

### Site Plan Review

Reviewed for compliance to the City Ordinance, Building and Fire Codes

Department	Reviewer	Approved
Planning	Kristen Kapelanski 248-841-2772 KapelanskiK@RochesterHills.org	Yes
Building	Mark Antinian 248-841-2446 AntinianM@RochesterHills.org	Yes
Engineering	Jason Boughton 248-841-2490 BoughtonJ@RochesterHills.org	Yes
Traffic	Keith Depp 248-841-2503 DeppK@RochesterHills.org	Yes
Nat. Resources	Matt Einheuser 248-841-2551 EinheuserM@RochesterHills.org	Yes
Fire	Lt. Josh Boyce 248-841-2713 BoyceJ@RochesterHills.org	Yes

City of Rochester Hills  
Planning & Economic Development

Conditions and mark-ups noted throughout the plan set must be addressed prior to final approval.

#### SUPPLEMENTAL SITE PLAN NOTES:

- ALCOHOL SALES ARE ANTICIPATED FOR THE HOTEL, RESTAURANTS, AND GENERAL COMMERCIAL USES.
- REGARDING SECTION 138-8.500, THIS DEVELOPMENT MEETS THE REQUIREMENTS BY PROVIDING GROUND FLOOR USES ALONG THE MAIN STREET THAT INCLUDES RETAIL, RESTAURANT, AND OTHER USES THAT GENERATE PEDESTRIAN TRAFFIC THROUGHOUT THE DAY.
- A GEOTECHNICAL INVESTIGATION HAS NOT BEEN PERFORMED AT THIS TIME. EXISTING SOIL CONDITIONS AND THE ABILITY TO MEET INFILTRATION REQUIREMENTS WILL BE ASSESSED ONCE PRELIMINARY SITE PLAN APPROVAL IS RECEIVED.
- NO GUEST SHALL RENT A UNIT AT A MOTEL OR HOTEL FOR MORE THAN 30 DAYS WITHIN ANY 12 CONSECUTIVE MONTHS, PER CITY REQUIREMENTS.

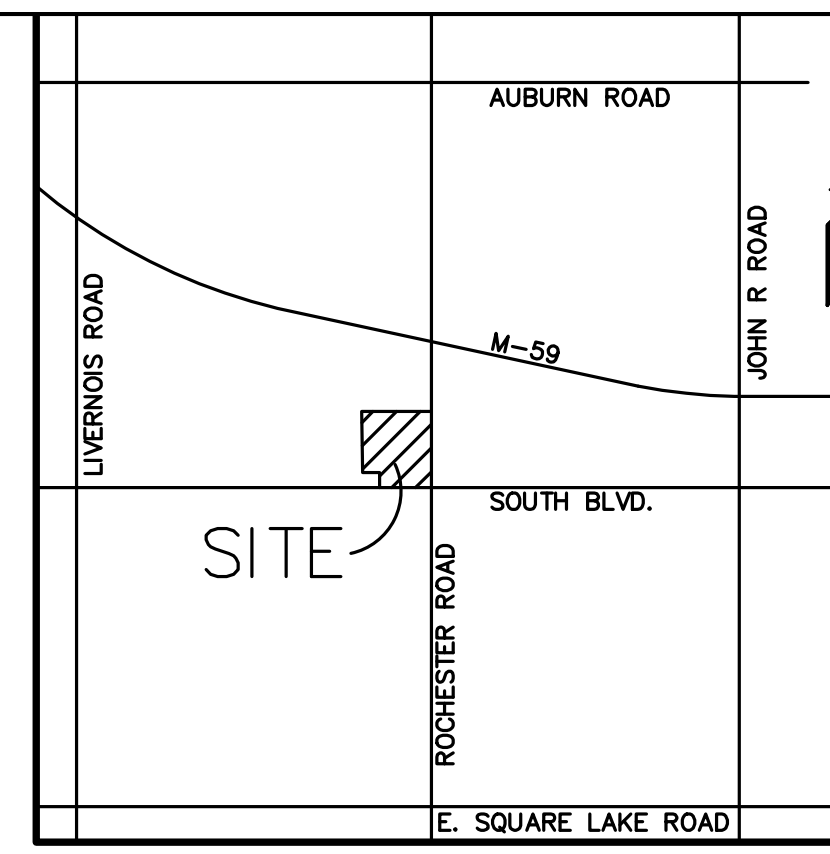
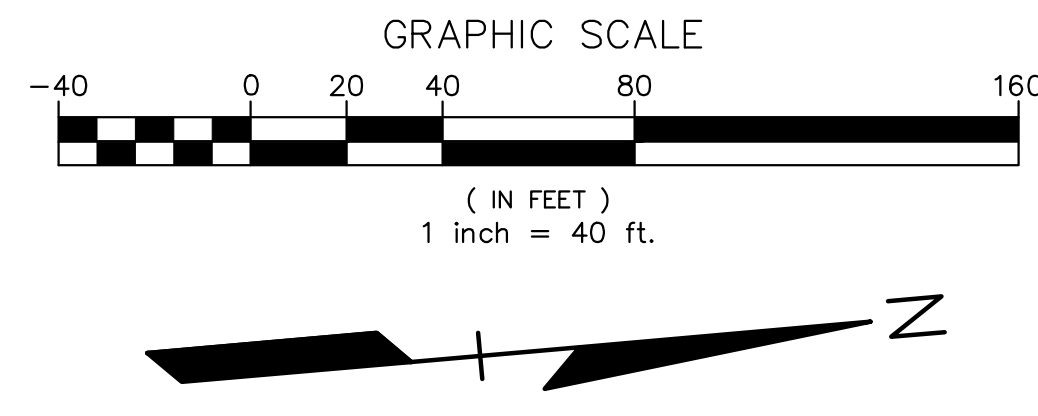
A conditional use permit is required for the proposed drive-through. Refer to Section 138-1.203 of the Zoning Ordinance for required signage that must be placed on the property 15 calendar days prior to the public hearing.

#### FIRE DEPARTMENT NOTES:

- FIRE LANES SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS SPACED NOTMORE THAN 100 FEET APART, FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE"; AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 503.
- CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC CHAPTER 14.
- OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. CONTACT ROCHESTER HILLS FIRE DEPARTMENT FOR PERMIT INFORMATION, FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 307.6.2 & 307.6.2.3
- A KNOX KEY SYSTEM SHALL BE INSTALLED AT EACH BUILDING IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE KNOXBOX.COM.

#### GENERAL NOTES:

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCHESTER HILLS CURRENT STANDARDS AND REGULATIONS.
  - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
  - ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
  - ALL SIGNS MUST MEET SECTION 138-8.603 AND CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.



NO.	DATE	DESCRIPTION
1	12/18/17	PRELIMINARY SITE PLAN
2	1/23/18	PRELIMINARY SITE PLAN
3	2/15/18	PRELIMINARY SITE PLAN
4	3/15/18	PRELIMINARY SITE PLAN
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97	12/15/25	PRELIMINARY SITE PLAN
98	1/15/26	PRELIMINARY SITE PLAN
99	2/15/26	PRELIMINARY SITE PLAN
100	3/15/26	PRELIMINARY SITE PLAN



**CAUTION!**  
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE BY THE ENGINEER AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION CONTRACTOR AGREES THAT IN CONNECTION WITH GENERAL ACCESS TO THE CONSTRUCTION SITE, THE CONTRACTOR SHALL BE SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE CONTRACTOR SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFINE, INDICATE AND CONTROL DESIGN PROFESSIONAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF HIS OR HER PROFESSIONAL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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Troy, MI 48063-1872  
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f: 248.689.1044  
www.peainc.com

DES.	CMP.	DN.	CMP.	SUR.	PEA	P.M.	JPB
38700 VAN DYKE AVE SUITE 200 - STERLING HEIGHTS, MI 48312							
<b>GATEWAY PROPERTIES ROCHESTER HILLS, LLC</b>							
<b>GATEWAY OF ROCHESTER HILLS</b>							
PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN RITE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN							
SITE PLAN							
38700 VAN DYKE AVE SUITE 200 - STERLING HEIGHTS, MI 48312							
ORIGINAL ISSUE DATE: DECEMBER 14, 2017							
PEA JOB NO. 2017-237							
SCALE: 1" = 40'							
DRAWING NUMBER: C-3.0							

**ACCESSIBLE DOOR LEGEND:**  
INDICATES ACCESSIBLE ACCESS DOOR (A)  
INDICATES ACCESSIBLE ROUTE (---)  
REFER TO ARCHITECTURAL PLANS FOR FURTHER DETAILS.  
GRADES AT DOOR MAY NOT EXCEED 2% IN ANY DIRECTION.

**SIDEWALK RAMP LEGEND:**  
SIDEWALK RAMP 'TYPE R' (R)  
SIDEWALK RAMP 'TYPE F' (F)  
SIDEWALK RAMP 'TYPE P' (P)  
CURB DROP ONLY (X)  
REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

**SIGN LEGEND:**  
'NO STOPPING STANDING PARKING FIRE LANE' SIGN (1)  
'BARRIER FREE PARKING' SIGN (2)  
'VAN ACCESSIBLE' SIGN (3)  
'LEFT TURN ONLY' SIGN (4)  
REFER TO CONSTRUCTION PLANS FOR ADDITIONAL SIGN DETAILS

**LEGEND**

● IRON FOUND	○ MONUMENT FOUND	⊕ SEC. CORNER FOUND
⊗ NAIL FOUND	⊙ MONUMENT SET	⊕ RECORDED
⊗ NAIL & CAP SET		⊕ MEASURED
		⊕ CALCULATED

**EXISTING**

- OH-ELEC-4V-O ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG-CATV UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC-ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- UG-ELEC-GAS GAS MANHOLE & GAS LINE WATER
- WATERMAN, HYD. GATE VALVE, TAPPING SLAVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & RECTANG. CATCH BASIN, YARD DRAIN
- PIST INDICATOR VALVE
- WATER VALVE, BOX/HYDRANT VALVE, BOX, SERVICE SHUTOFF
- MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FINISH
- GRADE RAIL
- STREET LIGHT
- SON
- CONC. CONCRETE
- ASPH. ASPHALT

**PROPOSED**

- REFUSE TRUCK
- MOBILE MRI UNIT
- WB-62 - Interstate Semi-Trailer

Refuse Truck: Overall Length 39.00ft, Overall Width 8.00ft, Overall Body Height 13.50ft, Min Body Ground Clearance 0.00ft, Track Width 6.00ft, Lock-to-lock time 31.60°, Max Steering Angle (Virtual) 31.60°

MOBILE MRI UNIT: Overall Length 69.00ft, Overall Width 13.50ft, Overall Body Height 13.50ft, Min Body Ground Clearance 0.00ft, Track Width 6.00ft, Lock-to-lock time 31.60°, Max Steering Angle (Virtual) 28.40°

WB-62 - Interstate Semi-Trailer: Overall Length 135.00ft, Overall Width 13.50ft, Overall Body Height 13.50ft, Min Body Ground Clearance 0.00ft, Track Width 6.00ft, Lock-to-lock time 31.60°, Max Steering Angle (Virtual) 28.40°

**SITE DATA TABLE:**

**SITE AREA:** 9.76 ACRES (425,310 SQ.FT.) NET AND GROSS DEVELOPED AREA = 5.87 ACRES

**ZONING:** B-3, SHOPPING CENTER BUSINESS, WITH FB-3, FLEX BUSINESS OVERLAY

**SITE:** B-3, SHOPPING CENTER BUSINESS, WITH FB-3, FLEX BUSINESS OVERLAY

**NORTH:** B-3, SHOPPING CENTER BUSINESS, WITH FB-3, FLEX BUSINESS OVERLAY

**SOUTH:** O-1, OFFICE BUSINESS, WITH FB-3, FLEX BUSINESS OVERLAY

**EAST:** B-2, GENERAL BUSINESS

**WEST:** R-4, ONE-FAMILY RESIDENTIAL

**PROPOSED USE: MIXED USE:**  
OFFICE - 11,856 SF  
RESTAURANT - 6,047 SF  
EXISTING MEDICAL OFFICE - 43,520 SF  
RETAIL - 11,037 SF  
HOSPITALITY - 58,184 SF (108 ROOMS)

**BUILDING INFORMATION:**  
MAXIMUM ALLOWABLE BUILDING HEIGHT = 60' (4 STORIES)  
PROPOSED BUILDING HEIGHT = 54' - 4" (4 STORY HOTEL)  
PROPOSED BUILDING HEIGHT = 42' - 0" (2 STORY RETAIL/OFFICE/RESTAURANT)

SETBACK REQUIREMENTS:	REQUIRED	PROVIDED
FRONT SETBACK (EAST):	15-25 FEET	104.33 FEET
FRONT (MINOR) SETBACK (SOUTH):	5-20 FEET	39.57 FEET
SIDE SETBACK (NORTH):	25 FEET	80.28 FEET
REAR SETBACK (WEST):	125 FEET	125 FEET
PARKING SETBACK:	10 FEET	10 FEET

**MIN. BUILDING FRONTAGE BUILD-TO-AREA CALCULATIONS:**

ROCHESTER RD.	REQUIRED SETBACK	FRONTAGE %	PROVIDED SETBACK	FRONTAGE %
- FRONT YARD ALONG ARTERIAL STREET	15'-25' (PERM.)	40%	104.33'	245.33 = 57.9%
- EAST/WEST DRIVE - FRONT YARD ALONG MINOR STREET	5'-20'	70%	42.4'	0%

