

SITE PLAN FOR CLEAN EXPRESS CAR WASH

10 E AUBURN ROAD ROCHESTER HILLS, MI 48309

SP
TRP
CU
LTP



JNRNB2022-0013
PSP2022-0032
Revision #3
Received 7/18/2023

City of Rochester
Hills Planning &
Economic
Development

Site Plan Review		
Reviewed for compliance with City Ordinance, Building and Fire Codes Conditions and mark-ups noted throughout plan set must be addressed prior to final approval		
Department	Reviewer	Approved
Assessing	Assessing	Yes
Building	Mark Artinian 248-841-2446 ArtinianM@RochesterHills.org	Yes
Engineering - Utilities	Jason Boughton 248-841-2490 BoughtonJ@RochesterHills.org	Yes
Engineering Legal	Jenny McGuckin 248-841-2494 mcguckinj@rochesterhills.org	YES
Fire	Lt. Walter Murphy 248-841-2712 MurphyW@RochesterHills.org	Yes
Natural Resources	Matt Einheuser 248-841-2551 einheuserM@RochesterHills.org	Yes
Planning	Chris McLeod 248-841-2572 mcleodc@RochesterHills.org	No
Traffic	Keith Depp 248-841-2503 DeppK@RochesterHills.org	Yes



VICINITY MAP
1"=2,000'

PROJECT DESCRIPTION

DEVELOPMENT OF A CAR WASH FACILITY WITH ASSOCIATED PARKING, VACUUM AREAS, DRIVEWAYS, AND UTILITIES.

LEGAL DESCRIPTION

THE LAND SITUATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 3 NORTH, RANGE 11 EAST, TOWNSHIP OF AVON, NOW CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, 458.42 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION; THENCE WEST ALONG SAID SECTION, 194.42 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION, 362.45 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 198.17 FEET; THENCE NORTH TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 80 FEET THEREOF.

ALSO DESCRIBED FOR TAX PURPOSES AS FOLLOWS:

PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH SECTION LINE DISTANCE EAST 264.00 FEET FROM THE NORTHWEST SECTION CORNER; THENCE EAST 114.42 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 00 SECONDS EAST 362.46 FEET; THENCE WEST 118.17 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS EAST 362.45 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

NORTH 87°47'36" EAST, BEING THE NORTH LINE OF SECTION 35, PER ADJACENT PROPERTY DESCRIPTION OF RECORD

BENCH MARKS

ALL BENCH MARKS AND ELEVATIONS SHOWN UPON THIS PLAN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

B.M. #1
ARROW ON HYDRANT LOCATED NEAR THE WEST PROPERTY LINE OF SITE, LOCATED APPROXIMATELY 259' ± SOUTH OF THE NORTHWEST CORNER OF PROPERTY.
ELEV.=756.50'

B.M. #2
A HYDRANT LOCATED NEAR THE EAST PROPERTY LINE OF THE SITE, LOCATED APPROXIMATELY 111' ± SOUTH OF THE NORTHEAST CORNER OF SUBJECT PROPERTY.
ELEV.=754.02'

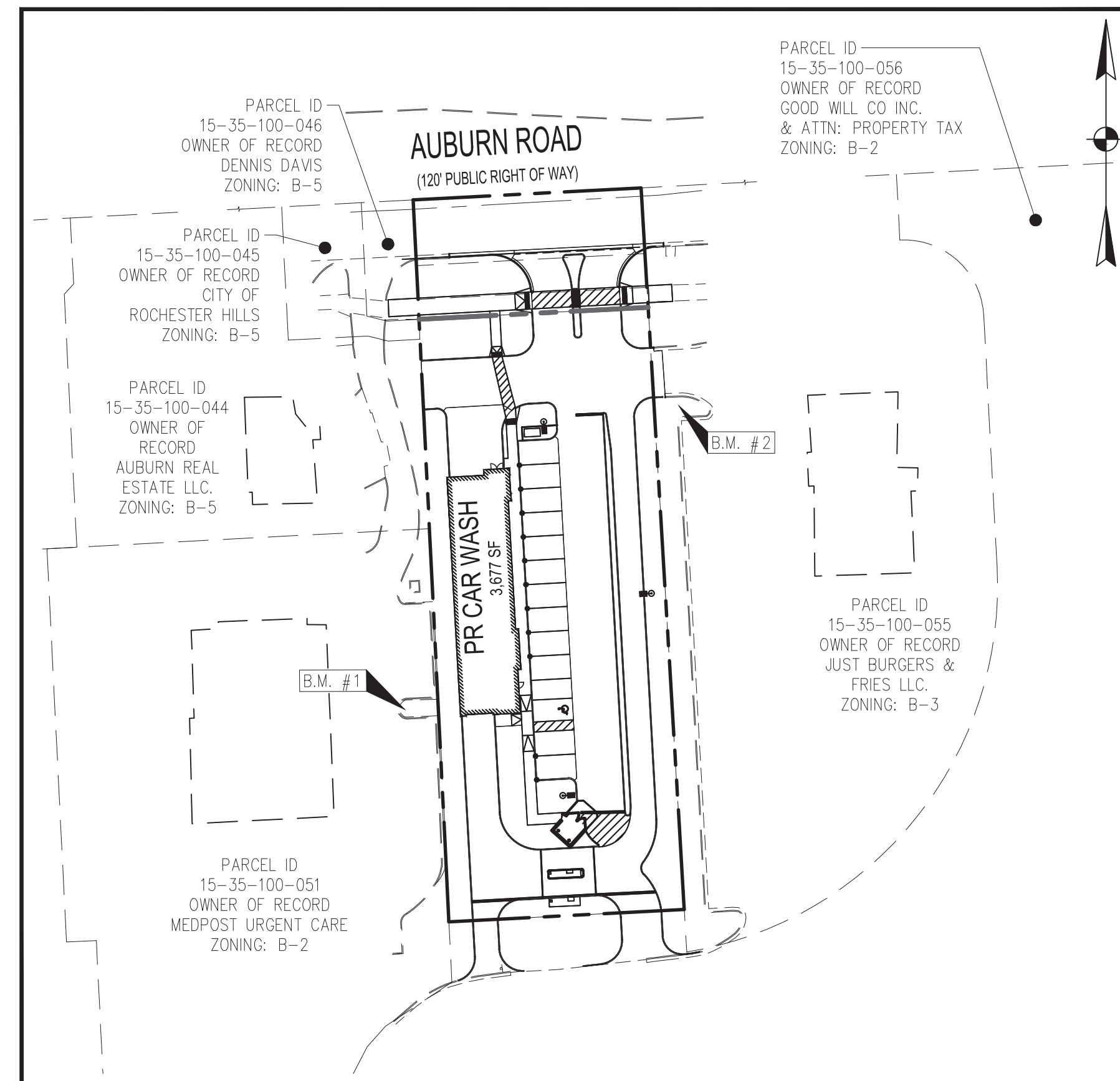
FLOOD ZONE

THE PROPERTY SHOWN HEREIN LIES WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD ZONE, PER NFIP FLOOD INSURANCE RATE MAP 26125C0394F, EFFECTIVE SEPTEMBER 29, 2006.

SITE DATA

PARCEL NUMBER	15-35-100-003
PARCEL SIZE	0.968 ACRES - 42,152 SQ. FT.
ZONING:	SITE - CB COMMUNITY BUSINESS DISTRICT NORTH - CB COMMUNITY BUSINESS DISTRICT SOUTH - CB COMMUNITY BUSINESS DISTRICT EAST - CB COMMUNITY BUSINESS DISTRICT WEST - NB NEIGHBORHOOD BUSINESS & CB COMMUNITY BUSINESS DISTRICT
EXISTING USE	STONE SHOP
PROPOSED USE	CAR WASH GROUP B PER 2015 MICHIGAN BUILDING CODE
PARKING REQUIRED	1 SPACE PER EMPLOYEE + FOUR STACKING SPACES PER WASH LINE OR BAY + 1 EXIT STACKING SPACE FOR POST-WASH DETAILING.
PARKING PROVIDED	2 SPACES (1 ADA, 1 STANDARD STALL) 22 STACKING SPACES 12 VACUUM STALL SPACES
MINIMUM LOT SIZE	5 AC & 400 FT, MAY BE MODIFIED WITH SHARED ACCESS
MAXIMUM BUILDING HEIGHT	30'
FRONT BUILDING SETBACK	75'
SIDE BUILDING SETBACK	25'-EACH 50'-TOTAL
REAR BUILDING SETBACK	75'
PROPOSED GROSS BUILDING AREA	3677 SQ. FT.
PROPOSED BUILDING HEIGHT	1 STORY - 22' 4"

For all conditional uses, a "Conditional Use Proposed Sign" shall be placed onsite no less than fifteen (15) days prior to the public hearing date. Such sign shall be compliant with Section 138-1.203 of City Ordinances.



INDEX MAP
SCALE: 1" = 60'

INDEX OF SHEETS

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APPROVALS

SIGNATURES BELOW SIGNIFY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE DESIGN ENGINEER PREPARING THE PLANS.

TITLE	DATE

DESIGN CONSULTANT
THE MANNIK & SMITH GROUP, INC.
607 SHELBY ST, SUITE 300
DETROIT, MI 48226
CONTACT: KYLE J. WRENTMORE, P.E.
PHONE: (614) 441-4222
EMAIL: KWRENTMORE@MANNIKSMITHGROUP.COM

OWNER/DEVELOPER
EXPRESS WASH CONCEPTS
13375 NATIONAL ROAD, SUITE D
ETNA, OHIO 43068
CONTACT: JEFF GILGER
PHONE: (614) 751-9274
EMAIL: JEFF@EXPRESSWASHCONCEPTS.COM

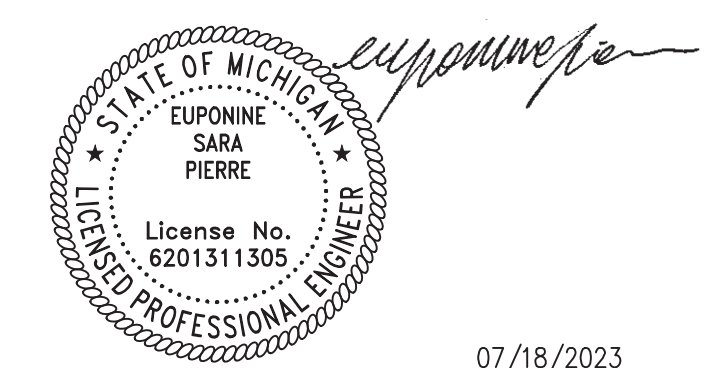
SURVEY
KEM-TEC A GROUP OF COMPANIES
22556 GRATIOT AVE.
EASTPOINTE, MI 48021
CONTACT: ANTHONY T. SYCKO, JR., P.S.
PHONE: (800) 295-7222
EMAIL: TSYCKO@KEMTEC-SURVEY.COM

ENGINEER OF RECORD



CONTACT: EUPONINE S. PIERRE, P.E.
ADDRESS: 607 SHELBY ST, SUITE 300
DETROIT, MI 48226
PHONE: (269) 363-9748
EMAIL: EPIERRE@MANNIKSMITHGROUP.COM

TECHNICAL SKILL.
CREATIVE SPIRIT.



07/18/2023
REGISTERED PROFESSIONAL ENGINEER DATE

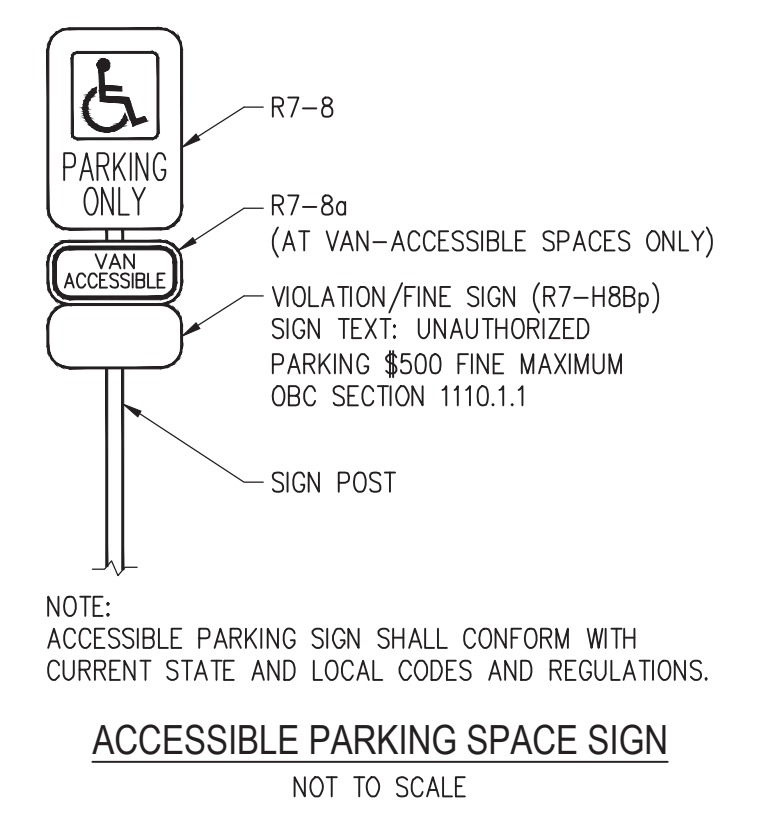
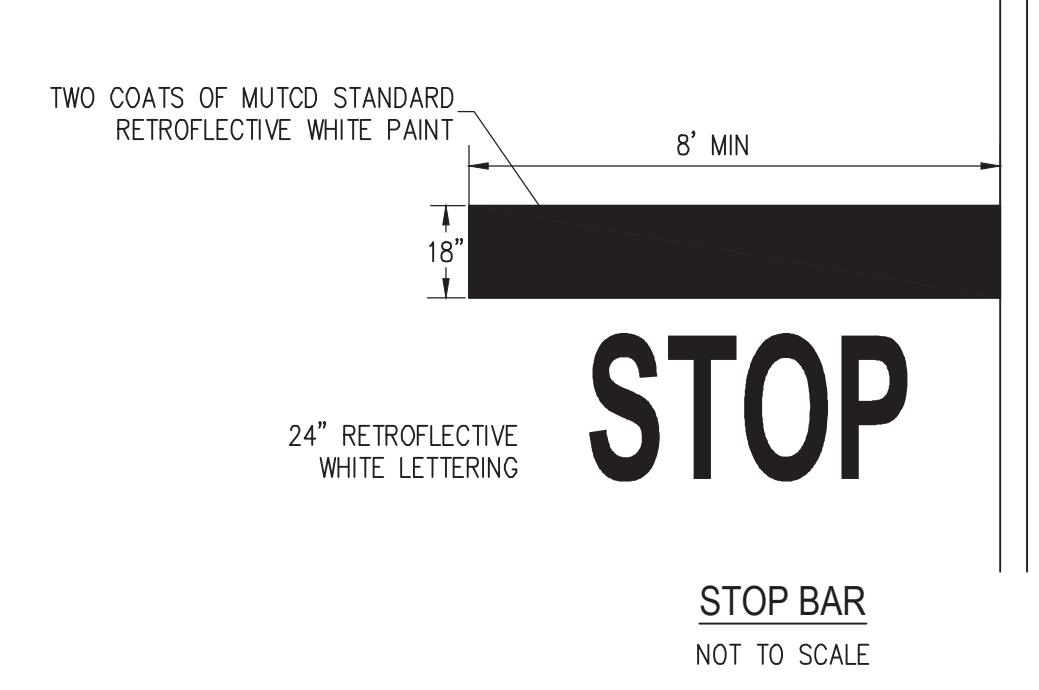
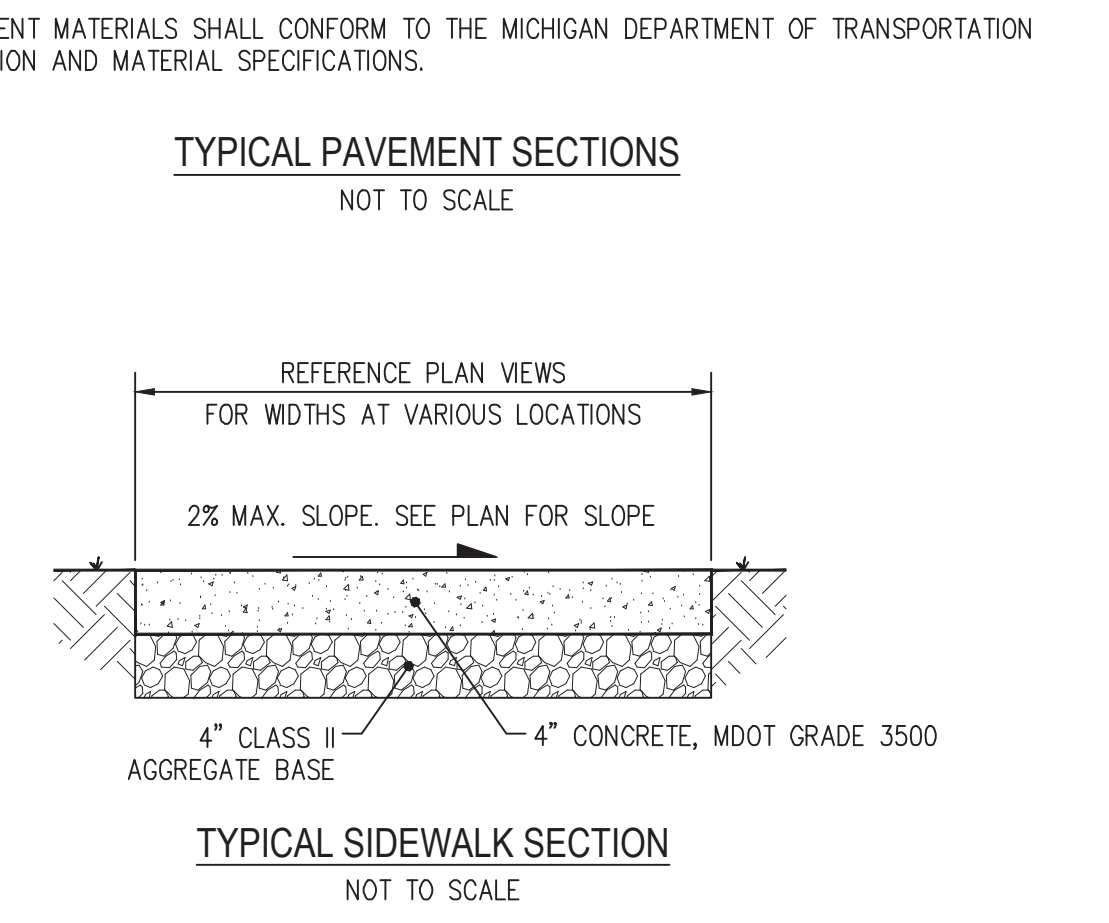
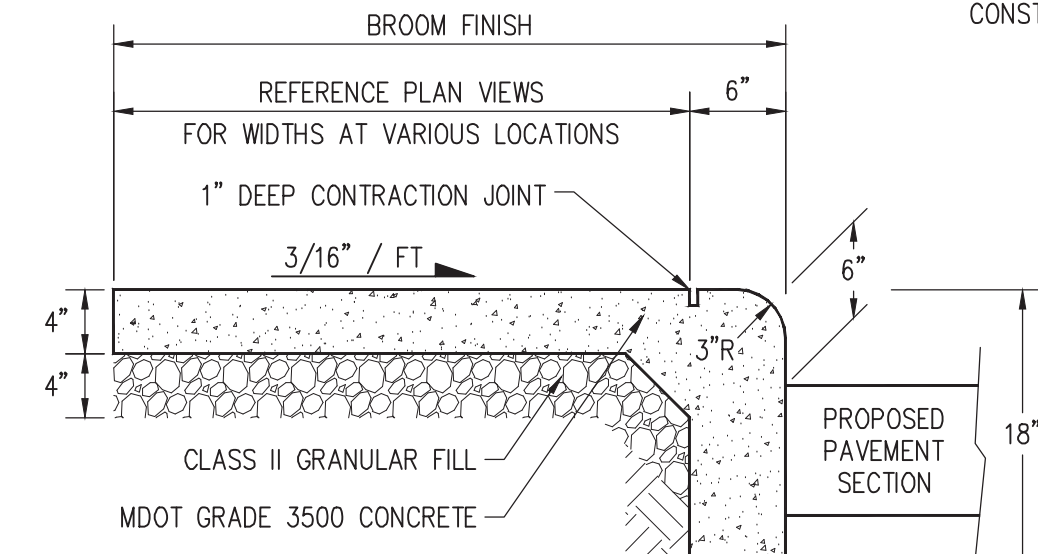
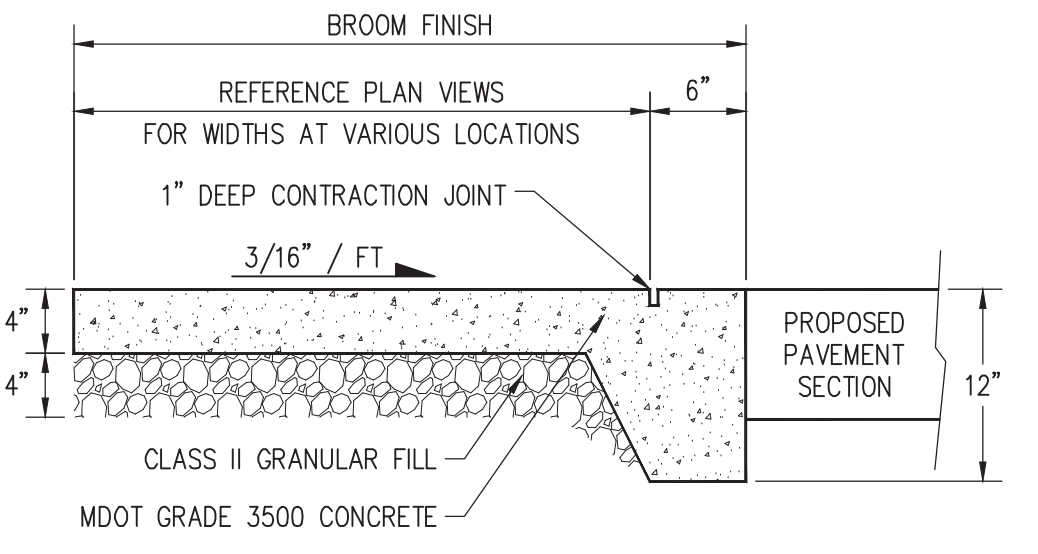
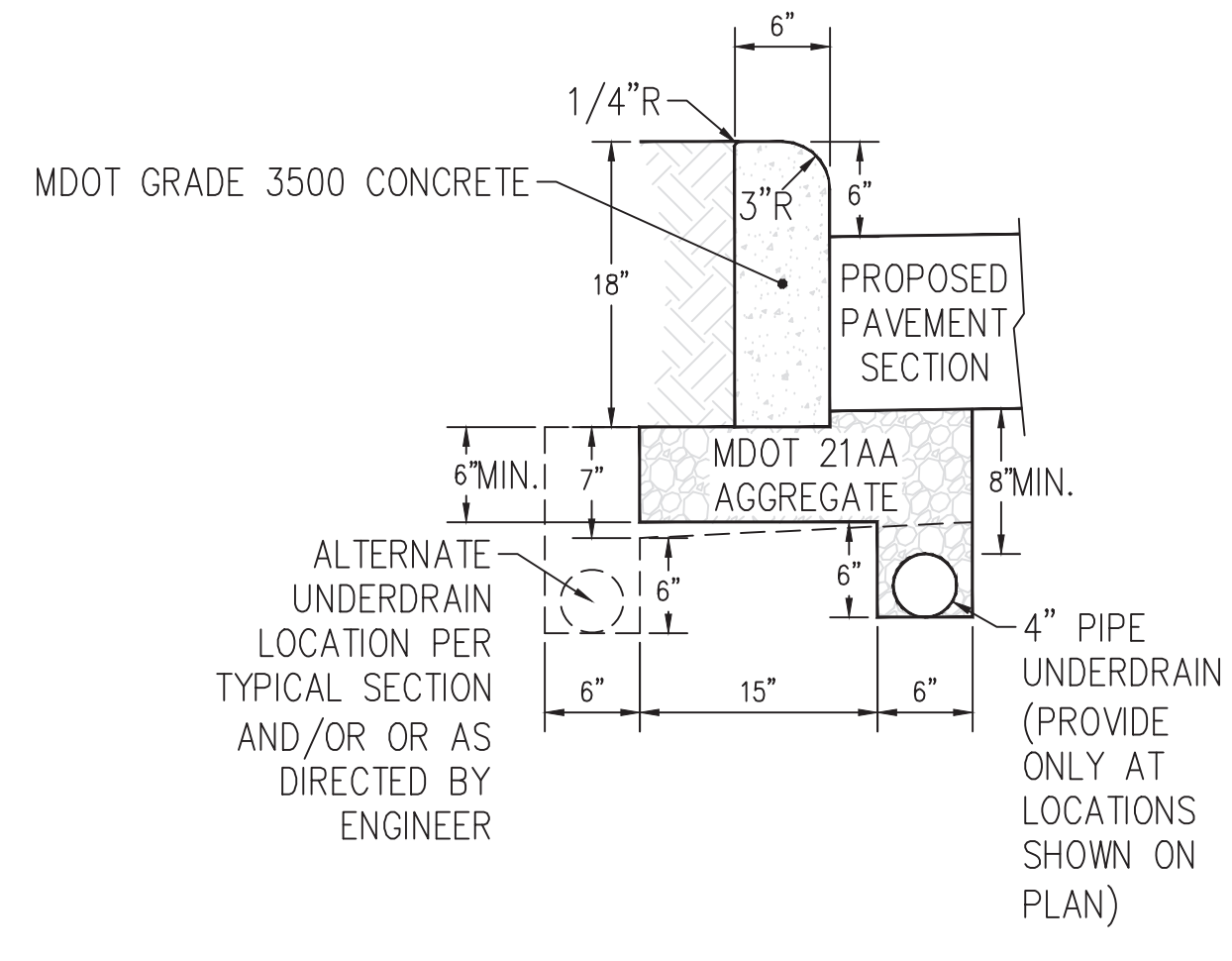
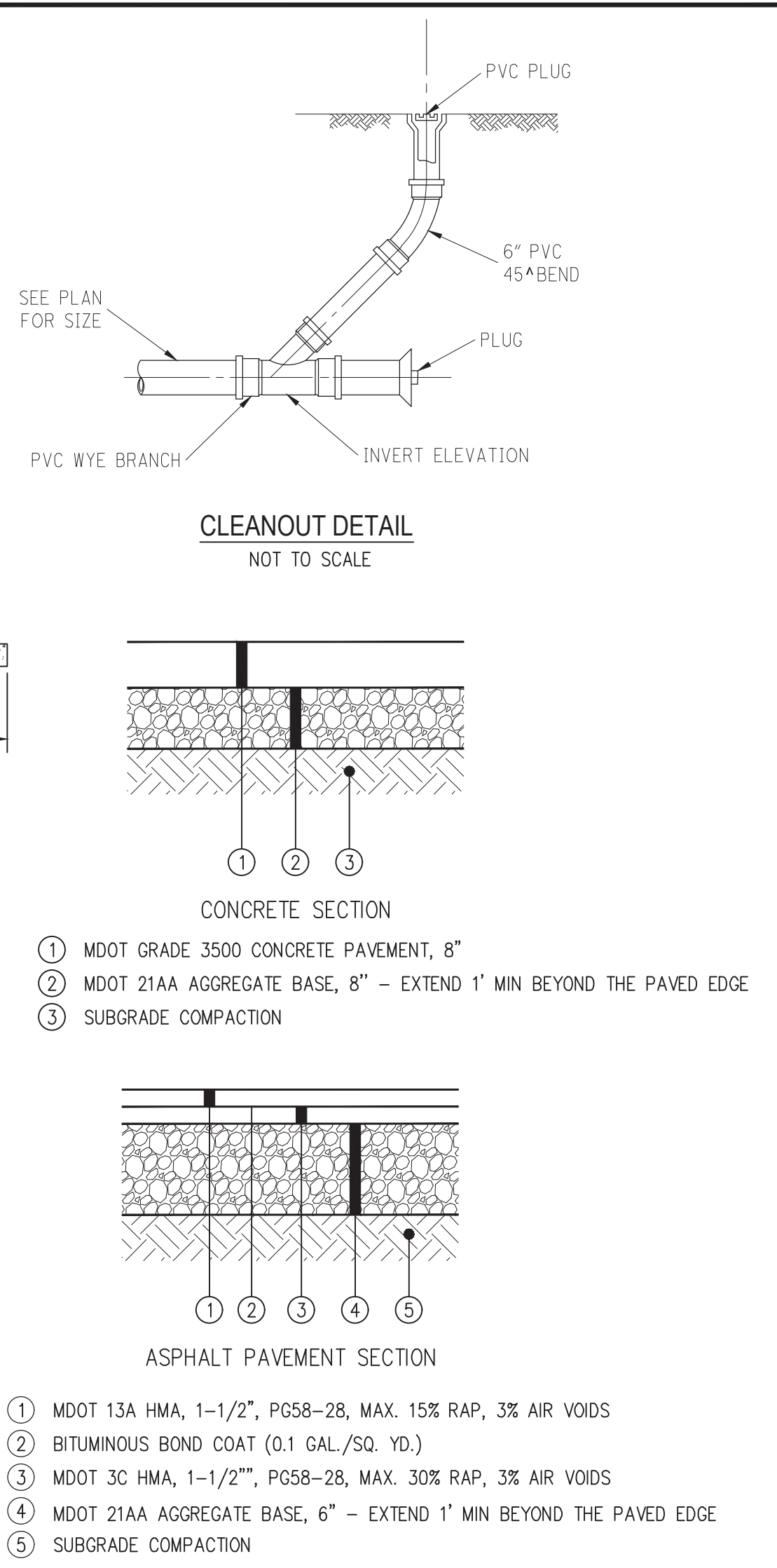
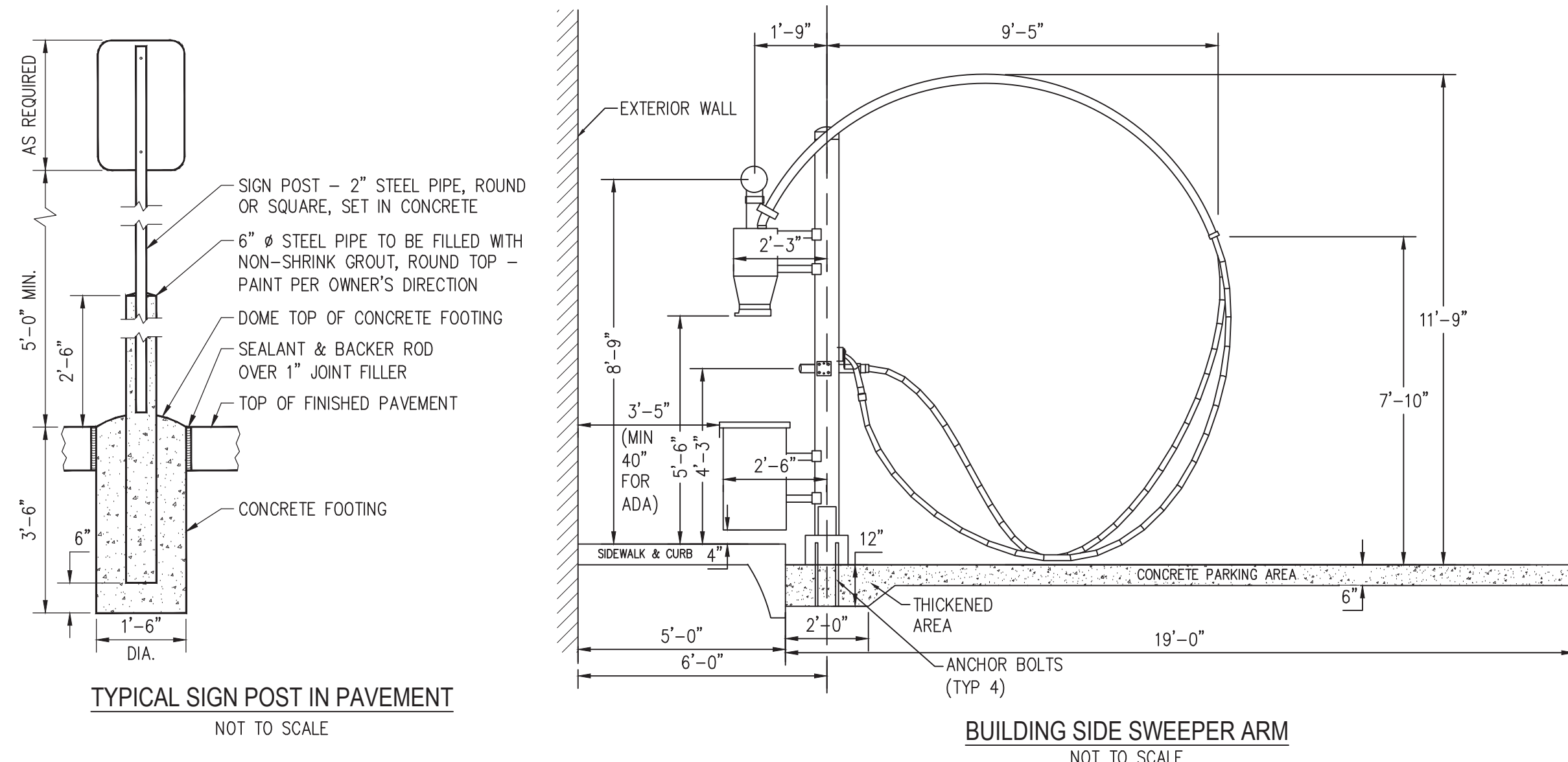
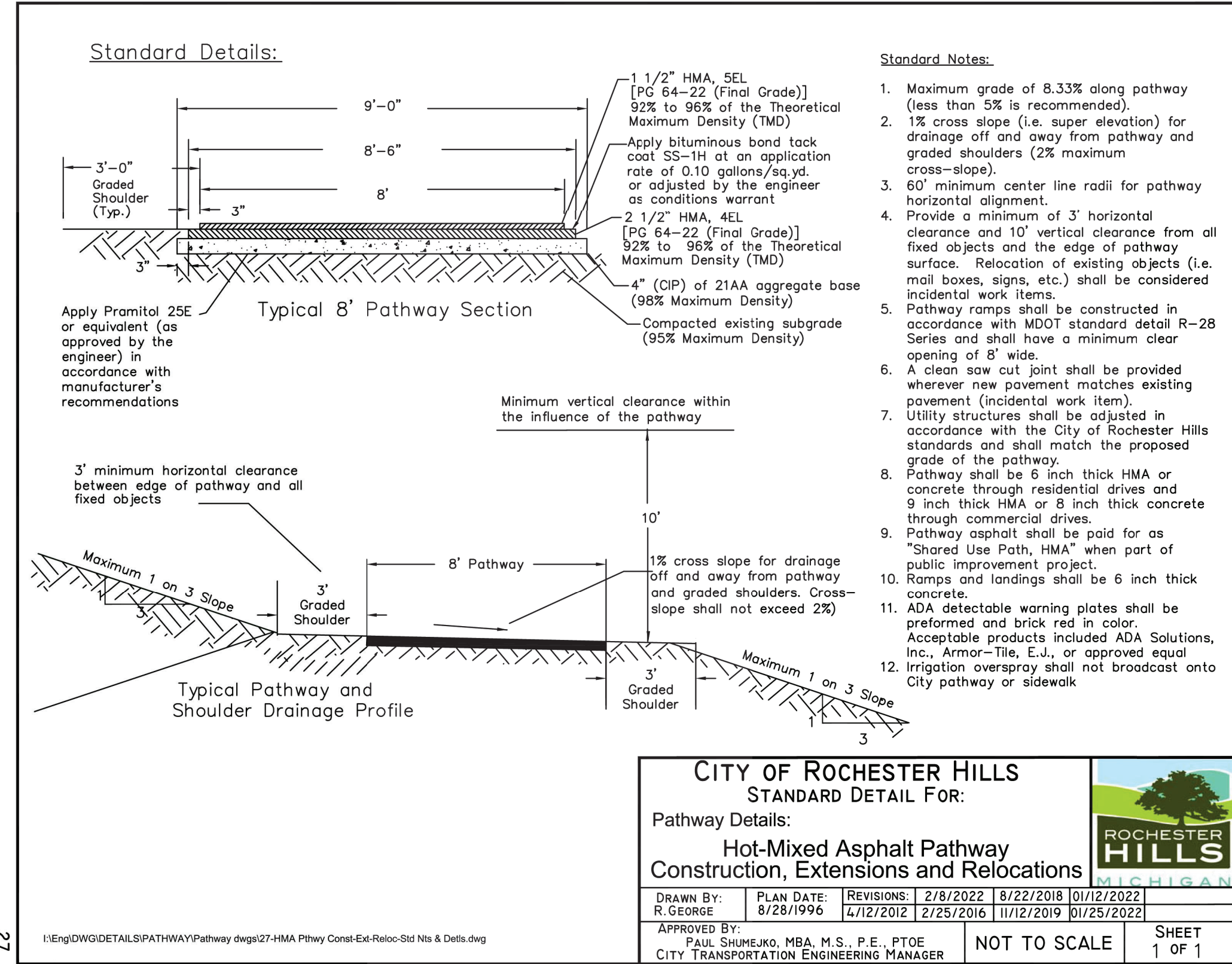
NOT TO BE USED AS CONSTRUCTION DRAWINGS

DATE	BY	REVISION DESCRIPTION

PROJECT DATE:	12/05/22
PROJECT NO.:	M3900020
C000	

MICHIGAN
Utility Notification
CENTER
811
811 or
1-800-482-7171
Know What's Below. Call Before You Dig.

