

SOURCE: USGS NATIONAL MAPPING SYSTEM

LOCATION MAP

SCALE: 1" = 2,000'±



SOURCE: GOOGLE EARTH PRO

AERIAL MAP

SCALE: 1" = 100'±

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.



Know what's below
Call before you dig.

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - ALTA/INSPS SURVEY OBTAINED FROM KEM-TEC, DATED 12/27/2021
 - ARCHITECTURAL PLANS OBTAINED FROM SERRA-MARKO & ASSOCIATES, DATED 08/20/2021
 - AERIAL MAP REFERENCED FROM GOOGLE EARTH PRO
 - LOCATION MAP OBTAINED FROM USGS NATIONAL MAPPER
 - ZONING MAP REFERENCED FROM CITY OF ROCHESTER HILLS ZONING MAP
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SITE DEVELOPMENT PLANS FOR 1360 WALTON BOULEVARD PROPOSED STARBUCKS

PID: 15-09-476-030
1360 WALTON BOULEVARD
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

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	No
Building	NA	
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. Ann Echols 248-841-2701 EcholsA@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.

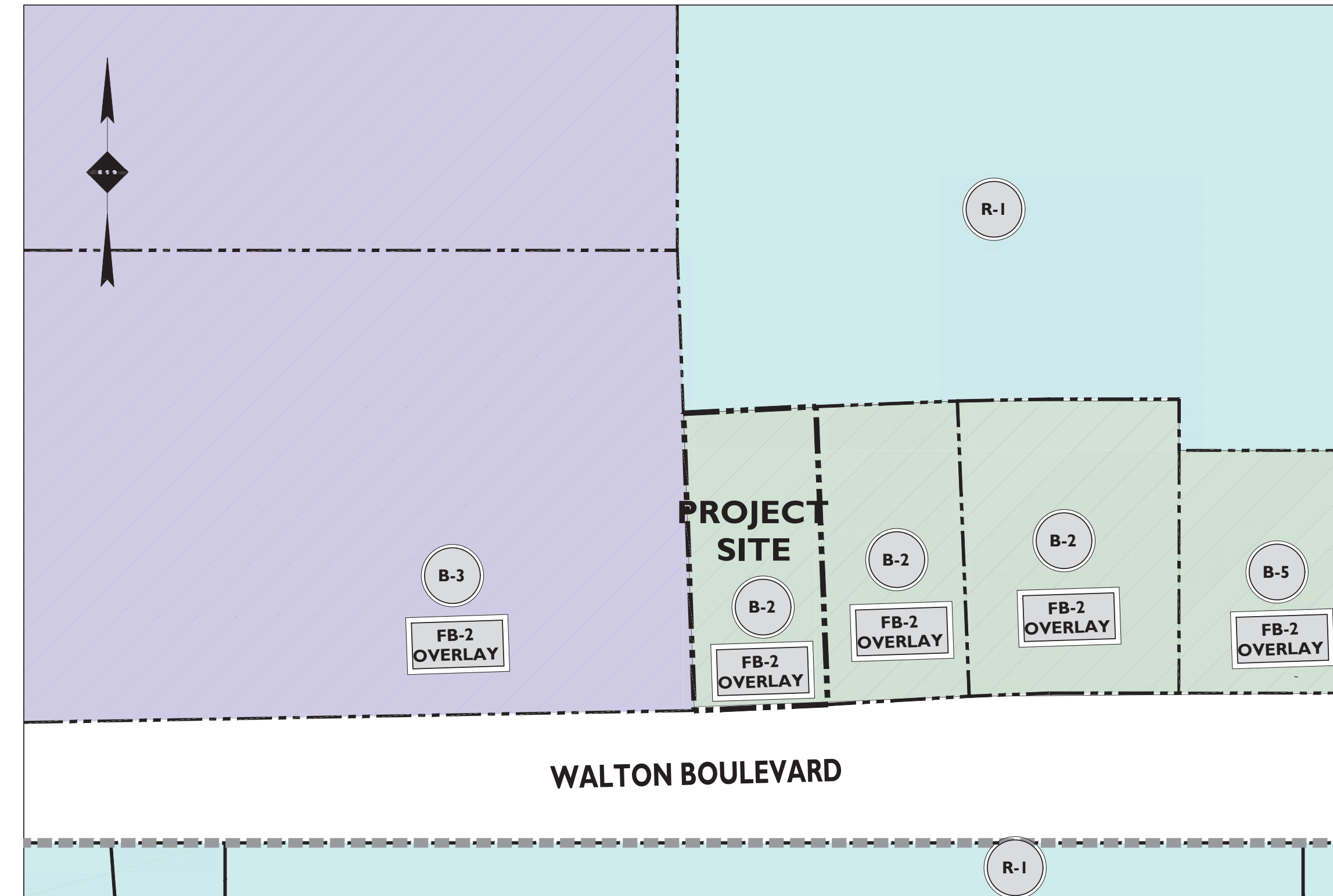
OWNER / APPLICANT

VERUS DEVELOPMENT GROUP
36400 WOODWARD AVE, SUITE 240
BLOOMFIELD HILLS, MI 48304
248-342-5109
FRANK.ARCORIO@VERUSDG.COM

ARCHITECT

SERRA-MARKO & ASSOCIATES INC
184 E BIG BEAVER ROAD, SUITE 106
TROY, MI 48063
248-457-6903

A traffic queuing study of other Metro-Detroit Starbucks should be provided showing average stacking spaces utilized during peak hour(s). Based on staff's experience with the Planning Commission, they will request this information as part of their analysis of the conditional use permit request. This must be provided prior to consideration by the Planning Commission.



SOURCE: CITY OF ROCHESTER HILLS ZONING MAP

ZONING MAP

SCALE: 1" = 100'±

PLANS PREPARED BY:



Detroit, MI · New York, NY · Rutherford, NJ
Princeton, NJ · Tampa, FL · Boston, MA
www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

ADDITIONAL SHEETS	
DRAWING TITLE	SHEET #
ALTA / TOPOGRAPHIC SURVEY	1 OF 1
CITY WATER MAIN STANDARD DETAILS	1 OF 3
CITY WATER MAIN STANDARD DETAILS	2 OF 3
CITY WATER MAIN STANDARD DETAILS	3 OF 3
CITY SANITARY SEWER STANDARD DETAILS	1 OF 2
CITY SANITARY SEWER STANDARD DETAILS	2 OF 2
CITY STORM SYSTEM STANDARD DETAILS	1 OF 1

SHEET INDEX	
DRAWING TITLE	SHEET #
COVER SHEET	C-1
DEMOLITION PLAN	C-2
SITE PLAN	C-3
GRADING PLAN	C-4
STORMWATER MANAGEMENT PLAN	C-5
UTILITY PLAN	C-6
FIRE PROTECTION PLAN	C-7
LIGHTING PLAN	C-8
SOIL EROSION & SEDIMENT CONTROL PLAN	C-9
LANDSCAPE PLAN	C-10
TREE REPLACEMENT PLAN	C-11
CONSTRUCTION DETAILS	C-12 TO C-16
SIGHT DISTANCE PLAN	C-17

ISSUE	DATE	BY	DESCRIPTION
6	02/09/2022	JRC / ECM	REVISED PER CITY SECOND SITE PLAN REVIEW
5	12/28/2021	JRC / ECM	REVISED PER CITY SITE PLAN REVIEW
4	09/08/2021	RAC / ECM	SUBMISSION FOR SITE PLAN APPROVAL
3	08/20/2021	RAC	REVISED PER FIRE DEPARTMENT COMMENTS
2	08/02/2021	ECM	REVISED PER CITY COMMENTS
1	07/02/2021	JRC	SUBMISSION FOR PRE-APPLICATION MEETING

NOT APPROVED FOR CONSTRUCTION



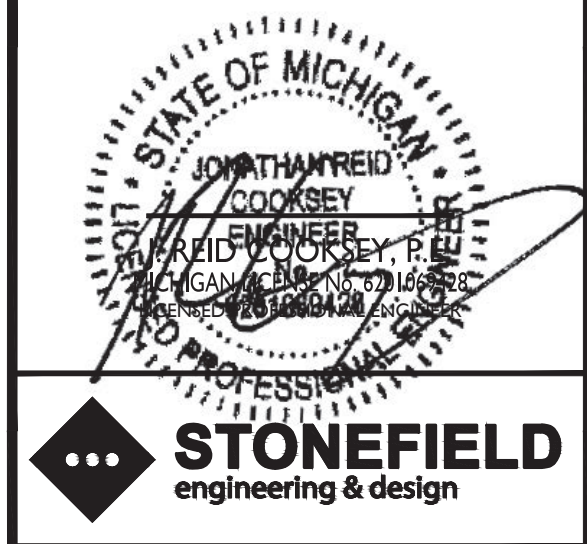
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SITE DEVELOPMENT PLANS 1360 WALTON BLVD PROPOSED STARBUCKS



PARCEL ID: 15-09-476-030
1360 WALTON BOULEVARD
CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN



CITY FILE #21-030 SECTION #9

SCALE: AS SHOWN PROJECT ID: DET-200412

TITLE:

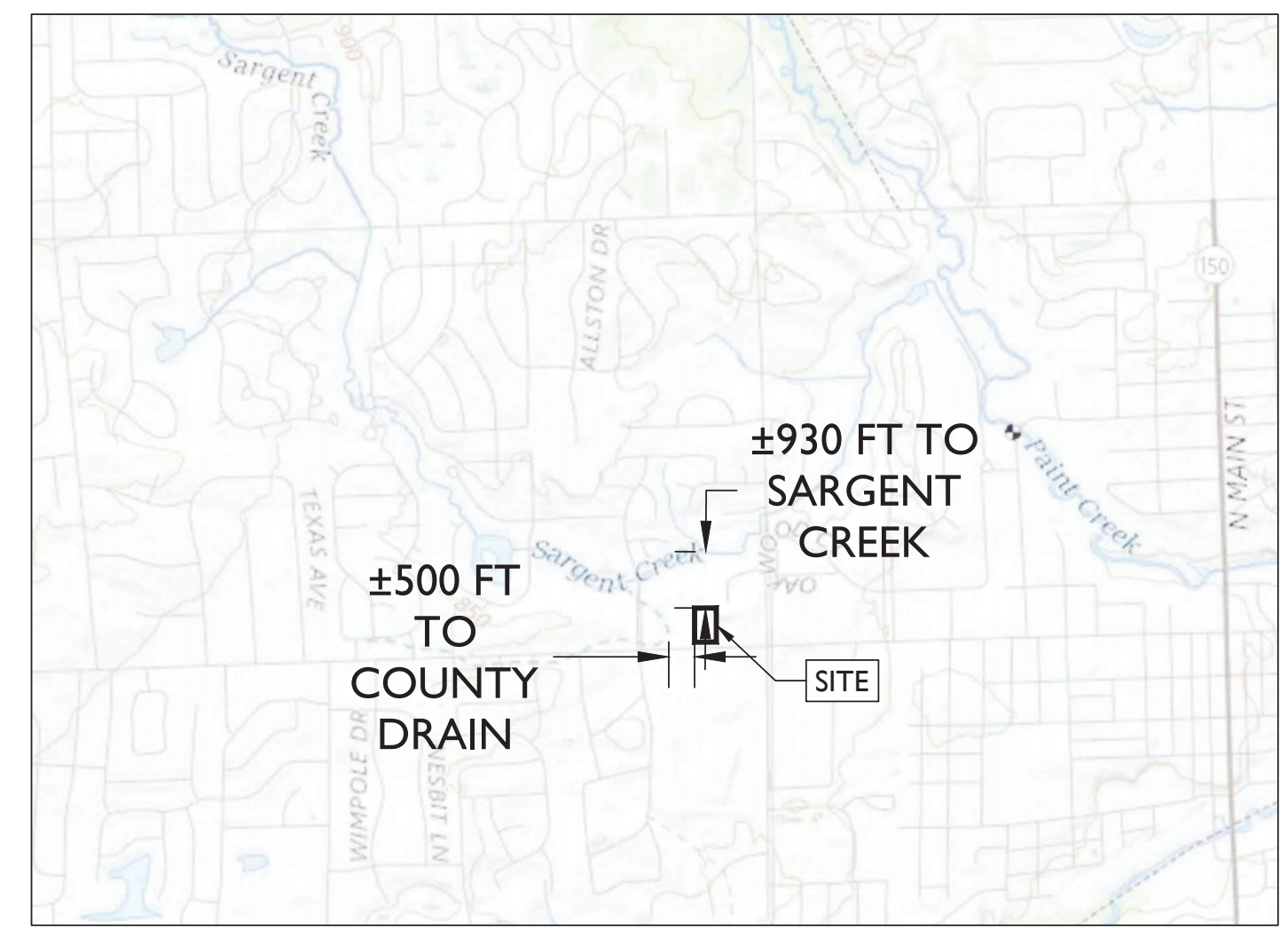
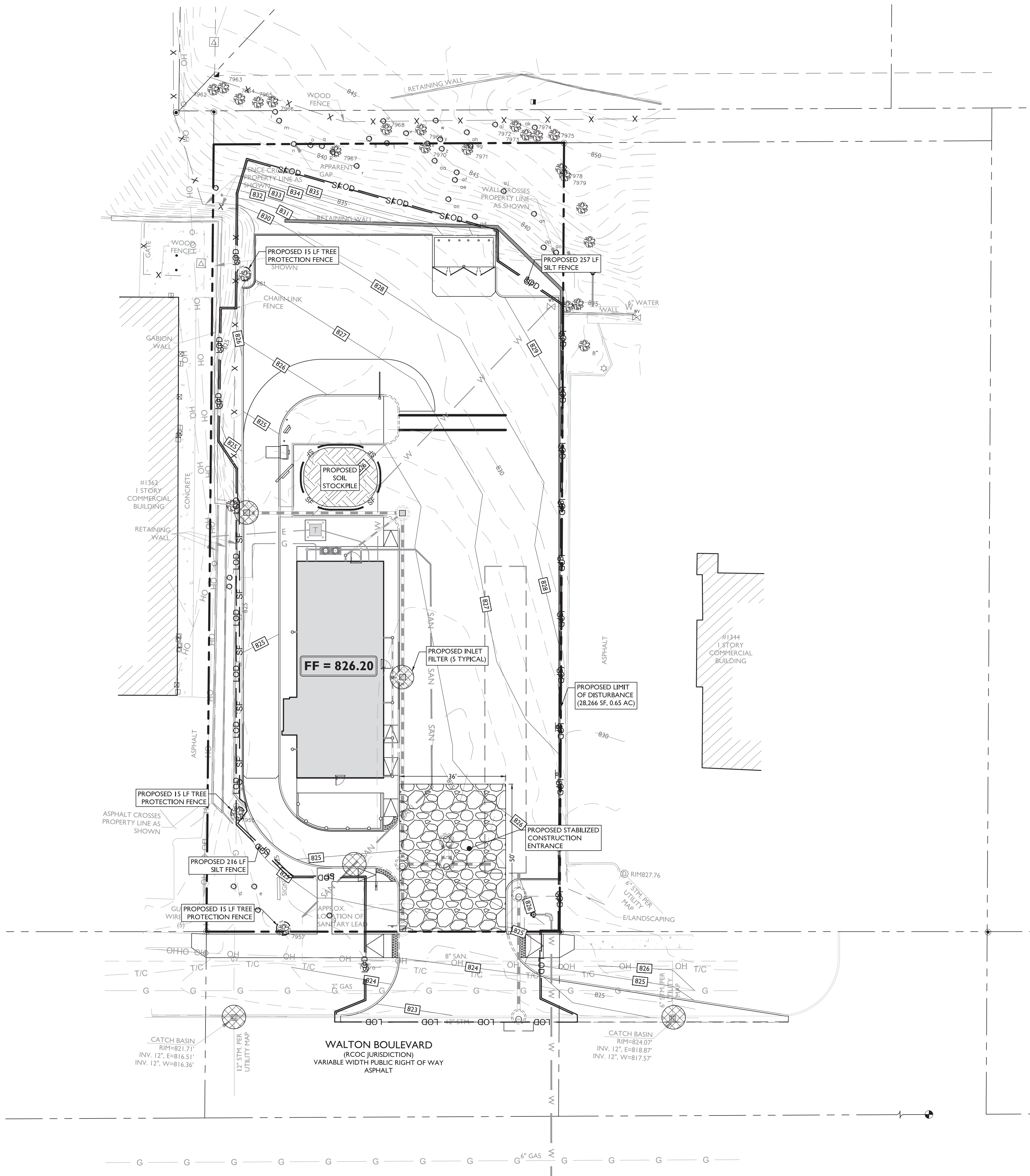
COVER SHEET

DRAWING:

C-1

The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process.

NOT TO SCALE. THIS IS A PRELIMINARY DEVELOPMENT PLAN FOR WALTON BOULEVARD, ROCHESTER HILLS, MICHIGAN. FOR INFORMATION ONLY.



SOURCE: USGS NATIONAL MAPPING SYSTEM
LOCATION MAP
 SCALE: 1" = 2,000'±

LEGAL DESCRIPTION:
 THE LAND IS DESCRIBED AS FOLLOWS: CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN
 TOWN 3 NORTH, RANGE 11 EAST, SECTION 9, PART OF SOUTHEAST 1/4 BEGINNING AT POINT DISTANCE NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST 551.20 FEET FROM SOUTHEAST SECTION CORNER, THENCE NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST 120 FEET, THENCE NORTH 00 DEGREES 04 MINUTES 20 SECONDS EAST 330 FEET, THENCE SOUTH 89 DEGREES 51 MINUTES 40 SECONDS EAST 120 FEET, THENCE SOUTH 00 DEGREES 04 MINUTES 20 SECONDS WEST 330 FEET TO BEGINNING, EXCEPT SOUTH 60 FEET IN ROAD.

SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY
- - - -	ADJACENT PROPERTY BOUNDARY
---	LOD
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED SILT FENCE
---	PROPOSED TREE PROTECTION FENCE
[Pattern]	PROPOSED STOCKPILE & EQUIPMENT STORAGE
[Pattern]	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
[Pattern]	PROPOSED INLET PROTECTION FILTER

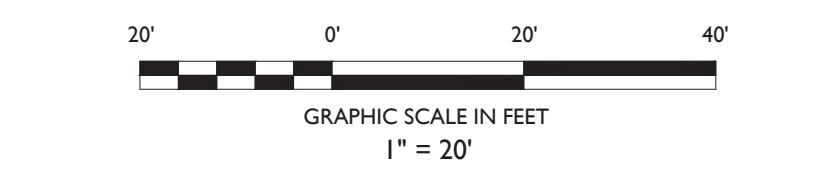
SOIL CHARACTERISTICS CHART	
TYPE OF SOIL	S9 - URBAN LAND
PERCENT OF SITE COVERAGE	100%
HYDROLOGIC SOIL GROUP	N/A
DEPTH TO RESTRICTIVE LAYER	N/A
SOIL PERMEABILITY	N/A
DEPTH TO WATER TABLE	N/A

- SEQUENCE OF CONSTRUCTION**
1. INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE (2 DAYS).
 2. ROUGH GRADING AND TEMPORARY SEEDING (20 DAYS).
 3. EXCAVATE AND INSTALL DRAINAGE PIPING, AND INLETS (20 DAYS).
 4. INSTALL INLET FILTERS (1 DAY).
 5. BUILDING CONSTRUCTION AND SITE IMPROVEMENTS (90 DAYS).
 6. CONSTRUCT RIGHT OF WAY IMPROVEMENTS (2 DAYS).
 7. LANDSCAPING IMPROVEMENTS AND FINAL SEEDING (7 DAYS).
 8. REMOVE SOIL EROSION MEASURES (1 DAY).
- NOTE: TIME DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY.



Know what's below
 Call before you dig.

- SOIL EROSION AND SEDIMENT CONTROL NOTES**
1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
 3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.



REVISION	DATE	ISSUE	BY	DESCRIPTION
1	07/02/2021	JRC		SUBMISSION FOR PRE-APPLICATION MEETING
2	08/02/2021	ECM		REVISED PER CITY COMMENTS
3	09/02/2021	RAC		REVISION PER FIRE DEPARTMENT COMMENTS
4	09/02/2021	RAC		SUBMISSION FOR SITE PLAN APPROVAL
5	12/28/2021	JRC/ECM		REVISED PER CITY SITE PLAN REVIEW
6	02/09/2022	JRC/ECM		REVISED PER CITY SECOND SITE PLAN REVIEW

NOT APPROVED FOR CONSTRUCTION

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SITE DEVELOPMENT PLANS

1360 WALTON BLVD

PROPOSED STARBUCKS

PARCEL ID: 15-09-476-030
 1360 WALTON BOULEVARD
 CITY OF ROCHESTER HILLS
 OAKLAND COUNTY, MICHIGAN

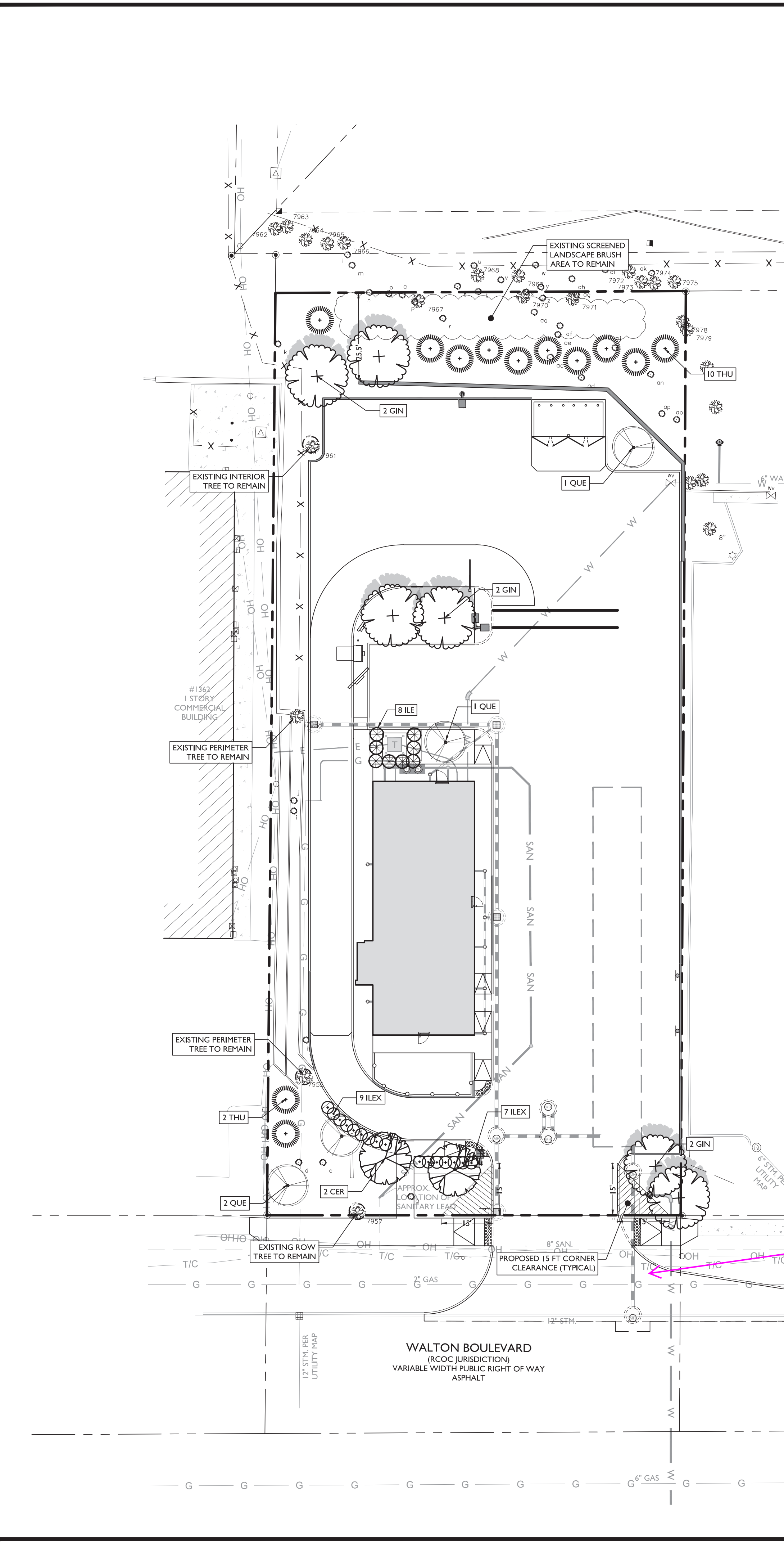
STATE OF MICHIGAN
 JONATHAN REID
 COOKEY
 ENGINEER
 PROFESSIONAL SEAL

STONEFIELD
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CITY FILE #21-030 SECTION #9
 SCALE: 1" = 20' PROJECT ID: DET-200412

TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

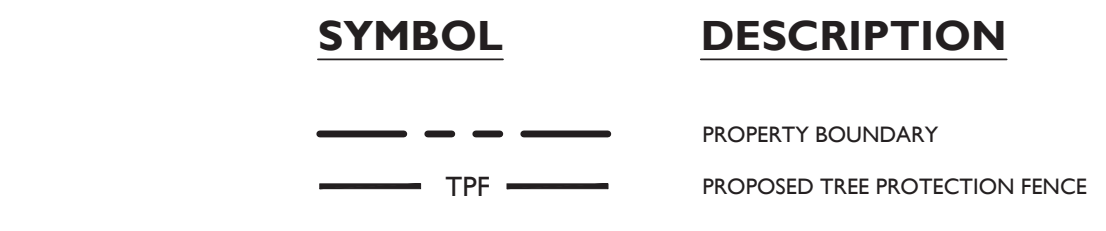
DRAWING:
C-9



EXISTING TREE SCHEDULE

Tree #	d.b.h.	Canopy		Common Name	Condition	Comments	(N) Not Regulated	(R) Regulated	(S) Specimen
		Radius	Botanical Name				(s = size, c = condition)	Tree (>6" or listed)	Tree (>24" or listed)
7953	7	10'	Morus spp.	Crabapple	fair	- Dead branch(es)		R	
7954	5 / 4 / 3 / 3	10'	Magnolia spp.	Magnolia	fair	- Dead branch(es)	N (s)		S
7955	20	25'	Pinus nigra	Austrian Pine	fair	- Thinning			S
7956	20	25'	Pinus nigra	Austrian Pine	fair	- Thinning			S
7957	11	10'	Morus alba	Weeping Mulberry	fair	- Dead branch(es)		R	
7958	5 / 5 / 4 / 4	10'	Gleditsia triacanthos 'Inermis'	Thornless Honeylocust	fair	- V-shaped crotch(es)	N (s)		
7959	12	15'	Gleditsia triacanthos 'Inermis'	Thornless Honeylocust	good			R	
7960	13	15'	Gleditsia triacanthos 'Inermis'	Thornless Honeylocust	good			R	
7961	7 / 7	10'	Gleditsia triacanthos 'Inermis'	Thornless Honeylocust	good			R	
7962	4	5'	Juglans spp.	Walnut	fair	- Contorted crown	N (s)		
7963	5	10'	Juglans spp.	Walnut	good		N (s)		
7964	15 / 9 / 6	20'	Picea pungens	Colorado Spruce	fair	- Stunted & thinning foliage		R	
7965	6	10'	Morus spp.	Mulberry	fair	- Bent/crooked/bowed leader		R	
7966	5	10'	Morus spp.	Mulberry	fair	- Bent/crooked/bowed leader	N (s)		
7967	10 / 10	10'	Picea pungens	Colorado Spruce	fair	- Stunted & thinning foliage		R	
7968	9	10'	Ulmus pumila	Siberian Elm	fair	- Dead branch(es)		R	
7969	12	15'	Ulmus pumila	Siberian Elm	fair	- Grown into fence/wires		R	
7970	7 / 3	10'	Ulmus pumila	Siberian Elm	fair	- Rot in trunk		R	
7971	10 / 7	15'	Ulmus pumila	Siberian Elm	fair	- Rot in trunk		R	
7972	5	10'	Ulmus pumila	Siberian Elm	fair	- Bent/crooked/bowed leader	N (s)		
7973	3	5'	Ulmus pumila	Siberian Elm	fair	- Rot in trunk	N (s)		
7974	2.5	5'	Ulmus pumila	Siberian Elm	fair	- Rot in trunk	N (s)		
7975	2 / 1 / ...	5'	Ulmus pumila	Siberian Elm	fair	- Rot in trunk	N (s)		
7976	2 / 2 / ...	5'	Acer negundo	Boxelder	poor	- 50% or more dead	N (s, c)		
7977	2	5'	Ulmus pumila	Siberian Elm	fair	- Rot in trunk	N (s)		
7978	5 / 3 / ...	10'	Elaeagnus umbellata	Autumn-olive	fair	- Contorted crown	N (s)		
7979	4	5'	Ulmus pumila	Siberian Elm	fair	- Contorted crown	N (s)		

TOTAL: 13 12 2 (40" dbh)
REMOVED: 0 3 1 (20" dbh)
REMAINING: 13 9 1 (20" dbh)



TREE MITIGATION REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 126-327(2)	MINIMUM PRESERVATION PERCENTAGE: 40% PRESERVATION OF REGULATED TREES 12 REGULATED TREES 12 TREES X 0.40 = 5 REGULATED TREES TO BE PRESERVED	9 REGULATED TREES TO BE PRESERVED (75%)
§ 126-397	REGULATED TREE REPLACEMENT: 1:1 3 TREES REMOVED = 3 TREES REQUIRED	3 TREES
§ 126-397(3)	SPECIMEN TREE REPLACEMENT: 50% OF TOTAL DBH TO BE REPLACED (20" TOTAL DBH) X (0.50) = 10" DBH 1 SPECIMEN TREE PRESERVED = 2" CREDIT (10" DBH) X (2" CREDIT) = 8" DBH REQUIRED	8" DBH (4 TREES @ 2" EACH)

LANDSCAPE AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 138-12.300	BUFFER REQUIREMENTS, B-2 TO R-2 BUFFER WIDTH W/O 6 FT WALL: 25 FT DECIDUOUS TREES PER 100 LF: 2.5 EA (1.19 LF / 100) = 1.19 (1.19 * 2.5) = 3 TREES REQUIRED ORNAMENTAL TREES PER 100 LF: 1.5 EA (1.19 * 1.5) = 2 TREES REQUIRED EVERGREEN TREES PER 100 LF: 5 EA (1.19 * 5) = 6 TREES REQUIRED SHRUBS PER 100 LF: 8 EA (1.19 * 8) = 10 SHRUBS REQUIRED	25.0 FT 3 EXISTING TREES 2 EXISTING TREES 6 PROPOSED TREES 10 EXISTING SHRUBS
§ 138-12.301(A)(1)	INTERIOR LANDSCAPING: 5% OF PARKING LOT AREA (15,530 SF) X (0.05) = 777 SF 1 TREE PER 150 SF (777 SF / 150 SF) = 5 TREES	1,272 SF 5 TREES (1 EXISTING)
§ 138-12.301(A)(2)	TERMINAL ISLANDS: MIN. 144 SF, 18 FT LONG 1 TREE PER ISLAND	PROVIDED
§ 138-12.301(A)(3)	INTERIOR ISLANDS: MIN. 160 SF, 8 FT WIDTH 1 TREE PER ISLAND	PROVIDED
§ 138-12.301(B)(1)	PERIMETER LANDSCAPING: 1 DECIDUOUS TREE PER 25 LF (18.5 LF / 25) = 1 TREE 1 ORNAMENTAL TREE PER 35 LF (18.5 LF / 35) = 1 TREE	1 EXISTING TREE 1 EXISTING TREE
§ 138-12.301(B)(2)	PARKING LOT WITHIN 30 FT OF ROW: CONTINUOUS SHRUB HEDGE 30" O.C.	PROVIDED
§ 138-12.304(A)(1)	RIGHT-OF-WAY LANDSCAPING: 1 DECIDUOUS TREE PER 35 LF (120 LF / 35 LF) = 4 TREES	4 TREES (1 EXISTING)
§ 138-12.304(B)	1 ORNAMENTAL TREE PER 60 LF (120 LF / 60 LF) = 2 TREES	2 PROPOSED TREES

PROPOSED PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	GIN	6	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2.5" - 3" CAL	B&B	AS SHOWN
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	QUE	4	MALLUS X 'INDIAN SUMMER'	INDIAN SUMMER CRABAPPLE	2.5" - 3" CAL	B&B	AS SHOWN
	CER	2	CERCIS CANADENSIS	EASTERN REDBUD	2.5" - 3" CAL	B&B	AS SHOWN
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	THU	12	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8"-10" (2" DBH MINIMUM FOR REPLACEMENT TREES)	B&B	AS SHOWN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	ILE	8	ILEX CRENATA 'COMPACTA'	DWARF JAPANESE HOLLY	24" - 30"	B&B	AS SHOWN
	ILEX	16	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24" - 30"	POT	AS SHOWN

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

- #### IRRIGATION NOTES:
- IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.
 - ALL LANDSCAPE AREAS MUST BE IRRIGATED. WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12:00 AM AND 5:00 AM.
 - IRRIGATION OVERSPRAY SHALL NOT BE BROADCAST ONTO CITY PATHWAYS

- #### MAINTENANCE NOTES:
- 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 (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR 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-COMPLIANCE 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.

- #### LANDSCAPING NOTES:
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
 - THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
 - THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT, SHADE AND EVERGREEN TREES MUST BE AT LEAST 15' 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. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY UNIT 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. THE ABOVE REQUIREMENTS ARE INCORPORATED INTO THE PLAN.
 - PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPING PLANTINGS.

Include Road and Pathway Sight Lines. See attached details and include with the plan detail sheets.

The response letter indicates the submission of a landscape cost estimate but this could not be identified in the plans. A landscape planting cost estimate including irrigation should be provided.