**PARKING CALCULATIONS:**

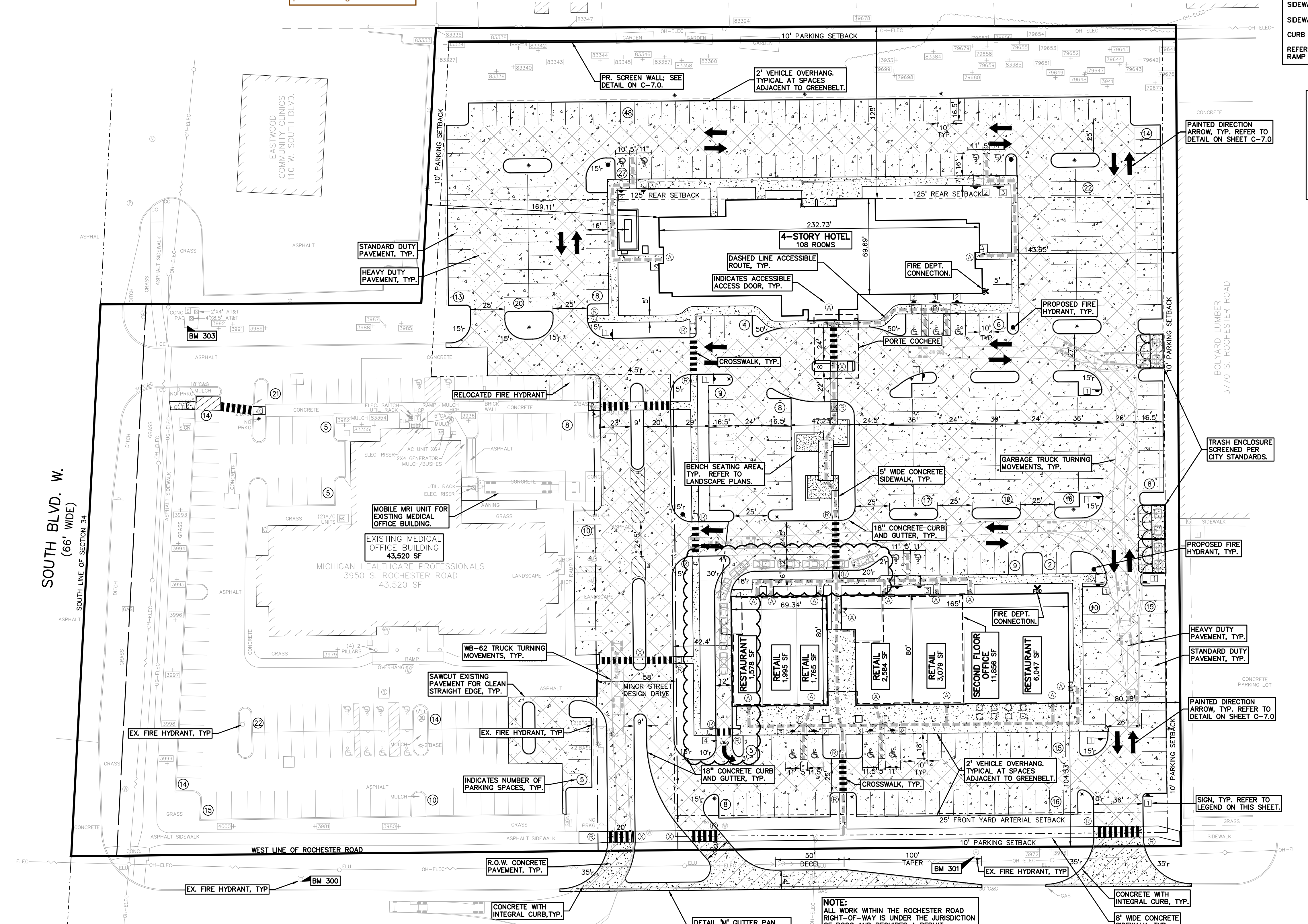
- OFFICE = 1 SPACE PER 350 SF FLOOR AREA = 11,856/350 = 34 SPACES
- RETAIL = 1 SPACE PER 300 SF FLOOR AREA = 11,037/300 = 37 SPACES
- RESTAURANT = 1 SPACE PER 2 PERSONS PERMITTED AT MAX OCCUPANCY = 200/2 = 100 SPACES
- HOSPITALITY = 1.1 SPACE PER ROOM = 108/1.1 = 119 SPACES
- EXISTING MEDICAL OFFICE = 1 SPACE PER 350 SF FLOOR AREA = 43,520/350 = 124.34 ~ 125 SPACES

**TOTAL REQUIRED PARKING = 34 + 37 + 100 + 119 + 125 = 415 SPACES REQUIRED.**

**ALTERNATE TOTAL REQUIRED PARKING = 1 SPACE PER 400 SF = (11,856+11,037+6,047+58,184+43,520)/400 = 326.61 ~ 327 SPACES**

**ADA PARKING REQUIRED = 5 + 2% OF TOTAL PARKING PROVIDED = 5 + (461 \* 0.02) = 14.22 ~ 14 SPACES**

**TOTAL PROPOSED PARKING SPACES = 461 SPACES INC. 25 H/C SPACES AND TEN (10) DRIVE-THRU STACKING SPACES.**



**BENCHMARKS**  
(GPS DERIVED - NAVD88)

BM #300  
ARROW ON A HYDRANT LOCATED ON THE WEST SIDE OF ROCHESTER ROAD, APPROX. 80'± FROM THE NORTHWEST CORNER OF ROCHESTER ROAD AND SOUTH BLVD.  
ELEV. - 720.05

BM #301  
ARROW ON THE SECOND HYDRANT NORTH OF SOUTH BLVD. ON THE WEST SIDE OF ROCHESTER ROAD.  
ELEV. - 722.27

BM #302  
ARROW ON A HYDRANT LOCATED IN THE ISLAND LOCATED AT THE NORTHWEST CORNER OF THE PARKING LOT FOR 3950 ROCHESTER ROAD.  
ELEV. - 722.16

BM #303  
DRILLED MAG/WASHER IN THE SOUTHEAST CORNER OF A TRANSFORMER PAD LOCATED WEST OF THE SOUTH BLVD. ENTRANCE FOR 3950 ROCHESTER ROAD.  
ELEV. - 720.13

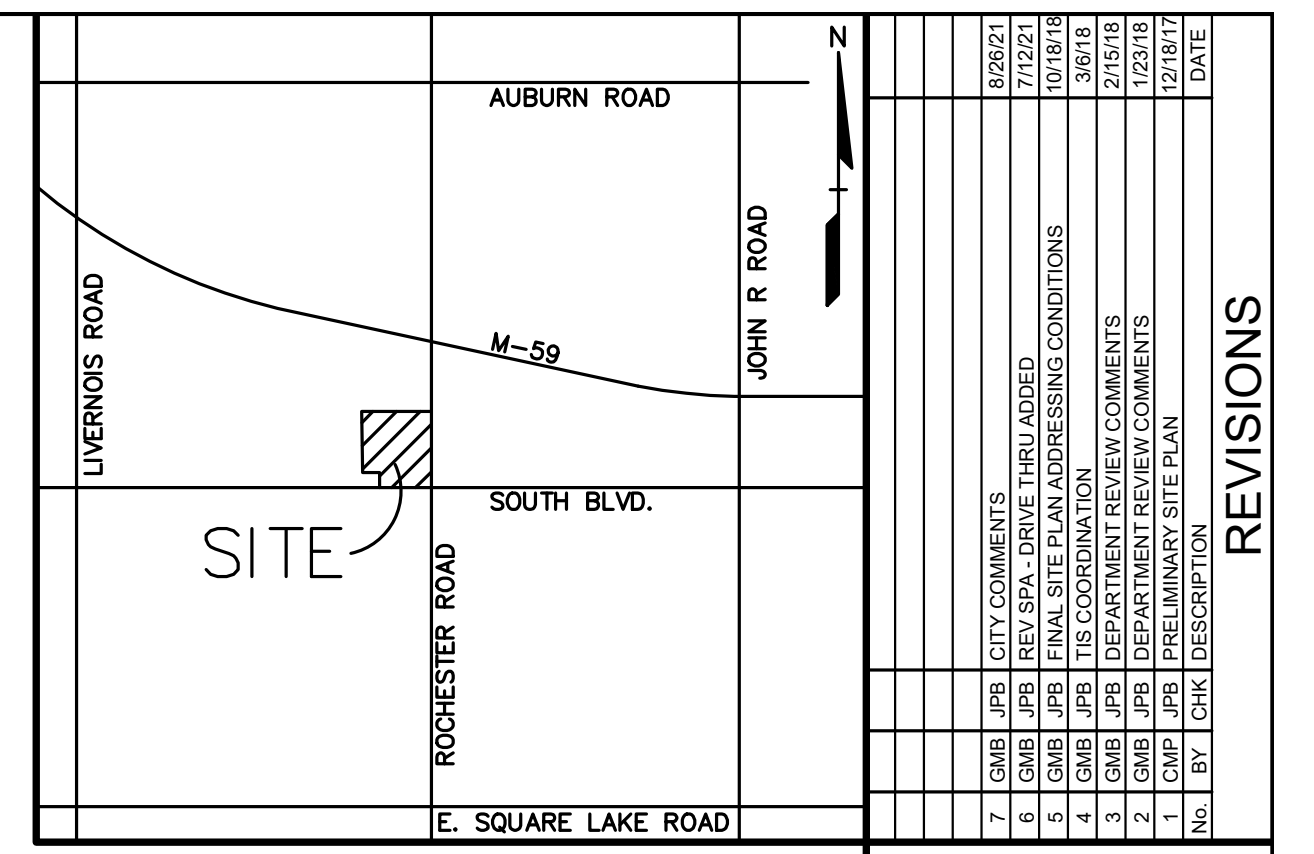
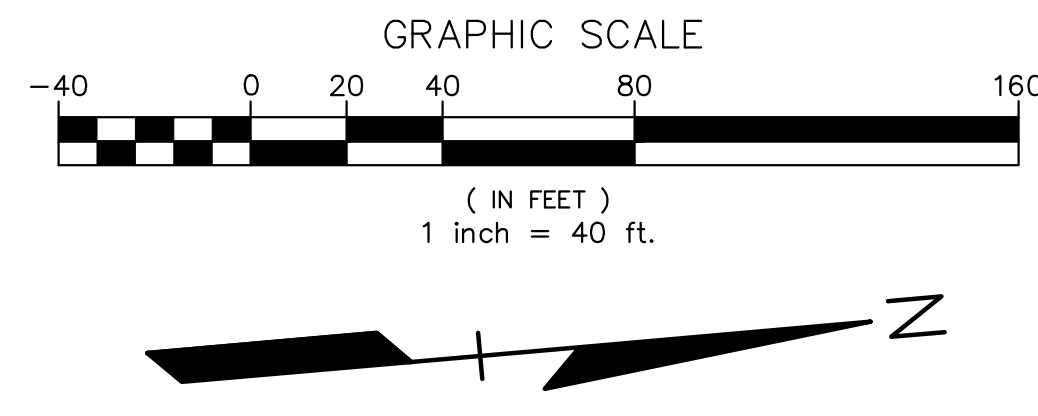
**FLOODPLAIN NOTE:**  
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 261250052F, DATED SEPTEMBER 29, 2006.

**LEGAL DESCRIPTION**  
(Per ALTA National Title Group, Commitment No. 63-17527010-SM, dated April 03, 2016)

PARCEL ID 15-34-477-015

The land referred to in this commitment is described as follows: City of Rochester Hills, County of Oakland, State of Michigan

Part of the Southeast 1/4 Section 34, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, beginning at a point distant South 88 degrees 02 minutes 35 seconds West, 60.12 feet from Southeast Section corner, thence South 88 degrees 02 minutes 35 seconds West, 401.75 feet; thence North 05 degrees 13 minutes 47 seconds West, 233.05 feet; thence South 88 degrees 02 minutes 35 seconds West, 200.00 feet; thence North 05 degrees 13 minutes 47 seconds West, 537.62 feet; thence North 84 degrees 37 minutes 54 seconds East, 581.66 feet; thence North 84 degrees 45 minutes 17 seconds East, 15.00 feet and thence South 05 degrees 14 minutes 43 seconds East, 136.88 feet and thence South 05 degrees 34 minutes 41 seconds East, 670.10 feet along West line of Rochester Road to beginning.



