

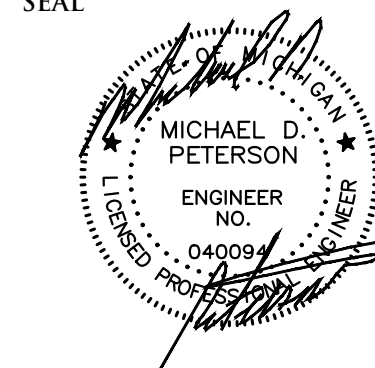
Location Map
N.T.S.

NF ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL



PROJECT

Hines Industrial
16350 Northville Road
Northville Township

CLIENT

Bowers and Associates
2400 S. Huron Parkway
Ann Arbor, Michigan 48104

Contact: Scott Bowers
Phone: (734) 975-2400

PROJECT LOCATION

Part of the N.W. 1/4
of Section 14
T.1S., R.8E.
Northville Township
Wayne County, Michigan

SHEET

Aerial / Site Access Plan



Know what's below
Call before you dig.

| DATE | ISSUED/REVISED |
|----------|-------------------------------|
| 12-03-21 | SUBMIT FOR REVIEW |
| 03-01-22 | SUBMIT FOR SITE PLAN APPROVAL |
| 04-22-22 | SUBMIT FOR SITE PLAN APPROVAL |
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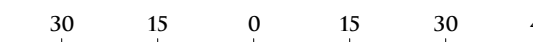
DRAWN BY:
N. Naoum

DESIGNED BY:
M. Kurmas

APPROVED BY:
M. Peterson

DATE:
07-30-2021

SCALE: 1" = 30'

