres	COEFF. Wt Cw	At x Cw	TIME Tc min	INT I in/hr	n	FLOW Qr cfs	PIPE CAP. Op cfs	PIPE LENGTH ft	PIPE DIA. In	PIPE SLOPE %	VEL. FULL M/s	TIME FLOW min	RIM ELEV. HIGH ft	RIM ELEV. LOW ft	HIGH END H.G.L.	LOW END H.G.L.	INVERT ELEV.	
																									HIGH INVERT	LOW INVERT
DA1	CB1	CB2	0.14	1256	4824	0.82	0.11	0.14	0.82	0.11	15.00	4.38	0.130	0.50	2.02	91	12	0.32	2.5660	0.59	836.04	836.40	818.65	818.46	831.50	831.21
DA2	CB2	CB3	0.11	748	4044	0.85	0.09	0.25	0.83	0.21	15.59	4.31	0.130	0.89	2.02	66	12	0.32	2.5660	0.43	836.40	836.40	818.46	818.33	831.21	831.00
DA3	CB3	MH1	0.16	1684	5886	0.85	0.14	0.41	0.84	0.34	16.02	4.27	0.130	1.46	2.02	52	12	0.32	2.5660	0.34	836.40	837.70	818.33	818.22	830.90	830.73
	MH1	MH2	0.00	0	0	0	0	0.41	0.84	0.34	16.36	4.23	0.130	1.45	2.02	43	12	0.32	2.5660	0.28	837.70	836.60	818.22	818.13	830.63	830.49
	MH2	MH3	0.00	0	0	0	0	0.65	0.88	0.57	16.64	4.20	0.130	2.41	3.16	40	15	0.24	2.5786	0.26	836.60	837.25	817.88	817.82	830.39	830.30
	MH3	CB4	0.00	0	0	0	0	0.84	0.88	0.74	16.90	4.18	0.130	4.08	3.16	64	15	0.24	2.5786	0.41	837.25	835.10	817.82	817.72	830.20	830.04
DA4	CB4	MH4	0.18	0	7841	0.95	0.17	1.29	0.89	1.15	17.31	4.14	0.130	4.75	4.46	51	18	0.18	2.5218	0.34	835.10	833.00	817.47	817.41	828.10	828.01
DA B2	MH4	CB5	0.35	0	15246	0.95	0.33	2.21	0.91	2.01	17.65	4.10	0.130	8.26	8.46	97	24	0.14	2.6942	0.60	833.00	828.15	816.91	816.82	822.80	822.66
DA5	CB5	CB6	0.21	120	9028	0.94	0.20	2.42	0.92	2.21	18.25	4.05	0.130	8.95	9.05	84	24	0.15	2.8902	0.49	828.15	824.95	816.82	816.74	819.55	819.42
DA6	CB6	MH5	0.14	0	8098	0.95	0.13	2.93	0.92	2.70	18.73	4.00	0.130	10.79	10.61	109	24	0.22	3.3773	0.54	824.95	821.25	816.74	816.63	818.00	815.73
	MH5	CB7	0.00	0	0	0	0	3.70	0.89	3.30	18.27	3.95	0.130	13.03	13.14	123	27	0.18	3.3044	0.62	821.25	820.74	816.38	816.26	815.21	814.99
DA7	CB7	MH6	0.24	0	10454	0.95	0.23	4.34	0.85	3.68	19.89	3.90	0.130	14.33	14.53	98	27	0.22	3.6532	0.45	820.74	821.30	816.26	816.17	814.74	814.52
	MH6	DET	0.00	0	0	0	0	4.80	0.90	4.33	20.34	3.86	0.130	16.71	17.40	8	30	0.18	3.5590	0.04	821.30	821.47	815.92	815.91	813.42	813.41
DA B1	BLDG 1	MH2	0.24	0	10525	0.95	0.23	0.24	0.95	0.23	15.00	4.38	0.130	1.00	2.19	15	10	1.00	4.0169	0.05	837.60	836.80	818.36	818.29	832.60	832.45
DA B2	BLDG 2	MH4	0.35	0	15246	0.95	0.33	0.35	0.95	0.33	15.00	4.38	0.130	1.45	2.19	41	10	1.00	4.0169	0.17	836.60	833.00	818.24	818.07	829.05	828.64
DA B3	BLDG 3	CB6	0.37	0	16117	0.95	0.35	0.37	0.95	0.35	15.00	4.38	0.130	1.54	2.19	41	10	1.00	4.0169	0.17	824.60	824.95	818.08	817.91	819.60	819.19
DA B4	BLDG 4	CB7	0.40	0	17424	0.95	0.38	0.40	0.95	0.38	15.00	4.38	0.130	1.66	2.19	41	10	1.00	4.0169	0.17	823.60	820.74	817.85	817.68	816.80	816.39
DA8	CB8	MH3	0.19	977	7299	0.87	0.17	0.19	0.87	0.17	15.00	4.38	0.130	0.73	2.02	52	12	0.32	2.5660	0.34	835.25	837.25	818.17	818.07	830.75	830.58
DA9	CB9	CB10	0.14	893	5391	0.86	0.12	0.14	0.86	0.12	15.00	4.38	0.130	0.54	2.02	77	12	0.32	2.5660	0.50	834.50	835.67	818.39	818.23	830.00	829.75
DA10	CB10	CB4	0.12	0	5227	0.95	0.11	0.26	0.90	0.24	15.50	4.32	0.130	1.03	2.02	129	12	0.32	2.5660	0.84	835.67	835.10	818.23	817.97	829.75	829.34
DA11	CB11	MH4	0.22	527	9056	0.91	0.20	0.22	0.91	0.20	15.00	4.38	0.130	0.88	2.02	62	12	0.32	2.5660	0.40	831.85	833.00	818.03	817.91	827.35	827.15
DA12	CB12	CB13	0.20	607	8105	0.90	0.18	0.20	0.90	0.18	15.00	4.38	0.130	0.79	2.02	22	12	0.32	2.5660	0.14	820.20	820.07	817.74	817.70	815.70	815.63
DA13	CB13	MH5	0.17	772	6633	0.88	0.15	0.37	0.89	0.33	15.14	4.36	0.130	1.44	2.02	35	12	0.32	2.5660	0.23	820.07	821.26	817.70	817.63	815.53	815.42
DA14	CB14	CB15	0.19	6103	2173	0.47	0.09	0.19	0.47	0.09	15.00	4.38	0.130	0.39	2.02	73	12	0.32	2.5660	0.47	822.85	822.55	818.03	817.88	818.25	818.02
DA15	CB15	MH5	0.21	1289	7862	0.88	0.18	0.40	0.67	0.27	15.47	4.32	0.130	1.17	2.02	123	12	0.32	2.5660	0.80	822.55	821.25	817.88	817.63	817.12	816.72
DA17	CB17	MH6	0.46	742	19296	0.93	0.43	0.46	0.93	0.43	15.00	4.38	0.130	1.86	2.02	70	12	0.32	2.5660	0.45	818.75	821.30	817.56	817.42	814.25	814.03
DA16	CB16	DET	0.32	0	19939	0.95	0.30	0.32	0.95	0.30	15.00	4.38	0.130	1.33	2.02	4	12	0.32	2.5660	0.03	820.42	820.54	817.42	817.41	815.92	815.91
Total Acres			5.12																							



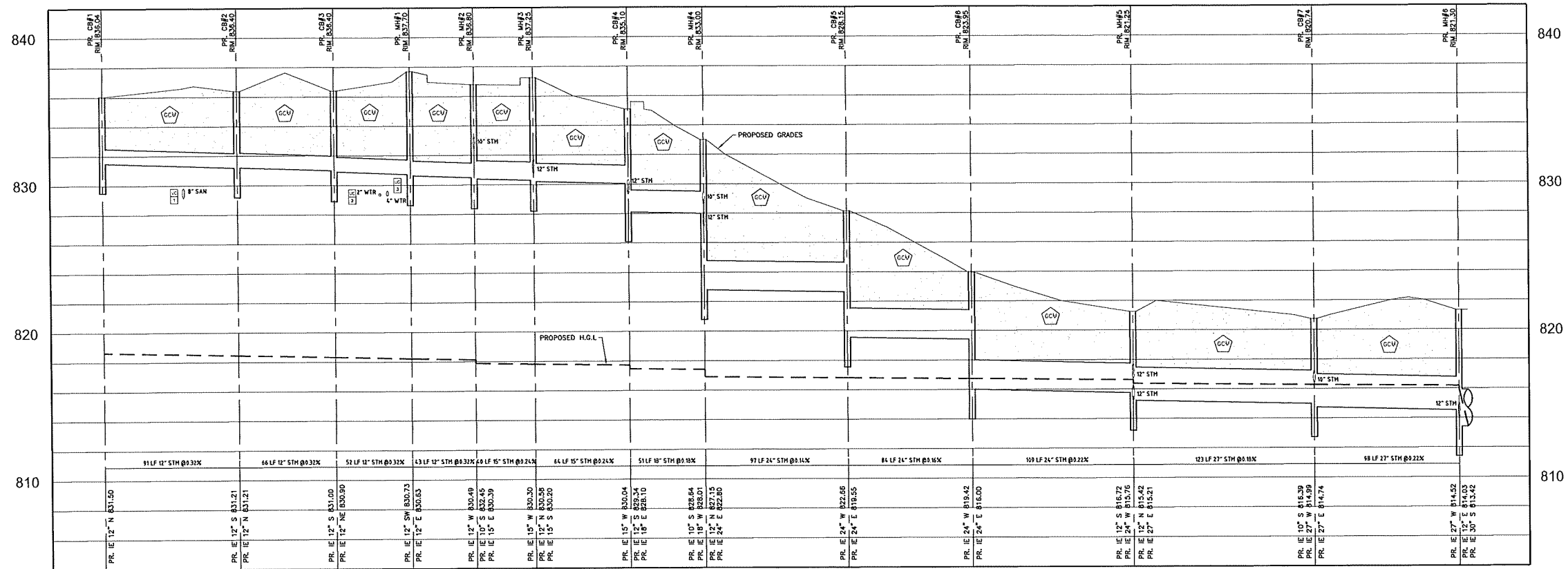
Know what's below.
Call before you dig.

No.	Revision/Issue	Date
	P.U.D. Resubmittal #4	04.26.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	2.28.2019
	P.U.D. Resubmittal #1	0.23.2019
	P.U.D. Submittal	08.27.2019

Rochester Hills Trio
990 W. Auburn Rd
Rochester Hills, MI 48307
P.U.D. Review

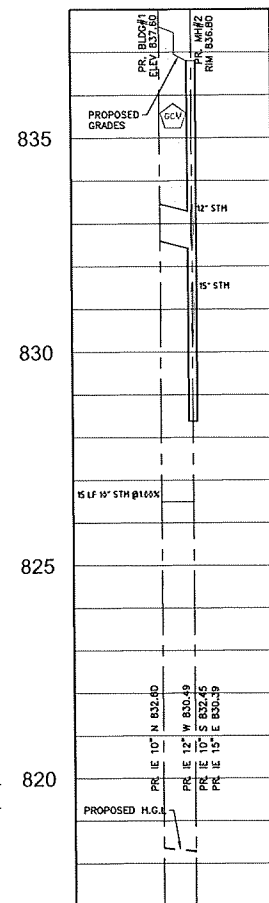
ROCHESTER HILLS
CITY FILE #18-016 Section #27

