

PRELIMINARY SITE PLANS

PRIMROSE SCHOOL

VACANT LOT - ROCHESTER ROAD

CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
2/10/2023		SITE PLAN APPROVAL

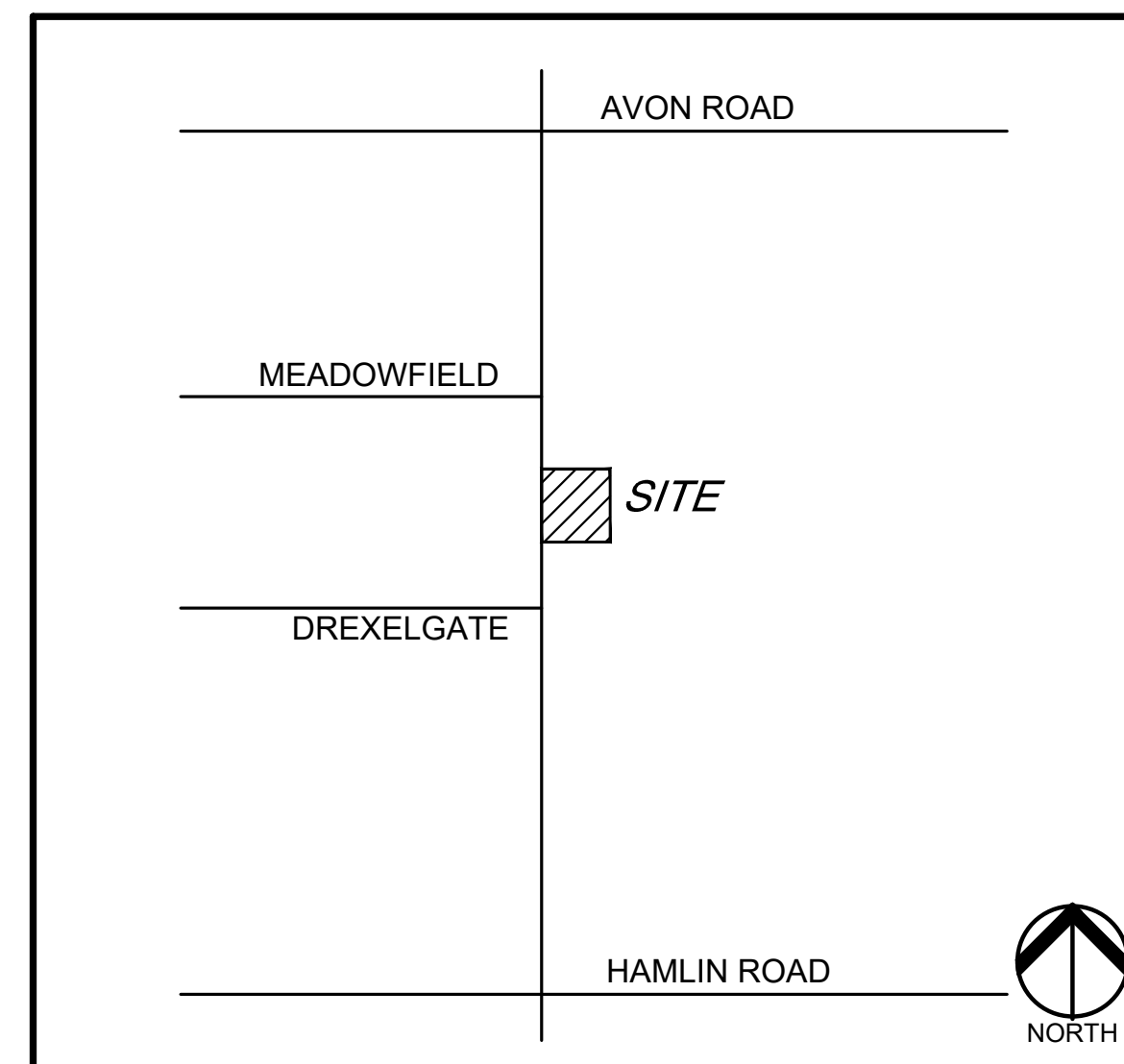


JNRNB2022-0010
PSP2023-0009
 Revision #3
 Received 6/23/2023

City of Rochester Hills Planning & Economic Development

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.