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.



CITY OF ROCHESTER HILLS
STANDARD DETAIL FOR:
Pathway Details:
Hot-Mixed Asphalt Pathway
Construction, Extensions and Relocations

DRAWN BY: R. GEORGE	PLAN DATE: 8/28/1996	REVISIONS: 2/8/2022 4/12/2012 11/12/2019	2/8/2022 8/22/2016 10/25/2022
APPROVED BY: PAUL SHUMAKO, M.B.A., M.S., P.E., PTOE CITY TRANSPORTATION ENGINEER/MANAGER	NOT TO SCALE	SHEET 1 OF 1	

NOT TO BE USED AS CONSTRUCTION DRAWINGS

DESCRIPTION: NO. DATE BY

607 SHELBY ST. TEL: 313.961.9500 FAX: 313.961.9509

PROJECT NO: M390020 ESP M/M

DATE: 12/02/2022

DRAWN BY: ESP

CHECKED BY: M/M

TECHNICAL SKILL. CREATIVE SPIRIT.

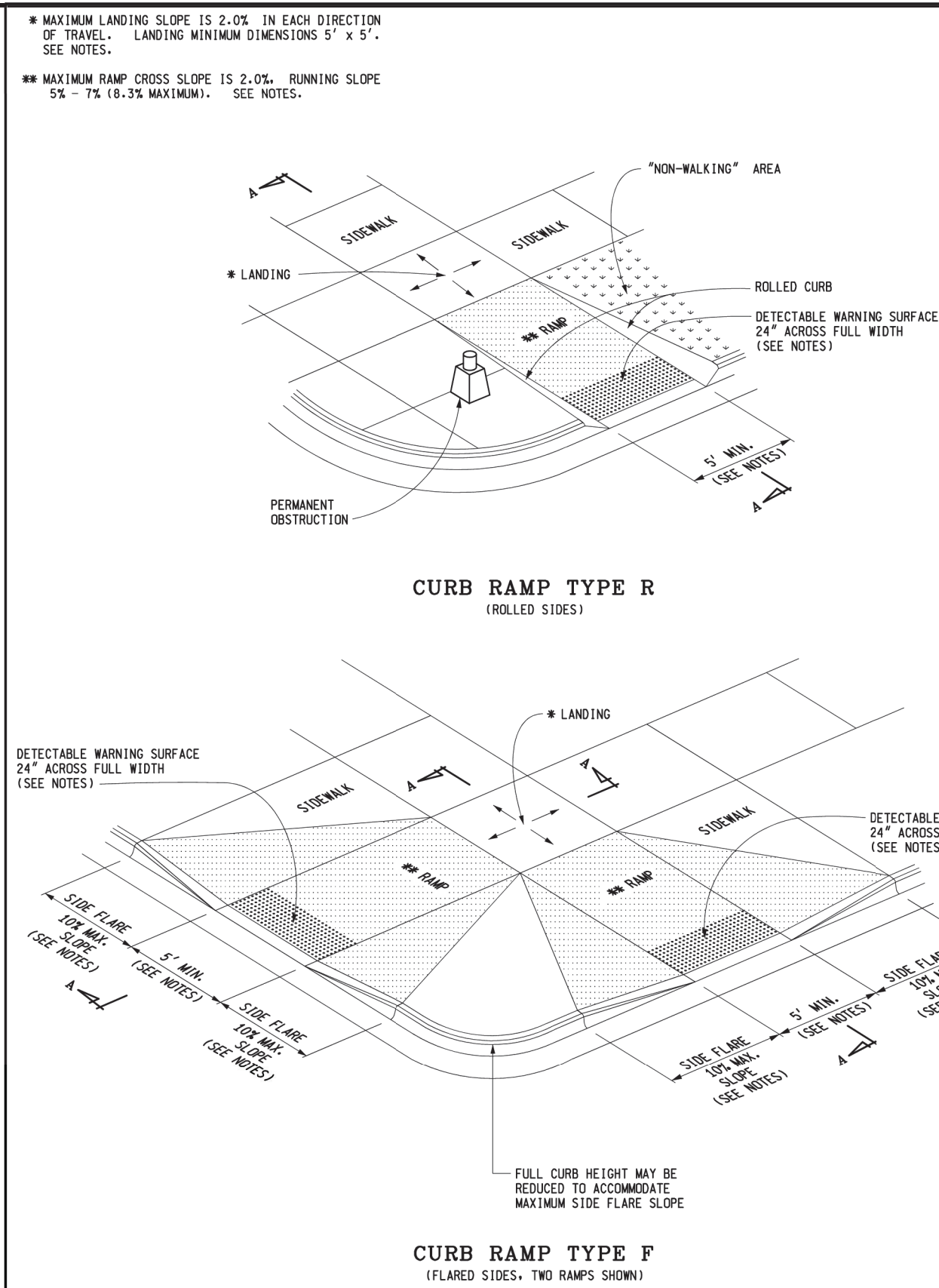
Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR: EXPRESS WASH CONCRETE 13375 NATIONAL ROAD SW ETNA, OHIO 43068

SITE PLAN FOR: CLEAN EXPRESS CAR WASH 10 E AUBURN ROAD ROCHESTER HILLS, MI 48307

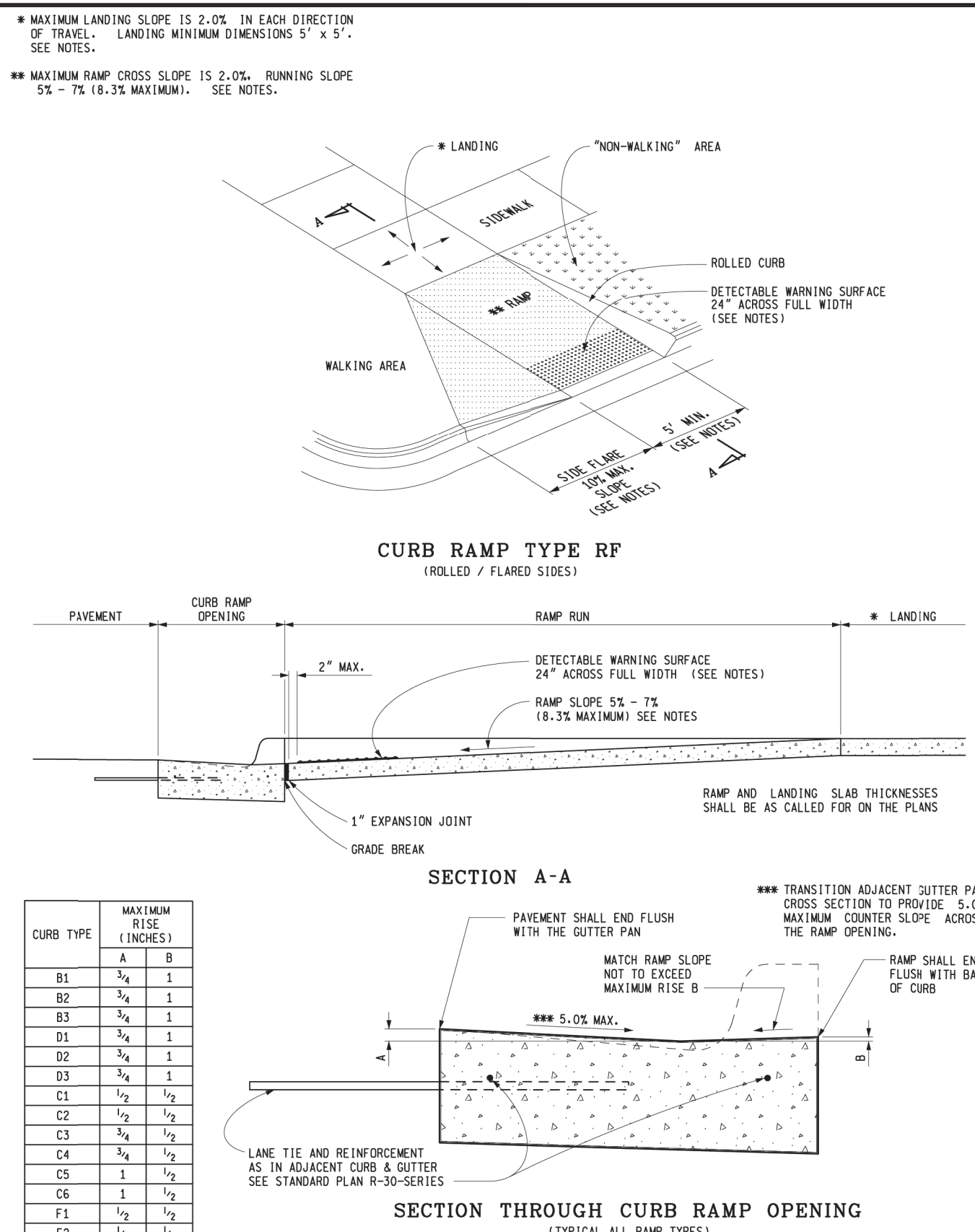
GENERAL DETAILS

C001



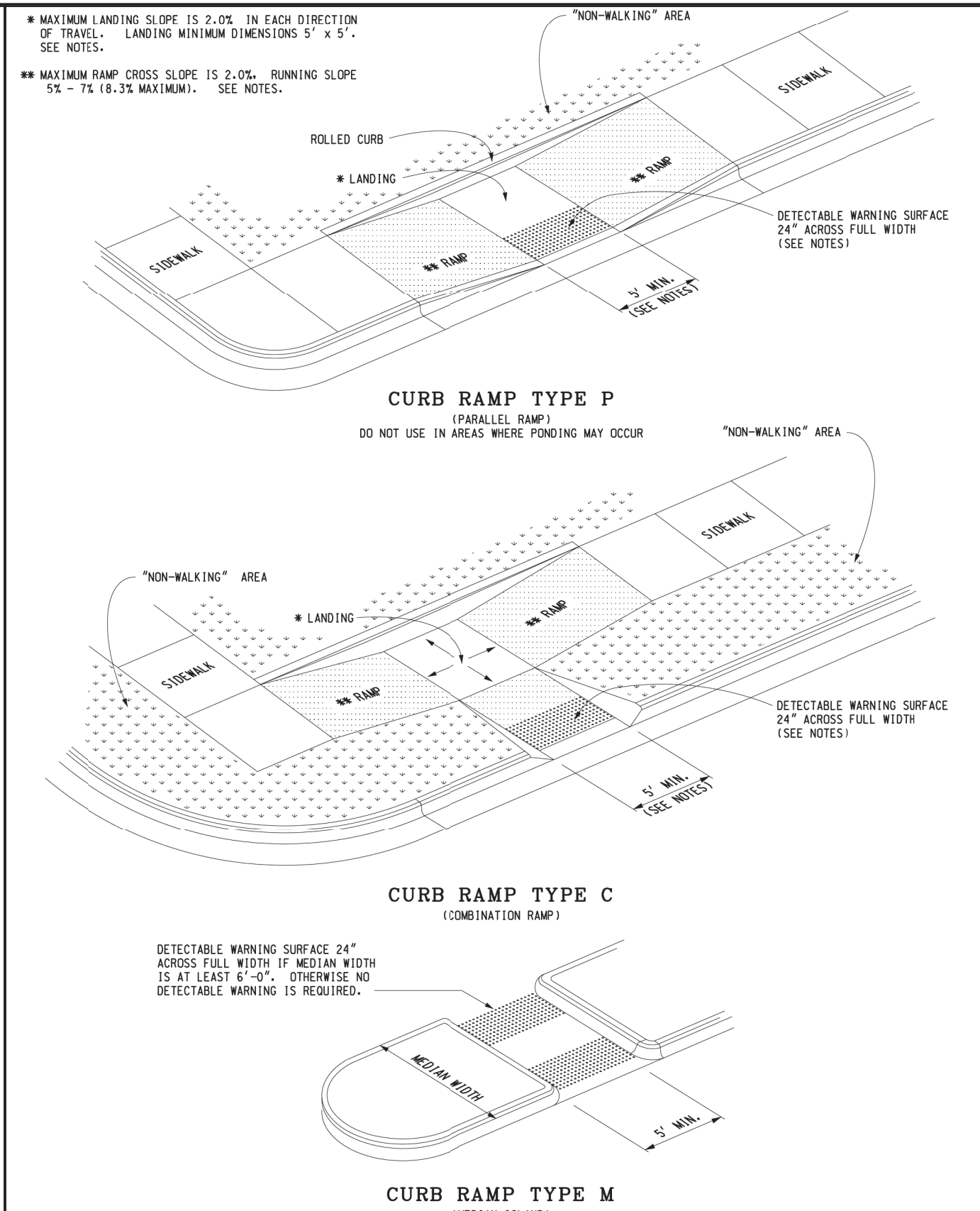
MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
CURB RAMP AND DETECTABLE WARNING DETAILS

4-7-2022 F.H.W.A. APPROVAL 5-8-2020 PLAN DATE R-28-J SHEET 1 OF 7



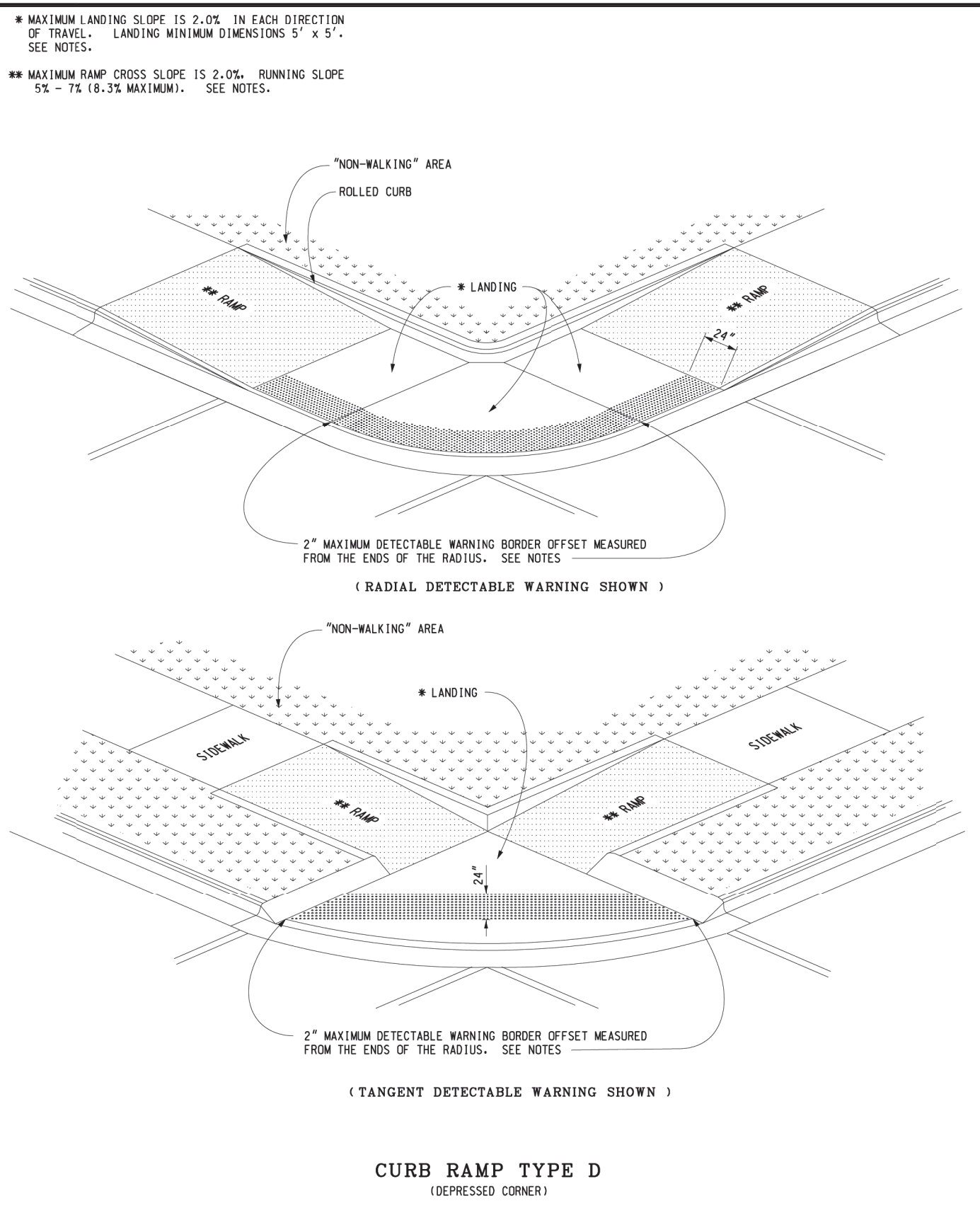
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4-7-2022 F.H.W.A. APPROVAL 5-8-2020 PLAN DATE R-28-J SHEET 2 OF 7



MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
CURB RAMP AND DETECTABLE WARNING DETAILS

4-7-2022 F.H.W.A. APPROVAL 5-8-2020 PLAN DATE R-28-J SHEET 3 OF 7



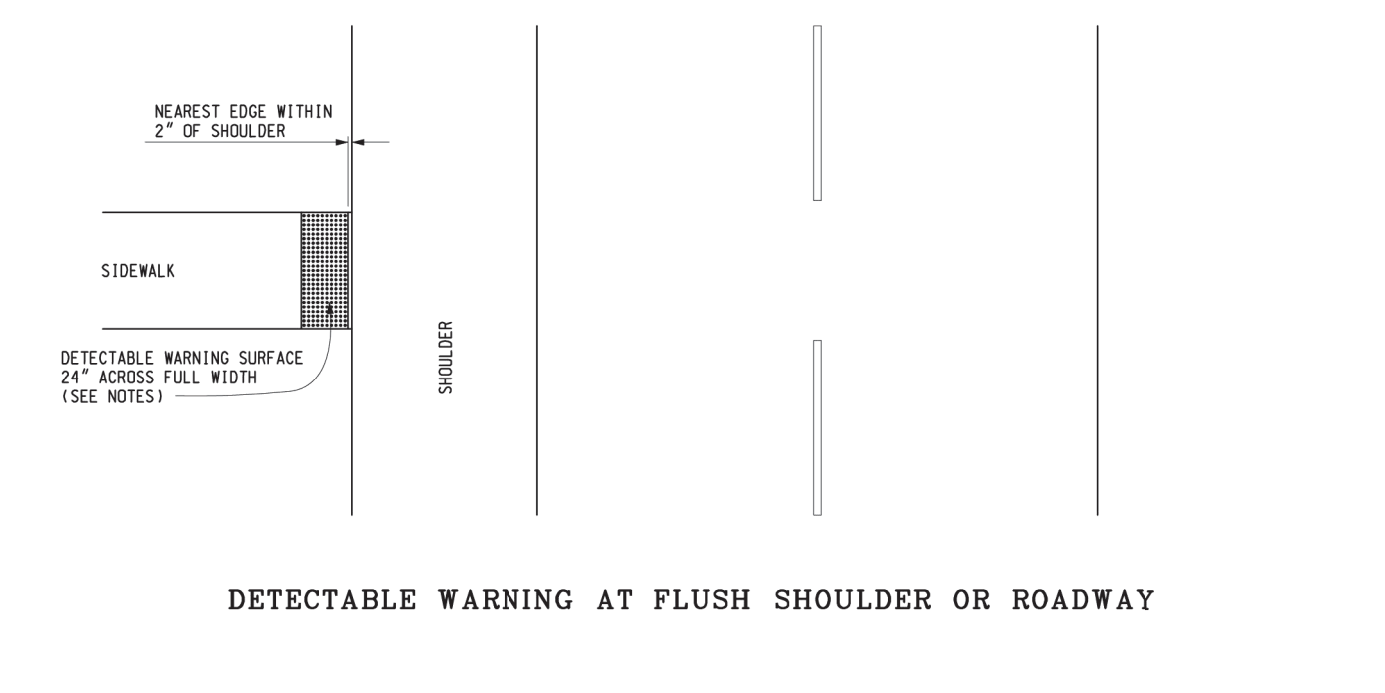
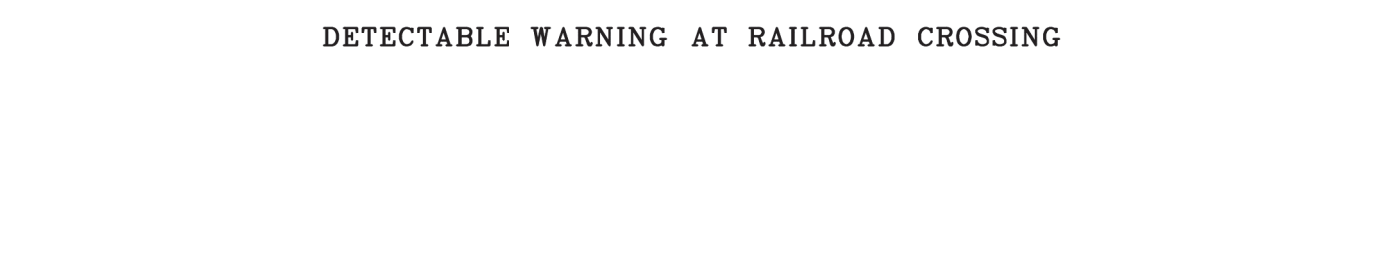
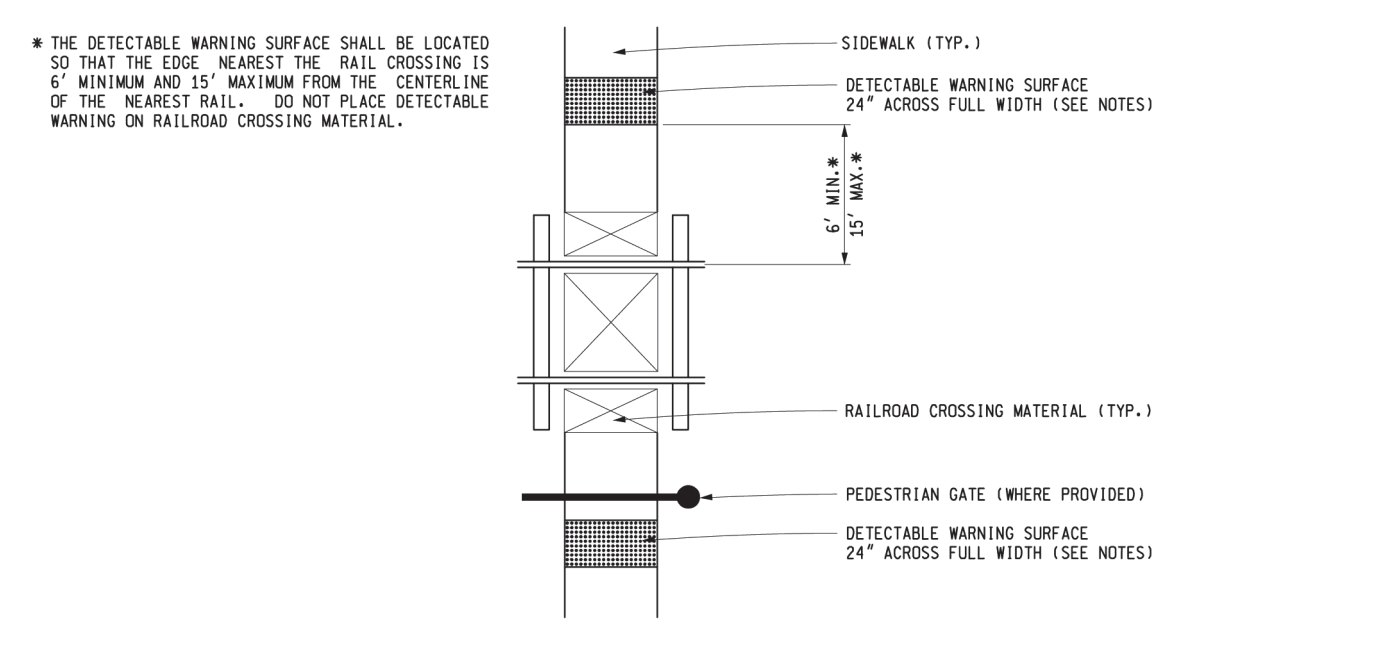
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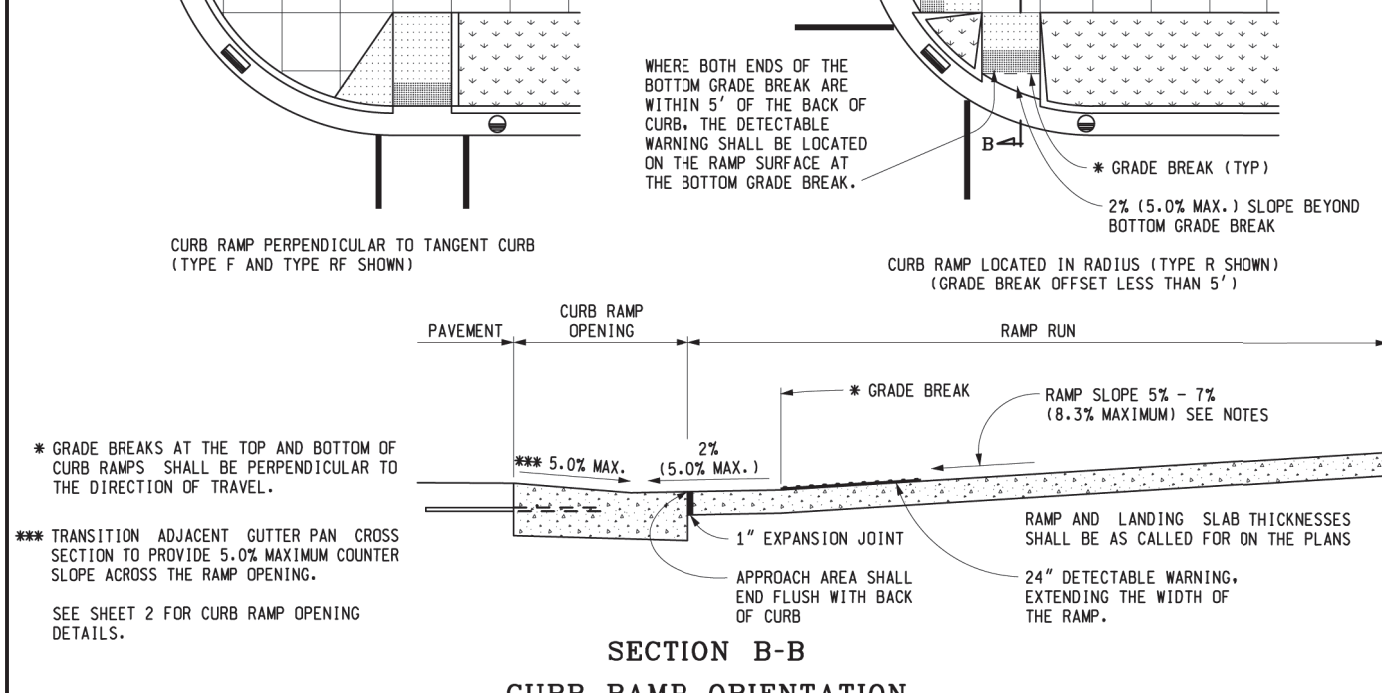
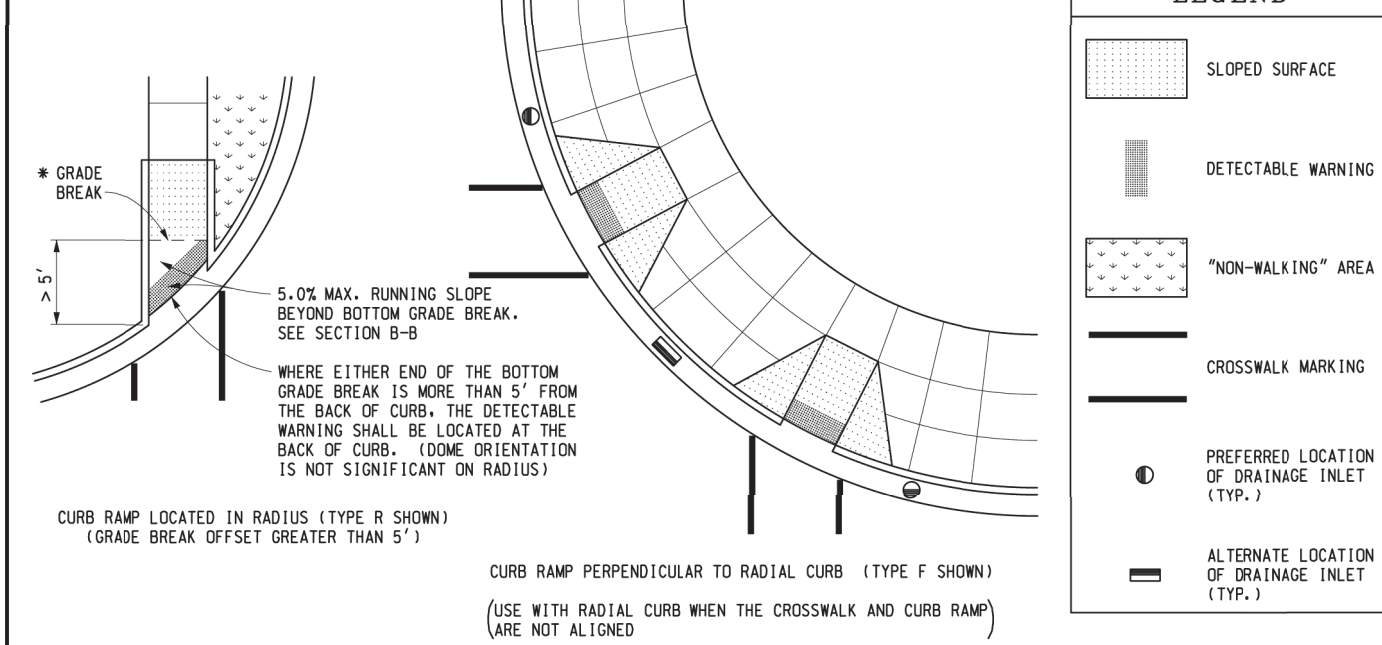
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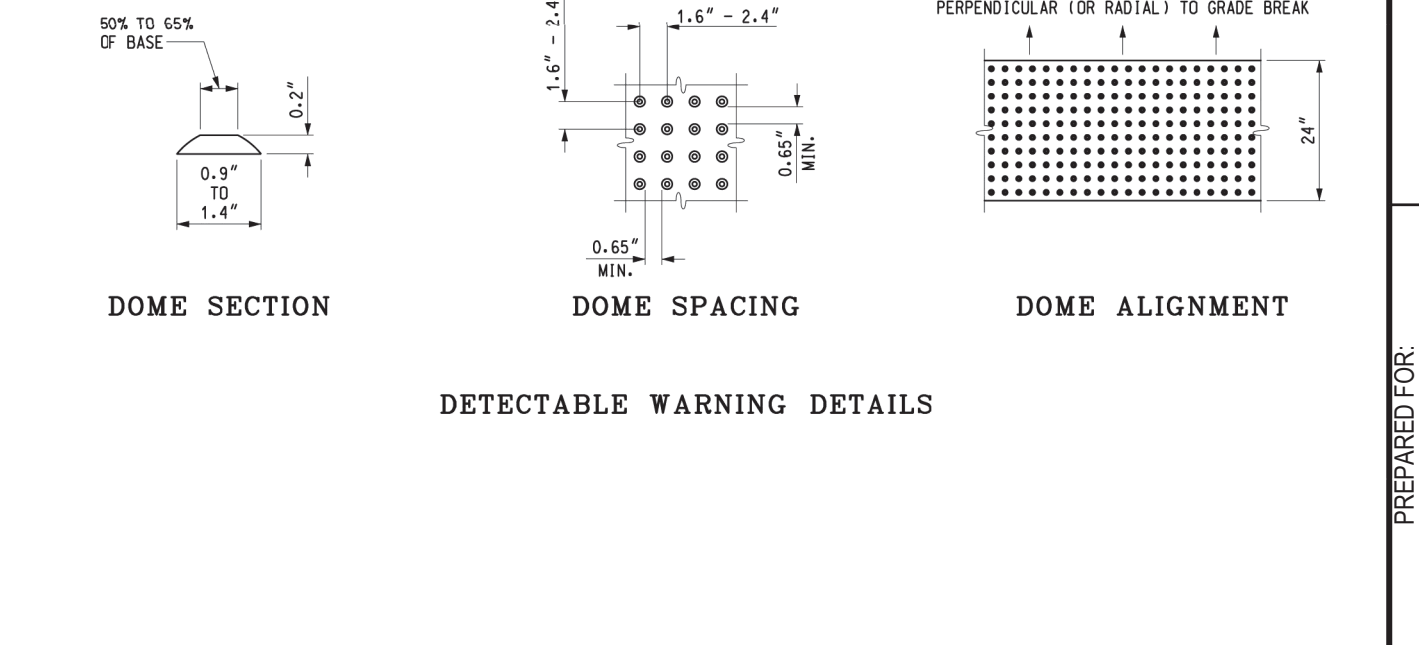
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MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
CURB RAMP AND DETECTABLE WARNING DETAILS

4-7-2022 F.H.W.A. APPROVAL 5-8-2020 PLAN DATE R-28-J SHEET 7 OF 7



LEGEND

- SLOPED SURFACE
- DETECTABLE WARNING
- "NON-WALKING" AREA
- CROSSWALK MARKING
- PREFERRED LOCATION OF DRAINAGE INLET (TYP.)
- ALTERNATE LOCATION OF DRAINAGE INLET (TYP.)