SITE DEVELOPMENT PLANS
1360 WALTON BLVD
 PROPOSED STARBUCKS

STARBUCKS

PARCEL ID: 15-09-476-030
 1360 WALTON BOULEVARD
 CITY OF ROCHESTER HILLS
 OAKLAND COUNTY, MICHIGAN

STONEFIELD
 engineering & design

CITY FILE #21-030 SECTION #9
 SCALE: 1" = 20'
 PROJECT ID: DET-200412

TITLE:
LANDSCAPING PLAN
 DRAWING:

C-10

REVISED PER CITY SECOND SITE PLAN REVIEW
 REVISED PER CITY SITE PLAN REVIEW
 SUBMISSION FOR SITE PLAN APPROVAL
 REVISED PER FIRE DEPARTMENT COMMENTS
 REVISED PER CITY COMMENTS
 SUBMISSION FOR PRE-APPLICATION MEETING

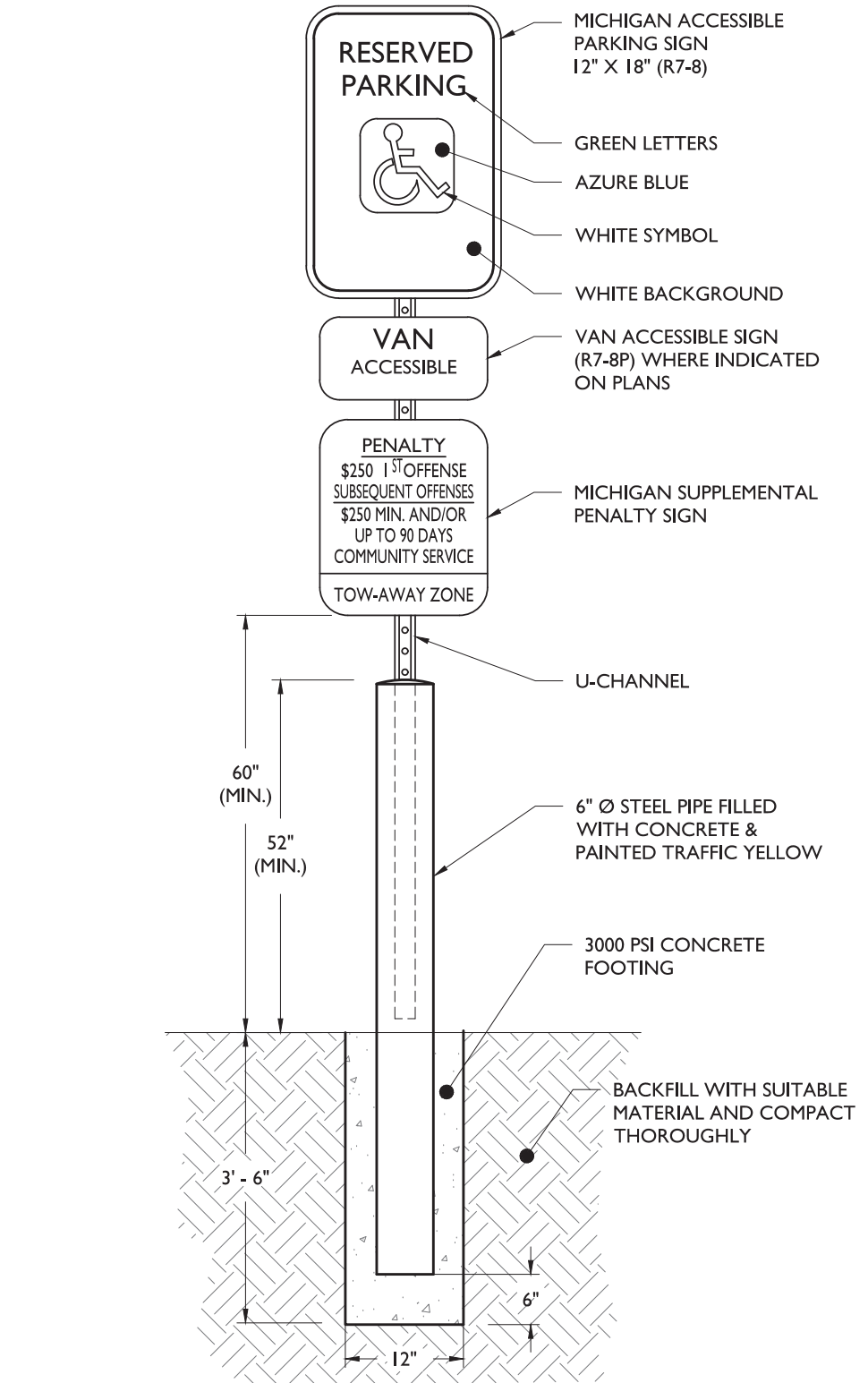
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 BY
 DATE
 ISSUE

DESCRIPTION

NOT APPROVED FOR CONSTRUCTION

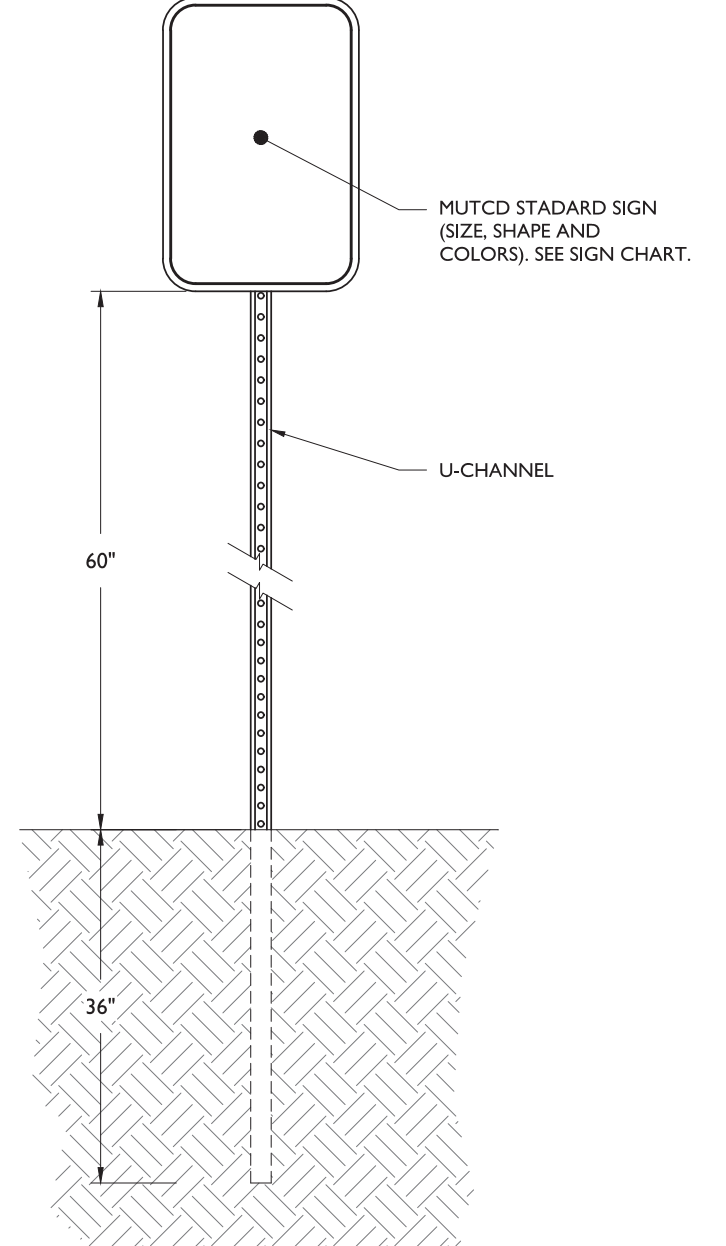
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ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL
NOT TO SCALE

1

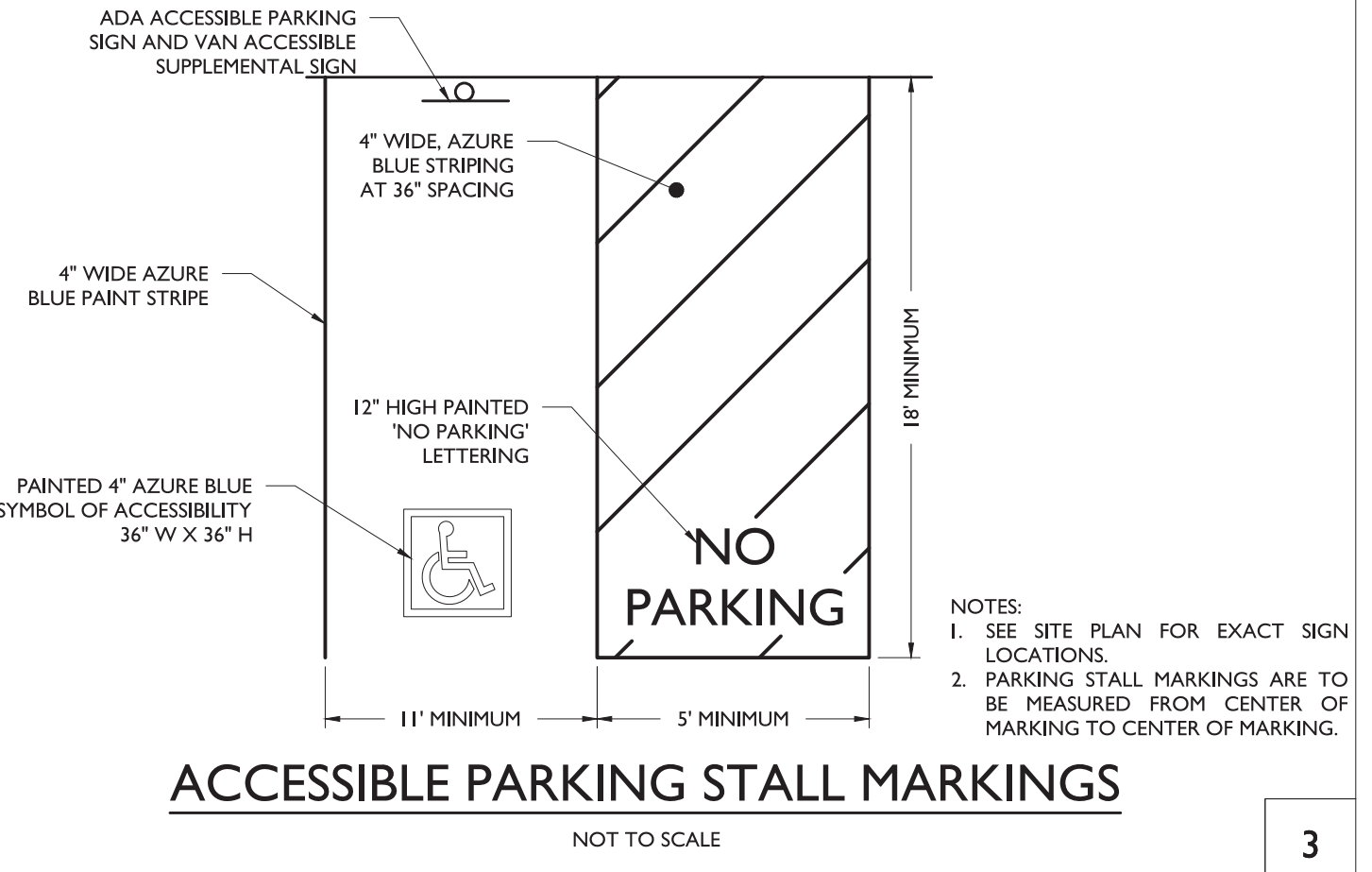


SIGN POST DETAIL
NOT TO SCALE

M.U.T.C.D. NUMBER	TEXT	COLOR	SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
STOP SIGN (R1-1)		RED	36"x36"	GROUND

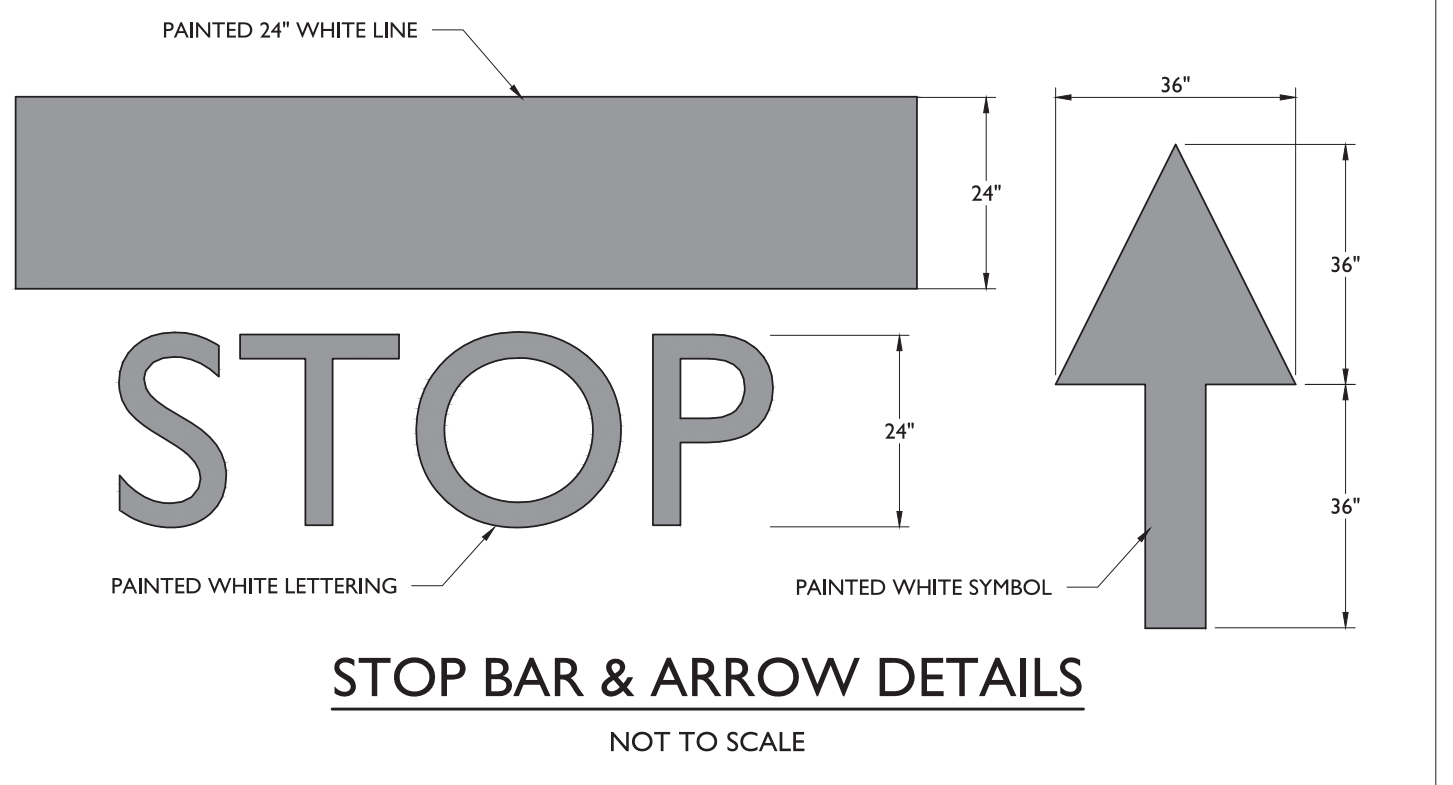
SIGN DATA TABLE
NOT TO SCALE

2



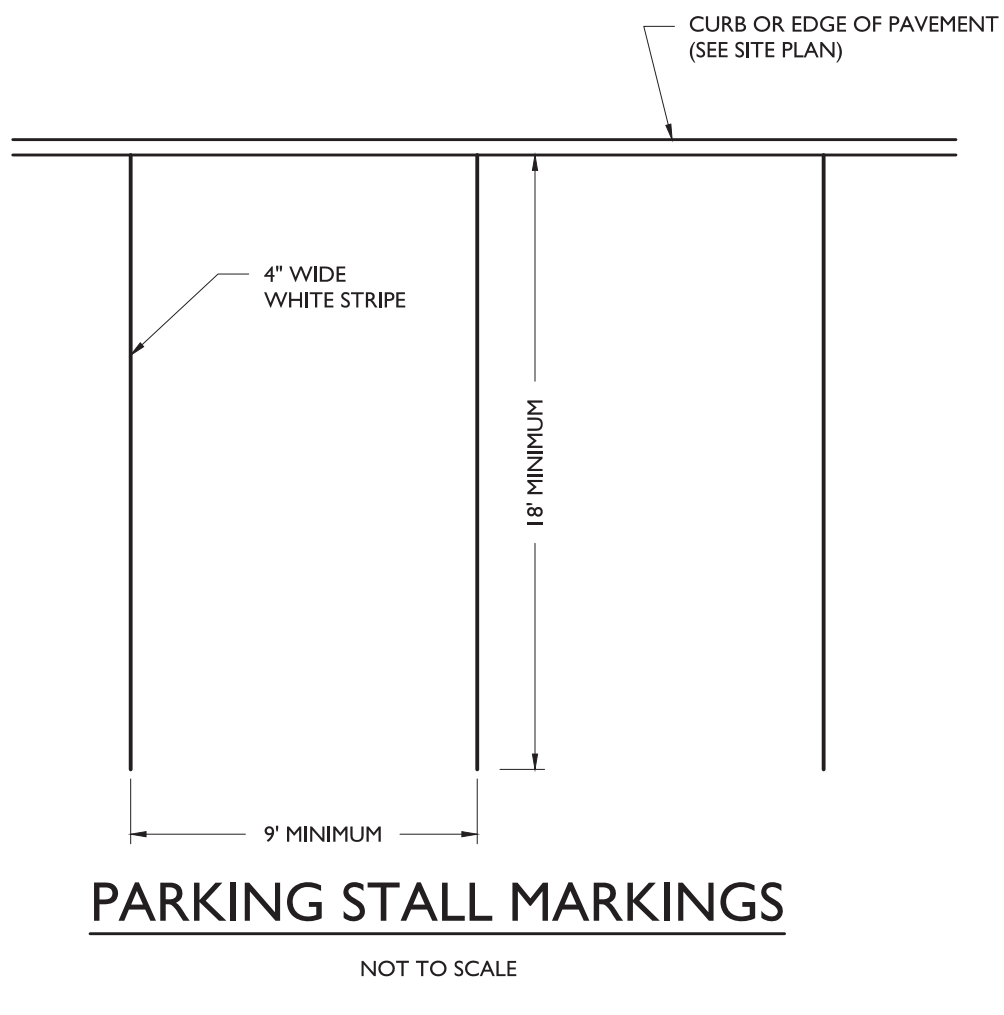
ACCESSIBLE PARKING STALL MARKINGS
NOT TO SCALE