Storm Management Plan



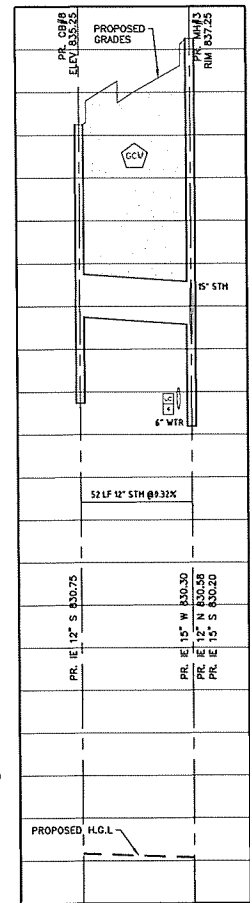
STORM PROFILE CB-1 TO BASIN

SCALE: 1"=40' HOR / 1"=4' VERT



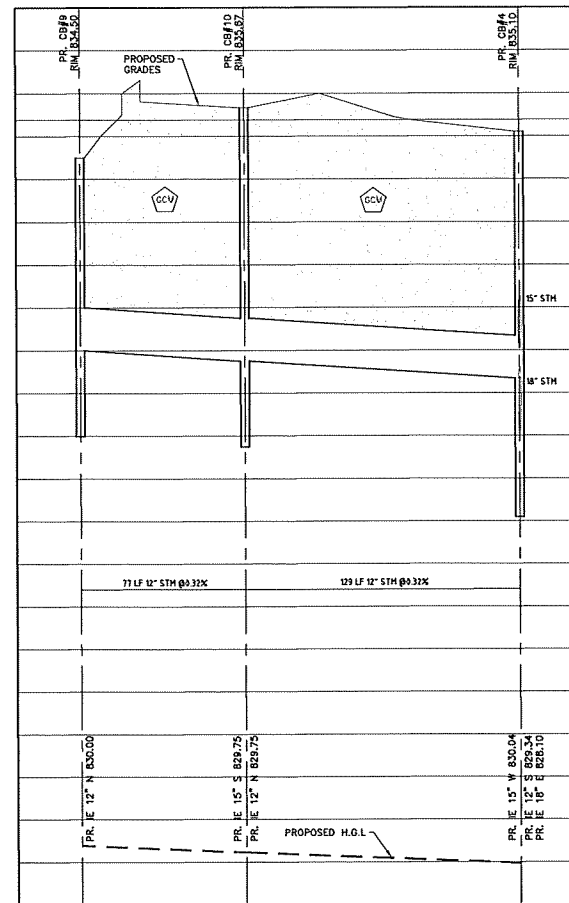
STORM PROFILE BLDG-1 TO MH-2

SCALE: 1"=40' HOR / 1"=2' VERT



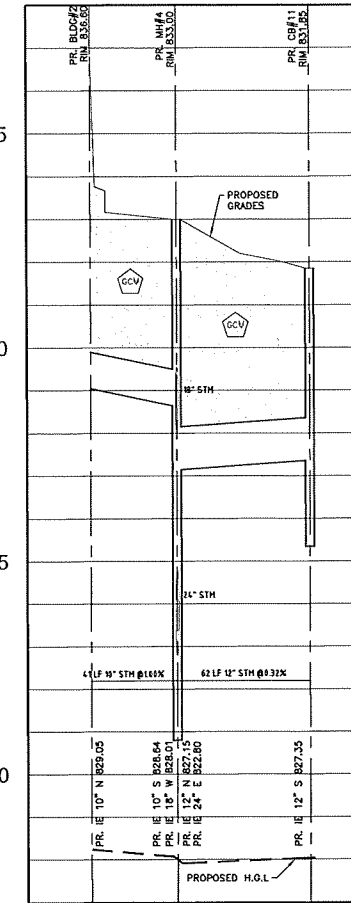
STORM PROFILE CB-8 TO MH-3

SCALE: 1"=40' HOR / 1"=2' VERT



STORM PROFILE CB-9 TO CB-4

SCALE: 1"=40' HOR / 1"=2' VERT



STORM PROFILE BLDG-2 TO MH-4 TO CB-11

SCALE: 1"=40' HOR / 1"=2' VERT

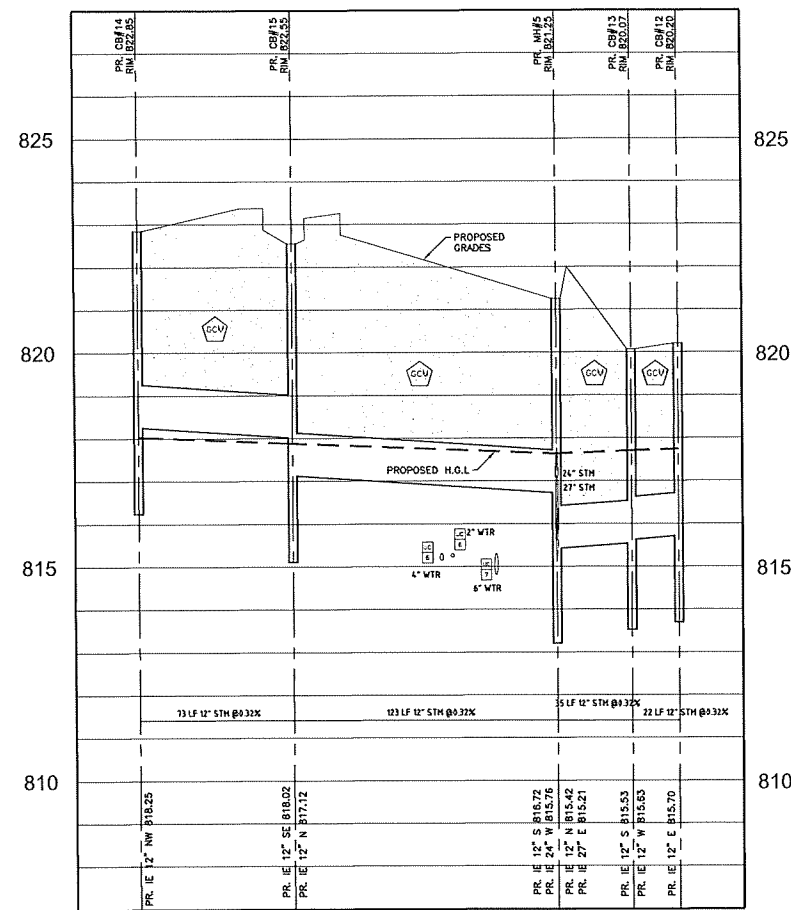
No.	Revision/Issue	Date
	P.U.D. Resubmittal #4	04.28.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	2.28.2018
	P.U.D. Resubmittal #1	10.23.2018
	P.U.D. Submittal	08.27.2018

Rochester Hills Trio
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Rochester Hills, MI 48307
P.U.D. Review

ROCHESTER HILLS
CITY FILE #18-016 Section #27

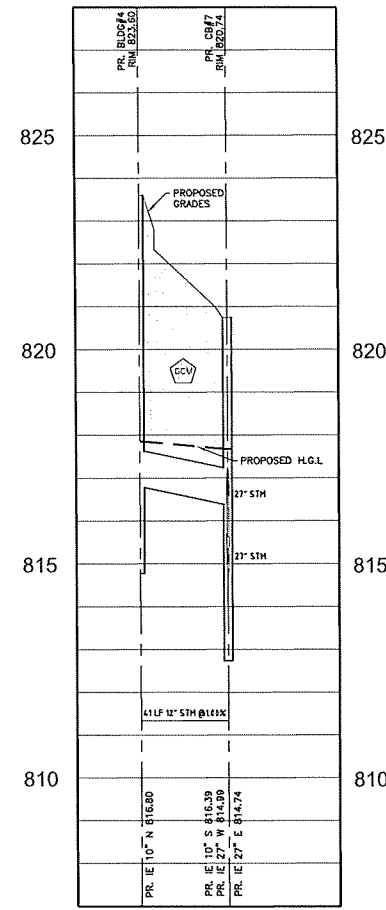
Profile Plan

C401 017218



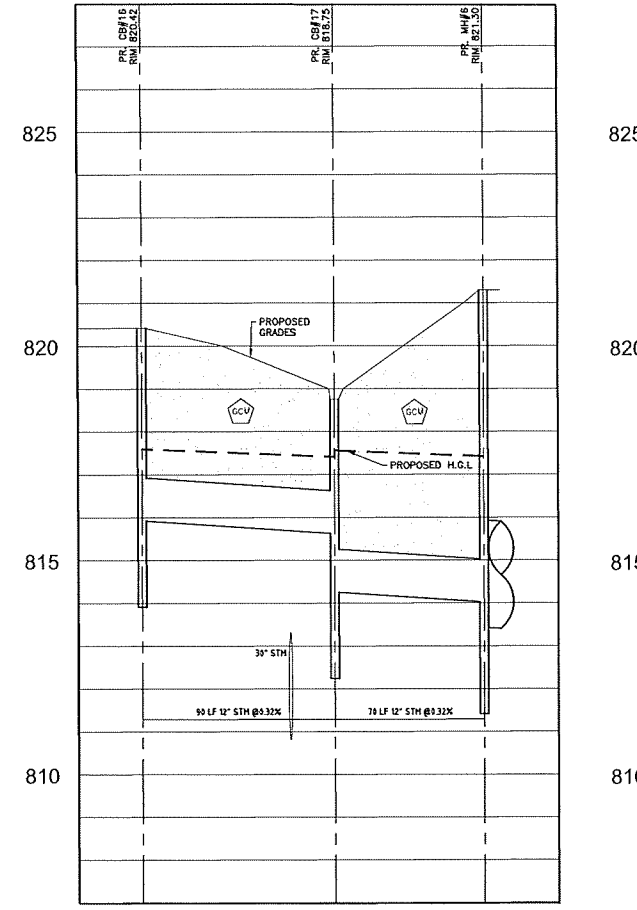
STORM PROFILE
CB-14 TO MH-5 TO CB-12

SCALE: 1"=40' HOR / 1"=2' VERT



STORM PROFILE
BLDG-4 TO CB-7

SCALE: 1"=40' HOR / 1"=2' VERT



STORM PROFILE
CB-16 TO BASIN

SCALE: 1"=40' HOR / 1"=2' VERT

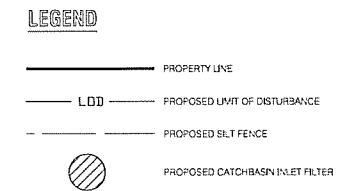
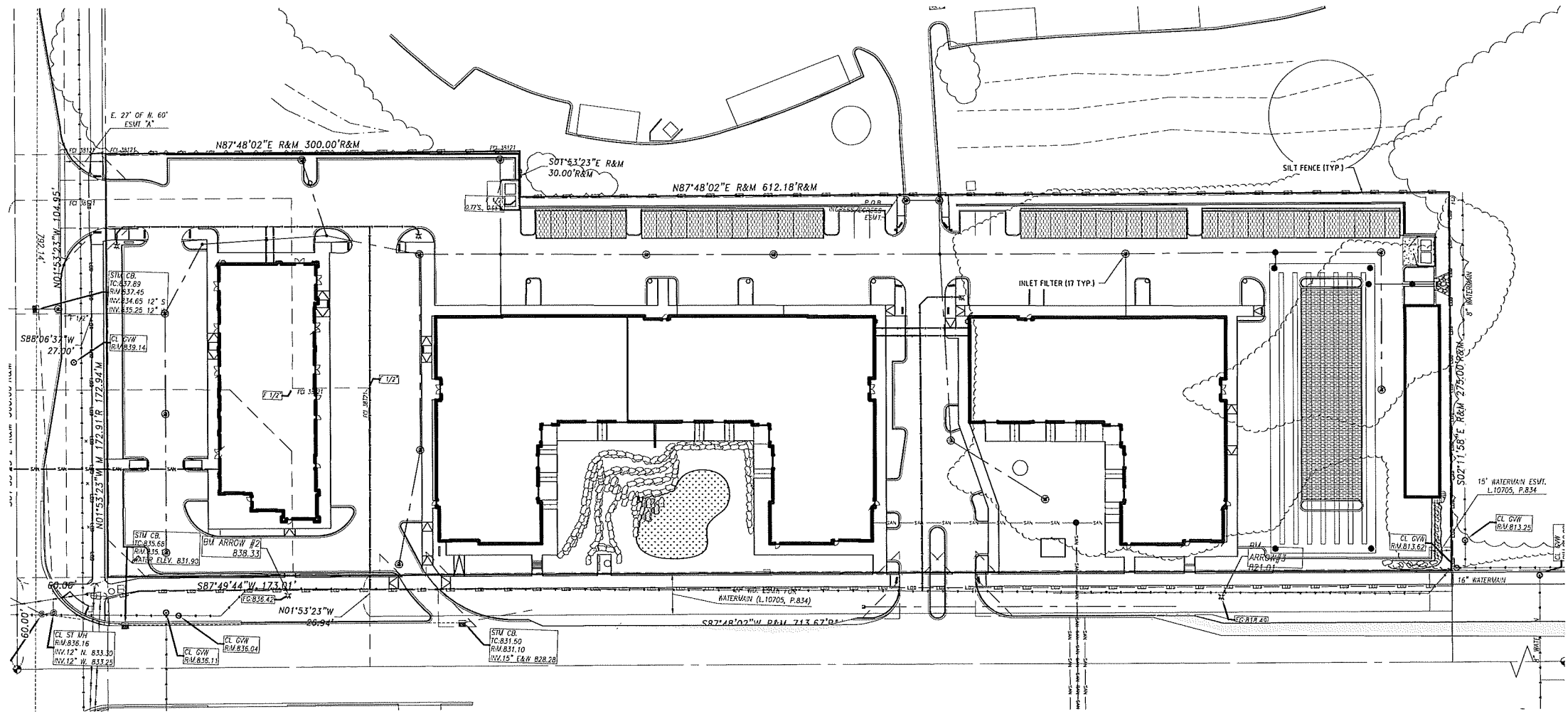
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	P.U.D. Resubmital #3	02.25.2019
	P.U.D. Resubmital #2	2.28.2018
	P.U.D. Resubmital #1	0.23.2018
	P.U.D. Submittal	09.27.2018

Rochester Hills Trio
990 W. Auburn Rd
Rochester Hills, MI 48307
P.U.D. Review

ROCHESTER HILLS
CITY FILE #18-016 Section #27

Profile Plan

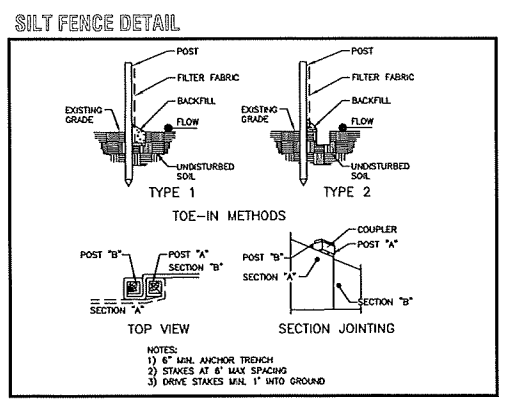
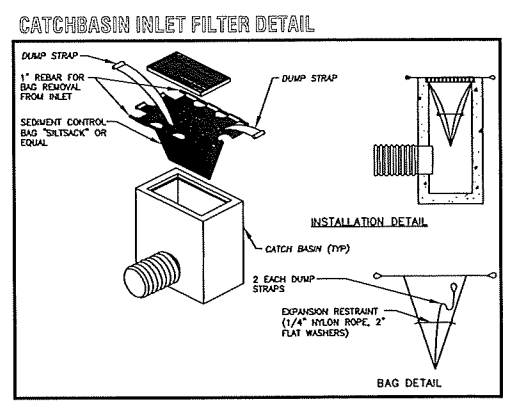
C402 017218



1 Soil Erosion and Sedimentation Control Plan



THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.



- OAKLAND COUNTY GENERAL NOTES**
1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE OAKLAND COUNTY DRAIN COMMISSION.
 2. ALL TEMPORARY AND PERMANENT POST CONSTRUCTION SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE CITY OF ROCHESTER HILLS CURRENT MSA PERMIT. ANY CONFLICT BETWEEN THESE STANDARDS AND THE MSA PERMIT, THE PERMIT'S CONDITIONS SHALL TAKE PRECEDENCE.
 3. EARLY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR THE EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES AND ANY NECESSARY SHALL BE PERFORMED WITHOUT DELAY.
 4. ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS.
 5. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THESE PLANS.
 6. STAGING THE WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN THESE PLANS AND REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH.
 7. SOIL EROSION CONTROL PRACTICES SHALL BE ESTABLISHED IN THE EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
 8. FAILURE TO COMPLY WITH APPROVED SOIL EROSION AND SEDIMENTATION MEASURES MAY RESULT IN WORK STOPPAGE BY APPROPRIATE AUTHORITY.
 9. EXCEPTIONS TO TYPING OF CONTROL MEASURES INSTALLATION WILL ONLY BE PERMITTED WHERE TREES AND STUMPS NEED TO BE REMOVED TO INSTALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
 10. CONTRACTOR IS TO PROVIDE THE CITY WITH PERMIT RENEWALS, VIOLATION CORRECTIONS, AND/OR RELEASES.