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CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL PRACTICES OF THE CONSTRUCTION INDUSTRY, THE CONTRACTOR SHALL BE SOLE AND COMPLETE RESPONSIBLE FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE CONTRACTOR SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL OR ALLIED IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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**GATEWAY PROPERTIES ROCHESTER HILLS, LLC**  
38700 VAN DYKE AVE SUITE 200 - STERLING HEIGHTS, MI 48312

**GATEWAY OF ROCHESTER HILLS**  
PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES. CMP. DN. CMP. SUR. PEA P.M. JPB  
S:\PROJECTS\2017\2017-010 SOUTH & ROCHESTER-PEA\SITE PLANS\C-5-00\PEA-C-5-00\PEA-C-5-00.dwg

ORIGINAL ISSUE DATE:  
DECEMBER 14, 2017

PEA JOB NO. 2017-237

SCALE: 1" = 40'

DRAWING NUMBER:  
**C-5.0**

**LEGEND**

● IRON FOUND	○ MONUMENT FOUND	○ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT SET	⊗ RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊗ MEASURED
⊗ NAIL & CAP SET		⊗ CALCULATED

**EXISTING**

- OH-ELEC-W-O ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG-CATV UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC-ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
- WATERMAN, HYD. GATE VALVE, TAPPING SLAVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BENTHIC CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SON
- CONC. CONCRETE
- ASPH. ASPHALT

**PROPOSED**

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**SIDEWALK RAMP LEGEND:**

- SIDEWALK RAMP 'TYPE R'
- SIDEWALK RAMP 'TYPE F'
- SIDEWALK RAMP 'TYPE P'
- CURE DROPP ONLY
- REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

**SYMBOLS: GRADING**

- PROPOSED SPOT GRADE ELEVATION. ALL GRADES INDICATED ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- PROPOSED CONTOUR LINE

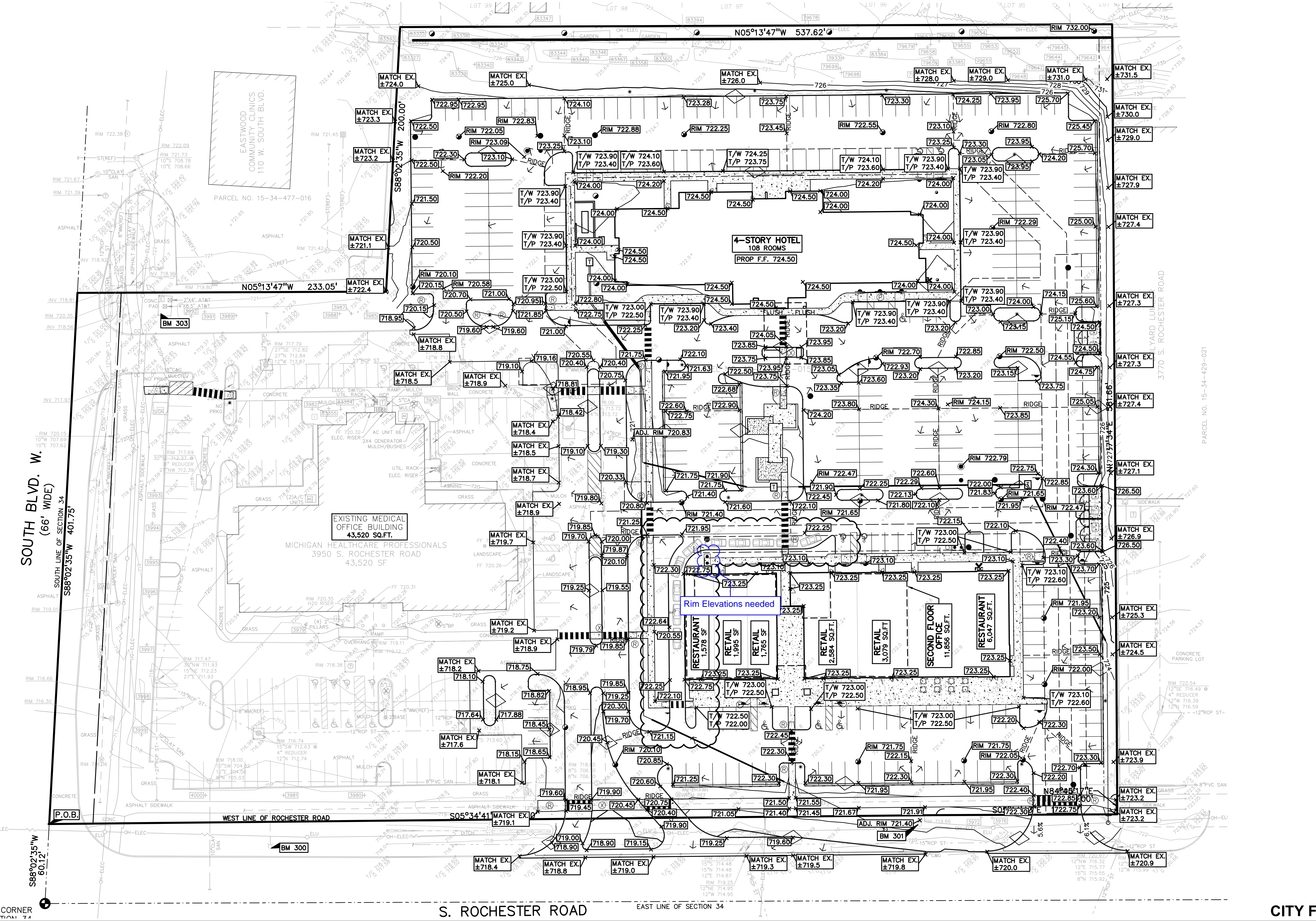
**EARTHWORK BALANCING NOTE:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

**GENERAL GRADING AND EARTHWORK NOTES:**

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

- CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
- ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE CITY OF TROY AND OAKLAND COUNTY. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE CITY PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSUITABLE OR UNSUITABLE BACKFILL MATERIAL IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.



**BENCHMARKS**  
(GPS DERIVED - NAVD88)

BM #300  
ARROW ON A HYDRANT LOCATED ON THE WEST SIDE OF ROCHESTER ROAD, APPROX. 80'± FROM THE NORTHWEST CORNER OF ROCHESTER ROAD AND SOUTH BLVD.  
ELEV. - 720.05

BM #301  
ARROW ON THE SECOND HYDRANT NORTH OF SOUTH BLVD. ON THE WEST SIDE OF ROCHESTER ROAD.  
ELEV. - 722.27

BM #302  
ARROW ON A HYDRANT LOCATED IN THE ISLAND LOCATED AT THE NORTHWEST CORNER OF THE PARKING LOT FOR 3950 ROCHESTER ROAD.  
ELEV. - 722.16

BM #303  
DRILLED MAG/WASHER IN THE SOUTHEAST CORNER OF A TRANSFORMER PAD LOCATED WEST OF THE SOUTH BLVD. ENTRANCE FOR 3950 ROCHESTER ROAD.  
ELEV. - 720.13

**FLOODPLAIN NOTE:**  
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 2612500532F, DATED SEPTEMBER 29, 2006.

**LEGAL DESCRIPTION**  
(Per ALTA National Title Group, Commitment No. 63-17527010-SM, dated April 03, 2016)

PARCEL ID 15-34-477-015

The land referred to in this commitment is described as follows: City of Rochester Hills, County of Oakland, State of Michigan

Part of the Southeast 1/4 Section 34, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, beginning at a point distant South 88 degrees 02 minutes 35 seconds West, 60.12 feet from Southeast Section corner, thence South 88 degrees 02 minutes 35 seconds West, 401.73 feet; thence North 05 degrees 13 minutes 47 seconds West, 233.05 feet; thence South 88 degrees 02 minutes 35 seconds West, 200.00 feet; thence North 05 degrees 13 minutes 47 seconds West, 537.62 feet; thence North 84 degrees 37 minutes 54 seconds East, 581.66 feet; thence North 84 degrees 45 minutes 17 seconds East, 15.00 feet and thence South 05 degrees 14 minutes 43 seconds East, 136.88 feet and thence South 05 degrees 34 minutes 41 seconds East, 670.10 feet along West line of Rochester Road to beginning.

Project: Gateway of Rochester Hills  
Location: East Detention (Commercial)  
Date: 8/25/2021  
Project No: 2017-237

**25-YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)**

Contributing Area (A): 2.325 acres  
Allowable Discharge (Qa): 0.465 CFS (0.2 CFS/acre)  
Coefficient of Runoff (Cr): 0.852

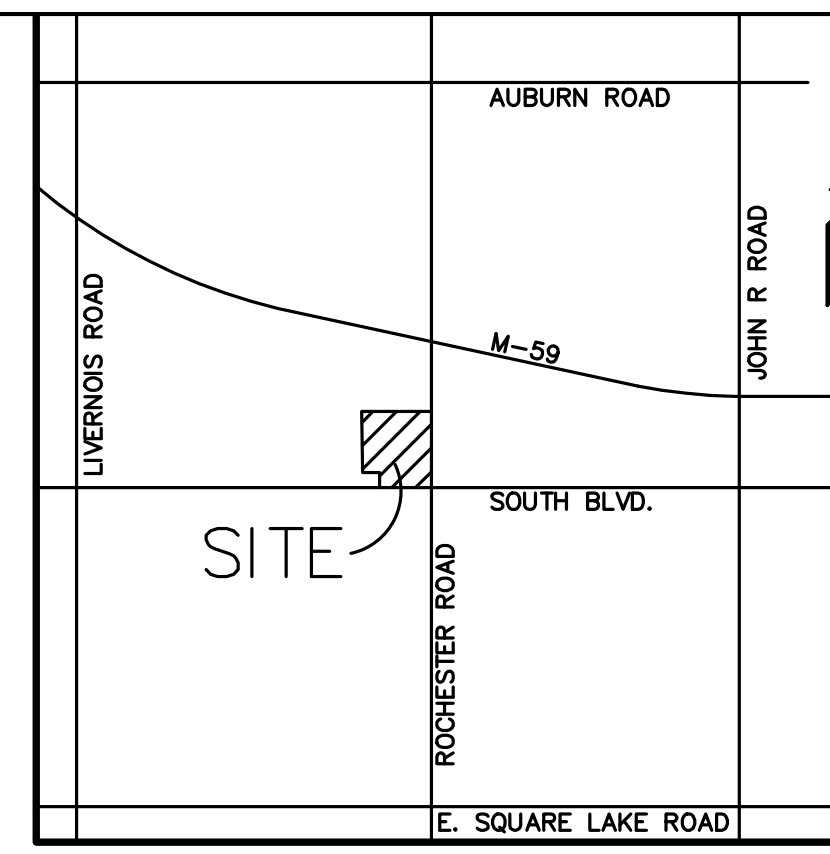
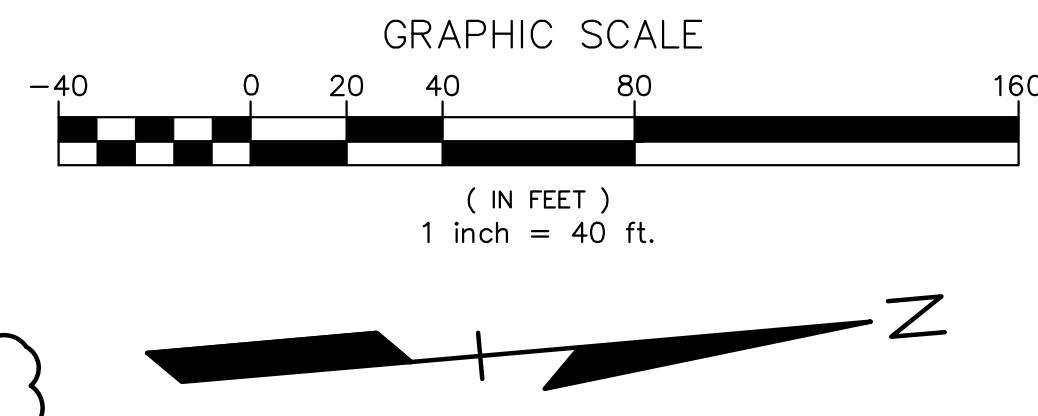
Calculation of Required Discharge/Acre

$Q_0 = ((Q_a)/(A)(C_r)):$  0.23  
 $T = -25 + ((8062.5/Q_0))0.5:$  160.29

Storage Volume Required:  
 $V_s = (12900(T)/(T+25)) - 40Q_0(T):$  9653.85  
 $V_t = (V_s)(A)(C_r):$  19,114  
Additional Volume from Medical Office: 650  
Total Required = 19,764 CF  
Total Provided = 19,795 CF

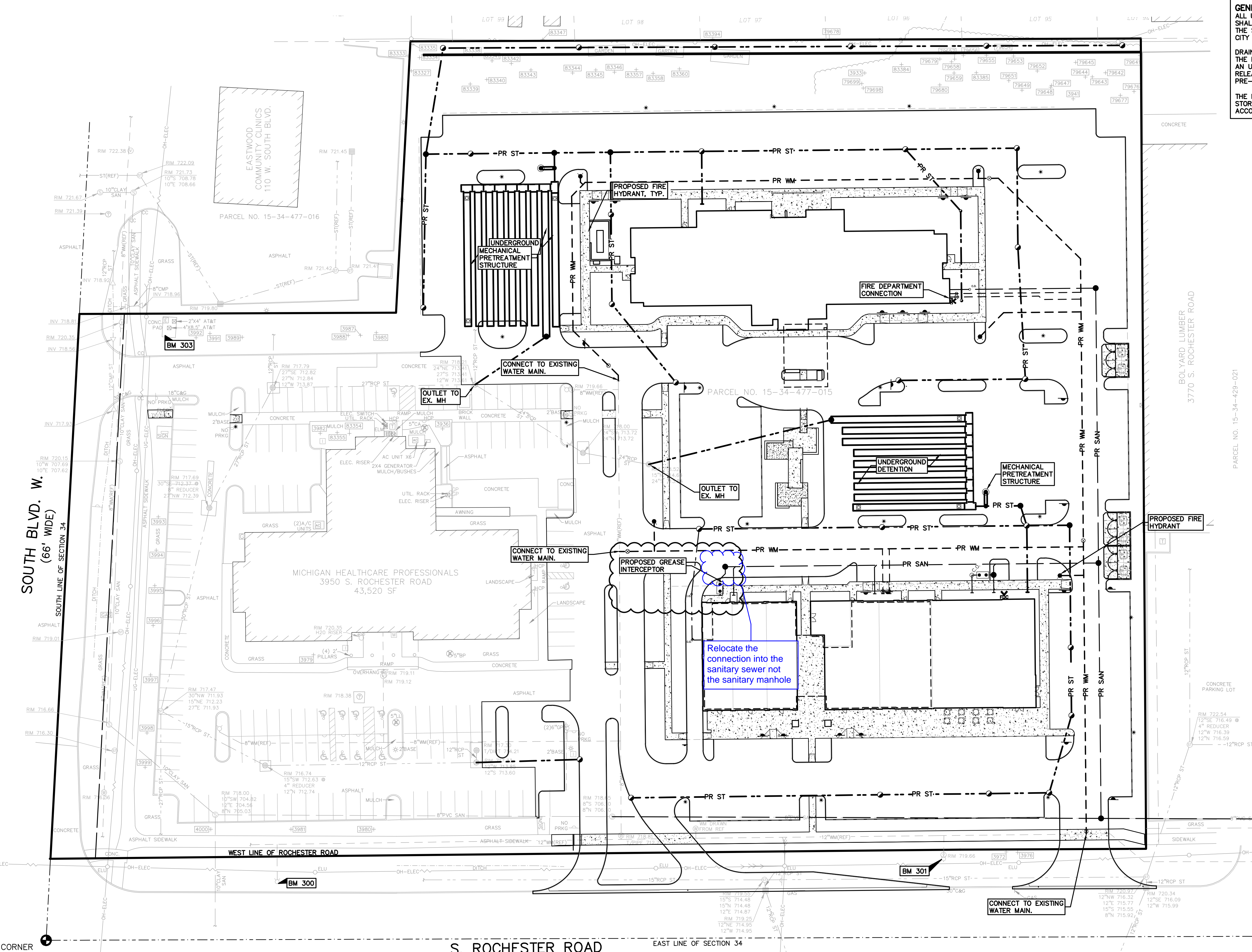
**EAST DETENTION CALCS**

	area	C	A x C
total	101,267		
pervious	14,224	0.25	3,556.00
impervious	87,043	0.95	82,690.85
		<b>0.852</b>	<b>86,246.85</b>



**REVISIONS**

NO.	DATE	DESCRIPTION
1	8/26/21	CITY COMMENTS
2	8/26/21	REV. SPA. DRIVE THRU ADDED
3	8/26/21	REV. SPA. DRIVE THRU ADDED
4	8/26/21	REV. SPA. DRIVE THRU ADDED
5	8/26/21	REV. SPA. DRIVE THRU ADDED
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98	8/26/21	REV. SPA. DRIVE THRU ADDED
99	8/26/21	REV. SPA. DRIVE THRU ADDED
100	8/26/21	REV. SPA. DRIVE THRU ADDED



**GENERAL UTILITY NOTES:**  
ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF ROCHESTER HILLS.

**DRAINAGE NARRATIVE:**  
THE PROPOSED DEVELOPMENT WILL DRAIN TO AN UNDERGROUND DETENTION SYSTEM AND RELEASED TO THE EXISTING SYSTEM AT THE PRE-DEVELOPMENT DISCHARGE RATE.