NOTES:

DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION, RECONSTRUCTION, OR ALTERATION OF STREETS, CURBS, OR SIDEWALKS IN THE PUBLIC RIGHT OF WAY.

CURB RAMPS ARE TO BE LOCATED AS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

RAMPS SHALL BE PROVIDED AT ALL CORNERS OF AN INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB. RAMPS SHALL ALSO BE PROVIDED AT MARKED AND/OR SIGNALIZED MID-BLOCK CROSSINGS.

SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROADCASTING, TRANSVERSE TO THE RUNNING SLOPE.

SIDEWALK SHALL BE RAMPED WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE WALK.

CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP, WHERE CONDITIONS PERMIT. IT IS DESIRABLE THAT THE GRADE OF THE RAMP BE IN ONLY ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL.

RAMPS SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE SIDEWALK SNOW REMOVAL EQUIPMENT NORMALLY USED BY THE MUNICIPALITY.

WHEN 5' MINIMUM WIDTHS ARE NOT PRACTICABLE, RAMP WIDTH MAY BE REDUCED TO NOT LESS THAN 4' AND LANDINGS TO NOT LESS THAN 4' x 4'.

CURB RAMPS WITH A RUNNING SLOPE ≤ 5% DO NOT REQUIRE A TOP LANDING; HOWEVER, ANY CONTINUOUS SIDEWALK OR PEDESTRIAN ROUTE CROSSING THROUGH OR INTERSECTING THE CURB RAMP MUST INDEPENDENTLY MAINTAIN A CROSS SLOPE NOT GREATER THAN 2% PERPENDICULAR TO ITS OWN DIRECTION(S) OF TRAVEL.

DETECTABLE WARNING SURFACE COVERAGE IS 24" WITHIN IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE RAMP/PATH OPENING. EXCLUDING CURBS OR FLARED CURB TRANSITION AREAS. A BORDER OFFSET NOT GREATER THAN 2" MEASURED ALONG THE ENDS OF THE DETECTABLE WARNING IS ALLOWABLE. FOR RADIAL CURB THE OFFSET IS MEASURED FROM THE ENDS OF THE RADII.

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
CURB RAMP AND DETECTABLE WARNING DETAILS

4-7-2022 F.H.W.A. APPROVAL 5-8-2020 PLAN DATE R-28-J SHEET 7 OF 7

NOT TO BE USED AS CONSTRUCTION DRAWINGS

607 SHELBY ST.
DUBLIN, OHIO 43017
TEL: 313.981.9500
FAX: 313.981.9509

PROJECT NO: M390020
DRAWN BY: ESP
CHECKED BY: MUM

DATE: 12/02/2022

DESCRIPTION: MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS

TECHNICAL SKILL, CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

EXPRESS CONCEPTS
13375 NATIONAL ROAD SW
ETNA, OHIO 43068

PREPARED FOR: CLEAN EXPRESS CAR WASH

SITE PLAN FOR: 10 E AUBURN ROAD ROCHESTER HILLS, MI 48307

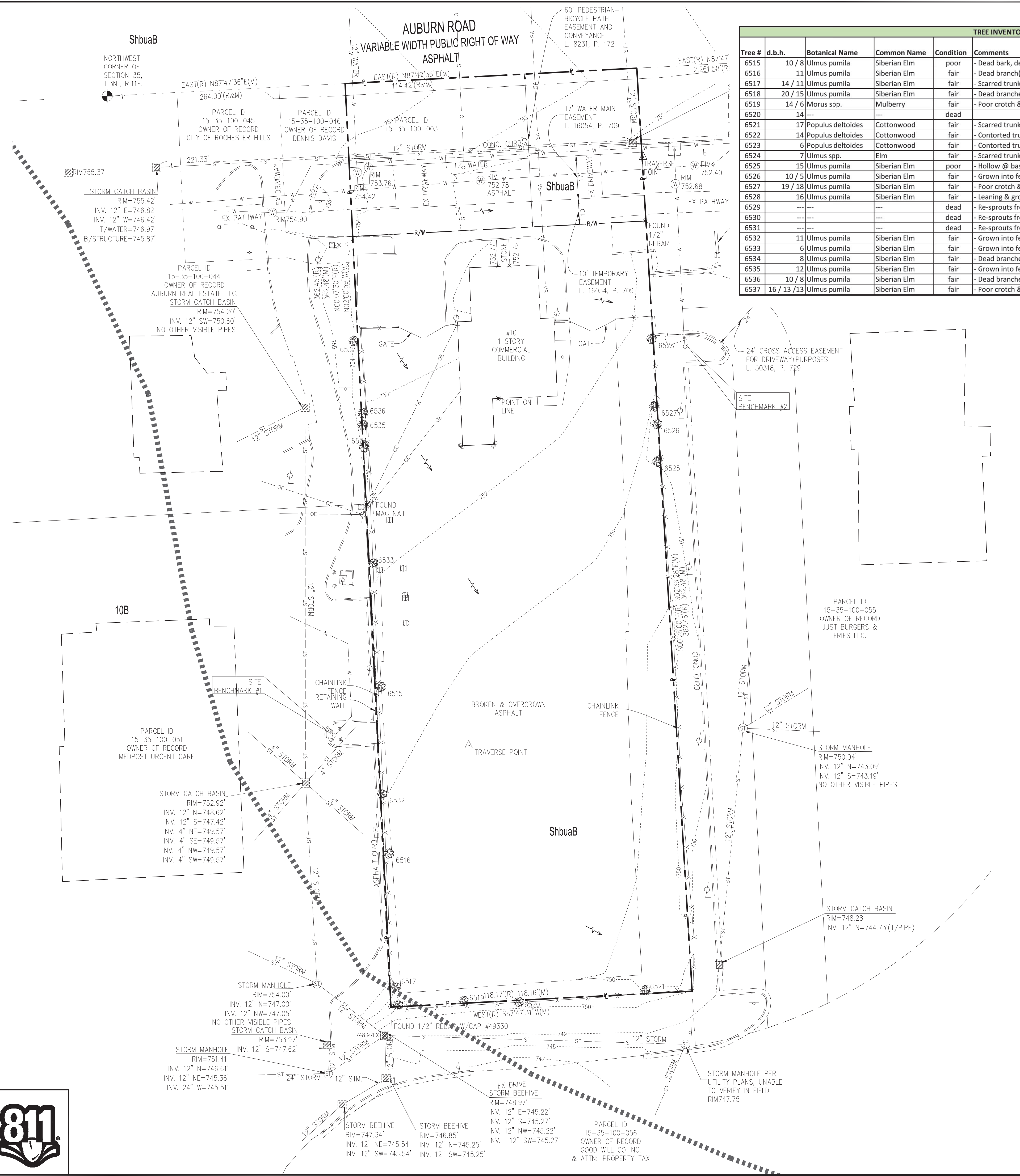
MIDOT STANDARD DETAILS

C002

JNRN2022-0013
PSP-022-0022
Revision 3

Received 11/17/2022
City of Rochester Hills
Planning & Economic Development

CITY FILE #22-038 SECTION #35



TREE INVENTORY

TREE INVENTORY for: 10 East Auburn Road, Rochester Hills, Michigan

Tree #	d.b.h.	Botanical Name	Common Name	Condition	Comments	(N) Not Regulated (c = condition)	Landmark (L)	Preserved	Total Number of Trees	Total Number of Trees Preserved
6515	10 / 8	Ulmus pumila	Siberian Elm	poor	- Dead bark, dead branches, & grown into fence	N (c)		Yes	19 (6 trees non-regulated due to dead or dying condition)	17 (89%)
6516	11	Ulmus pumila	Siberian Elm	fair	- Dead branch(es)			Yes		
6517	14 / 11	Ulmus pumila	Siberian Elm	fair	- Scarred trunk @ crotch & grown into fence			Yes		
6518	20 / 15	Ulmus pumila	Siberian Elm	fair	- Dead branches & grown into fence			Yes		
6519	14 / 6	Morus spp.	Mulberry	fair	- Poor crotch & grown into fence			Yes		
6520	14	---	---	dead		N (c)				
6521	17	Populus deltoides	Cottonwood	fair	- Scarred trunk					
6522	14	Populus deltoides	Cottonwood	fair	- Contorted trunk & grown into fence		Yes			
6523	6	Populus deltoides	Cottonwood	fair	- Contorted trunk & grown into fence		Yes			
6524	7	Ulmus spp.	Elm	fair	- Scarred trunk @ crotch & grown into fence		Yes			
6525	15	Ulmus pumila	Siberian Elm	poor	- Hollow @ base & leaning	N (c)		Yes		
6526	10 / 5	Ulmus pumila	Siberian Elm	fair	- Grown into fence		Yes			
6527	19 / 18	Ulmus pumila	Siberian Elm	fair	- Poor crotch & grown into fence		Yes			
6528	16	Ulmus pumila	Siberian Elm	fair	- Leaning & grown into fence		Yes			
6529	---	---	---	dead	- Re-sprouts from stump(s)	N (c)				
6530	---	---	---	dead	- Re-sprouts from stump(s)	N (c)				
6531	---	---	---	dead	- Re-sprouts from stump(s)	N (c)				
6532	11	Ulmus pumila	Siberian Elm	fair	- Grown into fence		Yes			
6533	6	Ulmus pumila	Siberian Elm	fair	- Grown into fence		Yes			
6534	8	Ulmus pumila	Siberian Elm	fair	- Dead branches & grown into fence		Yes			
6535	12	Ulmus pumila	Siberian Elm	fair	- Grown into fence		Yes			
6536	10 / 8	Ulmus pumila	Siberian Elm	fair	- Dead branches & grown into fence		Yes			
6537	16 / 13 / 13	Ulmus pumila	Siberian Elm	fair	- Poor crotch & grown into fence		Yes			

- LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY
 - EX ROAD CENTERLINE
 - SOIL BOUNDARY
 - EX FENCE
 - EX ASPHALT PAVEMENT
 - EX FLOW DIRECTION
 - EX PAVEMENT ELEVATION
 - EX GAS LINE
 - EX STORM LINE
 - EX WATER LINE
 - EX SANITARY LINE
 - EX OVERHEAD LINE
 - EX BUILDING LINE
 - EX POWER/TELEPHONE POLE
 - EX LIGHT POLE
 - EX FIRE HYDRANT
 - EX CATCH BASIN
 - EX STORM MANHOLE
 - EX SANITARY MANHOLE
 - EX WATER WELL
 - EX CLEANOUT
 - EX GAS METER
 - EX GAS LID
 - EX GAS VALVE
 - EX BOLLARD
 - EX SIGN
 - EX WELL
- SOIL TYPE**
- 10B MARLETTE SANDY LOAM, 1 TO 6 PERCENT SLOPES, HYDROLOGIC GROUP C
 - ShbuaB SHEBEON-URBAN LAND COMPLEX, 0 TO 4 PERCENT SLOPES, HYDROLOGIC GROUP C
- BASIS OF BEARING**
- NORTH 87°47'36" EAST, BEING THE NORTH LINE OF SECTION 35, PER ADJACENT PROPERTY DESCRIPTION OF RECORD.

NOT TO BE USED AS CONSTRUCTION DRAWINGS

607 SHELBY ST
DEPT. OF PUBLIC WORKS
TEL: 313.981.9500
FAX: 313.981.9509

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TECHNICAL SKILL. CREATIVE SPIRIT.

Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR: EXPRESS WASH CONCEPTS
13375 NATIONAL ROAD SW
ETNA, OHIO 43068

SITE PLAN FOR: CLEAN EXPRESS CAR WASH
10 E AUBURN ROAD
ROCHESTER HILLS, MI 48307

EXISTING CONDITIONS

C100

CITY FILE #22-038 SECTION #35

MICHIGAN Utility Notification CENTER 811

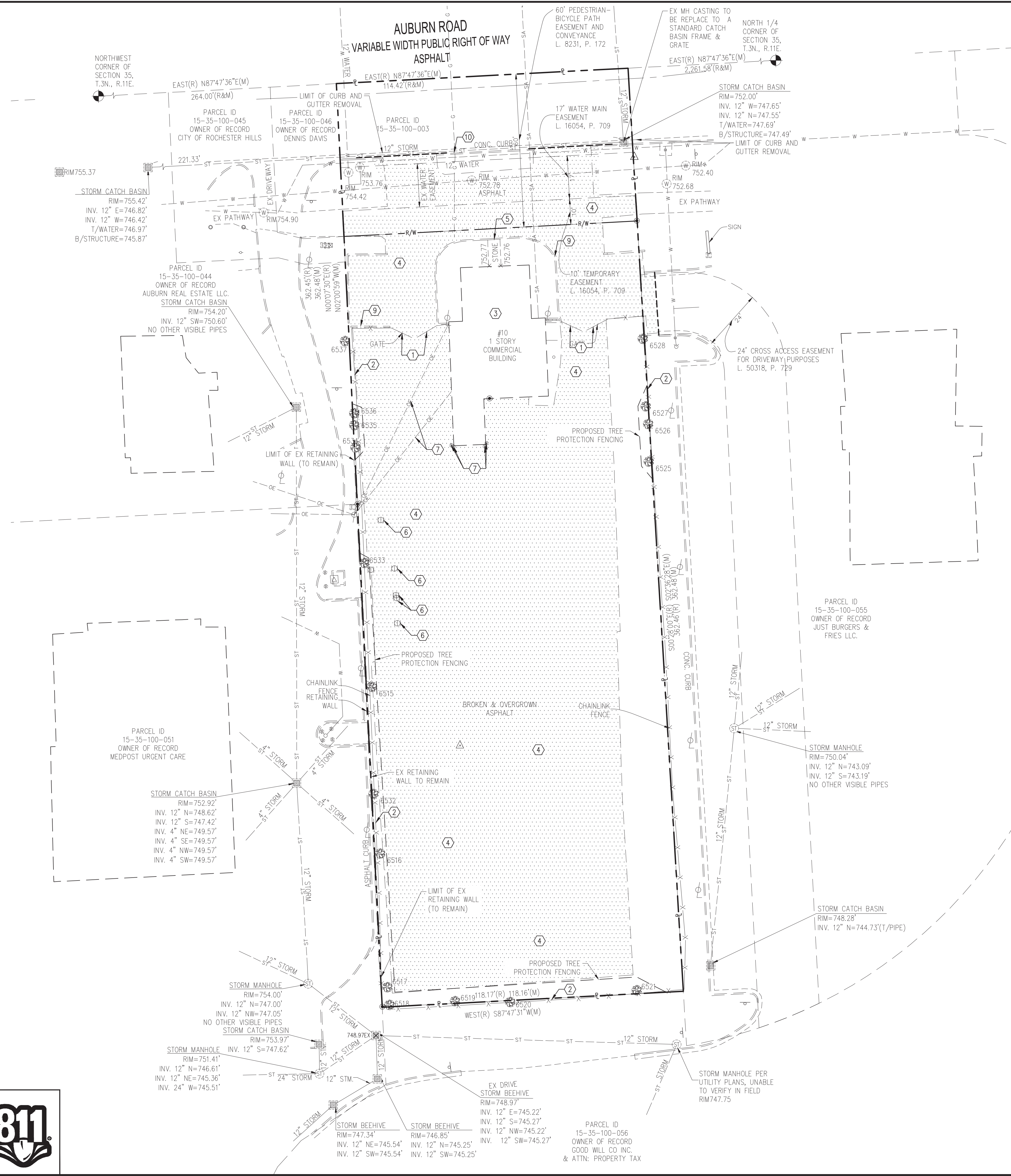
811 or 1-800-482-7171
Know What's Below. Call Before You Dig.

SCALE: 1" = 40'

ROCHESTER HILLS MICHIGAN

JNRNB2022-0013
PSP2022-0032
Revision 3

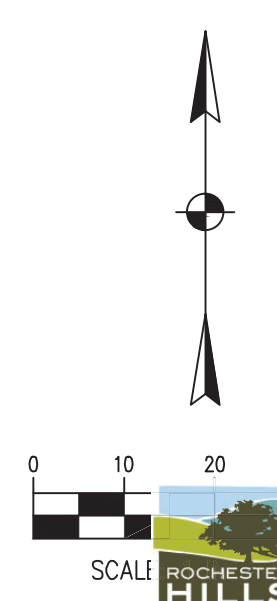
Received 11/17/2022
City of Rochester Hills
Planning & Economic Development



LEGEND

---	PROPERTY LINE
-R/W-	RIGHT-OF-WAY
---	EX ROAD CENTERLINE
---	SOIL BOUNDARY
-X-X-	EX FENCE
---	EX ASPHALT PAVEMENT
---	LIMIT OF PAVEMENT REMOVAL
-C-	EX GAS LINE
-ST-	EX STORM LINE
-W-	EX WATER LINE
-SA-	EX SANITARY LINE
-OE-	EX OVERHEAD LINE
---	EX BUILDING LINE
---	EX POWER/TELEPHONE POLE
---	EX LIGHT POLE
---	EX FIRE HYDRANT
---	EX CATCH BASIN
---	EX STORM MANHOLE
---	EX SANITARY MANHOLE
---	EX WATER WELL
---	EX CLEANOUT
---	EX GAS METER
---	EX GAS LID
---	EX GAS VALVE
---	EX BOLLARD
---	EX SIGN

- CODED NOTES**
- ① EX GATE TO BE REMOVED (BY OTHERS)
 - ② EX FENCE TO BE REMOVED (BY OTHERS)
 - ③ EX BUILDING TO BE REMOVED (BY OTHERS) INCLUDING BASEMENT, FOUNDATION AND ALL ELECTRIC, AND WATER SERVICES
 - ④ EX ASPHALT TO BE REMOVED (BY OTHERS)
 - ⑤ EX STONE TO BE REMOVED (BY OTHERS)
 - ⑥ EX WATER STRUCTURE TO BE REMOVED (BY OTHERS)
 - ⑦ EX OVERHEAD UTILITY TO BE REMOVED (BY OTHERS)
 - ⑧ EX BOLLARD TO BE REMOVED (BY OTHERS)
 - ⑨ EX CURB AND GUTTER TO BE REMOVED WITHIN PROPERTY LIMITS (BY OTHERS)
 - ⑩ EX CURB AND GUTTER TO BE REMOVED TO ACCOMMODATE PROPOSED DRIVEWAY



NOT TO BE USED AS CONSTRUCTION DRAWINGS

607 SHELBY ST
 DEPT. OF PUBLIC WORKS
 TEL: 313.961.9500
 FAX: 313.961.9509

PROJECT DATE: 12/02/2022
 PROJECT NO: MS900020
 DRAWN BY: ESP
 CHECKED BY: MM



SITE PLAN FOR
CLEAN EXPRESS CAR WASH
 10 E AUBURN ROAD
 ROCHESTER HILLS, MI 48307

DEMOLITION PLAN

C101

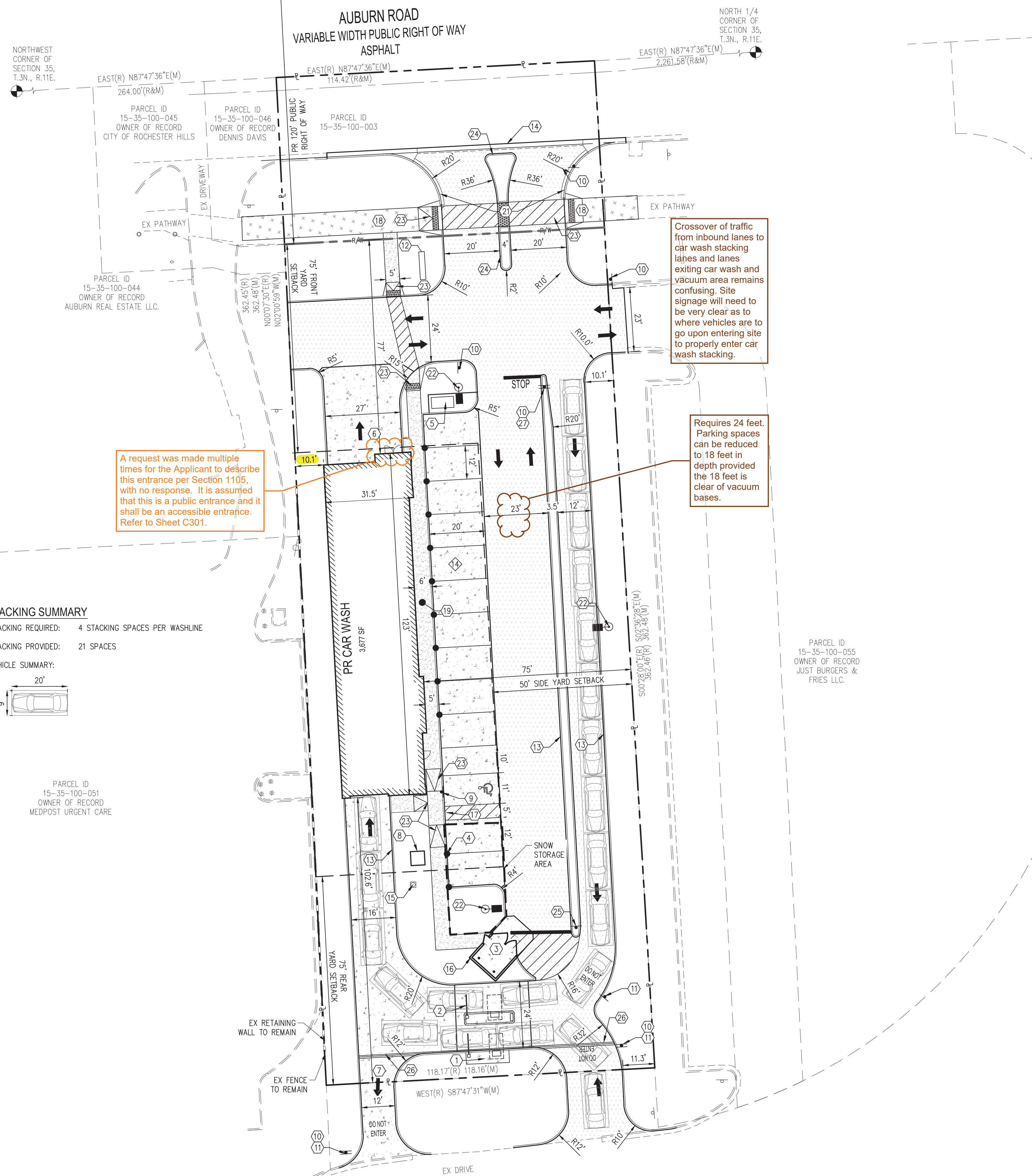
MICHIGAN Utility Notification CENTER 811

811 or 1-800-482-7171
 Know What's Below. Call Before You Dig.

ROCHESTER HILLS MICHIGAN

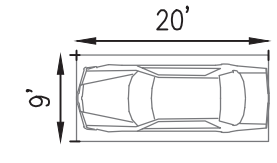
JNRNB-2022-0013
 PSP2022-0032
 Revision 3

Received 1/11/2022
 City of Rochester Hills Planning & Economic Development



STACKING SUMMARY

STACKING REQUIRED: 4 STACKING SPACES PER WASHLINE
 STACKING PROVIDED: 21 SPACES
 VEHICLE SUMMARY:



A request was made multiple times for the Applicant to describe this entrance per Section 1105, with no response. It is assumed that this is a public entrance and it shall be an accessible entrance. Refer to Sheet C301.

Crossover of traffic from inbound lanes to car wash stacking lanes and lanes exiting car wash and vacuum area remains confusing. Site signage will need to be very clear as to where vehicles are to go upon entering site to properly enter car wash stacking.

Requires 24 feet. Parking spaces can be reduced to 18 feet in depth provided the 18 feet is clear of vacuum bases.

LEGEND

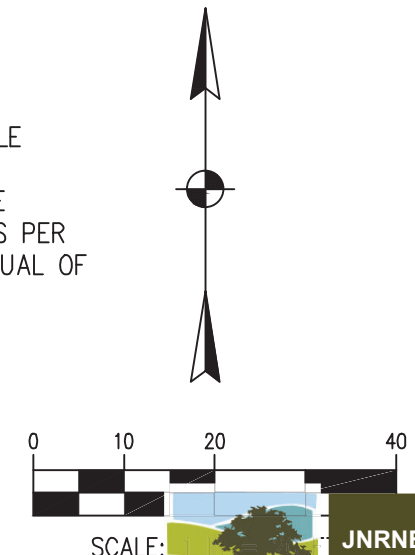
- EX CONCRETE CURB
- PR CONCRETE CURB
- PR CURB LIMIT
- PR R
- R/W
- EX PROPERTY LINE
- EX RIGHT-OF-WAY LINE
- PR ASPHALT PAVEMENT
- PR CONCRETE PAVEMENT
- PR CONCRETE PATHWAY
- PR CONCRETE SIDEWALK
- PR ADA PAINT STRIPING
- PR DETECTABLE WARNING SURFACE
- PARKING COUNT

CODED NOTES

- 1 PAY STATION (TYP OF 2)
- 2 CLEARANCE BAR (TYP OF 2)
- 3 CONCRETE DUMPSTER PAD
- 4 VACUUM STATION (TYP OF 12)
- 5 VACUUM CORRELATOR
- 6 HEATED CONCRETE PAVEMENT
- 7 ESCAPE LANE
- 8 TRANSFORMER PAD
- 9 ADA PARKING SIGN
- 10 STOP SIGN
- 11 DO NOT ENTER SIGN
- 12 MONUMENT SIGN, SEE ARCHITECTURAL PLANS
- 13 18" STRAIGHT CONCRETE CURB
- 14 MDT DETAIL 'M' CONCRETE DRIVEWAY OPENING, R-29-1
- 15 FLAG POLE
- 16 7'-4" MASONRY SCREENING WALL, SEE ARCHITECTURAL PLANS
- 17 FLUSH INTEGRAL CURB AND SIDEWALK
- 18 PATHWAY
- 19 ACCESSIBLE ROUTE
- 20 INTEGRAL CURB AND SIDEWALK
- 21 CONCRETE CURB AND GUTTER
- 22 LIGHT POLE
- 23 RAMP
- 24 MOUNTABLE CONCRETE CURB
- 25 "EMERGENCY VEHICLE ACCESS ONLY" SIGN
- 26 MDT "M" DETAIL CONCRETE GUTTER
- 27 DIRECTIONAL SIGN

NOTES

1. SEE PHOTOMETRIC PLAN FOR LIGHT POLE LOCATIONS
2. ALL PARKING SPACES SHALL BE SINGLE STRIPED WITH FOUR-INCH WIDE STRIPES PER THE STANDARDS IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC DEVICES.



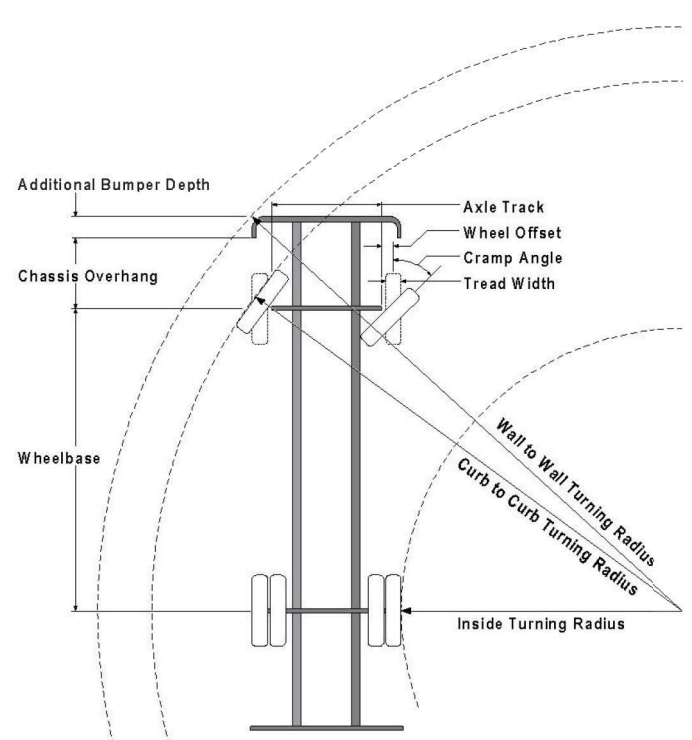
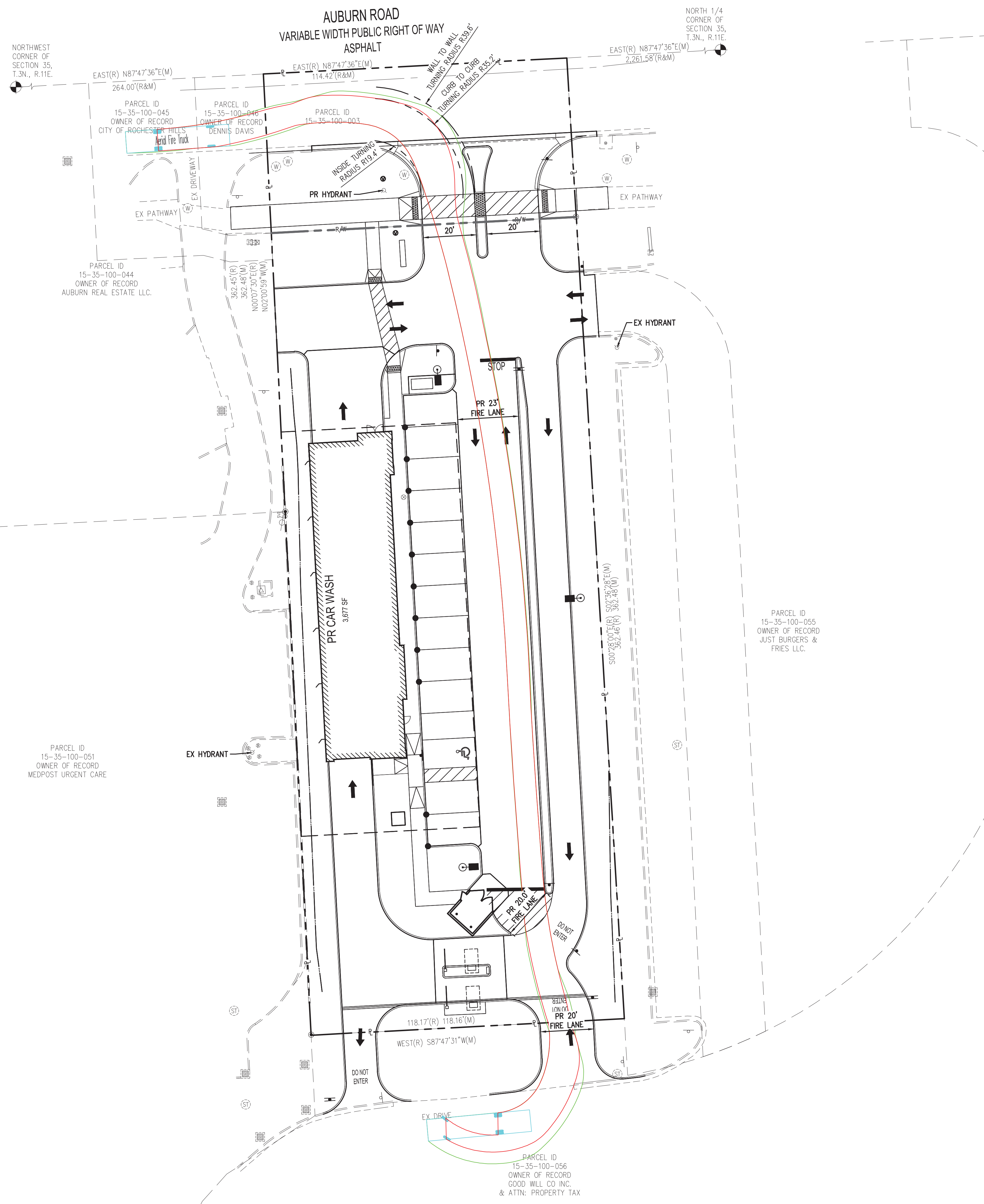
PARCEL ID 15-35-100-051
 OWNER OF RECORD MEDPOST URGENT CARE

PARCEL ID 15-35-100-055
 OWNER OF RECORD JUST BURGERS & FRIES LLC.

PARCEL ID 15-35-100-056
 OWNER OF RECORD GOOD WILL CO INC.
 & ATTN: PROPERTY TAX

<p>NOT TO BE USED AS CONSTRUCTION DRAWINGS</p>	NO.	DATE	BY	DESCRIPTION
<p>607 SHELBY ST DEPT. OF PUBLIC WORKS TEL: 313.961.9500 FAX: 313.961.9509</p>	<p>PROJECT DATE: 12/02/2022</p>	<p>PROJECT NO: M300020</p>	<p>ESP</p>	<p>MM</p>
<p>TECHNICAL SKILL. CREATIVE SPIRIT.</p> <p>www.MannikSmithGroup.com</p>				
<p>PREPARED FOR:</p> <p>13375 NATIONAL ROAD SW ETNA, OHIO 43068</p>	<p>SITE PLAN FOR</p> <p>CLEAN EXPRESS CAR WASH</p> <p>10 E AUBURN ROAD ROCHESTER HILLS, MI 48307</p>			
<p>SITE PLAN</p>				
<p>C200</p>				

811 or 1-800-482-7171
 Know What's Below. Call Before You Dig.



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	16.3 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	16 in.
Front Overhang:	64.99 in.
Wheelbase:	245.5 in.

Calculated Turning Radii:

Inside Turn:	16 ft. 5 in.
Curb to curb:	35 ft. 3 in.
Wall to wall:	35 ft. 7 in.

Comments:
RHFD 105' turn radius

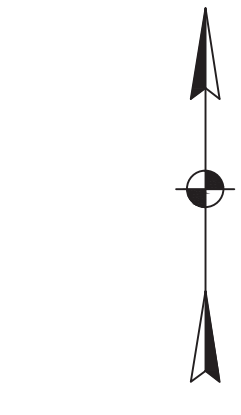
CITY OF ROCHESTER HILLS FIRE TRUCK SPECIFICATIONS
NOT TO SCALE

LEGEND

- EX CONCRETE CURB
- PR CONCRETE CURB
- PR CURB LIMIT
- PR R
- R/W
- EX PROPERTY LINE
- EX RIGHT-OF-WAY LINE
- PR ADA PAINT STRIPING
- PR DETECTABLE WARNING SURFACE

FIRE DEPARTMENT NOTES

- A KNOX KEY SYSTEM SHALL BE INSTALLED IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE THROUGH THE KNOX COMPANY AT WWW.KNOXBOX.COM (IFC 2006 SEC.1028.2) .
- FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS SPACED NOT MORE THAN 100 FEET APART. FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE" AND SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (FIRE PREVENTION ORDINANCE CHAPTER 58, SEC 503).
- CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006 CHAPTER 14.
- OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING. OPEN BURNING FOR WARMING OF SAND AND / OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 307.6.2 & 307.6.2.3) MORTAR PERMIT CAN BE APPLIED FOR ONLINE AT WWW.ROCHESTERHILLS.ORG/FIRE IN THE "FOR YOUR BUSINESS" SECTION.
- FIRE APPARATUS ACCESS ROADWAYS SHOULD BE DESIGNED TO SUPPORT THE LOAD OF THE FIRE APPARATUS (75,000 POUNDS) AND BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF 20 FEET ACROSS (26 FEET ACROSS WHERE FIRE HYDRANTS ARE PRESENT) AND AN UNOBSTRUCTED HEIGHT OF 13 FEET 6 INCHES.
- A FLOW TEST IS REQUIRED TO EVALUATE THE CAPABILITIES OF THE WATER SUPPLY. THIS CAN BE OBTAINED BY CONTACTING THE ROCHESTER HILLS ENGINEERING DEPARTMENT AT 248-656-4640.
- EXIT DOORS SHALL REMAIN FREE OF OBSTRUCTIONS AT ALL TIMES. PROVIDE GUARD POSTS OR OTHER ACCEPTABLE MEANS OF PROTECTING EXIT DOORS OPENING INTO DRIVES AND PARKING AREAS.