3



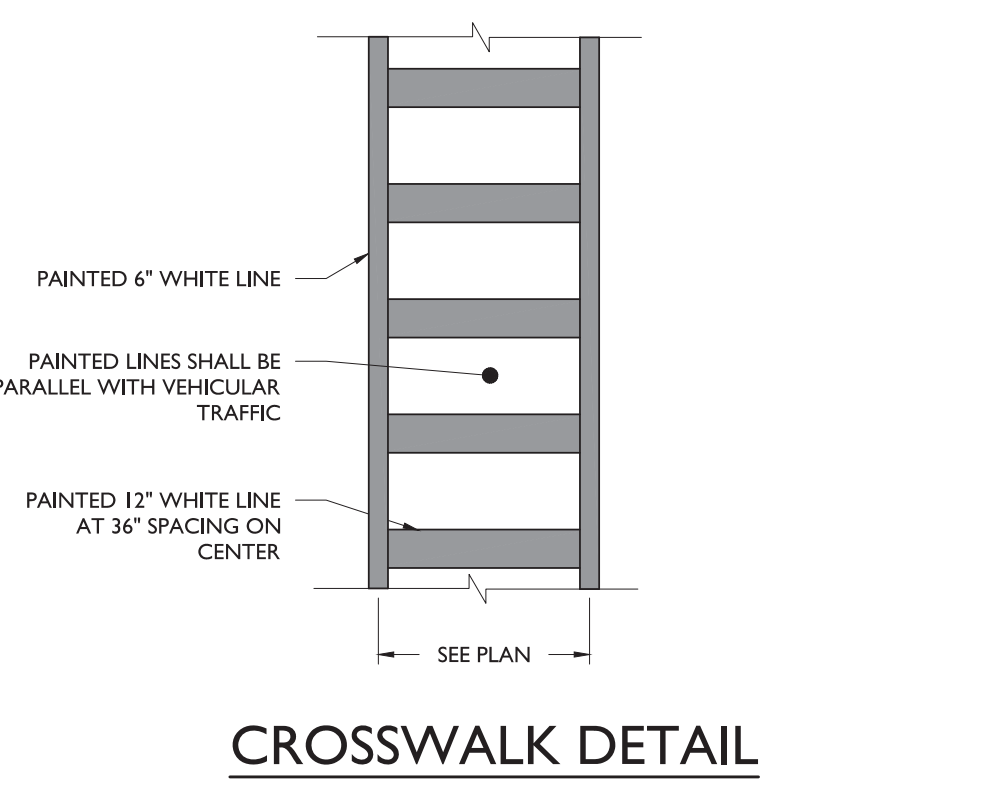
STOP BAR & ARROW DETAILS
NOT TO SCALE

5



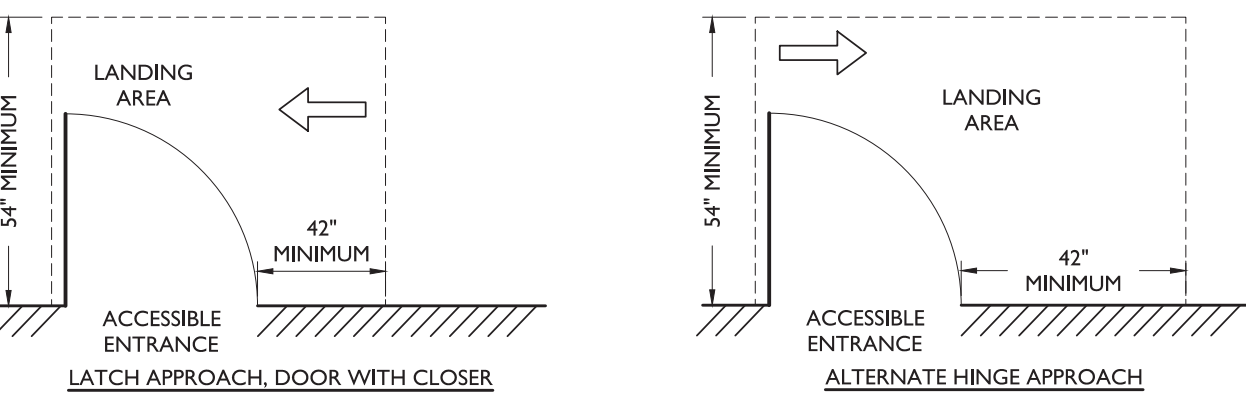
PARKING STALL MARKINGS
NOT TO SCALE

4



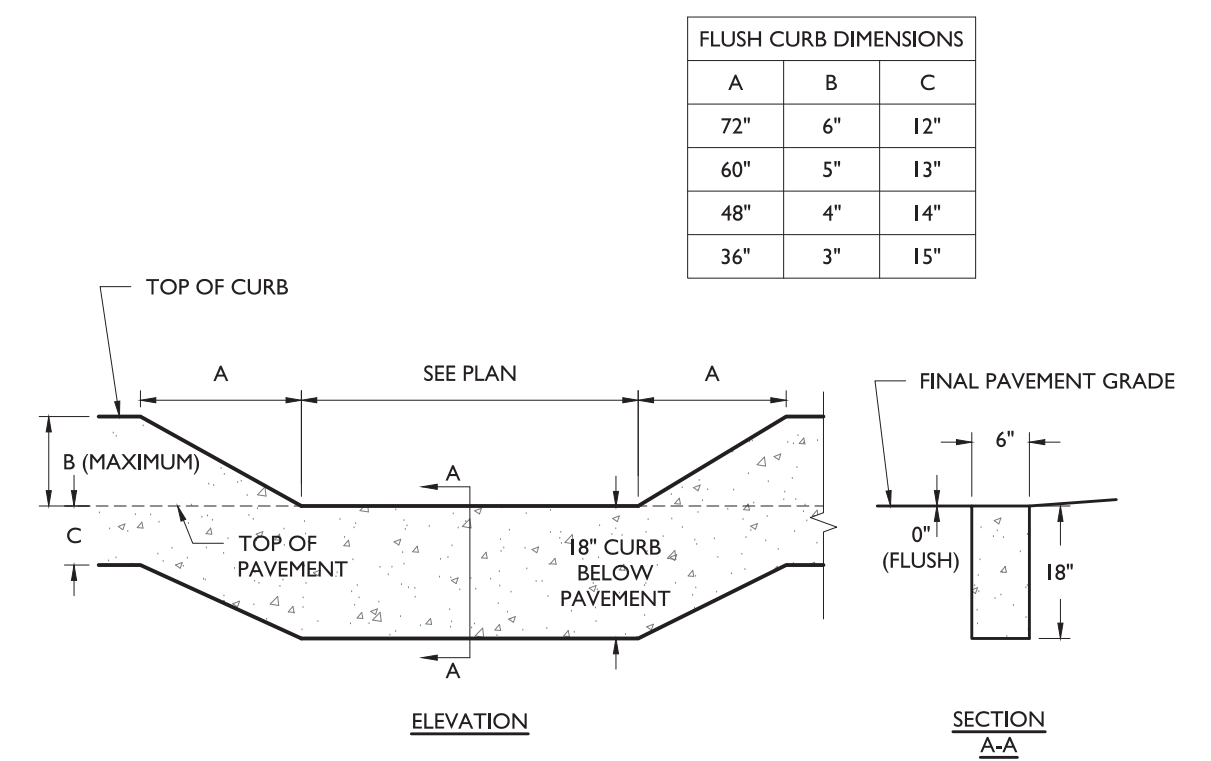
CROSSWALK DETAIL
NOT TO SCALE

6



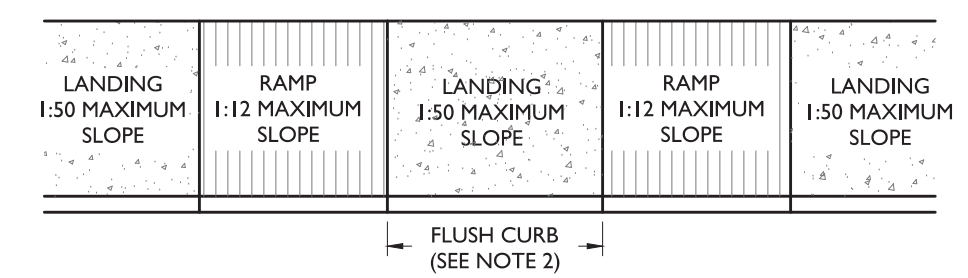
ACCESSIBLE ENTRANCE LANDING DETAIL
NOT TO SCALE

7



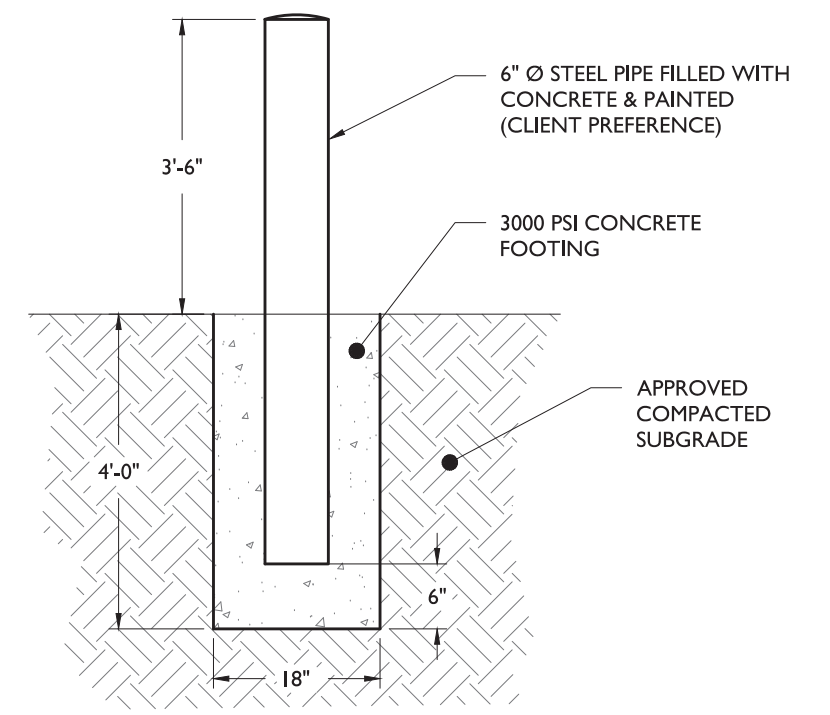
FLUSH CURB DETAIL
NOT TO SCALE

8



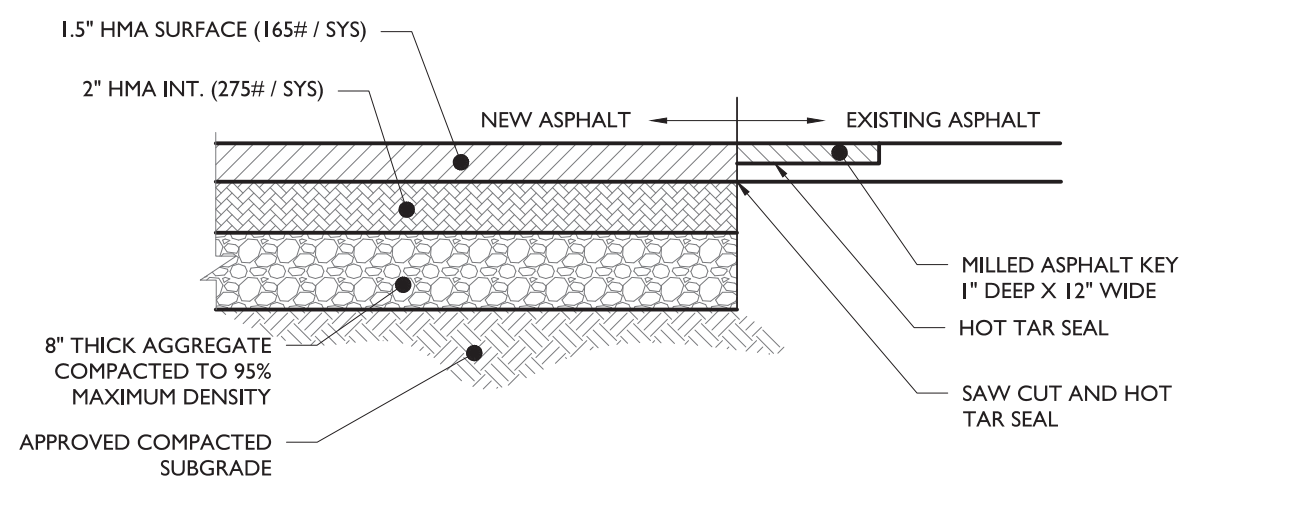
TRANSITION RAMP DETAIL
NOT TO SCALE

9



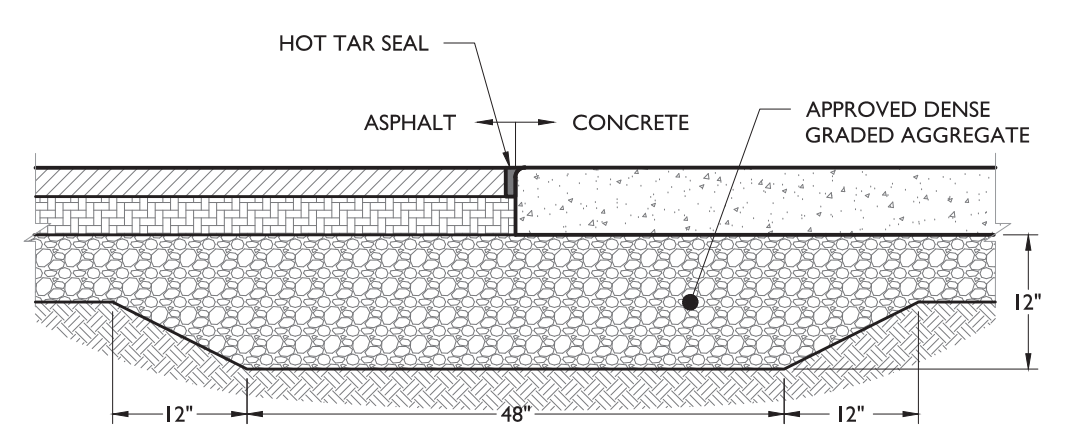
BOLLARD DETAIL
NOT TO SCALE

10



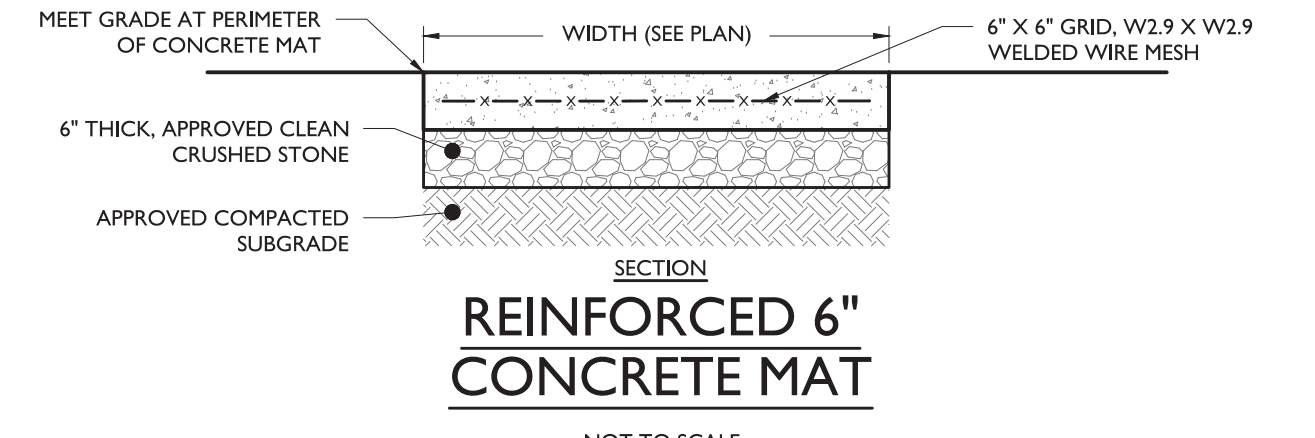
FULL DEPTH PARKING LOT ASPHALT PAVEMENT DETAIL
NOT TO SCALE

11



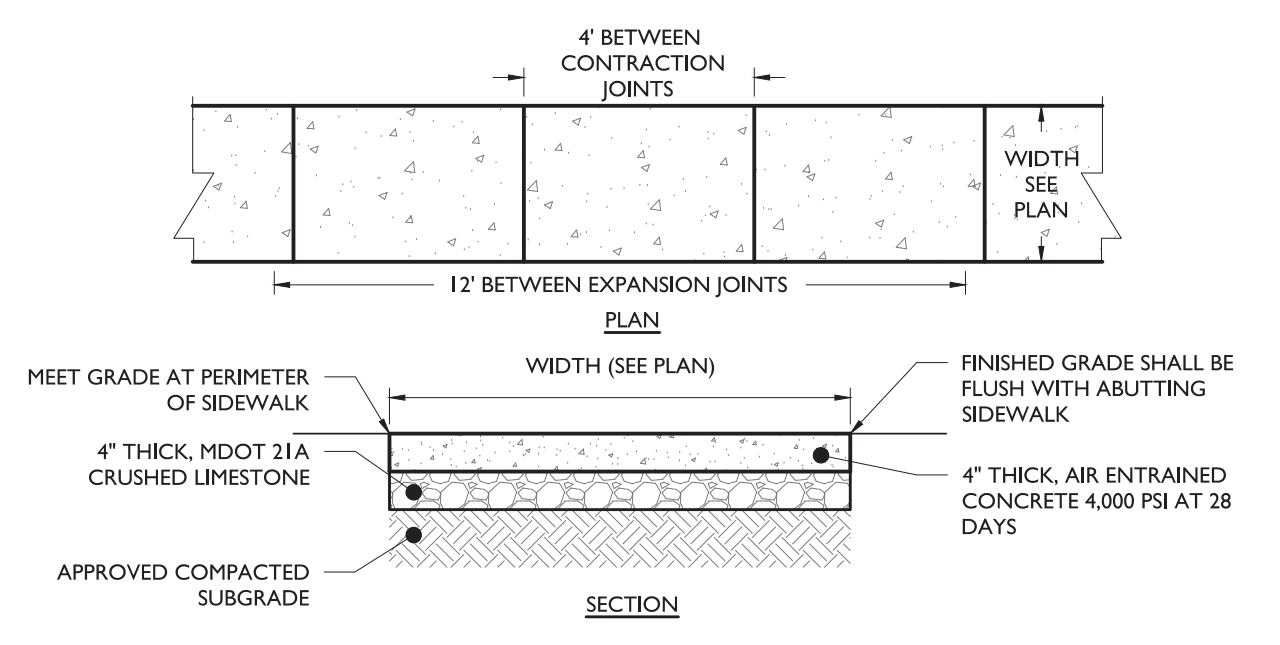
CONCRETE TO ASPHALT TRANSITION DETAIL
NOT TO SCALE

12



REINFORCED 6" CONCRETE MAT
NOT TO SCALE

13



CONCRETE WALKWAY DETAIL
NOT TO SCALE

14

REVISION	DATE	ISSUE	BY	DESCRIPTION
1	07/02/2021	JRC	JRC	SUBMISSION FOR PRE-APPLICATION MEETING
2	08/02/2021	ECM	ECM	REVISION PER CITY COMMENTS
3	09/02/2021	RAC	RAC	REVISION PER FIRE DEPARTMENT COMMENTS
4	09/02/2021	RAC	RAC	SUBMISSION FOR SITE PLAN APPROVAL
5	12/28/2021	JRC/ECM	JRC/ECM	REVISION PER CITY SITE PLAN REVIEW
6	02/07/2022	JRC/ECM	JRC/ECM	REVISION PER CITY SECOND SITE PLAN REVIEW

