



## Planning and Economic Development

Sara Roediger, AICP, Director

M I C H I G A N

From: Kristen Kapelanski, AICP  
Date: 12/5/2017  
Re: **Premier Academy (City File #17-018)**  
**Site Plan – Planning Review #3**

The applicant is proposing to construct a two-story, 14,911 sq. ft. private school for early childhood educations on 1.4 acres on the southeast corner of Adams and Tienken Roads. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. This item will be reviewed and approved by the Planning Commission in accordance with *Section 138-2.200*. The comments below and in other review letters are minor in nature and can be incorporated into a final site plan submittal for review by staff after review by the Planning Commission.

1. **Background.** This item was originally considered by the Planning Commission on August 29, 2017, where the Planning Commission postponed consideration of the Conditional Use Permit, Tree Removal Permit and Site Plan in order for the applicant to better investigate and address traffic issues on the site and surrounding roadways. In order to address those concerns the applicant has made the following changes to the plan:
  - a. The Adams Road drive has been changed from an emergency access only to a two-way public access with a right-in/right-out only on Adams Road. The applicant was able to accommodate the needed extra width of the drive by purchasing 7.5 feet of additional land along the southern property line and widening the drive in question to 24 feet.
  - b. The northbound Adams Road right turn lane is proposed to be extended 130 feet, with an additional 75 foot entrance taper.
  - c. The size of the building has been reduced from 15,078 sq. ft. to 14,911 sq. ft.
  - d. The size of the outdoor play area has been reduced from 2,775 sq. ft. to 2,164 sq. ft.
  - e. An additional stacking space has been added to the drop-off area.
  - f. Additional landscaping has been added to the southern property line to screen the proposed drive.

Additionally, the applicant has met with the Road Commission for Oakland County and provided correspondence noting the County's approval of the proposed improvements on Adams Road and the limitations they would place on any improvements on Tienken Road. The applicant should continue to work with the Road Commission to extend the left turn lane on Tienken Road and the outcome of those efforts should be reflected on the plan set. See the Engineering traffic review comments for additional information.

2. **Zoning and Use** (*Section 138-4.300*). The site is zoned R-1 One Family Residential, which permits child care centers as permitted uses in accordance with the requirements of *Section 138-4.423*. Information has been provided to ensure that the proposed projects meets these requirements as follows:
  - A. *Such facilities shall be located on major thoroughfares with an existing or proposed right-of-way of 120 feet. Additionally, the facility shall be on a corner lot or shall directly abut nonresidential zoning on at least one side, and such zoning shall be on the same side of the major thoroughfare.* In compliance, the property is located on the corner of two major thoroughfares both with a proposed right-of-way of 120 feet.
  - B. *Hours of operation shall not exceed 15 hours a day with closing time of not later than 9:00 p.m.* In compliance, the school will be open from 7:00am to 6:30pm.
  - C. *All parking and child drop-off areas shall be in the side or rear yard only. This requirement may be waived when an existing building that has front yard parking or circulation is being occupied by a nursery school, day nursery, or child care center.* In compliance, parking is not proposed along the front yard along Adams Road.
  - D. *Outdoor play areas shall be in the side or rear yard in the amount of 100 square feet for each child cared for, but at least a minimum of 1,200 square feet.* 2,164 sq. ft. of outside play area is proposed on the east side of the building, exceeding the state's minimum requirements for outside play areas.
  - E. *Parking, drop-off, and play areas shall be screened in a manner deemed sufficient by the Planning Commission to achieve the objective of screening and controlling noise levels.* A screen fence has been proposed along the south and east property line and deciduous trees have been indicated along the eastern property line.

- F. Any trash receptacle shall be screened with a six-foot-high obscuring fence or wall, with evergreen screening provided on the three sides of the enclosure without access gates. In compliance, 6' high brick enclosure proposed for three sides with access gate.
- G. Lighting shall be shielded downward so as not to become a nuisance to abutting property. A photometric plan and detail sheets indicating lighting shielded downward in compliance with ordinance requirements has been provided.
- H. Front, side and rear elevations of the building shall be provided to ensure that the use will have the appearance and character of residences in the vicinity. If there are no residences within 200 feet, in making a determination on the compatibility of such uses, the following architectural features shall be reviewed: roof pitch, overhang, and drainage; window sills and other window features; facade treatment (both material and appearance); entrance features; heating exhaust devices; penthouses or similar mechanical rooftop features shall be prohibited unless completely screened from adjacent properties and the adjacent public right-of-way. Proposed elevations that are composed mainly of brick and stone with a residential character have been provided.
- I. Signs shall meet the requirements of chapter 134 of the City's Code of Ordinances. A note has been included on the plans that states that all signs must meet Chapter 134 of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.
- J. The facility shall comply with applicable state licensing requirements and regulations. Must provide documentation before a certificate of occupancy is issued.
- K. Any other conditions which the Planning Commission and City Council deem necessary to ensure that the residential character of the neighborhood shall be maintained. To be determined.

Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
<b>Site</b>	<b>R-1 One Family Residential</b>	<b>Single Family Homes</b>	<b>Residential 3</b>
North	R-1 One Family Residential	Single Family Homes	Residential 2
South	R-1 One Family Residential	Single Family Home	Residential 3
East	R-1 One Family Residential	Single Family Homes	Residential 3
West	R-3 One Family Residential	Brookedale Woods Subdivision	Private Recreation/Open Space

- 3. **Site Design and Layout** (Section 138-5.100-209). Refer to the table below as it relates to the area, setback, and building requirements of this project in the R-1 district.

Requirement	Proposed	Staff Comments
<b>Min. Lot Width</b> 100 ft.	147 ft.	In compliance
<b>Min. Lot Area</b> 20,00 sq. ft.	62,458 sq. ft.	In compliance
<b>Min. Front Yard Setback</b> (Adams Rd.) 40 ft.	40 ft.	In compliance
<b>Min. Side Yard Setback</b> (north/south) 25 ft./15 ft.	118 ft./41 ft.	In compliance
<b>Min. Rear Yard Setback</b> (east) 35 ft.	58 ft.	In compliance
<b>Max. Height</b> 35 ft./ 2 stories	35 ft. to mid-point of hip roof	In compliance
<b>Max. Lot Coverage</b> 25%	Information to be provided	Appears to fall far below max. lot coverage requirements but the percentage of lot coverage should be noted on the plan

- a. The cover sheet indicates a proposed floor area of 16,991 square feet including the proposed canopy. The canopy should be split out from the calculations as this is not part of the actual enclosed floor area for planning staff's review of the site plan.
- 4. **Exterior Lighting** (Section 138-10.200-204). A photometric plan showing the location and intensity of exterior lighting has been provided. Refer to the table below as it relates to the lighting requirements for this project.

Requirement	Proposed	Staff Comments
<b>Shielding/Glare</b> Lighting shall be fully shielded & directed downward at a 90° angle  Fixtures shall incorporate full cutoff housings, louvers, glare shields, optics, reflectors or other measures to prevent off-site glare & minimize light pollution  Only flat lenses are permitted on light fixtures; sag or protruding lenses are prohibited	Full cutoff fixtures pointed downward with flat lenses	In compliance
<b>Max. Intensity</b> (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	Footcandle information provided	In compliance
<b>Lamps</b> Max. wattage of 250 watts per fixture  LED or low pressure sodium for low traffic areas, LED, high pressure sodium or metal halide for parking lots	Details provided for four fixture types	In compliance
<b>Max. Height</b> 15 ft.	Max mounting height 15 ft.	In compliance

5. **Parking, Loading and Access** (Section 138-11.100-308). Refer to the table below as it relates to the parking and loading requirements of this project.

Requirement	Proposed	Staff Comments
<b>Min. # Parking Spaces</b> Child care centers: 1 space per 10 pupils + 1 per employee + 5 stacking for drop-off/pick-up = 162 pupils/10 + 22 employees = 38 spaces + 5 stacking spaces required	37 spaces 6 stacking spaces	<b>Planning Commission may modify requirements based on evidence from applicant that another standard is more reasonable. The applicant has provided additional information to justify a reduced number of parking spaces.</b>
<b>Max. # Parking Spaces</b> 125% of Min. = 51 spaces		<b>It appears adequate space is available to accommodate the required stacking spaces but stacking spaces should be clearly indicated on the plan set so that this can be confirmed.</b>
<b>Min. Barrier Free Spaces</b> 2 BF spaces 11 ft. in width w/ 5 ft. aisle for 26-50 parking spaces	2 spaces 11 ft. in width w/ 5 ft. aisle	In compliance
<b>Min. Parking Space Dimensions</b> 9 ft. x 18 ft. (employee spaces) 10 ft. x 18 ft. (customer spaces) 24 ft. aisle (two way)/ 12/15 ft. (one way)	10 ft. x 16 ft. w/24 ft. & 18 ft. aisles	In compliance, the space length can be reduced by 2 ft when abutting 7 ft. walkways or landscaping
<b>Min. Parking Setback</b> 10 ft. on all sides	10+ ft. (west and north) 10 ft. east 11 ft. south	In compliance