SCALE 0 10 20 40
ROCHESTER HILLS MICHIGAN
JNRN2022-0013
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Received 11/17/2022
City of Rochester Hills
Planning & Economic Development

NOT TO BE USED AS CONSTRUCTION DRAWINGS

NO.	DATE	BY	DESCRIPTION
607	SHELBY ST		
	TEL: 313.961.9500		
	FAX: 313.961.9509		
PROJECT DATE:	12/02/2022		
PROJECT NO:	M390020		
DRAWN BY:	ESP		
CHECKED BY:	MJM		

TECHNICAL SKILL. CREATIVE SPIRIT.

www.MannikSmithGroup.com

PREPARED FOR:

EXPRESS WASH CONCRETS
13375 NATIONAL ROAD SW
ETNA, OHIO 43068

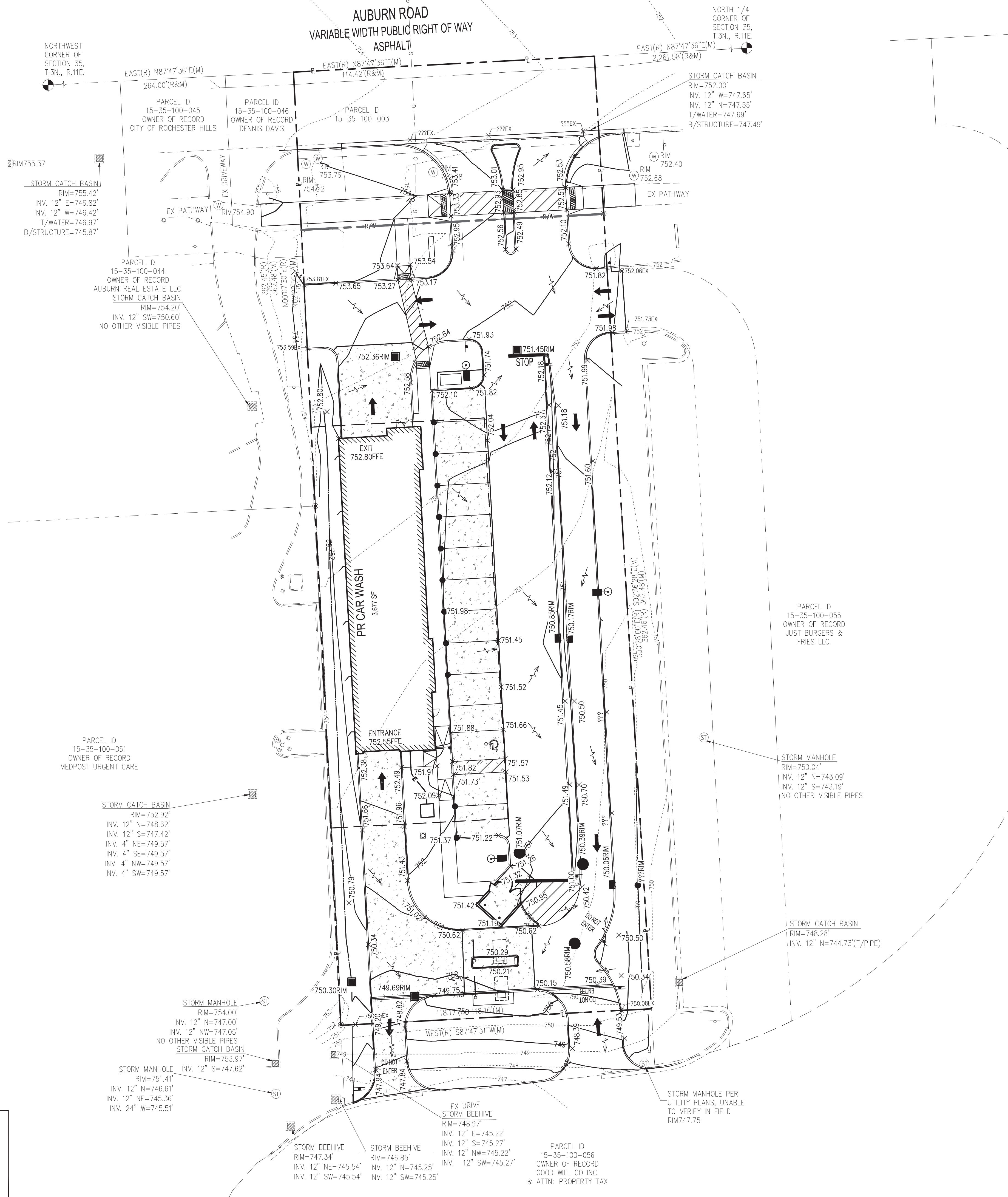
SITE PLAN FOR
CLEAN EXPRESS CAR WASH
10 E AUBURN ROAD
ROCHESTER HILLS, MI 48307

FIRE PROTECTION PLAN

C201

MICHIGAN Utility Notification CENTER 811
811 or 1-800-482-7171
Know What's Below. Call Before You Dig.

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LEGEND

- 1008 --- EX CONTOUR
- 1008 — PR CONTOUR
- ⊕ EX STORM MANHOLE
- ⊕ EX CATCH BASIN
- ⊕ EX CURB AND GUTTER INLET
- PR FLOW DIRECTION
- ⊕ PR CATCH BASIN
- ⊕ PR CURB AND GUTTER INLET
- PR MANHOLE
- × 1007.50 PR PAVEMENT ELEVATION
- × 1007.50 TC PR TOP OF CURB ELEVATION
- × 1007.50 RIM PR STRUCTURE RIM ELEVATION
- ▭ CONCRETE PAVEMENT

NOTES

1. SEE SHEET C301 FOR DETAILED GRADING PLAN

NOT TO BE USED AS CONSTRUCTION DRAWINGS

NO.	DATE	DESCRIPTION

607 SHELBY ST
 DUBLIN, OHIO 43017
 TEL: 313.961.9500
 FAX: 313.961.9509

PROJECT DATE: 12/02/2022
 PROJECT NO: M390020
 DRAWN BY: ESP
 CHECKED BY: M/M

TECHNICAL SKILL.
 CREATIVE SPIRIT.

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PREPARED FOR:

EXPRESS
 WASH CONCEPTS
 13375 NATIONAL ROAD SW
 ETNA, OHIO 43068

SITE PLAN FOR

CLEAN EXPRESS CAR WASH

10 E AUBURN ROAD
 ROCHESTER HILLS, MI 48307

GRADING PLAN

C300

MICHIGAN Utility Notification CENTER 811

811 or 1-800-482-7171
 Know What's Below. Call Before You Dig.

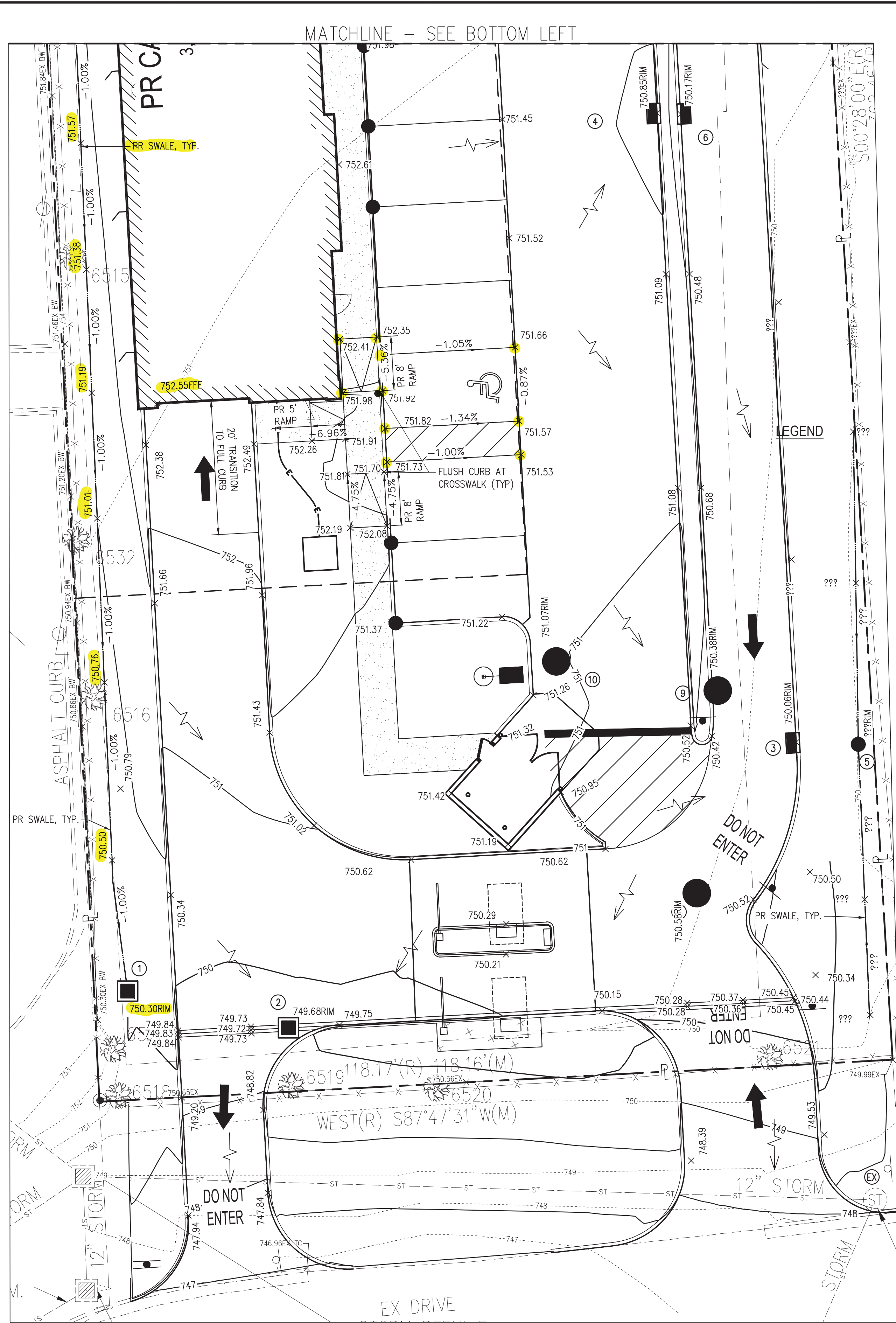
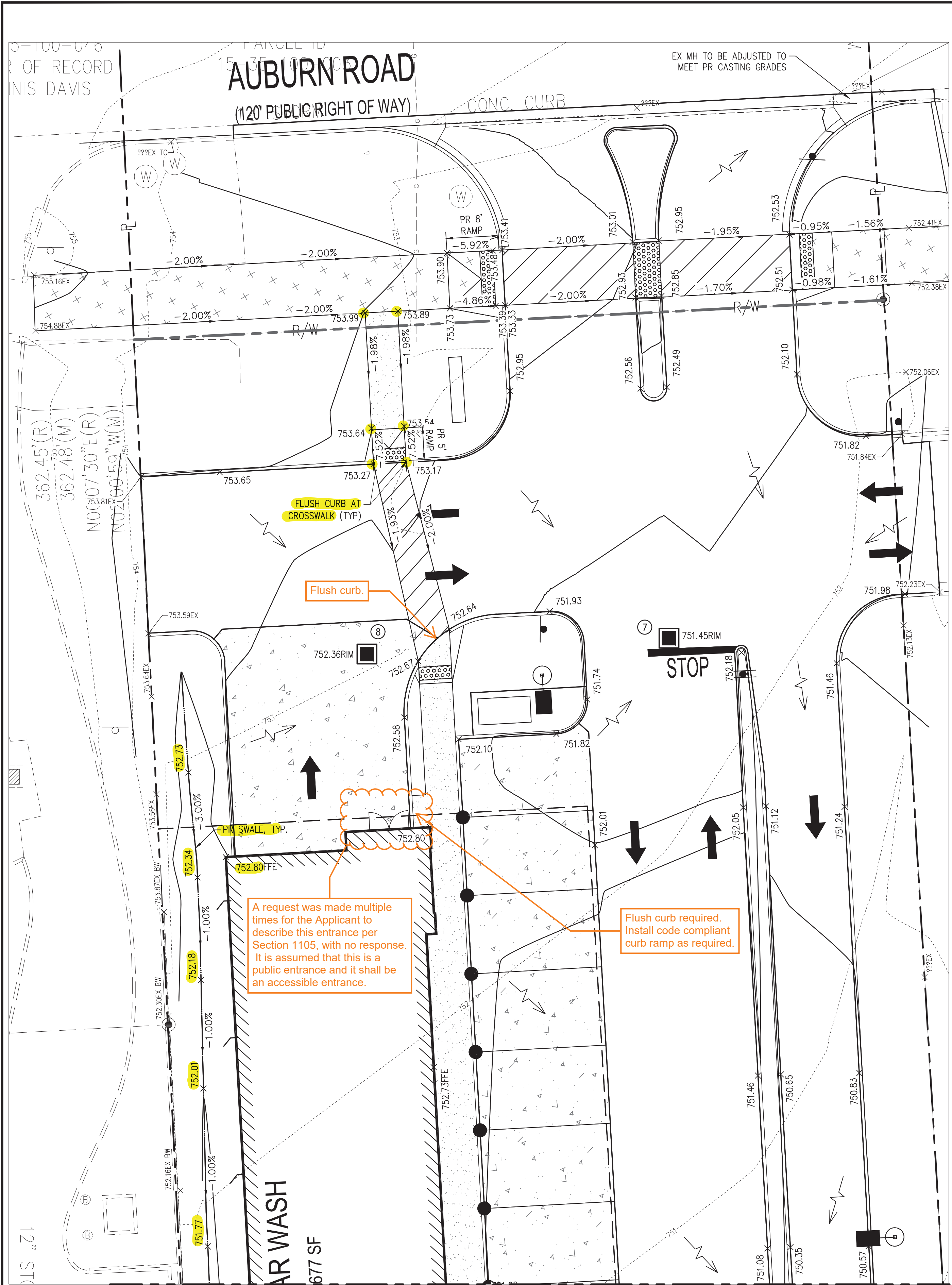
0 10 20 40
 SCALE

ROCHESTER HILLS MICHIGAN

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Received 11/17/2022
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 Planning & Economic Development

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- LEGEND**
- 1008 --- EX CONTOUR
 - 1008 --- PR CONTOUR
 - (Symbol) EX STORM MANHOLE
 - (Symbol) EX CATCH BASIN
 - (Symbol) EX CURB AND GUTTER INLET
 - (Symbol) PR FLOW DIRECTION
 - (Symbol) PR CATCH BASIN
 - (Symbol) PR CURB AND GUTTER INLET
 - (Symbol) PR STORM STRUCTURE NUMBER
 - (Symbol) PR PAVEMENT ELEVATION
 - (Symbol) PR TOP OF CURB ELEVATION
 - (Symbol) PR BOTTOM OF WALL ELEVATION
 - (Symbol) PR FIRST FLOOR ELEVATION
 - (Symbol) EX ELEVATION
 - (Symbol) EX BOTTOM OF WALL ELEVATION
 - (Symbol) CONCRETE PAVEMENT

NO.	DATE	BY	DESCRIPTION

**NOT TO BE USED AS
CONSTRUCTION DRAWINGS**

607 SHELBY ST.
DETROIT, MI 48226
TEL: 313.961.9650
FAX: 313.961.9658

PROJECT DATE: 12/02/2022

PROJECT NO: M300020

DRAWN BY: ESP

CHECKED BY: M/M



SITE PLAN FOR

CLEAN EXPRESS CAR WASH

10 E AUBURN ROAD
ROCHESTER HILLS, MI 48307

**DETAILED
GRADING PLAN**

C301

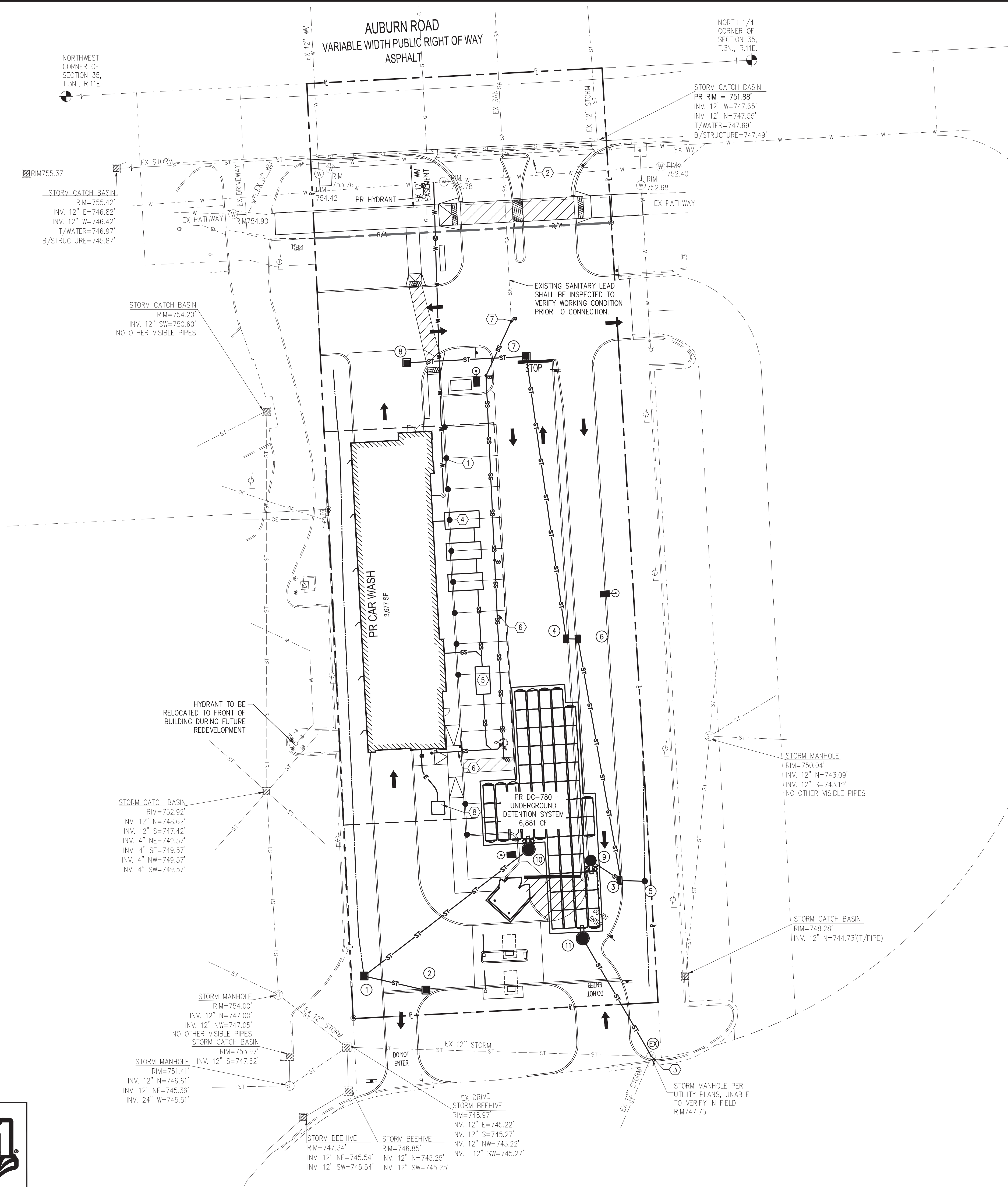
MICHIGAN
**Utility Notification
CENTER** **811**

811 or
1-800-482-7171
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Planning & Economic
Development

CITY FILE #22-038 SECTION #35



CODED NOTES

- ① PR 2" DOMESTIC WATER SERVICE
- ② PR TAPPING SLEEVE, VALVE AND WELL
- ③ CONNECT PR STORM SEWER TO EXISTING STORM MANHOLE
- ④ PR WATER RECLAMATION TANKS
- ⑤ PR GREASE INTERCEPTOR
- ⑥ PR 6" SANITARY LEAD AT MIN 1.00% SLOPE
- ⑦ CONNECT PR SANITARY SERVICE TO EXISTING SERVICE ON SITE, PER THE CITY OF ROCHESTER HILLS STANDARDS. EX SANITARY SEWER LEAD TO BE TELEVISED PRIOR TO CONNECTION TO VERIFY IT IS IN GOOD WORKING ORDER
- ⑧ PR TRANSFORMER

NOTES

- 1. SEE SHEET C401 FOR STORMWATER MANAGEMENT PLAN
- 2. SEE PHOTOMETRIC PLAN FOR LIGHT POLE LOCATIONS

LEGEND

- OE — EX OH ELECTRIC LINE
- SA — EX SANITARY LINE
- FO — EX FIBER OPTIC LINE
- W — EX WATER LINE
- ST — EX STORM LINE
- ⊙ SA EX SANITARY MANHOLE
- ⊙ ST EX STORM MANHOLE
- ⊙ H EX HYDRANT & VALVE
- ⊙ U EX UTILITY POLE
- ⊙ C EX STORM CURB INLET
- ST — PR STORM
- SD — PR 6" ROOF DRAIN @ 1.0% MIN SLOPE
- W — PR WATER SERVICE
- SS — PR SANITARY SERVICE
- E — PR UNDERGROUND ELECTRIC
- G — PR GAS SERVICE
- PR CATCH BASIN
- PR CURB AND GUTTER INLET
- ∞ PR CLEANOUT
- ① PR STORM STRUCTURE NUMBER
- ⊙ PR LIGHT POLE SEE PHOTOMETRIC PLANS

CONNECTION TO EXISTING UTILITIES

THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING SANITARY SEWER AND STORM SEWER COMPONENTS PRIOR TO INSTALLATION OF PROPOSED INFRASTRUCTURE

THE CONTRACTOR SHALL COORDINATE THE SIZE AND ROUTE OF PRIVATE UTILITIES (GAS, ELECTRIC, ETC.) WITH THE APPROPRIATE UTILITY PROVIDER AND VERIFY CONNECTION LOCATIONS AT THE PROPOSED BUILDING WITH THE APPROVED M.E.P. PLANS (BY OTHERS).

NOT TO BE USED AS CONSTRUCTION DRAWINGS

NO.	DATE	DESCRIPTION

607 SHELBY ST
 DEPT. OF PUBLIC WORKS
 TEL: 313.961.9500
 FAX: 313.961.9509

PROJECT DATE: 12/02/2022
 PROJECT NO: MS90020
 DRAWN BY: ESP
 CHECKED BY: MM

TECHNICAL SKILL. CREATIVE SPIRIT.

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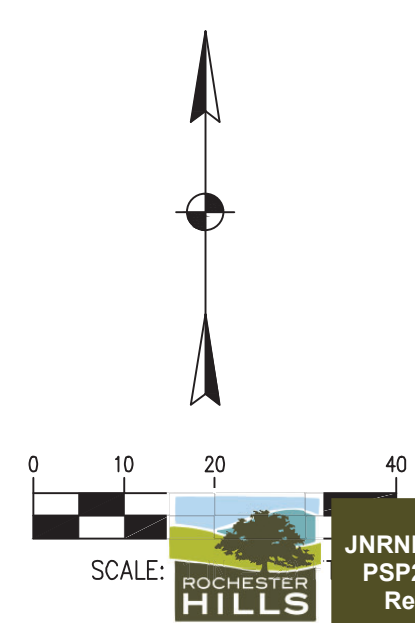
PREPARED FOR:

EXPRESS
 WASH CONCEPTS
 13375 NATIONAL ROAD SW
 ETNA, OHIO 43068

SITE PLAN FOR
CLEAN EXPRESS CAR WASH
 10 E AUBURN ROAD
 ROCHESTER HILLS, MI 48307

UTILITY PLAN

C400



MICHIGAN Utility Notification CENTER 811

811 or 1-800-482-7171
 Know What's Below. Call Before You Dig.

SCALE: 1"=40'

ROCHESTER HILLS MICHIGAN

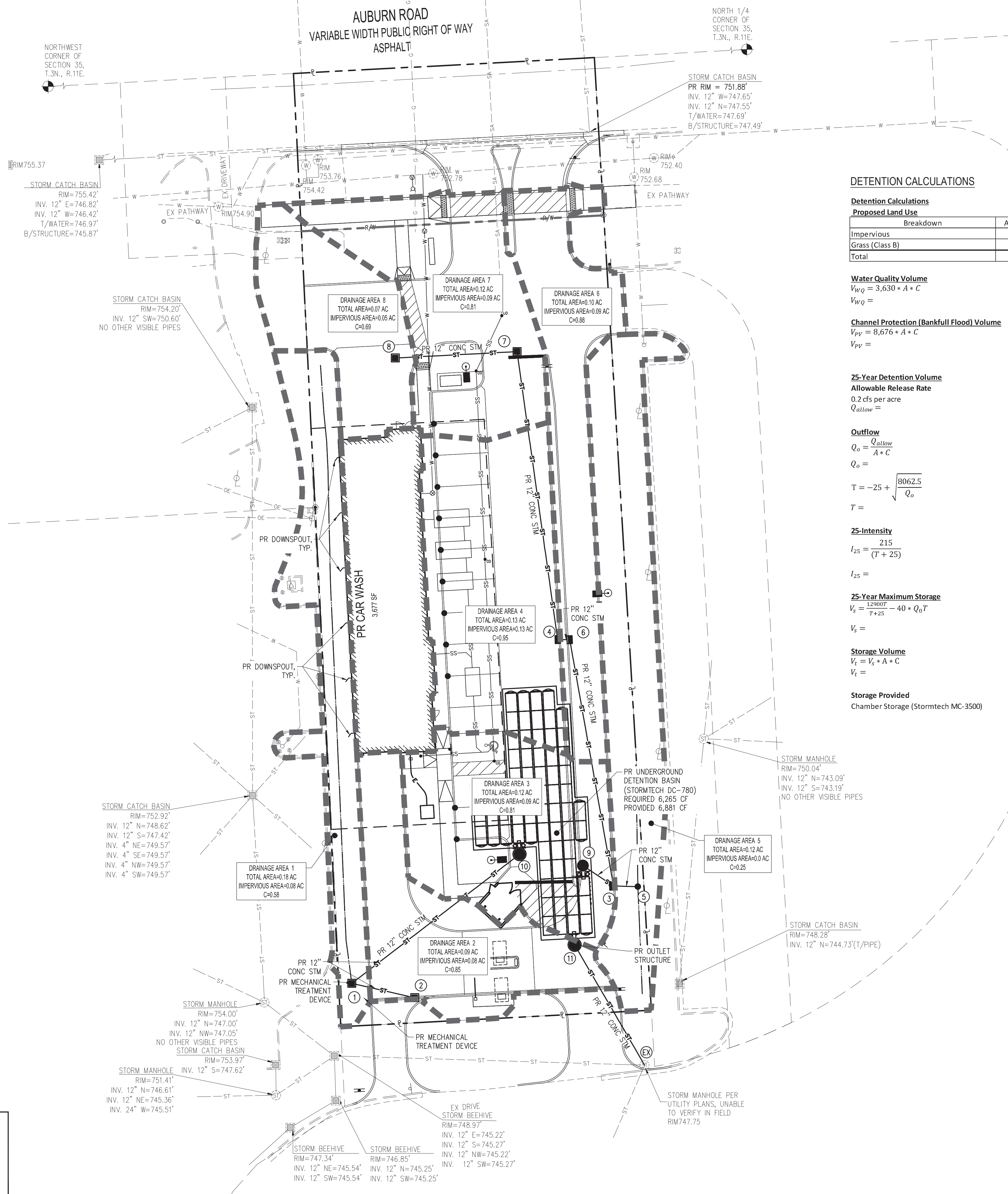
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 Revision 3

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 City of Rochester Hills
 Planning & Economic Development

STORM SEWER SUMMARY

STRUCTURE	ELEVATIONS
EX MH*	EX 12" INV 744.47 W EX 12" INV 743.67 SW PR 12" INV 743.67 NW
CB 1 (4' DIA) MECHANICAL TREATMENT DEVICE	RIM 750.30 12" INV 745.44 NE 12" INV 745.44 SE
CB 2 (2' DIA) INLET STRUCTURE	RIM 749.69 12" INV 745.52 NW
CB 3 (4' DIA) MECHANICAL TREATMENT DEVICE	RIM 750.06 12" INV 745.70 N 12" INV 745.25 E 12" INV 745.28 W
CB 4 (4' DIA)	RIM 750.85 12" INV 746.68 E 12" INV 746.93 N
CB 5 (2' DIA)	RIM 749.48 12" INV 745.31 W
CB 6 (4' DIA)	RIM 750.17 12" INV 746.00 S 12" INV 746.66 E
CB 7 (4' DIA)	RIM 751.45 12" INV 747.28 S 12" INV 747.90 W
CB 8 (2' DIA)	RIM 752.36 12" INV 748.19 E
MH 9 (4' DIA)	RIM 750.28 12" INV 745.23 SE 12" INV 745.23 S
MH 10 (4' DIA)	RIM 751.02 12" INV 745.18 SW 12" INV 745.18 N
OC 11 (4' DIA) OUTLET CONTROL DEVICE	RIM 750.41 12" INV 744.90 SE 12" INV 744.90 N
DETENTION BASIN (STORMTECH DC-780)	TOP OF STONE 747.5 TOP OF CHAMBER 747.34 BOTTOM OF CHAMBER 744.90 BOTTOM OF STONE 744.15

*INVERTS BASED ON RECORD DRAWINGS. STRUCTURE TO BE FIELD VERIFIED.



DETENTION CALCULATIONS

Detention Calculations
Proposed Land Use

Breakdown	Area (Ac.)	C
Impervious	0.62	0.95
Grass (Class B)	0.31	0.25
Total	0.93	0.72

Water Quality Volume
 $V_{WQ} = 3,630 * A * C$
 $V_{WQ} =$ 2422 cubic feet

Channel Protection (Bankfull Flood) Volume
 $V_{PPV} = 8,676 * A * C$
 $V_{PPV} =$ 5789 cubic feet

25-Year Detention Volume
Allowable Release Rate
 0.2 cfs per acre
 $Q_{allow} =$ 0.186 cfs/acre

Outflow
 $Q_o = \frac{Q_{allow}}{A * C}$
 $Q_o =$ 0.278 cfs
 $T = -25 + \sqrt{\frac{8062.5}{Q_o}}$
 $T =$ 145 min

25-Intensity
 $I_{25} = \frac{215}{(T + 25)}$
 $I_{25} =$ 1.26 inch

25-Year Maximum Storage
 $V_s = \frac{1.29007}{T + 25} * 40 * Q_o * T$
 $V_s =$ 9,390 cf/(A*C)

Storage Volume
 $V_t = V_s * A * C$
 $V_t =$ 6,265 cubic feet

Storage Provided
 Chamber Storage (Stormtech MC-3500)
 6,881 cubic feet

LEGEND

- PR DRAINAGE AREA
- EX OH ELECTRIC LINE
- EX SANITARY LINE
- EX FIBER OPTIC LINE
- EX WATER LINE
- EX STORM LINE
- EX SANITARY MANHOLE
- EX STORM MANHOLE
- EX HYDRANT & VALVE
- EX UTILITY POLE
- EX STORM CURB INLET
- PR STORM
- PR 6" ROOF DRAIN @ 1.0% MIN SLOPE
- PR WATER SERVICE
- PR SANITARY SERVICE
- PR UNDERGROUND ELECTRIC
- PR GAS SERVICE
- PR CATCH BASIN
- PR CURB AND GUTTER INLET
- PR CLEANOUT
- PR STORM STRUCTURE NUMBER
- PR LIGHT POLE SEE PHOTOMETRIC PLANS

NOT TO BE USED AS CONSTRUCTION DRAWINGS

607 SHELBY ST
 DEPT. OF PUBLIC WORKS
 TEL: 313.981.9500
 FAX: 313.981.9509

PROJECT DATE: 12/02/2022
 PROJECT NO: M390020
 DRAWN BY: ESP
 CHECKED BY: MM



PREPARED FOR:
EXPRESS CONCRETE
 13375 NATIONAL ROAD SW
 ETNA, OHIO 43088

SITE PLAN FOR
CLEAN EXPRESS CAR WASH
 10 E AUBURN ROAD
 ROCHESTER HILLS, MI 48307

STORMWATER MANAGEMENT PLAN

C401

MICHIGAN Utility Notification CENTER 811

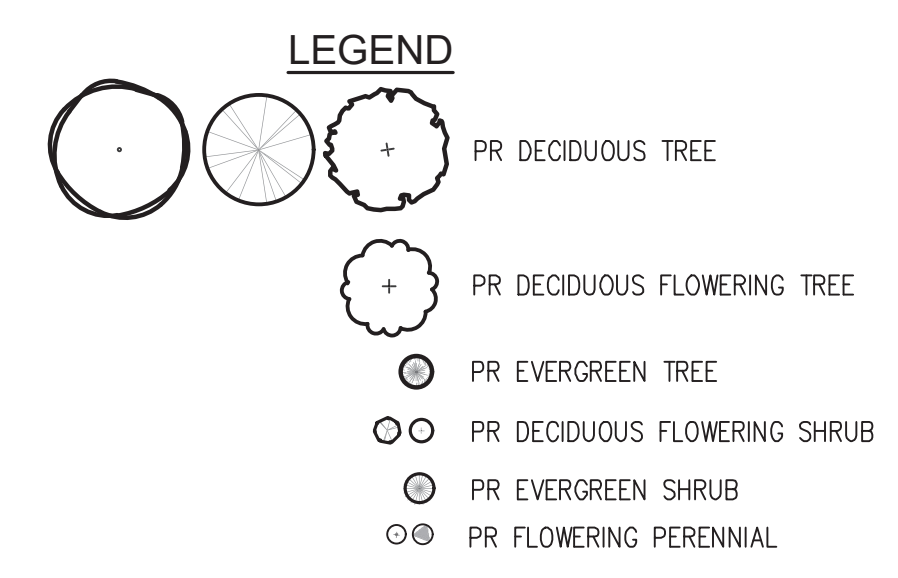
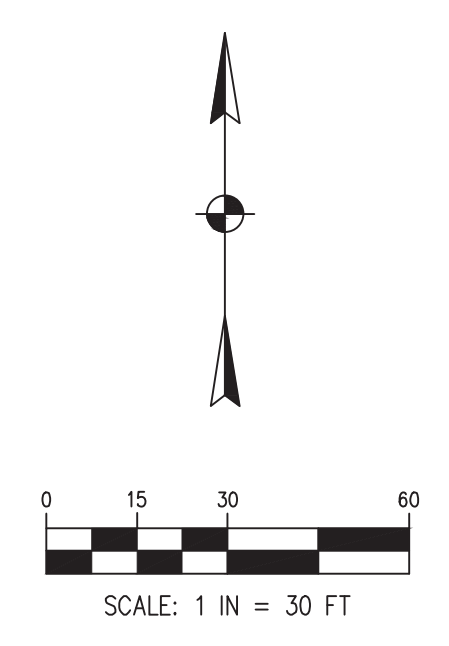
811 or 1-800-482-7171
 Know What's Below. Call Before You Dig.

