

MEMORANDUM

Community Development Department
City of Royal Oak, Michigan

Meeting Date: July 12, 2016
211 Williams St. / P.O. Box 64
Royal Oak, MI 48068-0064
Phone: (248) 246-3280
Fax: (248) 246-3005
www.romi.gov

DATE: June 28, 2016

TO: Planning Commission

FROM: Planning Division

SUBJECT: SP 16-07-19 – Site Plan to construct 4-story (62-ft. 8-in.) mixed-use building with ground level off-street parking and upper-level professional office space at **111 S. Center St.** (parcel no. 25-21-231-011)
Etkin Management, LLC, Petitioner
City of Royal Oak, Owner
PEA, Inc., Engineer / Faudie Architecture, Architect

The above-referenced site plan is scheduled for consideration by the Planning Commission at the next regular meeting. Should the Planning Commission wish to consider approval of the site plan, including all discretionary items, the Planning Division recommends the following contingencies:

1. The Planning Commission shall approve the proposed building materials and ground-level parking structure design in accordance with § 770-30 (B)(3) and § 770-30 (E)(6) of the Zoning Ordinance.
2. The Planning Commission shall approve the proposed setbacks for portions of the building above 40 feet in accordance with § 770-42 (D)(2) of the Zoning Ordinance
3. All paving, utilities, and other improvements, including work within public rights-of-way, shall be in accordance with the specifications and standards of the City Engineer, including, but not limited to, streetscape improvements (landscaping, street lamps, sidewalks, pavers, street trees, etc.) on West Second Street (north side only), South Center Street (east side only), and 11 Mile Road (south side only).
4. All exterior lighting fixtures shall comply with § 770-96 (B) of the Zoning Ordinance and other city codes and ordinances
5. All signage shall comply with the Sign Ordinance (Chapter 607 Signs, Article II Sign Regulations) or receive the necessary variances from the Planning Commission.
6. A performance bond shall be posted in an amount to be determined by the Building Official.
7. The site plan shall meet all other code and ordinance requirements, as determined by the Building Official and City Engineer, including, but not limited to, the Michigan Building Code and the city's Stormwater Detention Ordinance (Chapter 644), **prior** to issuance of **any** building or right-of-way permits.

cc: Josh Suardini, Etkin Management, LLC
Steven A. Sorensen, PE, PEA, Inc.
Brian Liming, RA, Faudie Architecture

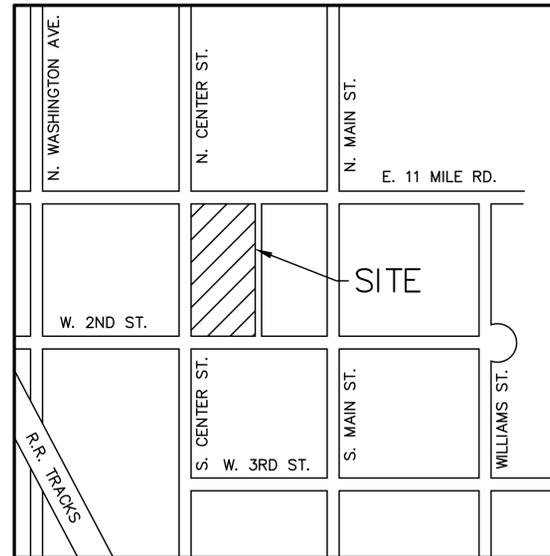
It is recommended that the petitioner or a representative attend the July 12, 2016 Planning Commission meeting. The meeting starts at 7:30 p.m. in the City Commission chambers on the 3rd floor of City Hall.

PRELIMINARY PLANS FOR
ETKIN, LLC
PARKING GARAGE AND OFFICE
 PARCEL NO. 25-21-231-011
 CITY OF ROYAL OAK, OAKLAND COUNTY, MICHIGAN

PROPERTY OWNER AND APPLICANT:
 ETKIN, LLC
 29100 NORTHWESTERN HIGHWAY – SUITE 200
 SOUTHFIELD, MI 48034
 PHONE: (248) 358-0800
 FAX: (248) 358-2180
 CONTACT: JOSH SUARDINI
 EMAIL: jsuardini@etkinllc.com

CIVIL ENGINEER/SURVEYOR:
 PEA, INC.
 2430 ROCHESTER CT., SUITE 100
 TROY, MI 48083
 PHONE: (248) 689-9090
 FAX: (248) 689-1044
 CONTACT: STEVEN A. SORENSEN, P.E.
 EMAIL: jbutler@peainc.com

ARCHITECT/LANDSCAPE ARCHITECT:
 FAUDIE ARCHITECTURE
 206 S. MAIN STREET – SUITE 123
 SOUTHFIELD, MI 48076
 CONTACT: BRIAN LIMING, RA
 PHONE: (248) 619-2354
 EMAIL: bliming@faudiearchitecture.com



LOCATION MAP – NOT TO SCALE

INDEX OF DRAWINGS:

- C-0.0 COVER SHEET
- C-1.0 TOPOGRAPHIC SURVEY
- C-2.0 DEMOLITION PLAN
- C-3.0 DIMENSION AND PAVING PLAN
- C-4.0 GRADING PLAN
- C-5.0 S.E.S.C. PLAN
- C-6.0 UTILITY PLAN
- C-7.0 NOTES AND DETAILS
- L-1.0 LANDSCAPE PLAN
- PE-2 OFFICE BUILDING ELEVATIONS
- PFP-12 OFFICE BUILDING FLOOR PLANS

No.	BY	CHK	DESCRIPTION	DATE
1	SWS	SAS	Design Development Set	1-15-16
2	SWS	SAS	Site Plan Approval City Comments	8-24-16
3	SWS	SAS	Site Plan Approval City Comments	8-24-16



CAUTION!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS DRAWING ARE EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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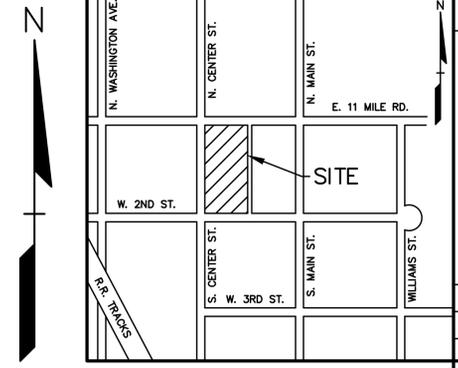
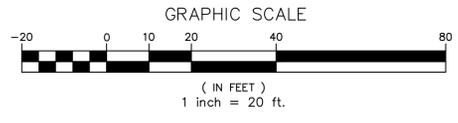
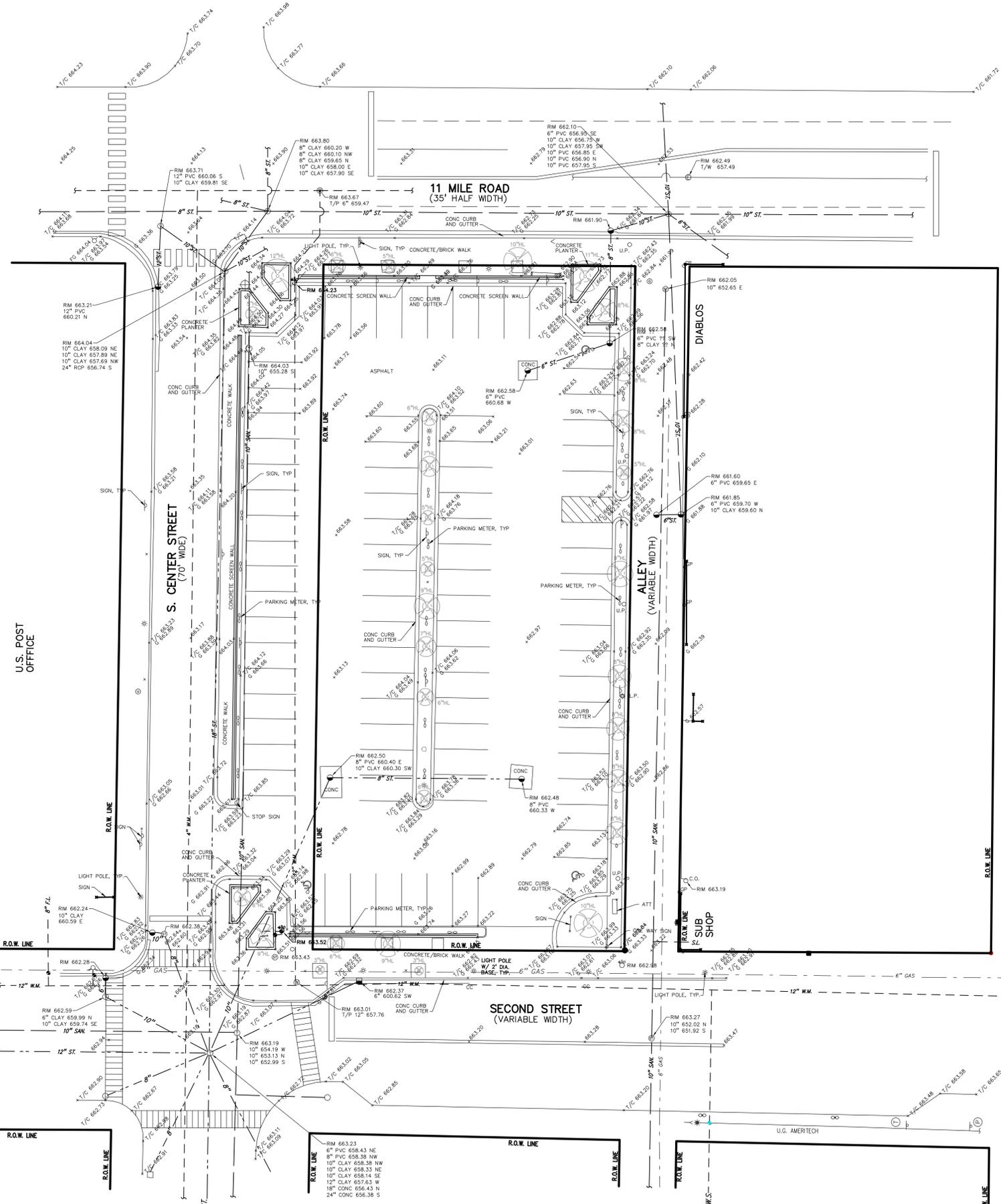


PROFESSIONAL ENGINEERING ASSOCIATES
 2430 Rochester Ct., Suite 100
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 Phone: (248) 689-9090
 Fax: (248) 689-1044
 website: www.peainc.com

ETKIN, LLC
 29100 NORTHWESTERN HIGHWAY - SUITE 200
 SOUTHFIELD, MICHIGAN 48034
COVER SHEET
ETKIN ROYAL OAK
 PARCEL NO. 25-21-231-011
 ROYAL OAK, OAKLAND COUNTY, MICHIGAN

DES	SWS	DN	SWS	SUR	EAH	P.M.