THE MEDICAL OFFICE SITE STUBBED A 24" STORM SEWER TO THE NORTH PROPERTY TO ACCOMMODATE FUTURE DRAINAGE.

**LEGEND**

EXISTING	PROPOSED
IRON FOUND	SEC. CORNER FOUND
IRON SET	RECORDED
NAIL FOUND	MEASURED
NAIL & CAP SET	CALCULATED
OH-ELEC-4" W/0	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UG-CATV	UNDERGROUND CABLE TV, CATV PEDESTAL
UG-PHONE	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
UG-ELEC-4" W/0	ELECTRIC U.G. CABLE, MANHOLE, METER & MANHOLE
UG-ELEC-2" W/0	GAS MAIN VALVE & GAS LINE MARKER
WATERMAIN	WATERMAIN, HYD. GATE VALVE, TAPPING SLAVE & VALVE
SEWER	SANITARY SEWER, CLEANOUT & MANHOLE
COMBINED	COMBINED SEWER & MANHOLE
SQUARE	SQUARE, ROUND & BENCH CATCH BASIN, YARD DRAIN
POST	POST INDICATOR VALVE
WATER	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MALBOX	MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED	UNIDENTIFIED STRUCTURE
SPOT	SPOT ELEVATION
CONTOUR	CONTOUR LINE
FENCE	FENCE
GUARD	GUARD RAIL
STREET	STREET LIGHT
SON	SON
CONC.	CONCRETE
ASPH.	ASPHALT
STD	STD HEAVY ROW DUTY ONLY
STD	STD HEAVY DEEP DUTY ONLY

Project: Gateway of Rochester Hills  
Location: West Detention (Hotel)  
Date: 8/25/2021  
Project No: 2017-237

**25-YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)**

Contributing Area (A): 3.136 acres  
Allowable Discharge (Qa): 0.627 CFS (0.2 CFS/acre)  
Coefficient of Runoff (Cr): 0.726

Calculation of Required Discharge/Acre

$Q_0 = ((Q_a)/(A)(C_r)):$  0.28  
 $T = -25 + ((8062.5/Q_0))0.5:$  146.04

Storage Volume Required:  
 $V_s = (12900(T)/(T+25)) - 40Q_0(T):$  9404.59  
 $V_t = (V_s)(A)(C_r):$  21,402  
Additional Volume from Medical Office: 650  
Total Required = 22,052 CF

**WEST DETENTION CALCS**

	area	C	A x C
total	136,598		
pervious	43,767	0.25	10,941.75
impervious	92,831	0.95	88,189.45
		<b>0.726</b>	<b>99,131.20</b>

**PROPOSED SANITARY SEWER BASIS OF DESIGN:**  
(Unit Factors Based on Oakland County Unit Assignment Factors)

RETAIL	RESTAURANT	OFFICE	HOTEL	TOTAL
Square Footage	11,037 S.F.			
Estimated No. of Employees	17			
Unit Factor	0.16 per employee			
REU	2.6			
Population (P) (3.5 PEOPLE/EDU)	9.3 People			
Estimated No. of Seats	160			
Unit Factor	0.13 per seat			
REU	22			
Population (P) (3.5 PEOPLE/EDU)	77.0 People			
Square Footage	11,856			
Unit Factor	0.4 per 1,000 SF			
REU	4.7			
Population (P) (3.5 PEOPLE/EDU)	16.6 People			
Number of Rooms	108			
Unit Factor	0.38 per room			
REU	41.0			
Population (P) (3.5 PEOPLE/EDU)	143.6 People			
<b>TOTAL</b>	<b>REU 70.4</b>			
	<b>247 People</b>			
	<b>24,700 G.P.D.</b>			
	<b>0.038 C.F.S.</b>			
	<b>0.247</b>			
	<b>4.00</b>			
	<b>98,800 G.P.D.</b>			
	<b>0.153 C.F.S.</b>			
	<b>1.21 C.F.S.</b>			



**CAUTION!**  
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CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE REQUIREMENTS SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL OR ALLIED IN CONNECTION WITH THE PERFORMANCE OF HIS OR HER PROFESSIONAL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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**GATEWAY PROPERTIES ROCHESTER HILLS, LLC**  
38700 VAN DYKE AVE SUITE 200 - STERLING HEIGHTS, MI 48312