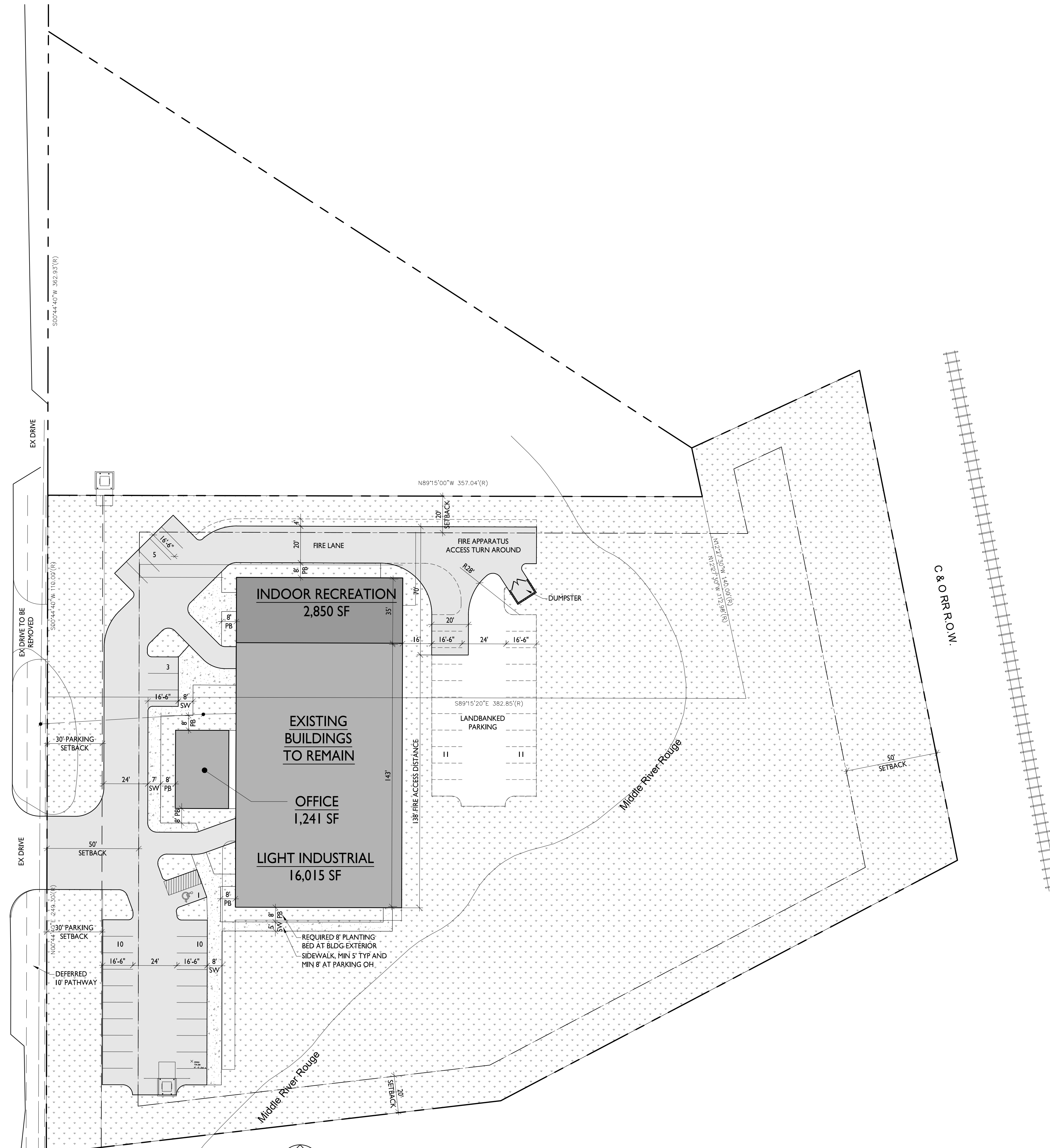


NFE JOB NO. SHEET NO.
M495 SP6

PRELIMINARY
NOT FOR CONSTRUCTION

RESEVOIR ROAD

Northville Road (66' wide)



ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'

SITE/BUILDING DATA

PARCEL SIZE 151,891.3 SF
 EXISTING ZONING I-1 INDUSTRIAL
 PROPOSED ZONING I-1 INDUSTRIAL
 PROPOSED USES ATHLETIC CLUB / INDOOR RECREATION | PERMITTED
 PROFESSIONAL OFFICE < 60K SF | PERMITTED
 R&D, DIAGNOSTIC, PILOT, EXPERIMENTAL FACILITY | PERMITTED

REQUIRED FRONT SETBACK 50'
 PROPOSED FRONT SETBACK 103'-3"
 REQUIRED SIDE SETBACK 20'
 PROPOSED SIDE SETBACK EX
 REQUIRED REAR SETBACK 50'
 PROPOSED REAR SETBACK EX
 MAX. BUILDING HEIGHT 50'

CONSTRUCTION TYPE EXISTING | 2B
 BUILDING SQUARE FOOTAGE 17,562.2 SF ±
 STORIES ABOVE GRADE 1 STORY W/ (2) OPTIONAL FUTURE MEZZANINES
 STORIES BELOW GRADE NONE
 HEIGHT OF BUILDING 24'
 USE GROUP A-3 AND S-1
 FIRE SUPPRESSION NOT PROVIDED
 HYDRANT FLOW TEST REQUIRED
 GENERATOR NONE
 RETAINING WALLS NONE
 HIGH PILED STORAGE NONE
 STANDPIPES NONE

PARKING DATA SEE CIVIL DRAWINGS FOR DETAILS

PARKING REQUIRED LIGHT INDUSTRIAL
 5 SPACES + 2 SPACES PER 1,000 USABLE SF
 16,015 * .75 = 12,011 ± USABLE SF = 29 SPACES

INDOOR RECREATION
 1 SPACE PER 3 PERSONS OF CAPACITY AUTHORIZED BY THE
 BUILDING CODE - 1 OCC PER 50 GROSS SF
 2,850 SF = 57 OCC = 19 SPACES

PROFESSIONAL OFFICE
 1 SPACE PER 300 USABLE SF
 1,241 * .75 = 931 ± USABLE SF = 3 SPACES

PARKING PROVIDED 51 TOTAL SPACES REQUIRED
 29 SPACES PROVIDED
 22 SPACES LAND BANKED

LANDSCAPE DATA SEE LANDSCAPE PLAN FOR DETAILS

LANDSCAPE AREA 22,783.7 SF | 15% REQUIRED
 MINUS REQ'D ELEMENTS 91,590 SF | 60.3% PROVIDED
 57 TREES @ 1 PER 400 SF REQUIRED AREA
 91 SHRUBS @ 1 PER 250 SF REQUIRED AREA

GREENBELT LANDSCAPING 9 CANOPY TREES @ 1 PER 40 LF FRONTAGE
 54 SHRUBS @ 6 PER 40 LF FRONTAGE

PARKING LOT LANDSCAPING 7 CANOPY TREES @ 1 PER 3,000 SF PAVED AREA

GENERAL NOTES

- ALL OUTDOOR LIGHTS SHALL BE SHIELDED TO REDUCE GLARE AND SHALL BE ARRANGED TO NOT INTERFERE WITH THE VISION OF PERSONS ON ADJACENT ROADWAYS OR ADJACENT PROPERTY.
- ALL SIGNS SHALL MEET LOCAL MUNICIPALITY ORDINANCE REQUIREMENTS.
- ALL ROOFTOP EQUIPMENT WILL BE SCREENED FROM VIEW.
- ALL LANDSCAPE AND LAWN AREAS MUST BE IRRIGATED.
- A MINIMUM OF 4" TOPSOIL IS REQUIRED FOR ALL LAWN AREAS, GROUND COVERS, AND PLANTING BEDS.