SCALE: 1" = 40'

ROCHESTER HILLS MICHIGAN

JNRB-2022-0013
 PSP2022-0032
 Revision 3

Received 11/7/2022
 City of Rochester Hills
 Planning & Economic Development



LANDSCAPE CODE REQUIREMENTS

REQUIRED:	PROVIDED:
ROCHESTER HILLS CODE OF ORDINANCES – CHAPTER 126 126-397 TREES BEING REMOVED MUST BE REPLACED ON A ONE-FOR-ONE BASIS. DECIDUOUS REPLACEMENT TREES MUST MEASURE 2" IN DIAMETER OR GREATER. 2 EXISTING TREES REMOVED.	2 REPLACEMENT TREES PROVIDED BY *UL PA.
ROCHESTER HILLS ZONING ORDINANCE – ARTICLE 12 138-12.300 A TYPE A BUFFER YARD IS REQUIRED BETWEEN B-2 AND B-5 PARCELS. 1.5 DECIDUOUS TREES, 1 EVERGREEN TREE, AND 4 SHRUBS SHALL BE PROVIDED FOR EVERY 100 LINEAL FEET. 197 LINEAL FEET = 1.5 DECIDUOUS TREES, 1 EVERGREEN TREE, AND 4 SHRUBS ARE REQUIRED ALONG THE WEST PROPERTY LINE. A TYPE B BUFFER YARD IS REQUIRED BETWEEN B-3 AND B-5 PARCELS. 2 DECIDUOUS TREES, 1.5 ORNAMENTAL TREES, 2 EVERGREEN TREES, AND 4 SHRUBS SHALL BE PROVIDED FOR EVERY 100 LINEAL FEET. 362 LINEAL FEET = 6 DECIDUOUS TREES, 5 ORNAMENTAL TREES, 6 EVERGREEN TREES, AND 12 SHRUBS ARE REQUIRED ALONG THE EAST PROPERTY LINE.	FOR THE WEST PROPERTY LINE: 4 EXISTING DECIDUOUS TREES PROVIDED, 1 PROPOSED EVERGREEN TREE AND 5 PROPOSED SHRUBS PROVIDED. FOR THE EAST PROPERTY LINE: 3 EXISTING DECIDUOUS TREES, 3 PROPOSED DECIDUOUS TREES, 6 EVERGREEN TREES, 5 ORNAMENTAL TREES, AND 37 SHRUBS PROVIDED.
138-12.301.2 TERMINAL LANDSCAPE ISLANDS SHALL BE PROVIDED AT THE END OF EACH ROW OF PARKING SPACES. EACH LANDSCAPE ISLAND SHALL HAVE A MINIMUM OF 1 SHADE TREE.	2 TERMINAL LANDSCAPE ISLANDS PROVIDED.
138-12.304 STREET TREE PLANTINGS SHALL BE REQUIRED FOR ALL DEVELOPMENT PROJECTS ADJACENT TO OR ALONG THE MARGINS OF STREET RIGHTS-OF-WAY. STREET TREES SHALL CONSIST OF DECIDUOUS SHADE TREES PLANTED AT A MINIMUM CONCENTRATION OF 1 STREET TREE PER 35 LINEAR FEET OF RIGHT-OF-WAY. 1 ORNAMENTAL TREE IS REQUIRED FOR EVERY 60 LINEAL FEET. LINEAR FEET OF RIGHT-OF-WAY FRONTAGE: 115' 4 DECIDUOUS SHADE TREES AND 2 ORNAMENTAL TREES ARE REQUIRED.	4 DECIDUOUS TREES AND 2 ORNAMENTAL TREES PROVIDED ALONG RIGHT-OF-WAY.

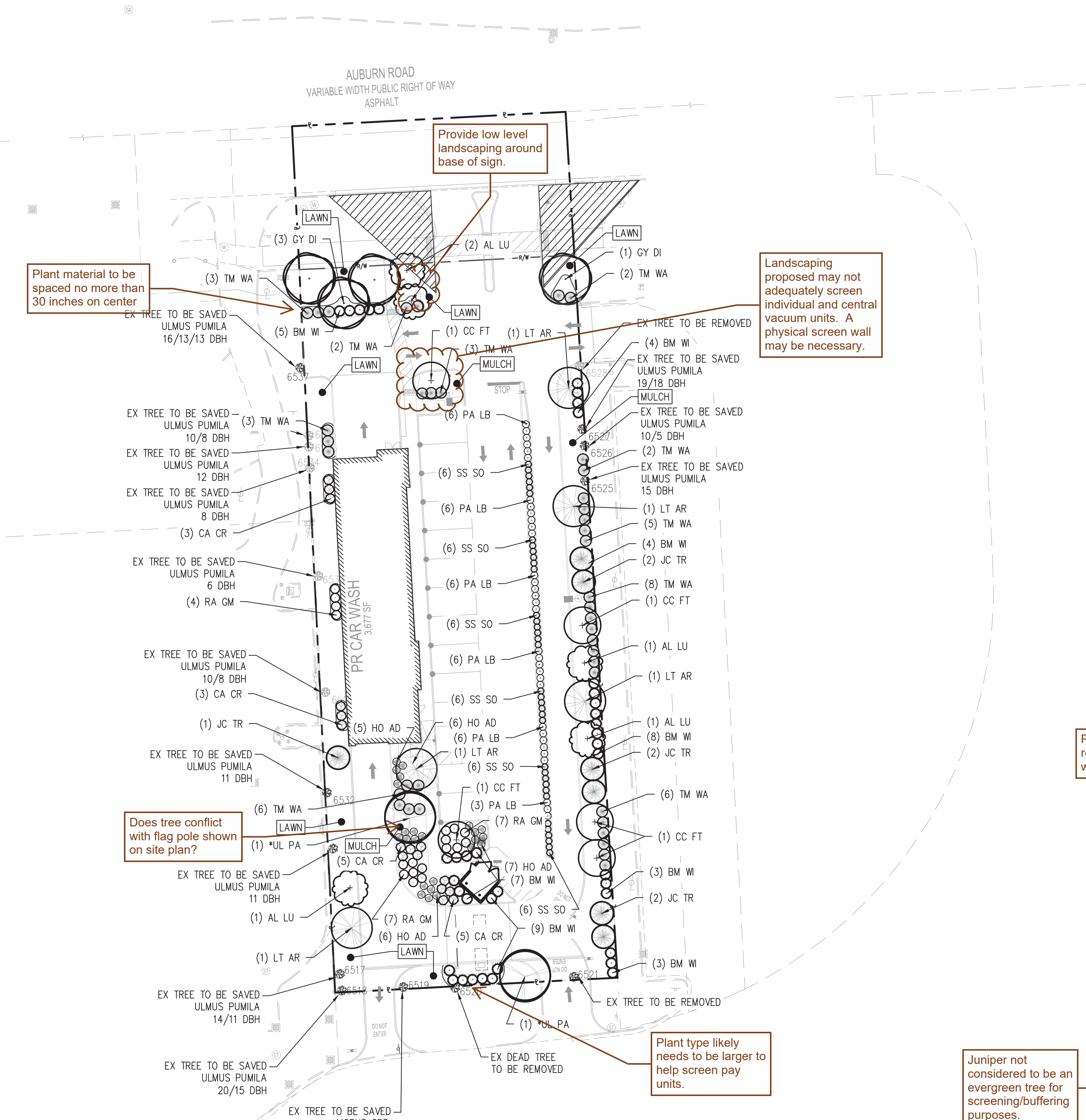
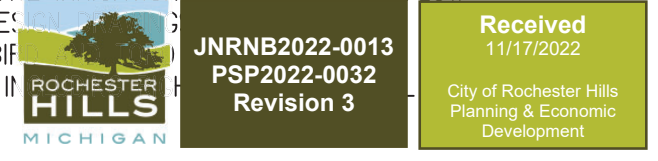
LANDSCAPE PLANT LIST

ABRV.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
AL LU	5	AMELANCHIER LAEVIS 'LUSTRE'	LUSTRE ALLEGHENY SERVICEBERRY	2" CALIPER	B&B	ORNAMENTAL TREE
CC FT	5	CERCIS CANADENSIS 'NC2016-2'	FLAME THROWER REDBUD	2" CALIPER	B&B	ORNAMENTAL TREE
GY DI	4	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	3" CALIPER	B&B	DECIDUOUS TREE
*UL PA	2	ULMUS X 'PATRIOT'	PATRIOT ELM	3" CALIPER	B&B	DECIDUOUS TREE
LT AR	5	LIRIODENDRON TULPIFERA 'ARNOLD'	ARNOLD TULIP POPLAR	3" CALIPER	B&B	DECIDUOUS TREE
PA LB	33	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GALLON	CONTAINER	ORNAMENTAL GRASS
SS SO	36	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	1 GALLON	CONTAINER	ORNAMENTAL GRASS
HO AD	24	HOSTA 'FRAGRANT BOUQUET'	FRAGRANT BOUQUET HOSTA	1 GALLON	CONTAINER	FLOWERING PERENNIAL
RA GM	18	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	30" HEIGHT	CONTAINER	DECIDUOUS SHRUB
CA CR	16	SLETHRA ALNIFOLIA 'CRYSTALINA'	SUGARTINA CRYSTALINA	1 GALLON	CONTAINER	DECIDUOUS SHRUB
JC TR	7	JUNIPERUS X 'J.N. SELECT BLUE'	STAR POWER CHINESE JUNIPER	5' SPREAD	CONTAINER	EVERGREEN TREE
BM WI	39	BUXUS MICROPHYLLA VAR. KOREANA 'WINTERGREEN'	WINTERGREEN KOREAN BOXWOOD	30" HEIGHT	CONTAINER	EVERGREEN SHRUB
TM WA	40	TAXUS MEDIA 'WARDI'	WARDS YEW	30" HEIGHT	CONTAINER	EVERGREEN SHRUB

*PROPOSED TREES THAT FULFILL THE TREE REPLACEMENT REQUIREMENT.

LANDSCAPE IRRIGATION SYSTEM

LANDSCAPE CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF A LANDSCAPE IRRIGATION SYSTEM WHICH COVERS THE ENTIRE SITE PROPERTY. LAWN, TREES AND LANDSCAPE BEDS SHALL BE IRRIGATED ON SEPARATE ZONES. IRRIGATION SYSTEM SHALL INCLUDE A SMART ELECTRONIC CONTROLLER WITH WEATHER SENSOR, RAIN DELAY SEASONAL ADJUST AND WATER BUDGET FEATURES. A SEPARATE IRRIGATION METER AND BACKFLOW PREVENTOR PER CITY REQUIREMENTS AND ANY PERMITS SHALL BE INCLUDED. PROVIDE COMPLETE IRRIGATION DESIGN AND PERMITS PRIOR TO INSTALLATION. A COMPLETE SINGLE SOURCE IRRIGATION SYSTEM FROM HUNTER, RAINBOW ACCEPTED. SITE IRRIGATION MAY ONLY OCCUR DURING 12 AM AND 5 AM. ALL LANDSCAPE AND GRASS AREAS, IF FULLY IRRIGATED AND COMPLIANT WITH SECTION 138-12.105.



Provide low level landscaping around base of sign.

Plant material to be spaced no more than 30 inches on center

Landscaping proposed may not adequately screen individual and central vacuum units. A physical screen wall may be necessary.

Does tree conflict with flag pole shown on site plan?

Plant type likely needs to be larger to help screen pay units.

Juniper not considered to be an evergreen tree for screening/buffering purposes.

Perimeter parking lot landscaping required in addition to street/right of way planting requirements.

CITY OF ROCHESTER HILLS PLANTING PLACEMENT NOTES:

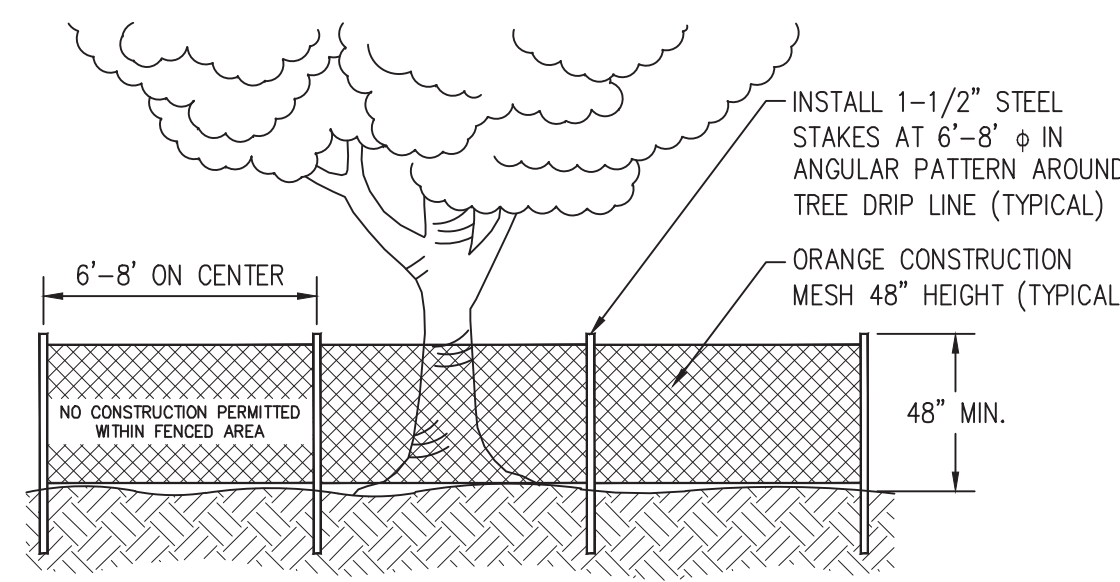
PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC RIGHT-OF-WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC ROAD. (TREES MUST BE PLANTED AT LEAST 15' AWAY FROM CURB OR ROAD EDGE WHERE THE SPEED LIMIT IS MORE THAN 35 MPH.) SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED 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 STREET RIGHT-OF-WAY LINES AT A DISTANCE ALONG EACH LINE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC 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.

LANDSCAPE PLANTING NOTES

- THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.
- REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF MDOT CONSTRUCTION SPECIFICATIONS.
- ALL PLANTING MATERIALS: SHALL BE PLANTED PER MDOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.
- PLANTING BEDS: ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.
- BACKFILL MIX: FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
 - ONE PART EXCAVATED SOIL.
 - ONE PART TOPSOIL.
 - ONE PART EPA RATED CLASS IV COMPOST.
 - A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
 - IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
 NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.
- MULCH: SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. PLANTS GROUPED IN MASSES SHALL HAVE THE ENTIRE CONTIGUOUS PLANTING BED OR ISLAND MULCHED. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.
- PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.
- RESTORATION OF DISTURBED AREAS FOR NEW LAWN: ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).
- LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON. WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12:00 A.M. AND 5:00 A.M.
 - TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING): ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE (ODOT LAWN BLEND):

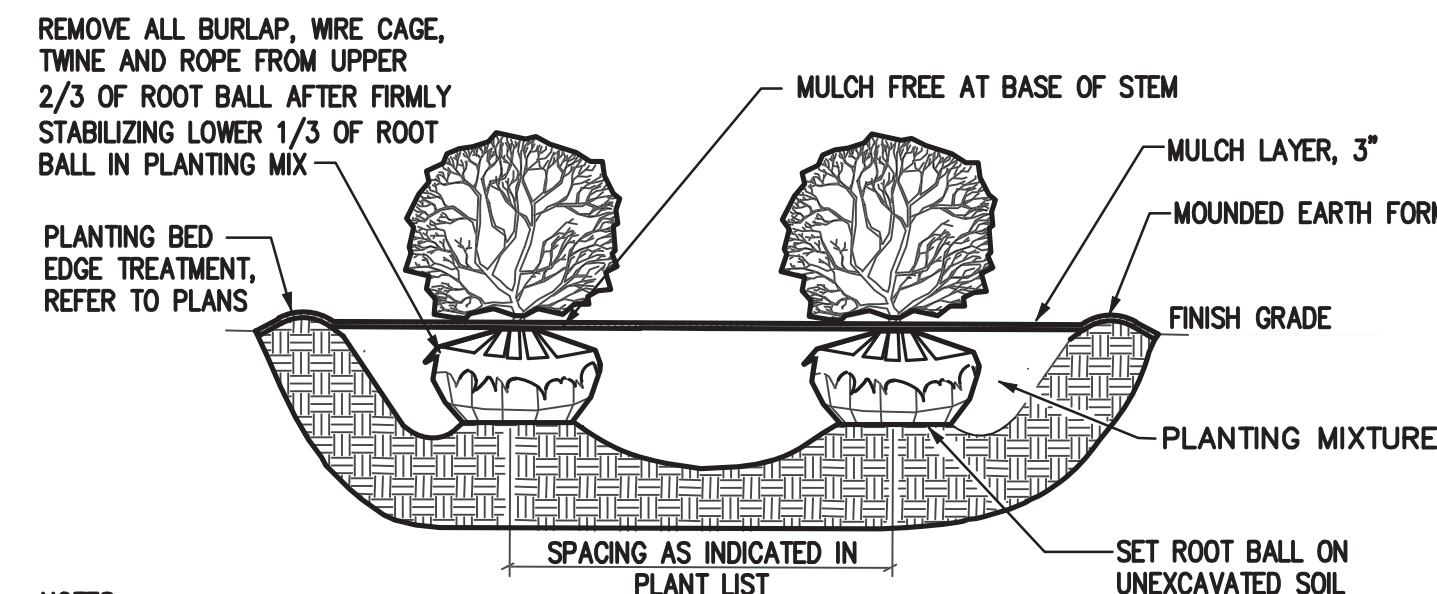
KENTUCKY 31 TALL FESCUE	40%
PERENNIAL RYE	30%
KENTUCKY BLUEGRASS	30%
 - MAINTENANCE:
 - FERTILIZATION PROGRAM
FERTILIZE LAWNS UP TO 6 TIMES PER YEAR USING THE STANDARD RECOMMENDED FERTILIZER FOR THAT TIME OF YEAR. THE FOLLOWING PROGRAM IS A GUIDE:

EARLY SPRING - PRE-EMERGENT CRABGRASS CONTROL AND BALANCED FERTILIZER
SPRING - BROADLEAF WEED CONTROL AND BALANCED FERTILIZER
EARLY SUMMER - SLOW RELEASE SUMMER FERTILIZER
MID SUMMER - SLOW RELEASE TURF BUILDING FERTILIZER
FALL - BROADLEAF WEED CONTROL AND BALANCED FERTILIZER
LATE FALL - LATE FALL/WINTER BLEND FERTILIZER
 - MOWING
NEWLY SEEDED LAWNS NEED TO BE KEPT MOIST AND SEED GERMINATION CAN TAKE FROM 2-4 WEEKS, NO WEED CONTROL OR PRE-EMERGENT SHOULD BE USED UNTIL THE LAWN HAS BEEN MOWED FOR 2 MONTHS TO ENSURE ALL OF THE SEED HAS GERMINATED AND HAS HAD TIME TO HARDEN OFF.
 - MOWING SHOULD NOT REMOVE MORE THAN 1/3 THE TOTAL LEAF SURFACE GRASS BLADE AT ANY ONE MOWING. THIS MAY REQUIRE MOWING TWICE PER WEEK IN THE SPRING AND FALL DUE TO INCREASED GROWTH, AND NORMALLY ONCE PER WEEK THROUGH THE SUMMER. REMOVING MORE THAN 1/3 OF THE LEAF SURFACE CAN SEVERELY SHOCK THE GRASS PLANT. IT IS RECOMMENDED TO BAG CLIPPINGS FOR THE FIRST FEW MOWINGS.
 - BED CARE
IT IS IMPORTANT TO MAINTAIN ADEQUATE MULCH COVER, USUALLY TO A MINIMUM DEPTH OF 2" AN ORGANIC DOUBLE OR TRIPLE PROCESSED MULCH IS SUGGESTED. MULCH COVER ASSISTS IN MAINTAINING AND RETAINING MOISTURE FOR EXTENDED PERIODS OF TIME AND INSULATING THE ROOT ZONES FROM EXTREME HEAT AND COLD. ADDITIONALLY, A GOOD MULCH COVER WILL HELP TO DETER THE GERMINATION OF WEEDS.
 - MULCHING IS NOT REQUIRED YEARLY, A THIN COAT, PURELY TO ADD COLOR MAY BE APPLIED YEARLY TO KEEP UP APPEARANCES AS DESIRED. SHOULD THE MULCH DEPTH EXCEED 4", TURN THE MULCH OVER TO PROMOTE THE MULCH BREAKING DOWN. TOO MUCH MULCH CAN BE DETRIMENTAL TO THE HEALTH OF PLANTS.
 - TO MAINTAIN BED LINES, EDGE THEM PERIODICALLY. EDGING BEDS LIGHTLY 2-3 TIMES PER YEAR WILL PREVENT THE LAWN FROM INVADING THE BEDS WHICH GIVES A JAGGED APPEARANCE TO THE EDGE. THIS IS BEST DONE USING A ROUND POINT SHOVEL AND DIGGING A SHALLOW TRENCH ALONG THE BED LINE.
 - PRUNING
PRUNING TIMES FOR TREES AND SHRUBS VERY DEPENDING ON WHEN THEY FLOWER.
 - SHRUBS AND TREES THAT DEVELOP BLOSSOMS ON NEW GROWTH IN LATE SPRING OR SUMMER SHOULD BE PRUNED IN EITHER EARLY SPRING, OR THE LAST FEW WEEKS OF WINTER
 - SHRUBS AND TREES THAT BEAR BLOSSOMS ON LAST YEAR'S WOOD SHOULD BE PRUNED SOON AFTER BLOOMING. FLOWER BUDS, IN THIS GROUP, ARE FORMED LATE IN THE PREVIOUS GROWING SEASON. HEAVY PRUNING IN THE WINTER OR EARLY SPRING WILL DRAMATICALLY LESSEN THEIR FLOWERING POTENTIAL IN THE SPRING.
 - MOST TREES CAN BE PRUNED AT ANY TIME DURING THE GROWING SEASON. IF PRUNING IS TO BE SEVERE, TRY TO SPREAD THE PRUNING OUT OVER MULTIPLE GROWING SEASONS TO LIMIT STRESS ON THE TREES.
 - FOR MOST PERENNIALS, THE VEGETATION DRIES AND DIES IN THE FALL AND SHOULD BE REMOVED IN THE LATE AUTUMN OR WINTER MONTHS TO PREPARE FOR THE NEXT GROWING SEASON. THIS INCLUDES BULBS WHICH SHOULD BE CUT BACK WHEN THE FOLIAGE BEGINS TO DISCOLOR. USE EXTRA CARE WITH SEMI-EVERGREEN PERENNIALS SO AS TO NOT DAMAGE THE PLANT.
 - PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPING PLANTINGS.
 - ANY PLANT MATERIAL THAT IS DESIGNATED TO BE MAINTAINED THAT DIES OR IS DAMAGED DURING OR AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN KIND WITH LIKE SPECIES AND SIZES.
 - ALL LANDSCAPE AREAS MUST BE IRRIGATED.
 - ALL LANDSCAPING REQUIRED PURSUANT TO CITY OF ROCHESTER CODES AND ORDINANCES SHALL BE MAINTAINED IN PERPETUITY.
 - CITY OF ROCHESTER HILLS MAINTENANCE NOTES (SECTION 138-12.109)
 - THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING, AS FOLLOWS:
 - LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
 - PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
 - ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.
 - THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL, UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 138-12.109 WILL PLACE THE PARCEL IN NON-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.

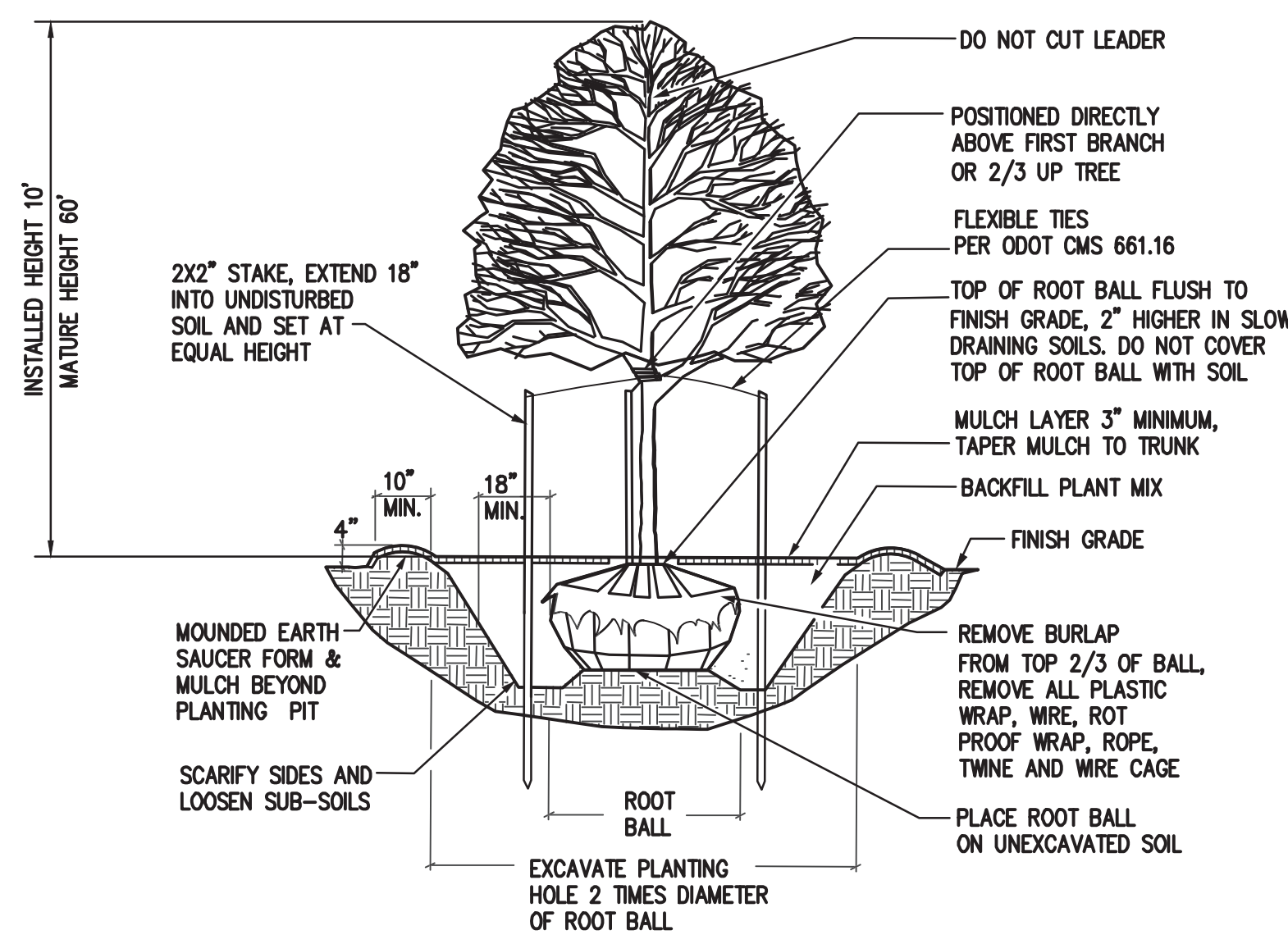


TREE PROTECTION DETAIL
NOT TO SCALE

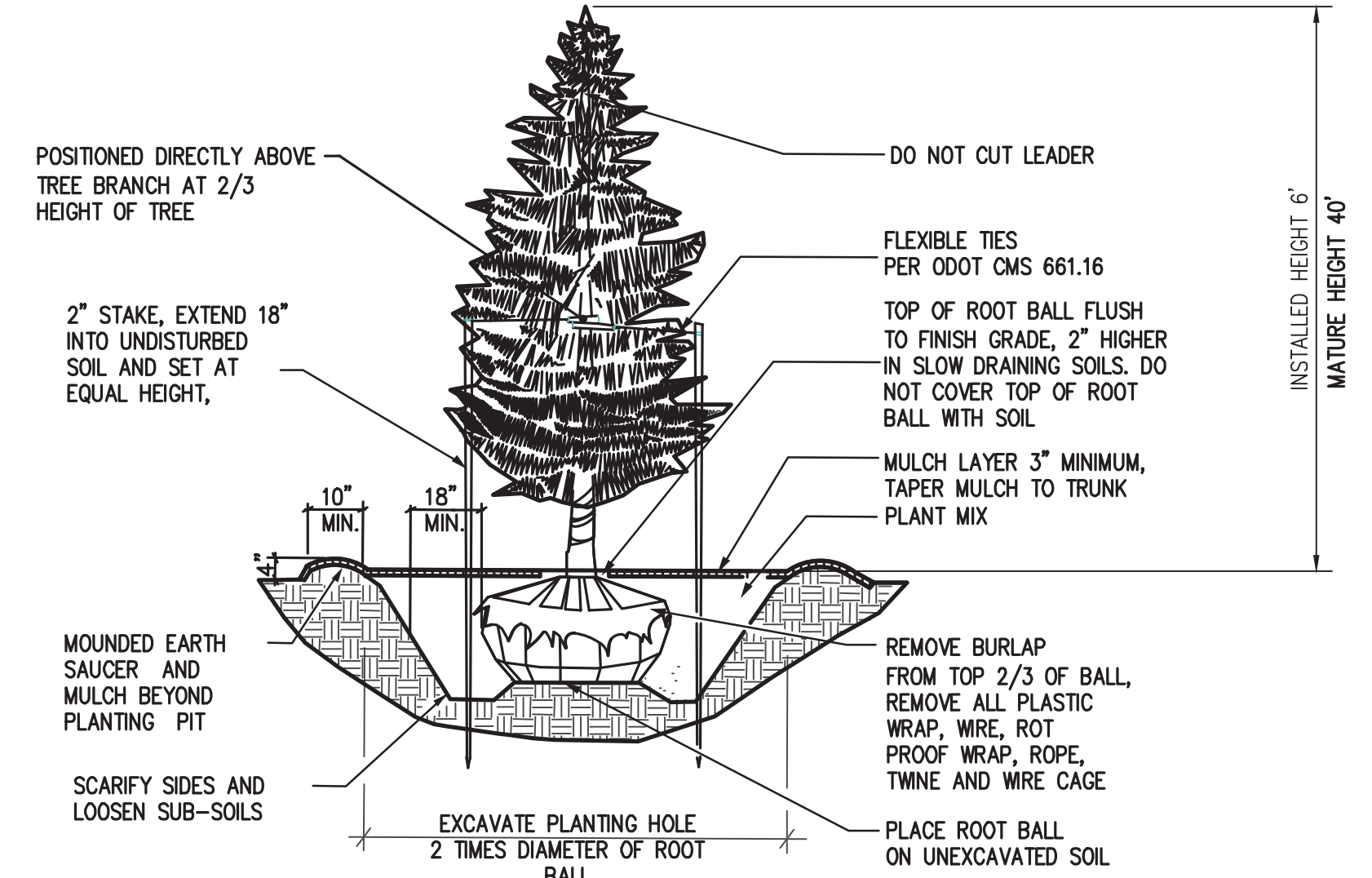
- TREE PROTECTION NOTES**
- TREE PROTECTION MEASURES SHALL BE INSTALLED PER THIS PLAN SHEET AT THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED PRIOR TO THE START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY.
 - NO STORAGE OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH TOPSOIL WITHIN THE SAME DAY.
 - ALL VEGETATION THAT IS NOT DESIGNATED ON THE PLANS TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. TREES THAT ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.



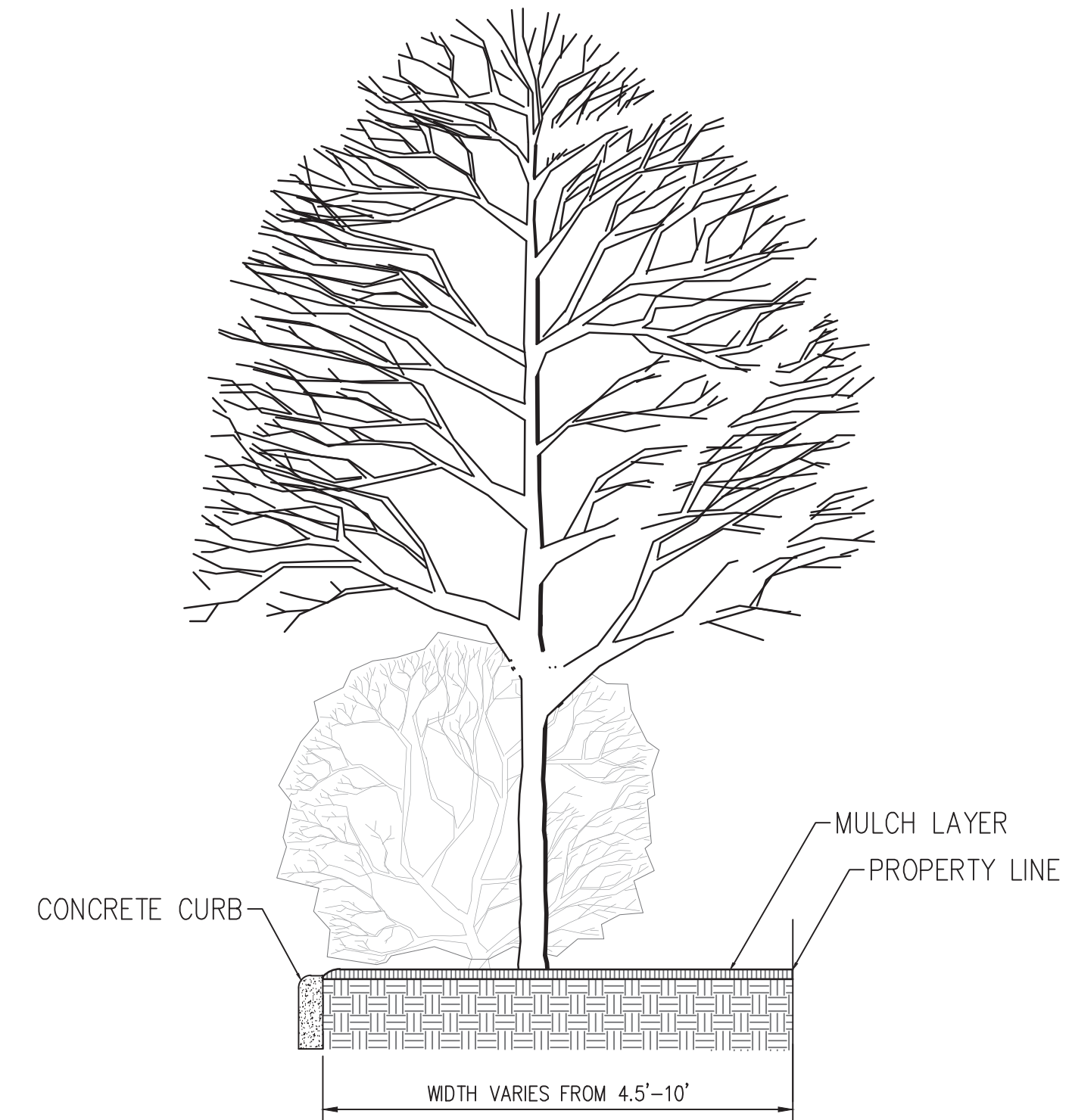
- NOTES:**
- ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.
 - SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.
- MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)**
NO SCALE



DECIDUOUS TREE PLANTING DETAIL
NO SCALE



EVERGREEN TREE PLANTING DETAIL
NO SCALE



BUFFER YARD SECTION
NO SCALE

NOTE: SEE ORIGINAL LANDSCAPE PLANS FOR PLANTING DETAILS.