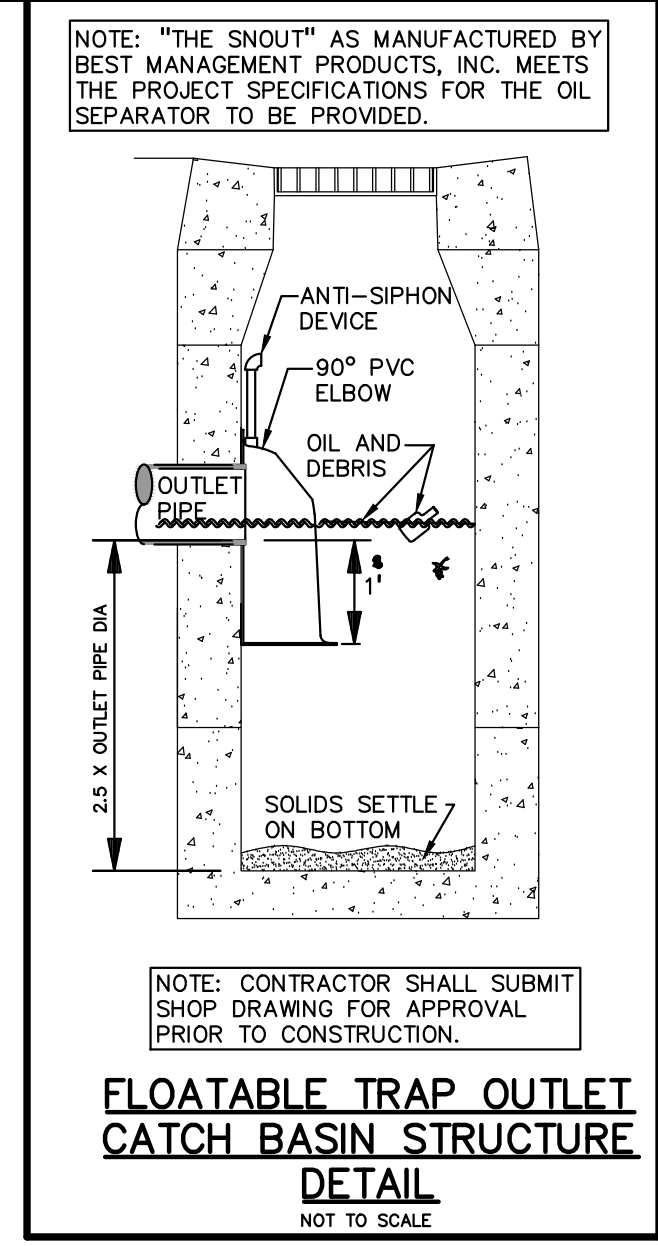
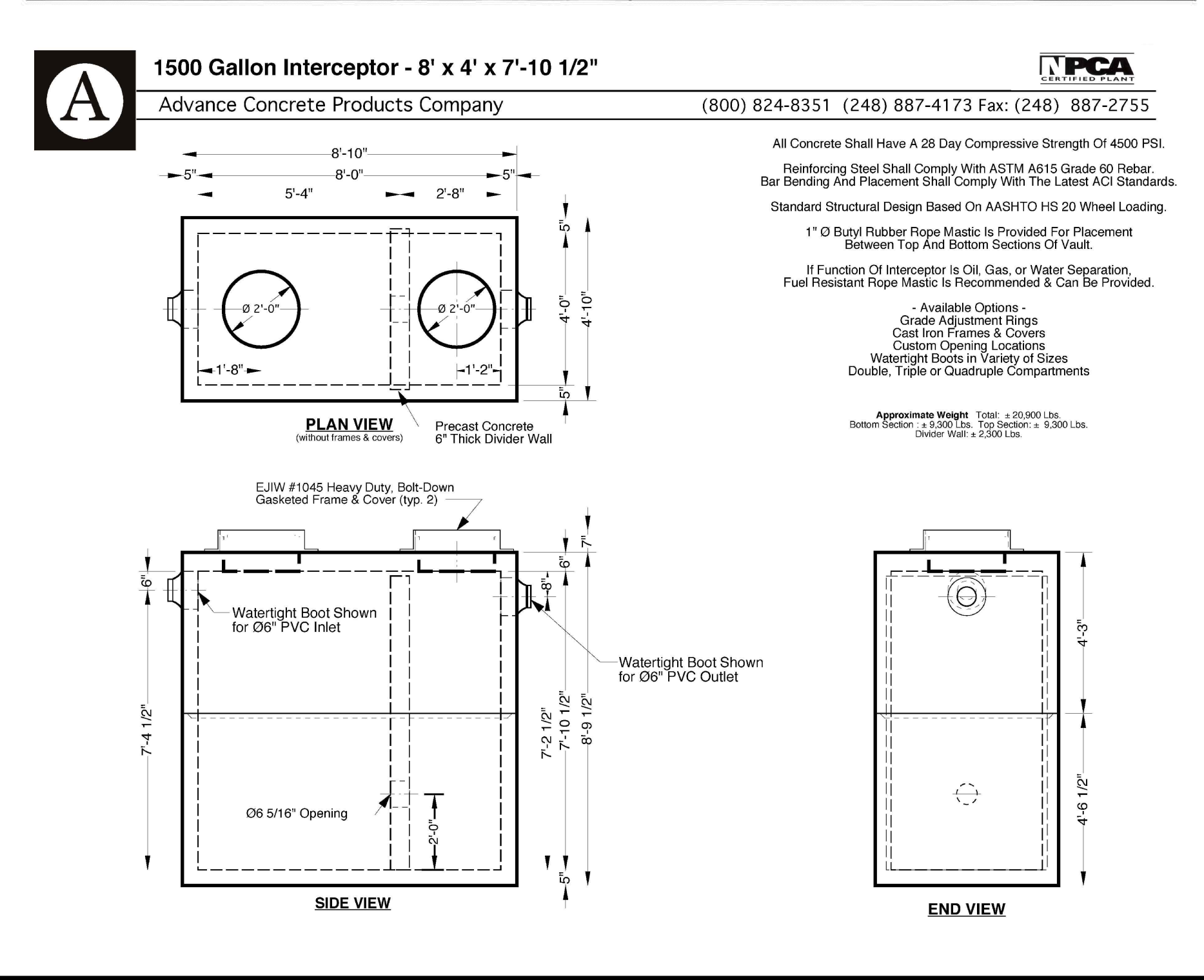
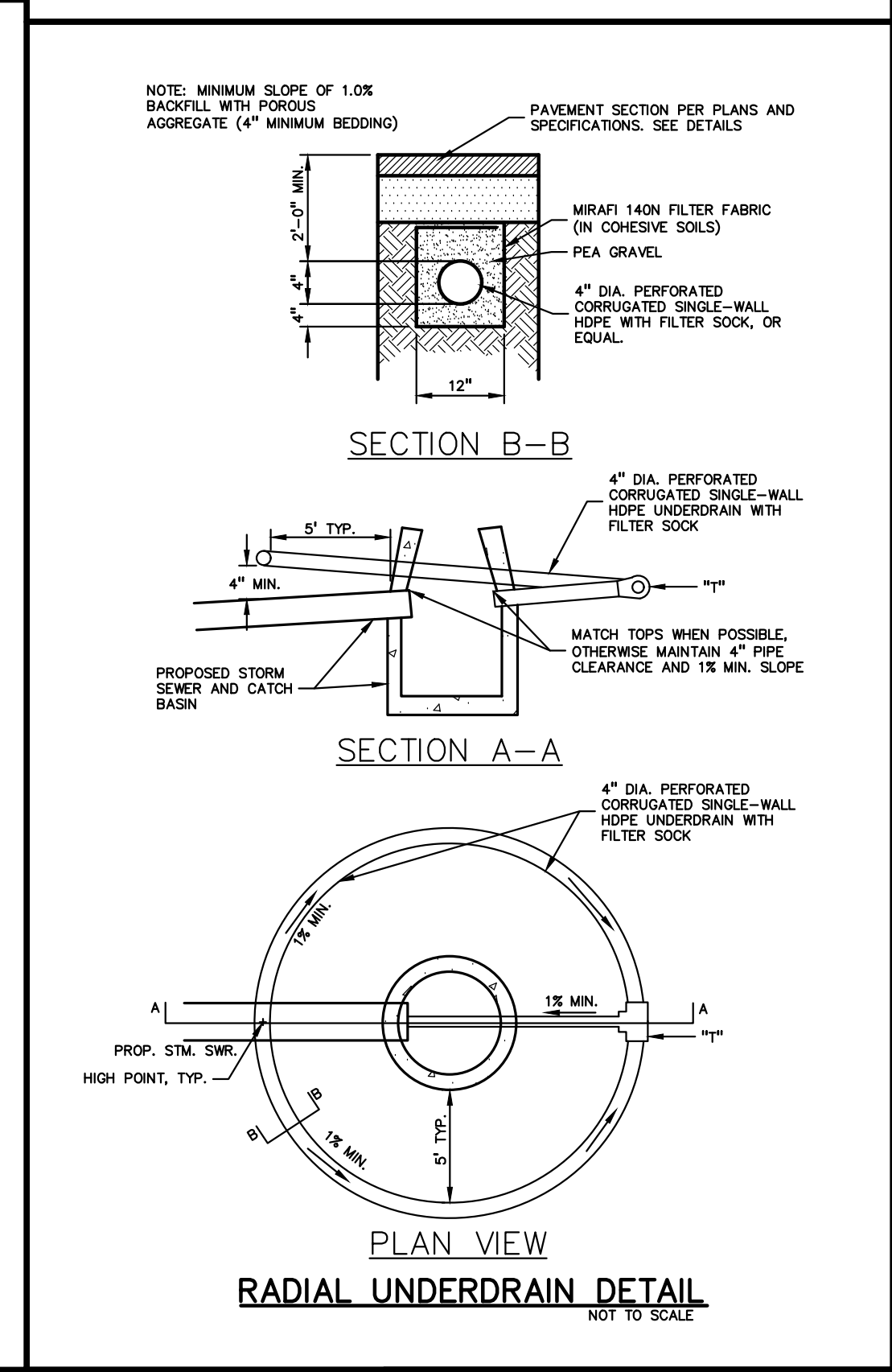
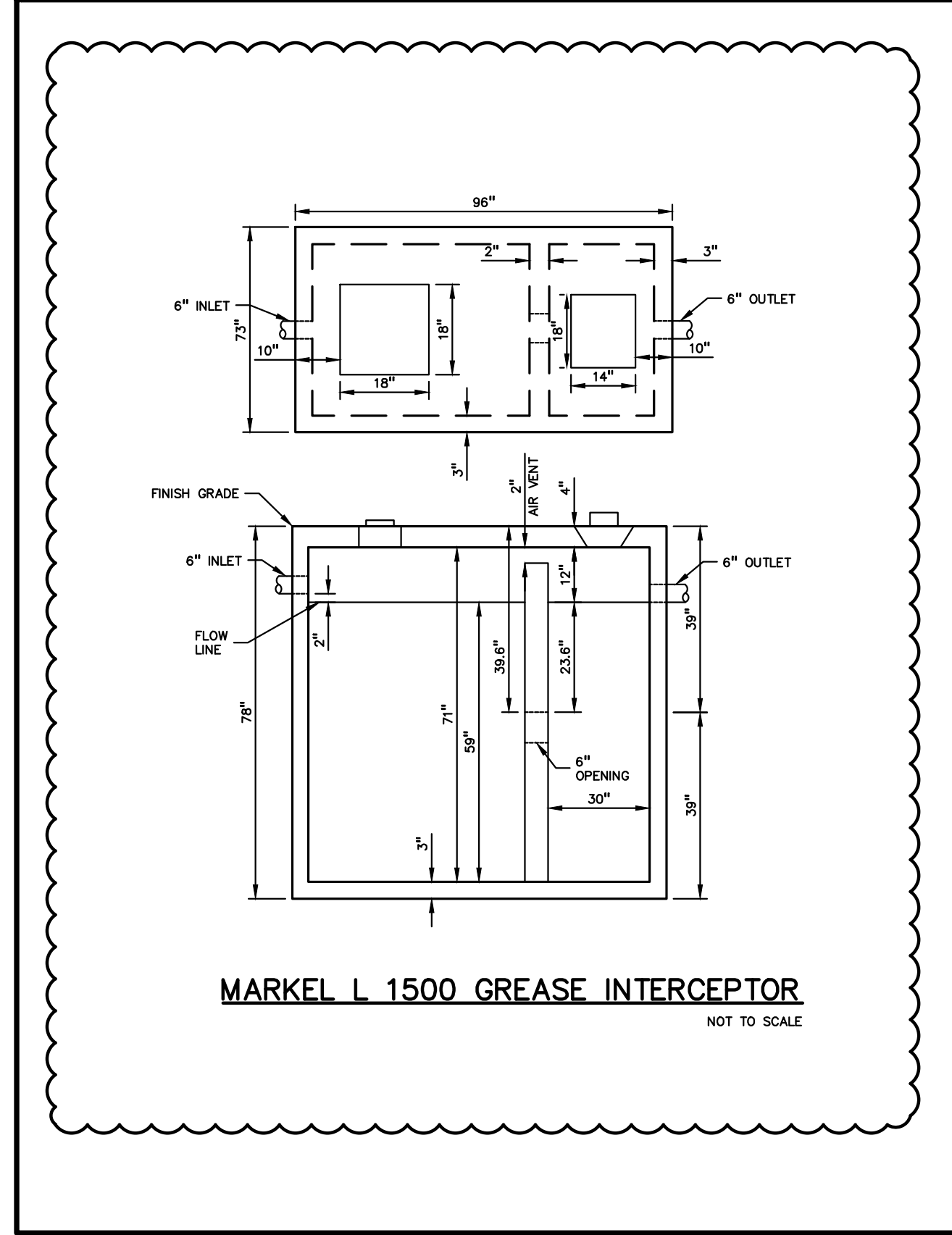
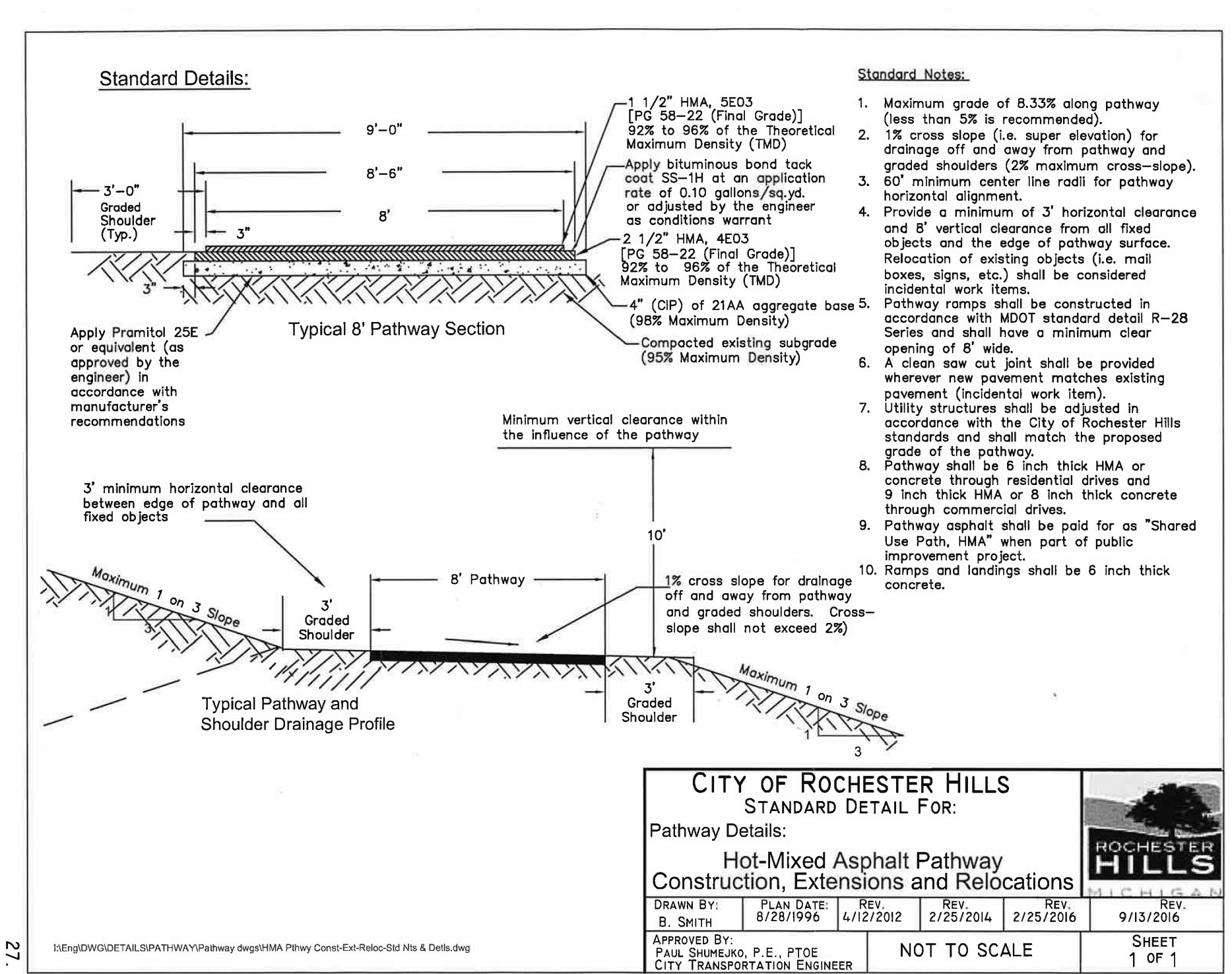
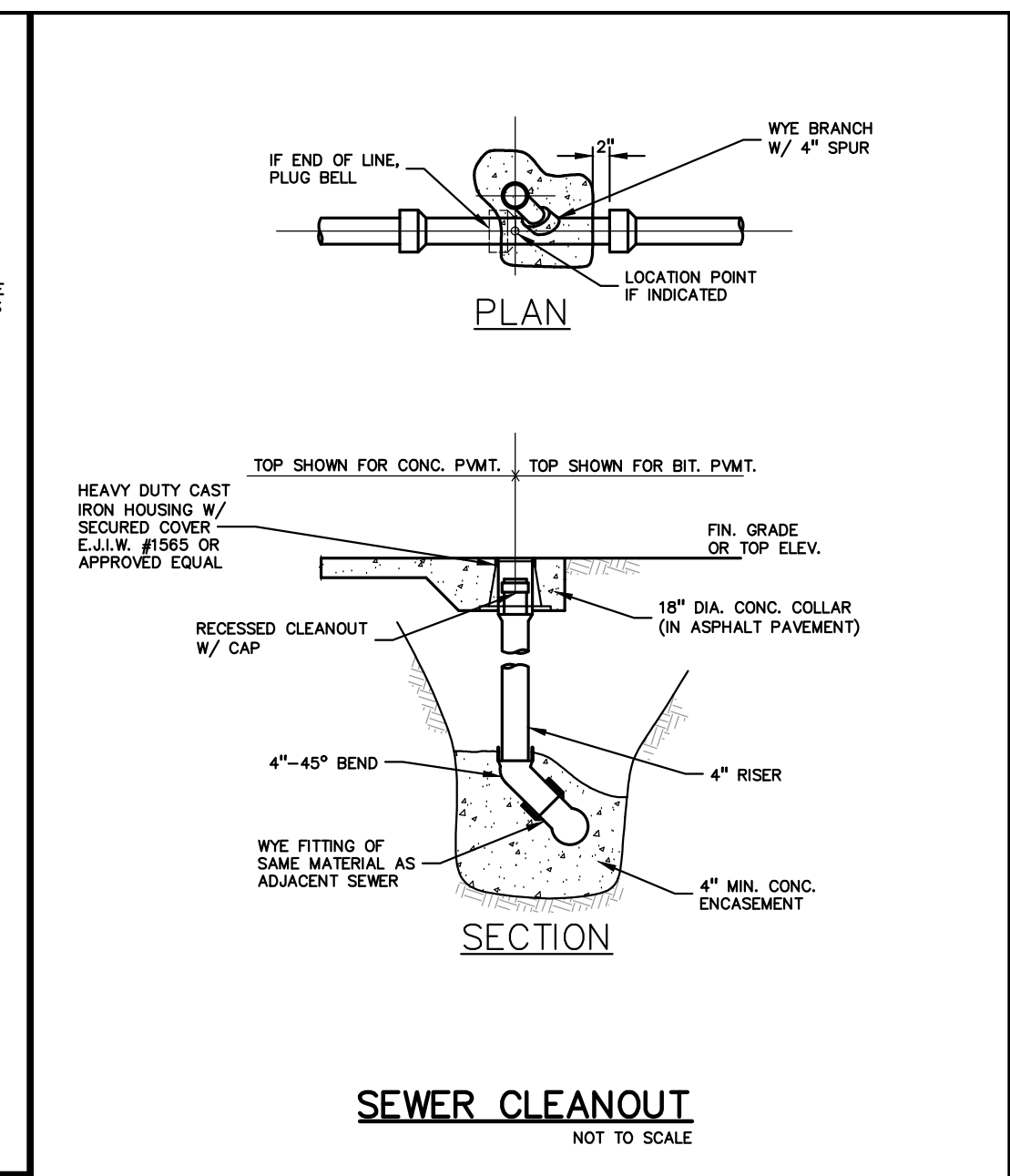
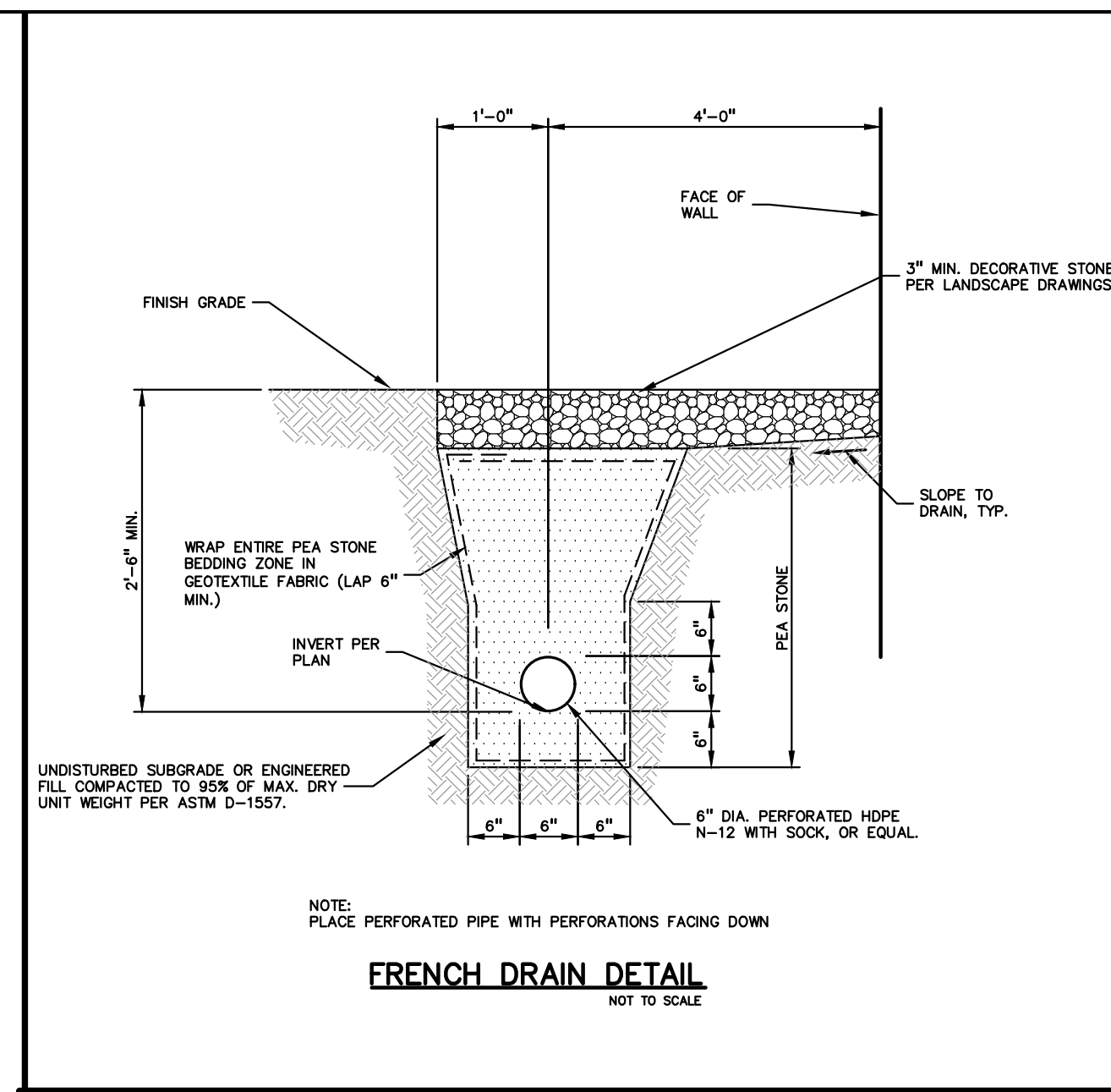
**UTILITY PLAN**