- a. In an effort to improve pedestrian access, a sidewalk into the site has been provided to connect to the pathway on Tienken Road. Staff recommends the addition of bike racks to encourage non-motorized access.
- b. The detail showing the west driveway barrier gate should be eliminated from the plan set as this driveway is no longer proposed.

6. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that may pertain to natural features protection.

- a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS consistent with ordinance regulations has been submitted.
- b. **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is subject to the city's tree conservation ordinance, and so any healthy tree greater than 6" in caliper that will be removed must be replaced with one tree credit. Trees that are dead or in poor condition need not be replaced. The landscape identifies the removal of 12 regulated trees totaling 12 regulated tree credits. No on site regulated trees will be preserved. The removal of any regulated tree requires the approval of a tree removal permit and associated tree

- replacement credits, in the form of additional plantings as regulated in the Tree Conservation Ordinance or a payment of \$216.75 per credit into the City’s tree fund. The landscape plan indicates the addition of 6 replacement trees on site totaling 12 tree credits.
- c. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site does not contain any regulated wetlands.
  - d. **Natural Features Setback** (*Section 138-9 Chapter 1*). The site does not contain any required natural features setbacks.
  - e. **Steep Slopes** (*Section 138-9 Chapter 2*). The site does not contain any regulated steep slopes.
7. **Equipment Screening** (*Section 138-10.310.J*). All heating, ventilation and air conditioning mechanical equipment located on the exterior of the building shall be screened from adjacent streets and properties.
  8. **Dumpster Enclosure** (*Section 138-10.311*). A dumpster enclosure is proposed in the rear yard to be screened with a wooden gate and masonry block wall to match the building.
  9. **Landscaping** (*Section 138-8.602 and 138-12.100-308*). A landscape plan, signed and sealed by a registered landscape architect, has been provided. Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
<b>Right of Way</b> (Adams: 200 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 6 deciduous + 3 ornamental	6 deciduous 3 ornamental	In compliance
<b>Right of Way</b> (Tienken: 245 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 7 deciduous + 4 ornamental	7 deciduous 0 ornamental	<b>4 ornamental trees should be provided along Tienken Rd.</b>
<b>Parking Lot: Interior</b> 5% of parking lot + 1 deciduous per 150 sq. ft. landscape area = 1,297 sq. ft. + 9 deciduous	1,324 sq. ft. 9 deciduous	In compliance
<b>Stormwater</b> 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. pond perimeter = Information to be provided	No pond provided	NA

- a. All landscape areas must be irrigated. This has been noted on the landscape plan. A note specifying that watering will only occur between the hours of 12am and 5am has been included on the plans.
  - b. A beige vinyl screen fence has been proposed along the south property line. A privacy fence is indicated along the eastern property line as well but no detail has been provided. **A detail should be provided for the eastern fence as well.**
10. **Architectural Design** (*Architectural Design Standards*). The proposed building is generally designed in accordance with the City’s Architectural Design Standards, consisting mainly of brick and cast stone with a standing seam metal roof. Cast stone accents wrap the building and a decorative cupola has been provided. Staff recommends having building material and color samples available for the Planning Commission meeting.
  11. **Signs**. (*Section 138-10.302*). A monument sign has been indicated at the northwest corner of the site but details have not been provided. A note has been included on the plans that states that all signs must meet *Chapter 134* of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.



BUILDING DEPARTMENT  
Scott Cope

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From: Craig McEwen, Building Inspector/Plan Reviewer *CPM*  
To: Sara, Roediger, Planning Department  
Date: November 17, 2017  
Re: Premier Academy Oakland, LLC – Review #3  
Adams & Tienken  
Sidwell: 15-08-100-021 and 22  
City File: 17-018

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: G.001, C1, C2, C3, C3.1, C4, C5, L1, L2, C1.01, C1.02, A.100, A.101, A.200, A.201, A.300, A.301, A.400

Approval recommended.