ORIGINAL ISSUE DATE:
 SEPT. 22, 2015
 PEA JOB NO. 2014-151
 SCALE: 1" = 20'
 DRAWING NUMBER:
C-0.0



- LEGEND**
- IRON FOUND
 - ⊗ IRON SET
 - ⊗ NAIL FOUND
 - ⊗ NAIL & CAP SET
 - ⊗ BRASS PLUG SET
 - ⊗ MONUMENT FOUND
 - ⊗ MONUMENT SET
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 - ⊗ CALCULATED
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 - UG-CATV— UG-CATV
 - UG-PHONE— UG-PHONE
 - UG-ELEC— UG-ELEC
 - GAS— GAS MAIN, VALVE & GAS LINE MARKER
 - WATERMAN, HD., GATE VALVE, TAPPING SLEEVE & VALVE
 - SANITARY SEWER, CLEANOUT & MANHOLE
 - STORM SEWER, CLEANOUT & MANHOLE
 - COMBINED SEWER & MANHOLE
 - CATCH BASIN, INLET, YARD DRAIN
 - POST INDICATOR VALVE
 - WATER VALVE, SOLENOID VALVE, BOIL SERVICE SHUTOFF
 - MALSIOB, TRANSFORMER, IRRIGATION CONTROL VALVE
 - UNIDENTIFIED STRUCTURE
 - SPOT ELEVATION
 - CONTOUR LINE
 - FENCE
 - GUARD RAIL
 - STREET LIGHT
 - SIGN
 - CONC.— CONCRETE
 - ASPH.— ASPHALT

NO.	DATE	DESCRIPTION
1	1-15-16	ISSUED FOR PERMITS
2	1-15-16	ISSUED FOR PERMITS
3	1-15-16	ISSUED FOR PERMITS
4	1-15-16	ISSUED FOR PERMITS
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ETKIN, LLC
29100 NORTHWESTERN HIGHWAY - SUITE 400
SOUTHFIELD, MICHIGAN 48034

TOPOGRAPHIC SURVEY
ETKIN ROYAL OAK
PARCEL NO. 25-41-01
ROYAL OAK, OAKLAND COUNTY, MICHIGAN

DES.	SWS	DN.	SWS	SUR.	EAH	P.M.

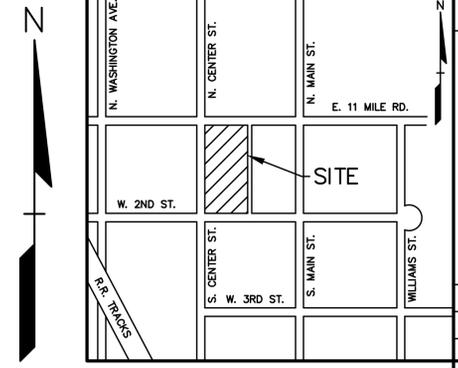
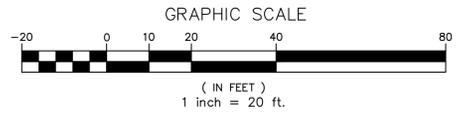
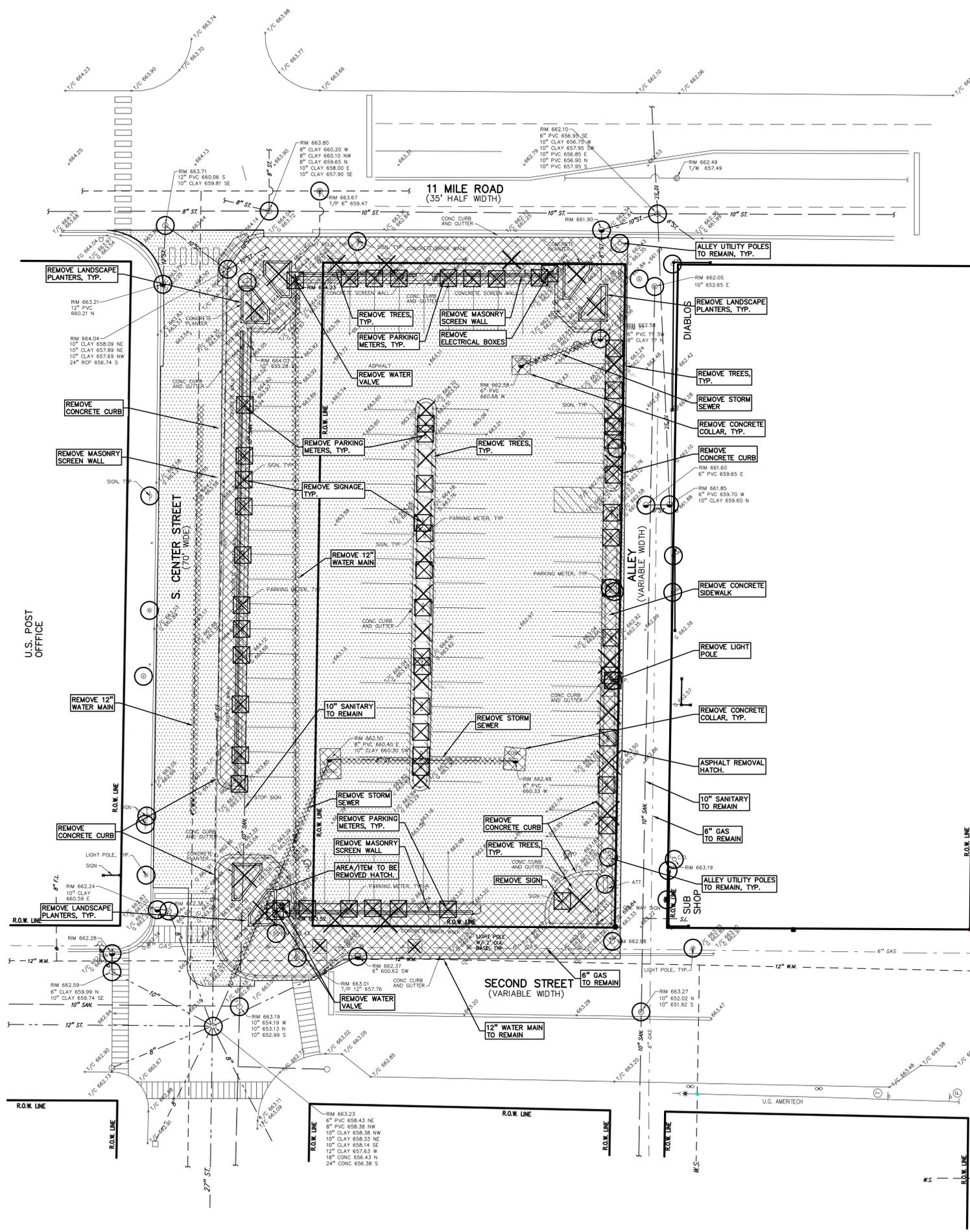
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ORIGINAL ISSUE DATE:
SEPT. 22, 2015

PEA JOB NO. 2014-151

SCALE: 1" = 20'

DRAWING NUMBER:
C-1.0



DEMOLITION LEGEND:

ITEM TO BE PROTECTED	
ITEM TO BE REMOVED	
CURB/FENCE REMOVAL	
CONCRETE PAVEMENT AND SIDEWALK REMOVAL	
AREA OR ITEMS TO BE REMOVED	
UTILITY REMOVAL	
ASPHALT REMOVAL	
TREE REMOVAL	

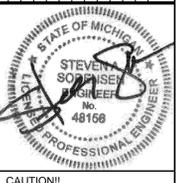
LEGEND

● IRON FOUND	○ BRASS PLUG SET	○ SEC. CORNER FOUND
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EXISTING

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- STREET LIGHT
- SIGN

CONC. CONCRETE
ASPH. ASPHALT



CAUTION!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS DRAWING AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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- GENERAL DEMOLITION NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:
- 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.
 - ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
 - STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
 - 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.
 - REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES FOUNDATIONS, FOOTINGS, FOUNDATION WALLS, FLOOR SLABS, UNDERGROUND UTILITIES, CONCRETE, ASPHALT, TREES, ETC.
 - THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15' OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
 - 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 (MUTCD) LATEST EDITION.
 - THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION.
 - ALL BUILDING GAS LEADS, METERS AND ASSOCIATED EQUIPMENT SHALL BE REMOVED AS SHOWN ON THE PLANS. COORDINATE ALL ASSOCIATED WORK WITH THE APPROPRIATE UTILITY COMPANY.
 - REMOVE ALL OVERHEAD AND UNDERGROUND ELECTRICAL LINES WITHIN THE AREA OF CONSTRUCTION AS SHOWN ON THE PLANS. COORDINATE SHUTDOWNS AND REMOVALS WITH DETROIT EDISON OR THE APPROPRIATE UTILITY COMPANY. (NOTE: PHONE AND CABLE T.V. SERVICES MAY ALSO BE LOCATED ON OVERHEAD LINES.)
 - 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.
 - THE CONTRACTOR SHALL NOTIFY MISS DIG, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

PEA

PROFESSIONAL ENGINEERING ASSOCIATES
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Troy, MI 48063-1872
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ETKIN, LLC
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SOUTHFIELD, MICHIGAN 48034

DEMOLITION PLAN
ETKIN ROYAL OAK
PARCEL NO. 25-21-01-01
ROYAL OAK, OAKLAND COUNTY, MICHIGAN

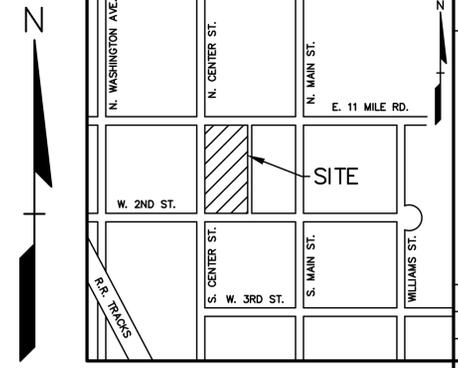
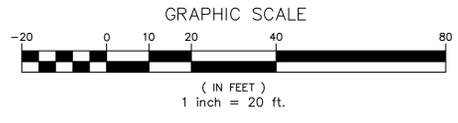
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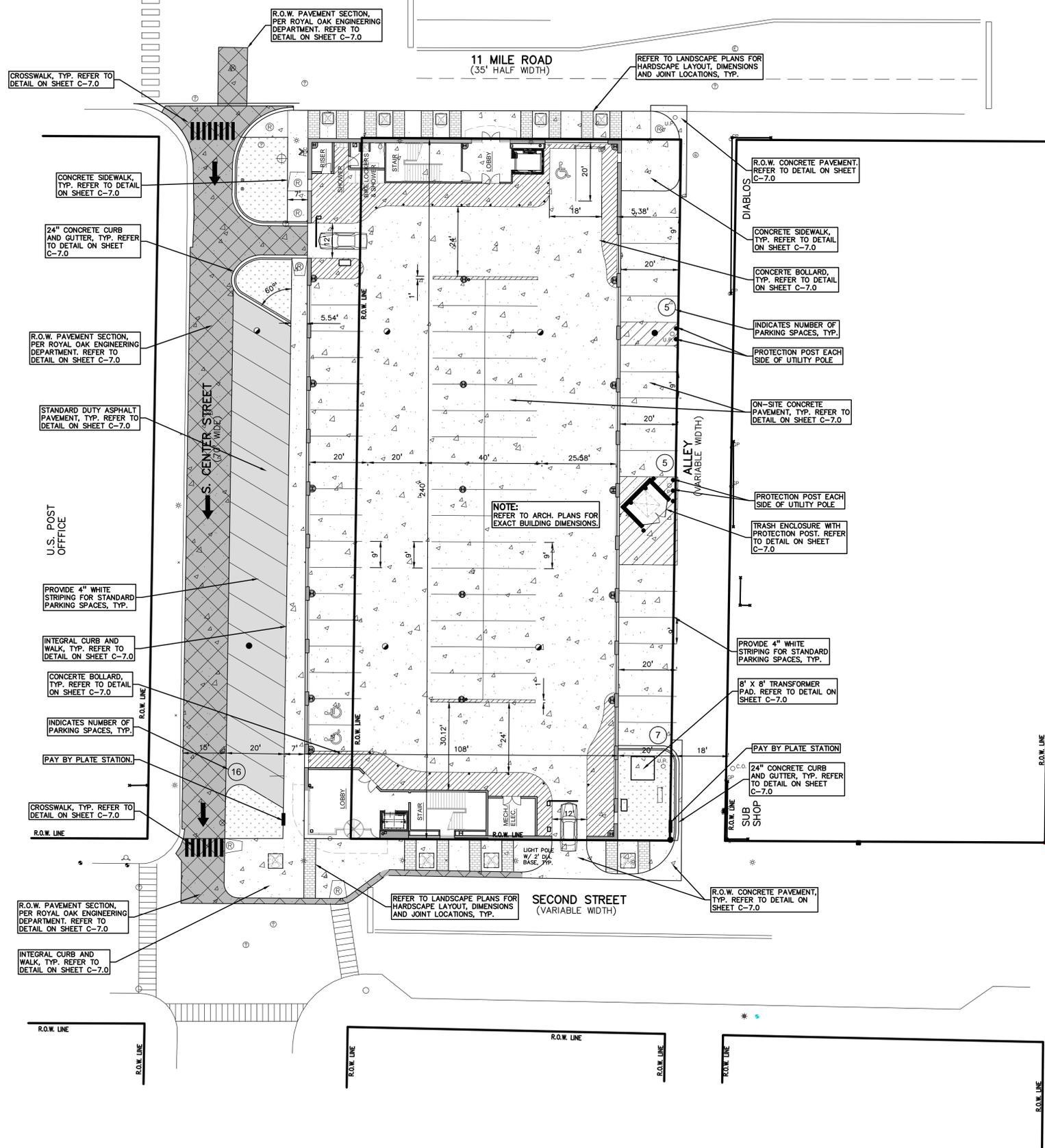
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DIMENSION AND PAVING PLAN
ETKIN ROYAL OAK
PARCEL NO. 25-21-01
ROYAL OAK, OAKLAND COUNTY, MICHIGAN