**GATEWAY OF ROCHESTER HILLS**  
PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN 3 NORTH, R11E CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES.	CMP.	DN.	CMP.	SUR.	PEA	P.M.	JPB

ORIGINAL ISSUE DATE: DECEMBER 14, 2017  
PEA JOB NO: 2017-237  
SCALE: 1" = 40'  
DRAWING NUMBER: C-6.0





**REVISIONS**

NO.	DATE	DESCRIPTION
1	04/18/18	REVISED TO ADD DRIVE THRU GREASE INTERCEPTOR
2	04/18/18	REVISED TO ADD DRIVE THRU GREASE INTERCEPTOR
3	03/25/18	REVISED TO ADD DRIVE THRU GREASE INTERCEPTOR
4	03/25/18	REVISED TO ADD DRIVE THRU GREASE INTERCEPTOR
5	03/25/18	REVISED TO ADD DRIVE THRU GREASE INTERCEPTOR
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10	03/25/18	REVISED TO ADD DRIVE THRU GREASE INTERCEPTOR

**CAUTION!**  
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Troy, MI 48063-1872  
t: 248.689.9090  
f: 248.689.1044  
www.peainc.com

**GATEWAY PROPERTIES**  
ROCHESTER HILLS, LLC  
38700 VAN DYKE AVE SUITE 200 - STERLING HEIGHTS, MI 48312

**NOTES AND DETAILS**  
GATEWAY OF ROCHESTER HILLS  
PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN R11E  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES. GB DN. CMP. SUR. PEA. P.M. JPB

ORIGINAL ISSUE DATE: MAY 15, 2018  
PEA JOB NO. 2017-237  
SCALE: NA  
DRAWING NUMBER: C-9.1

Revise to 95-044.3

**CITY OF ROCHESTER HILLS NOTES:**

**TREE PLANTING RESTRICTIONS:**

Prior approval 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 roadway. Evergreen and ornamental trees must be planted at least 10' from the edge of the public roadway. No trees or shrubs may be planted within the triangular area formed at the intersection of any street right-of-way lines of 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 roadway 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' away 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. These requirements are incorporated into the plan.

**CLOSING COMMENT:**

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 right-of-way. Forestry may require the developer to remove, and possibly replace, any such trees.

**IRRIGATION NOTES:**

ALL LANDSCAPE AREAS MUST BE IRRIGATED. WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12AM-5AM.

**PER CITY OF ROCHESTER HILLS MAINTENANCE AGREEMENT:**

SECTION 138-12.109 - Maintenance

The owner of the property shall be responsible for all maintenance of site landscaping, as follows:

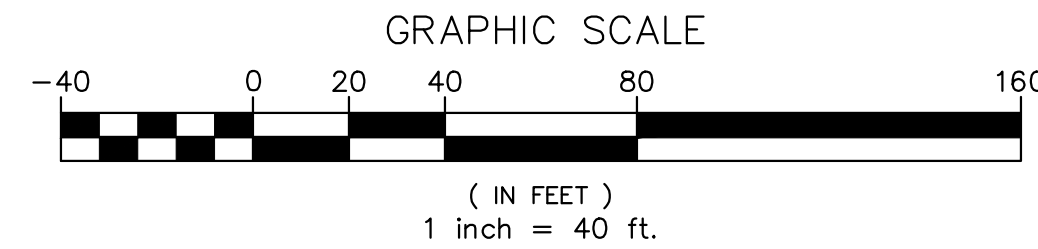
- Landscaping shall be kept in a neat, orderly and healthy growing condition, free from debris and refuse.
- Pruning shall be minimal at the time of installation, only to remove dead or diseased branches. Subsequent pruning shall assure proper maturation of plants to achieve their approved purpose.
- All dead, damaged, or diseased plant material shall be removed immediately and replaced within six 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 evergreen 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 dead, damaged, or diseased material.
- The approved landscape plan shall be considered a permanent record and integral part of the Site Plan Approval. 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.
- If protected trees are damaged, a fine shall be issued on an inch-by-inch basis at a monetary rate as defined by the Forestry Department.

**NATURAL FEATURES/ENVIRONMENTAL IMPACT STATEMENT**

- ENVIRONMENTAL IMPACT STATEMENT** Measures were taken to preserve existing features on site and minimize environmental impacts, especially with regard to maintaining as many trees as possible along the west border of the site.
- TREE REMOVAL** The site is not subject to the city's tree preservation ordinance as the site was subdivided prior to the enactment of the tree preservation ordinance. As much existing vegetation as possible was preserved, especially along the west property line.
- WETLANDS** The site does not contain regulated wetlands.
- NATURAL FEATURES SETBACK** The site does not contain a regulated natural feature.
- STEEP SLOPES** The site does not contain any regulated steep slopes.

**NOTES:**

- If required trees cannot fit or planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$205.50 per tree. Existing healthy vegetation on the site may be used to satisfy landscape requirements and must be identified on the plans.
- Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings.



**LANDSCAPE COST OPINION**

QTY	EA.	DESCRIPTION	UNIT PRICE	TOTAL PRICE
96	EA.	3" Deciduous Trees	\$400.00	\$38,400.00
26	EA.	5" Evergreen Trees	\$300.00	\$7,800.00
27	EA.	10" Evergreen Trees	\$400.00	\$10,800.00
501	EA.	Ornamental Trees	\$235.00	\$117,525.00
140	EA.	Shrubs	\$50.00	\$7,000.00
6,139	S.Y.	Sod Lawn	\$6.00	\$36,834.00
23	C.Y.	Mulch AT 3" Depth	\$45.00	\$1,035.00
92	C.Y.	Plant Mix for Planting Beds at 12" depth	\$12.00	\$1,104.00
1,253	L.F.	Metal Edge	\$5.75	\$7,203.75
1	L.S.	Irrigation	\$50,000.00	\$20,000.00
511	C.Y.	Topsoil (Haul and Spread) for lawn at 3"	\$7.00	\$3,577.00
<b>TOTAL LANDSCAPE</b>				<b>\$136,981.75</b>

**LANDSCAPE CALCULATIONS: B3 SHOPPING CENTER BUSINESS**

**FB-3 OVERLAY DISTRICT**  
PER CITY OF ROCHESTER HILLS ZONING ORDINANCE

**OUTDOOR AMENITY SPACE**  
REQUIRED: 2% OF GROSS LAND AREA OF DEVELOPMENT 261,360 SF \* 0.02 = 5,227 SF  
PROVIDED: 7,385 SF

**BUFFER D - WEST PROPERTY LINE**  
REQUIRED: 25 FOOT WIDE  
2.5 DECIDUOUS TREES, 1.5 ORNAMENTAL TREES, 5 EVERGREENS AND 8 SHRUBS PER 100 LF  
537 LF/100 = 5.37  
5.37\*2.5 = 13 DECIDUOUS TREES, 5.37\*1.5 = 8 ORNAMENTAL TREES  
5.37\*5 = 27 EVERGREENS, 5.37\*8 = 43 SHRUBS

**RIGHT OF WAY AT ROCHESTER ROAD**  
REQUIRED: 1 DECIDUOUS TREE PER 35 LF, 1 ORNAMENTAL TREE PER 60 LF  
368 LF/35 = 11 DECIDUOUS TREES, 368 LF/60 = 6 ORNAMENTAL TREES  
PROVIDED: 11 DECIDUOUS TREES, 6 ORNAMENTAL TREES

**FRONT YARD IN FB DISTRICT ARTERIAL**  
REQUIRED: 10 FT WIDTH, PLUS 2 DECIDUOUS TREES, 4 ORNAMENTAL TREES AND 12 SHRUBS PER 100 LF  
368 LF/100 = 4  
4\*2 = 8 DECIDUOUS TREES, 4\*4 = 16 ORNAMENTAL TREES, 4\*12 = 48 SHRUBS

**PROVIDED: 8 DECIDUOUS TREES, 16 ORNAMENTAL TREES AND 48 SHRUBS**  
(NOT ENOUGH ROOM TO BE PLACED BETWEEN PARKING LOT AND STREET DUE TO UTILITIES AND SITE LINES, TREES ARE LOCATED ELSEWHERE ON SITE.)

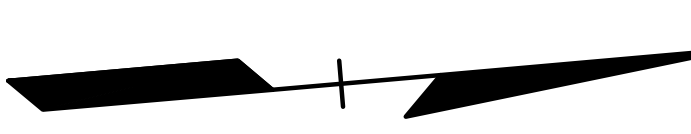
**FRONT YARD IN FB DISTRICT MINOR**  
REQUIRED: 5 FT WIDTH, PLUS 3 ORNAMENTAL TREES AND 8 SHRUBS PER 100 LF  
320 LF/100 = 3.2  
3.2\*3 = 10 ORNAMENTAL TREES, 8\*3.2 = 26 SHRUBS  
PROVIDED: 10 ORNAMENTAL TREES, 26 SHRUBS  
(NOT ENOUGH ROOM FOR TREES TO BE PLACED ALONG ROAD DUE TO WATER MAIN LOCATION, TREES ARE LOCATED ELSEWHERE ON SITE.)

**INTERIOR STREET TREES**  
REQUIRED: 1 DECIDUOUS TREE PER 35 LF  
320 LF/35 = 9 DECIDUOUS TREES  
PROVIDED: 9 DECIDUOUS TREES

**PARKING LOT INTERIOR**  
REQUIRED: 5% OF PARKING LOT, PLUS 1 DECIDUOUS TREE PER 150 SF LANDSCAPED AREA  
122,793\*0.05 = 6,140  
6,140 SF/150 = 41 TREES  
PROVIDED: 8,211 SF, 41 TREES

**PARKING LOT PERIMETER**  
REQUIRED: 1 DECIDUOUS TREE PER 25 LF, 1 ORNAMENTAL TREE PER 35 LF, SHRUB HEDGE  
356 LF/25 = 14 DECIDUOUS TREES  
356 LF/35 = 10 ORNAMENTAL TREES  
PROVIDED: 14 DECIDUOUS TREES, 10 ORNAMENTAL TREES, HEDGE ROW  
(NOT ENOUGH ROOM TO BE PLACED BETWEEN PARKING LOT AND STREET DUE TO UTILITIES AND SITE LINES, TREES ARE LOCATED ELSEWHERE ON SITE.)