The Architect should revise the energy code to the 2015 Michigan Energy Code that became effective September 20, 2017.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 4:30 p.m. Monday through Friday.



FIRE DEPARTMENT  
Sean Canto  
Chief of Fire and Emergency Services

From: William A. Cooke, Assistant Chief / Fire Marshal  
To: Planning Department  
Date: November 21, 2017  
Re: Premier Academy Oakland, LLC

SITE PLAN REVIEW

FILE NO: 17-018

REVIEW NO: 3

APPROVED     X    

DISAPPROVED \_\_\_\_\_

William A. Cooke  
Assistant Chief / Fire Marshal



## PARKS & FORESTRY DEPARTMENT

Ken Elwert, CPRE, Director

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To: Kristen Kapelanski  
From: Gerald Lee  
Date: November 26, 2017  
Re: Premier Academy Oakland, LLC  
Review #3  
File #17-018

### Landscape Plan, Sheet L2

Forestry review pertains to public right-of-way (r/w) tree issues only.

Please show and label the 25' corner clearance triangle accurately at the intersection of the r/w lines of Adams and Tienken Rd. The west side of the triangle is shown as 20'. The base of the triangle needs to extend from curb to curb. Planting of trees and shrubs are restricted in this area. At least one Spring Flurry serviceberry needs to be deleted.

Please show and label the 15' corner clearance triangle at the intersection of the east side of the walkway and the north side of the driveway back of curb on the southwest side of the building off Adams. At least one Spring Flurry serviceberry needs to be deleted.

Please show and label the 15' corner clearance triangle at the intersection of the 33' statutory right-of-way line of Adams and the south side of the driveway back of curb on the southwest side of the building off Adams.

Please show and label the 15' corner clearance triangle on both sides at the intersection of the south side of the walkway and the driveway back of curb on the northeast side of the parking lot off Tienken.

Please show the location of the overhead wires on Adams Rd.

GL/cf

cc: Sandi DiSipio, Planning Assistant  
Maureen Gentry, Planning Assistant



ASSESSING  
Laurie Taylor, Director

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From: Nancy McLaughlin  
To: Sara Roediger  
Date: 12/13/2017  
Re: Project: Premier Academy Oakland LLC Review #3  
Parcel No: 70-15-08-100-004, 70-15-08-100-021, 70-15-08-100-022  
File No.: 17-018 Escrow #287.274  
Applicant: JS Capitol Group

The plans provided do not include the legal description for parcel no. 70-15-08-100-004.





DPS/Engineering  
Allan E. Schneck, P.E., Director

JB  
From: Jason Boughton, AC, Engineering Utilities Coordinator  
To: Kristen Kapelanski, AICP, Manager of Planning & Development  
Date: December 6, 2017  
Re: Premier Academy Oakland, City File #17-018, Section 8  
Site Plan Review #3

Engineering Services has reviewed the site plan received by the Department of Public Services on November 16, 2017, for the above referenced project. Engineering Services **recommends** site plan approval with the following comments:

#### Water Main

1. Relocate the fire hydrant, currently proposed to be located near the southwest corner of the building, to a location near the northwest corner of the site. Be sure to maintain the maximum allowable distance from the FDC of 100 feet.

#### Traffic

1. Coordinate with the RCOC regarding potential Tienken Road center turn lane extension to the east.
2. The City requests the master ROW is dedicated to RCOC. The city will help facilitate processing the dedication.
3. On the Landscape Plan, show the road sight distance lines at Adams and Tienken Rd driveway approaches per the attached detail.
4. Provide a "pork chop" island at the right-in, right-out only driveway to Adams Road.
5. Please reference attached letter from RCOC to clarify their stance on road improvement requirements for this development.

#### Pathway/Sidewalk

1. Show on the landscape plan the pathway sight distance lines at Adams and Tienken Rd driveway approaches per the attached detail.