No.	Revision/Issue	Date
	P.U.D. Resubmittal #4	04.28.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	2.28.2018
	P.U.D. Resubmittal #1	0.23.2018
	P.U.D. Submittal	08.27.2018

Rochester Hills Trio
990 W. Auburn Rd
Rochester Hills, MI 48307
P.U.D. Review

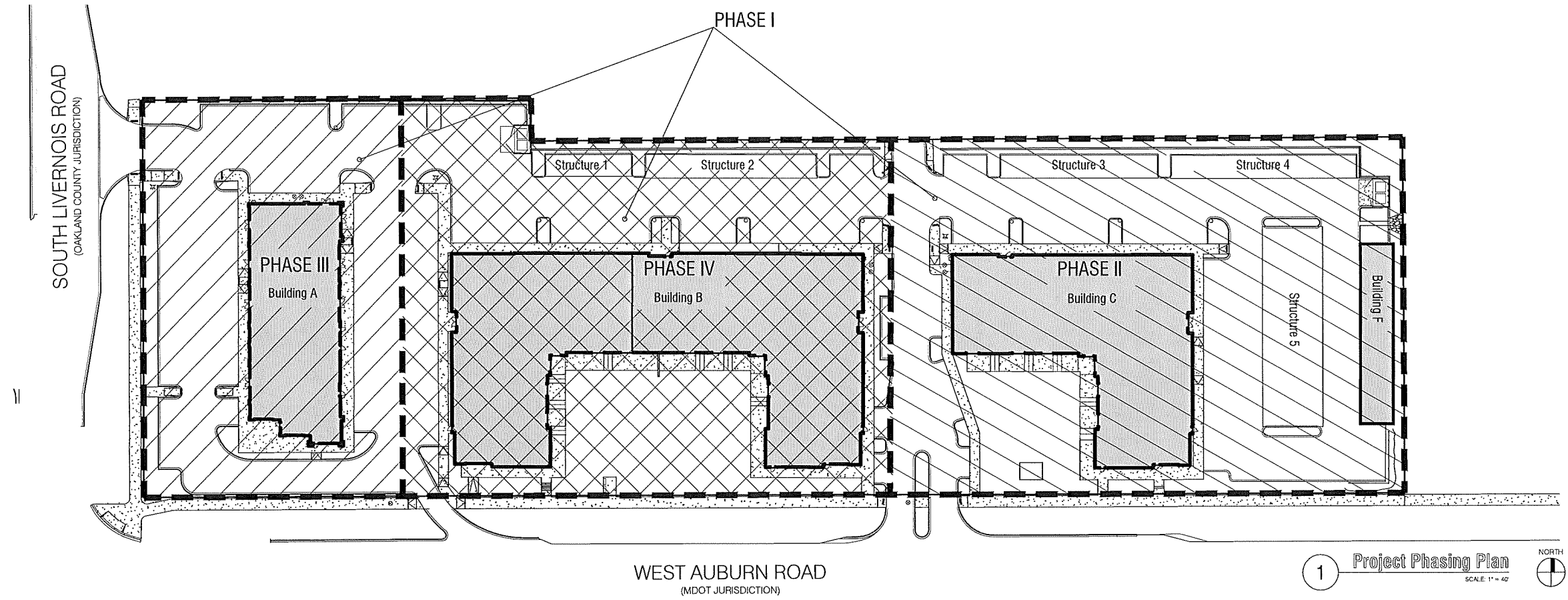
ROCHESTER HILLS
CITY FILE #18-016 Section #27

Soil Erosion Plan

C403 01721B

PHASING INFORMATION

PHASE	PHASE DETAILS
I	Site improvements & Underground work
II	Building C, F, S3, S4, S5 and Surrounding landscape
III	Building A and Surrounding landscape
IV	Structure 1, 2 and Surrounding landscape



1 Project Phasing Plan
 SCALE: 1" = 40'

No.	Revision/Issue	Date
	P.U.D. Resubmittal #4	04.26.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	2.28.2018
	P.U.D. Resubmittal #1	0.23.2018
	P.U.D. Submittal	8.27.2016

Rochester Hills Trio
 990 W. Auburn Rd
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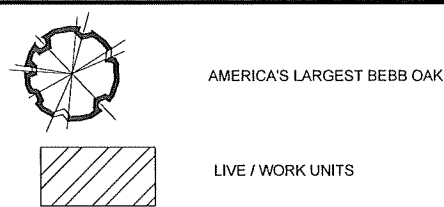
Project Phasing Plan

C600 01/21/18

PUBLIC BENEFIT MARKINGS

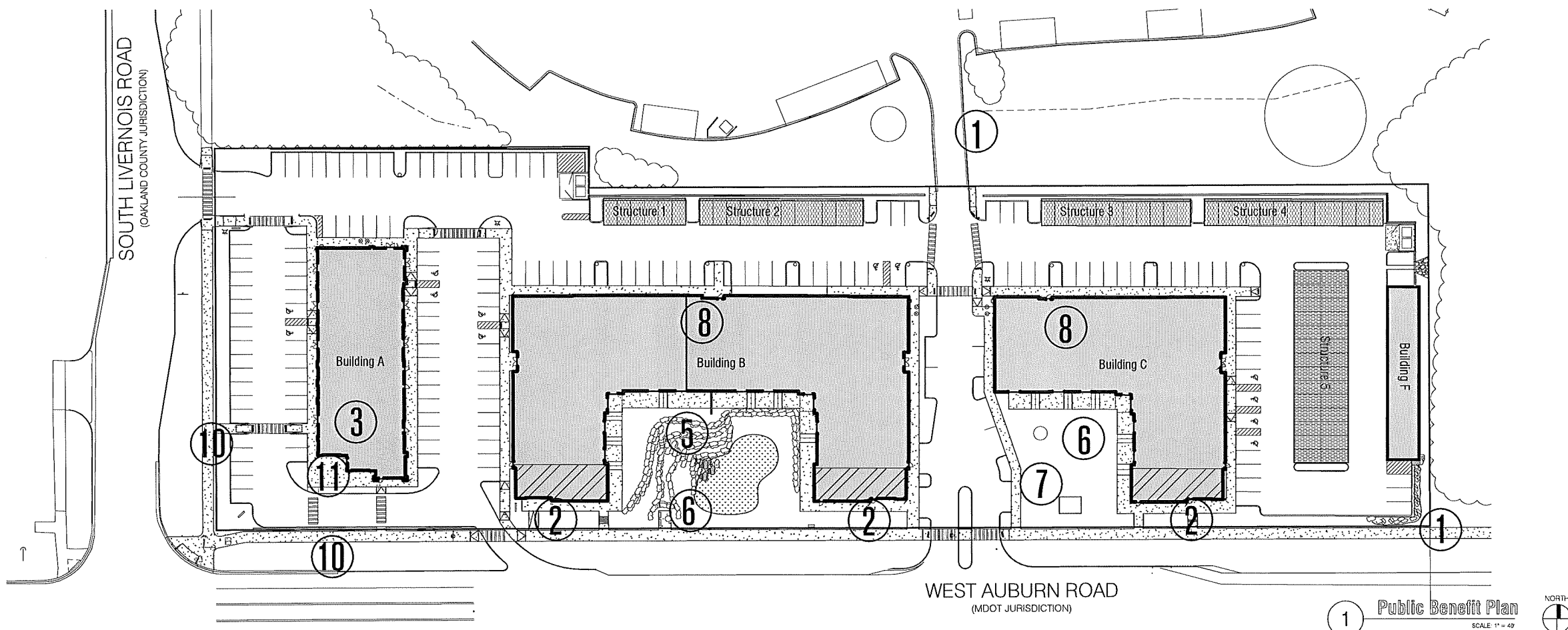
1. CONNECTION OF PEDESTRIAN NETWORK
2. ACTIVATED STREETSCAPE
3. COMMERCIAL ACTIVITY REPLACING GAS STATION AT PRIME INTERSECTION
4. INCREASE OF TAX REVENUE
5. EXEMPLARY LANDSCAPE
6. PUBLIC ART SCULPTURES
7. VEST POCKET PARK WITH GAZEBO
8. DIVERSIFICATION OF RESIDENTIAL TYPES - EVERY UNIT ACCESSIBLE VIA HANDICAP ROUTE AND ELEVATOR
9. MAJOR CONTRIBUTION TO TREE FUND (\$16,000)
10. REMOVAL OF TWO ACCESS POINTS (CURB CUTS)
11. OUTDOOR DINING WVIEW OF BEBB OAK

LEGEND

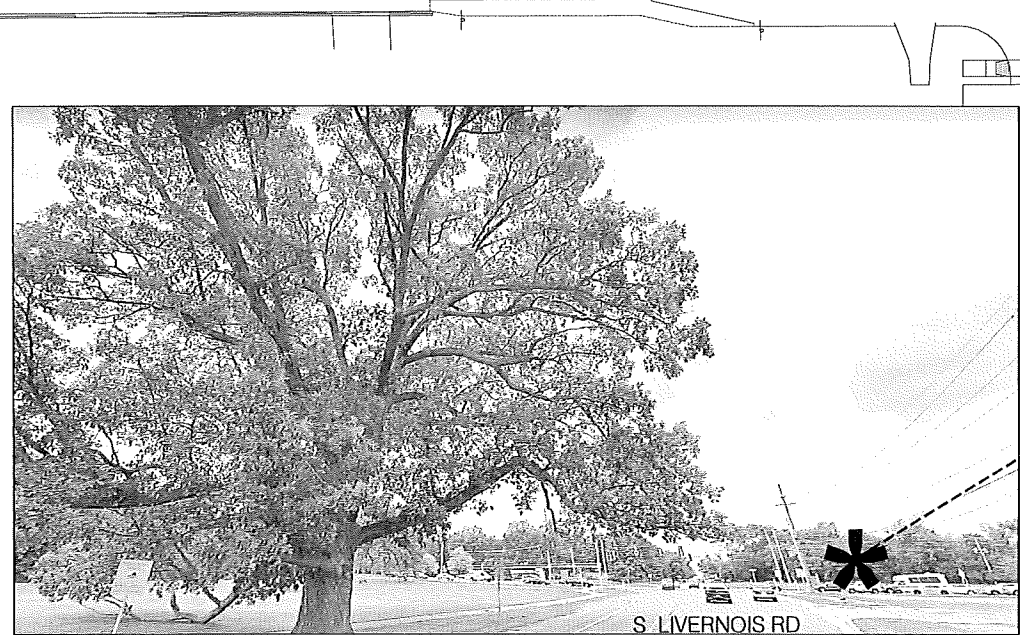


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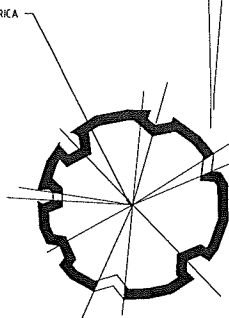


No.	Revision/Issue	Date
	P.U.D. Resubmittal #4	04.26.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	2.28.2018
	P.U.D. Resubmittal #1	0.23.2018
	P.U.D. Submittal	08.27.2016



VIEWING PERSPECTIVE

S LIVERNOIS RD



LARGEST BEBB OAK IN AMERICA

Rochester Hills Trio
 990 W. Auburn Rd
 Rochester Hills, MI 48307
 P.U.D. Review

Public Benefit Plan

C601 017218

SITE DATA

Regulation	Information
Parcel I.D.	# 15-27-351-007 / 15-27-351-008
Address	Auburn / Livernois Rd., Rochester Hills, MI
Zoning	B1 / RM - 1 / FB - 1
Parcel Area	(249,995 Sq.Ft.) 5.739 Acres

BUILDING INFORMATION

Building A (West corner)	1st Floor - 10,532 GSF 2nd Floor - 10,408 GSF Total - 20,940 GSF	
Building B (Midate)	1st Floor - 15,897 GSF 2nd Floor - 31,362 GSF 3rd Floor - 30,818 GSF Total - 78,077 GSF	73 Units
Building C (East)	1st Floor - 17,520 GSF 2nd Floor - 17,488 GSF 3rd Floor - 17,316 GSF Total - 52,324 GSF	47 Units
Total Unit Count		120 Units
Detached Garage		120 Units
Building F	3,036 GSF	Construction Type IIB

ZONING SCHEDULE OF REGULATIONS

Regulation	Required for R-4	Provided
Setbacks	Front: 25' Sides: 10' each/20' total Rear: 35' 100' from Residential	Front: A-35.0' / B 18.7' / C 17.6' Sides: 73.5' / 150.1' Rear: 71.8' / 77.9' / 80.0'
Building Height	Maximum: 2 stories/30'	30' (2 Stories w/ Lower Level)
Coverage	Maximum: 30%	36,062 SF Total Footprint: 23.21%
Density	No max. w/FB overlay	24.11 Units per Acre

NOTES

- Mechanical units to be roof top mounted and screened.
- Lighting and photometric information provided on lighting plans.
- All signs to meet Section 138-8.603 and Chapter 134 of City Code of Ordinances and be approved by Building Department.
- Use MDOT R-28 series, sidewalk ramp and detectable warning details for sidewalk ramps and detectable warning strips.
- Maintain 10-foot horizontal separation between all underground utilities throughout.
- Livernois Road is under the jurisdiction of RCOG and Auburn Road is under the jurisdiction of MDOT.