A - CMU PAINT
SHERWIN WILLIAMS SW7069 IRON ORE



D - CAST STONE
BUFFSTONE



B - METAL PANELS
GALVALUME



C - METAL SHADE
CHARCOAL GRAY



H - METAL PANELS
CHARCOAL GRAY



E - WINDOW FRAMES
CHARCOAL GRAY



CLEAR INSULATED GLAZING

| EXTERIOR FINISH LEGEND | | | |
|------------------------|------------------------|--------------------|--------------------|
| TAG | MATERIAL | MANUF/STYLE | COLOR |
| A | CMU PAINT | SHERWIN WILLIAMS | SW 7069 IRON ORE |
| B | PREFIN. MTL. PANELS | ATAS HORIZ. RIBBED | GALVALUME |
| C | PREFIN. MTL. SUN SHADE | TBD | TO MATCH COLOR 'E' |
| D | CAST STONE | ROCKCAST | BUFFSTONE |
| E | ANOD. ALUM. FRAMES | TUBELITE | CHARCOAL GREY |
| F | PREFIN. MTL. COPING | ATAS | TO MATCH ADJACENT |
| G | DOOR PAINT | SHERWIN WILLIAMS | SW 7069 IRON ORE |
| H | PREFIN. MTL. PANELS | ATAS | TO MATCH COLOR 'E' |

HINES INDUSTRIAL EXTERIOR MATERIALS BOARD

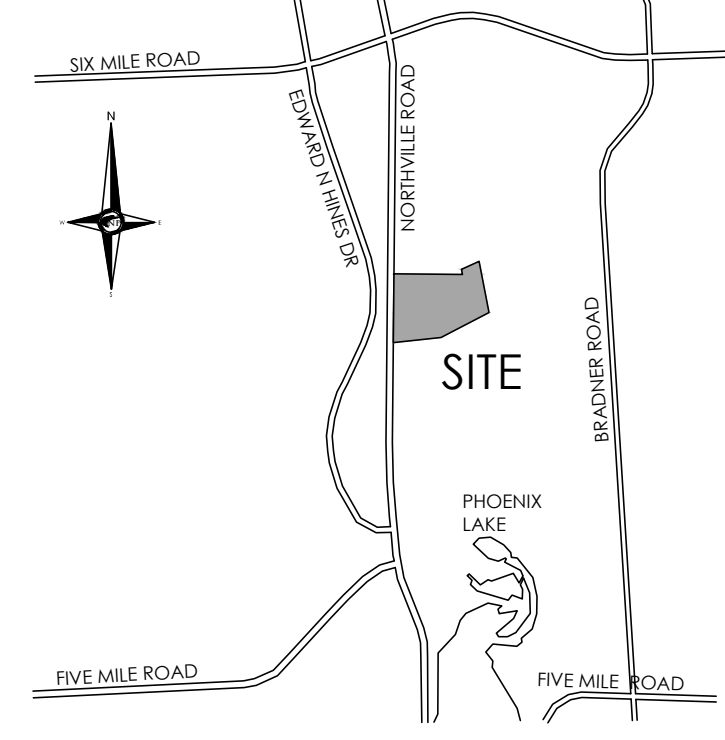
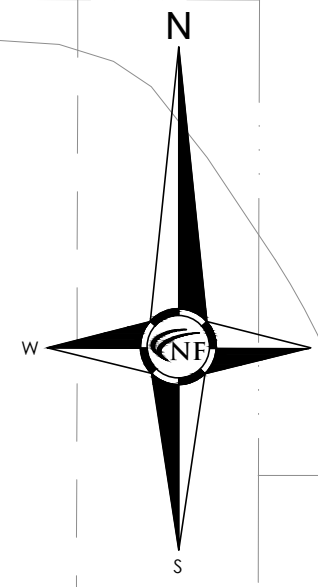


HINES INDUSTRIAL NORTHVILLE, MI

BOWERS+
ASSOCIATES
ARCHITECTURE DESIGN



HINES INDUSTRIAL NORTHVILLE, MI



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N.T.S.