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Phone 248.247.1115

SITE DEVELOPMENT PLANS

1360 WALTON BLVD

PROPOSED STARBUCKS

PARCEL ID: 15-09-476-030
1360 WALTON BOULEVARD
CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN

JOATHAN REID COOKEY
ENGINEER

STONEFIELD
engineering & design

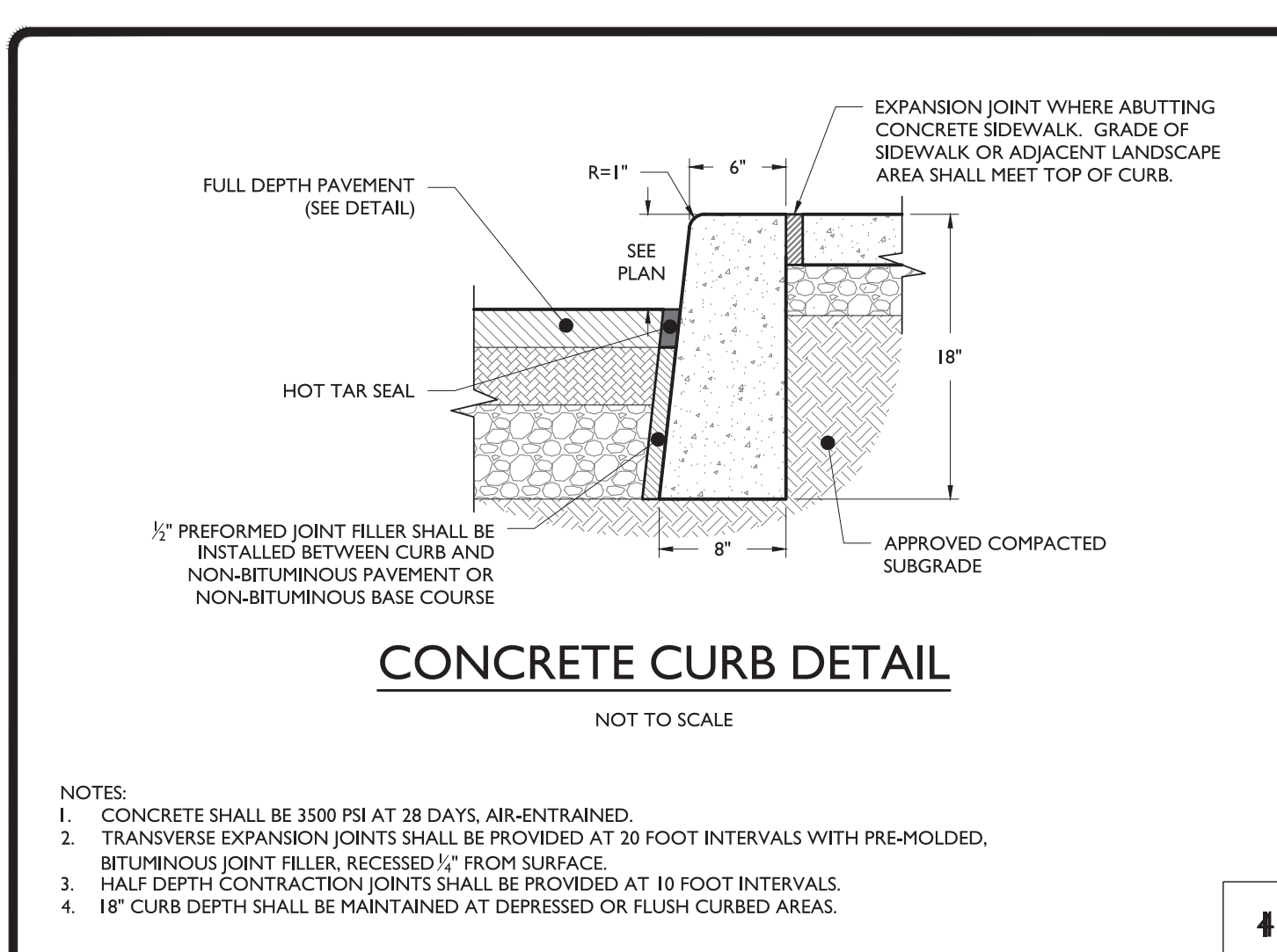
CITY FILE #21-030 SECTION #9

SCALE: AS SHOWN PROJECT ID: DET-200412

TITLE:
CONSTRUCTION DETAILS

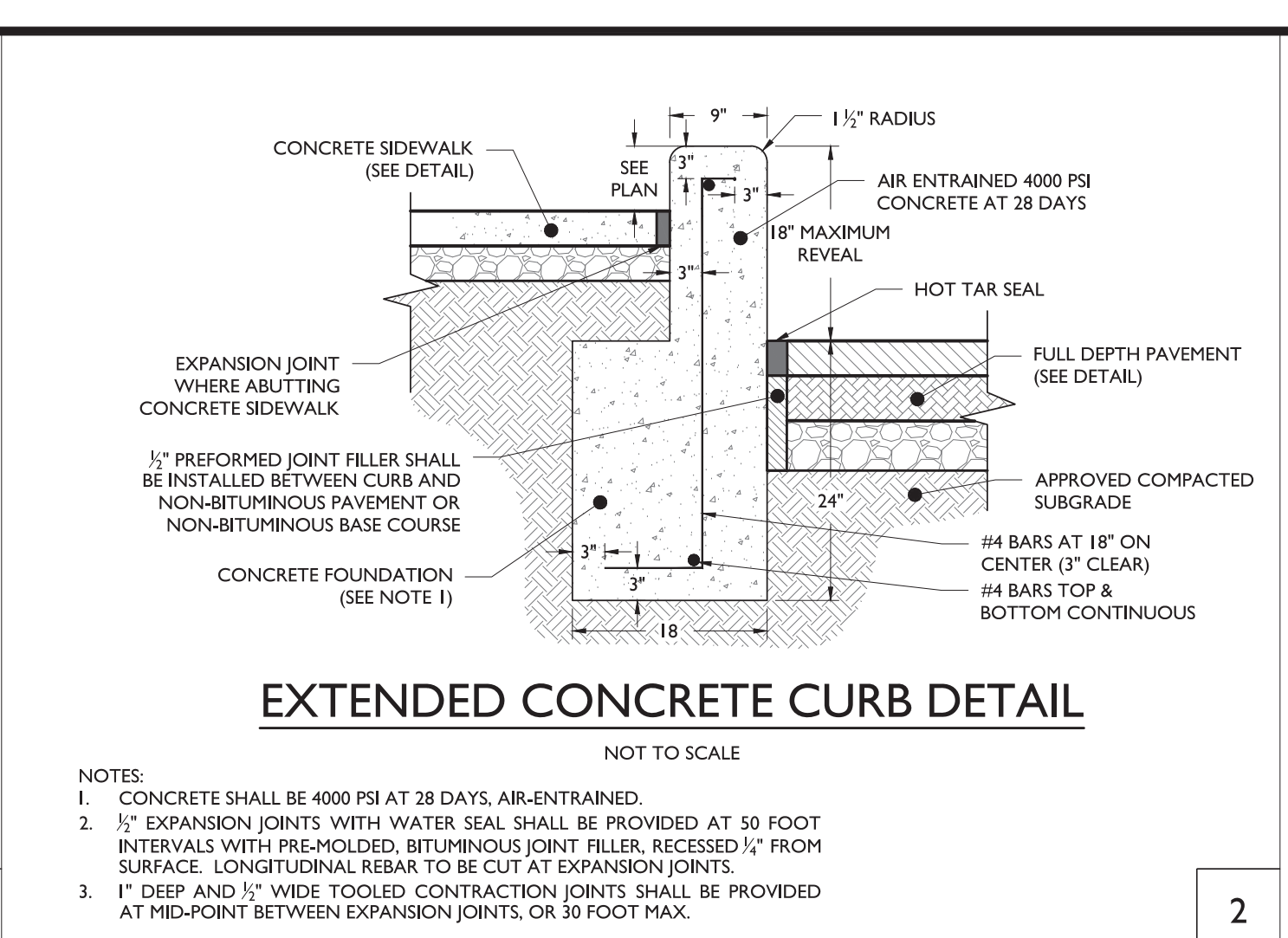
DRAWING:
C-12

VERTICAL DEVELOPMENT GROUP 1360 WALTON BOULEVARD, ROCHESTER HILLS, MICHIGAN 48063-1312



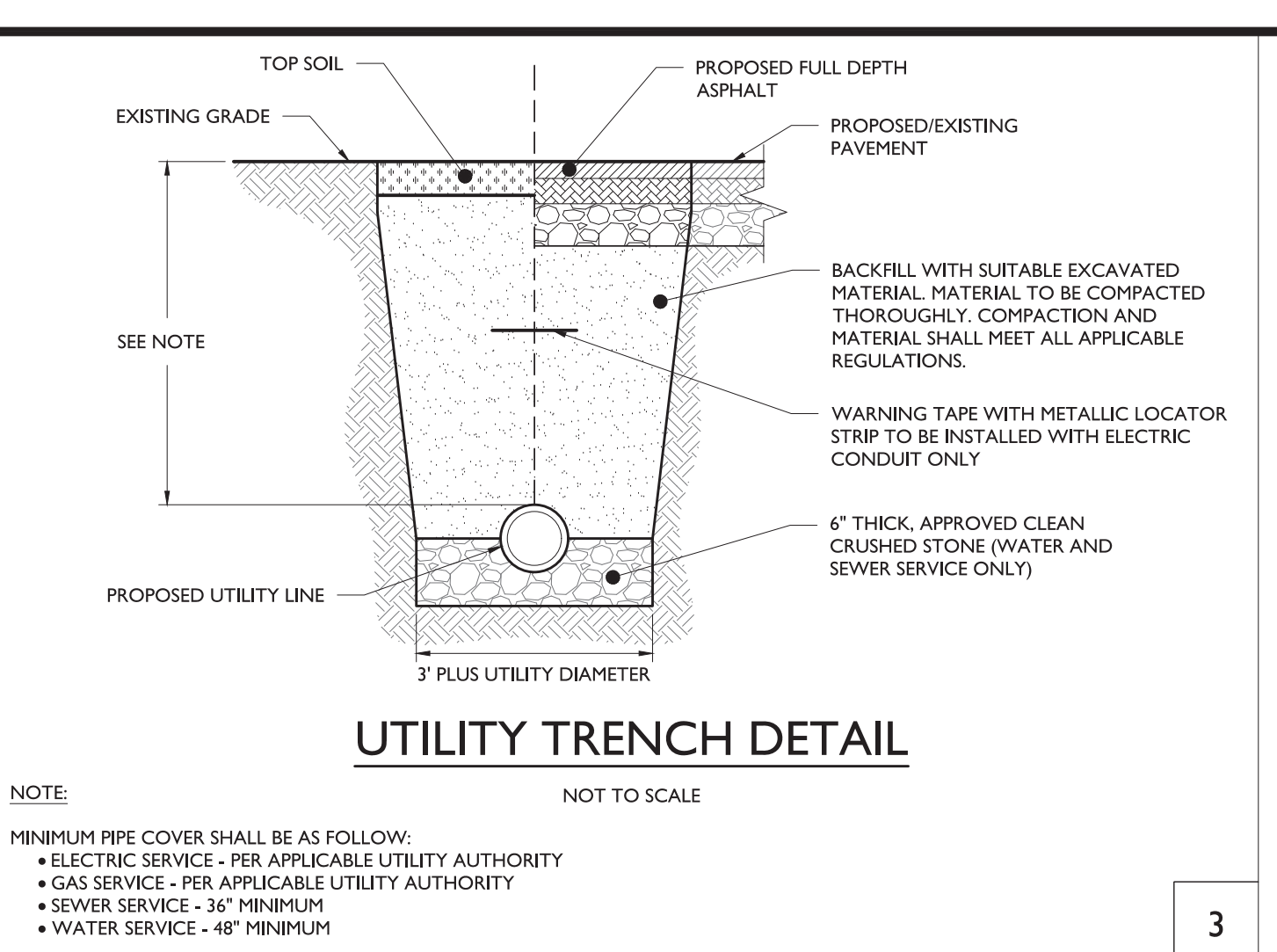
CONCRETE CURB DETAIL
NOT TO SCALE

NOTES:
 1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
 2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/4" FROM SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
 3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
 4. 18" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.



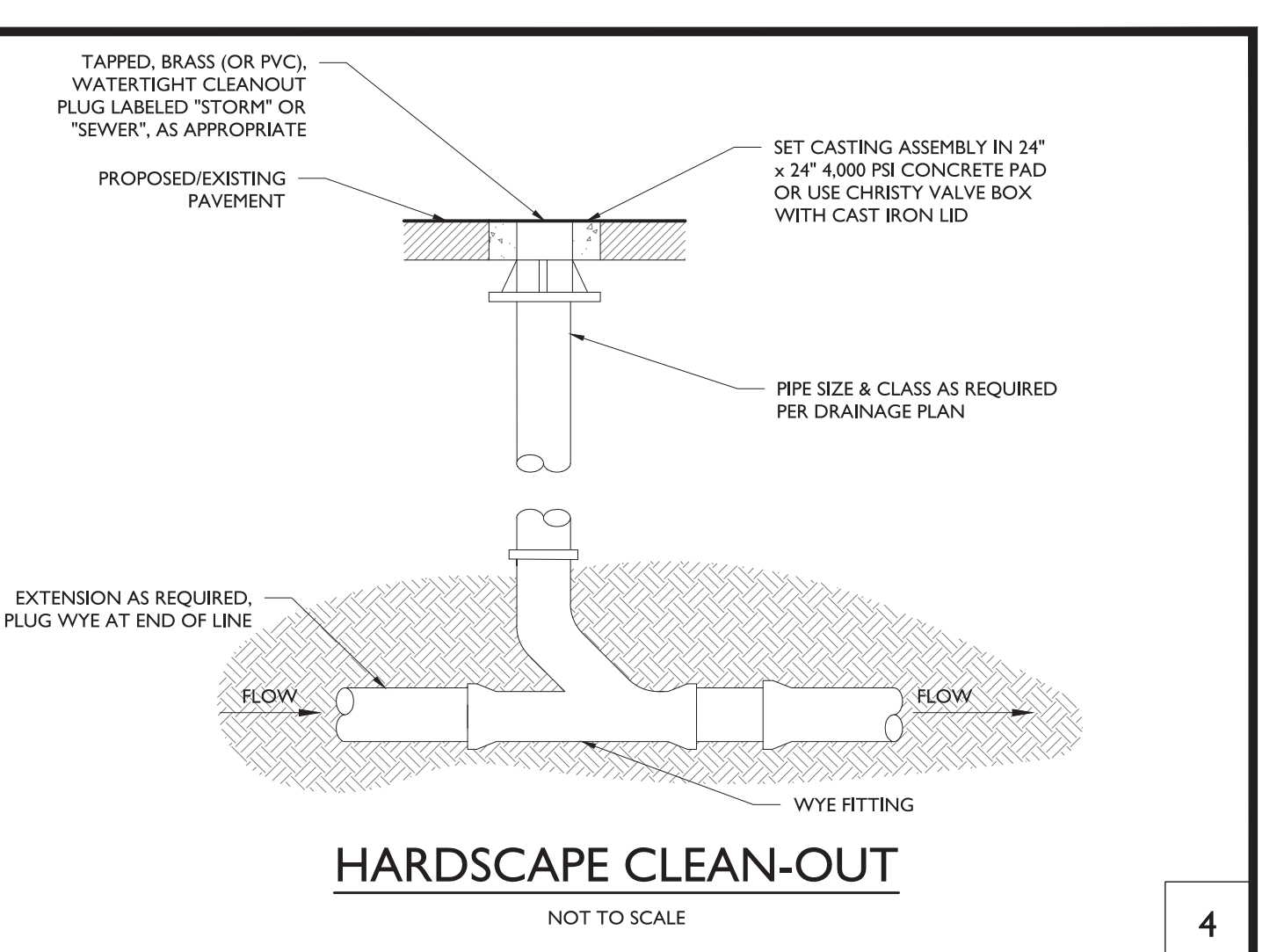
EXTENDED CONCRETE CURB DETAIL
NOT TO SCALE

NOTES:
 1. CONCRETE SHALL BE 4000 PSI AT 28 DAYS, AIR-ENTRAINED.
 2. 1/2" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 50 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/4" FROM SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
 3. 1" DEEP AND 1/2" WIDE TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS, OR 30 FOOT MAX.