PARKING SUMMARY

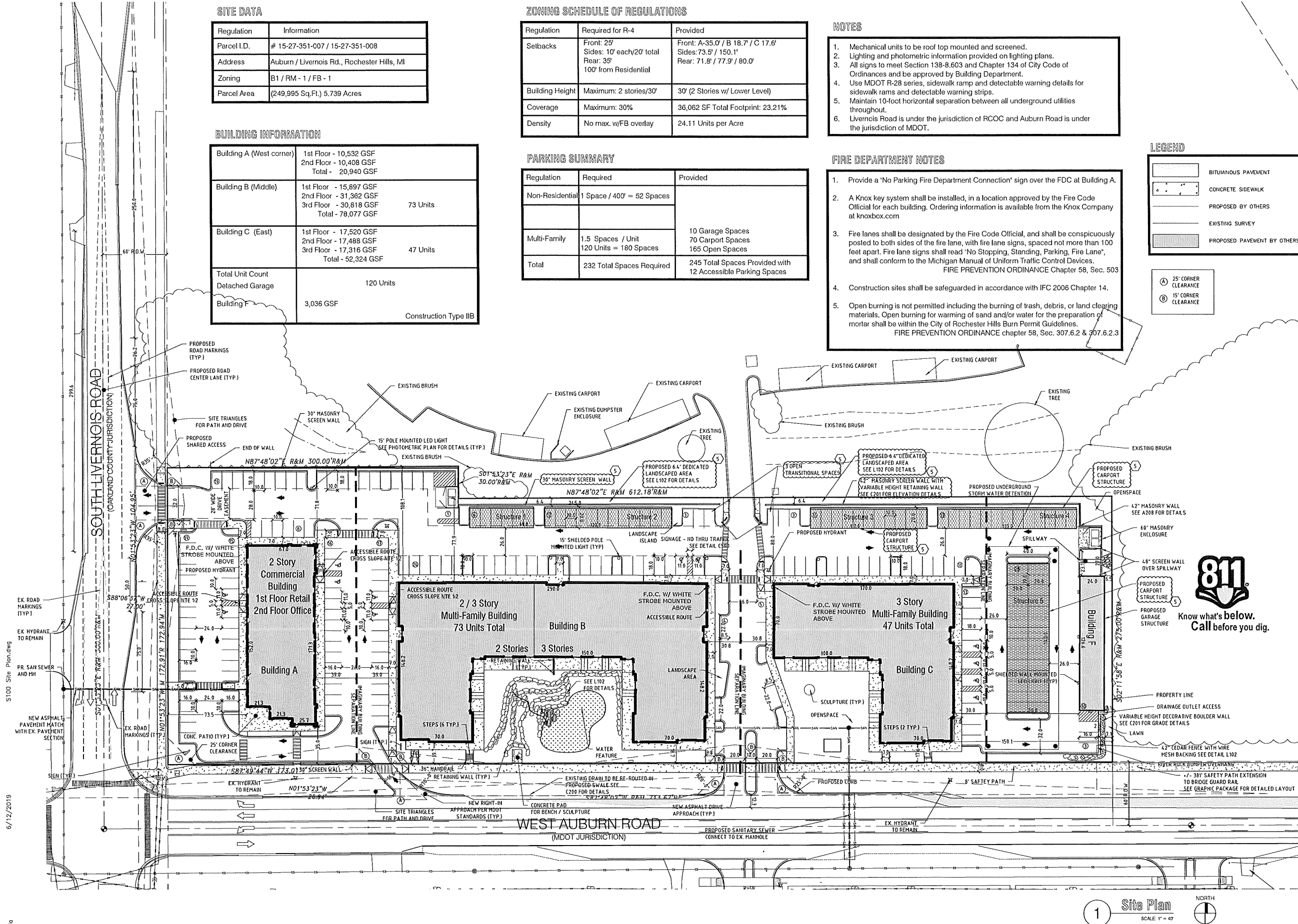
Regulation	Required	Provided
Non-Residential	1 Space / 400' = 52 Spaces	
Multi-Family	1.5 Spaces / Unit 120 Units = 180 Spaces	10 Garage Spaces 70 Carport Spaces 165 Open Spaces
Total	232 Total Spaces Required	245 Total Spaces Provided with 12 Accessible Parking Spaces

FIRE DEPARTMENT NOTES

- Provide a "No Parking Fire Department Connection" sign over the FDC at Building A.
- A Knox key system shall be installed, in a location approved by the Fire Code Official for each building. 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 to 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. FIRE PREVENTION ORDINANCE Chapter 58, Sec. 503
- 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. FIRE PREVENTION ORDINANCE chapter 58, Sec. 307.6.2 & 307.6.2.3

LEGEND

	BITUMINOUS PAVEMENT
	CONCRETE SIDEWALK
	PROPOSED BY OTHERS
	EXISTING SURVEY
	PROPOSED PAVEMENT BY OTHERS
	25' CORNER CLEARANCE
	15' CORNER CLEARANCE



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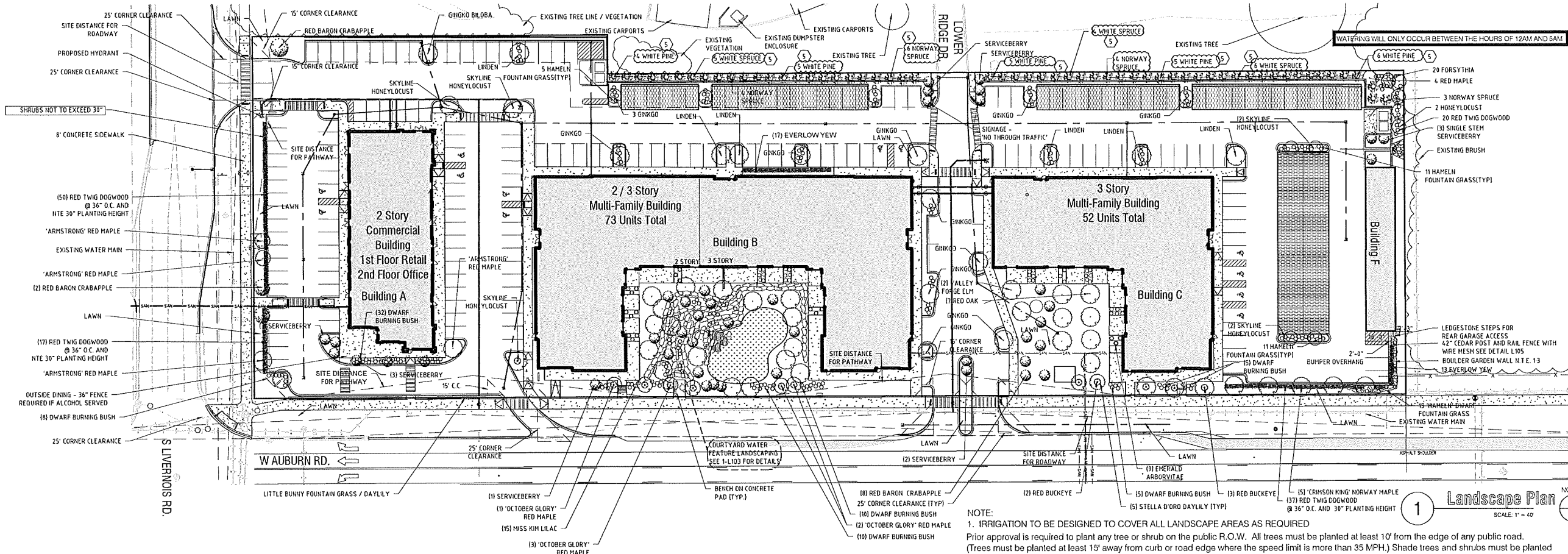
5	P.U.D. Resubmittal #5	06.12.2019
4	P.U.D. Resubmittal #4	04.28.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	2.28.2016
	P.U.D. Resubmittal #1	0.23.2016
	P.U.D. Submittal	08.27.2016
No.	Revision/Issue	Date

Rochester Hills Trio
 990 W. Auburn Rd
 Rochester Hills, MI 48307
 P.U.D. Review

ROCHESTER HILLS
 CITY FILE #18-016 Section #27

Site Plan

S100 017218



1 Landscape Plan SCALE 1" = 40'

NOTE:
 1. IRRIGATION TO BE DESIGNED TO COVER ALL LANDSCAPE AREAS AS REQUIRED
 Prior approval is required to plant any tree or shrub on the public R.O.W. All trees must be planted at least 10' from the edge of any public road. (Trees must be planted at least 15' away from curb or road edge where the speed limit is more than 35 MPH.) Shade trees and shrubs must be planted at least 5' 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 ROW lines at a distance along each line 25' from the point of their intersection. No trees or shrubs shall be planted in the triangle area at any driveway and public walkway at a distance along each line 15' from the point of their intersection. All trees and shrub must be planted at least 10' from any fire hydrant. Shade and evergreen trees must be at least 15' from the nearest overhead wire. Trees must be planted a minimum 5' from any underground utility, unless the Cities LA requires a greater distance.
 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 ROW. Forestry may require the developer to identify any that pose a hazard to the safe use of the public ROW. Forestry may require the developer to remove or replace any such trees.

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 OWNERS 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 SOEDED.
- 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.

PLANT SCHEDULE

#	BOTANICAL NAME	COMMON NAME	SIZE/ROOT	UNIT COST / TOTAL
12	GLEDITSIA tricanthos 'SKYLINE'	SKYLINE HONEYLOCUST	3' B&B	\$450.00 / \$3,600.00
15	ACER rubrum ARMSTRONG	ARMSTRONG RED MAPLE	3' B&B	\$425.00 / \$2,250.00
13	ACER r OCTOBER GLORY	OCTOBER GLORY RED MAPLE	3' B&B	\$450.00 / \$2,700.00
12	MALUS x 'RED BARON'	RED BARON CRABAPPLE	3' B&B	\$325.00 / \$3,900.00
4	TILLIA c. 'GREENSPIRE'	GREENSPIRE LINDEN	3' B&B	\$450.00 / \$1,800.00
9	QUERCUS robur	ENGLISH OAK	3' B&B	\$450.00 / \$2,250.00
8	QUERCUS RUBRA	RED OAK	3' B&B	\$450.00 / \$3,150.00
2	ULMUS a. 'VALLEY FORGE'	VALLEY FORGE ELM	3' B&B	\$450.00 / \$900.00
16	ACER p. 'CRIMSON SENTRY'	CRIMSON SENTRY NORWAY MAPLE	3' B&B	\$450.00 / \$7,200.00
1	GINKGO biloba	GINKGO	3' B&B	\$525.00 / \$3,675.00
5	AESCULUS pavia	SCARLET BUCKEYE	3' B&B	\$500.00 / \$2,500.00
18	AMELANCHIER g. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	3' B&B	\$65.00 / \$1,950.00
97	PELNISSETUM a. 'HAMLIN'	HAMLIN FOUNTAIN GRASS	#3 CONT.	\$55.00 / \$954.00
48	SPIREA coccinea	DWARF RED SPIREA	24" B&B	\$35.00 / \$1,680.00
147	HEMEROCALLIS x 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#2 CONT.	\$45.00 / \$945.00
65	HOSTA x 'ALBO MARGINATA'	ALBO MARGINATA HOSTA	#2 CONT.	\$55.00 / \$3,575.00
20	SYRINGA p. 'MISS KIM'	MISS KIM LILAC	24" B&B	\$65.00 / \$1,300.00
133	CORNUS c. RED TWIG DOGWOOD	RED TWIG DOGWOOD	24" B&B	\$75.00 / \$7,800.00
66	EUONYMUS a. COMPACTA	DWARF BURNING BUSH	24" B&B	\$65.00 / \$6,565.00
20	PINUS STROBUS	WHITE PINE		
13	PICEA GLAUCA	WHITE SPRUCE		
11	NORWAY ABIES	NORWAY SPRUCE		
				LANDSCAPE TOTAL: \$58,694.00
				BUILDING B: \$29,215.00
				IRRIGATION - 19,100.00
				GRAND TOTAL - \$107,009.00

LANDSCAPE REQUIREMENTS

Disposition	Landscaping Required	Landscaping Provided	Note
Right of Way		None	
S Livernois Rd. (250') W Auburn Rd. (886')	7 Deciduous / 4 Ornamental 23 Deciduous / 15 Ornamental	Utility Location Above and Below Ground Prohibit Installation	
Front Yard			
FB District W Auburn Rd. - 886'	16 Trees 36 Ornamentals 108 Shrubs 4 Deciduous	8 Trees 36 Ornamentals 108 Shrubs	8 Trees Provided 20 shrubs added
Lower Ridge Dr.		None	
Interior Street Trees			
Lower Ridge Dr.	1 Deciduous / 35'	6 Deciduous Provided	
Parking Lot			
Interior	5% of Parking Area 100,000 Sq. Ft. @ 5% = 5,000 Sq. Ft.	(34) Trees in + 5,500 Sq. Ft. Landscape Area Provided	
Perimeter	8 Deciduous 6 Ornamental and Continuous Hedge	8 Deciduous Trees 6 Ornamentals w/ Continuous Hedge	

Trees > 6" DBH Shall Be Replaced 1:1

Replacement Tree Credits:

Deciduous
 2" Cal = 1 Credit
 2.5" = 1.5 Credits
 3" = 2 Credits

Evergreen
 8" = 1 Credit
 10" = 2 Credits

Trees Surveyed - 80
 Total Dead Trees On Site - 9
 Total Ash Trees ON Site - 5
 Total Off Site Trees - 0
 Total Unregulated Trees - 9
 Total Regulated Trees - 57
 Total Regulated Trees to be Removed - 57
 57 / 2 = (29) 3" REPLACEMENT TREES REQUIRED

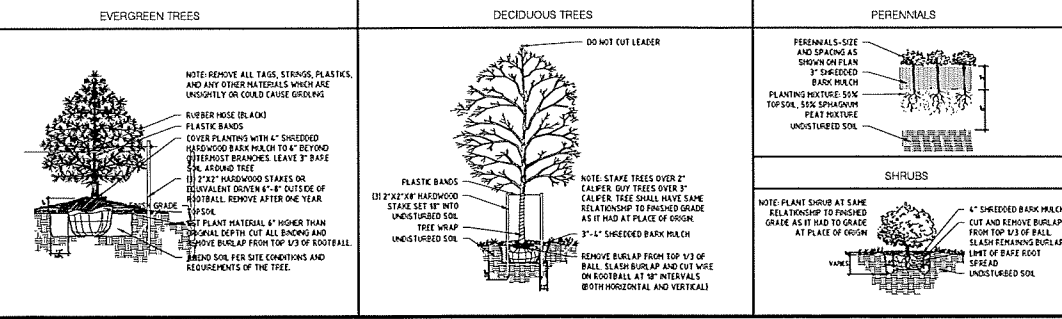
Total Replacement Credits Provided - 57
 57 / 2 = 29

29 Three (3) Inch Replacement Trees Required
 (26) 3" Trees Provided
 \$650.25 (3 Tree Credits) To City Tree Fund

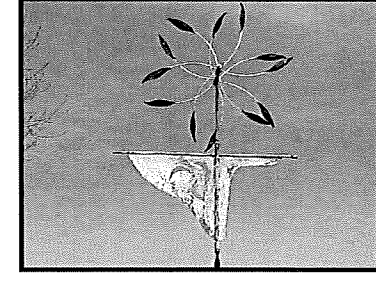
+ 8 Additional from Auburn R.O.W.