**LOCATION MAP - NOT TO SCALE**



**KEY:**

- = BUFFER D TREES
- = ROW TREES
- = FRONT YARD IN FB DISTRICT ARTERIAL
- = FRONT YARD IN FB DISTRICT MINOR
- = INTERIOR STREET TREES
- = INTERIOR PARKING LOT TREES
- = PARKING LOT PERIMETER TREES
- = IRRIGATED SOD LAWN
- = SHRUBS/PERENNIALS, TYP.



**CAUTION!**  
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**ROCHESTER HILLS, LLC**  
38700 VAN DYKE AVE SUITE 200 - STERLING HEIGHTS, MI 48312  
**LANDSCAPE PLAN**  
**GATEWAY OF ROCHESTER HILLS**  
PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN RITE  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN  
DES. JTS DN. SUR. PEA P.M. JPB  
S:\PROJECTS\2017-237\_010\_SOUTH & ROCHESTER-PEA\SITE PLANS\LANDSCAPE PLAN-17-237.dwg

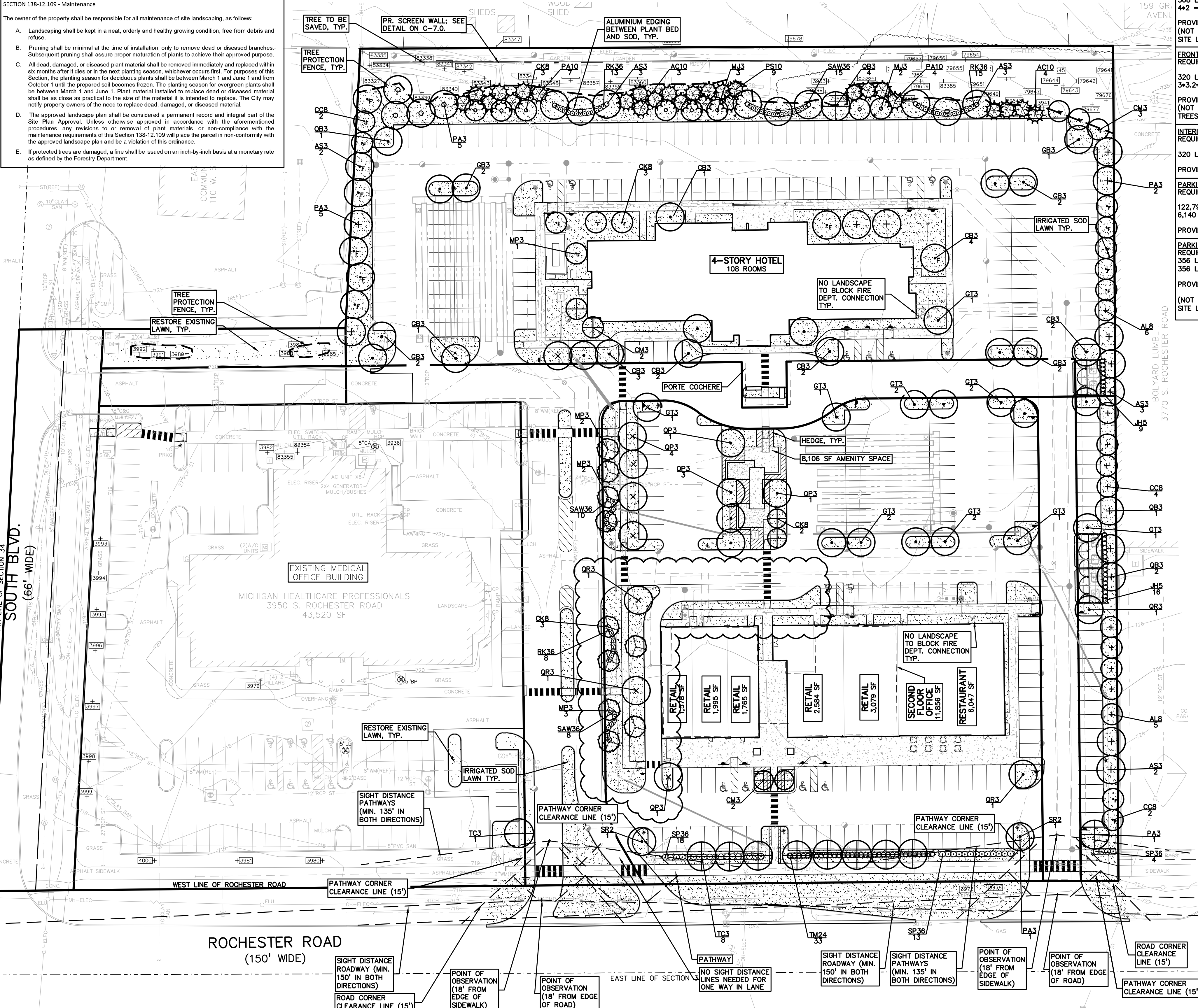
ORIGINAL ISSUE DATE:  
DECEMBER 14, 2017

PEA JOB NO. 2017-237

SCALE: 1" = 40'

DRAWING NUMBER:

**L-1.0**



**SHEET L-1.0**

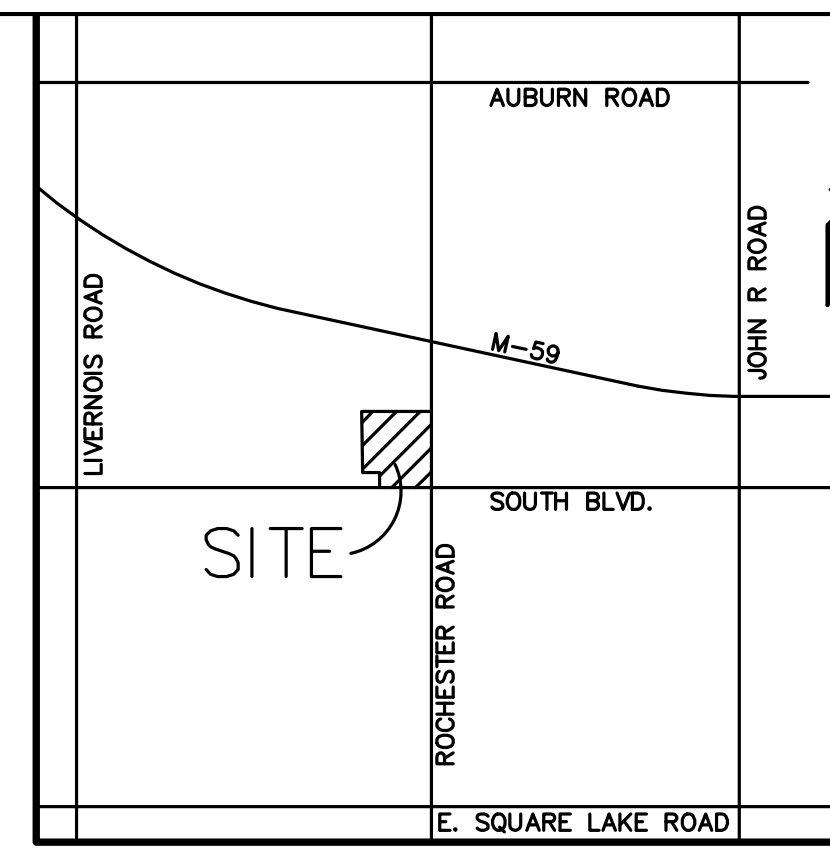
**DECIDUOUS TREE PLANT LIST:**

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
11	AL8	Allegheny Serviceberry	<i>Amelanchier laevis</i>	8" Ht.	B&B
13	AS3	Green Mountain Sugar Maple	<i>Acer saccharum 'Green Mountain'</i>	3" Cal.	B&B
14	CB3	Columnar Hornbeam	<i>Carpinus betulus 'Fastigiata'</i>	3" Cal.	B&B
8	CC8	Eastern Redbud	<i>Cercis canadensis</i>	8" Ht.	B&B
11	CK8	Kousa Dogwood	<i>Comus kousa</i>	8" Ht.	B&B
7	CM3	Cornelian Cherry Dogwood	<i>Cornus mas</i>	3" Cal.	B&B
10	GB3	Ginkgo	<i>Ginkgo biloba- male only</i>	3" Cal.	B&B
13	GT3	Skyline Honeylocust	<i>Gleditsia triacanthos 'Skyline' Inermis</i>	3" Cal.	B&B
5	MJ3	Marilee Crab	<i>Malus 'Jarmir' PP</i>	3" Cal.	B&B
8	MP3	Prairiefire Crab	<i>Malus 'Prairiefire'</i>	3" Cal.	B&B
13	PA3	Encore London Planetree	<i>Platanus x acerifolia 'Encore'</i>	3" Cal.	B&B
8	QB3	Swamp White Oak	<i>Quercus bicolor</i>	3" Cal.	B&B
10	QP3	Regal Prince Oak	<i>Quercus robur x bicolor 'Long' (columnar)</i>	3" Cal.	B&B
4	QR3	Red Oak	<i>Quercus rubra</i>	3" Cal.	B&B
2	SR2	Japanese Tree Lilac	<i>Syringa reticulata</i>	2.0" Cal.	B&B
9	TC3	Summer Sprite Linden	<i>Tilia cordata 'Halka'</i>	3" Cal.	B&B

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
7	AC10	Concolor Fir	<i>Abies concolor</i>	10' Ht.	B&B
25	JH5	Hetz Columnar Juniper	<i>Juniperus chinensis 'Hetzi Columnaris'</i>	5' Ht.	B&B
11	PA10	Norway Spruce	<i>Picea abies</i>	10' Ht.	B&B
9	PS10	Eastern White pine	<i>Pinus strobus</i>	10' Ht.	B&B

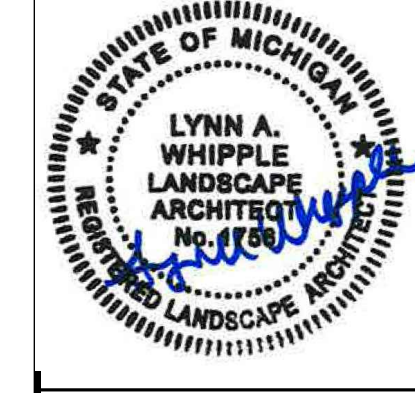
**SHRUB PLANT LIST:**

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
36	RK36	Pink Knockout Rose	<i>Rosa 'Pink Knock Out'</i>	36" Ht.	Cont.
33	SP36	Miss Kim Lilac	<i>Syringa patula 'Miss Kim'</i>	36" Ht.	Cont.
33	SAW36	Anthony Waterer Spirea	<i>Spiraea x bum. 'Anthony Waterer'</i>	36" Ht.	Cont.
33	TM24	Dense Yew	<i>Taxus x media 'Densiformis'</i>	24" Ht.	Cont.



NO.	DATE	DESCRIPTION
1	12/14/17	PRELIMINARY SITE PLAN
2	1/23/18	DEPARTMENT REVIEW COMMENTS
3	3/8/18	DEPARTMENT REVIEW COMMENTS
4	3/8/18	TRC COORDINATION
5	3/8/18	REVISE PERMITS THROUGH ADJACENT
6	7/22/17	REVISE PERMITS THROUGH ADJACENT
7	8/28/17	CITY COMMENTS

REVISIONS



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CONTRACTOR CONTRACTOR AGREES THAT IN CONNECTION WITH THE CONSTRUCTION OF THIS PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES.

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**LANDSCAPE DETAILS**  
**GATEWAY OF ROCHESTER HILLS**  
PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN  
DES. JTS SUR PEA P.M. JPB  
15 PROJECT/307/2017-237 010 50/11-8 ROCHESTER-PEA/010/SITE PLANS/LANDSCAPE PLAN-17-237.dwg