All plan review comments must be addressed prior to scheduling for the Planning Commission, unless otherwise noted.



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-3.1	FIRE PROTECTION PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
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T-1.0	TREE PRESERVATION PLAN
<u>PHOTOMETRIC PLANS</u>	
23-12467	PHOTOMETRIC SITE PLAN (2 SHEETS)
<u>ARCHITECTURAL PLANS</u>	
A1.0	PRIMROSE SCHOOL FLOOR PLAN
A4.0	PRIMROSE SCHOOL EXTERIOR ELEVATIONS
	PRIMROSE SCHOOL - MATERIAL BOARD AND COLORED ELEVATIONS
	PRIMROSE SCHOOL - COLORED ELEVATIONS

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. Jon Mills 248-841-2708 MillsJ@RochesterHills.org	No
Natural Resources	Matt Einheuser 248-841-2551 EinheuserM@RochesterHills.org	Yes
Planning	Chris McLeod 248-841-2572 mcleodc@RochesterHills.org	Yes
Traffic		

To be provided at a later date

SECTION 138-4.424 - Nursery Schools, Day Nurseries and Child Care Centers

A. Such facilities shall be located on major thoroughfares with an existing or proposed right-of-way of 120 feet. Additionally, the facility shall be on a corner lot or shall directly abut nonresidential zoning on at least one side, and such zoning shall be on the same side of the major thoroughfare.

B. Hours of operation shall not exceed 15 hours a day with closing time of not later than 9:00 p.m.

C. All parking and child dropoff areas shall be in the side or rear yard only. This requirement may be waived when an existing building that has front yard parking or circulation is being occupied by a nursery school, day nursery, or child care center.

D. Outdoor play areas shall be in the side or rear yard in the amount required by the Licensing Rules for Child Care Centers as set forth by the State of Michigan.

E. Parking, dropoff, and play areas shall be screened in a manner deemed sufficient by the Planning Commission to achieve the objective of screening and controlling noise levels.

F. Any trash receptacle shall be screened with a six-foot-high obscuring fence or wall, with evergreen screening provided on the three sides of the enclosure without access gates.

G. Lighting shall be shielded downward so as not to become a nuisance to abutting property.

H. Front, side and rear elevations of the building shall be provided to ensure that the use will have the appearance and character of residences in the vicinity. If there are no residences within 200 feet, in making a determination on the compatibility of such uses, the following architectural features shall be reviewed:

1. Roof pitch, overhang, and drainage.
2. Window sills and other window features.
3. Facade treatment (both material and appearance).
4. Entrance features.
5. Heating exhaust devices.
6. Penthouses or similar mechanical rooftop features shall be prohibited unless completely screened from adjacent properties and the adjacent public right-of-way.

I. Signs shall meet the requirements of Chapter 134 of the City's Code of Ordinances.

J. The facility shall comply with applicable state licensing requirements and regulations.

K. Any other conditions which the Planning Commission and City Council deem necessary to ensure that the residential character of the neighborhood shall be maintained.

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER
 EIG14T
 1695 TWELVE MILE ROAD, STE 100
 BERKLEY, MI 48072
 CONTACT: DANIEL HARRIS
 PHONE: 248.514.9120
 EMAIL: DAN@814CRE.COM

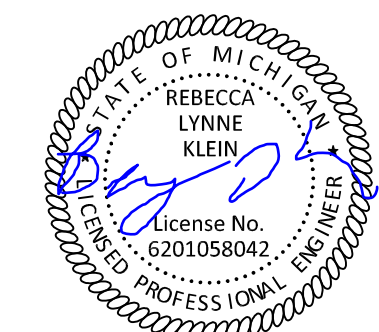
CIVIL ENGINEER
 PEA GROUP
 58105 VAN DYKE RD.
 WASHINGTON TWP., MI 48094
 CONTACT: BECKY KLEIN, PE, LEED AP BD+C
 PHONE: 844.813.2949
 EMAIL: BKLEIN@PEAGROUP.COM

LANDSCAPE ARCHITECT

PEA GROUP
 7927 NEMCO WAY, STE. 115
 BRIGHTON, MI 48116
 CONTACT: JANET EVANS, PLA
 PHONE: 844.813.2949
 EMAIL: JEVANS@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	2/10/2023
SITE PLAN APPROVAL RESUBMITTAL	4/19/2023
SITE PLAN APPROVAL RESUBMITTAL	5/25/2023
SITE PLAN APPROVAL RESUBMITTAL	6/23/2023



NOT FOR CONSTRUCTION
CITY FILE No. 22-041 SECTION 23

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.