Total Tree Fund Payment - \$0.00
 (74) Previously Trees Deficient Trees Now Proposed at North Property Line.

PLANTING DETAILS



SCULPTURE CONCEPT



DESIGNHAUS EST 1998
ARCHITECTURE

301 WALNUT BOULEVARD
 ROCHESTER, MI 48307

T: 248.601.4422 F: 248.453.5854

WWW.DESIGNHAUS.COM
 INFO@DESIGNHAUS.COM

Rochester Hills Trio

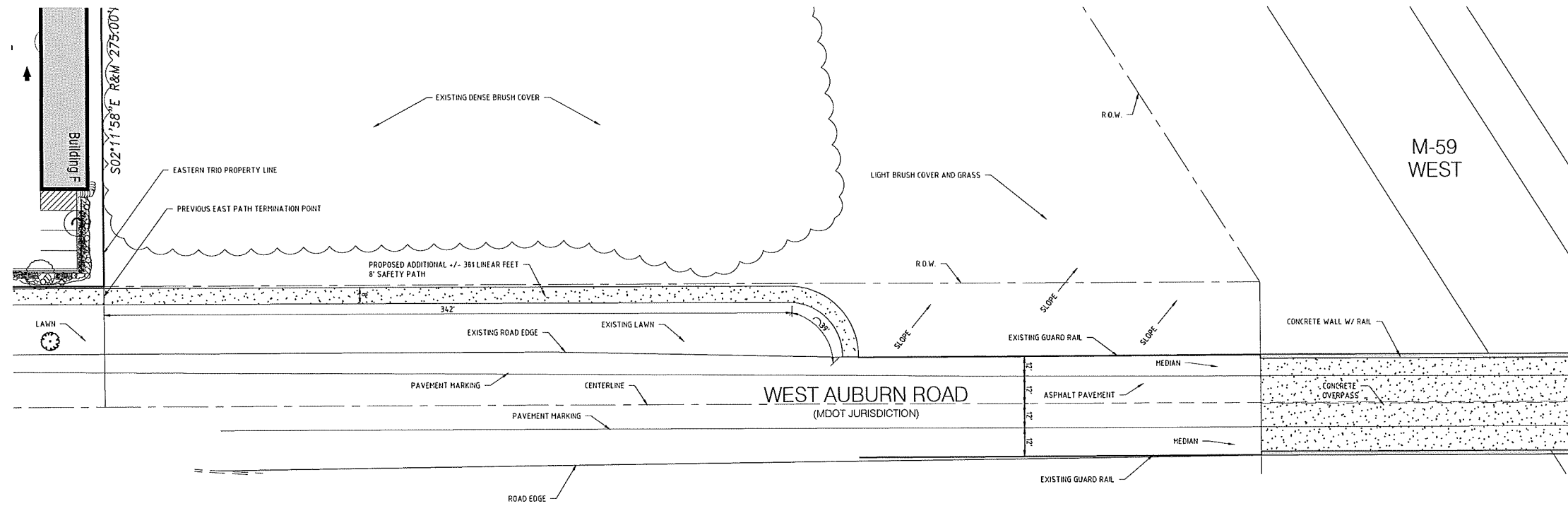
No.	Revision/Issue	Date
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4	P.U.D. Resubmittal #4	04.28.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	2.28.2018
	P.U.D. Resubmittal #1	0.23.2018
	P.U.D. Submittal	08.27.2018

Rochester Hills Trio
 990 W. Auburn Rd
 Rochester Hills, MI 48307
 P.U.D. Review

ROCHESTER HILLS
 CITY FILE #18-016 Section #27

Landscape Plan

L101 017218



1 Safety Path Plan
 1" = 50' NORTH

No.	Revision/Issue	Date
5	P.U.D. Resubmittal #5	06.12.2019
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Rochester Hills Trio
 990 W. Auburn Rd
 Rochester Hills, MI 48307
 P.U.D. Review

ROCHESTER HILLS
 CITY FILE #18-016 Section #27

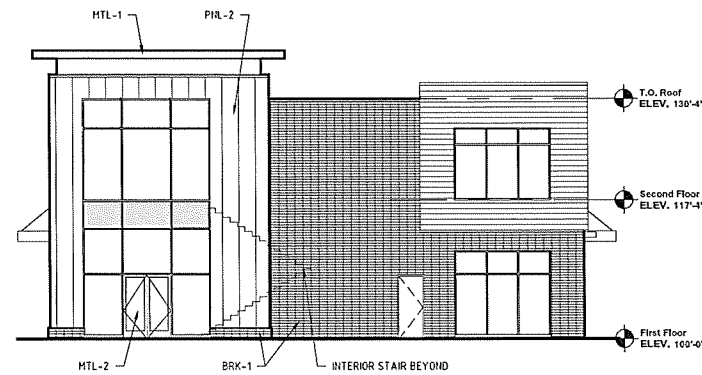
Safety Path Extension

L105 017218

BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS

Building A North Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	954 SQ.FT.	70%	BRK-1, PNL-1
ACCENT MATERIAL	403 SQ.FT.	30%	PNL-2
TOTAL	1357 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR	224 SQ.FT.	534 SQ.FT.	42%
SECOND FLOOR	249 SQ.FT.	594 SQ.FT.	42%



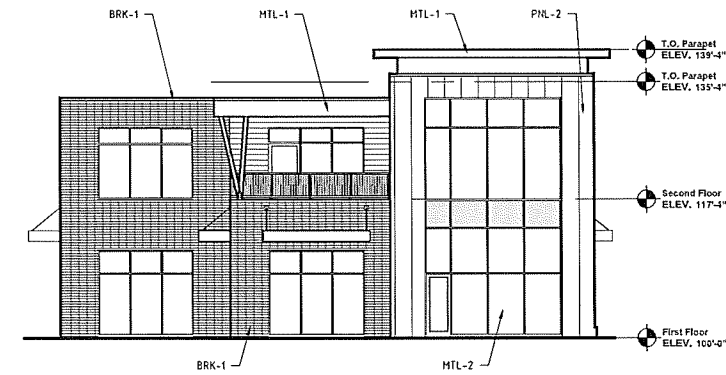
4 Building A- North Elevation
SCALE: 3/32" = 1"

NOTE:
WE ACKNOWLEDGE THE DEFICIENCY IN TRANSPARENCY PERCENTAGE ON THE NORTH ELEVATION OF BUILDING A. DUE TO THE UTILITY ROOM, EGRESS STAIRS AND ELEVATOR LOCATION ALONG THIS ELEVATION OF THE BUILDING, WINDOW SPACE IS SEVERELY LIMITED.

BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS

Building A South Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	441 SQ.FT.	58%	BRK-1, PNL-1
ACCENT MATERIAL	320 SQ.FT.	42%	PNL-2
TOTAL	761 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR	328 SQ.FT.	534 SQ.FT.	61%
SECOND FLOOR	369 SQ.FT.	608 SQ.FT.	61%



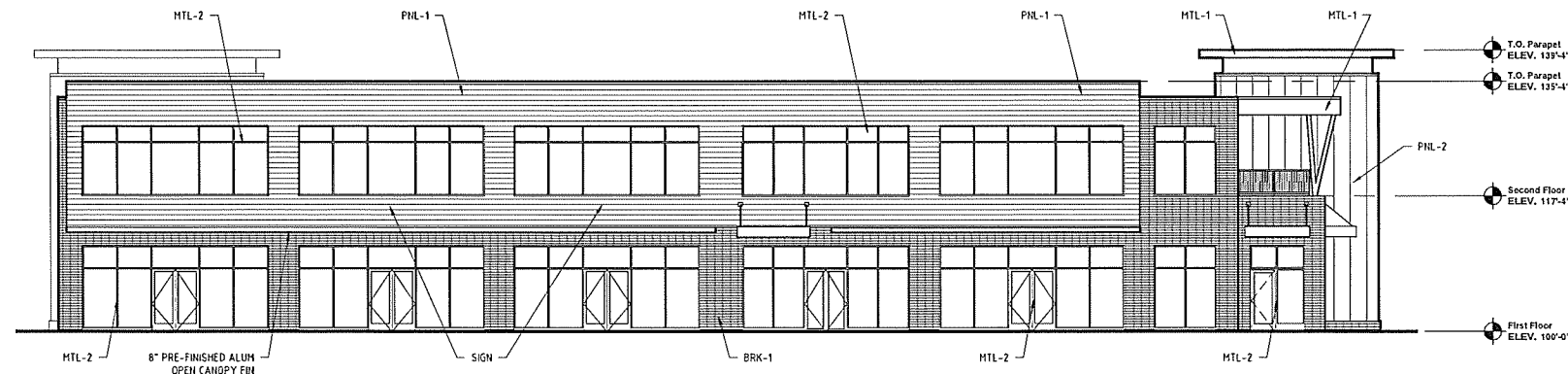
3 Building A- South Elevation
SCALE: 3/32" = 1"

MATERIAL LEGEND	
KEY	SPECIFICATIONS
BRK-1	BRICK-BELDEN BRICK, BLACK DIAMOND VELOUR, STACK BOND
PNL-1	PREFINISHED ALUMINIUM PANEL- AL13, V-LINE, 04 SYSTEM WOODS 1502 CHERRY
PNL-2	PREFINISHED ALUMINIUM PANEL- ATAS, 13 DOVE GREY
MTL-1	PREFINISHED ALUMINIUM COPING, CANOPY, FASCIA, AND SOFFIT- ATAS, 02 BLACK
MTL-2	CLEAR ANODIZED ALUMINIUM STOREFRONT AND RAILING

BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS

Building A West Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,012 SQ.FT.	87%	BRK-1, PNL-1
ACCENT MATERIAL	312 SQ.FT.	13%	PNL-2
TOTAL	2,324 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR	1,080 SQ.FT.	1,360 SQ.FT.	79%
SECOND FLOOR	1,152 SQ.FT.	1,530 SQ.FT.	75%

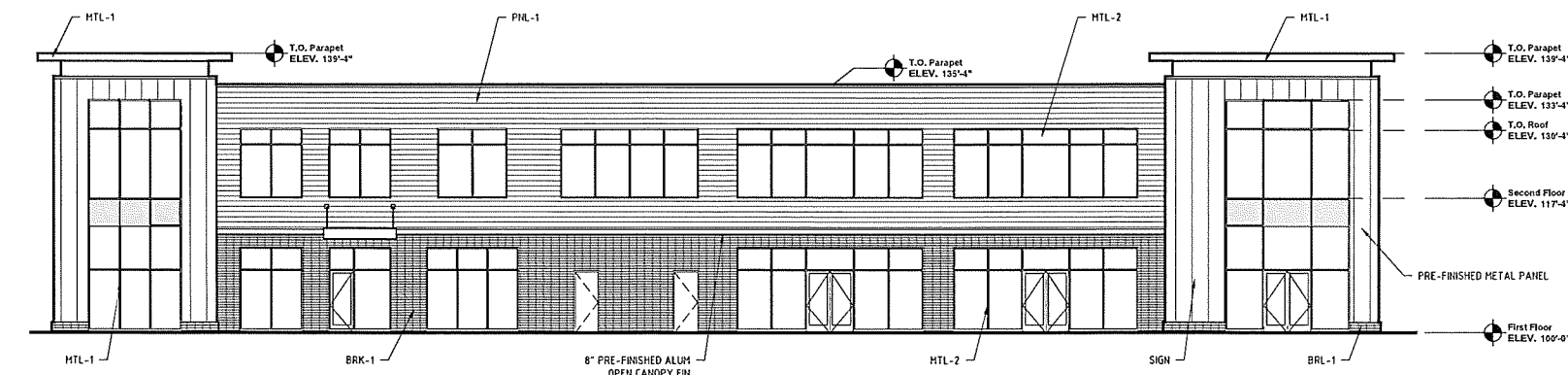


2 Building A- West Elevation
SCALE: 3/32" = 1"

BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS

Building A East Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,074 SQ.FT.	74%	BRK-1, PNL-1
ACCENT MATERIAL	717 SQ.FT.	26%	PNL-2
TOTAL	2,791 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR	833 SQ.FT.	1,366 SQ.FT.	61%
SECOND FLOOR	1,055 SQ.FT.	1,508 SQ.FT.	70%



1 Building A- East Elevation
SCALE: 3/32" = 1"

NOTE:
WE ACKNOWLEDGE THE DEFICIENCY IN TRANSPARENCY PERCENTAGE ON THE NORTH ELEVATION OF BUILDING A. DUE TO THE UTILITY ROOM, EGRESS STAIRS AND ELEVATOR LOCATION ALONG THIS ELEVATION OF THE BUILDING, WINDOW SPACE IS SEVERELY LIMITED.



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	P.U.D. Resubmittal #1	0.23.2018
	P.U.D. Submittal	08.27.2018

Rochester Hills Trio
990 W. Auburn Rd
Rochester Hills, MI 48307

Building A Elevations

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No.	Revision/Issue	Date
	P.U.D. Resubmittal #5	06.12.2019
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	P.U.D. Resubmittal #1	0.23.2016
	P.U.D. Submittal	08.27.2016

Rochester Hills Trio
990 W. Auburn Rd
Rochester Hills, MI 48307

ROCHESTER HILLS
CITY FILE #18-016 Section #27

Building B Elevations

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BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS

Building B South Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,550 SQ.FT.	68%	BRK-1, PNL-1
ACCENT MATERIAL	1,207 SQ.FT.	32%	PNL-2
TOTAL	3,757 SQ.FT.		