LANDSCAPE PLAN CONSTRUCTION COST ESTIMATE				
NO.	DESCRIPTION	QUANTITY	UNIT COST	TOTAL
LANDSCAPE				
1	Deciduous Tree	6	\$500	\$3,000
2	Evergreen Tree	7	\$500	\$3,500
3	Ornamental Tree	10	\$300	\$3,000
4	Deciduous Shrub	34	\$150	\$5,100
5	Evergreen Shrub	79	\$250	\$19,750
6	Ornamental Grass	69	\$50	\$3,450
7	Flowering Perennial	24	\$50	\$1,200
			TOTAL:	\$39,000

Irrigation plan to be provided prior to final site plan approval

Appears to be 11 deciduous trees based on table on previous page.

Include irrigation costs.

NOT TO BE USED AS CONSTRUCTION DRAWINGS

NO. DATE BY DESCRIPTION

607 SHEET 0275
DATE: 12/10/2022
TEL: 313.981.9500
FAX: 313.981.9509

PROJECT NO: M300020
DRAWN BY: ESP
CHECKED BY: MUM

TECHNICAL SKILL. CREATIVE SPIRIT.

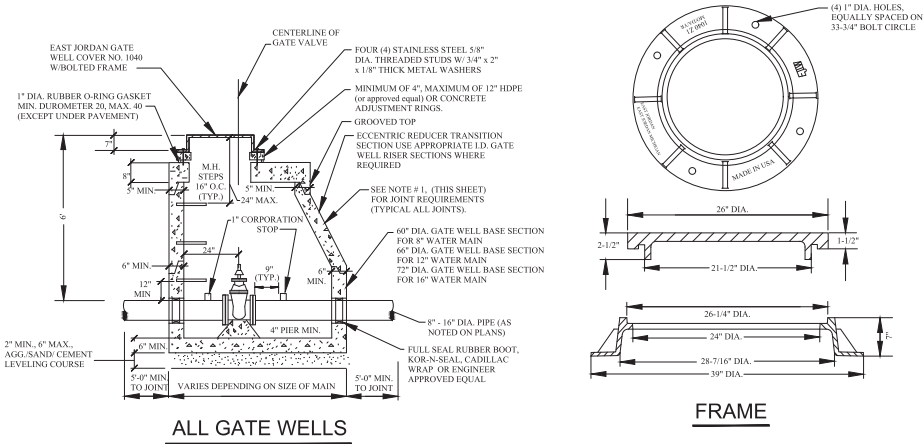
Mannik Smith GROUP
www.MannikSmithGroup.com

PREPARED FOR: EXPRESS
13375 NATIONAL ROAD SW
ETNA, OHIO 43088

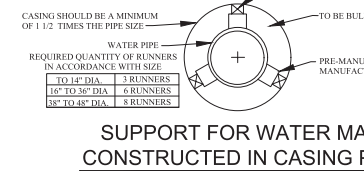
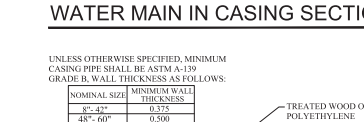
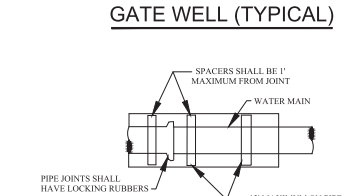
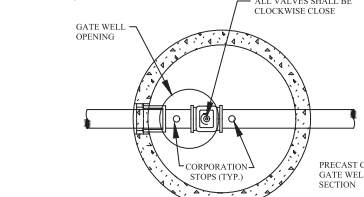
SITE PLAN FOR: CLEAN EXPRESS CAR WASH

10 E AUBURN ROAD
ROCHESTER HILLS, MI 48307

LANDSCAPE NOTES AND DETAILS



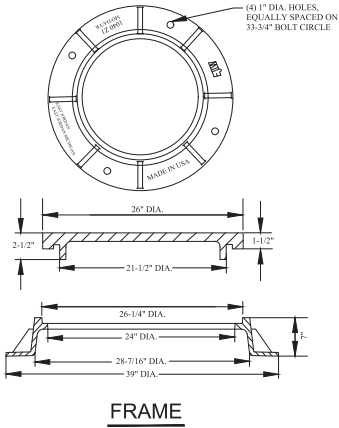
MANHOLE STEPS TO BE PLASTIC COATED STEEL MEETING THE REQUIREMENTS IN ASTM D 2146, TYPE II, GRADE #108. MA. INDUSTRIES P.S.I. POLYPROPYLENE OR APPROVED EQUAL. STEPS TO BE INSTALLED DURING MANHOLE MANUFACTURE. PLACED AT 16" TO C.



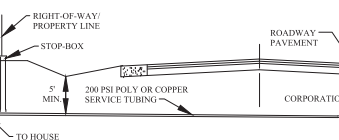
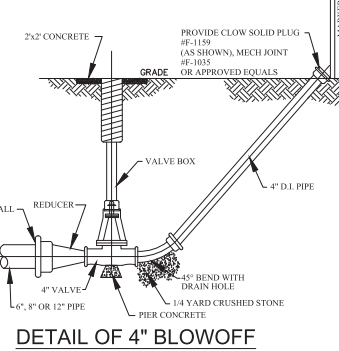
REVISIONS	DATE	APPROVED BY
	SEPTEMBER 23, 2019	

PREPARED BY: ENGINEERING DIVISION
DEPARTMENT OF PUBLIC SERVICES

NOTIFY ROCHESTER HILLS ENGINEERING DIVISION @ 248-841-2510 48 HRS. PRIOR TO START OF CONSTRUCTION.

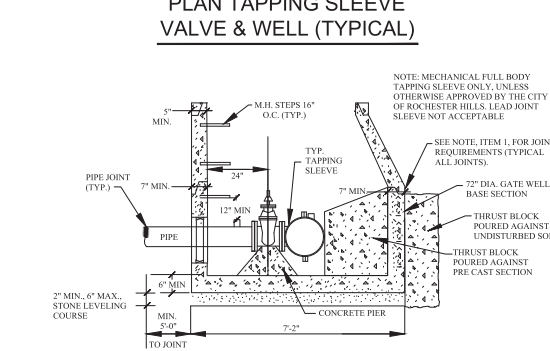
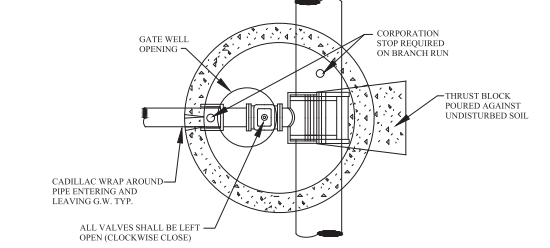
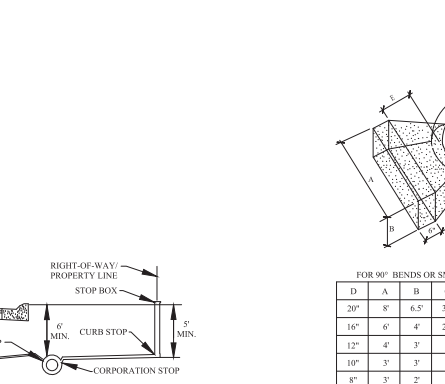
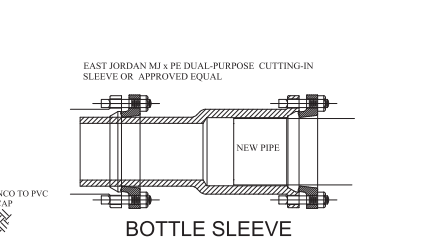
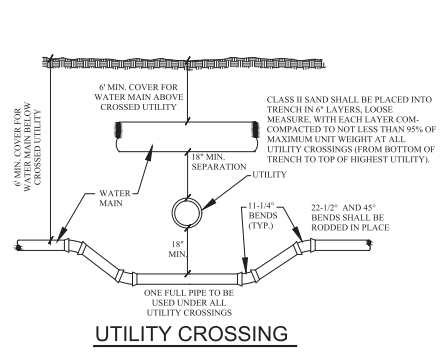
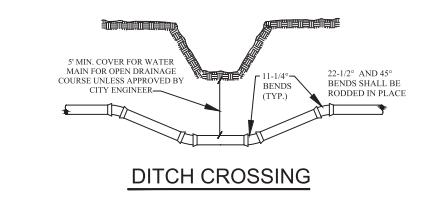


LETTERING LAYOUT FOR GATE WELL COVERS



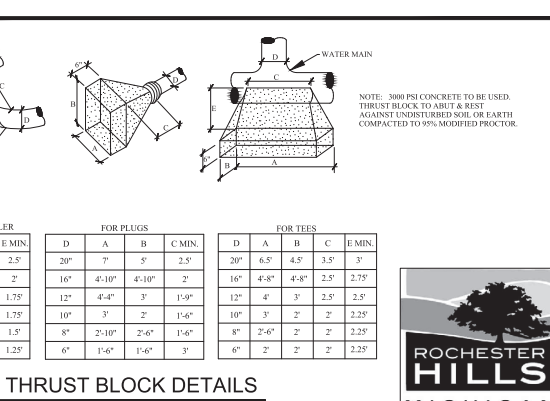
NOTES:
1. WATER SERVICE SHUT-OFF TO BE PLACED AT PROPERTY LINE.
2. LATERAL LOCATION SHALL BE AS REQUESTED BY THE ADJUTING PROPERTY OWNER.
3. ROCHESTER HILLS DPS PERFORMS SERVICE LEAD TAPS UP TO 2" DIAMETER.

City of Rochester Hills
1000 Rochester Hills Drive, Rochester Hills, Michigan 48309



NOTES:

- ALL PRECAST CONCRETE GATE WELL SECTIONS SHALL BE MANUFACTURED TO CONFORM WITH A.S.T.M. C478. STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS, EXCEPT WALL THICKNESS SHALL BE AS SHOWN ON THESE DETAILS. ALL JOINTS FOR PRECAST CONCRETE GATE WELL SECTIONS SHALL BE "MODIFIED GROOVE TONGUE" WITH GASKET MANUFACTURED TO CONFORM WITH A.S.T.M. C 443, STANDARD SPECIFICATION FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKETS.
- CONTRACTOR SHALL INSTALL VALVES, TAPPING SLEEVES AND GATE WELL STRUCTURES IN STRICT COMPLIANCE WITH MEASUREMENTS PROVIDED ON SHEET 10.6. 2" BETWEEN GATE WELL WALL & CENTERLINE OF OPERATING NUT) TO ALLOW PROPER OPERATION OF VALVE THROUGH GATE WELL OPENING. FAILURE TO DO SO WILL REQUIRE CONTRACTOR TO CORRECT AT HIS EXPENSE.
- TAPPING SLEEVES SHALL BE MANUFACTURED BY ROMAC INDUSTRIES, FULLER, EAST JORDAN, SMITH-BLAIR OR APPROVED EQUAL AND APPROVED BY THE CITY OF ROCHESTER HILLS. MULL BODY SLEEVES MUST BE USED EXCEPT FOR REINFORCED CONCRETE PRESSURE PIPE OR A.C. PIPE.
- FOR ALL PIPE USE A 1" CORPORATION STOP. NO CORPS SHALL BE USED IN CONCRETE PRESSURE PIPE.
- RUBBER O-RINGS SHALL NOT BE USED IN PAVEMENT.

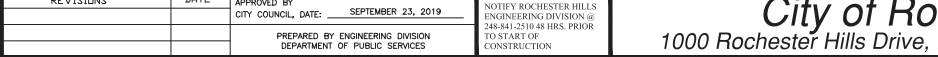
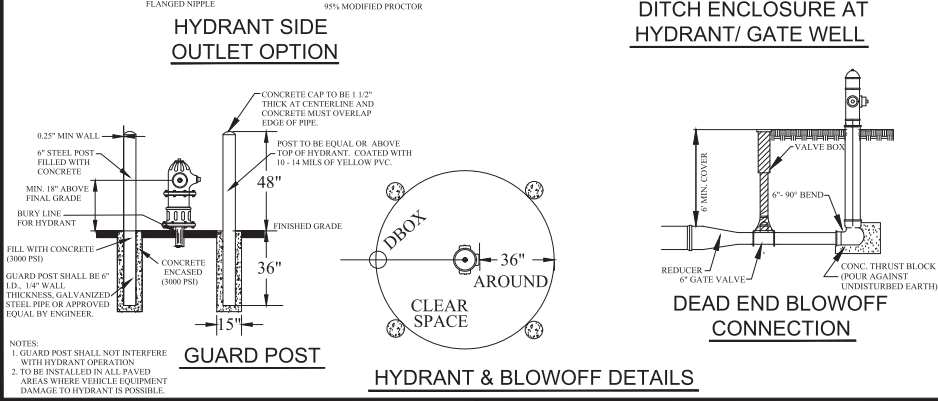
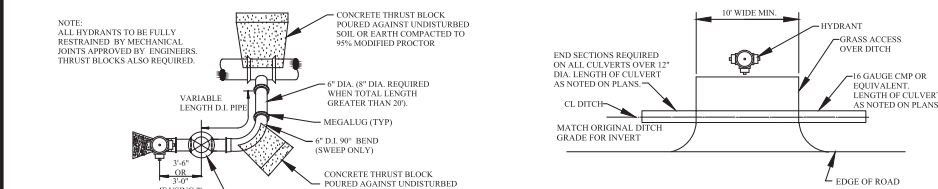
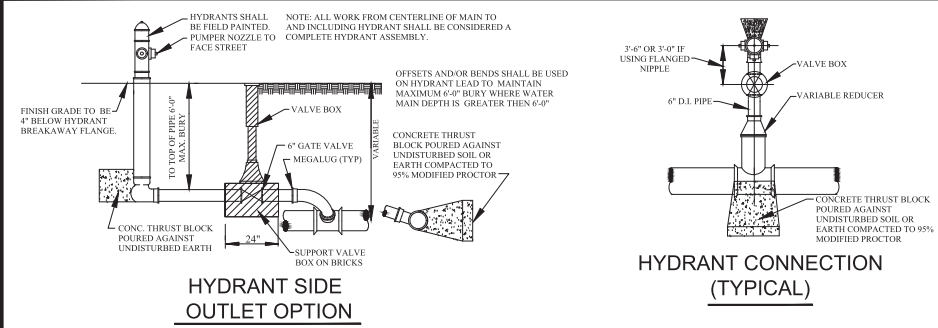
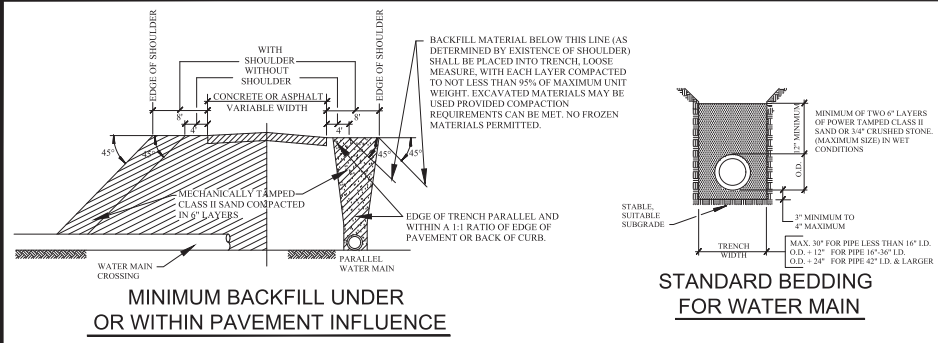


City of Rochester Hills
1000 Rochester Hills Drive, Rochester Hills, Michigan 48309

WATER MAIN STANDARD DETAILS

NOT TO SCALE DATE: 1/10/2018

SHEET 1 OF 2 REV 04/22/2022



REVISIONS	DATE	APPROVED BY CITY COUNCIL, DATE: SEPTEMBER 23, 2019	NOTIFY ROCHESTER HILLS ENGINEERING DIVISION @ 248-841.2510 48 HRS. PRIOR TO START OF CONSTRUCTION
PREPARED BY ENGINEERING DIVISION DEPARTMENT OF PUBLIC SERVICES			

GENERAL NOTES

- ALL CONSTRUCTION PROCEDURES AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER HILLS.
- A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED BY THE CITY OF ROCHESTER HILLS AND HELD PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR MUST CONTACT MISS DIG (811) AT LEAST THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS. ALL UTILITIES SHALL BE STAKED BEFORE CONSTRUCTION BEGINS.
- ALL WATER MAIN EASEMENTS SHALL BE PROVIDED PRIOR TO CONSTRUCTION AND ACCEPTANCE OF THE WATER DISTRIBUTION SYSTEM.
- WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 6 FEET BELOW FINISHED GRADES, INCLUDING OPEN DRAINAGE COURSES.
- WHERE WATER MAINS DOP UNDER OTHER UTILITIES, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE CONSTRUCTED WITH 11-1/4" VERTICAL BENDS, 22-1/2" OR 45° BENDS MUST BE RODDED AND PROPERLY ANCHORED.
- ALL PRECAST CONCRETE GATE WELL SECTIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. C178. STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS. WALL THICKNESS SHALL BE AS SHOWN ON THESE DETAILS. ALL JOINTS FOR PRECAST CONCRETE GATE WELL SECTIONS SHALL BE "MODIFIED GROOVE TORQUE" WITH GASKET MANUFACTURED TO CONFORM WITH A.S.T.M. A-443. STANDARD SPECIFICATION FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKETS.
- CONTRACTOR SHALL INSTALL VALVES, TAPPING SLEEVES AND GATE WELL STRUCTURES IN STRICT COMPLIANCE WITH MEASUREMENTS PROVIDED ON SHEET 1 (2-0") BETWEEN GATE WELL WALL & CENTERLINE OF OPERATING NUT TO ALLOW PROPER OPERATION OF VALVE THROUGH GATE WELL OPENING.
- ALL CROSS-CONNECTION CONTROL DEVICES SHALL BE INSTALLED AS REQUIRED BY THE ROCHESTER HILLS PLUMBING INSPECTOR AND IN ACCORDANCE WITH THE STANDARDS OF THE OAKLAND COUNTY WATER RESOURCE COMMISSIONER OPERATIONS AND MAINTENANCE DIVISION AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER AND RADIOLOGICAL PROTECTION.
- ALL WATER SERVICE CONNECTIONS TWO (2) INCHES AND SMALLER SHALL BE MADE BY THE CITY OF ROCHESTER HILLS, DEPARTMENT OF PUBLIC SERVICES AFTER WATER MAIN ACCEPTANCE AND APPLICABLE PERMITS ARE OBTAINED.
- ALL FITTINGS AND BENDS SHOULD BE BLOCKED IN ACCORDANCE WITH THRUST BLOCK DETAILS, UNLESS ALTERNATE, THROUGH AS INDICATED IN THESE PLANS AND SPECIFICATIONS, IS APPROVED BY THE CITY OF ROCHESTER HILLS DEPARTMENT OF PUBLIC SERVICE.

WATER MAIN MATERIALS NOTES

- TEMPORARY CONNECTIONS, WHICH MAY BE MADE FOR CHLORINATING AND FLUSHING PURPOSES, SHALL INCLUDE A TESTABLE CHECK VALVE AND CHECK PREVENTER WITH CURRENT CERTIFICATION.
- CONNECTIONS USED FOR INSERTION INTO MAINS SHALL BE FIBRE PIPE B-44. ALL STEPS SHALL HAVE BRONZE CAST BODIES, KEYS, STEM WASHERS AND NUTS. INLET THREADS SHALL CONFORM TO THE LATEST VERSION OF AWWA C100.
- ALL DUCTILE IRON PIPE (D.I.P.) WATER MAIN SHALL BE DESIGNED FOR 150 PSI MINIMUM WORKING PRESSURE. A ZINC COATING WITH CLASS 52 MAY BE PROPOSED AND IS SUBJECT TO FINAL DESIGN FOR APPROVAL BY THE CITY ENGINEER.
- THE DUCTILE IRON PIPE TO BE FURNISHED AND DELIVERED UNDER THIS SPECIFICATION SHALL MEET ALL THE REQUIREMENTS OF THE CURRENT AWWA C151 (ANSI A21.5), EXCEPT AS OTHERWISE SPECIFIED HEREIN. PIPE SHALL BE DOUBLE CEMENT-LINED AND SEAL COATED WITH AN APPROVED BITUMINOUS SEAL COAT IN ACCORDANCE WITH AWWA C100 (ANSI A21.4).
- DUCTILE IRON PIPE SHALL BE CLASS 54 FOR SIZES THREE (3) INCH THROUGH TWENTY (20) INCHES SIZE, TWENTY-FOUR (24) INCH AND LARGER SHALL BE CLASS 55 DUCTILE IRON PIPE.
- PIPES TWENTY-FOUR (24) INCHES AND LARGER IN NOMINAL DIAMETER SHALL MEET ALL THE REQUIREMENTS OF THE CURRENT AWWA C100 FOR DUCTILE IRON WATER PIPE.
- MECHANICAL JOINTS FOR DUCTILE IRON WATER MAIN SHALL BE IN ACCORDANCE WITH AWWA C111 (ANSI A21.11).
- FLANGE JOINTS FOR DUCTILE IRON WATER MAIN SHALL BE IN ACCORDANCE WITH AWWA C110 (ANSI A21.10).
- FITTINGS FOR DUCTILE IRON PIPE SHALL BE DUCTILE IRON AND SHALL MEET REQUIREMENTS OF AWWA C110 (ANSI A21.10) OR AWWA C151 (ANSI A21.5). DUCTILE IRON FITTINGS SHALL BE RATED FOR 150 PSI PIPE SIZES TWENTY-FOUR (24) INCH DIAMETER AND LESS, AND 250 PSI FOR PIPE SIZES OVER TWENTY-FOUR (24) INCH DIAMETER. DUCTILE IRON FLANGE FITTINGS SHALL BE RATED FOR 250 PSI FOR ALL PIPE DIAMETERS.
- ALL DUCTILE IRON PIPE FITTINGS AND HYDRANTS SHALL BE ENCASED WITH POLYETHYLENE ENCASEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF A.S.A. A.W.W.A. STANDARD SPECIFICATION D126 AND AWWA C105. POLYETHYLENE TUBE MATERIAL SHALL HAVE A THICKNESS OF .008" (8-MILS). ADHESIVE TAPE SHALL BE A GENERAL PURPOSE ADHESIVE TAPE 2" WIDE AND APPROXIMATELY 16-MILS THICK, SUCH AS SCOTCHTAP, NO.30, POLYKEN NO.90, OR TAPCOAT CT.

VALVE AND SLEEVE NOTES

- GATE VALVES, SIZES THREE (3) INCH THROUGH SIXTEEN (16) INCH AND TAPPING VALVES SHALL MEET THE CITY OF ROCHESTER HILLS STANDARD AS DETAILED WITH NON-RISING STEM, (EAST JORDAN, AMERICAN FLOW CONTROL, MUELLER)
- ALL 16 INCH GATE VALVES EIGHT (8) INCH AND LARGER SHALL BE IN WELLS. SPECIFICATIONS SHALL INCLUDE THE DIRECTION OF OPERATION OF ALL VALVES (CLOCKWISE CLOSURE). VALVE BOX USE TO BE APPROVED BY ENGINEERING DIVISION.
- ALL GATE WELL COVERS SHALL BE CITY OF ROCHESTER HILLS STANDARD AS DETAILED.
- ALL GATE VALVES WITH OPERATING NUTS AT A DISTANCE GREATER THAN FIVE (5) FEET BELOW GROUND SURFACE SHALL BE PROVIDED WITH AN EXTENSION STEM. THE LENGTH OF THE EXTENSION STEM SHALL REACH WITHIN FIVE (5) FEET FROM THE GROUND SURFACE. WHEN AN EXTENSION STEM IS USED IT SHALL BE HELD IN PLACE BY AN EXTENSION STEM GUIDE SUITABLY FASTENED TO THE WALL OF THE GATE WELL. THE EXTENSION STEM SHALL BE MECHANICALLY ATTACHED TO THE OPERATING NUT. DETAILS OF THE EXTENSION SYSTEM AND THE METHOD OF INSTALLATION SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- BUTTERFLY VALVES SHALL BE USED FOR VALVES GREATER THAN 16-INCH DIAMETER AND SHALL BE MODEL 2F11 AS MANUFACTURED BY HENRY PRATT COMPANY OR APPROVED EQUAL.
- TAPPING VALVES SHALL BE SERIES "A" AS MANUFACTURED BY EAST JORDAN OR RESILIENT SEATED GATE VALVES AS APPROVED BY THE CITY OF ROCHESTER HILLS ENGINEERING SERVICES.
- TAPPING SLEEVES SHALL BE MANUFACTURED BY ROMAC INDUSTRIES, MUELLER, EAST JORDAN, SMITH-BLAIR OR APPROVED EQUAL, AND APPROVED BY THE CITY OF ROCHESTER HILLS. FULL BODY SLEEVES MUST BE USED EXCEPT FOR REINFORCED CONCRETE PRESSURE PIPE OR A.C. PIPE.

HYDRANT REQUIREMENTS

- ALL HYDRANTS SHALL BE CONSTRUCTED WITH A SIX (6) INCH COMPANION GATE VALVE IN A THREE (3) PIECE, ADJUSTABLE DUCTILE IRON VALVE BOX, WHICH SHALL INCLUDE A FIVE AND ONE-QUARTER (5-1/4) INCH SCREW SHAFT. VALVE BOXES SHALL BE SERIES 6860 AS MANUFACTURED BY TYLER PIPE OR APPROVED EQUAL.
- ALL HYDRANTS SHALL BE EAST JORDAN NO. 48R-250 TRAFFIC MODEL, OR CITY APPROVED EQUAL. SELF-DRAINING HYDRANTS SHALL NOT BE USED. HYDRANTS SHALL HAVE BREAKAWAY FLANGE.
- ALL HYDRANTS SHALL BE PAINTED RED ABOVE GROUND WITH A FINISH COAT OF RUST-OLEUM SAFETY RED OR APPROVED EQUAL. HYDRANT CAPS SHALL BE PAINTED SAME COLOR AS THE HYDRANT.
- ALL FIRE HYDRANT JOINTS SHALL BE TOTALLY RESTRAINED BY THE USE OF RESTRAINED JOINT, THRUST BLOCKS ARE ALSO REQUIRED.

ACCEPTANCE OF NEW WATER MAINS

- PRIOR TO WATER MAIN ACCEPTANCE THE FOLLOWING CONDITIONS MUST BE MET: 1) PRESSURE TESTING AND BACTERIA TESTING MUST BE COMPLETED IN ACCORDANCE WITH THE CITY OF ROCHESTER HILLS 2) ALL EASEMENT AND RIGHT-OF-WAY ACQUISITION MUST BE ACCEPTED BY THE CITY OF ROCHESTER HILLS ENGINEERING SERVICES 3) THE CITY OF ROCHESTER HILLS MUST BE PROVIDED WITH THE BILL OF SALE AND 4) ALL MYLAR "AS-BUILT DRAWINGS" MUST BE ACCEPTED AND APPROVED BY THE CITY OF ROCHESTER HILLS ENGINEERING SERVICES. THE CITY OF ROCHESTER HILLS INSPECTION DIVISION MUST WITNESS THE CONNECTION OF THE WATER MAIN TO THE EXISTING WATER MAIN, AFTER WHICH RESIDENTIAL AND COMMERCIAL TAPS WILL BE ALLOWED.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF ROCHESTER HILLS, INSPECTION DEPARTMENT (248.841.2510) FOR PRESSURE TESTING, BACTERIOLOGICAL SAMPLING, CONNECTIONS TO EXISTING WATER MAINS AND FINAL FIELD REVIEW. A FORTY-EIGHT (48) HOUR ADVANCE NOTICE IS REQUIRED.
- THE CONTRACTOR SHALL DISINFECT AND PRESSURE TEST ALL NEW WATER MAIN IN ACCORDANCE WITH ROCHESTER HILLS STANDARDS. THE WATER MAIN SHALL PASS A 150 PSI PRESSURE TEST FOR A TWO (2) HOUR PERIOD. WATER LOSS SHALL NOT EXCEED A RATE OF 11.65 US GALLONS PER INCH DIAMETER PER MILE OF WATER MAIN IN TWENTY-FOUR (24) HOURS.
- WHERE CONTRACTOR SUPPLIED GAUGES ARE REQUIRED, MINIMUM SIZE SHALL BE 1/2" DIAMETER OR LARGER GRADUATED IN ONE (1) OR TWO (2) POUND INCREMENTS FROM 1 TO 160 PSI, OR HIGHER AND HAVE CURRENT CERTIFICATION.
- PRESSURE TESTING AND BACTERIA TESTING MUST BE COMPLETED AND APPROVED PRIOR TO CONNECTING TO THE EXISTING WATER MAIN.

CITY OF ROCHESTER HILLS WATER SYSTEMS AS-BUILT DRAWING SPECIFICATIONS

IN AREAS WHERE WATER SYSTEMS ARE OPERATED AND MAINTAINED BY THE CITY OF ROCHESTER HILLS DEPARTMENT OF PUBLIC SERVICES, FINAL ACCEPTANCE OF THE WATER SYSTEM MUST BE RENDERED BY THE DEPARTMENT OF PUBLIC SERVICES, BEFORE THE SYSTEM CAN BE USED FOR SERVICE INTENDED.

ONE ITEM REQUIRED FOR FINAL ACCEPTANCE SHALL BE THE SUBMISSION OF AS-BUILT DRAWINGS TO THE CITY OF ROCHESTER HILLS, DPS, BY THE DESIGN ENGINEER. AS-BUILT DRAWINGS SHALL BE DEFINED AS AND CONTAIN THE FOLLOWING INFORMATION:

- FINAL AS-BUILT DRAWINGS SHALL BE PROVIDED IN REPRODUCIBLE PDF FORMAT VIA DIGITAL STORAGE MEDIA, XEROX OR ANY HEAT PROCESS REPRODUCTIONS WILL NOT BE ACCEPTED.
- ALONG WITH THE PDF PLAN SET PROVIDE TWO (2) SETS OF BLACK-LINED DRAWINGS AND THE PLANS ON ELECTRONIC MEDIA IN AUTOCAD FORMAT (LATEST VERSION).
- EACH AND EVERY SHEET SHALL BE SEALED BY THE DESIGN ENGINEER, ALONG WITH THE FOLLOWING CERTIFICATION STATEMENT ON THE COVER SHEET:

I HEREBY CERTIFY THAT OUR FIRM HAS PREPARED THESE AS-BUILT DRAWINGS OF THE IMPROVEMENTS AS CONSTRUCTED, AND THAT TO THE BEST OF MY KNOWLEDGE THOSE IMPROVEMENTS NOTED AS "AS-BUILT" WERE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS, AND ALSO THAT THE WATER MAIN AND STRUCTURES, AS CONSTRUCTED, FIT WITHIN THE EASEMENT DESCRIPTIONS REQUIRED BY THE CITY OF ROCHESTER HILLS.

(COMPANY NAME)

(ENGINEER'S SIGNATURE)

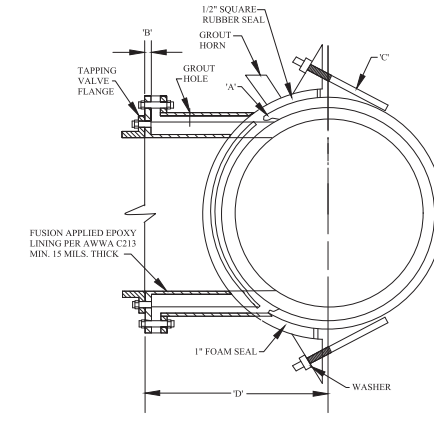
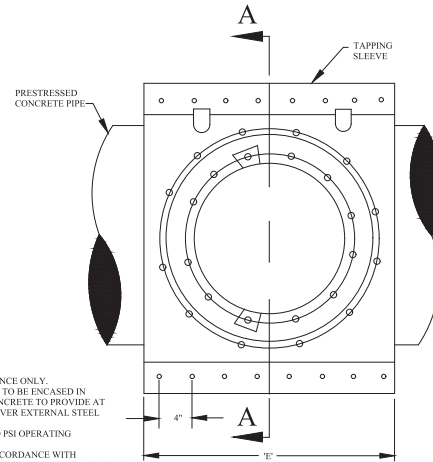
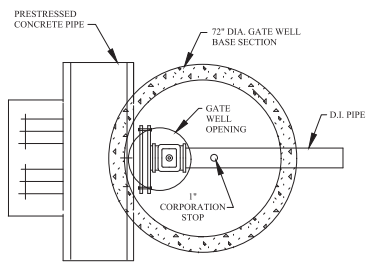
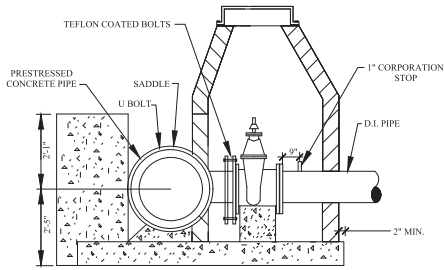
PROFESSIONAL ENGINEER NO. _____ ENGINEER SEAL

- THE MAXIMUM SCALE SHALL BE ONE (1) INCH EQUALS FIFTY (50) FEET.
- THE SIZE, LENGTH, CLASS AND MANUFACTURER OF PIPE INSTALLED SHALL BE INDICATED.
- THE SIZE, BRAND AND MODEL NUMBERS OF ALL VALVES AND HYDRANTS INSTALLED SHALL BE INDICATED.
- A TOTAL AS-BUILT DRAWING QUANTITY LIST SHALL BE INCLUDED, AS WELL AS AN AS-BUILT DRAWING QUANTITY LIST ON EACH INDIVIDUAL SHEET.
- THE LOCATIONS SHALL BE SHOWN ON THE PLANS WITH AN ACCURACY OF ONE (1) FOOT.
- THE OFFSET OF THE WATER MAIN FROM PROPERTY LINES SHALL BE INDICATED.
- ALL GATE VALVE WELLS, HYDRANTS AND ALL WATER SYSTEM APPURTENANCES SHALL BE LOCATED FROM TWO FIXED OBJECTS (MANHOLES, BUILDING CORNERS ETC.)
- ALL UNDERGROUND APPURTENANCES, SUCH AS GATE VALVE WELLS, METER PITS, PRESSURE REDUCING VALVE PITS, ETC. SHALL BE LOCATED FROM THE NEAREST HYDRANT THAT IS CONNECTED TO THE SAME WATER MAIN AS THE APPURTENANCE.
- THE LOCATION AND SIZE OF EVERY RESTRAINED JOINT SHALL BE NOTED.
- THE ACCURATE LOCATION OF ALL UTILITY CROSSINGS WHERE THE VERTICAL SEPARATION, IS LESS THAN 18" SHALL BE NOTED.
- AS-BUILT SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF ROCHESTER HILLS AS-BUILT GUIDELINES AS PROVIDED AT THE PRE-CONSTRUCTION MEETING.