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

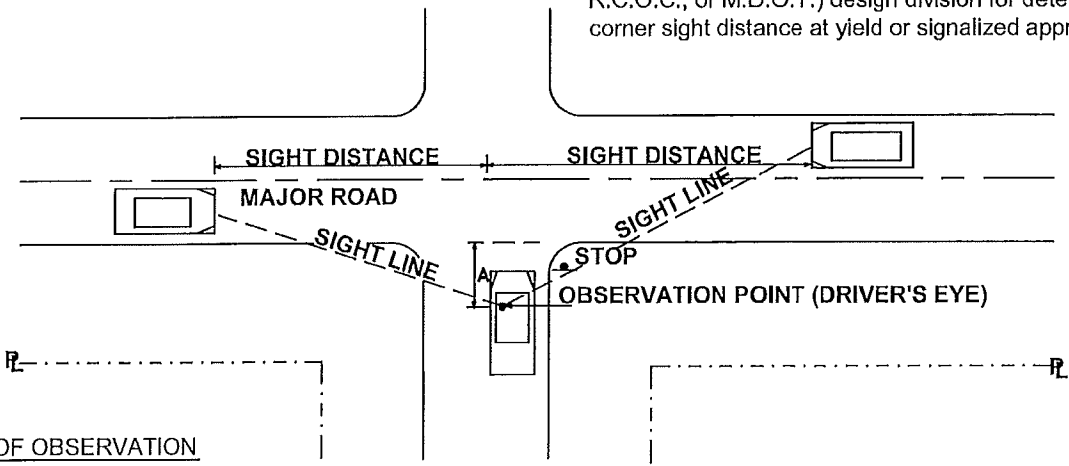
JB/bd

Attached: Road and Pathway Sight Distance Details, RCOC letter

c: Allan E. Schneck, P.E., Director; DPS  
Tracey Balint, P.E., Public Utilities Engineer; DPS  
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS  
Keith Depp, Project Engineer; DPS

Paul Davis, P.E. City Engineer/Deputy Director; DPS  
Sheryl McIsaac, Office Coordinator; DPS  
Nick Costanzo, Engineering Aide; DPS  
File

Different sight distances are required for yield or signal controlled intersections. Contact road agency's (City, R.C.O.C., or M.D.O.T.) design division for determining corner sight distance at yield or signalized approaches.



**POINT OF OBSERVATION**

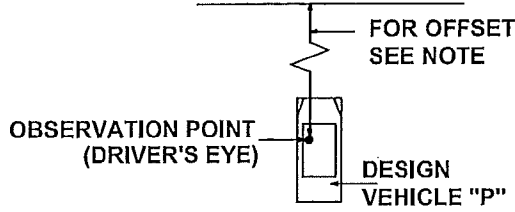
Paved Surface:

(A) Eighteen (18) feet from edge of pavement of through lane.

Gravel Surface:

(A) Eighteen (18) feet from edge of gravel road.

\* For residential driveways approaching gravel or paved roads (A) is 10' from the edge of gravel/pavement.



The point of vision shall be from the height of eye, 3.5 feet above the proposed intersecting elevation to a height of object 3.5 feet above the existing or proposed road centerline and shall be continuously visible within the specified limits.

MINIMUM CORNER SIGHT DISTANCE FOR DRIVEWAYS AND STREETS AT MAJOR ROAD INTERSECTIONS FOR PASSENGER VEHICLES		
MAJOR ROAD POSTED OR 85% SPEED IN MPH	MINIMUM SIGHT DISTANCE IN FEET, BOTH DIRECTIONS	
	2 OR 3 LANE THRU ROAD IN FEET	4 OR 5 LANE THRU ROAD IN FEET
25	280	295
30	335	355
35	390	415
40	445	470
45	500	530
50	555	590
55	610	650

The basic prima facia speed shall be used for gravel roads, unless otherwise approved by the Engineer.