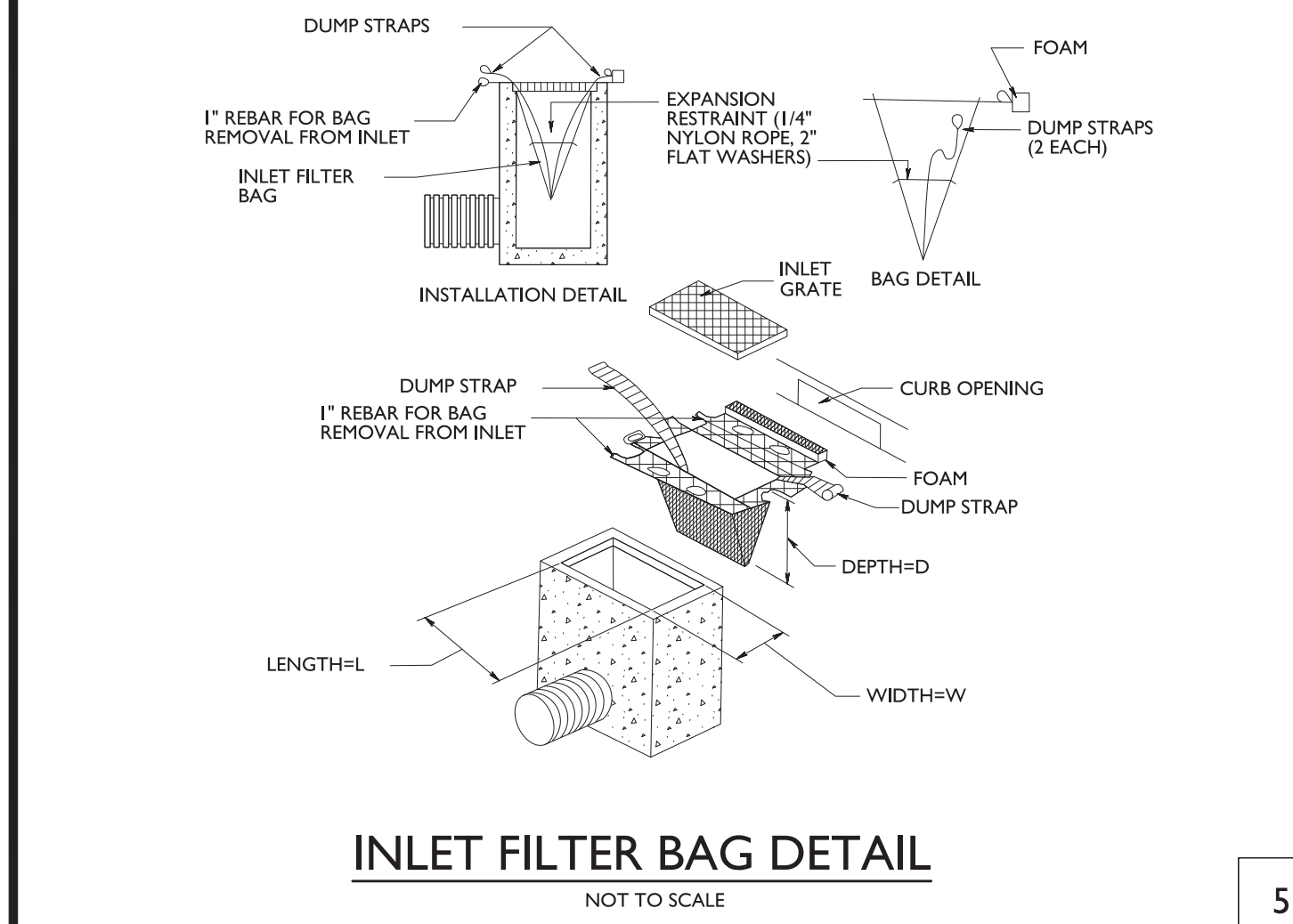
UTILITY TRENCH DETAIL
NOT TO SCALE

NOTE:
 MINIMUM PIPE COVER SHALL BE AS FOLLOWS:
 • ELECTRIC SERVICE - PER APPLICABLE UTILITY AUTHORITY
 • GAS SERVICE - PER APPLICABLE UTILITY AUTHORITY
 • SEWER SERVICE - 36" MINIMUM
 • WATER SERVICE - 48" MINIMUM



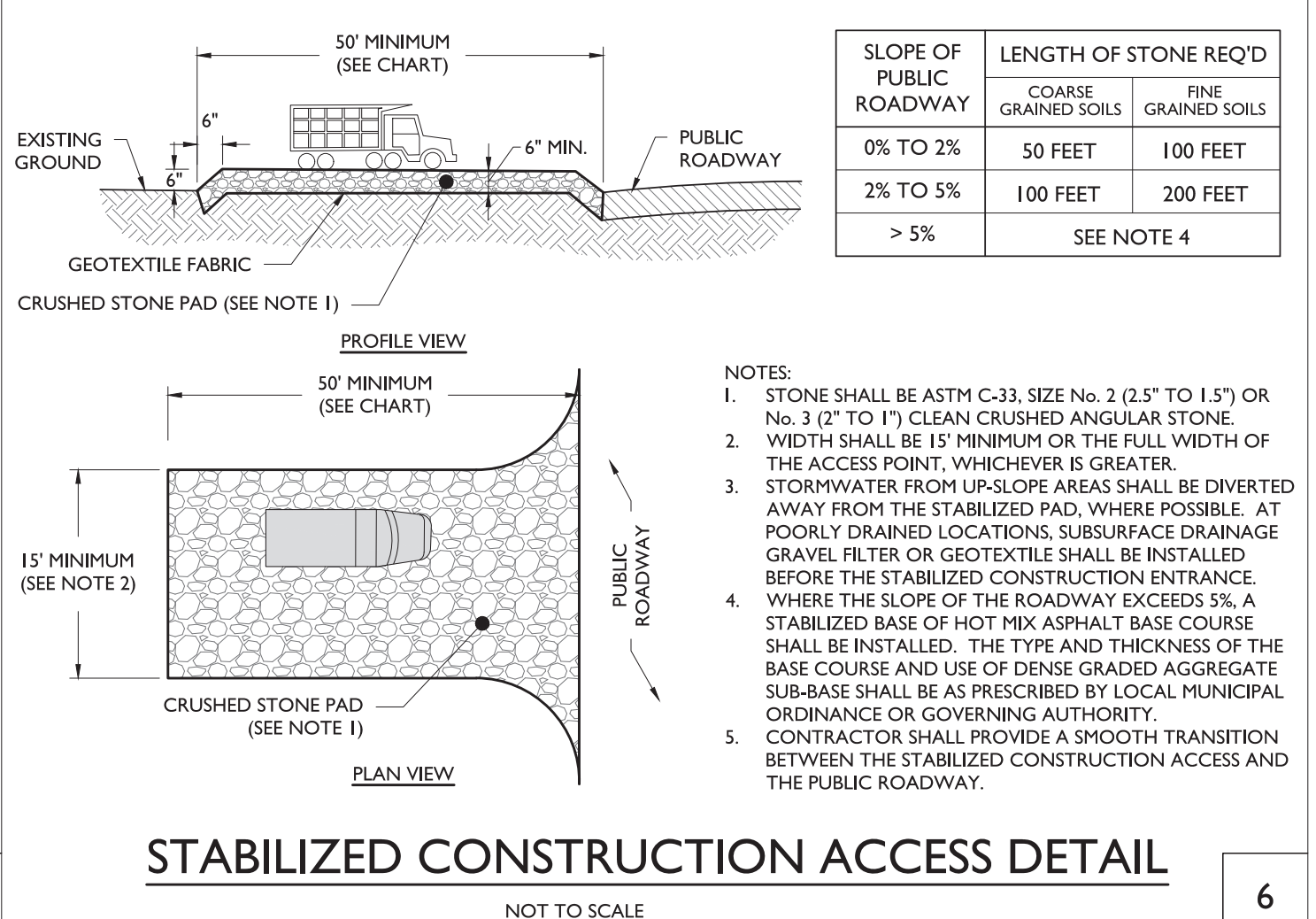
HARDSCAPE CLEAN-OUT
NOT TO SCALE

EXTENSION AS REQUIRED, PLUG WYE AT END OF LINE



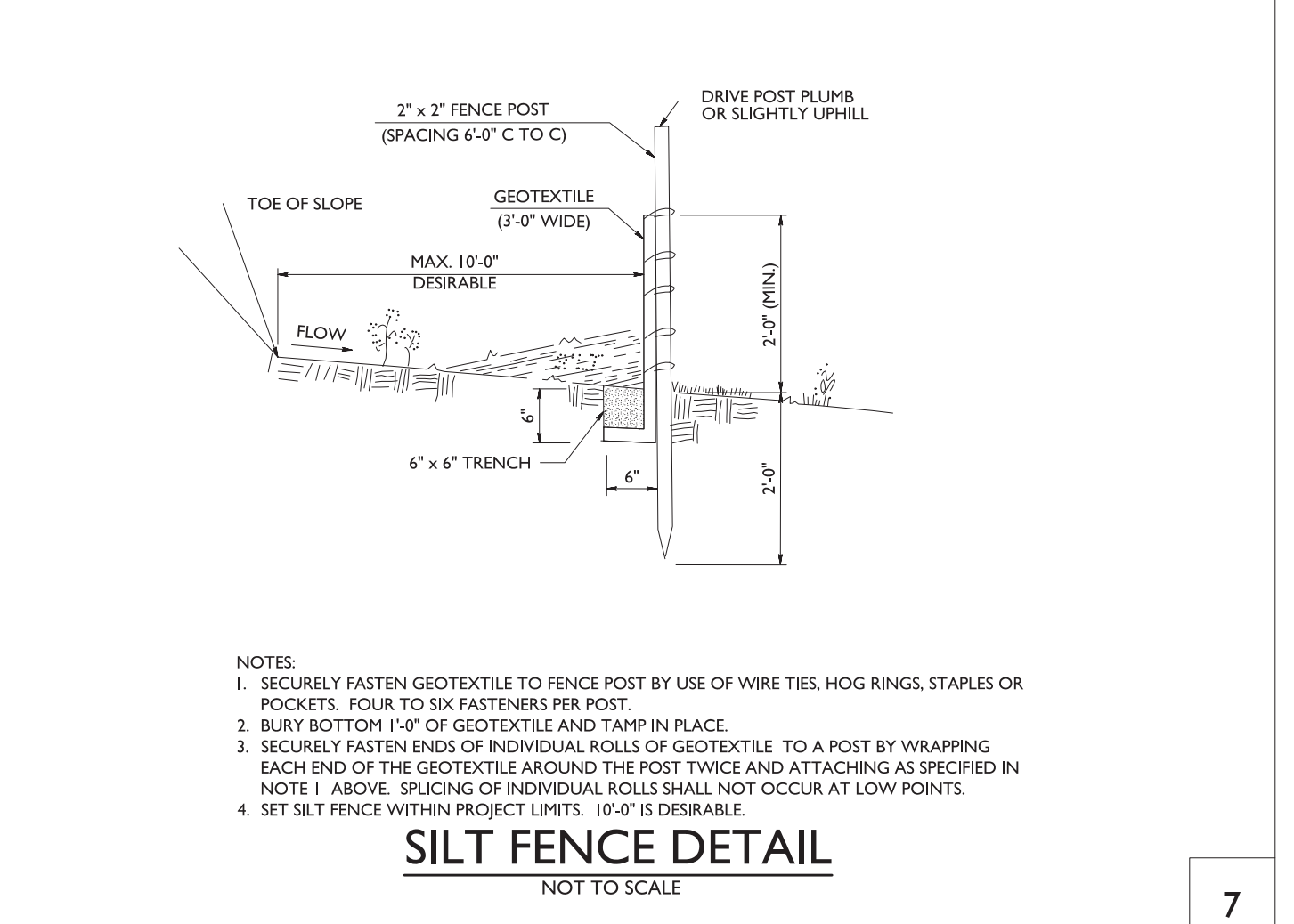
INLET FILTER BAG DETAIL
NOT TO SCALE

NOTES:
 1. BAG SHALL BE 30" WIDE BY 12" DEEP.
 2. BAG SHALL BE MADE OF 30% FINE SAND.
 3. BAG SHALL BE SEWN WITH 1/2" WIDE STRIPS OF 1/2" NYLON ROPE, 2" FLAT WASHERS.
 4. BAG SHALL BE INSTALLED WITH DUMP STRAPS AND FOAM.



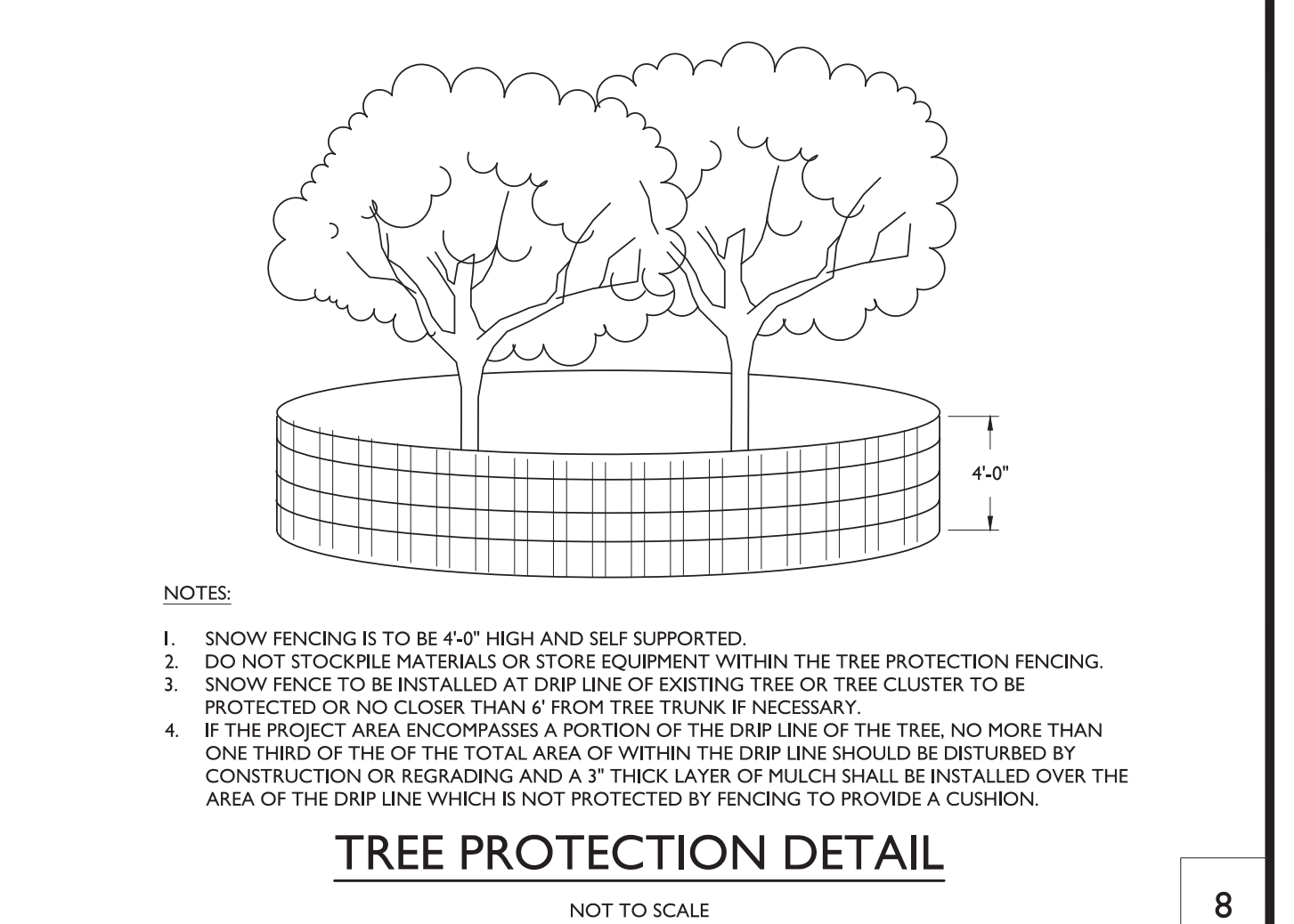
STABILIZED CONSTRUCTION ACCESS DETAIL
NOT TO SCALE

NOTES:
 1. STONE SHALL BE ASTM C-33, SIZE No. 2 (2.5" TO 1.5") OR No. 3 (2" TO 1") CLEAN CRUSHED ANGULAR STONE.
 2. WIDTH SHALL BE 15' MINIMUM OR THE FULL WIDTH OF THE ACCESS POINT, WHICHEVER IS GREATER.
 3. STORMWATER FROM UP-SLOPE AREAS SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD, WHERE POSSIBLE. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE THE STABILIZED CONSTRUCTION ENTRANCE.
 4. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5%, A STABILIZED BASE OF HOT MIX ASPHALT BASE COURSE SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE BASE COURSE AND USE OF DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY.
 5. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ACCESS AND THE PUBLIC ROADWAY.