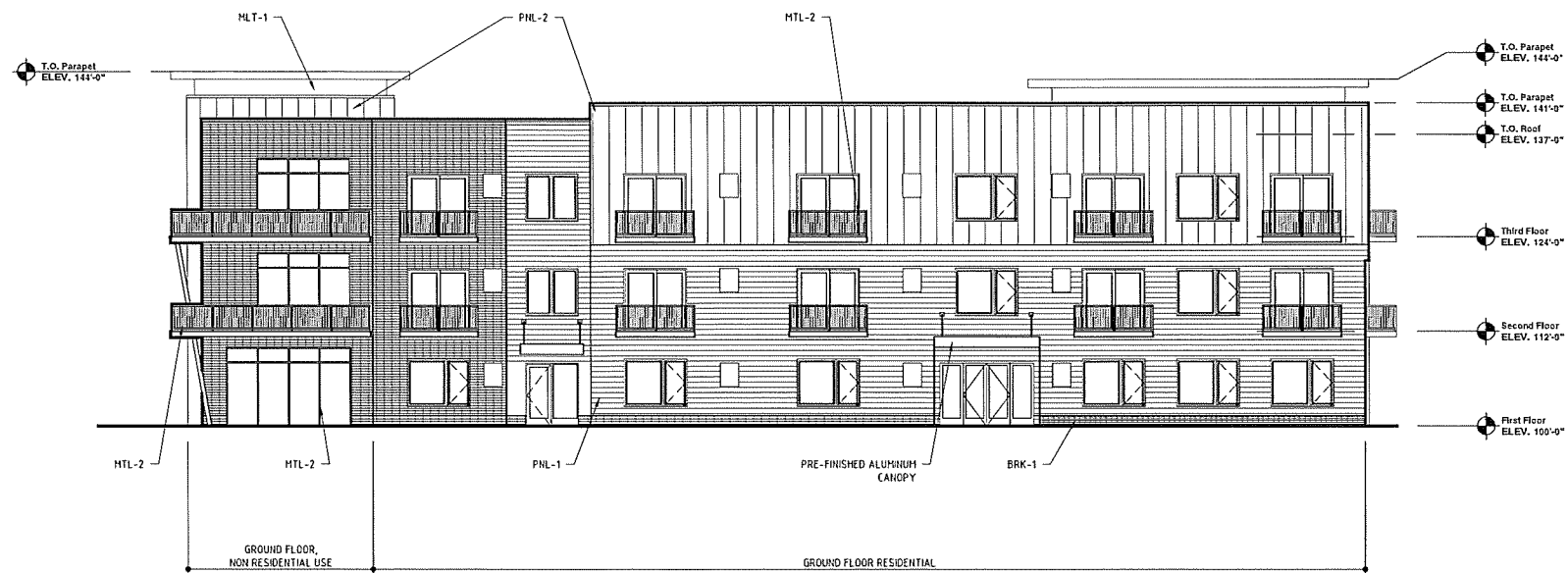
FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	372 SQ.FT.	900 SQ.FT.	41%
GROUND FLOOR, NON-RESIDENTIAL	592 SQ.FT.	840 SQ.FT.	70%
SECOND FLOOR	1392 SQ.FT.	2,900 SQ.FT.	48%
THIRD FLOOR	674 SQ.FT.	1,452 SQ.FT.	46%

BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS

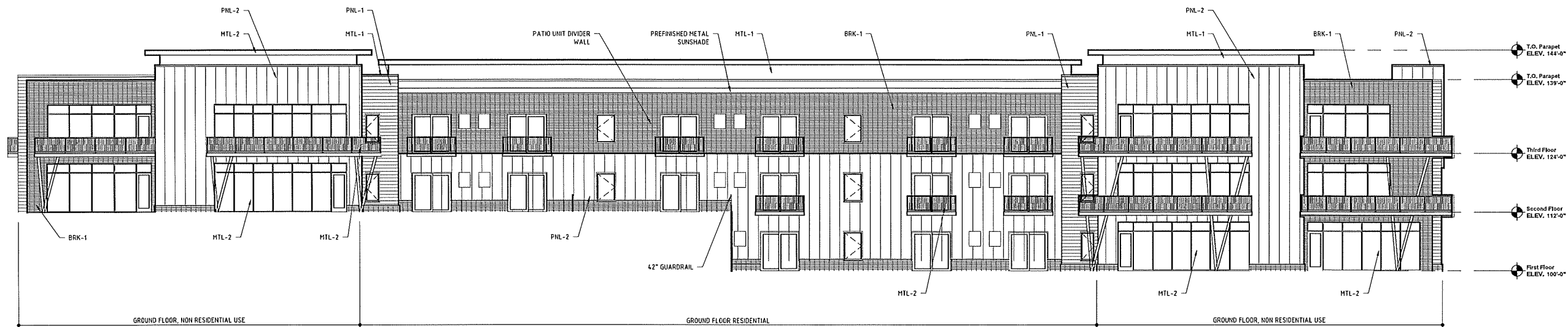
Building B East Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,386 SQ.FT.	47%	BRK-1, PNL-1
ACCENT MATERIAL	2,652 SQ.FT.	53%	PNL-2
TOTAL	5,038 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	377 SQ.FT.	762 SQ.FT.	49%
GROUND FLOOR, NON-RESIDENTIAL	96 SQ.FT.	142 SQ.FT.	68%
SECOND FLOOR	576 SQ.FT.	1,489 SQ.FT.	39%
THIRD FLOOR	576 SQ.FT.	1,489 SQ.FT.	39%

MATERIAL LEGEND	
KEY	SPECIFICATIONS
BRK-1	BRICK-BELDEN BRICK, BLACK DIAMOND VELOUR, STACK BOND
PNL-1	PREFINISHED ALUMINUM PANEL- AL13, V-LINE, 04 SYSTEM WOODS 1/2" CHERRY
PNL-2	PREFINISHED ALUMINUM PANEL- ATAS, 13 DOVE GREY
MTL-1	PREFINISHED ALUMINUM COPING, CANOPY, FASCIA, AND SOFFIT- ATAS, 02 BLACK
MTL-2	CLEAR ANODIZED ALUMINUM STOREFRONT AND RAILING



2 East Elevation
SCALE: 3/32" = 1"



1 South Elevation
SCALE: 3/32" = 1"



No.	Revision/Issue	Date
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	P.U.D. Submittal	08.27.2016

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Building B Elevations

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BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS

Building B North Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	6,474 SQ.FT.	89%	BRK-1, PNL-1
ACCENT MATERIAL	809 SQ.FT.	11%	PNL-2
TOTAL	7,283 SQ.FT.		

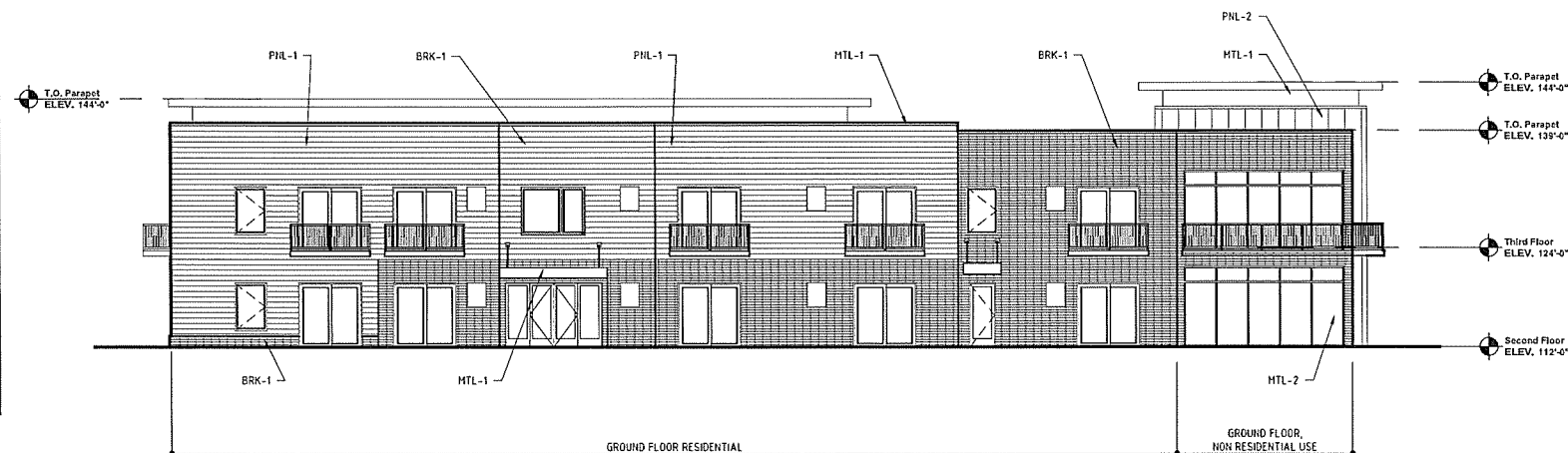
FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR	558 SQ.FT.	976 SQ.FT.	57%
SECOND FLOOR	822 SQ.FT.	3,018 SQ.FT.	27%
THIRD FLOOR	436 SQ.FT.	3,471 SQ.FT.	13%

BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS

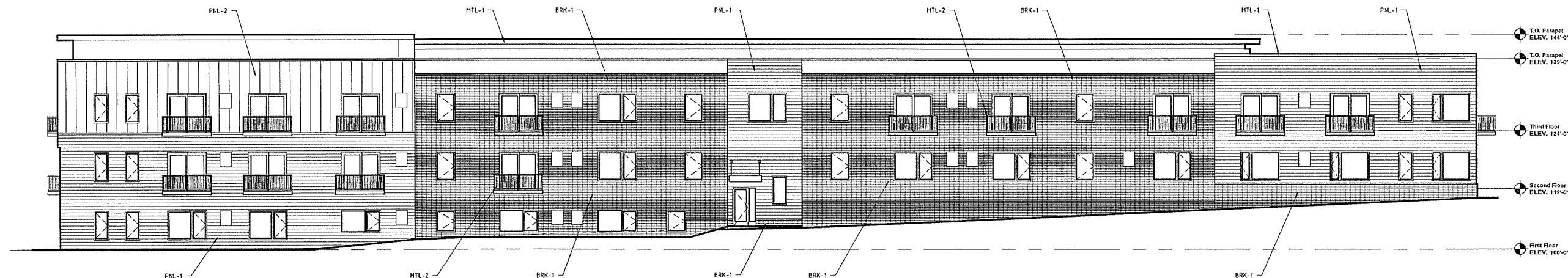
Building B West Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,593 SQ.FT.	96%	BRK-1, PNL-1
ACCENT MATERIAL	113 SQ.FT.	4%	PNL-2
TOTAL	2,709 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR	356 SQ.FT.	757 SQ.FT.	47%
GROUND FLOOR RESIDENTIAL	120 SQ.FT.	132 SQ.FT.	92%
SECOND FLOOR	616 SQ.FT.	1,471 SQ.FT.	42%

MATERIAL LEGEND	
KEY	SPECIFICATIONS
BRK-1	BRICK-BELDEN BRICK, BLACK DIAMOND VELOUR, STACK BOND
PNL-1	PREFINISHED ALUMINIUM PANEL- AL13, V-LINE, 04 SYSTEM WOODS 1402 CHERRY
PNL-2	PREFINISHED ALUMINIUM PANEL- ATAS, 13 DOVE GREY
MTL-1	PREFINISHED ALUMINIUM COPING, CANOPY, FASCIA, AND SOFFIT- ATAS, 02 BLACK
MTL-2	CLEAR ANODIZED ALUMINIUM STOREFRONT AND RAILING



2 West Elevation
 SCALE 3/32" = 1"



1 North Elevation
 SCALE 3/32" = 1"



No.	Revision/Issue	Date
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 990 W. Auburn Rd
 Rochester Hills, MI 48307

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Building B Elevations

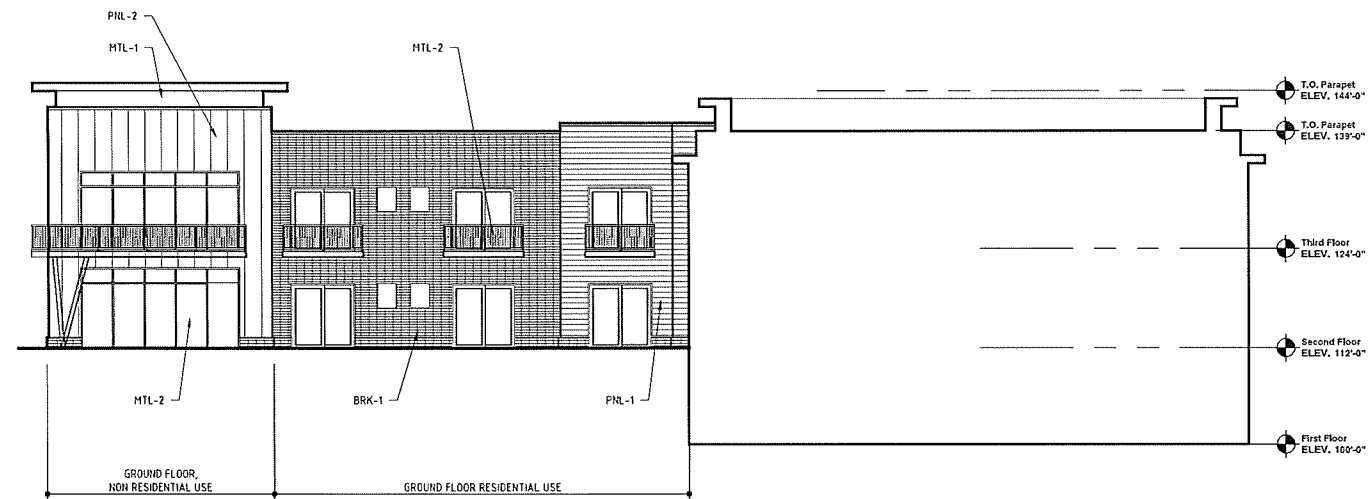
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MATERIAL LEGEND	
KEY	SPECIFICATIONS
BRK-1	BRICK-BELDEN BRICK, BLACK DIAMOND VELOUR, STACK BOND
PNL-1	PREFINISHED ALUMINUM PANEL- AL13, V-LINE, 04 SYSTEM WOODS $\frac{1402}{100}$ CHERRY
PNL-2	PREFINISHED ALUMINUM PANEL- ATAS, 13 DOVE GREY
IATL-1	PREFINISHED ALUMINUM COPING, CANOPY, FASCIA, AND SOFFIT- ATAS, 02 BLACK
IATL-2	CLEAR ANODIZED ALUMINUM STOREFRONT AND RAILING

BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS

Building B East Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	960 SQ.FT.	70%	BRK-1, PNL-1
ACCENT MATERIAL	420 SQ.FT.	30%	PNL-2
TOTAL	1,380 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	144 SQ.FT.	312 SQ.FT.	46%
GROUND FLOOR, NON-RESIDENTIAL	120 SQ.FT.	168 SQ.FT.	72%
SECOND FLOOR	392 SQ.FT.	827 SQ.FT.	47%

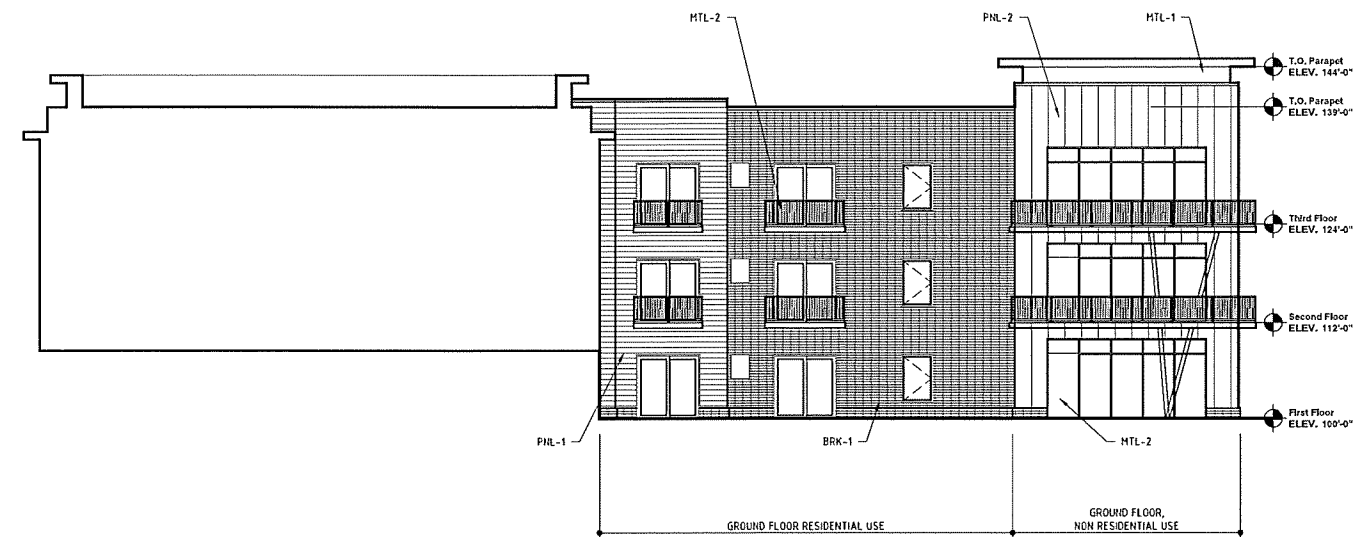


2 East Elevation
 SCALE: 3/32" = 1"

BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS

Building B West Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	1,521 SQ.FT.	73%	BRK-1, PNL-1
ACCENT MATERIAL	544 SQ.FT.	26%	PNL-2
TOTAL	2,075 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	120 SQ.FT.	312 SQ.FT.	38%
GROUND FLOOR, NON-RESIDENTIAL	120 SQ.FT.	168 SQ.FT.	71%
SECOND FLOOR	352 SQ.FT.	800 SQ.FT.	44%
THIRD FLOOR	352 SQ.FT.	800 SQ.FT.	44%



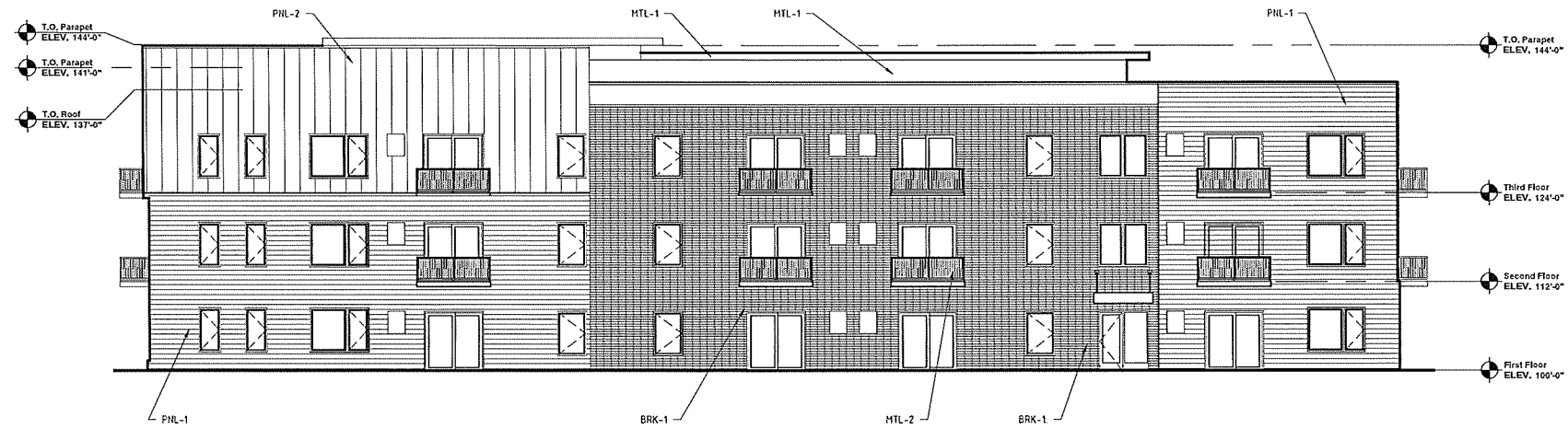
1 West Elevation
 SCALE: 3/32" = 1"

MATERIAL LEGEND	
KEY	SPECIFICATIONS
BRK-1	BRICK-BELDEN BRICK, BLACK DIAMOND VELOUR, STACK BOND
PNL-1	PREFINISHED ALUMINIUM PANEL- AL13, V-LINE, 04 SYSTEM WOODS 1602 CHERRY
PNL-2	PREFINISHED ALUMINIUM PANEL- ATAS, 13 DOVE GREY
MTL-1	PREFINISHED ALUMINIUM COPING, CANOPY, FASCIA, AND SOFFIT- ATAS, 02 BLACK
MTL-2	CLEAR ANODIZED ALUMINIUM STOREFRONT AND RAILING

BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS

Building C North Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	3,946 SQ.FT.	80%	BRK-1, PNL-1
ACCENT MATERIAL	1,006 SQ.FT.	20%	PNL-2
TOTAL	4,952 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR	425 SQ.FT.	1,019 SQ.FT.	42%
SECOND FLOOR	527 SQ.FT.	1,695 SQ.FT.	31%
THIRD FLOOR	527 SQ.FT.	1,703 SQ.FT.	31%

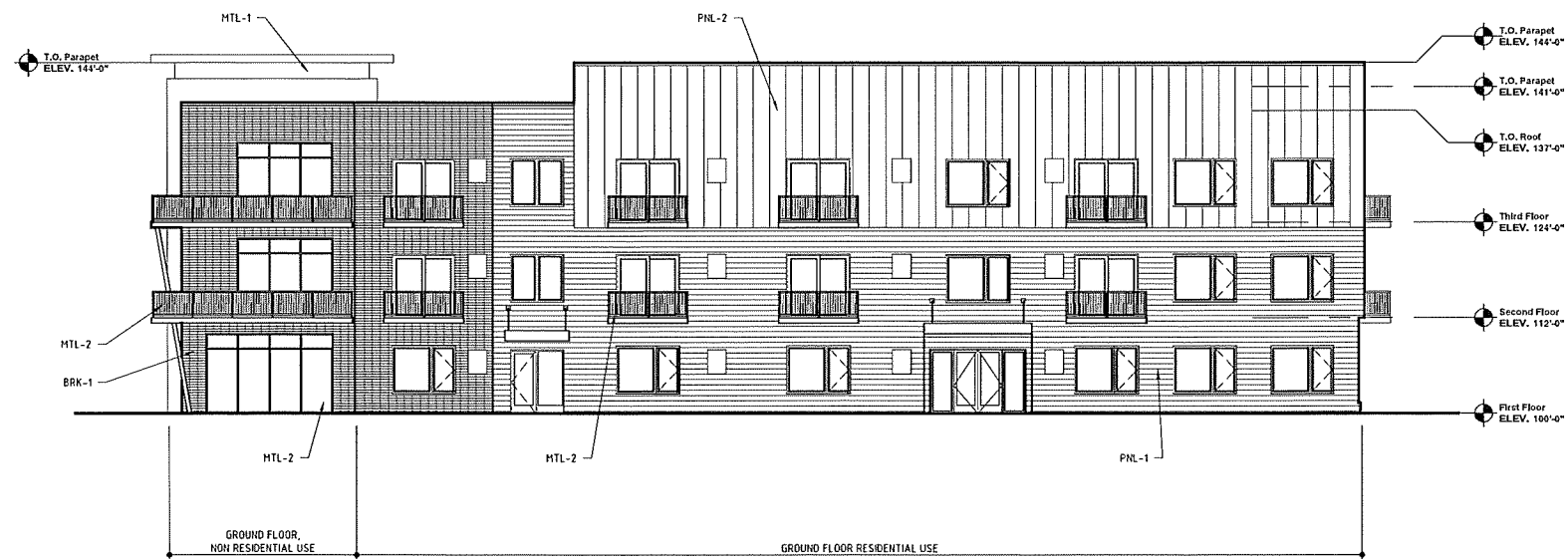


2 North Elevation
SCALE: 3/32" = 1'

BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS

Building C East Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,579 SQ.FT.	61%	BRK-1, PNL-1
ACCENT MATERIAL	1,624 SQ.FT.	39%	PNL-2
TOTAL	4,203 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	377 SQ.FT.	757 SQ.FT.	50%
GROUND FLOOR NON-RESIDENTIAL	96 SQ.FT.	130 SQ.FT.	74%
SECOND FLOOR	560 SQ.FT.	1,487 SQ.FT.	38%
THIRD FLOOR	560 SQ.FT.	1,487 SQ.FT.	38%



1 East Elevation
SCALE: 3/32" = 1'

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No.	Revision/Issue	Date
	P.U.D. Resubmittal #5	05.12.2019
	P.U.D. Resubmittal #4	04.28.2019
	P.U.D. Resubmittal #3	02.25.2018
	P.U.D. Resubmittal #2	2.28.2016
	P.U.D. Resubmittal #1	0.23.2016
	P.U.D. Submittal	08.27.2016

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ROCHESTER HILLS
CITY FILE #18-016 Section #27

Building C Elevations

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No.	Revision/Issue	Date
	P.U.D. Resubmittal #5	06.12.2019
	P.U.D. Resubmittal #4	04.26.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	2.28.2016
	P.U.D. Resubmittal #1	0.23.2016
	P.U.D. Submittal	08.27.2016

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ROCHESTER HILLS
 CITY FILE #18-016 Section #27

Building C Elevations

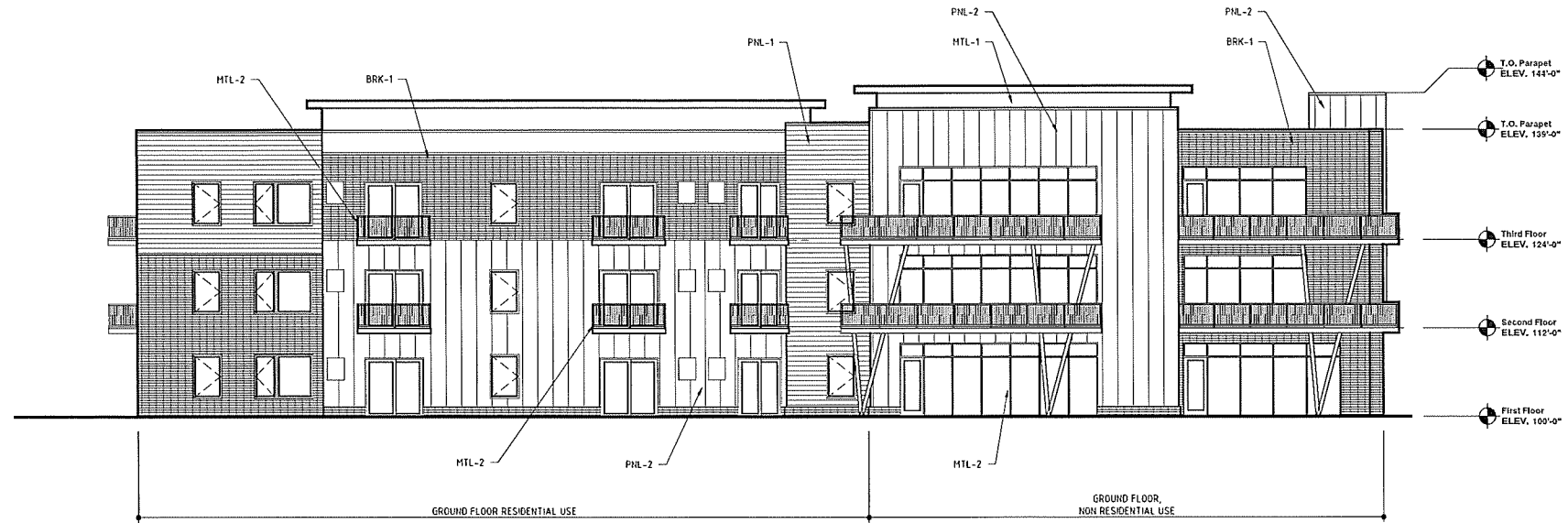
A205 017218

MATERIAL LEGEND	
KEY	SPECIFICATIONS
BRK-1	BRICK-BELDEN BRICK, BLACK DIAMOND VELOUR, STACK BOND
PNL-1	PREFINISHED ALUMINIUM PANEL- AL13, V-LINE, 04 SYSTEM WOODS 1/2" CHERRY
PNL-2	PREFINISHED ALUMINIUM PANEL- ATAS, 13 DOVE GREY
MTL-1	PREFINISHED ALUMINIUM COPING, CANOPY, FASCIA, AND SOFFIT- ATAS, 02 BLACK
MTL-2	CLEAR ANODIZED ALUMINIUM STOREFRONT AND RAILING

BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS

Building C South Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	2,080 SQ.FT.	54%	BRK-1, PNL-1
ACCENT MATERIAL	1,804 SQ.FT.	46%	PNL-2
TOTAL	3,884 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	242 SQ.FT.	600 SQ.FT.	40%
GROUND FLOOR NON-RESIDENTIAL	291 SQ.FT.	420 SQ.FT.	69%
SECOND FLOOR	736 SQ.FT.	1,705 SQ.FT.	43%
THIRD FLOOR	736 SQ.FT.	1,700 SQ.FT.	43%

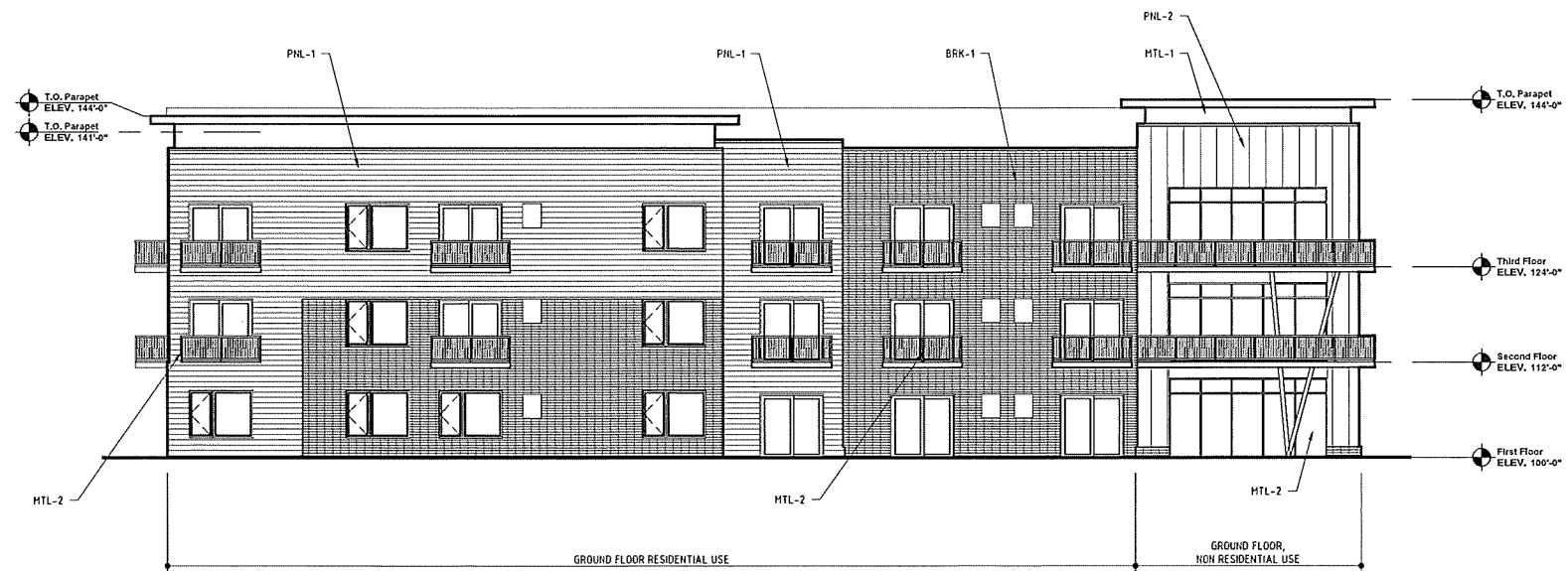


2 South Elevation
 SCALE: 3/32" = 1'

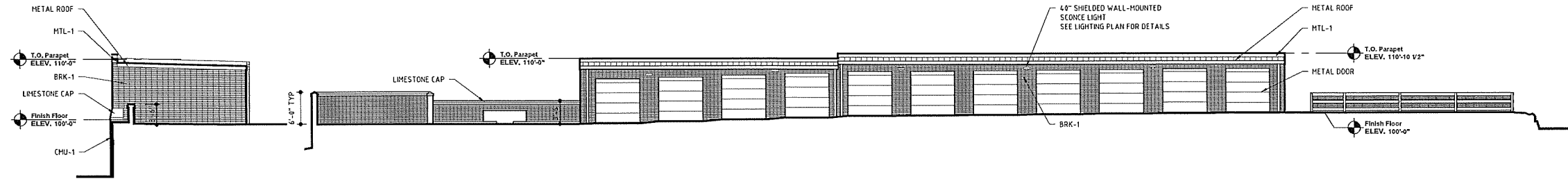
BUILDING MATERIAL AND FACADE TRANSPARENCY CALCULATIONS

Building C West Elevation			
	AREA	% OF BUILDING MATERIAL	
PRIMARY MATERIAL	3,286 SQ.FT.	88%	BRK-1, PNL-1
ACCENT MATERIAL	450 SQ.FT.	12%	PNL-2
TOTAL	3,736 SQ.FT.		

FACADE TRANSPARENCY			
	TRANSPARENCY AREA	FACADE AREA	% OF BUILDING FACADE
FIRST FLOOR			
GROUND FLOOR RESIDENTIAL	321 SQ.FT.	732 SQ.FT.	44%
GROUND FLOOR NON-RESIDENTIAL	120 SQ.FT.	168 SQ.FT.	71%
SECOND FLOOR	614 SQ.FT.	1,547 SQ.FT.	40%
THIRD FLOOR	614 SQ.FT.	1,498 SQ.FT.	41%

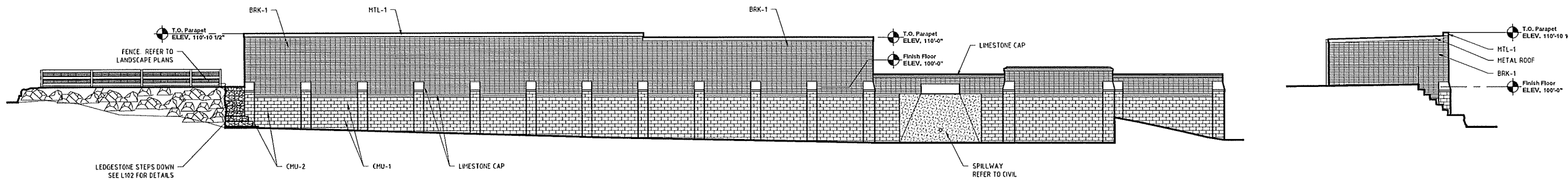


1 West Elevation
 SCALE: 3/32" = 1'



5 North Elevation - Building F
SCALE: 3/32" = 1"

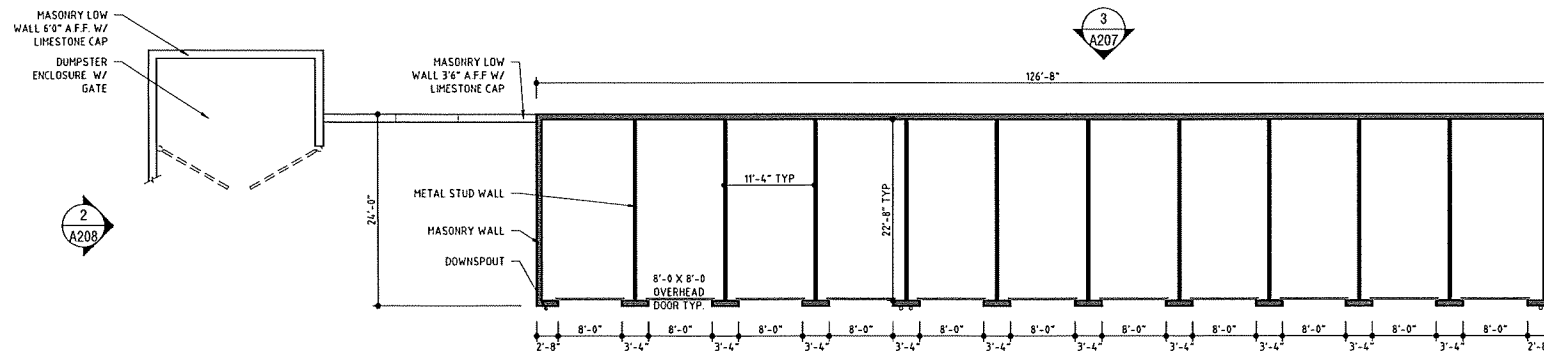
4 West Elevation - Building F
SCALE: 3/32" = 1"



3 East Elevation - Building F
SCALE: 3/32" = 1"

2 South Elevation - Building F
SCALE: 3/32" = 1"

MATERIAL LEGEND	
KEY	SPECIFICATIONS
BRK-1	BRICK-BELDEN BRICK, BLACK DIAMOND VELOUR, STACK BOND
CMU-1	LIGHT GRAY CMU RETAINING WALL BLOCK
CMU-2	DARK GRAY CMU RETAINING WALL BLOCK
MTL-1	PREFINISHED ALUMINUM COPING, CANOPY, FASCIA, AND SOFFIT- ATAS, 02 BLACK



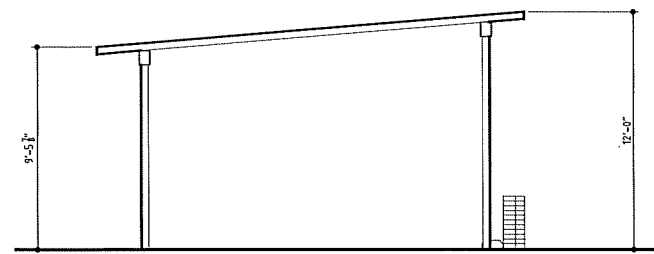
1 Building F Floor Plan
SCALE: 3/32" = 1"

No.	Revision/Issue	Date
	P.U.D. Resubmittal #3	02.25.2016
	P.U.D. Resubmittal #2	2.28.2016
	P.U.D. Resubmittal #1	0.23.2016
	P.U.D. Submittal	08.27.2016

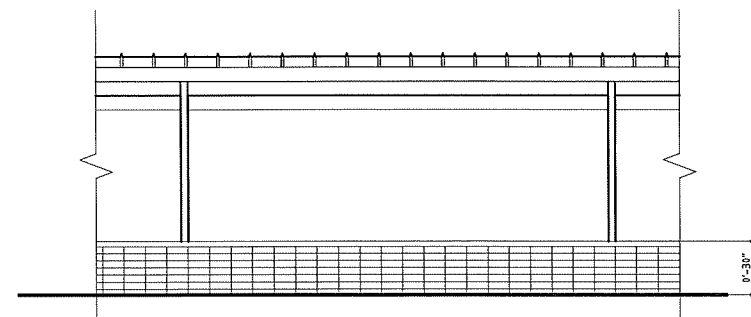
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P.U.D. Review

Garage F Elevation

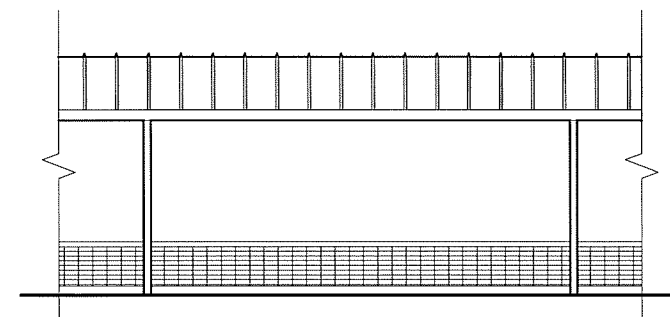
A208 017218



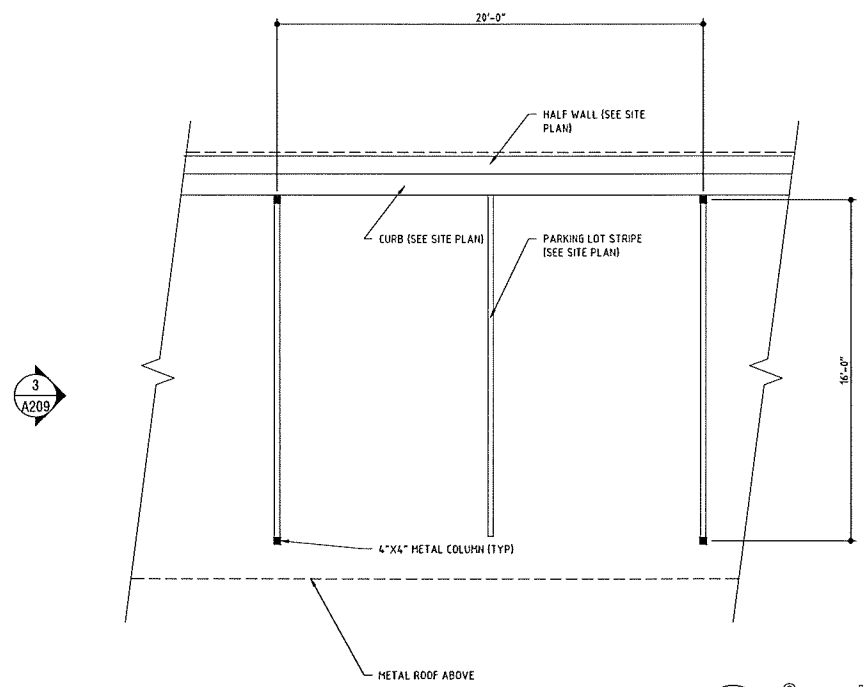
3 Side Elevation
 SCALE: 1/4" = 1'



4 Rear Elevation
 SCALE: 1/4" = 1'



2 Front Elevation
 SCALE: 1/4" = 1'



1 Carport Plan
 SCALE: 1/4" = 1'

No.	Revision/Issue	Date
	P.U.D. Resubmittal #5	05.12.2019
	P.U.D. Resubmittal #3	02.25.2019
	P.U.D. Resubmittal #2	2.28.2016
	P.U.D. Resubmittal #1	0.23.2016
	P.U.D. Submittal	08.27.2016

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Carport Elevation

A209 01/21/18