ORIGINAL ISSUE DATE:  
DECEMBER 14, 2017

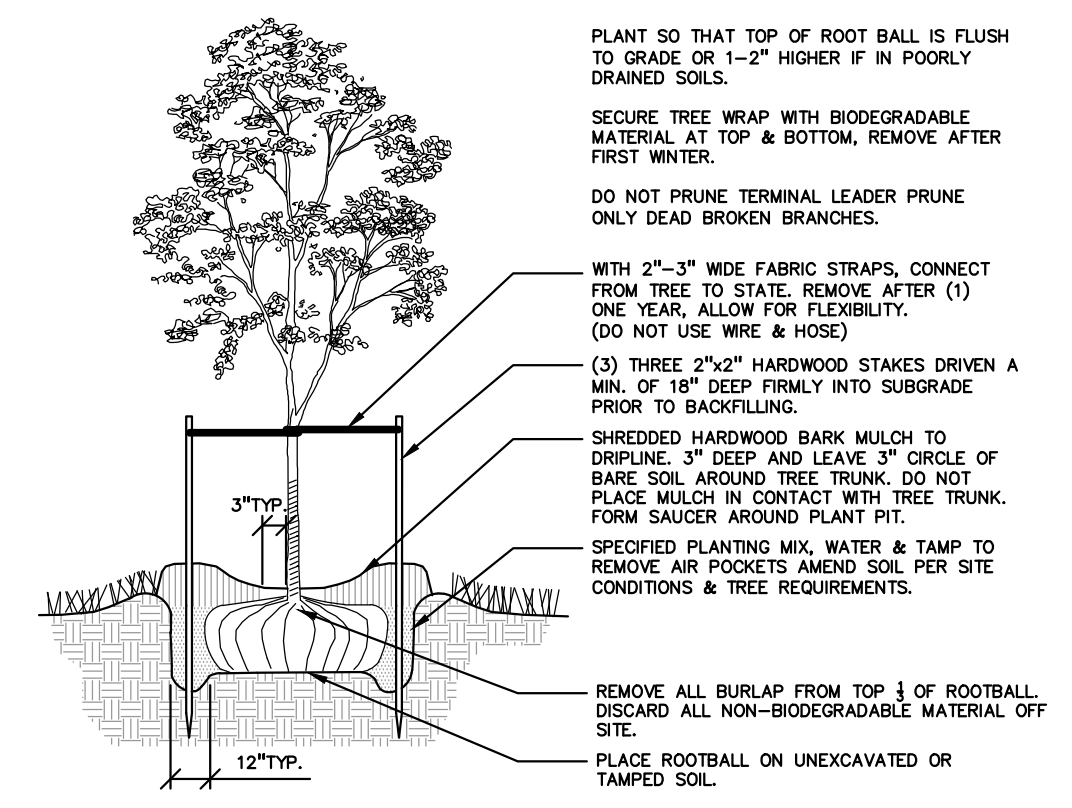
PEA JOB NO. 2017-237

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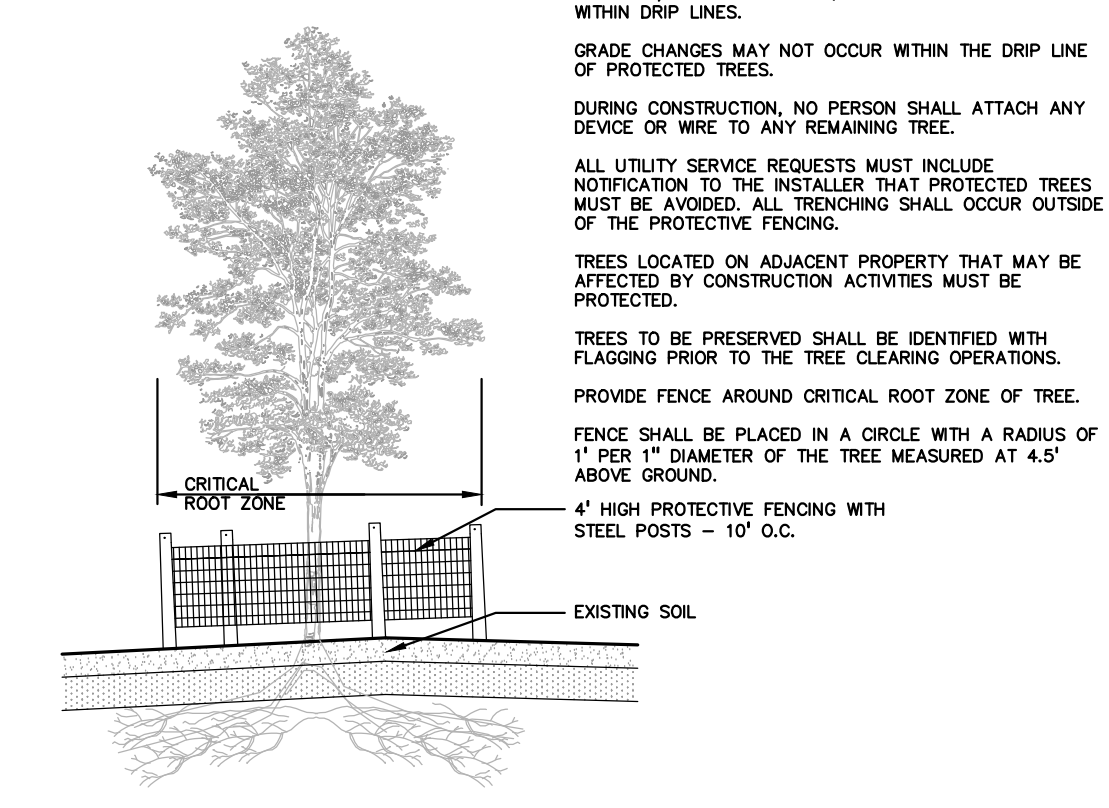
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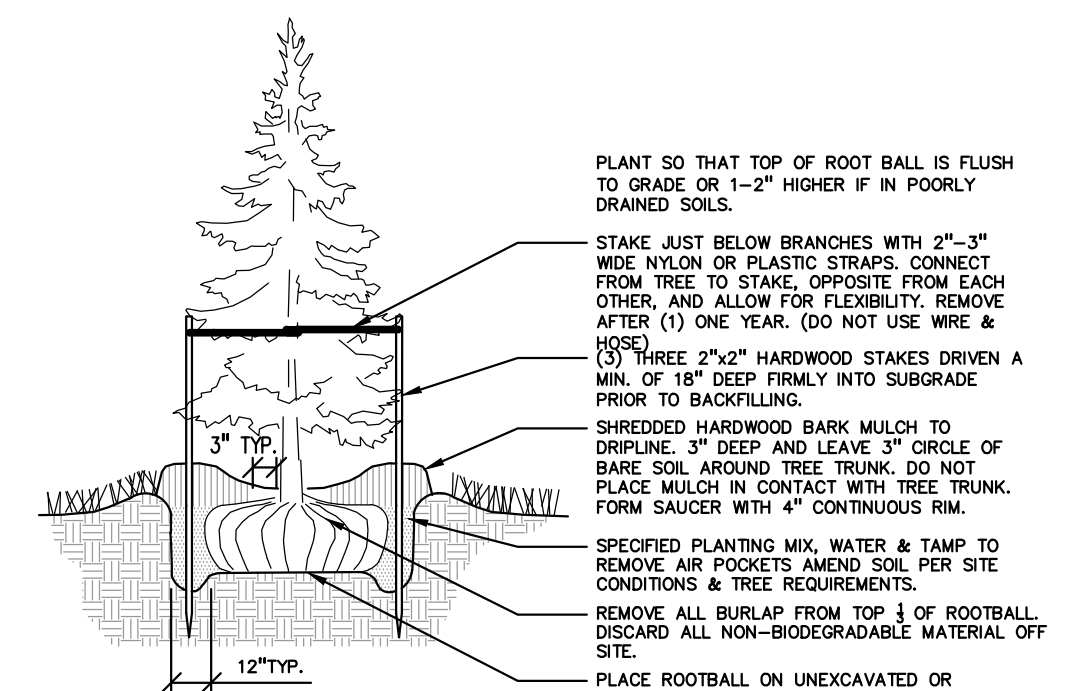
- GENERAL PLANTING NOTES:**
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
  - CONTRACTOR SHALL VERIFY 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 1-800-482-7171. 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 OWNER'S 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 MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
  - ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
  - ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
  - NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
  - 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.
  - IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
  - ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT. SEE SPECIFICATIONS. SHREDDED PALLETTE AND D'YED MULCH WILL NOT BE ACCEPTED.
  - SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
  - FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
  - CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.



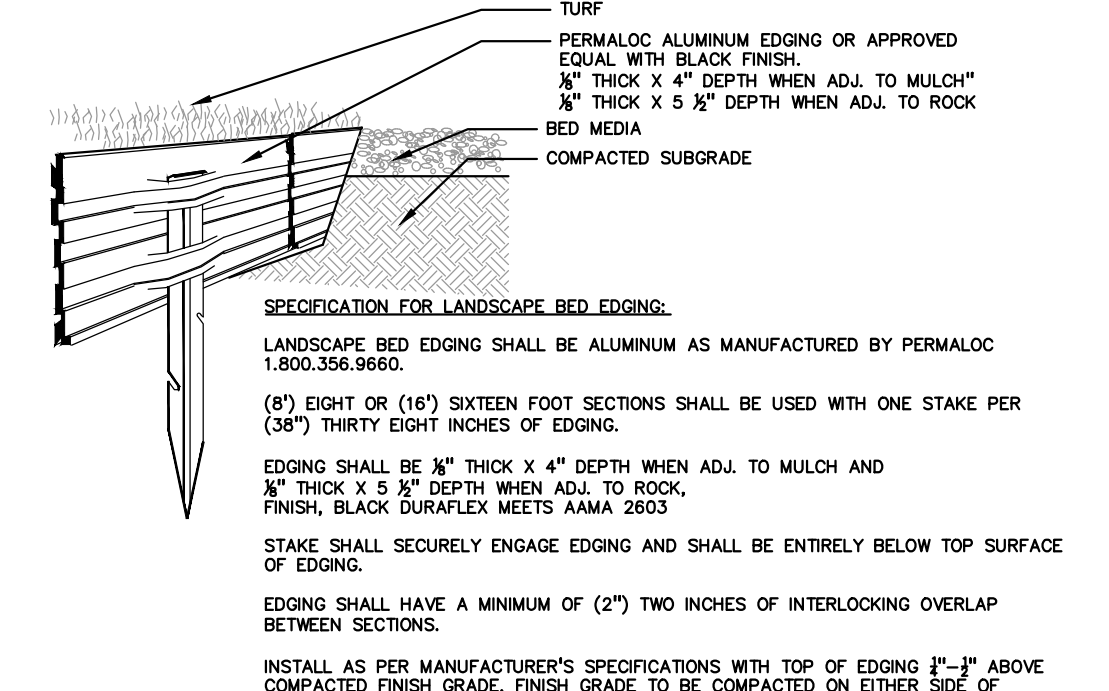
**DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE



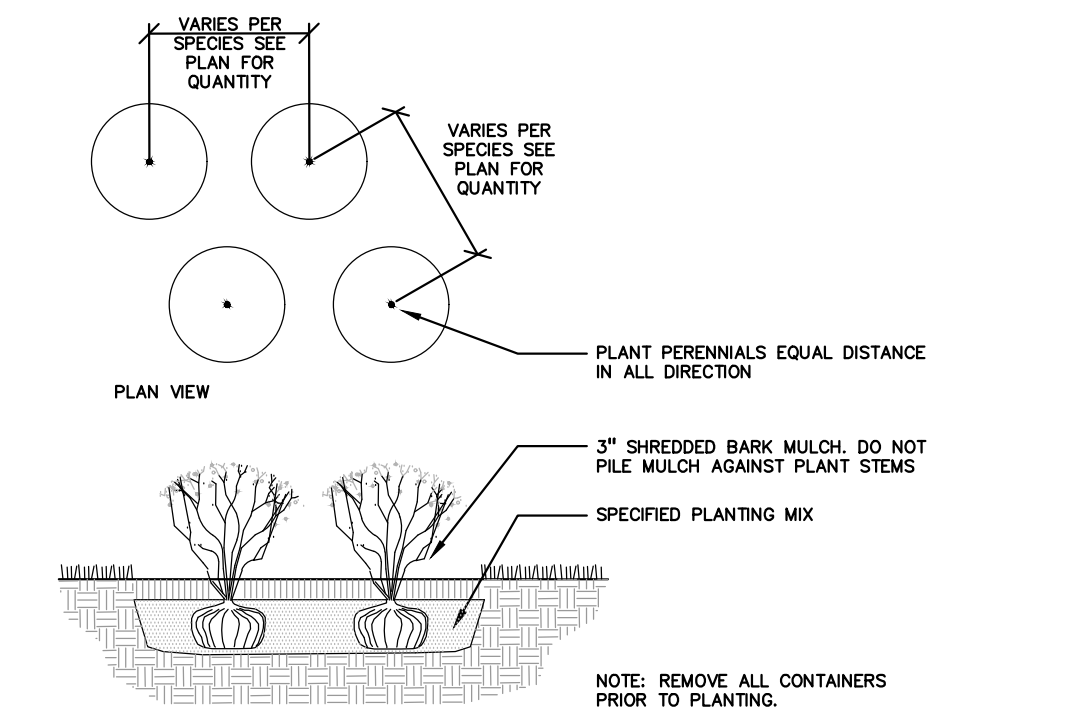
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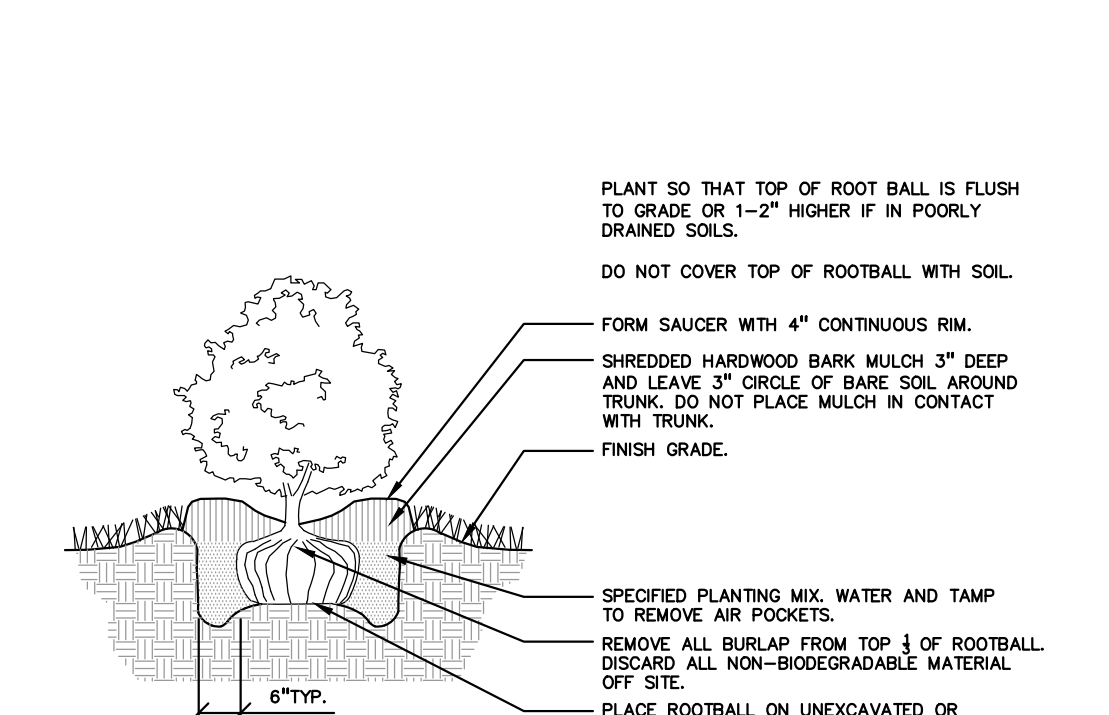
**EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE



**ALUMINUM EDGE DETAIL**  
NOT TO SCALE



**PERENNIAL PLANTING DETAIL**  
NOT TO SCALE



**SHRUB PLANTING DETAIL**  
NOT TO SCALE