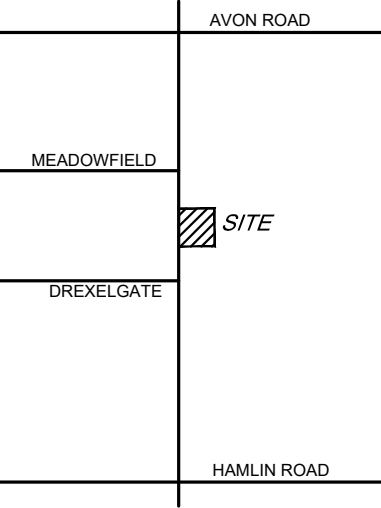
PEA GROUP PRIMROSE SCHOOL | PEA JOB NO. 2022-1301 | PRELIMINARY SITE PLANS



0 15 30 60
SCALE: 1" = 30'



CAUTION!!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
EIG14T
3221 W. BIG BEAVER ROAD, SUITE 111
TROY, MICHIGAN 48064

PROJECT TITLE
PRIMROSE SCHOOL
VACANT LOT - ROCHESTER ROAD
ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

SITE PLAN APPROVAL RESUBMITTAL	04-19-23
SITE PLAN APPROVAL RESUBMITTAL	05-25-23
SITE PLAN APPROVAL RESUBMITTAL	06-23-23

ORIGINAL ISSUE DATE:
FEBRUARY 10, 2023

DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2022-1301
P.M.	BK
DN.	BLA
DES.	BLA
DRAWING NUMBER:	

C-3.0

LEGEND:

[Symbol]	CONCRETE PAVEMENT
[Symbol]	ASPHALT PAVEMENT
[Symbol]	GRAVEL
[Symbol]	WETLAND
[Symbol]	CONCRETE CURB AND GUTTER
[Symbol]	REVERSE GUTTER PAN
[Symbol]	SETBACK LINE
[Symbol]	SIGN LIGHTPOLE
[Symbol]	FENCE GUARD RAIL

- GENERAL NOTES:**
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 - NO PARKING-FIRE LANE SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
 - REFER TO SHEET C-9.1 FOR ON-SITE PAVING DETAILS.
 - REFER TO SHEET C-9.2 FOR ON-SITE SIDEWALK RAMP DETAILS.

SITE DATA TABLE:

SITE AREA: 3.59 ACRES (156,459 SF.) NET AND GROSS

ZONING: R-4, ONE FAMILY RESIDENTIAL

LOCATION	ZONING
NORTHWEST	R-4
NORTHEAST	B-2 WITH PUD OVERLAY
SOUTH	R-4 WITH FB OVERLAY
EAST	R-4
WEST	RM-1

PROPOSED USE: CHILD CARE CENTER

BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 35 FT. (2 STORIES)
PROPOSED BUILDING HEIGHT = 1 STORY (34'-7")

* INCREASED TO 35 FEET WITH BOTH SIDE YARD SETBACKS INCREASED BY 5 FEET EACH, AND BUILDING FOOTPRINT LARGER THAN 13,500 S.F.