NOTES

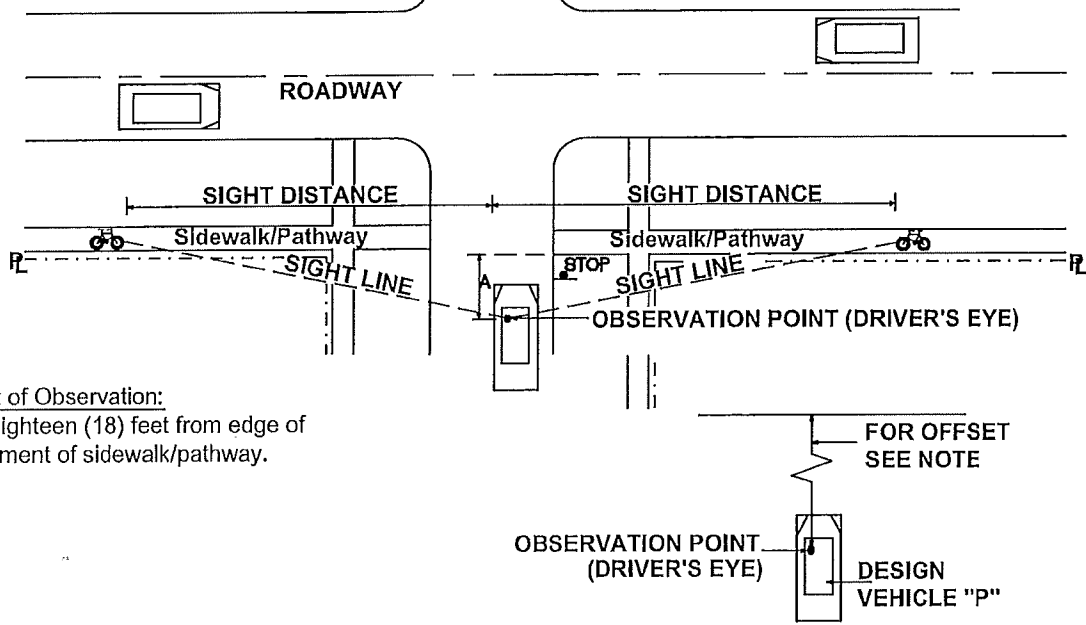
1. Any deviation from given data requires an engineering study approved by the road agency (City, R.C.O.C., or M.D.O.T.) in accordance with the latest edition AASHTO policy on geometric design.
2. This design guide also applies to new Permit and Plat construction projects.
3. The above data is based on a left turn maneuver into the intersecting roadway as described in AASHTO. Due to the higher potential accident severity, the left turning sight distance was used to determine the corner sight distance required. Right turn onto major roads shall have the same sight distances.
4. Existing site conditions may require an engineering study to determine sight distance.

**CITY OF ROCHESTER HILLS**  
 STANDARD DETAIL FOR:  
**Sight Distance Roadways**



DRAWN BY: B. SMITH	FILE NAME: CIRC DRV	PLAN DATE: 8/28/1996	REV. 4/12/2012	REV. 3/15/2014	REV.
APPROVED BY: PAUL SHUMEJKO, P.E., PTOE CITY TRANSPORTATION ENGINEER			NOT TO SCALE		SHEET 1 OF 2

Different sight distances are required for yield or signal controlled intersections. Contact road agency's (City, R.C.O.C., or M.D.O.T.) design division for determining corner sight distance at yield or signalized approaches.



Point of Observation:

(A) Eighteen (18) feet from edge of pavement of sidewalk/pathway.

The point of vision shall be from the height of eye, 3.5 feet above the proposed intersecting elevation to a height of object 3.5 feet above the existing or proposed road centerline and shall be continuously visible within the specified limits.

MINIMUM CORNER SIGHT DISTANCE FOR STREETS AT INTERSECTIONS	
PATHWAY GRADE APPROACHING INTERSECTION (%)	MINIMUM SIGHT DISTANCE IN FEET, BOTH DIRECTIONS
0	135
-1	140
-2	145
-3	150
-4	160
-5	165
-6	175
-7	190
-8	205

NOTES

1. Any deviation from given data requires an engineering study approved by the road agency (City, R.C.O.C., or M.D.O.T.) in accordance with the latest edition AASHTO Guide for the Development of Bicycle Facilities.
2. This design guide also applies to new Permit and Plat construction projects.
3. The bicycle design speed used in the chart is 18 MPH.
4. Approach pathway slope greater than 8% is not allowed due to ADA compliance.
5. Existing site conditions may require an engineering study to determine sight distance.

CITY OF ROCHESTER HILLS  
STANDARD DETAIL FOR:  
Sight Distance Pathways



DRAWN BY: B. SMITH	FILE NAME: CIRC DRV	PLAN DATE: 8/28/1996	REV. 4/12/2012	REV. 3/15/2014	REV.
APPROVED BY: PAUL SHUMEJKO, P.E., PTOE CITY TRANSPORTATION ENGINEER			NOT TO SCALE		SHEET 2 OF 2



QUALITY LIFE THROUGH GOOD ROADS:  
ROAD COMMISSION FOR OAKLAND COUNTY  
"WE CARE."