DES: SWS DN SWS SUR EAH P.M.
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—WATER—	WATERMAN, HD., GATE VALVE, TAPPING SLEEVE & VALVE
—SEWER—	SANITARY SEWER, CLEANOUT & MANHOLE
—STORM—	STORM SEWER, CLEANOUT & MANHOLE
—COMBINED—	COMBINED SEWER & MANHOLE
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—	SIGN
—	CONC.
—	CONCRETE
—	ASPH.
—	ASPHALT

PROPOSED

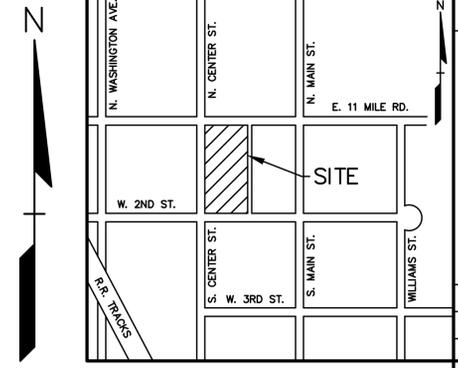
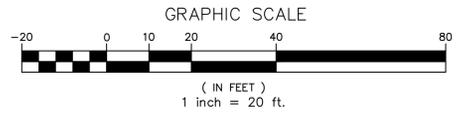
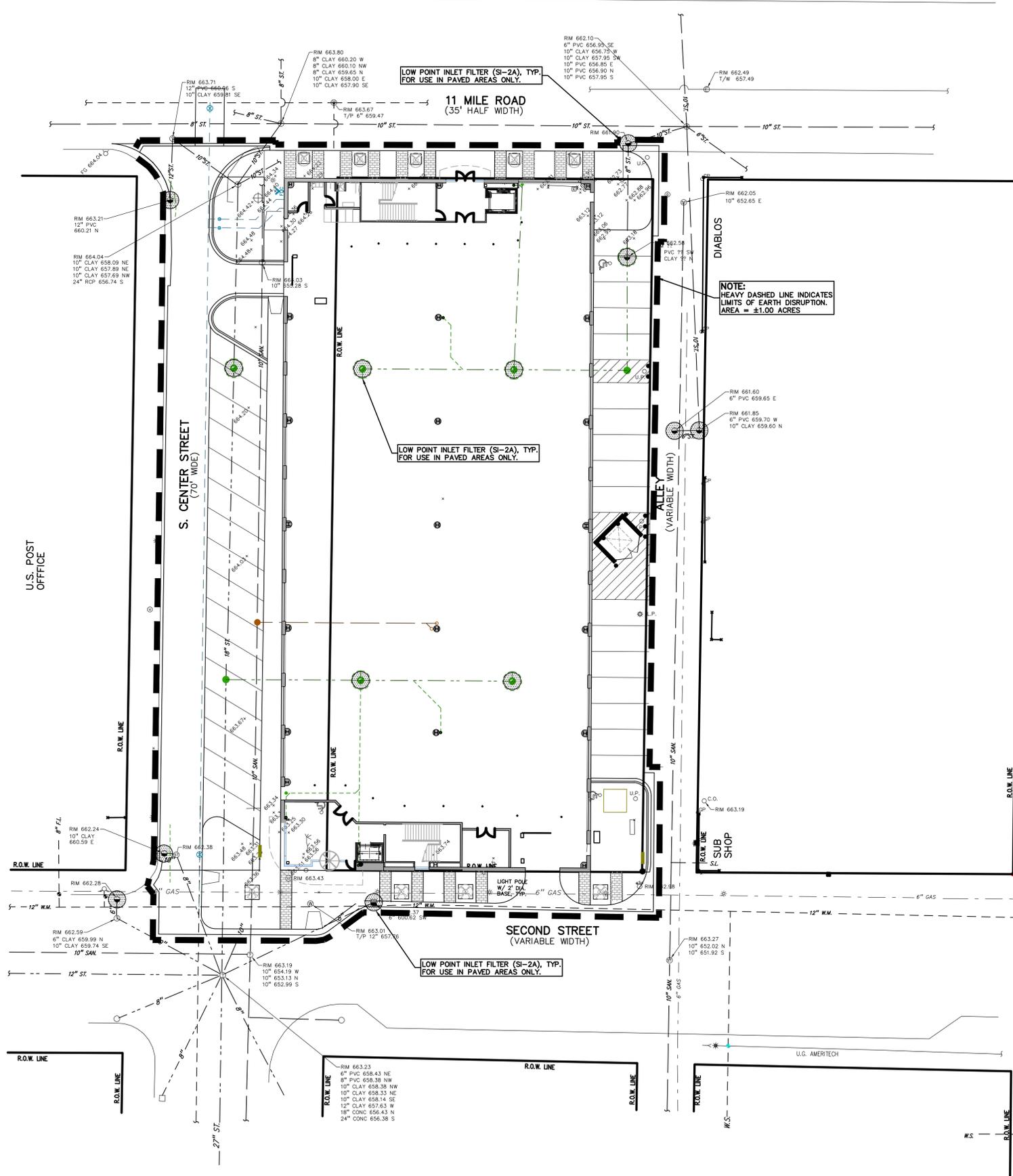
⊙	SEC. CORNER FOUND
⊙	RECORDED
⊙	MEASURED
⊙	CALCULATED

SIDEWALK RAMP LEGEND:

⊙	SIDEWALK RAMP 'TYPE R'
⊙	SIDEWALK RAMP 'TYPE P'
⊙	CURB DROP ONLY

REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

- 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.
 - REFER TO SHEET C-7.0 FOR ON-SITE PAVING DETAILS.
 - REFER TO SHEET C-7.0 FOR ADDITIONAL NOTES.
 - 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROYAL OAK 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 BEGUN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.



SOIL EROSION AND SEDIMENTATION CONTROL SEQUENCE OF CONSTRUCTION

- SEE OAKLAND COUNTY W.R.C. SOIL EROSION AND SEDIMENTATION CONTROL DETAILS SHEET FOR ALL SOIL EROSION CONTROL RELATED DETAILS.
- PLACE SILT FENCE & INSTALL INLET FILTERS ON EXISTING STORM SEWER STRUCTURES, ACCORDING TO PLANS.
- REMOVE CURB, PAVEMENT, TREES, ETC. AS DIRECTED ON THE DEMOLITION PLAN.
- STRIP AND STOCKPILE TOPSOIL FOR RESTORATION REQUIREMENTS.
- DISPOSE OF ALL EXCESS UNSUITABLE MATERIALS OFF SITE IN A LEGAL MANNER. NO BURN OR BURY PITS ALLOWED.
- UNSUITABLE MATERIALS CONSIST OF, BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING: CONCRETE, ASPHALT, TREES, BRUSH, STUMPS, ROOTS, OR OTHER MISCELLANEOUS DEBRIS OR TRASH.
- MASS GRADE THE SITE IN ACCORDANCE WITH THE PLANS.
- INSTALL SEED, MULCH AND EROSION CONTROL BLANKETS AS SHOWN ON THE PLAN WITHIN 5 DAYS OF COMPLETION OF MASS GRADING OR WHENEVER DISTURBED AREAS WILL REMAIN UNCHANGED FOR 30 DAYS OR GREATER. 3-4" TOPSOIL WILL BE USED WHERE VEGETATION IS REQUIRED.
- COMPLETE ROUGH GRADING OF SITE AND INSTALL UTILITIES. PLACE INLET FILTERS AT ALL INLETS AND CATCH BASINS, AS SHOWN.
- FINISH GRADE AND PAVE SITE AS PROPOSED TO DRAIN TO STORM SEWER SYSTEM. REPAIR INLET FILTERS AS REQUIRED.
- APPLY TOPSOIL, SEED AND MULCH/SOD TO ALL DISTURBED AREAS UPON COMPLETION OF GRADING. THE CONTRACTOR SHALL STAGE CONSTRUCTION ACTIVITIES IN ORDER TO MINIMIZE THE EXPOSURE OF UNSTABILIZED AREAS.
- CLEAN PAVEMENT AND STORM SEWERS. REMOVE SILT FENCE, AND INLET FILTERS ONCE VEGETATION HAS BEEN ESTABLISHED.
- CLEAN DETENTION BASIN AND OVERFLOW SPILLWAYS AND REPAIR RIPRAP AS NECESSARY.
- ALL DIRT AND MUD TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED DAILY.
- STREET CATCH BASINS TO BE PERIODICALLY CLEANED AND FILTER CLOTH CHANGED AND MAINTAINED.

LEGEND

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

EXISTING

- OH-ELEC—W—ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG-CAT—UNDERGROUND CABLE TV, CATV FEEDLINE
- UG-TELE—TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC—ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS—GAS MAIN, VALVE & GAS LINE MARKER
- WATER—WATERMAIN, IND. GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY—SANITARY SEWER, CLEANOUT & MANHOLE
- STORM—STORM SEWER, CLEANOUT & MANHOLE
- COMBINED—COMBINED SEWER & MANHOLE
- CATCH—CATCH BASIN, INLET, YARD DRAIN
- POST—POST INDICATOR VALVE
- WATER—WATER VALVE, SOUVENIR VALVE, BOILER SERVICE SHUTOFF
- M/B—M/B, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNDEF—UNIDENTIFIED STRUCTURE
- SPOT—SPOT ELEVATION
- CONC—CONCRETE
- ASPH—ASPHALT

PROPOSED

- CONC—CONCRETE
- ASPH—ASPHALT
- SID—SID DUTY

SYMBOLS: EROSION CONTROL:

● (SI-2A) LOW POINT INLET FILTER

REFER TO O.C.W.R.C. SOIL EROSION AND SEDIMENTATION CONTROL DETAILS SHEET FOR ALL DEVICE DETAILS.