BUILDING FOOTPRINT AREA = 13,586 SF.
MAXIMUM PERCENT COVERAGE = 30%
PROPOSED BUILDING LOT COVERAGE = 8.7%

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
FRONT (WEST)	25'	25.00'
SIDE (SOUTH)	15'	15.85'
SIDE (NORTH)	15'	291.20'
REAR (EAST)	35'	195.49'

PARKING CALCULATIONS:
1 SPACE PER 10 PUPILS + 1 SPACE PER EMPLOYEE

TOTAL PARKING REQUIRED = 202 PUPILS/10 + 30 EMPLOYEES = 51 SPACES
TOTAL PROPOSED PARKING SPACES = 51 SPACES INC. 3 HOV SPACES

DROP-OFF / PICK-UP SPACES REQUIRED = 5 SPACES
DROPOFF / PICKUP SPACES PROVIDED = 51 SPACES
LOADING SPACE PROVIDED = 1 SPACE (10' X 18')

SITE SOILS INFORMATION:
ACCORDING TO THE USNR NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:
- MARLETTE SANDY LOAM, 1 TO 6 PERCENT SLOPES

SIDEWALK RAMP LEGEND:

[Symbol]	SIDEWALK RAMP TYPE R
[Symbol]	SIDEWALK RAMP TYPE P

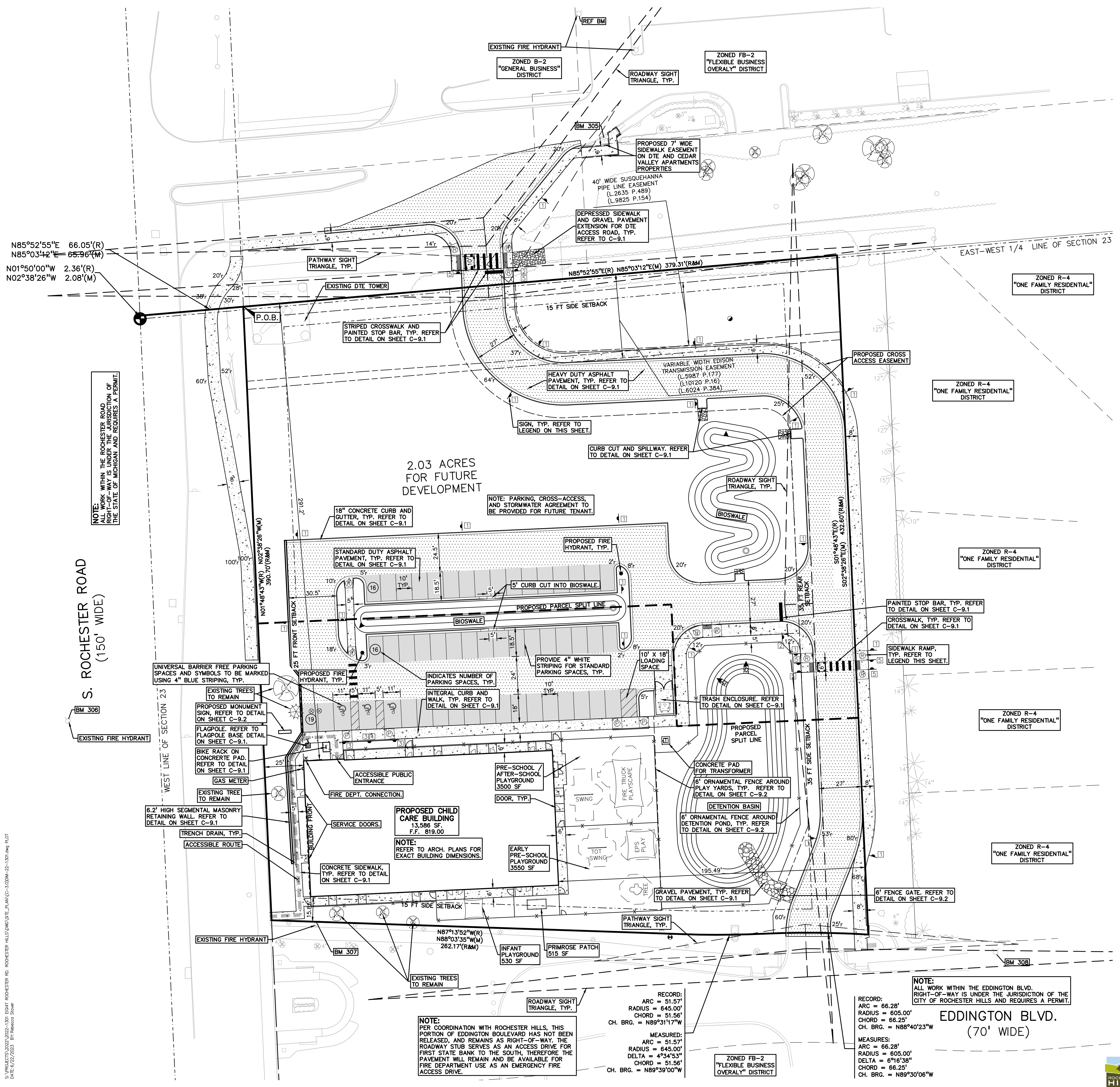
REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