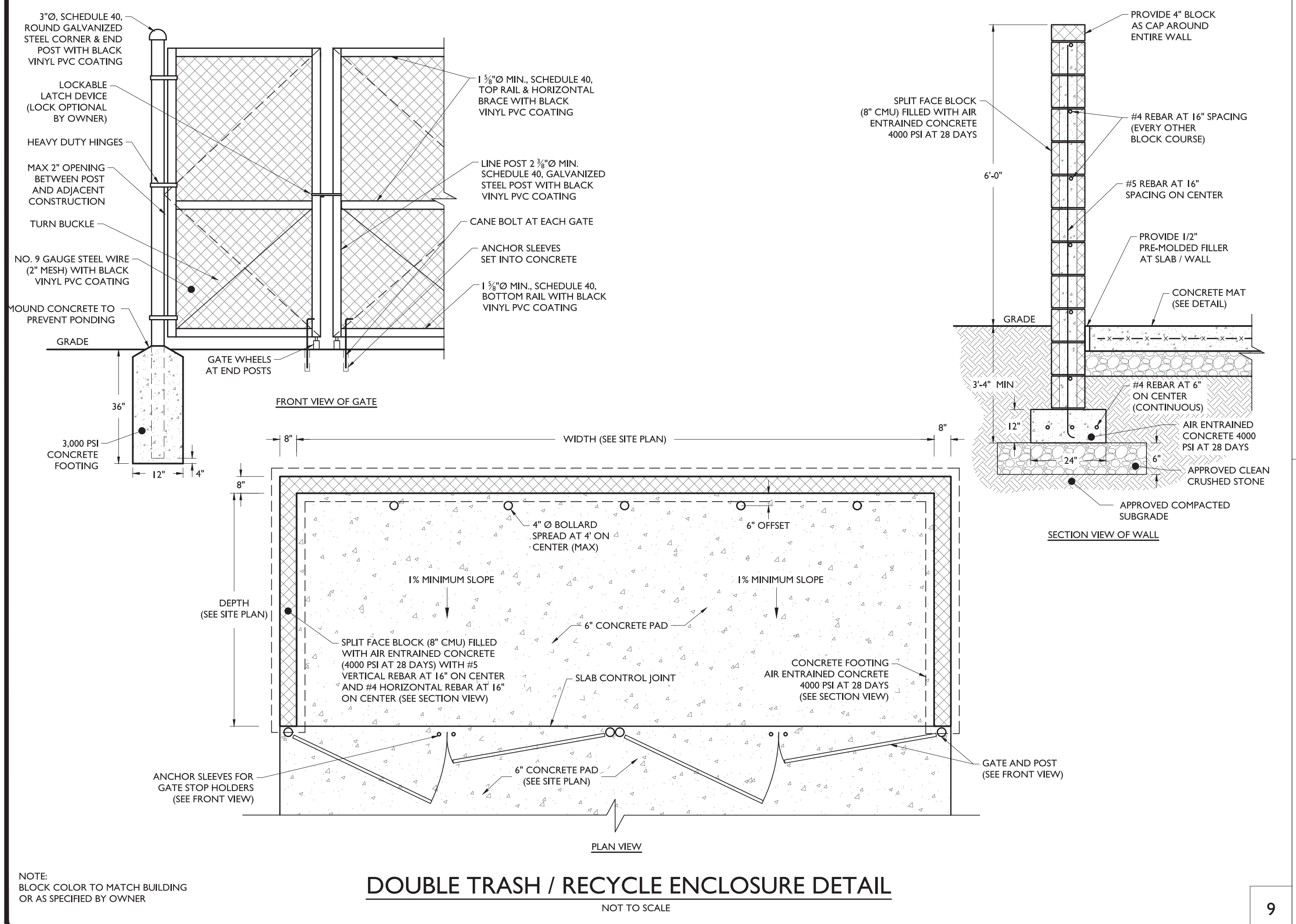
SILT FENCE DETAIL
NOT TO SCALE

NOTES:
 1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
 2. BURY BOTTOM 1'-0" OF GEOTEXTILE AND TAMP IN PLACE.
 3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
 4. SET SILT FENCE WITHIN PROJECT LIMITS. 10'-0" IS DESIRABLE.



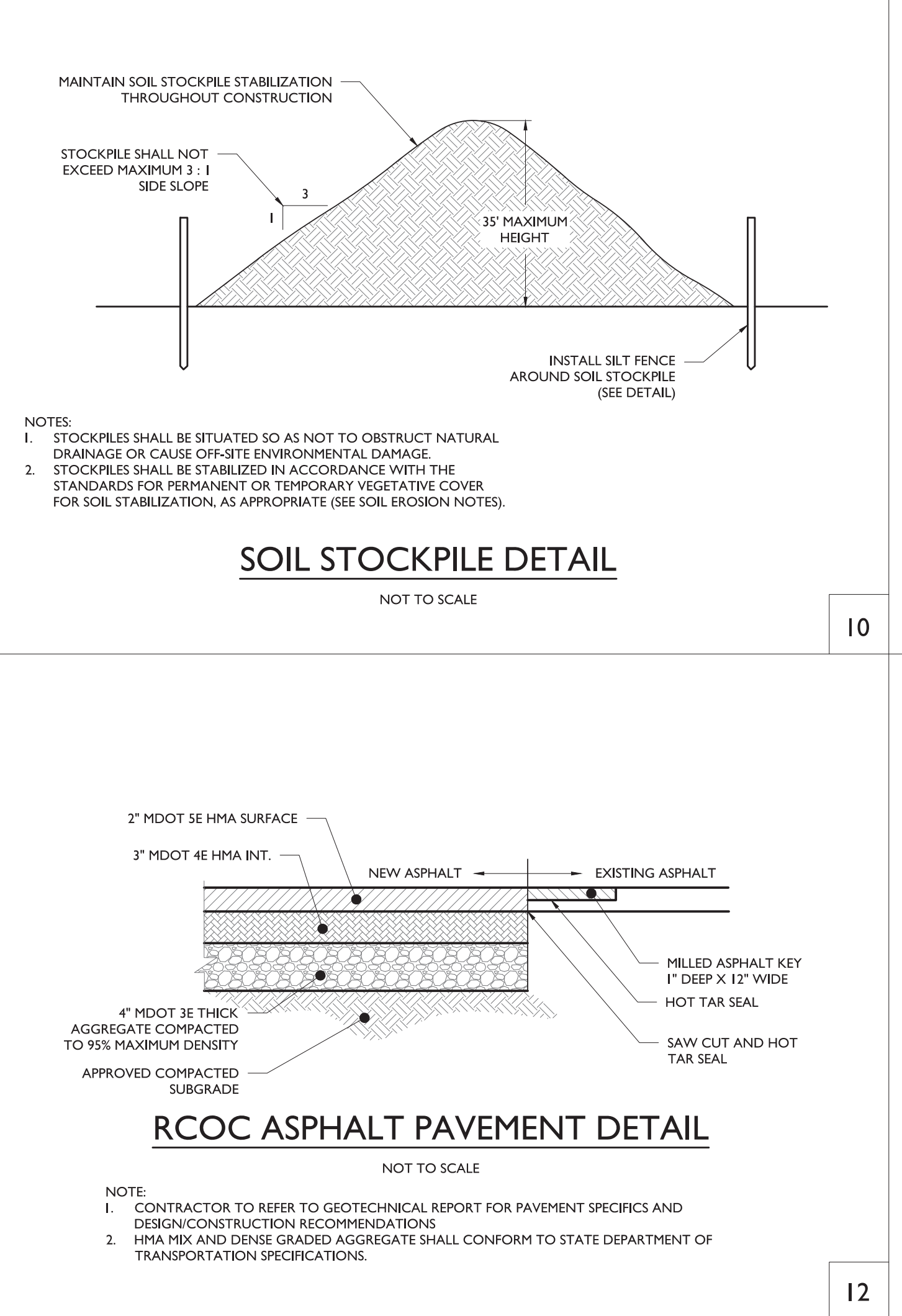
TREE PROTECTION DETAIL
NOT TO SCALE

NOTES:
 1. SNOW FENCING IS TO BE 4'-0" HIGH AND SELF SUPPORTED.
 2. DO NOT STOCKPILE MATERIALS OR STORE EQUIPMENT WITHIN THE TREE PROTECTION FENCING.
 3. SNOW FENCE TO BE INSTALLED AT DRIP LINE OF EXISTING TREE OR TREE CLUSTER TO BE PROTECTED OR NO CLOSER THAN 6" FROM TREE TRUNK IF NECESSARY.
 4. IF THE PROJECT AREA ENCOMPASSES A PORTION OF THE DRIP LINE OF THE TREE, NO MORE THAN ONE THIRD OF THE OF THE TOTAL AREA OF WITHIN THE DRIP LINE SHOULD BE DISTURBED BY CONSTRUCTION OR REGRADE AND A 3" THICK LAYER OF MULCH SHALL BE INSTALLED OVER THE AREA OF THE DRIP LINE WHICH IS NOT PROTECTED BY FENCING TO PROVIDE A CUSHION.



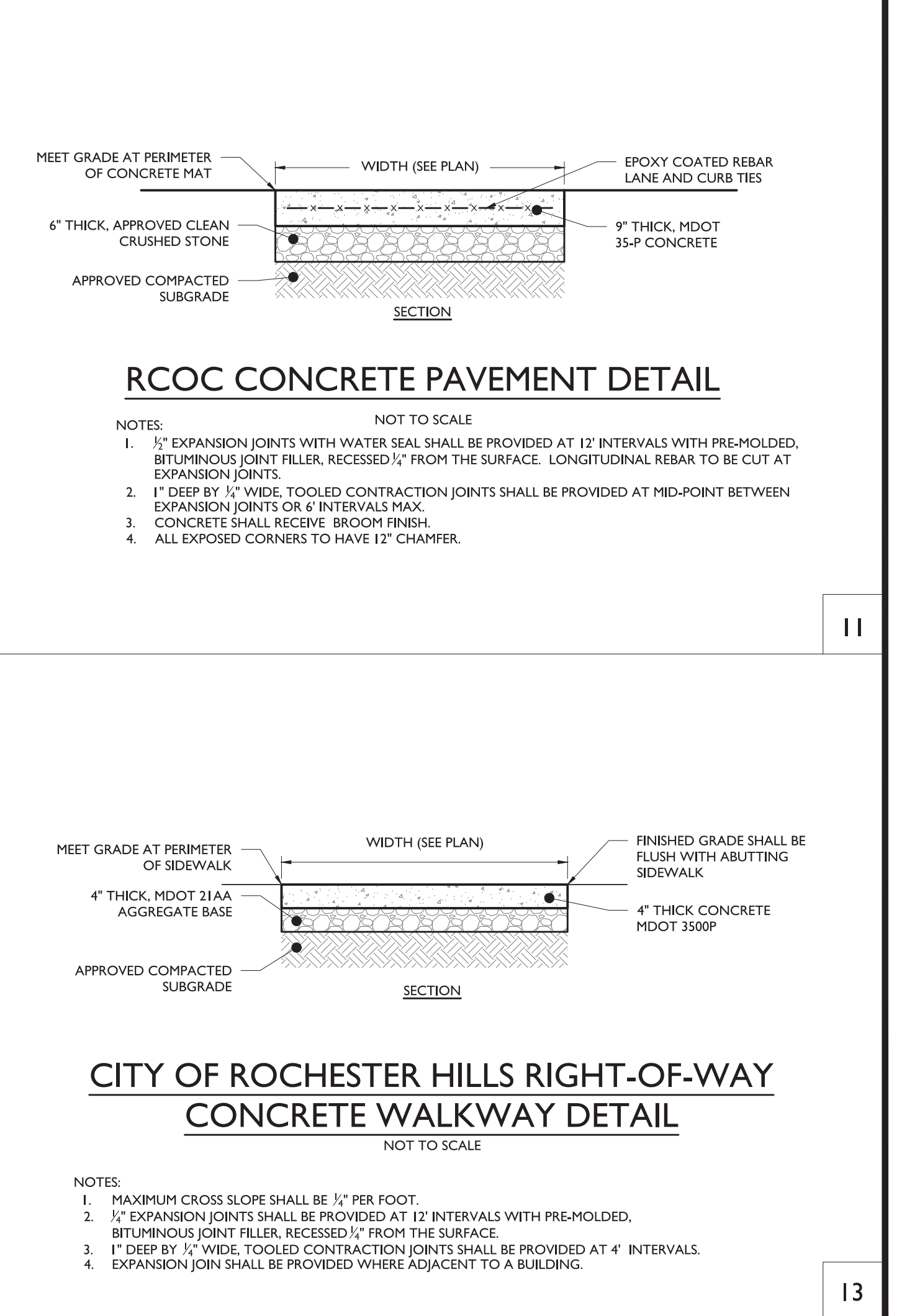
DOUBLE TRASH / RECYCLE ENCLOSURE DETAIL
NOT TO SCALE

NOTE:
 BLOCK COLOR TO MATCH BLOCKING OR AS SPECIFIED BY OWNER



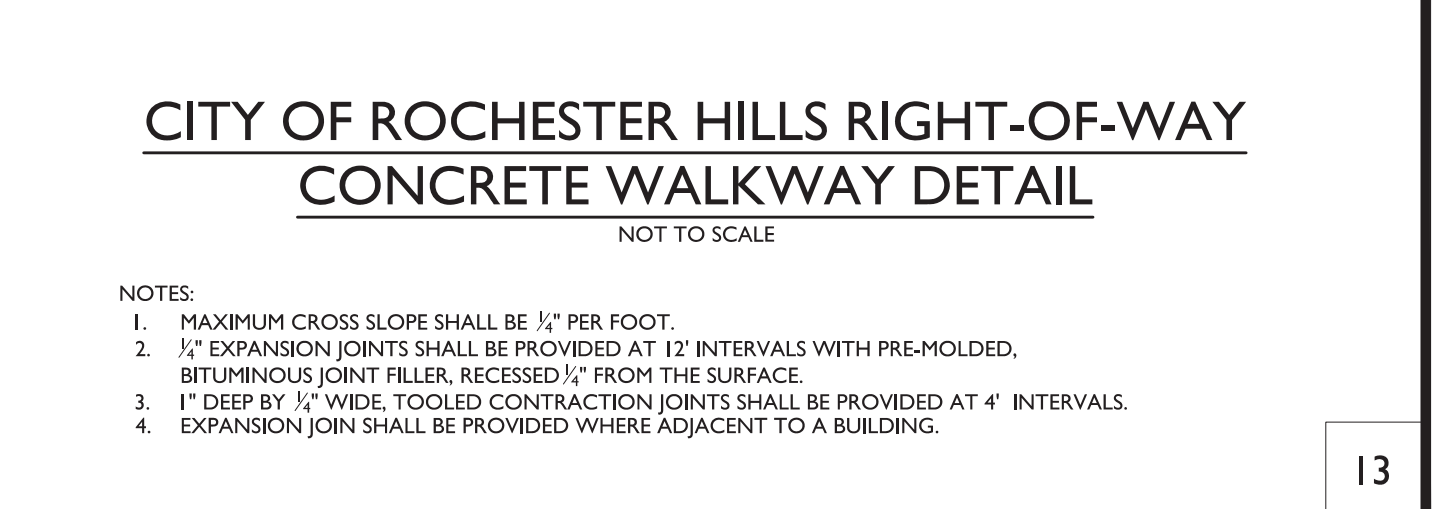
SOIL STOCKPILE DETAIL
NOT TO SCALE

NOTES:
 1. STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
 2. STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES).



RCOC CONCRETE PAVEMENT DETAIL
NOT TO SCALE

NOTES:
 1. 1/2" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/4" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
 2. 1" DEEP BY 1/2" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
 3. CONCRETE SHALL RECEIVE BROOM FINISH.
 4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.



RCOC ASPHALT PAVEMENT DETAIL
NOT TO SCALE

NOTE:
 1. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICS AND DESIGN/CONSTRUCTION RECOMMENDATIONS
 2. HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

V:\2024\2024-2025 DEVELOPMENT\2024-2025 WALTON BOULEVARD, ROCHESTER HILLS, MICHIGAN\2024-2025 SITE DEVELOPMENT

ISSUE	DATE	BY	DESCRIPTION
1	07/02/2021	JRC	SUBMISSION FOR PRE-APPLICATION MEETING
2	08/02/2021	ECM	REVISION PER CITY COMMENTS
3	09/20/2021	RAC	REVISION PER FIRE DEPARTMENT COMMENTS
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5	12/28/2021	JRC/ECM	REVISION PER CITY SITE PLAN REVIEW
6	02/09/2022	JRC/ECM	REVISION PER CITY SECOND SITE PLAN REVIEW

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SITE DEVELOPMENT PLANS

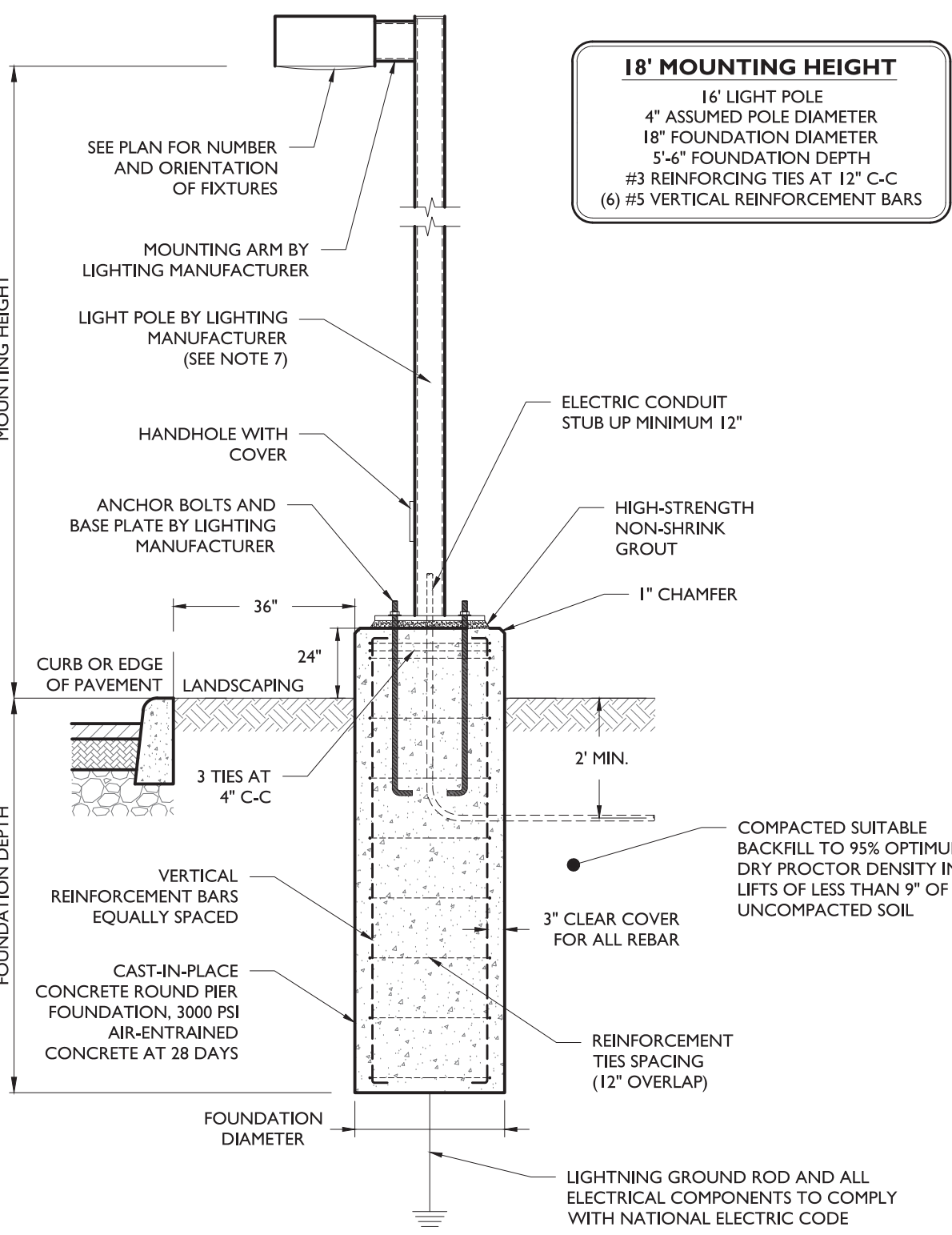
1360 WALTON BLVD
PROPOSED STARBUCKS

PARCEL ID: 15-09-476-030
 1360 WALTON BOULEVARD
 CITY OF ROCHESTER HILLS
 OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN
 JONATHAN REID
 COOKEY ENGINEER
 REID ENGINEERS, P.C.
 2025 PROFESSIONAL SEAL