December 4, 2017

City of Rochester Hills  
Attn: Keith Depp  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

*Board of Road Commissioners*

*Ronald J. Fowkes  
Commissioner*

*Gregory C. Jamlan  
Commissioner*

*Eric S. Wilson  
Commissioner*

**RE: R.C.O.C. PRELIMINARY REVIEW 17P0020  
LOCATION: TIENKEN ROAD, ROCHESTER HILLS  
PROJECT NAME: PREMIER ACADEMY**

Dear Mr. Depp:

*Dennis G. Kolar, P.E.  
Managing Director*

*Gary Plotrowicz, P.E., P.T.O.E.  
Deputy Managing Director  
County Highway Engineer*

The Road Commission for Oakland County (RCOC) has reviewed the proposed site plan for this proposed development. We find that the extension of the Center Lane for Left Turns (CLLT) of Tienken Road for 150' of storage, and the prohibition of ingress and egress left turns for the proposed Adams Road drive approach, are satisfactory measures, to provide safe and reasonable access for the traffic entering and leaving the development.

If you have any further questions on this matter, feel free to contact the Permits Division at (248) 858-4835.

Department of  
Customer Services  
Permits

Respectfully,

Scott Sinitkowski, P.E.  
Permit Engineer  
Department of Customer Services

2420 Pontiac Lake Road  
Waterford, MI  
48328

248-858-4835

FAX  
248-858-4773

TDD  
248-858-8005

[www.rcocweb.org](http://www.rcocweb.org)

SS/ss



DPS/Engineering  
Allan E. Schneck, P.E., Director

From: Michael Taunt, Survey Technician *MT*  
To: Sara Roediger, AICP, Director of Planning & Development  
Date: December 7, 2017  
Re: Premier Academy LLC, Section 8, City File #17-018  
Review #3 - Comments for Revised Site Plan

**Below are the review comments for the revised Premier Academy Site Plan received on November 16, 2017:**

Sheet C1:

- The legal description for the overall parcel is incomplete. See attached.
- In "Topographical Survey Notes" item 3 states;
  - *"This Survey may not show all easements of record unless an updated title policy is furnished to the surveyor by the owner."*
- The applicant proceeds at his own risk, with the understanding that City has no responsibility to mitigate complications that may result from unknown burdens on the property.
- The net acreage is confirmed.

Sheet C3:

- The grading changes a sheet flow condition to a single outfall at the SE corner of the site. Please confirm that this will not require any offsite grading or obtain a temporary construction easement to connect to the existing ditch.
- Provide 10' clearance between dumpster enclosure and the adjacent storm pipe.

Sheet C4:

- Provide Storm Maintenance Agreement & exhibits in recordable form. Provide easement agreements and exhibits in recordable form for proposed water main & hydrants.

MT/bd

c: Allan E. Schneck, P.E., Director; DPS  
Tracey Balint, P.E., Public Utilities Engineer; DPS  
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS  
File

Paul Davis, P.E., Deputy Director/City Engineer; DPS  
Sandi DiSipio; Planning & Development Dept.  
Sheryl McIsaac, Office Coordinator; DPS  
Jason Boughton, AC, Engineering Utilities Coordinator

FND.  
IRON

**LEGAL DESCRIPTION:  
PROPOSED TOTAL PARCEL**

PART OF THE NW. 1/4 OF SECTION 8, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN; BEING DESCRIBED AS BEGINNING AT THE NW CORNER OF SAID SECTION 8; THENCE S. 88° 55' 00" E., 333.56 FEET ALONG THE NORTH LINE OF SAID SECTION 8; THENCE S. 01° 14' 37" W., 241.54 FEET; THENCE N. 89° 29' 55" W., 332.54 FEET; THENCE N. 01° 00' 00" E., 244.92 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 90.00 FEET, AND THE SOUTH 20.00 FEET OF THE WEST 90.00 FEET TAKEN FOR ROAD PURPOSES. CONTAINING NET 60,933 SQUARE FEET OR 1.399 ACRES.

ADDRESS: 974 N. ADAMS ROAD, ROCHESTER HILLS, MI, 48309-1305  
APN: 15-08-100-021 & 15-08-100-022 AND PART OF  
15-08-100-004

**SNOW NOTE**

SURVEY COMPLETED UNDER EXTREME SNOW CONDITIONS, AND  
OF PAVEMENT, CURBS, AND SURFACE STRUCTURES