EROSION CONTROL QUANTITIES:

LOW POINT INLET FILTER 13 EA.

SOIL EROSION MAINTENANCE SCHEDULE AND NOTES:

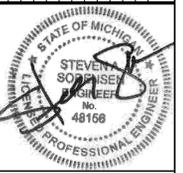
- THE CONTRACTOR SHALL INSPECT THE SOIL EROSION AND SEDIMENTATION CONTROL DEVICES ONCE EACH WEEK AND/OR WITHIN 24 HOURS OF A RAINFALL EVENT WHICH RESULTS IN A STORM WATER DISCHARGE FROM THE SITE. THE FOLLOWING STEPS SHALL BE IMPLEMENTED IF ANY DAMAGE HAS OCCURRED.
- ANY DEBRIS OR DIRT ON ANY PAVED AREA RESULTING FROM CONSTRUCTION TRAFFIC SHALL BE CLEANED IN A PROMPT MANNER BY THE CONTRACTOR. THE CONSTRUCTION DRIVE SHALL BE CLEANED AT THE END OF EACH DAY.
- ALL DIRT AND MUD TRACKED ONTO PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR DAILY BY SCRAPING. STREET SWEEPING IS REQUIRED WEEKLY.
- SILT FENCE MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY BUILT UP SEDIMENT WHEN THE SEDIMENT HEIGHT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE. THE CONTRACTOR IS RESPONSIBLE TO REMOVE, REPLACE, RETRENCH OR REBACKFILL THE SILTATION FENCE SHOULD IT FALL OR BE DAMAGED DURING CONSTRUCTION.
- INLET FILTER MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY ACCUMULATED SILT OR OTHER DEBRIS. THE REMOVAL OF SILT SHOULD BE WITH THE USE OF A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTERS CAN NOT BE CLEANED OR ARE DAMAGED, THEN THE FABRIC MUST BE REPLACED.
- CONTRACTOR TO PROVIDE WATER TRUCK TO WATER DOWN THE SITE ON A DAILY BASIS AS REQUIRED TO MAINTAIN DUST CONTROL.
- IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION A DEWATERING PLAN MUST BE SUBMITTED TO THE CITY ENGINEERING DIVISION FOR REVIEW.

SEQUENCE OF CONSTRUCTION:

START DAY	END DAY	DESCRIPTION
1	90	INSTALL TEMPORARY SOIL EROSION CONTROL MEASURES, INLET PROTECTION, ETC. AS NECESSARY.
1	120	MAINTAIN A 25' BUFFER OF VEGETATION AROUND PERIMETER OF SITE WHERE POSSIBLE.
1	15	REMOVE ALL VEGETATION, TREES AND BRUSH FROM THE PROPOSED CONSTRUCTION AREA UNLESS MARKED TO REMAIN. STRIP AND STOCKPILE TOPSOIL AS REQUIRED FOR RESTORATION. ALL STOCKPILES MUST BE GRADED AND SEEDED.
5	14	REMOVE ALL PAVEMENT, CURB, UTILITIES, ETC. AS REQUIRED TO INSTALL THE PROPOSED WORK AS SHOWN ON THE TOPOGRAPHIC SURVEY AND DEMOLITION PLAN.
5	14	DISPOSE OF ALL EXCESS/UNSUITABLE MATERIALS OFF SITE IN A LEGAL MANNER. NO ON-SITE BURN OR BURY PITS ALLOWED.
14	28	ROUGH GRADE SITE. SEED AND MULCH BLANKETS MUST BE INSTALLED AS SHOWN WITHIN 5 DAYS OF FINAL GRADE. REPAIR AND/OR RE-INSTALL ANY TEMPORARY SOIL EROSION CONTROL MEASURES THAT WERE DAMAGED DURING GRADING OPERATIONS.
28	60	INSTALL SITE UTILITIES (STORM SEWER, SANITARY SEWER, WATER MAIN ETC.). INSTALL INLET PROTECTION AT ALL PROPOSED CATCH BASINS.
28	90	TEMPORARY SEEDING MUST BE PROVIDED IN AREAS NOT TO BE WORKED ON FOR 15 DAYS OR LONGER.
30	80	BEGIN CONSTRUCTION OF BUILDING.
70	80	FINE GRADE SITE AND PREPARE FOR SITE PAVING OPERATIONS.
80	110	INSTALL ALL PAVEMENT, SIDEWALKS, CURBING AS PROPOSED. IF PERMANENT LANDSCAPING IS NOT TO BE INSTALLED SOON AFTER PAVING IS COMPLETE, ALL AREAS WITHIN 20 FEET OF BACK OF CURB MUST BE TEMPORARILY SEEDED. REPAIR INLET PROTECTION AND ANY OTHER DAMAGED SOIL EROSION CONTROL MEASURES AS NECESSARY.
90	119	FINAL GRADE, REDISTRIBUTE STOCKPILED TOPSOIL, ESTABLISH VEGETATION AND INSTALL ALL PERMANENT LANDSCAPING IN ALL DISTURBED AREAS NOT BUILT.
118	120	CLEAN PAVEMENT AND REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES. RE-ESTABLISH VEGETATION AS REQUIRED.
120	120	REMOVE SEDIMENTATION CONTROLS ONCE ENTIRE SITE HAS BEEN PERMANENTLY STABILIZED.

REVISIONS

NO.	DATE	DESCRIPTION
1	1-15-16	ISSUE FOR PERMITS
2	1-15-16	ISSUE FOR PERMITS
3	1-15-16	ISSUE FOR PERMITS



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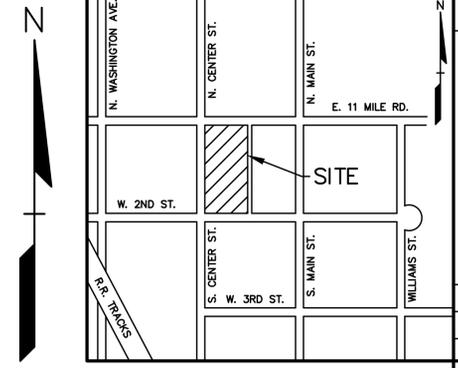
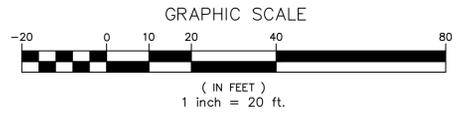
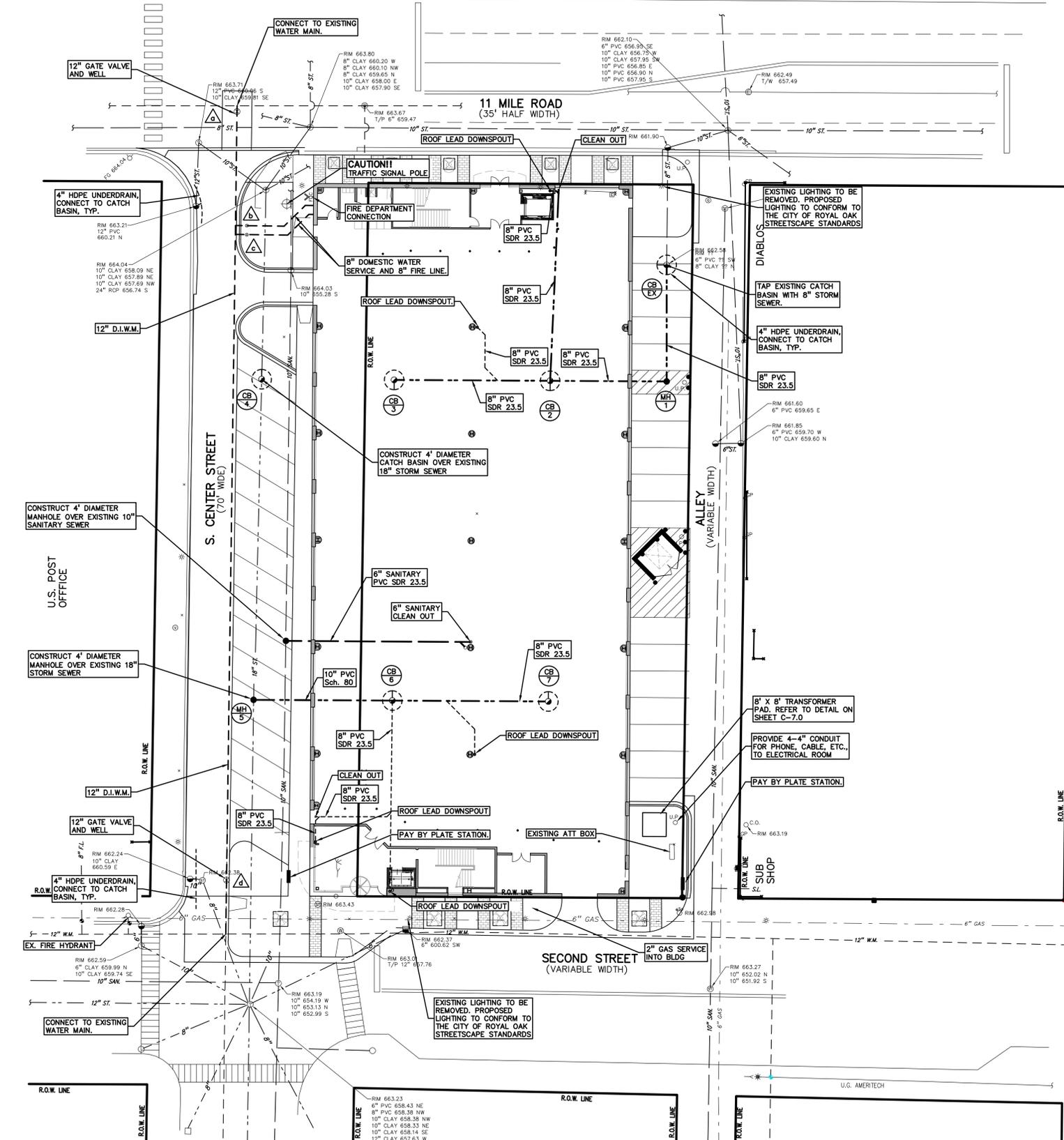
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website: www.peainc.com

ETKIN, LLC
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SOUTHFIELD, MICHIGAN 48034

S.E.C. PLAN
ETKIN ROYAL OAK
PARCEL NO. 25-21-231-01
ROYAL OAK, OAKLAND COUNTY, MICHIGAN

DES: SWS DN SWS SUR EAH P.M.
SWS DN SWS SUR EAH P.M.

ORIGINAL ISSUE DATE: SEPT. 22, 2015
PEA JOB NO. 2014-151
SCALE: 1" = 20'
DRAWING NUMBER: **C-5.0**



WATER MAIN STRUCTURE TABLE:

△ a	12" GATE VALVE AND WELL RIM 663.90
△ b	8" GATE VALVE AND WELL RIM 664.00
△ c	8" GATE VALVE AND WELL RIM 664.00
△ d	12" GATE VALVE AND WELL RIM 662.50

REFER TO CITY OF XXXX STANDARD DETAIL SHEETS FOR ALL WATER MAIN STRUCTURES AND DETAILS.