SIGN LEGEND:

[Symbol]	NO PARKING FIRE LANE SIGN	1
[Symbol]	'STOP' SIGN	2
[Symbol]	'BARRIER FREE PARKING' SIGN	3
[Symbol]	'VAN ACCESSIBLE' SIGN	4
[Symbol]	'CROSSWALK' SIGN	5

REFER TO DETAIL SHEET FOR SIGN DETAILS

- PRIMROSE OPERATIONAL NOTES:**
- OPERATIONAL REGULATIONS REQUIRE THAT ALL CHILDREN BE SIGNED IN AND OUT OF THE FACILITY BY AN AUTHORIZED ADULT. NO DROP-OFF OR PICK-UP LANE WILL BE UTILIZED. ALL SPACES ON SITE WILL BE UTILIZED DROP-OFF AND PICK-UP SPACES.
 - INSURANCE REQUIREMENTS MANDATE THAT A FENCE BE PROVIDED AROUND THE DETENTION POND FOR THE SAFETY OF THE CHILDREN USING THE FACILITY.
- ROCHESTER HILLS NOTES:**
- ALL SIGNS MUST MEET THE REQUIREMENTS OF ROCHESTER HILLS AND BE APPROVED UNDER SEPARATE PERMITS ISSUED BY THE BUILDING DEPARTMENT.
 - DRAFT EASEMENTS WILL BE SUBMITTED DURING ENGINEERING REVIEW PHASE.
 - LOT SPLIT APPLICATION WILL BE SUBMITTED DURING ENGINEERING REVIEW PHASE.



N85°52'55"E 66.05'(R)
N85°03'42"E 65.96'(M)
N01°50'00"W 2.36'(R)
N02°38'26"W 2.08'(M)

NOTE: WORK WITHIN THE ROCHESTER ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE STATE OF MICHIGAN AND REQUIRES A PERMIT.

S. ROCHESTER ROAD
(150' WIDE)

2.03 ACRES FOR FUTURE DEVELOPMENT

EDDINGTON BLVD.
(70' WIDE)

S:\PROJECTS\2022\0202-1301 EIG14T ROCHESTER RD. ROCHESTER HILLS\DWG\STATE_PLAN\C-3.020M-22-1301.dwg PLOT DATE: 02/21/2023 10:16:00 AM

NOTE: PER COORDINATION WITH ROCHESTER HILLS, THIS PORTION OF EDDINGTON BOULEVARD HAS NOT BEEN RELEASED, AND REMAINS AS RIGHT-OF-WAY. THE ROADWAY STUB SERVES AS AN ACCESS DRIVE FOR FIRST STATE BANK TO THE SOUTH, THEREFORE THE PAVEMENT WILL REMAIN AND BE AVAILABLE FOR FIRE DEPARTMENT USE AS AN EMERGENCY FIRE ACCESS DRIVE.