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Landscape Plan

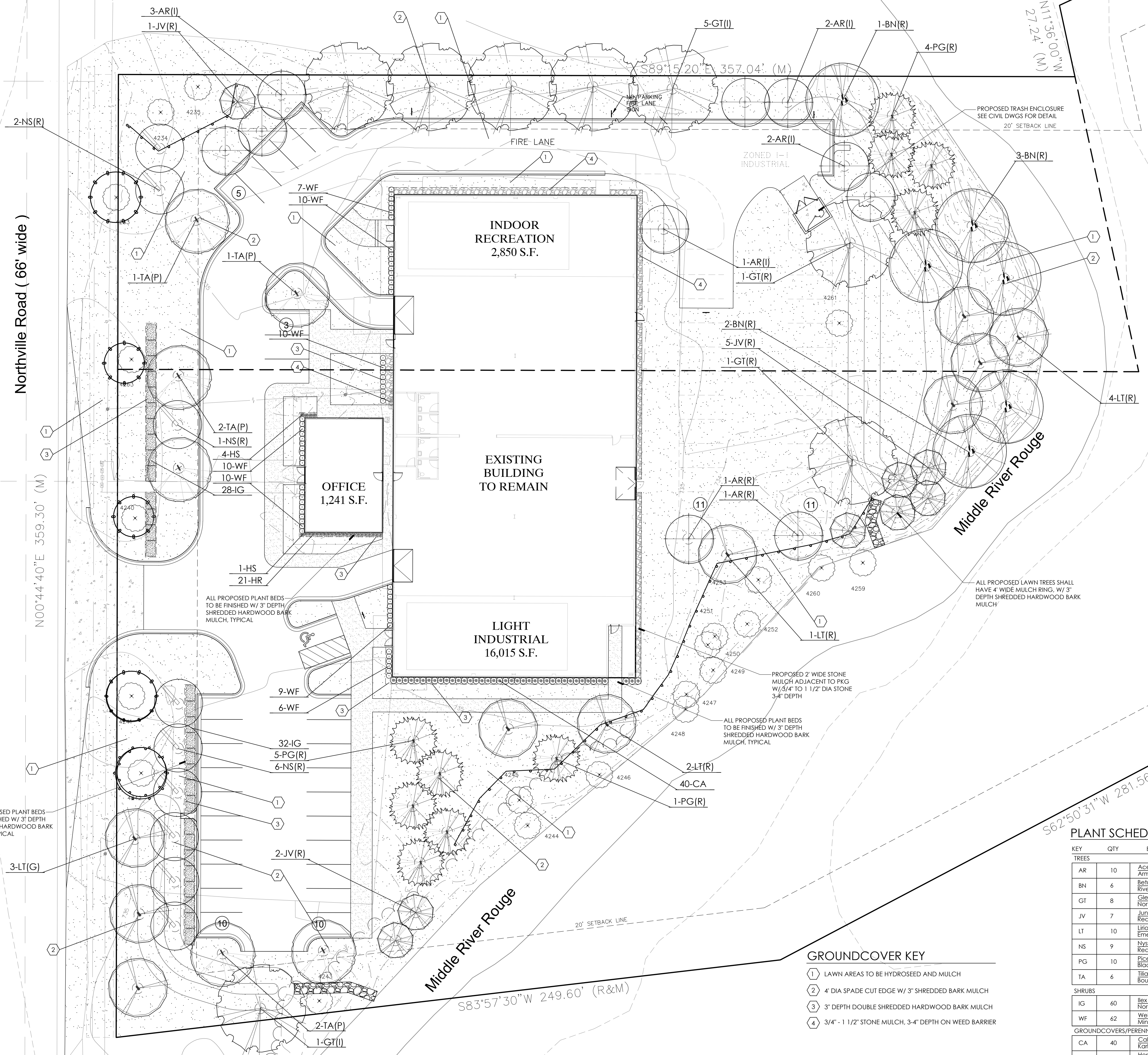
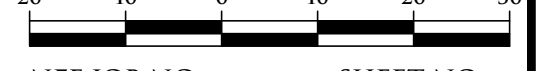


REVISIONS
04/22/22 REVISED PER TWP REVIEW

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski

DATE:
12-06-2021

SCALE: 1" = 20'