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊙ MONUMENT FOUND	⊙ 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
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- UG-PHONE—TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC—ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS—GAS MAIN, VALVE & GAS LINE MARKER
- WATER—WATER MAIN, IND., GATE VALVE, TAPPING SLEEVE & VALVE
- SEWER—SANITARY SEWER, CLEANOUT & MANHOLE
- STORM—STORM SEWER, CLEANOUT & MANHOLE
- COMBINED—COMBINED SEWER & MANHOLE
- CATCH—CATCH BASIN, INLET, YARD DRAIN
- POST—POST INDICATOR VALVE
- WATER VALVE BOX—WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- METER—METER, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED—UNIDENTIFIED STRUCTURE
- SPOT—SPOT ELEVATION
- CONTOUR—CONTOUR LINE
- FENCE—FENCE
- GUARD RAIL—GUARD RAIL
- STREET LIGHT—STREET LIGHT
- SOB—SOB
- CONC.—CONCRETE
- ASPH.—ASPHALT

PROPOSED

- ⊙ SEC. CORNER FOUND
- ⊙ RECORDED
- ⊙ MEASURED
- ⊙ CALCULATED
- CONC.—CONCRETE R.O.W. SECTION
- ASPH.—ASPHALT
- DUTY—DUTY



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SAND BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45° LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

PUBLIC UTILITY EASEMENTS:
ALL SANITARY SEWERS 10" AND LARGER IN DIAMETER ARE TO BE PUBLIC AND SHALL BE LOCATED IN A 20' WIDE EASEMENT. ALL WATER MAIN SHALL BE LOCATED IN A 12' WIDE EASEMENT.

- GENERAL UTILITY NOTES:**
- ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF ROYAL OAK.
 - NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY.
 - REFER TO DETAIL SHEETS C-7.0 FOR ADDITIONAL UTILITY DETAILS AND NOTES.
 - ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
 - WATER MAIN SERVICE LEADS SHALL BE TYPE 'K' ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
 - ALL WATER MAIN SHALL BE PROVIDED WITH 6" OF COVER UNLESS OTHERWISE NOTED.
 - ALL FIRE HYDRANTS SHALL BE E.I.W. #5BR MODEL #250 PER CITY STANDARDS.
 - ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
 - ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY OF ROYAL OAK.
 - THE WATER MAIN CONTRACTOR SHALL NOTIFY THE INSPECTION SECTION OF THE DETROIT WATER AND SEWER DEPARTMENT AT (313) 833-4682 AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.
 - ALL SANITARY SEWER 10" OR LARGER SHALL BE P.V.C. TRUSS PIPE (ASTM D2680) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
 - ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
 - SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.I.W. #1565 BOX OR EQUAL.
 - ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C-70) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443).
 - PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.

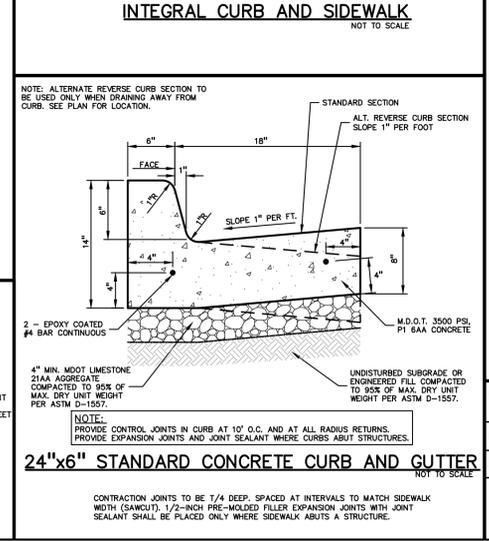
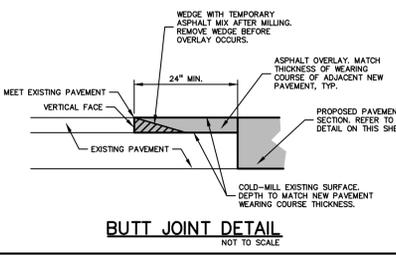
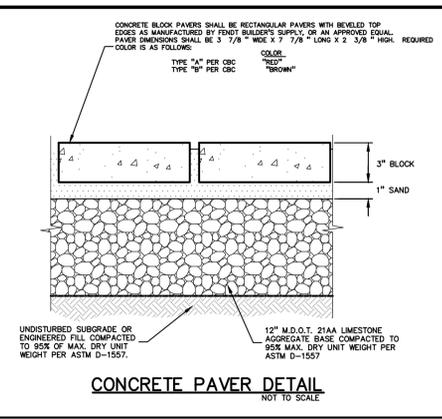
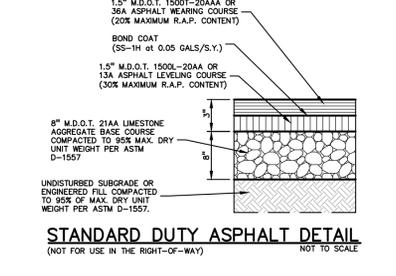
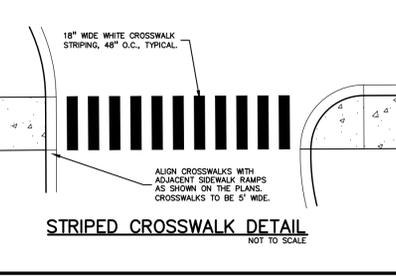
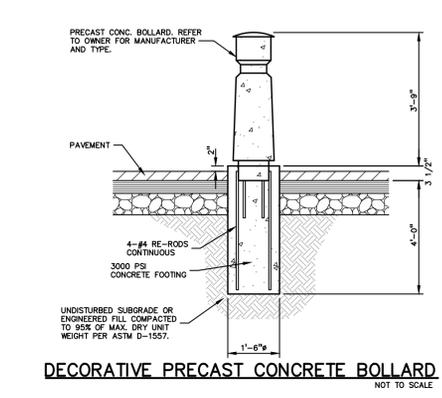
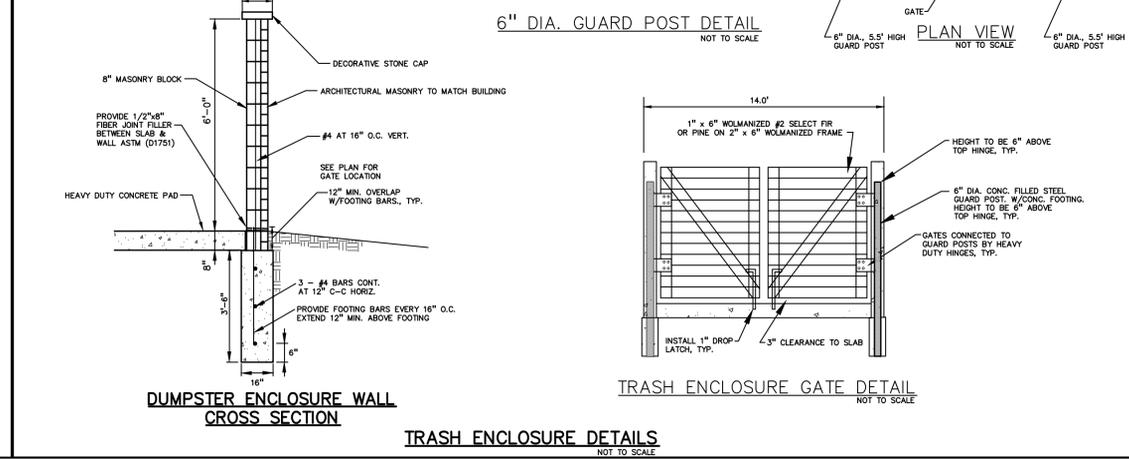
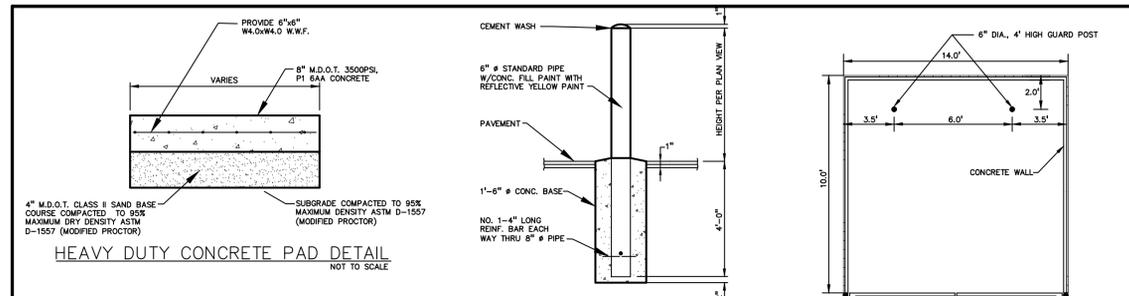
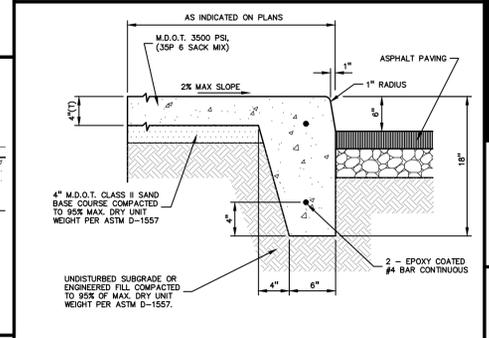
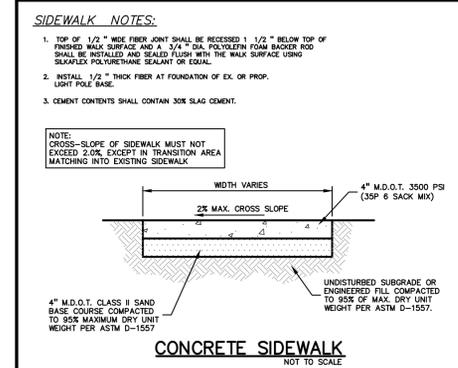
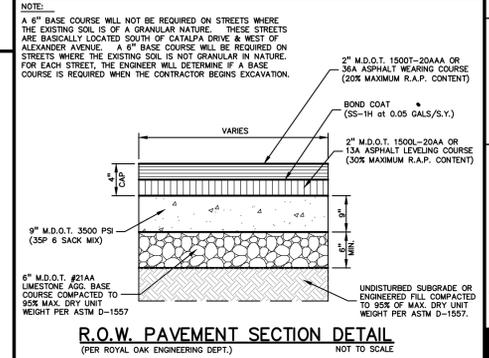
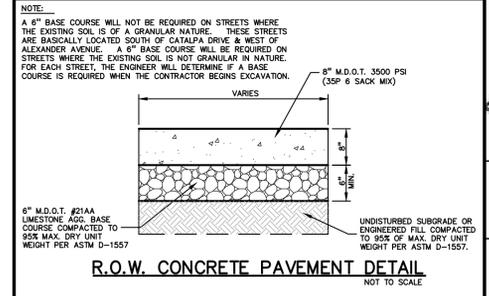
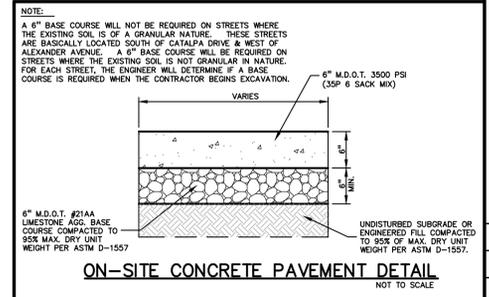
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SOUTHFIELD, MICHIGAN 48034		
UTILITY ROYAL OAK	E.A.H.	
ETKIN ROYAL OAK	SUR.	
PARCEL NO. 25-21-231-01	DN.	
ROYAL OAK, OAKLAND COUNTY, MICHIGAN	SWS	
	DN.	
	SWS	
	DN.	
	SWS	
	DN.	