RECORD:
ARC = 51.57'
RADIUS = 645.00'
CHORD = 51.56'
CH. BRG. = N89°31'17"W

MEASURED:
ARC = 51.57'
RADIUS = 645.00'
DELTA = 4°54'53"
CHORD = 51.56'
CH. BRG. = N89°39'00"W

RECORD:
ARC = 66.28'
RADIUS = 605.00'
CHORD = 66.25'
CH. BRG. = N88°40'23"W

MEASURES:
ARC = 66.28'
RADIUS = 605.00'
DELTA = 6°16'38"
CHORD = 66.25'
CH. BRG. = N89°30'06"W

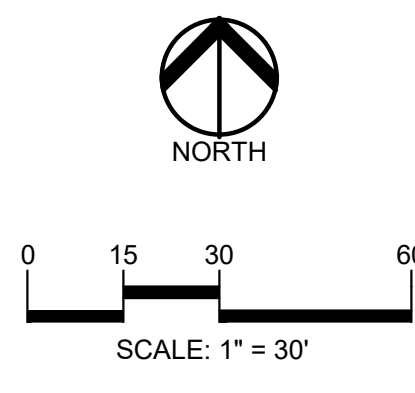


JNRN2022-0010
PSP2023-0009
Revision #3

Reviewed
02/23/2023
City of Rochester Hills
Planning & Economic
Development

NOT FOR CONSTRUCTION
CITY FILE NO. 22-041 SECTION 23

Provide the following on this sheet:
 1. A minimum number of 3 hydrants are required on the site with an average spacing of 400'. A maximum distance from any point on street or road frontage to a hydrant of 225'.



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CLIENT
EIG14T
 3221 W. BIG BEAVER ROAD, SUITE 111
 TROY, MICHIGAN 48064

PROJECT TITLE
PRIMROSE SCHOOL
 VACANT LOT - ROCHESTER ROAD
 ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

SITE PLAN APPROVAL RESUBMITTAL	04-19-23
SITE PLAN APPROVAL RESUBMITTAL	05-25-23
SITE PLAN APPROVAL RESUBMITTAL	06-23-23

ORIGINAL ISSUE DATE:
 FEBRUARY 10, 2023

DRAWING TITLE
FIRE PROTECTION PLAN

PEA JOB NO.	2022-1301
P.M.	BK
DN.	BLA
DES.	BLA
DRAWING NUMBER:	C-3.1

LEGEND:

CONCRETE PAVEMENT	ASPHALT PAVEMENT
GRAVEL	WETLAND
CONCRETE CURB AND GUTTER	REVERSE GUTTER PAN
SETBACK LINE	SIGN LIGHTPOLE
FENCE	GUARD RAIL

SITE DATA TABLE:

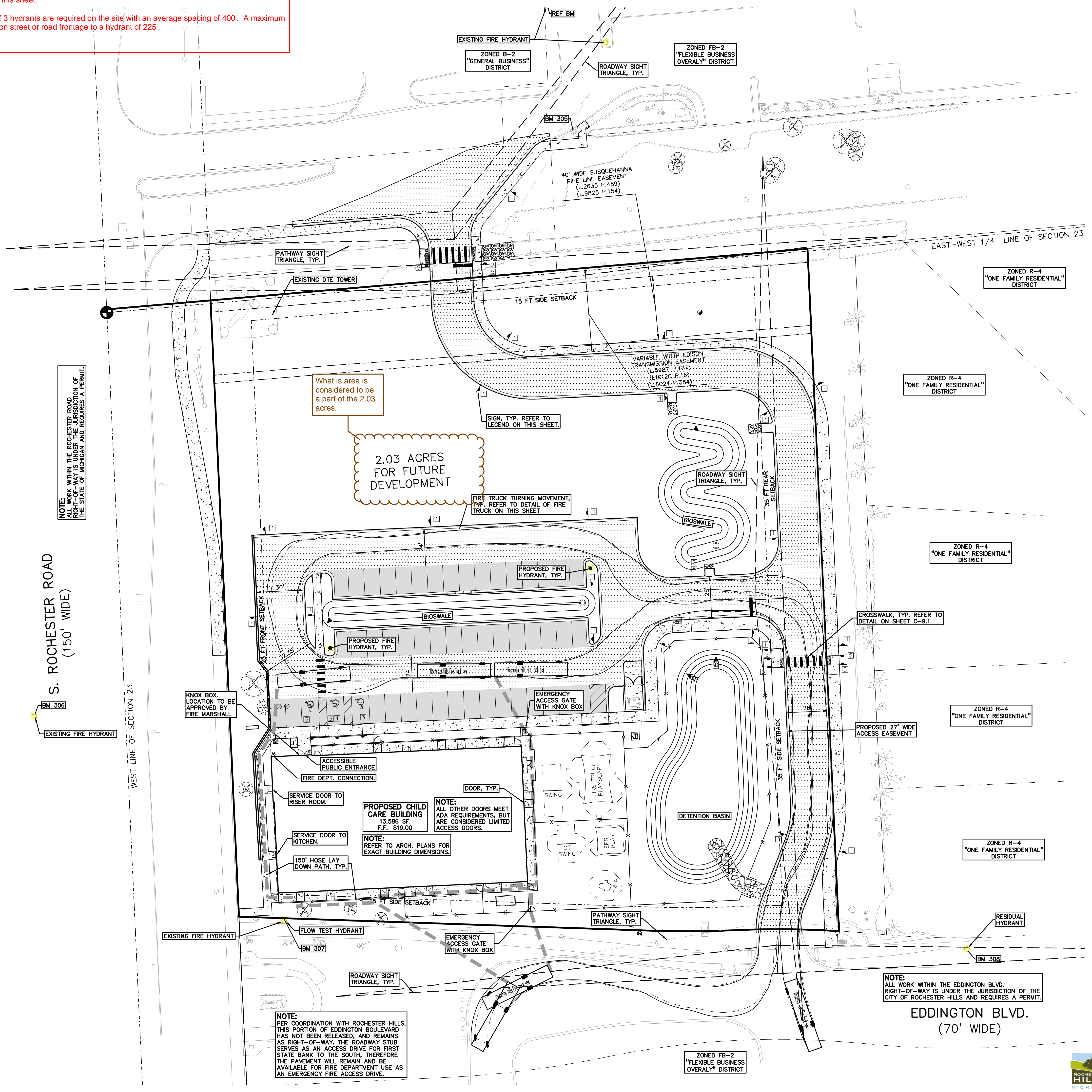
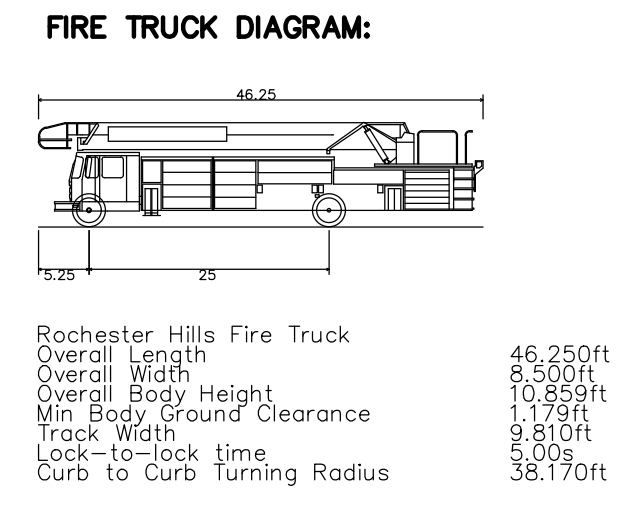
SITE AREA: 3.59 ACRES (156,459 SF.) NET AND GROSS
 PROPOSED USE: CHILD CARE CENTER (13,666 SF)
 BUILDING INFORMATION:
 MAXIMUM ALLOWABLE BUILDING HEIGHT = 30 FT. (2 STORIES)
 PROPOSED BUILDING HEIGHT = 1 STORY
 BUILDING FOOTPRINT AREA = 13,666 SF.
 BUILDING LOT COVERAGE = 8.7%
 BUILDING CONSTRUCTION TYPE: VB
 OCCUPANCY TYPE: 'E', 'B, AND S-1'
 HYDRANT TEST PERFORMED BY ROCHESTER HILLS, DATED 8/8/23
 FIRE FLOW AVAILABLE TO SITE: 5226 GPM AT 20 PSI

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
'BARRIER FREE PARKING' SIGN	3
'VAN ACCESSIBLE' SIGN	4
'CROSSWALK' SIGN	5