LANDSCAPE REQUIREMENTS

- GREENBELT ABUTTING A R.O.W. (G)
1 DECIDUOUS TREE AND 6 SHRUBS PER 40 L.F. OF ROAD FRONTAGE
REQUIRED: 359.30 L.F. / 40 L.F. = 8.98 OR 9 TREES REQUIRED
309.30 L.F. / 40 X 6 = 53.9 OR 54 SHRUBS REQUIRED
PROVIDED: 8 EXISTING TREES, 3 PROPOSED TREES, 40 SHRUBS
- PARKING LOT LANDSCAPE REQUIREMENTS (P)
1 TREE PER 3,000 S.F. OF PAVED AREA
17,366.41 S.F. / 3,000 S.F. = 5.78 OR 6 TREES
PROVIDED: 6 TREES
- INTERIOR BUILDING/SITE LANDSCAPE (I)
15% OF SITE NOT DESIGNATED FOR OTHER REQUIREMENTS
1 TREE PER 400 S.F.
1 SHRUB PER 250 S.F.
36,792.08 S.F. X 15% = 5,518.81 S.F.
REQUIRED:
5,581.81 S.F. / 400 S.F. = 13.99 OR 14 TREES
5,581.81 S.F. / 250 S.F. = 22.07 OR 22 SHRUBS
PROVIDED:
14 TREES AND 48 SHRUBS
- STREET TREES (S)
1 TREE PER 40 L.F.
REQUIRED
359.30 L.F. / 40 L.F. = 8.98 OR 9 TREES
PROVIDED
NO TREES DUE TO PRESENCE OF OVERHEAD LINES
AND UNDERGROUND UTILITIES
- WOODLAND REPLACEMENTS (R)
44 TREES REQUIRED
44 TREES PROVIDED

PLANT SCHEDULE

| KEY | QTY | BOTANICAL/COMMON NAME | SIZE | SPACING | ROOT | COMMENT |
|--------------------------------|-----|---|-----------|----------|------|---------------------|
| TREES | | | | | | |
| AR | 10 | Acer rubrum 'Armstrong' Armstrong Red Maple | 3" CAL | SEE PLAN | B&B | FULL MATCHED HEADS |
| BN | 6 | Betula nigra River Birch | 12-14' HT | SEE PLAN | B&B | CLUMP FORM, 3 CANES |
| GT | 8 | Gleditsia triacanthos 'Northern Acclaim' Northern Acclaim Honey Locust | 3" CAL | SEE PLAN | B&B | FULL MATCHED HEADS |
| JV | 7 | Juniperus virginiana Red Cedar | 8' HT | SEE PLAN | B&B | FULL TO GROUND |
| LT | 10 | Liriodendron tulipifera 'Emerald Sentinel' Emerald Sentinel Tulip Tree | 3" CAL | SEE PLAN | B&B | FULL MATCHED HEADS |
| NS | 9 | Nyssa sylvatica 'Red Rage' Red Rage Tupelo | 3" CAL | SEE PLAN | B&B | FULL MATCHED HEADS |
| PG | 10 | Picea glauca 'Densata' Black Hills Spruce | 8' HT | SEE PLAN | B&B | FULL TO GROUND |
| TA | 6 | Tilia americana 'Boulevard' Boulevard Linden | 3" CAL | SEE PLAN | B&B | FULL MATCHED HEADS |
| SHRUBS | | | | | | |
| IG | 60 | Ilex glabra 'Nordic' Nordic Holly | 30" HT | 30" OC | B&B | |
| WF | 62 | Weigela florida 'Minuet' Minuet Weigela | 30" HT | 24" OC | B&B | |
| GROUNDCOVERS/PERENNIALS | | | | | | |
| CA | 40 | Calamagrostis s. 'Karl Foerster' Karl Foerster Feather Reed Grass | 3 GAL | 30" OC | CONT | |
| HS | 5 | Hemerocallis 'Sheila D'Oro' Sheila D'Oro Daylily | 2 GAL | SEE PLAN | CONT | |
| HR | 21 | Hosta 'Risky Business' Risky Business Hosta | 2 GAL | 24" OC | CONT | |

GROUNDCOVER KEY

- 1 LAWN AREAS TO BE HYDROSEED AND MULCH
- 2 4 DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
- 3 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
- 4 3/4" - 1 1/2" STONE MULCH, 3-4" DEPTH ON WEED BARRIER

ALL PROPOSED PLANT BEDS TO BE FINISHED W/ 3" DEPTH SHREDDED HARDWOOD BARK MULCH, TYPICAL

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ALL PROPOSED LAWN TREES SHALL HAVE 4" WIDE MULCH RING, W/ 3" DEPTH SHREDDED HARDWOOD BARK MULCH

PROPOSED 2" WIDE STONE MULCH ADJACENT TO PKG W/ 3/4" TO 1 1/2" DIA STONE 3-4" DEPTH