ORIGINAL ISSUE DATE:
SEPT. 22, 2015

PEA JOB NO. 2014-151

SCALE: 1" = 20'

DRAWING NUMBER:
C-6.0



No.	BY	CHK	DESCRIPTION	DATE
1	SWS	DN	Issue for Approval	1-15-16
2	SWS	DN	Issue for Approval	1-15-16
3	SWS	DN	Issue for Approval	1-15-16



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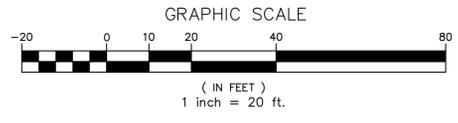
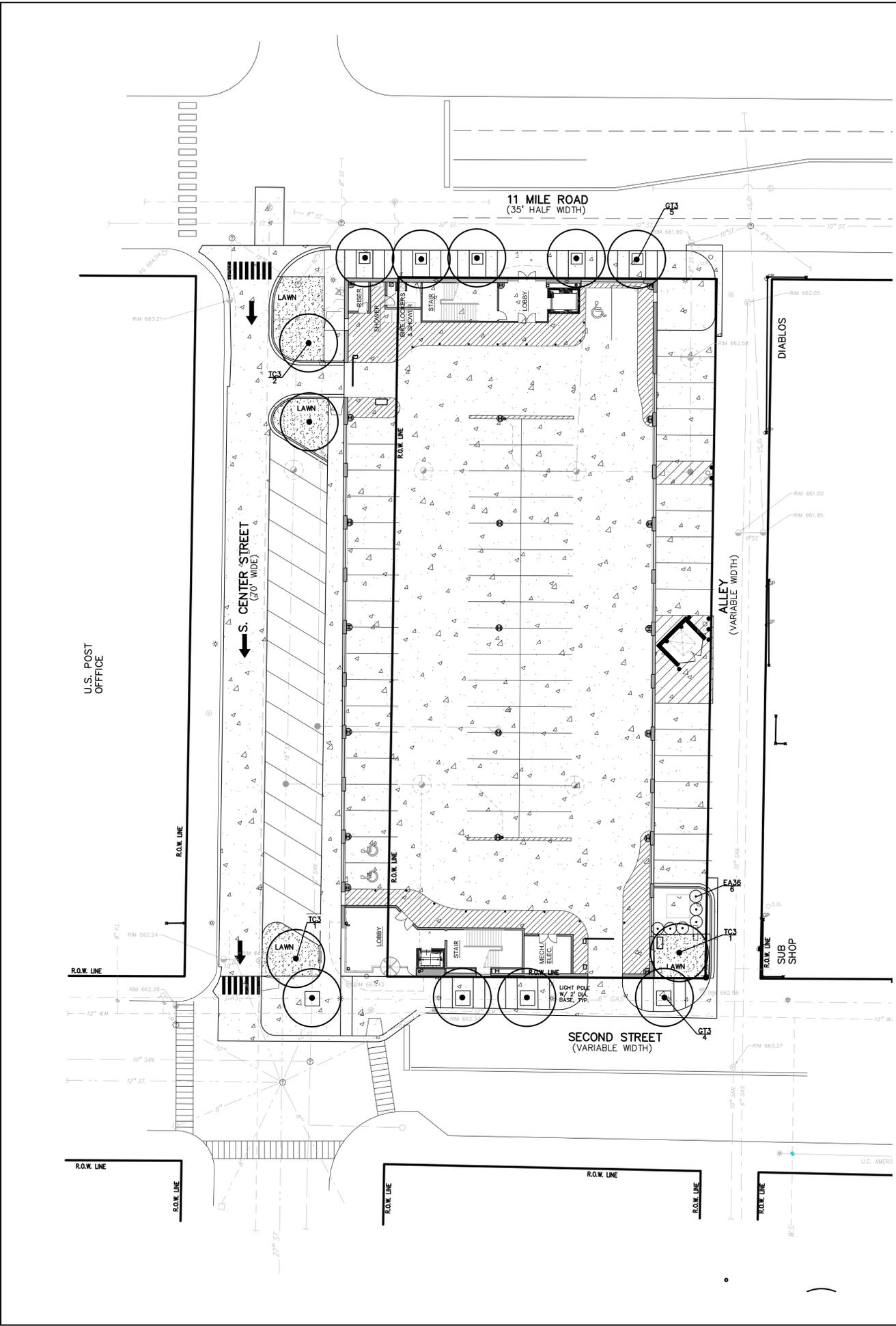
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SOUTHFIELD, MICHIGAN 48034

NOTES AND DETAILS
ETKIN ROYAL OAK
PARCEL NO. 25-21-01-01
ROYAL OAK, OKLAHOMA COUNTY, MICHIGAN

DES: SWS DN SUR SWS SUR EAH P.M.
SAS SWS DN SUR SWS SUR EAH P.M.

ORIGINAL ISSUE DATE: SEPT. 22, 2015
PEA JOB NO. 2014-151
SCALE: NONE
DRAWING NUMBER: C-7.0

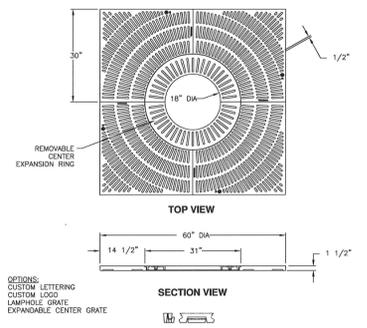


TREE PLANT LIST:

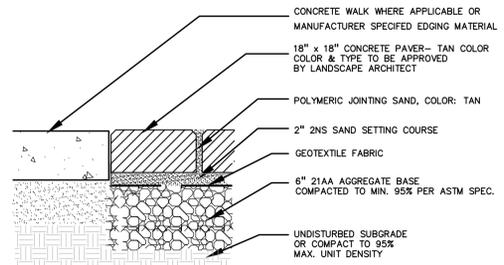
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
9	GT3	Skyline Honeylocust	<i>Gleditsia triacanthos 'Skyline' Inermis</i>	3.0" Cal.	B&B
4	TC3	Greenspire Linden	<i>Tilia cordata 'Greenspire'</i>	3.0" Cal.	B&B

SHRUB PLANT LIST:

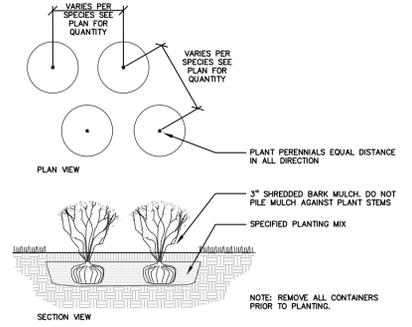
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	EA36	Compact Burning Bush	<i>Euonymus alatus 'Compactus'</i>	3' Ht.	Cont.



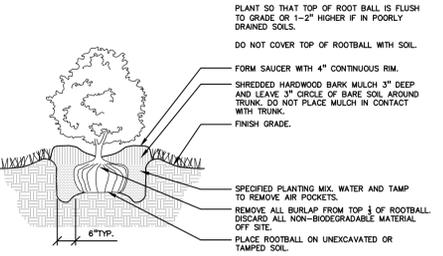
BY: EAST JORDAN IRON WORKS
 PHONE: 1-800-826-4653
 STYLE: 8855 TREE GRATE AND FRAME OR MATCH EXISTING
 FINISH: POWDER COAT OR MATCH EXISTING
 ANCHOR: 6584 TREE GRATE FRAME WITH ANCHOR STUDS FOR 60" TREE GRADE
 SIZE: 60" SQUARE
 TREE OPENING: 18" DIAMETER
 QUANTITY: 4 (OR RE-USE EXISTING GRATES)
 INSTALL PER MANUFACTURER'S SPECIFICATIONS.
60" SQUARE TREE GRATE DETAIL
 NOT TO SCALE



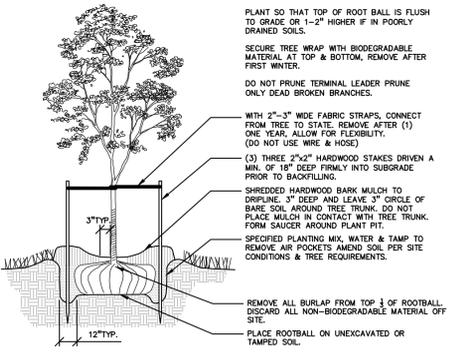
CONCRETE PAVER DETAIL
NOT TO SCALE



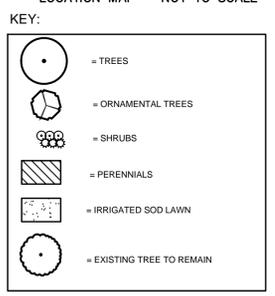
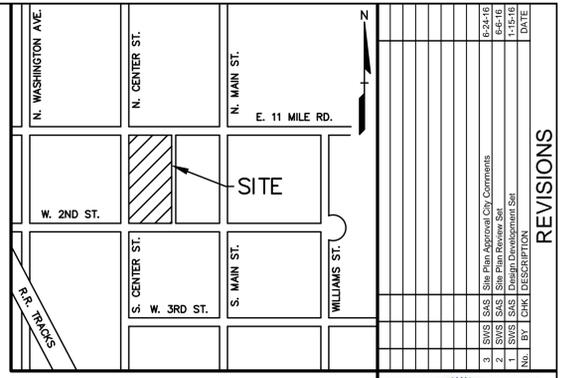
PERENNIAL PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



GENERAL PLANTING NOTES:

1. 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.
2. 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.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSEMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. 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.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
11. 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.
12. 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.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH, SEE SPECIFICATIONS. SHREDDED PALLETTE AND DIED MULCH WILL NOT BE ACCEPTED.
15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.