City of Rochester Hills
1000 Rochester Hills Drive, Rochester Hills, Michigan 48309

WATER MAIN STANDARD DETAILS
NOT TO SCALE DATE: 1/10/2019
SHEET 2 OF 2

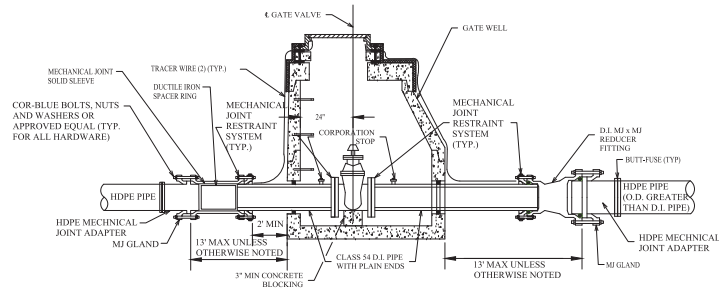


PIPE SIZE X TAP SIZE	A	B	C	D	E
16" X 4"	1/4"	7/8"	6	14-1/16"	24"
16" X 6"	1/4"	1-3/8"	6	14-5/16"	24"
16" X 8"	1/4"	1-1/8"	6	14-5/16"	24"
16" X 10"	1/4"	1-3/8"	7	14-9/16"	28"
16" X 12"	1/4"	1-3/8"	8	14-9/16"	32"
20" X 4"	1/4"	7/8"	6	16-1/2"	24"
20" X 6"	1/4"	1-1/8"	6	16-1/2"	24"
20" X 8"	1/4"	1-1/8"	6	16-1/2"	24"
20" X 10"	1/4"	1-3/8"	7	17"	28"
20" X 12"	1/4"	1-3/8"	8	17"	32"
24" X 4"	1/4"	7/8"	6	18-3/4"	24"
24" X 6"	1/4"	1-1/8"	6	19"	24"
24" X 8"	1/4"	1-1/8"	6	19"	24"
24" X 10"	1/4"	1-3/8"	7	19-1/4"	28"
24" X 12"	1/4"	1-3/8"	8	19-1/4"	32"
30" X 4"	1/4"	7/8"	6	22-1/8"	24"
30" X 6"	1/4"	1-1/8"	6	22-3/8"	24"
30" X 8"	1/4"	1-1/8"	6	22-3/8"	24"
30" X 10"	1/4"	1-3/8"	7	22-5/8"	28"
30" X 12"	1/4"	1-3/8"	8	22-5/8"	32"
36" X 4"	1/4"	7/8"	6	25-1/2"	24"
36" X 6"	1/4"	1-1/8"	6	25-3/4"	24"
36" X 8"	1/4"	1-1/8"	7	25-3/4"	28"
36" X 10"	1/4"	1-3/8"	8	26"	32"
36" X 12"	1/4"	1-3/8"	9	26"	36"
42" X 4"	1/4"	7/8"	6	28-7/8"	24"
42" X 6"	1/4"	1-1/8"	7	29-1/8"	28"
42" X 8"	1/4"	1-1/8"	8	29-1/8"	32"
42" X 10"	3/8"	1-3/8"	9	29-3/8"	36"
42" X 12"	3/8"	1-3/8"	10	29-3/8"	40"
48" X 4"	3/8"	7/8"	7	32-1/4"	28"
48" X 6"	3/8"	1-1/8"	7	32-1/2"	28"
48" X 8"	3/8"	1-1/8"	7	32-1/2"	28"
48" X 10"	3/8"	1-3/8"	7	32-3/4"	28"
48" X 12"	3/8"	1-3/8"	9	32-3/4"	36"

- NOTES:
- 1) THESE DIMENSIONS ARE FOR REFERENCE ONLY.
 - 2) ENTIRE SADDLE, INCLUDING STRAPS, TO BE ENCASED IN PORTLAND CEMENT MORTAR OR CONCRETE TO PROVIDE AT LEAST ONE (1) INCH OF THICKNESS OVER EXTERNAL STEEL SURFACES PRIOR TO BACKFILLING.
 - 3) TAP SADDLES ARE DESIGNED FOR 150 PSI OPERATING PRESSURE.
 - 4) FLANGE DRILLED AND TAPPED IN ACCORDANCE WITH AWWA C207 CLASS D, CENTERING RING CONFORMS TO MSS- SP 60.
 - 5) GROUT SHALL SET A MINIMUM OF TWENTY-FOUR (24) HOURS PRIOR TO PRESSURE TESTING.

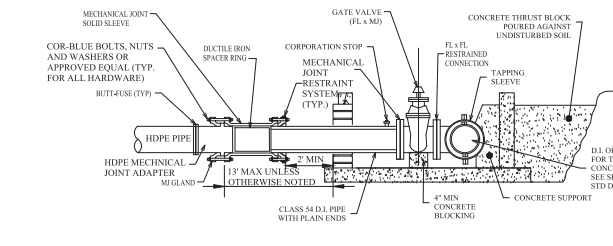
CONCRETE PRESSURE TAP VALVE & WELL ASSEMBLY W/ CONCRETE ENCASEMENT

CONCRETE TAPPING SLEEVE DETAILS



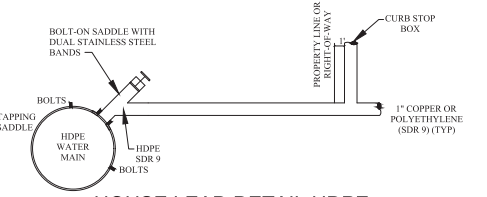
TYPICAL HDPE CONNECTION TO GATE VALVE

- NOTES:
1. WHERE GATE VALVE IS IN LINE WITH THE HDPE WATER MAIN, INSTALL D.I. PIPE THROUGH GATE WELL MAKING CONNECTION TO HDPE PIPE OUTSIDE OF GATE WELL AS SHOWN.
 2. TRACER WIRES SHALL BE INSTALLED ALONG THE OUTSIDE OF THE GATE WELL AND BENEATH THE FRAME AND COVER.



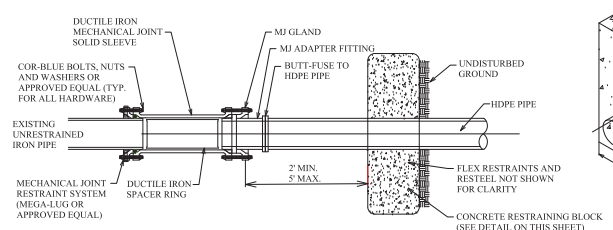
HDPE TAPPING SLEEVE, VALVE & WELL

- NOTES:
1. SEE SHEET 1 OF THE WATER MAIN STANDARD DETAIL SHEETS FOR GENERAL TAPPING SLEEVE VALVE AND WELL DETAILS.
 2. TAPPING SLEEVES FOR HDPE PIPE REQUIRE AN OUTLET SEAL GASKET AND SPRING WASHERS IN ADDITION TO THE REQUIREMENTS DETAILED IN SHEET 2, CCM #2, ROMAC S5TH OR APPROVE EQUAL.

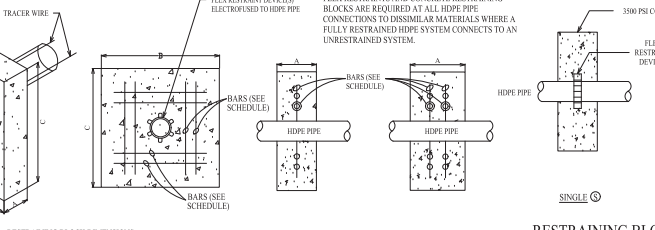


HOUSE LEAD DETAIL HDPE TO COPPER OR POLYETHYLENE (SDR 9)

- NOTE: SEE SHEET 1 OF THE WATER MAIN STANDARD DETAIL SHEETS FOR GENERAL HYDRANT DETAILS.

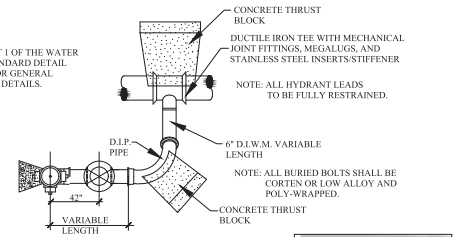


HDPE TO DUCTILE IRON TRANSITION



RESTRAINING BLOCK RESTEEL

RESTRAINING BLOCK RESTRAINTS



PLAN HYDRANT SIDE OUTLET



REVISIONS	DATE	APPROVED BY
		CITY COUNCIL, DATE: SEPTEMBER 23, 2019
		PREPARED BY: ENGINEERING DIVISION, DEPARTMENT OF PUBLIC SERVICES

City of Rochester Hills
 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309

WATER MAIN SPECIAL DETAILS

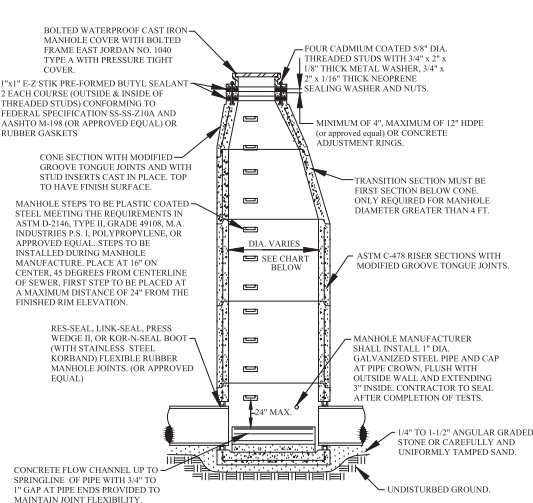
NOT TO SCALE	DATE: 1/10/2019
SHEET 1 OF 1	REV 12/10/2021

SANITARY SEWER CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER HILLS AND THE OAKLAND COUNTY WATER RESOURCES COMMISSIONER (OCWRC). ALL SANITARY SEWER CONSTRUCTION SHALL HAVE FULL-TIME INSPECTION SUPERVISED BY THE CITY OF ROCHESTER HILLS INSPECTION SERVICES.
- NO SEWER INSTALLATION SHALL HAVE AN INFILTRATION EXCEEDING 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE IN A 24 HOUR PERIOD, AND NO SINGLE RUN OF SEWER BETWEEN MANHOLES SHALL EXCEED 100 GALLONS PER INCH DIAMETER PER MILE. AIR TESTS IN LIEU OF INFILTRATION TESTS SHALL BE AS SPECIFIED IN THE OAKLAND COUNTY WATER RESOURCES COMMISSIONER STANDARDS. PRELIMINARY-AIR TESTS ARE WITNESSED BY THE CITY AND FINAL AIR TESTS ARE WITNESSED BY BOTH THE CITY AND THE OCWRC. ONLY PIPE AND PIPE JOINTS APPROVED BY THE CITY MAY BE USED FOR SANITARY SEWER CONSTRUCTION.
- LOCATED IN THE FIRST MANHOLE UPSTREAM FROM THE POINT OF ALL CONNECTIONS TO AN EXISTING SEWER OR EXTENSION, A TEMPORARY 12-INCH DEEP SUMP SHALL BE PROVIDED IN THE FIRST MANHOLE ABOVE THE CONNECTION WHICH WILL BE FILLED IN AFTER SUCCESSFUL COMPLETION OF ANY ACCEPTANCE TEST UP TO THE STANDARD FILLET PROVIDED FOR THE FLOW CHANNEL. A WATER-TIGHT BULKHEAD SHALL BE PROVIDED ON THE DOWNSTREAM SIDE OF THE MANHOLE.
- AT ALL TIMES WHEN LAYING OF NEW PIPE IS NOT ACTUALLY IN PROGRESS, THE UPSTREAM OPEN END OF THE PIPE SHALL BE CLOSED BY TEMPORARY WATER-TIGHT PLUGS OR BY OTHER APPROVED MEANS. IF WATER IS IN THE TRENCH WHEN WORK IS RESUMED, THE PLUG SHALL NOT BE REMOVED UNTIL THE DANGER OF WATER ENTERING THE PIPE HAS PASSED. ALL MAIN LINE PIPE SHALL BE LAID WITH A PIPE LASER BEAM FOR LINE AND GRADE. A TARGET MUST BE INSTALLED AT THE END OF THE PIPE BEING LAYED.
- SELF-LEVELING ACCESS ASSEMBLY STRUCTURES SHALL BE USED FOR ADJUSTING STRUCTURES WITHIN ASPHALT AND CONCRETE PAVEMENT.
- ALL SEWER PIPE SHALL BE INSTALLED IN CLASS "B" BEDDING OR BETTER.
- ALL NEW MANHOLES SHALL HAVE CITY APPROVED FLEXIBLE, WATER-TIGHT SEALS WHERE PIPES PASS THROUGH WALLS. MANHOLES SHALL BE OF PRE-CAST SECTIONS WITH MODIFIED GROOVE TONGUE AND BUTYL JOINT TYPES. PRE-CAST MANHOLE CONE SECTIONS SHALL BE CITY APPROVED MODIFIED ECCENTRIC CONE TYPE. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATER-TIGHT COVERS.
- AT ALL CONNECTIONS TO MANHOLES IN ALL SEWERS, OR EXTENSIONS, DROP CONNECTIONS WILL BE REQUIRED WHEN THE DIFFERENCE IN INVERT ELEVATIONS EXCEEDS 18 INCHES.
- GROUND WATER, STORM WATER, CONSTRUCTION WATER, DOWN SPOUT DRAINAGE OR WEEP TILE DRAINAGE SHALL NOT BE ALLOWED TO ENTER ANY SANITARY SEWER INSTALLATION.
- PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG THREE (3) DAYS IN ADVANCE (811) FOR THE LOCATION OF UNDERGROUND PIPELINE AND CABLE FACILITIES AND SHALL ALSO NOTIFY REPRESENTATIVES OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK.
- AS IS INCH MINIMUM VERTICAL SEPARATION AND A 10 FOOT MINIMUM HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN SANITARY SEWER AND ALL OTHER UTILITIES.
- AS A MEANS OF INSURING PROPER INSTALLATION OF THE SANITARY SEWER PIPE, THE CONTRACTOR SHALL VIDEO INSPECT, ACCORDING TO THE CITY OF ROCHESTER HILLS VIDEO INSPECTION STANDARDS, 100% OF THE SANITARY SEWER PIPE. THE CONTRACTOR SHALL PROVIDE 24 HOURS NOTICE TO THE CITY OF ROCHESTER HILLS PRIOR TO VIDEO INSPECTION, SO A REPRESENTATIVE MAY BE PRESENT. ROCHESTER HILLS WILL BE PROVIDED WITH A DIGITAL COPY OF THE VIDEO INSPECTION AND LOG IN ACCORDANCE WITH THE CITY OF ROCHESTER HILLS INSPECTION STANDARDS.

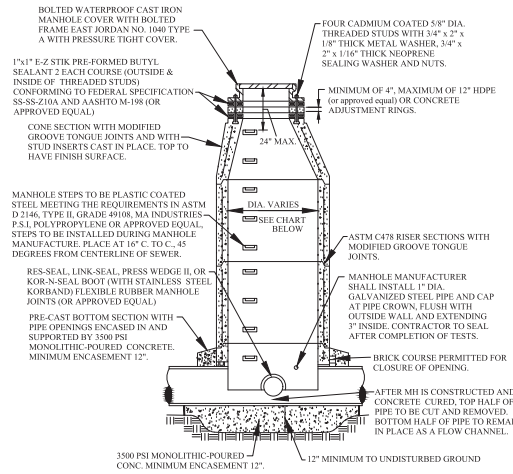
SANITARY SEWER MATERIALS

- THE FOLLOWING MATERIALS MAY BE USED FOR PUBLIC SANITARY SEWER CONSTRUCTION, APPROVED PIPE MATERIALS MUST CONFORM TO STANDARDS ADOPTED BY THE OFFICE OF THE OAKLAND COUNTY WATER RESOURCES COMMISSIONER:
 - FOR SEWERS 8" TO 15" TO BE PVC TRUSS PIPE, ASTM D-2680, WITH GASKET JOINTS, OTHER TYPES OF PIPE AS APPROVED BY CITY ENGINEER.
 - FOR 6" SEWER LEADS SHALL BE SOLID WALLED PVC, SDR 23.5, ASTM D-3034 OR PVC SCHEDULE 40 SOLID WALLED, ASTM D-2665 PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 150 P.S.I., AND A MINIMUM DEFLECTION OF 1% AT FAILURE. THE SEWER LEAD MATERIAL SHALL BE COMPATIBLE WITH SEWER MAIN MATERIAL.
 - FOR SEWERS GREATER THAN 15" TO BE REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO THE CURRENT ASTM D C76 WALL B JOINTS SHALL BE SYNTHETIC RUBBER AND MEET OR EXCEED THE REQUIREMENTS ESTABLISHED BY ASTM 361.



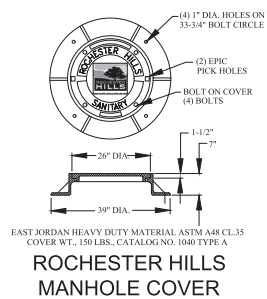
STANDARD MANHOLE

MANHOLE DIAMETER	MAX. PIPE SIZE FOR STRAIGHT THRU INST.	MAX. PIPE SIZE FOR RIGHT ANGLE INST.
4'	24"	18"
5'	36"	24"
6'	42"	36"
7'	60"	42"

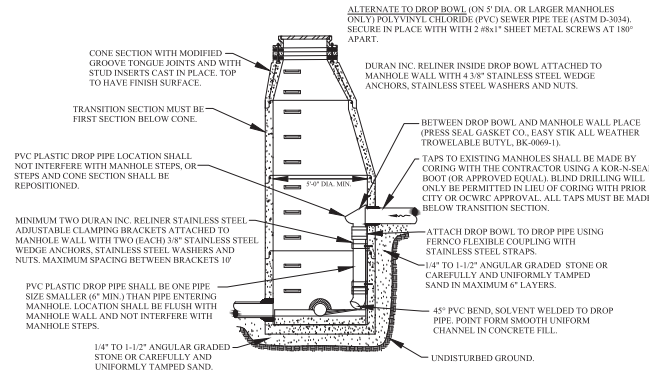


MANHOLE CONSTRUCTED OVER EXISTING SEWER

MANHOLE DIAMETER	MAX. PIPE SIZE FOR STRAIGHT THRU INST.
4'	24"
5'	36"
6'	42"
7'	60"



ROCHESTER HILLS MANHOLE COVER



INTERIOR DROP CONNECTION

NOTE: INTERIOR DROP CONNECTION PERMITTED ONLY WHEN APPROVED BY CITY ENGINEER.

REVISIONS	DATE	APPROVED BY CITY COUNCIL, DATE:

PREPARED BY ENGINEERING DIVISION
DEPARTMENT OF PUBLIC SERVICES

NOTIFY ROCHESTER HILLS ENGINEERING DIVISION @ 248-841-2510 48 HRS. PRIOR TO START OF CONSTRUCTION

City of Rochester Hills
1000 Rochester Hills Drive, Rochester Hills, Michigan 48309

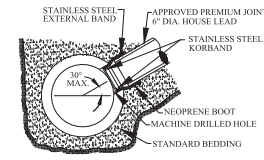
SANITARY SEWER STANDARD DETAILS

NOT TO SCALE	DATE: 1/10/2019
SHEET 1 OF 2	

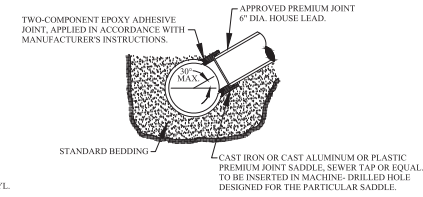


CITY OF ROCHESTER HILLS GRAVITY BUILDING LEAD REQUIREMENTS AND DETAILS

1. ALL BUILDING LEAD WORK MUST BE PERFORMED UNDER THE CITY OF ROCHESTER HILLS INSPECTION. BE JOINED USING A CITY OF ROCHESTER HILLS APPROVED ADAPTER.
2. FOR ALL CITY OF ROCHESTER HILLS SYSTEMS CALL 248-841-2510 48-HOURS PRIOR TO SCHEDULING INSPECTION.
3. FOR ALL OCWC-OPERATED SYSTEMS, CALL 248-858-1110 48-HOURS IN ADVANCE PRIOR TO SCHEDULING INSPECTION.
4. SANITARY SEWER MAY NOT BE USED AS A DE-WATERING OUTLET.
5. WHERE AN EXISTING BUILDING LEAD IS BEING EXTENDED, DISSIMILAR TYPES AND SIZES OF PIPE SHALL BE JOINED USING A CITY OF ROCHESTER HILLS APPROVED ADAPTER.
6. APPROVED BUILDING LEAD PIPE FOR GRAVITY SEWER LEADS:
 - A. PVC PLASTIC, ASTM D3034, SDR 23.5
 - B. SOLID WALL PVC SCHEDULE 40, ASTM D-2665
 - C. ANY DEVIATIONS FROM ABOVE SPECIFICATIONS REQUIRES APPROVAL BY CITY ENGINEER.
7. ALLOWABLE TYPES OF SEWER PIPE ADAPTERS: FERRO-CONCRETE STRONGBACK COUPLING OR APPROVED EQUAL.
8. FOR 6" LEADS A CLEANOUT MUST BE INSTALLED EVERY 100 FT. FOR 4" LEADS A CLEANOUT MUST BE INSTALLED EVERY 50 FT. 90° BENDS NOT ALLOWED EXCEPT FROM THE HORIZONTAL TO THE VERTICAL WITHIN 5 FEET OF THE BUILDING.



KOR-N-TEE TAP FOR CONCRETE PIPE



NOTE: SURFACE OF MAIN SEWER SHALL BE CLEANED WITH AN ABRASIVE GRINDER PRIOR TO EPOXY APPLICATION, DUE TO VARIATION OF SET-UP TIME OF EPOXY ADHESIVE WITH TEMPERATURE. ANCHOR STRAPS SHALL BE USED TO SECURE SADDLE IN POSITION IN COLD WEATHER OR WHENEVER WORK IS TO PROCEED PRIOR TO COMPLETE CURE OF EPOXY.

CITY OF ROCHESTER HILLS SANITARY SEWER SYSTEM AS-BUILT DRAWING SPECIFICATIONS

IN AREAS WHERE SANITARY SEWER SYSTEMS ARE OPERATED AND MAINTAINED BY THE CITY OF ROCHESTER HILLS DEPARTMENT OF PUBLIC SERVICES, PRELIMINARY ACCEPTANCE OF THE SANITARY SEWER SYSTEM MUST BE RENDERED BY THE DEPARTMENT OF PUBLIC SERVICES, BEFORE THE SYSTEM CAN BE USED FOR THE SERVICE INTENDED.

ONE ITEM REQUIRED FOR PRELIMINARY ACCEPTANCE SHALL BE THE SUBMISSION OF AS-BUILT DRAWINGS TO THE CITY OF ROCHESTER HILLS ENGINEERING DIVISION, BY THE DESIGN ENGINEER. AS-BUILT DRAWINGS SHALL BE DEFINED AS AND CONTAIN THE FOLLOWING INFORMATION:

1. FINAL AS-BUILT DRAWINGS SHALL BE PROVIDED IN REPRODUCIBLE PDF FORMAT VIA DIGITAL STORAGE MEDIA. XEROX OR ANY HEAT PROCESS REPRODUCTIONS WILL NOT BE ACCEPTED.
2. ALONG WITH THE PDF PLAN SET PROVIDE TWO (2) SETS OF BLACK-LINED DRAWINGS AND THE PLANS ON ELECTRONIC MEDIA IN AUTOCAD FORMAT (LATEST VERSION).
3. THE COVER SHEET SHALL BE SEALED BY THE PROJECT DESIGN ENGINEER, ALONG WITH THE FOLLOWING CERTIFICATION STATEMENT:

I HEREBY CERTIFY THAT OUR FIRM HAS PREPARED THESE AS-BUILT DRAWINGS OF THE IMPROVEMENTS AS CONSTRUCTED, AND THAT TO THE BEST OF MY KNOWLEDGE THOSE IMPROVEMENTS NOTED AS "AS-BUILT" WERE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS; AND ALSO THAT THE SANITARY SEWER AND STRUCTURES, AS CONSTRUCTED, LIE WITHIN THE EASEMENT DESCRIPTIONS REQUIRED BY THE CITY OF ROCHESTER HILLS.

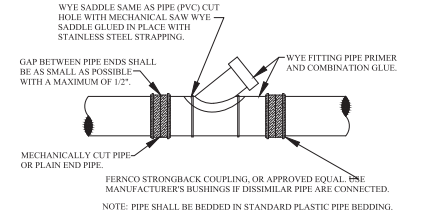
(COMPANY NAME)

(ENGINEER'S SIGNATURE)

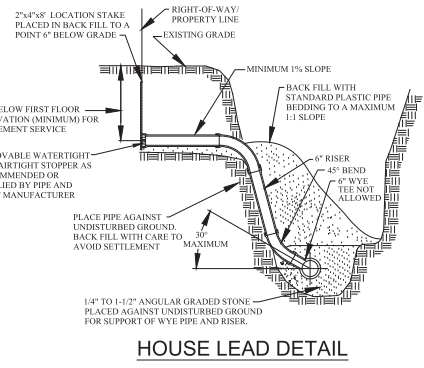
PROFESSIONAL ENGINEER NO. _____

ENGINEER SEAL

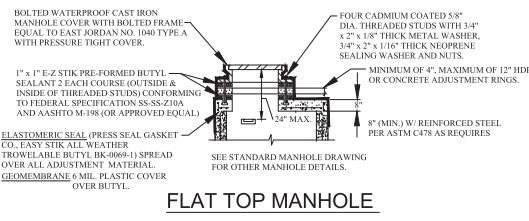
WYE SADDLE OR WYE PIPE INSERTION WITH FLEXIBLE COUPLINGS (RIGID PIPE)



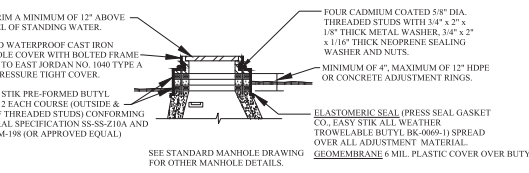
4. THE MAXIMUM SCALE SHALL BE ONE (1) INCH EQUALS FIFTY (50) FEET.
5. THE SIZE, LENGTH, CLASS AND MANUFACTURER OF PIPE INSTALLED SHALL BE INDICATED.
6. THE SIZE, MANUFACTURER AND MODEL NUMBERS OF ALL VALVES AND PUMPS INSTALLED SHALL BE INDICATED.
7. A TOTAL AS-BUILT DRAWING QUANTITY LIST SHALL BE INCLUDED.
8. THE LOCATIONS SHALL BE SHOWN ON THE PLANS WITH AN ACCURACY OF ONE (1) FOOT.
9. THE OFFSET OF THE SANITARY MAIN FROM PROPERTY LINES SHALL BE INDICATED.
10. ALL MANHOLES, VALVE WELLS, PUMPS AND ALL SANITARY SYSTEM APPURTENANCES SHALL BE LOCATED FROM TWO FIXED OBJECTS (MANHOLES, BUILDING CORNERS ETC.).
11. ALL UNDERGROUND APPURTENANCES, SUCH AS TFCARY WELLS, METER PITS, GRINDER PUMPS AND PUMP STATION PITS, ETC. SHALL BE LOCATED FROM THE NEAREST MANHOLE THAT IS CONNECTED TO THE SAME SANITARY MAIN AS THE APPURTENANCE.
12. THE ACCURATE LOCATION OF ALL UTILITY CROSSINGS WHERE THE VERTICAL SEPARATION IS LESS THAN 18" SHALL BE NOTED.
13. AS-BUILTS SHALL BE PREPARED IN ACCORDANCE WITH CITY OF ROCHESTER HILLS AS-BUILT GUIDELINES AS PROVIDED AT THE PRE-CONSTRUCTION MEETING.



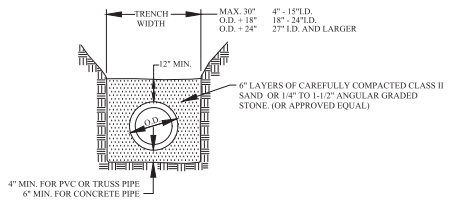
HOUSE LEAD DETAIL



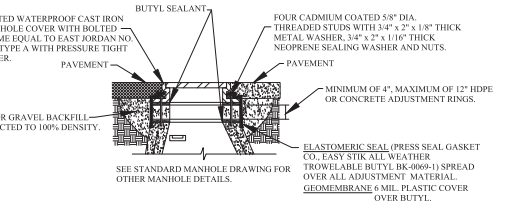
FLAT TOP MANHOLE



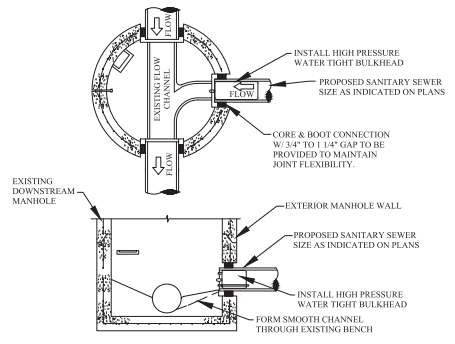
ADJUSTMENT DETAIL FOR MANHOLE TOPS WITHIN FLOOD PRONE AREAS



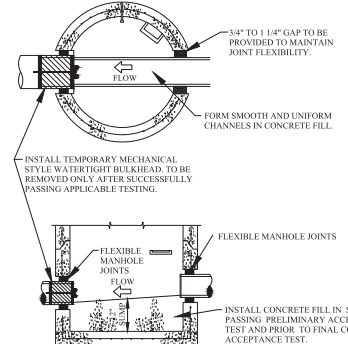
STANDARD BEDDING (CLASS B)



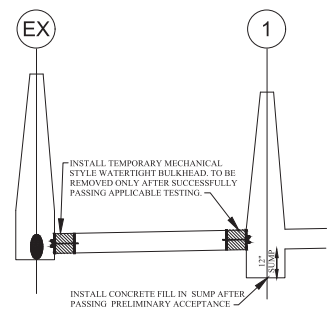
ADJUSTMENT DETAIL MANHOLE TOPS WITHIN PAVEMENT AREAS



TESTING BULKHEAD IN EXISTING MANHOLE



FIRST MANHOLE UPSTREAM FROM SANITARY TAP



PROFILE OF BULKHEADS AND ONE FOOT SUMP

REVISIONS	DATE	APPROVED BY CITY COUNCIL, DATE:

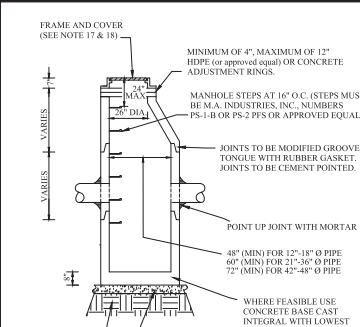
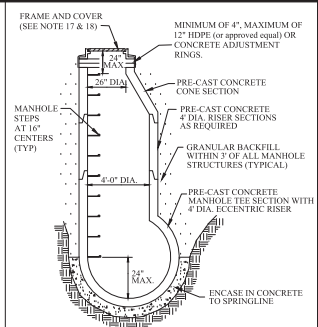
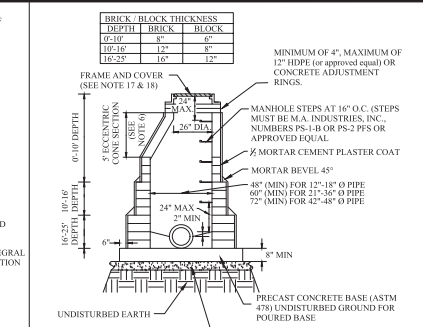
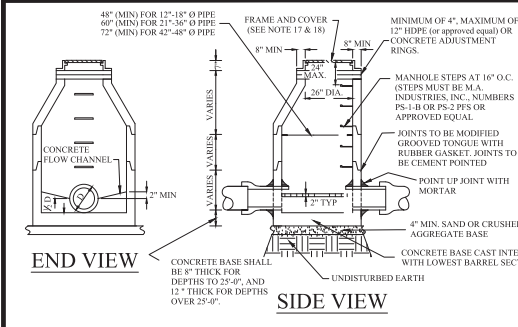
PREPARED BY ENGINEERING DIVISION
DEPARTMENT OF PUBLIC SERVICES

NOTIFY ROCHESTER HILLS
ENGINEERING DIVISION @
248-841-2510 48 HRS. PRIOR
TO START OF
CONSTRUCTION

City of Rochester Hills
1000 Rochester Hills Drive, Rochester Hills, Michigan 48309

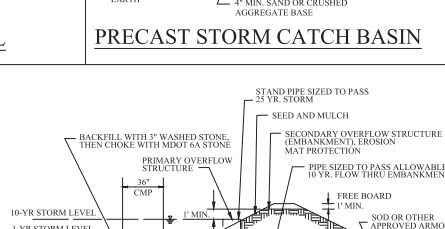
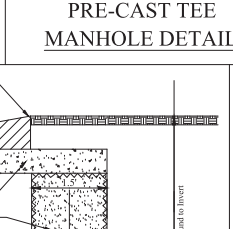
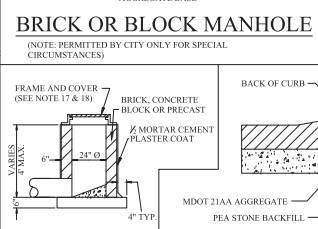
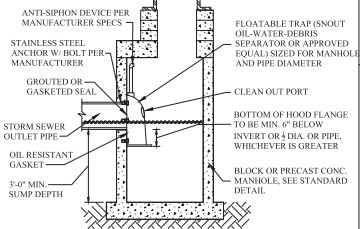
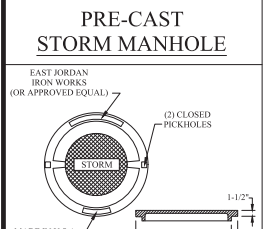
SANITARY SEWER STANDARD DETAILS

NOT TO SCALE	DATE: 1/10/2019
SHEET 2 OF 2	



GENERAL NOTES:

1. ALL EXISTING AND NEW STORM SYSTEMS SHALL BE CLEANED AND FLUSHED ONCE SITE IS 90% BUILT OUT AND VEGETATED. SEDIMENT, ROCK, AND OTHER DEBRIS SHALL BE COLLECTED AND DISPOSED OF IN A PROPER MANNER. IN NO CASE SHALL DEBRIS BE FLUSHED DOWN A STORM OR SANITARY SEWER FOR DISPOSAL. ALL DAMAGED IRRIGATION AND HOUSE DRAINAGE PIPE, DRAIN TILES, SEWER LATERALS AND CURB/TILES SHALL BE REPAIRED IMMEDIATELY. DEBRIS COLLECTED SHALL BE DISPOSED IN A COMMERCIAL LANDFILL OR OTHER APPROVED LOCATION.
2. STORM SEWER PIPE SHALL BE OF SIZE AND TYPE NOTED ON THE APPROVED PLANS.
3. REINFORCED CONCRETE PIPE (RCP) SHALL BE MODIFIED GROOVED TONGUE JOINTS WITH 0-RING TYPE RUBBER GASKET, PER ASTM C443.
4. ALL CATCH BASIN LEADS AND INLET LEADS OR 14\"/>