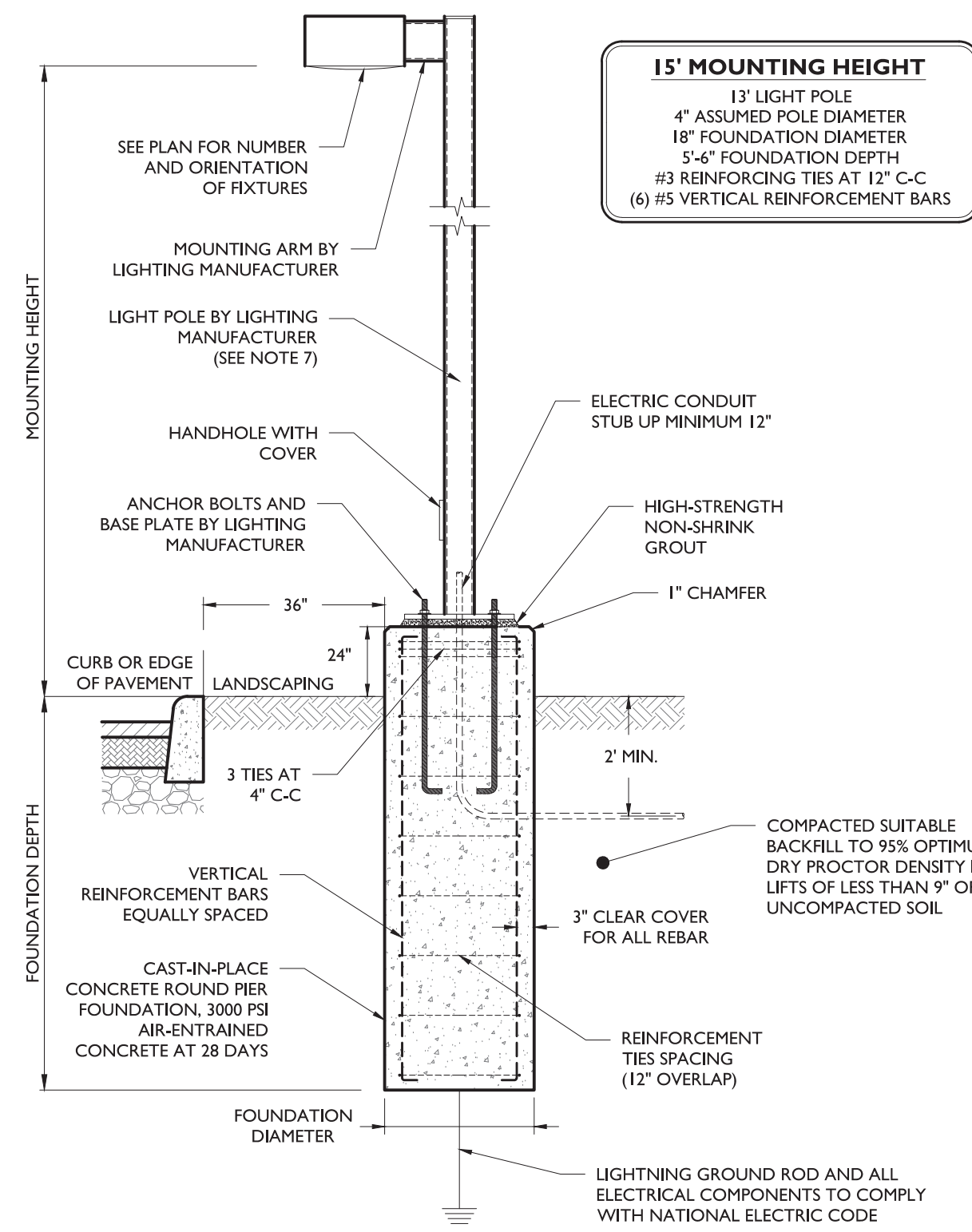
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CITY FILE #21-030 SECTION #9
 SCALE: AS SHOWN PROJECT ID: DET-200412
 TITLE: CONSTRUCTION DETAILS
 DRAWING: C-13



LIGHT POLE INSTALLATION DETAIL

- NOT TO SCALE
- NOTES:
- MINIMUM SOIL BEARING PRESSURE OF 1500 PSF, SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
 - CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
 - ALL REBAR TO BE NEW GRADE 60 STEEL.
 - PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
 - CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
 - CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
 - POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSIA/IEC 7-93.
 - POUR TO BE TERMINATED AT A FORM.
 - WORK SHALL CONFORM TO ALL BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.



LIGHT POLE INSTALLATION DETAIL

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Project	Catalog #	Type
Prepared by	Notes	Date



Lumark
PRV / PRV-XL Prevail LED

Area / Site Luminaire

Product Features

- Interactive Menu**
- Ordering Information page 2
 - Mounting Details page 3
 - Optical Configurations page 3
 - Product Specifications page 3
 - Energy and Performance Data page 4
 - Control Options page 4

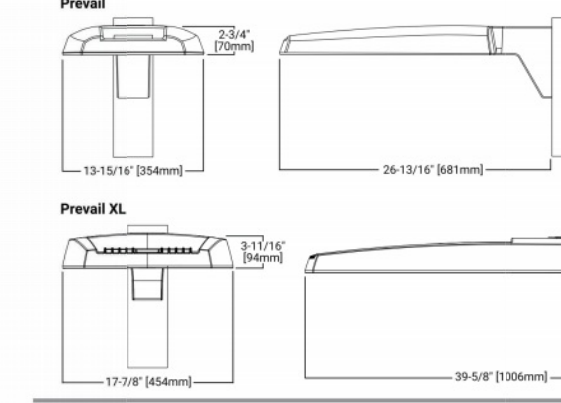
Product Certifications



Quick Facts

- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details



COOPER Lighting Solutions

LIGHT FIXTURES 'A-C' SPECIFICATIONS

NOT TO SCALE

LEDA Outdoor

120v: **3-712-2xx**
277v: **37-712-2xx**



FIXTURE TYPE: LOCATION
PROJECT: DATE



LIGHT SOURCE 1 x 10 1W LED, 3000K, CRI 90
LUMINAIRE POWER 13.0W @ 120V
RATED LIFE 60,000 hr RL
OPTIONAL COLOR TEMPERATURES 2700K, 3500K, 4000K
LUMEN OUTPUT Delivered: 680 lm (LM-79)
INPUT VOLTAGE 120V or 277V
DRIVER OUTPUT 350 mA, 12W
DIMMING 0-10V & Phase (ELV) Dimming - 50/60Hz 100% to 10% Dimming
CONSTRUCTION Cast Aluminum and Acrylic
DIFFUSER -2 Matte White Acrylic
FINISHES Oiled Bronze (L-22), Satin Nickel (L-24)
MOUNTING 4" Octagonal 3-Box Installer must provide a bead of caulk between fixture housing and mounting surface

STANDARDS ETL Wet, Conforms to UL STD 1598, Certified CAN/CSA, STD C22.2 No 250.0

Order example for standard fixture:
3-712-224 (x Voltage - xxx-Sequence # - x-Diffuser - xx-Finish)
3: 120v, 37: 277v
Order example for optional color temperature: 3-712-22224
27: 2700K, 35: 3500K, 40: 4000K

201 Rollwood Road, Fort Worth, TX 76106 • Tel: (877) 607-0202 • www.oxygenlighting.com

LIGHT FIXTURE 'D' SPECIFICATIONS

NOT TO SCALE

Catalog #:	Project:
Prepared by:	Date:
	Type:

Mirada Medium Wall Sconce (XWM)
Outdoor LED Wall Sconce



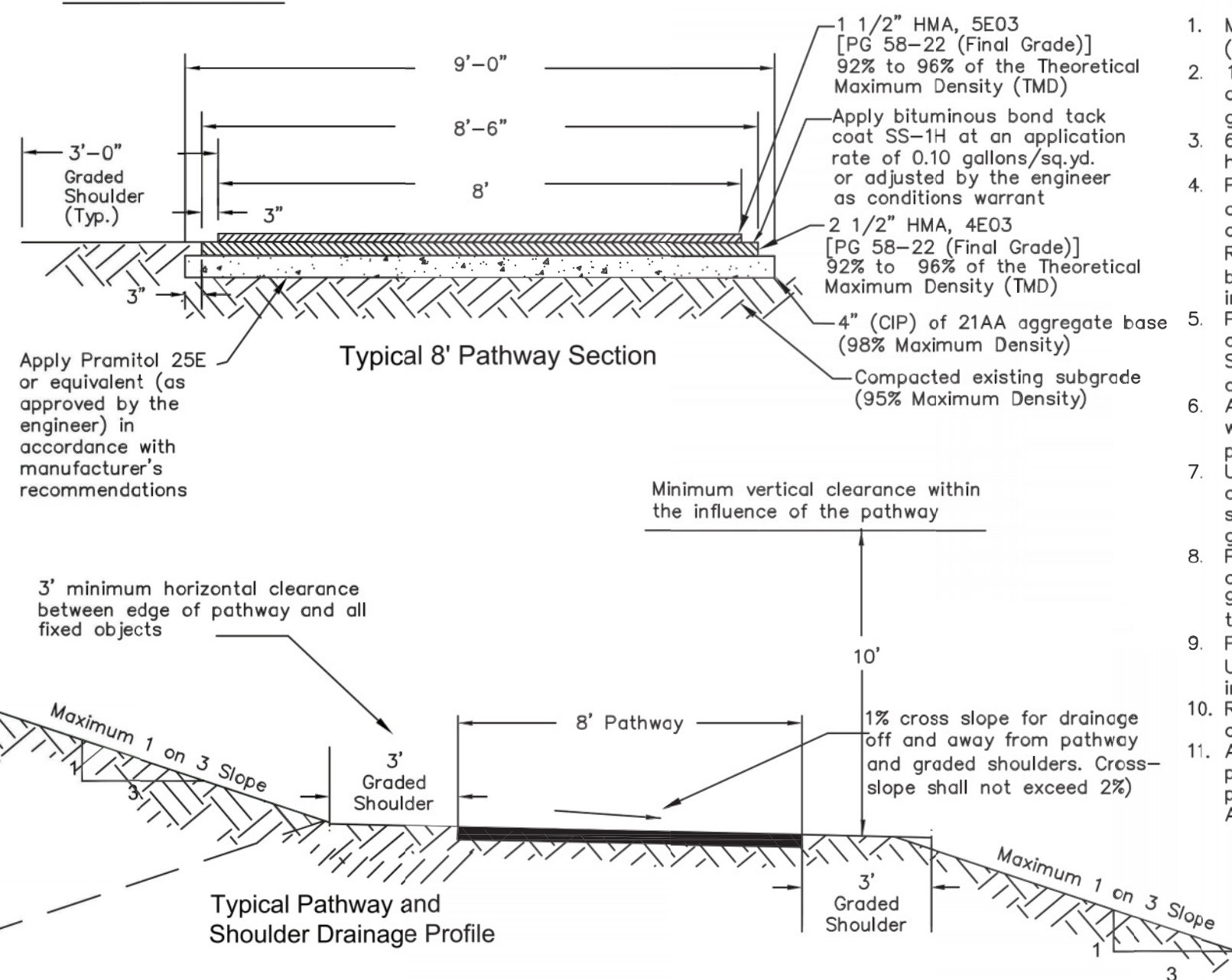
OVERVIEW
Lumen Range: 3,000 - 12,000
Wattage Range: 23 - 102
Efficacy Range (LPW): 107 - 140
Weight (lbs/pkg): 30 (13.6)

QUICK LINKS
Ordering Guide
Performance
Photometrics
Dimensions

- FEATURES & SPECIFICATIONS**
- Construction**
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
 - Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
 - Optional pole-mounting bracket (XPM) permits mounting to standard poles.
 - Fixtures are finished with LSI's Duragrip polyester powder coat finishing process. The Duragrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
 - Shipping weight: 30 lbs in carton.
- Optical System**
- State-of-the-Art one piece silicone optic shell delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
 - Proprietary silicone refractor optics provide exceptional coverage and uniformity in Typ. 2, 3 and Forward Throw (FT) distributions.
 - Silicone optical material does not yellow or crack with age and provides a typical light transmission of 93%.
 - Zero weight.
 - Available in 3000K, 4000K and 5000K color temperatures per ANSI C78.377. Also available in Phosor Converter Amber with Peak Intensity at 610nm.
 - Minimum CRI of 90.
- Electrical**
- High-performance programmable driver
 - features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
 - 0-10V dimming (10% - 100%) standard.
 - Standard Universal Voltage (220-277 Vac) Input: 50/60 Hz or optional High Voltage (347-480 Vac).
 - L90 Calculated Life: >100K Hours
 - Total harmonic distortion: <20%
 - Operating temperature: -40°C to +50°C (-40°F to +122°F).
 - Power factor: >90
 - Input power stays constant over life.
 - Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
 - Optional LEDs mounted to metal-core circuit board to maximize heat dissipation.
 - Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
 - Optional integral emergency battery pack provides 90-minute of constant power to the LED system, ensuring code compliance.
 - A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.
- Controls**
- Integral passive infrared Bluetooth® motion and photo cell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
 - LSI's AnLinx™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.
 - Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
 - 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
 - Optional terminal block accepts up to 12 ga wire.
- Warranty**
- LSI LED Fixtures carry a 5-year warranty.
 - 1 Year warranty on Battery Back-up option.
- Listings**
- Listed to UL 1598 and UL 8750.
 - Meets Btu American Act requirements.
 - IDA compliant, with 3000K or lower color temperature selection.
 - Title 24 Compliant; see local ordinance for qualification information.
 - Suitable for wet locations.
 - IP65 rated luminaire per IEC 60598.
 - 35 tested for ANSI C136.31 high vibration applications when pole mounted (using optional XPM bracket) or wall mounted.
 - IK08 rated luminaire per IEC 60529 mechanical impact code.
 - DesignLights Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DQL to confirm which versions are qualified.



Standard Details:



Standard Notes:

- Maximum grade of 8.33% along pathway (less than 5% is recommended).
- 1% cross slope (i.e. super elevation) for drainage off and away from pathway and graded shoulders (2% maximum cross-slope).
- 60' minimum center line radii for pathway horizontal alignment.
- Provide a minimum of 3' horizontal clearance and 8' vertical clearance from all fixed objects and the edge of pathway surface. Relocation of existing objects (i.e. mail boxes, signs, etc.) shall be considered incidental work items.
- Pathway ramps shall be constructed in accordance with MDOT standard detail R-28 Series and shall have a minimum clear opening of 8' wide.
- A clean saw cut joint shall be provided wherever new pavement matches existing pavement (incidental work item).
- Utility structures shall be adjusted in accordance with the City of Rochester Hills standards and shall match the proposed grade of the pathway.
- Pathway shall be 6 inch thick HMA or concrete through residential drives and 9 inch thick HMA or 8 inch thick concrete through commercial drives.
- Pathway asphalt shall be paid for as "Shared Use Path, HMA" when part of public improvement project.
- Ramps and landings shall be 6 inch thick concrete.
- ADA detectable warning plates shall be performed and brick red in color. Acceptable products include ADA Solutions, Inc., Armor-Tile, e, or approved equal.

LIGHT FIXTURES 'E & F' SPECIFICATIONS

NOT TO SCALE

CITY OF ROCHESTER HILLS PATHWAY CONSTRUCTION DETAILS

NOT TO SCALE

MODEL NUMBER:	DESCRIPTION:
GB-250	100/200 GPM Polyethylene Grease Interceptor
PART #: 405S-001-02	DWG BY: B. Karer DATE: 8/28/2020 REV: I.CO.



GB-250 GREASE INTERCEPTOR DETAIL

NOT TO SCALE

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REVISION	DATE	DESCRIPTION
1	07/02/2021	SUBMISSION FOR PRE-APPLICATION MEETING
2	08/02/2021	REVISION PER CITY COMMENTS
3	09/08/2021	REVISION PER FIRE DEPARTMENT COMMENTS
4	09/08/2021	SUBMISSION FOR SITE PLAN APPROVAL
5	12/28/2021	REVISION PER CITY SITE PLAN REVIEW
6	02/09/2022	REVISION PER CITY SECOND SITE PLAN REVIEW

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NOT APPROVED FOR CONSTRUCTION

STARBUCKS

1360 WALTON BLVD
PROPOSED STARBUCKS

PARCEL ID: 15-09-476-030
1360 WALTON BOULEVARD
CITY OF ROCHESTER HILLS
OKLAHOMA COUNTY, MICHIGAN

STATE OF MICHIGAN
JONATHAN H. COONEY
REGISTERED PROFESSIONAL ENGINEER
No. 68031

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CITY FILE #21-030 SECTION #9
SCALE: AS SHOWN PROJECT ID: DET-200412
TITLE: CONSTRUCTION DETAILS
DRAWING: C-14