REVISIONS

No.	DATE	DESCRIPTION
1	1-15-16	DATE
2	1-15-16	DATE
3	1-15-16	DATE



CAUTION!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES ARE SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ADDRESS THE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO ALL CONTRACTORS AND SHALL BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARBOR FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 FULL WORKING DAYS BEFORE YOU DIG CALL
 811
 Know what's below
 Call before you dig
 MISS DIG System, Inc.
 1-800-482-7171 www.missdig.net

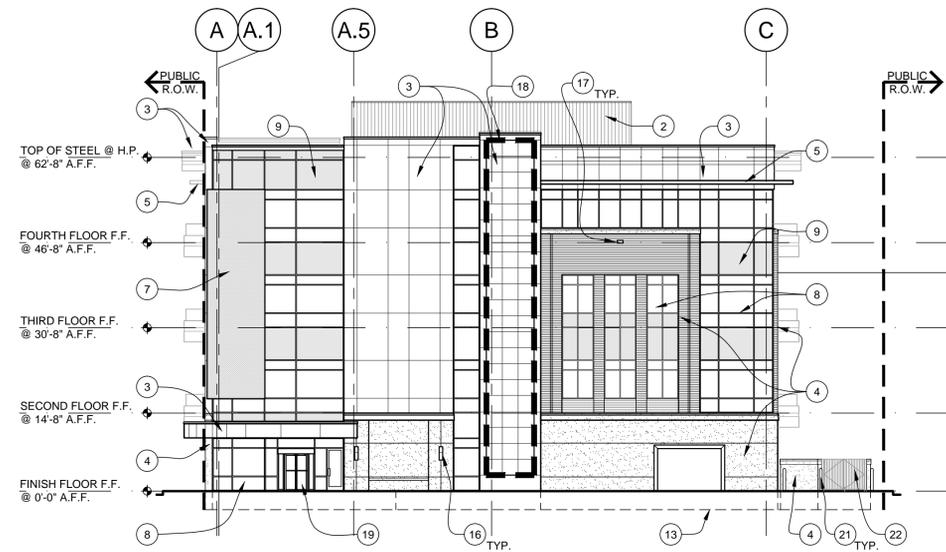
PEA
 PROFESSIONAL ENGINEERING ASSOCIATES
 2430 Rochester Ct, Suite 100
 Troy, MI 48063-1872
 Phone: (248) 689-9090
 Fax: (248) 689-1044
 website: www.peainc.com

ETKIN, LLC
 29100 NORTHWESTERN HIGHWAY - SUITE 200
 SOUTHFIELD, MICHIGAN 48034
LANDSCAPE PLAN
ETKIN ROYAL OAK
 PARCEL NO. 25-21-011
 ROYAL OAK, OAKLAND COUNTY, MICHIGAN

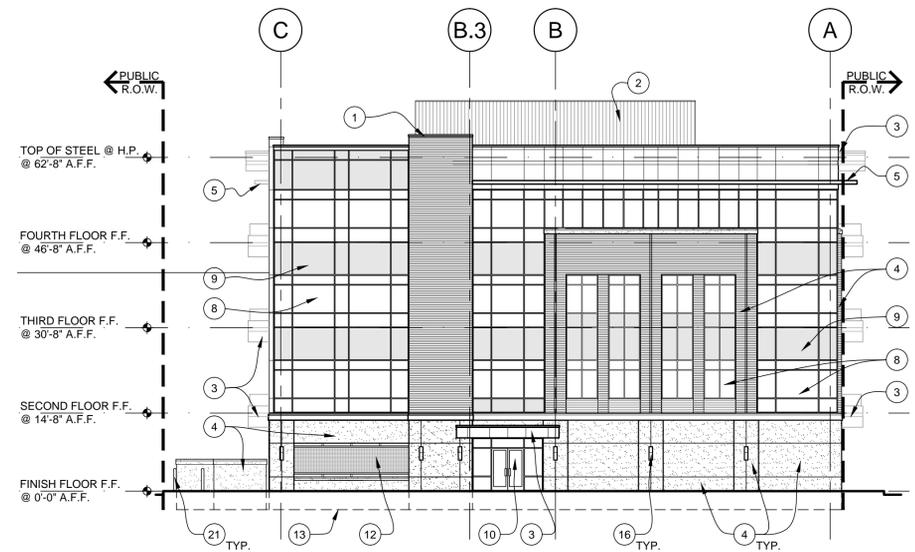
ORIGINAL ISSUE DATE: SEPT. 22, 2015
 PEA JOB NO. 2014-151
 SCALE: 1" = 20'
 DRAWING NUMBER:
L-1.0

EXTERIOR MATERIAL SCHEDULE

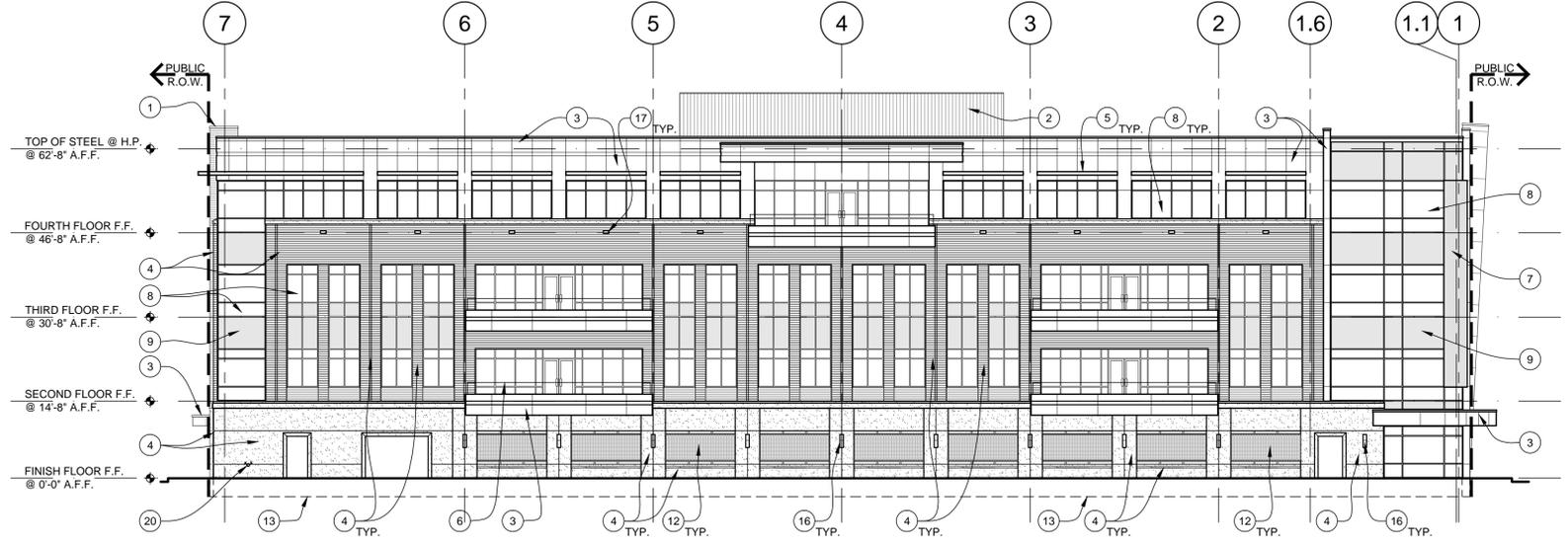
1	PREFINISHED METAL COPING	12	METAL MESH SECURITY PANEL
2	FLUSH METAL SIDING	13	CONC. TRENCH FOOTING BELOW
3	ALUMINUM COMPOSITE METAL PANEL SYSTEM (ACM)	14	3'x8' CLEAR ANOD. ALUM. ENTRY DOOR W/ BLUE TINTED TEMPERED GLASS
4	PRECAST CONCRETE PANEL	15	WOOD GRAIN ALUMINUM COMPOSITE METAL PANEL SYSTEM (ACM)
5	ALUMINUM SUN SHADE. CRL-US ALUMINUM SERIES 3600 OR APPROVED EQUAL	16	WALL SCONCE
6	GLASS GUARDRAIL	17	BUILDING ACCENT LIGHT FIXTURE
7	MESH PANEL CURTAINWALL SUNSCREEN	18	DASHED LINE DENOTES EXTENT OF LED ACCENT LIGHTING
8	1" BLUE TINTED LOW 'E' INSUL. VISION GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES.	19	REVOLVING DOOR
9	1" TINTED INSULATED SPANDREL GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES	20	F.D.C. (FIRE DEPARTMENT CONNECTION)
10	6'x8' CLEAR ANOD. ALUM. ENTRY DOOR W/ BLUE TINTED TEMPERED GLASS	21	6" DIA. CONC. FILLED STEEL GUARD POSTS
11	3'x8' FIBERGLASS DOOR AND FRAME	22	DUMPSTER ENCLOSURE GATE



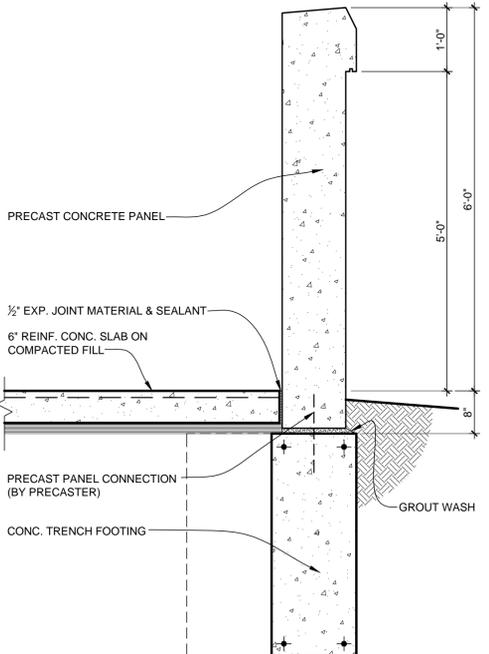
PRELIMINARY OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



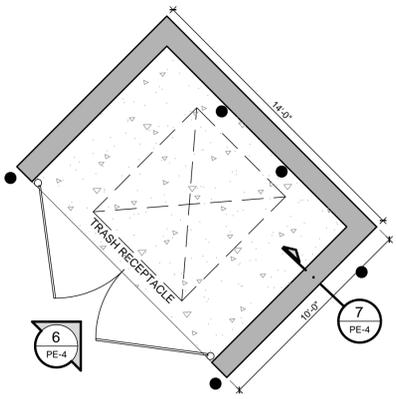
PRELIMINARY OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



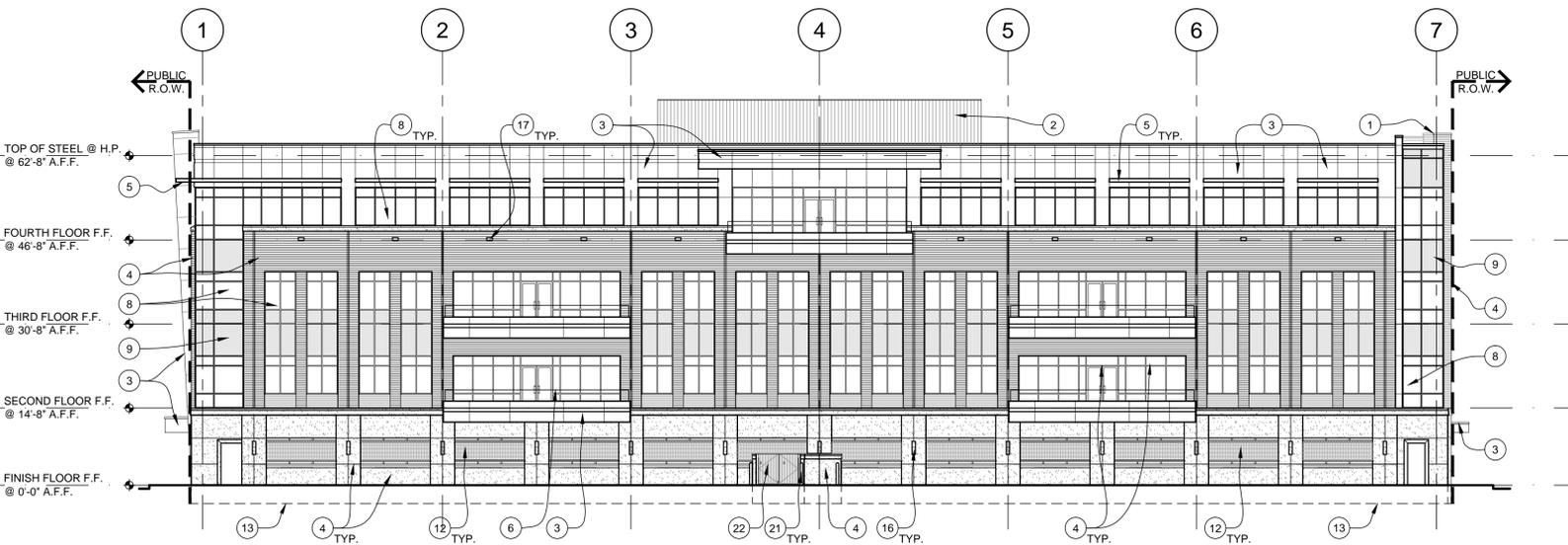
PRELIMINARY OVERALL WEST ELEVATION
SCALE: 1/16" = 1'-0"



DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

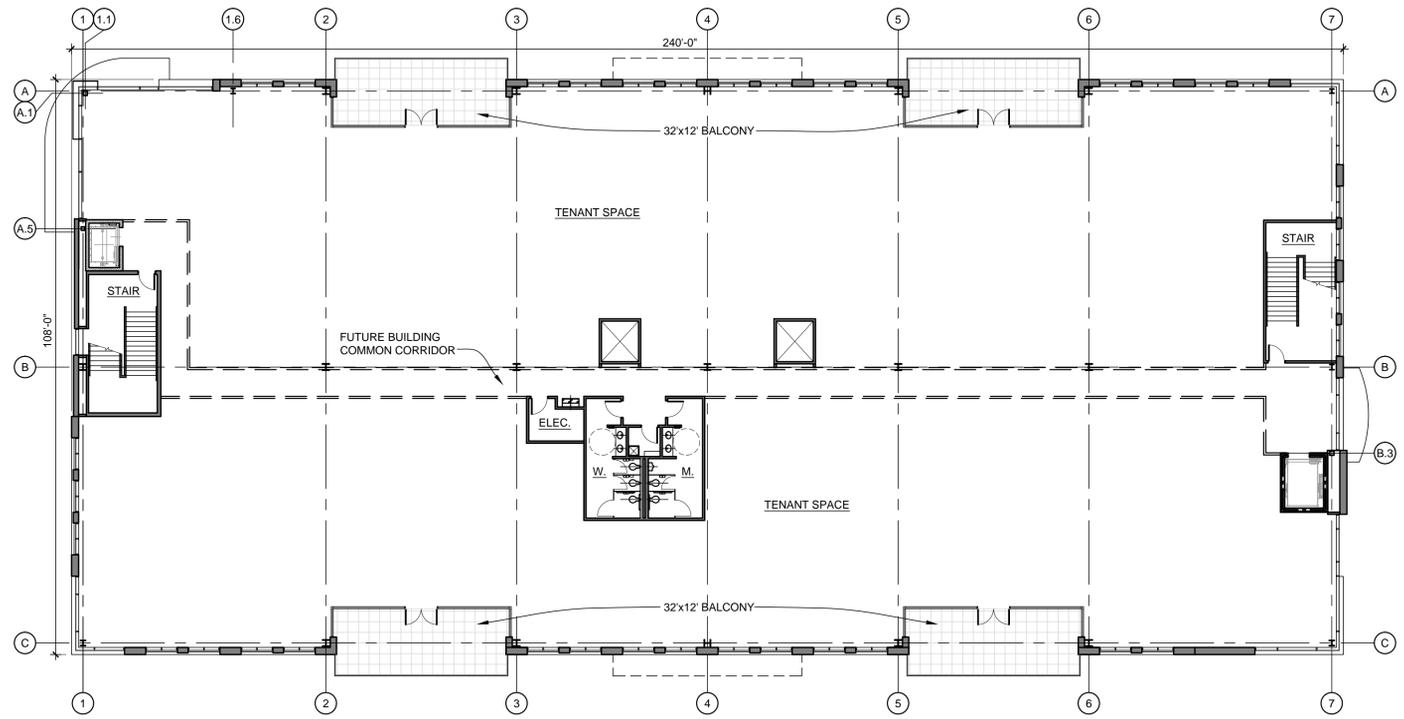


DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



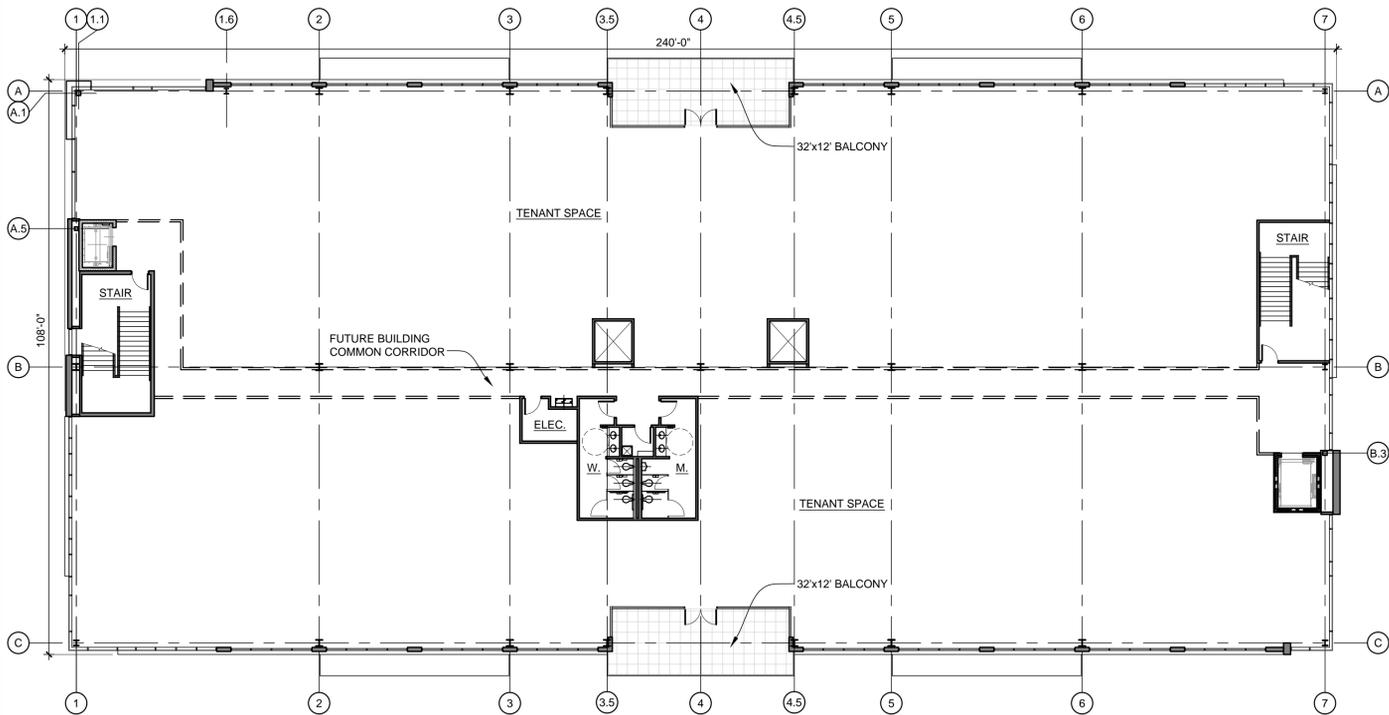
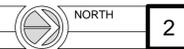
PRELIMINARY OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"

DUMPSTER ENCLOSURE DETAIL
SCALE: 3/4" = 1'-0"



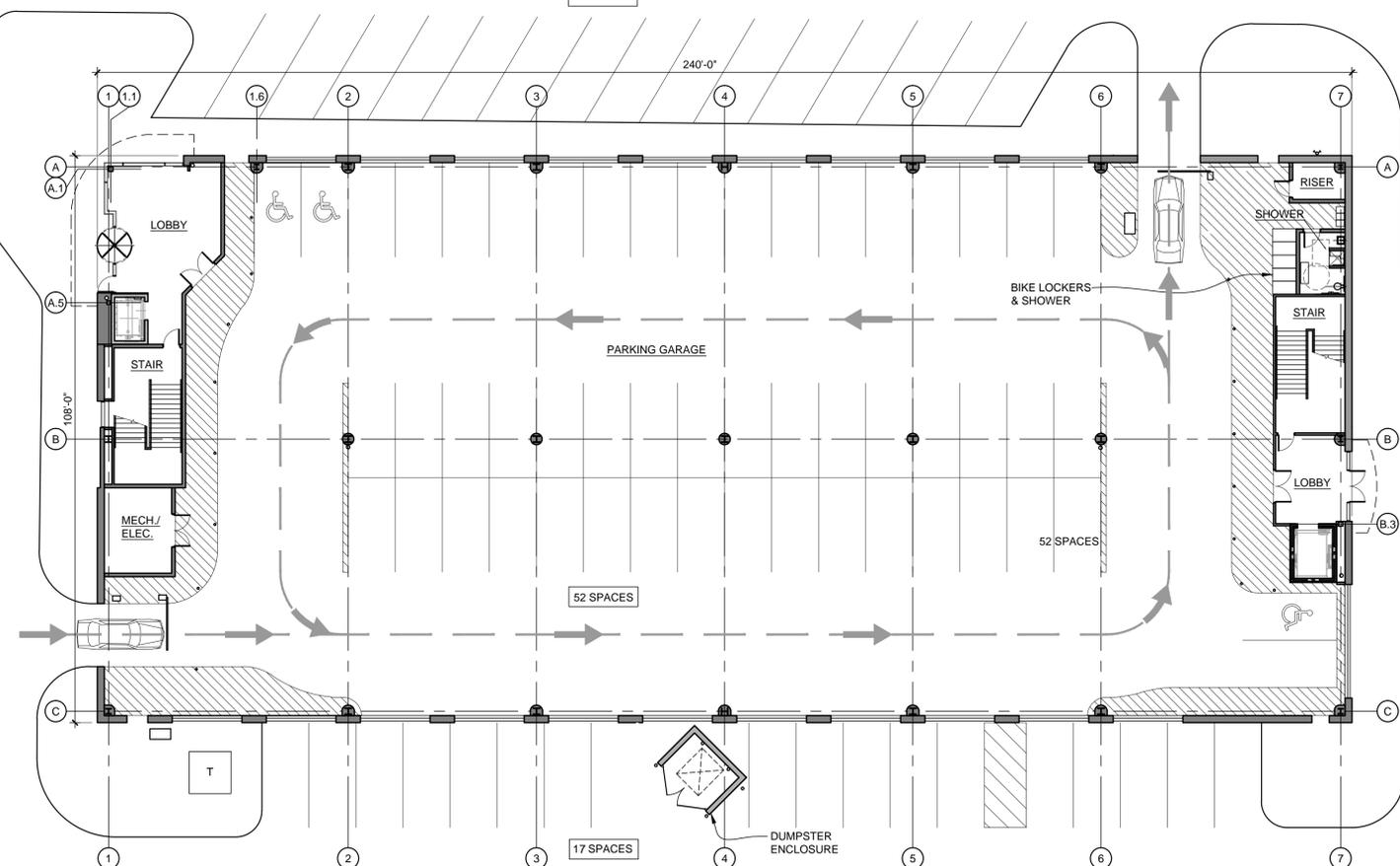
SECOND & THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"



FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