LETTERED MANHOLE COVER

CATCH BASIN WITH FLOATABLE TRAP

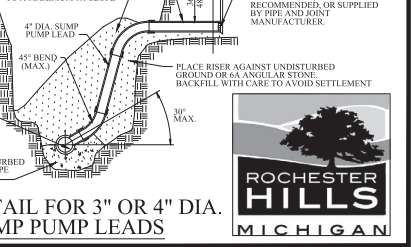
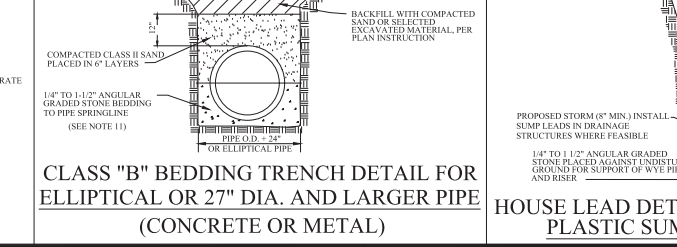
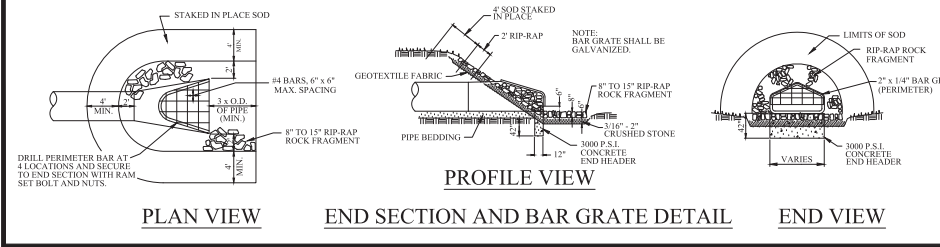
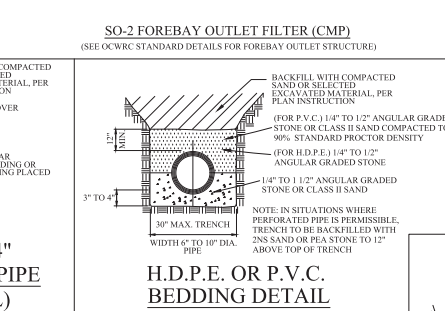
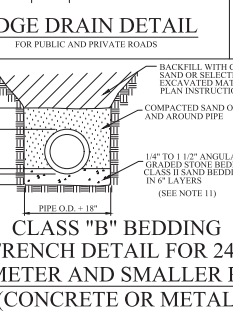
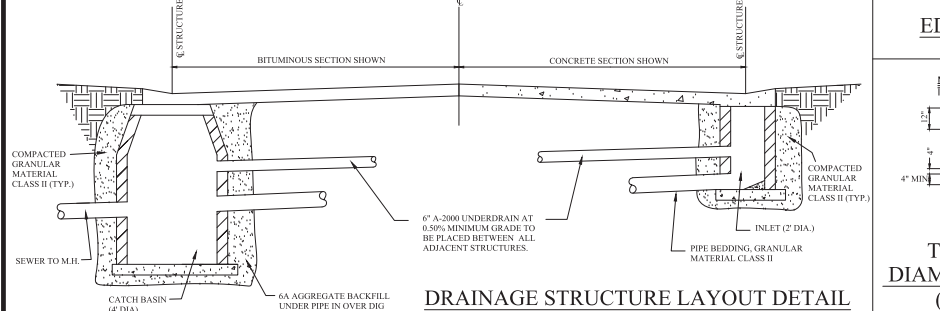
INLET DETAIL

EDGE DRAIN DETAIL

PROFILE VIEW

COVERS FOR MANHOLES, CATCH BASINS, AND INLETS

17. MANHOLE FRAME AND COVER SHALL BE 1180I TYPE A COVER OR EQUIVALENT.
18. CATCH BASINS AND INLET FRAME AND COVER SHALL BE AS FOLLOWS:
 - a. E1 7045 WITH TYPE M1 GRATE AND 7050 T2 ADJUSTABLE CURB, OR EQUAL, FOR USE WITH CONCRETE CURB AND GUTTER, (STRAIGHT CURB M.D.O.T. F CURB) AND WITH CONCRETE PAVEMENT WITH INTEGRAL CURB.
 - b. E1 7045 WITH TYPE M1 GRATE OR EQUAL, FOR USE WITH CONCRETE B-2 MODIFIED CURB AND GUTTER, AND WITH CONCRETE WITH B-2 MODIFIED INTEGRAL CURB.
 - c. E1 7045 WITH TYPE M1 GRATE AND 7060 T1 DRIVE OVER CURB BACK, OR EQUAL, FOR USE WITH MOUNTABLE CURB AND GUTTER, AND WITH CONCRETE PAVEMENT WITH MOUNTABLE INTEGRAL CURB.
 - d. E1 FRAME 1046 WITH TYPE N OVAL GRATE OR TYPE 02 BEEHIVE GRATE, OR EQUAL, FOR USE ON OPEN DITCH STRUCTURES AND ON CATCH BASINS LOCATED IN SWALES, AND IN EASEMENTS OUTSIDE THE PUBLIC STREET RIGHT-OF-WAY.
 - e. E1 FRAME 7045Z WITH TYPE M4 VANE STYLE INLET GRATE (RIGHT HAND FLOW OR LEFT HAND FLOW) AND 7060 T1 BACK OR 7060 T2 BACK DEPENDING ON CURB STYLE, OR EQUAL, FOR USE WITH RELIEF BASINS WHICH ARE ON LONGITUDINAL ROAD SLOPES OF 4% OR GREATER.
 - f. E1 FRAME 5106 WITH TYPE M1 SINUSOIDAL GRATE, OR EQUAL, FOR USE IN NON-CURB PAVEMENT AREAS.



REVISIONS	DATE	APPROVED BY

APPROVED BY CITY COUNCIL, DATE: _____

PREPARED BY ENGINEERING DIVISION DEPARTMENT OF PUBLIC SERVICES

NOTIFY ROCHESTER HILLS ENGINEERING DEPARTMENT @ 248.841.2510 48 HRS. PRIOR TO START OF CONSTRUCTION

City of Rochester Hills
1000 Rochester Hills Drive, Rochester Hills, Michigan 48309

STORM SYSTEM STANDARD DETAILS

NOT TO SCALE DATE: 1/10/2019

SHEET 1 OF 1



CLEAN EXPRESS AUTO WASH

10 E. AUBURN ROAD, ROCHESTER HILLS, MI 48307

INDEX OF DRAWINGS

- A0-0** COVER SHEET
- A1-0** FOUNDATION PLAN
- A1-1** FLOOR PLAN
- A1-2** ROOF PLAN
- A1-3** REFLECTED CEILING PLAN
- A1-4** WASH EQUIPMENT PLAN
- A2-1** EXTERIOR ELEVATIONS
- A3-1** BUILDING SECTION
- A4-1** WALL SECTIONS
- A4-2** WALL SECTIONS + DETAILS
- A5-1** INTERIOR ELEVATIONS + DETAILS
- A6-1** SITE DETAILS
- A7-1** ANSH NOTES
- A8-1** STRUCTURAL NOTES
- M1** HVAC PLAN
- M2** HVAC SCHEDULES + DETAILS
- SP1** ELECTRICAL SITE PLAN
- E1** POWER PLAN
- E2** LIGHTING PLAN
- E3** LOW VOLTAGE PLAN
- E4** PANEL SCHEDULES
- E5** POWER RISER
- P1** PLUMBING PLAN
- P1-1** COMPRESSED AIR PLAN
- P2** PLUMBING ISOMETRICS
- P3** PLUMBING SPECIFICATIONS

CODE INFORMATION

- APPLICABLE CODES:
- MICHIGAN BUILDING CODE 2015
 - MICHIGAN MECHANICAL CODE 2015
 - MICHIGAN ELECTRICAL CODE 2017
 - 2017 NFPA 70 NATIONAL ELECTRICAL CODE
 - MICHIGAN ACCESSIBILITY CODE 2009
- BUILDING DATA:
- BUILDING SQUARE FOOTAGE: 3,676 S.F.
 - ALLOWABLE BUILDING SIZE: 9,000 S.F.
- USE GROUP:
- CONSTRUCTION TYPE: VB
- MAXIMUM # OF OCCUPANTS: 15 PERSONS
- MEANS OF EGRESS (OBC CHAPTER 10)
- MAXIMUM TRAVEL DISTANCE (TABLE 1017.2) = 200'-0"
 - EGRESS WIDTH (1005.3.2) = 0.2' PER OCCUPANT
 - CORRIDOR RATING (TABLE 1020.1) = 0 HOUR
 - DEAD END CORRIDOR (1020.4) = 20'-0" OR GREATER
- FIRE PROTECTION:
- BUILDING IS NOT EQUIPPED WITH A SPRINKLER SYSTEM
 - FIRE EXTINGUISHERS: 1 PER 75 LINEAR FEET OF TRAVEL
- INTERIOR WALL AND CEILING REQUIREMENTS (OBC TABLE 803.11):
- EXIT ENCLOSURES: A
 - CORRIDORS: B
 - ROOMS & ENCLOSED SPACES: C

GENERAL NOTES

ANY CHANGES TO THESE DRAWINGS MUST BE REPORTED TO SBA STUDIOS, LLC IMMEDIATELY IN WRITING. SBA STUDIOS, LLC ASSUMES NO RESPONSIBILITY FOR CHANGES TO THESE DRAWINGS THAT ARE NOT REPORTED TO THE ARCHITECT.

LIFE SAFETY LEGEND

- EGRESS EXIT CAPACITY (DOOR WIDTH / OCCUPANTS)
- FIRE EXTINGUISHER
- POSTED OCCUPANCY SIGN
- EXIT
- START OF EGRESS TRAVEL
- EGRESS PATH OF TRAVEL

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

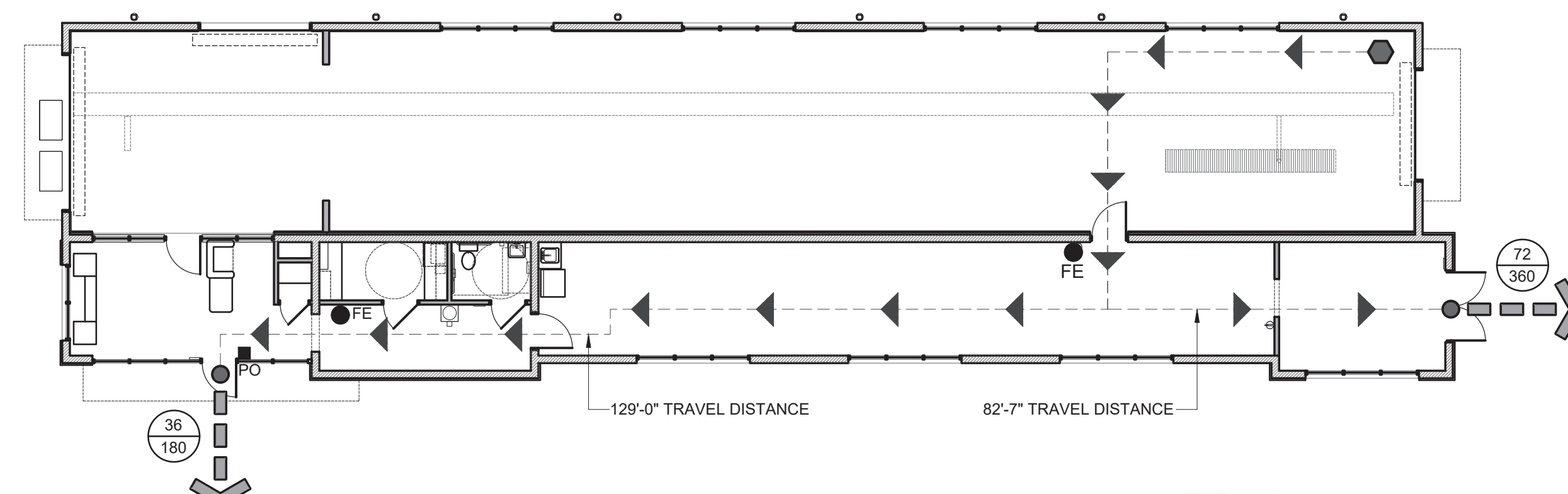


LOCATION MAP

GENERAL LEGEND

LIFE SAFETY PLAN

- | | | | |
|--|----------------------|--|-------------------|
| | EARTH | | ELEVATION MARKER |
| | CONCRETE | | SECTION CUT |
| | GRAVEL | | COLUMN LINE |
| | CONCRETE BLOCK | | DETAIL MARKER |
| | BRICK | | BREAK LINE |
| | WOOD - ROUGH FRAMING | | WALL TYPE |
| | WOOD - FINISHED | | REVISION TRIANGLE |
| | RIGID INSULATION | | CODED NOTE |
| | PLYWOOD | | WINDOW TYPE |
| | GYPSUM WALL BOARD | | ELEVATION HEIGHT |
| | STEEL | | |
| | BATT INSULATION | | |

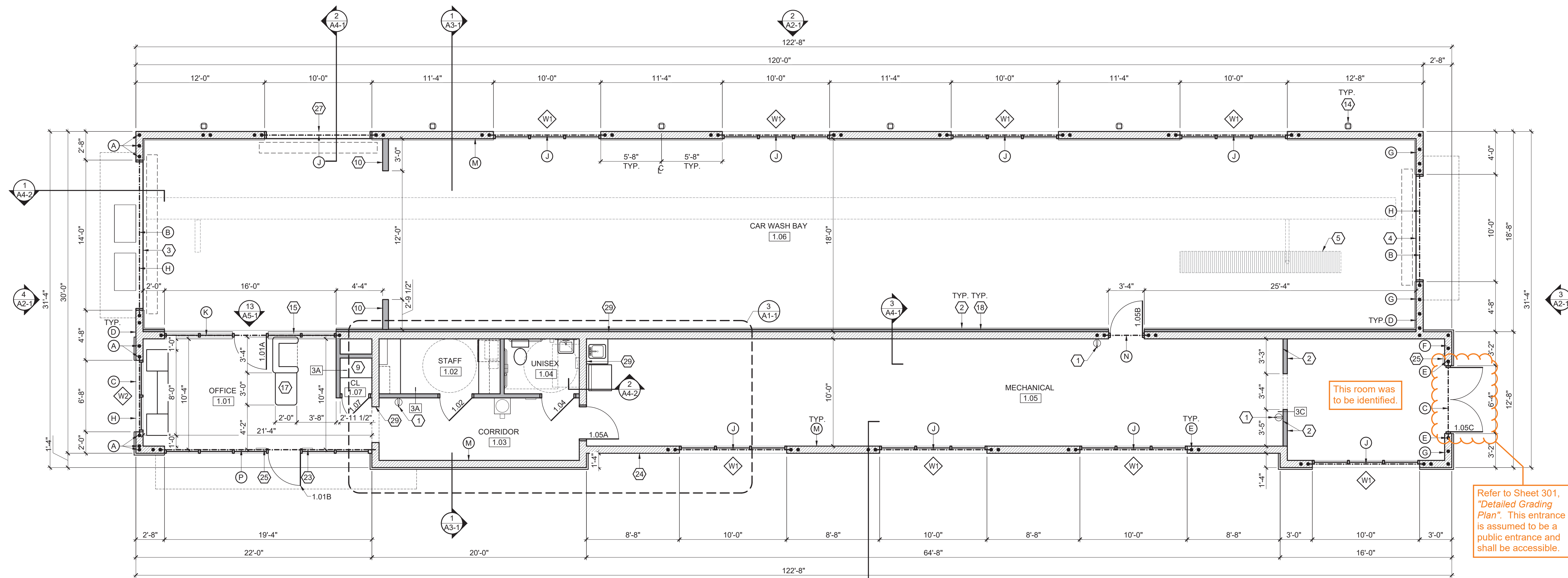


10 E. AUBURN ROAD
ROCHESTER HILLS, MI 48307

CLEAN
EXPRESS AUTO WASH

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ARCHITECTURAL DESIGN
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	SCALE: VARIES
	SHEET # / DESCRIPTION
	COVER SHEET
	A0-0
	DATE: 06.10.2022
PRELIMINARY DESIGN	
SCOTT S. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2023	Received 11/17/2022 JNRNB2022-0013 PSP2022-0032 Revision 5 City of Rochester Hills Planning & Economic Development



ALL EXTERIOR DIMENSIONS ARE TO MASONRY UNITS / MASONRY OPENINGS, TYP.

PROVIDE MASONRY CONTROL JOINTS PER MANUFACTURER'S INSTRUCTIONS

PROVIDE HORIZONTAL JOINT REINFORCING AT 16" O.C. MIN. W/ 1.7 BAR SIZE TYP. LAP MIN. 12", TYP.

PROVIDE (2) L4 x 3 1/2 x 5/16" LINTEL OVER 36"x24" LOUVERS AND @ LONG WALL OF BUILDING

This room was to be identified.

Refer to Sheet 301, "Detailed Grading Plan". This entrance is assumed to be a public entrance and shall be accessible.

FLOOR PLAN CODED NOTES

- WALL MOUNTED FIRE EXTINGUISHER. EXTINGUISHER TO BE: RED ENEMELO FINISH HEAVY DUTY STEEL CYLINDER. UL AND FM APPROVED. ABC MULTI PURPOSE DRY CHEMICAL, 10 LB CAPACITY UL RATED 4A 60B: C. HOSE TYPE, UPRIGHT, SQUEEZE GRIP OPERATION
- INTERIOR WALL LINER PANEL
- 14'-0" x 8'-0" OVERHEAD DOOR
- 10'-0" x 8'-0" OVERHEAD DOOR
- CAR WASH TRENCH, SEE MANUFACTURER'S DRAWINGS
- DECORATIVE AWNING W/ BRACKETS, CENTER OVER WINDOWS / DOORS
- DEDICATED COMMERCIAL GRADE SINK FOR UTILITY SINK
- ANSI COMPLIANT BOTTLED WATER COOLER WITH CUP DISPENSER
- 12" DEEP SHELVING W/ STANDARDS AND BRACKETS
- WIND WALL, P.T. 2x6 WALL W/ 7/16" OSB SHEATHING & LINER PANEL BOTH SIDES
- NOT USED
- UNDER COUNTER REFRIGERATOR
- SERVER RACK, SEE SHEET A5-1
- DOWNSPOUT
- ALUMINUM STOREFRONT SYSTEM, WINDOW HEAD HEIGHT = 8'-0". SEE ELEVATION 13/A5-1, PROVIDE 1" INSULATED GLASS
- NOT USED
- RECEPTIONIST DESK BY OTHERS. ANSI COMPLIANCE IS THE RESPONSIBILITY OF THE DESK DESIGNER
- PROVIDE 2 1/2" METAL Z-FURRING STRIPS @ 24" HORIZONTAL W/ MIN R-13 RIGID INSULATION IN FURRING CAVITIES W/ 5 MIL VAPOR BARRIER
- ANSI COMPLIANT SIGNAGE DESIGNATING UNISEX TOILET ROOM
- COFFEE MAKER, SEE INTERIOR ELEVATION
- MICROWAVE, SEE INTERIOR ELEVATION
- STACKABLE WASHER / DRYER
- ANSI COMPLIANT SIGNAGE DESIGNATING MAXIMUM OCCUPANCY OF 15 PERSONS
- QUICK-BRICK MASONRY CONSTRUCTION
- ANSI COMPLIANT EXIT SIGNAGE, SEE 9/A5-1
- STORAGE CABINETRY, SEE INTERIOR ELEVATION ON SHEET A5-1
- 10'-0" x 8'-0" OVERHEAD DOOR
- HVAC PLATFORM ABOVE, SEE DETAILS ON SHEET A1-3
- 8" CMU WALL

STRUCTURAL CODED NOTES

- #5 VERTICAL EACH CELL
- W8x28 W/ 5/16" PLATE, FASTEN TO WALL PER DETAIL 7/A4-2
- (2) L5x3-1/2x5/16 LLV
- PROVIDE HORZ. JOINT REINF. @ EACH COURSE IN END WALL
- (2) #5 VERT. TYP. @ ALL MASONRY OPENINGS
- PROVIDE HORIZONTAL JOINT REINFORCING @ EACH COURSE IN 18'-4" TALL WALLS
- #5 @ CORNERS AND 16" O.C. MAX @ END WALL
- PROVIDE #5 VERT. @ 48" O.C. IN WALL ABOVE OPENINGS
- NOT USED
- W8x24 W/ 5/16" PLATE
- W16x31 W/ 5/16" PLATE, FASTEN TO WALL PER DETAIL 7/A4-2
- W8x28 LINTEL W/ 5/16" PLATE
- PROVIDE #5 @ 48" O.C. VERT. & HORIZONTAL JOINT REINFORCING PER PLAN NOTES FOR ENTIRE WALL, TYP.
- (2) L3 1/2x3 1/2x5/16
- W12x30 W/ 5/16" PLATE

WALL TYPES SCHEDULE

#	ASSEMBLY DESCRIPTION	HR	NOTES
3A	2x4 WOOD STUDS @ 16" O.C. 5/8" GYP BD		FULL HEIGHT PARTITION, TERMINATE GYPSUM BOARD @ UNDERSIDE OF JOISTS. ASSEMBLY THICKNESS = 4 3/4"
3B	2x4 WOOD STUDS @ 16" O.C. 5/8" GYP BD 3" SOUND BATT		FULL HEIGHT PARTITION, TERMINATE GYPSUM BOARD @ UNDERSIDE OF JOISTS. ASSEMBLY THICKNESS = 4 3/4"
3C	2x4 WOOD STUDS @ 16" O.C. 5/8" GYP BD 3" SOUND BATT		FULL HEIGHT PARTITION, TERMINATE GYPSUM BOARD @ BOTTOM OF DECK. ASSEMBLY THICKNESS = 4 3/4"

WINDOW TYPES SCHEDULE

- W1 10'-0" WIDE BY 10'-0" TALL ALUMINUM STOREFRONT WINDOW HEAD HEIGHT = 10'-8" A.F.F.
 - W2 6'-8" WIDE BY 10'-8" TALL ALUMINUM STOREFRONT WINDOW HEAD HEIGHT = 10'-8" A.F.F.
- ALL GLAZING SHALL HAVE A SHGC OF .40 MIN.

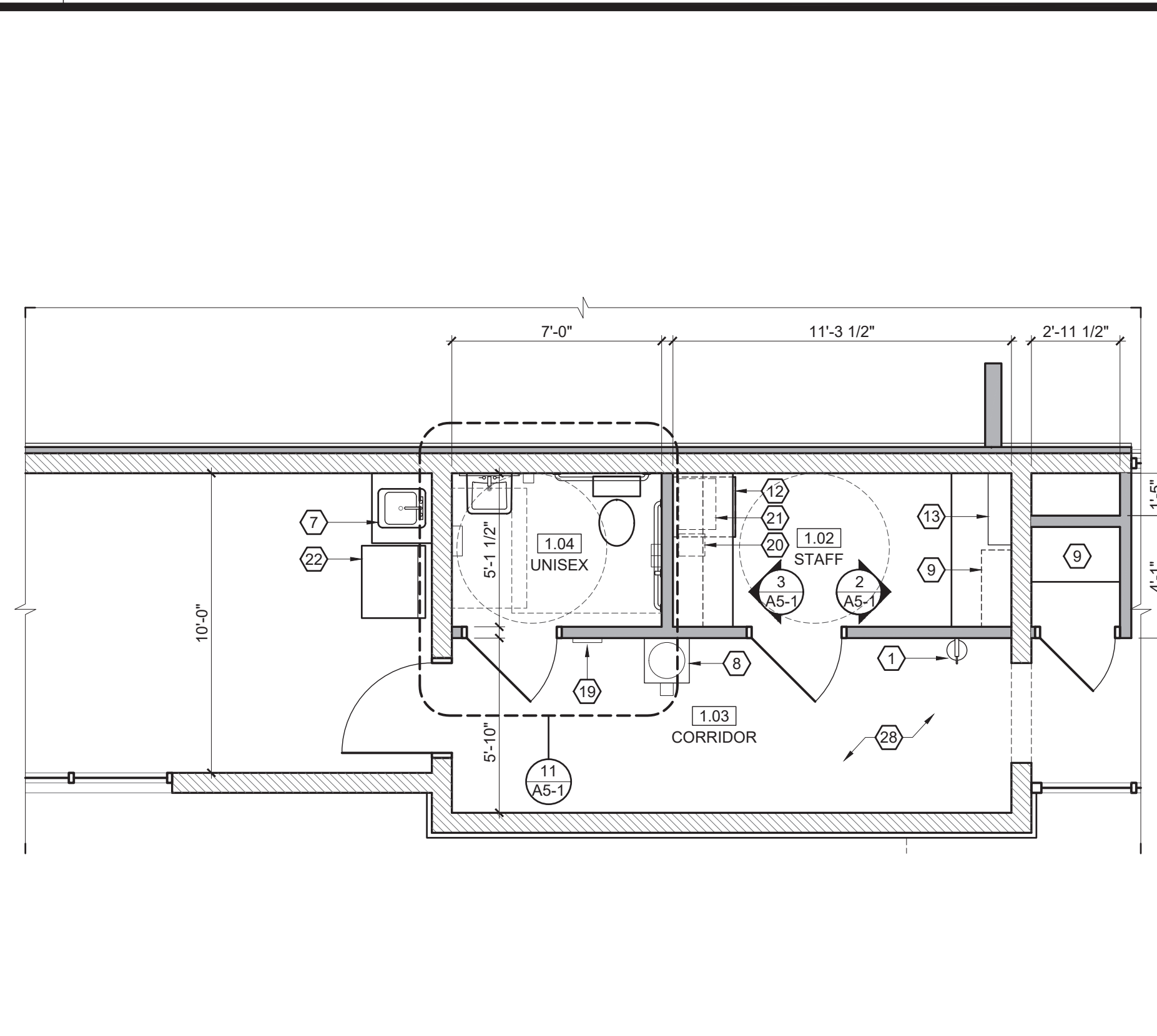
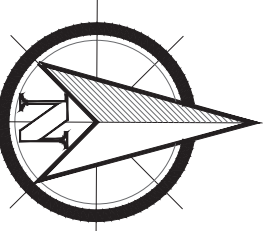
CAR WASH GENERAL NOTES

- CENTERLINE OF EQUIPMENT DOES NOT EQUAL CENTERLINE OF TRENCH
- CENTERLINE OF EQUIPMENT DOES NOT EQUAL CENTERLINE OF ENTRY DOOR
- CENTERLINE OF EQUIPMENT DOES EQUAL CENTERLINE OF EXIT DOOR
- CENTERLINE OF EQUIPMENT DOES EQUAL CENTERLINE OF TUNNEL BAY
- COORDINATE LOCATION OF TRENCH WITH CAR WASH MANUFACTURER'S DRAWINGS

PLAN GENERAL NOTES

- ALL DOORS TO BE 6" FROM ADJACENT WALL U.N.O.
- ALL SIGNS THAT DESIGNATE PERMANENT ROOMS AND SPACES SHALL HAVE RAISED AND BRAILED CHARACTERS AND PICTORIAL SYMBOL SIGNS, FINISH AND CONTRAST, AND MOUNTED 60 INCHES ABOVE THE FINISH FLOOR TO CENTERLINE OF THE SIGN PER ANSI
- ALL INTERIOR STUD WALLS TO BE WALL TYPE '3B', U.N.O.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL TOILET ROOMS

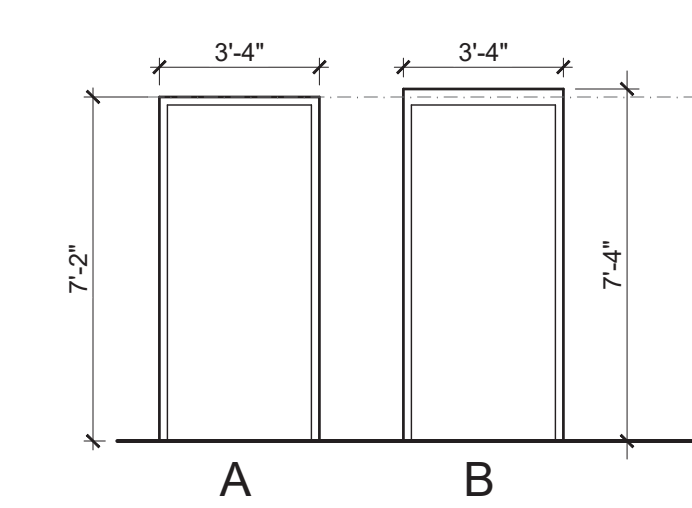
4 FLOOR PLAN



NO.	ROOM NAME	SIZE	ELEV.	MAT.	RATING	GLASS	HDWR	FRAME	ELEV.	MAT.	REMARKS
1.01A	OFFICE	3070	02	AL/GS	0-HR	TEMP	SET 01	A	AL		CLOSER
1.01B	OFFICE	3070	02	AL/GS	0-HR	TEMP	SET 05	B	AL		CLOSER, ENTRY KEY
1.02	STAFF	3070	03	H.M.	0-HR	TEMP	SET 02	A	H.M.		
1.04	UNISEX	3070	01	H.M.	0-HR	N/A	SET 03	A	H.M.		
1.05A	MECHANICAL	3070	04	H.M.	0-HR	TEMP	SET 04	A	H.M.		
1.05B	MECHANICAL	3070	02	ALUM.	0-HR	N/A	SET 04	B	ALUM.		
1.05C	MECHANICAL	(2) 3070	05	AL/GS	0-HR	TEMP	SET 05	B	H.M.		
1.06	WASH BAY	3070	02	AL/GS	0-HR	TEMP	SET 05	B	ALUM.		
1.07	CLOSET	2670	01	WD	0-HR	N/A	SET 02	N/A	N/A		CUSTOM SLAT WALL DOOR

- DOOR GENERAL NOTES**
- ALL DOOR HARDWARE TO BE ANSI COMPLIANT LEVER STYLE
 - ALL DOOR HARDWARE TO BE MOUNTED BETWEEN 34" - 48" A.F.F.
 - ALL GLAZING IN NEW DOORS TO BE TEMPERED
 - ALL DOORS TO RECEIVE (3) HINGES
 - ALL DOORS TO RECEIVE (3) SILENCERS
 - ALL DOORS TO RECEIVE DOOR STOP
 - ALL EXTERIOR DOORS TO RECEIVE CLOSER
 - ALL EXTERIOR DOORS TO HAVE ANIS COMPLIANT THRESHOLD (1/4" MAX)
 - ALL EGRESS DOORS SHALL UNLATCH WITH ONLY ONE OPERATION OF THE DOOR HARDWARE, READILY OPERABLE FROM EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. 2017 OBC 1010.1.9/1010.1.9.1/1010.1.9.5.
- DOOR HARDWARE SETS**
- SET 01: OFFICE LOCKSET
 SET 02: STORAGE LOCKSET
 SET 03: PRIVACY LOCKSET
 SET 04: PASSAGE LOCKSET
 SET 05: EXIT LOCKSET
 SET 06: PUSH / PULL
- KEY ALL DOORS ALIKE

5 DOOR SCHEDULE



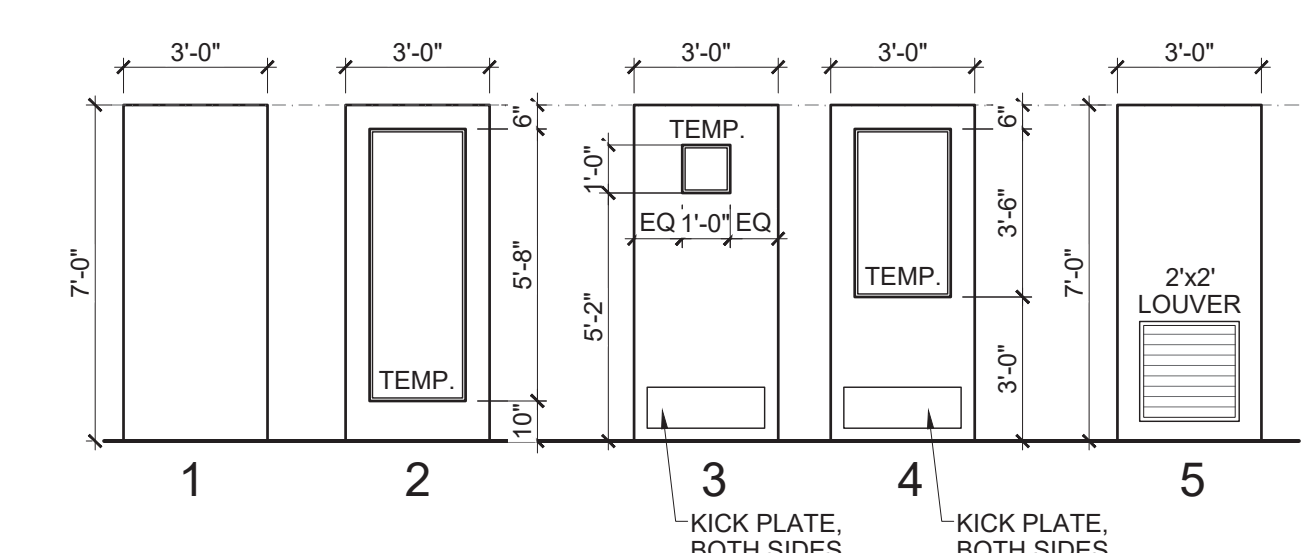
2 FRAME ELEVATIONS

4 FINISH SCHEDULE

SPACE	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	CLG	REMARKS
1.01	OFFICE	WD	VB	PT-2	PT-2	PT-2	NO	PAINT BAR JOISTS & ROOF DECK
1.02	STAFF	WD	VB	PT-1	PT-1	PT-1	NO	PAINT BAR JOISTS & ROOF DECK
1.03	CORRIDOR	WD	VB	PT-1	PT-1	PT-1	GYP	
1.04	UNISEX	WD	VB	PT-1	PT-1	PT-1	GYP	6" BASE
1.05	MECHANICAL	NO	NO	PT-1	PT-1	PT-1	NO	PAINT BAR JOISTS & ROOF DECK
1.06	WASH BAY	NO	NO	WL	WL	WL	NO	PAINT BAR JOISTS & ROOF DECK
1.07	STORAGE	WD	VB	PT-1	PT-1	PT-1	NO	PAINT BAR JOISTS & ROOF DECK

FLOORING	BASE	WALLS	CEILING
CPT CARPET VCT VINYL COMP TILE WD SIM WOOD FLR NO NO FLOORING SIM WOOD FLOOR = AXISCOR PRO12 12x24 URBAN CONCRETE	VB VINYL BASE CT CERAMIC TILE EXG EXG BASE NO NO BASE	PT-1 WHITE PAINT PT-2 BLONDE PAINT SW 6128 WC WALL COVERING EXG EXG WALL FINISH WL WALL LINER PANEL BB BOARD AND BATTEN NO NO FINISH	ACT ACOUSTICAL CEILING TILE GYP SUSPENDED GYPSUM BOARD CEILING WL WALL LINER NO NO CEILING

1 DOOR ELEVATIONS



1 DOOR ELEVATIONS

3 ENLARGED FLOOR PLAN

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

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ROCHESTER HILLS, MI 48307

ACLEAN
EXPRESS AUTO WASH

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614.562.7761 WWW.SBA-STUDIOS.COM

SCALE: 3/16" = 1'-0" (U.N.O.)
SHEET # / DESCRIPTION
FLOOR PLAN
A1-1
DATE: 07.17.2023
PRELIMINARY DESIGN
SCO: BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023
SBA STUDIOS PROJECT # 2023-166

Received 11/17/2022
JNRNB2022-0013
PSP2022-0032
Revision 3
City of Rochester Hills
Planning & Economic Development