REFER TO DETAIL SHEET FOR SIGN DETAILS

- FIRE DEPARTMENT NOTES:**
- FIRE LANES SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS SPACED NOTMORE THAN 100 FEET APART, FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE"; AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 503
 - CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC CHAPTER 14.
 - OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING OR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. CONTACT ROCHESTER HILLS FIRE DEPARTMENT FOR PERMIT INFORMATION. FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 307.6.2 & 307.6.2.3
 - A KNOX KEY SYSTEM SHALL BE INSTALLED AT EACH BUILDING IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE KNOXBOX.COM.
 - ALL ROADWAY AND DRIVE AISLE WIDTHS ON THIS SHEET ARE MEASURED TO THE FACE OF CURB.
 - NO OVERHANGS INTO THE FIRE ACCESS ROAD WILL BE CREATED.
 - THE FIRE DEPARTMENT CONNECTION SHALL NOT BE OBSTRUCTED BY LANDSCAPING, PARKING, OR ANY OTHER PERMANENT OR TEMPORARY MATERIALS OR DEVICES.
 - ALL GATES SHALL BE PROVIDED WITH A KNOX BOX AS DIRECTED BY THE FIRE DEPARTMENT.
 - ROCHESTER ROAD WILL NOT BE ALLOWED TO BE USED AS A FIRE LANE DUE TO SAFETY AND TRAFFIC CONCERNS
 - EDDINGTON BOULEVARD CAN BE USED AS A FIRE LANE DUE TO AN EXISTING AGREEMENT BETWEEN ROCHESTER HILLS AND THE PARCEL TO THE SOUTH, THAT THIS PORTION OF EDDINGTON WILL REMAIN AS A PUBLIC RIGHT-OF-WAY



What is area is considered to be a part of the 2.03 acres.

2.03 ACRES FOR FUTURE DEVELOPMENT

PROPOSED CHILD CARE BUILDING
 13,586 SF
 F.F. 819.00

NOTE:
 ALL OTHER DOORS MEET ADA REQUIREMENTS, BUT ARE CONSIDERED LIMITED ACCESS DOORS.
 NOTE: REFER TO ARCH. PLANS FOR EXACT BUILDING DIMENSIONS.

NOTE:
 ALL WORK WITHIN THE EDDINGTON BLVD. RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE CITY OF ROCHESTER HILLS AND REQUIRES A PERMIT.

NOTE:
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S:\PROJECTS\2022\02022-1301 EIG14T ROCHESTER RD - ROCHESTER HILLS\DWG\SITE_PLAN\C-3\FIRE-22-1301.dwg PLOT DATE: 1/17/2023 10:18:00 AM



JNRNB2022-0010
 PSP2023-0009
 Revision #3

Received
 6/23/2023
 City of Rochester Hills
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 Development

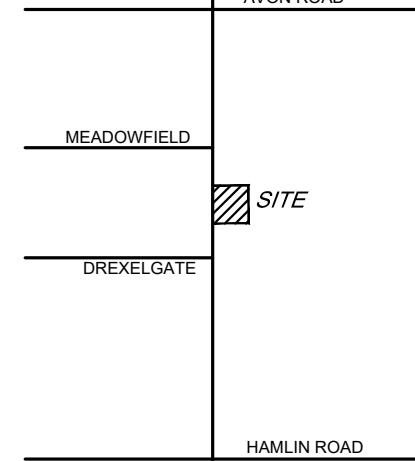
NOT FOR CONSTRUCTION
CITY FILE NO. 22-041 SECTION 23



0 15 30 60
SCALE: 1" = 30'



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CLIENT
EIG14T
3221 W. BIG BEAVER ROAD, SUITE 111
TROY, MICHIGAN 48068

PROJECT TITLE
PRIMROSE SCHOOL
VACANT LOT - ROCHESTER ROAD
ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

SITE PLAN APPROVAL RESUBMITTAL	04-19-23
SITE PLAN APPROVAL RESUBMITTAL	05-25-23
SITE PLAN APPROVAL RESUBMITTAL	06-23-23

ORIGINAL ISSUE DATE:
FEBRUARY 10, 2023

DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	2022-1301
P.M.	BK
DN.	BLA
DES.	BLA
DRAWING NUMBER:	

GRADING LEGEND:

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

- T/C = TOP OF CURB
- T/P = TOP OF PAVEMENT
- T/S = TOP OF SIDEWALK
- T/W = TOP OF WALL
- G = GUTTER GRADE
- F.G. = FINISH GRADE
- RM = RIM ELEVATION
- B/W = BOTTOM OF WALL

REFER TO GRADING NOTES ON SHEET C-4.X

RETAINING WALL NOTE:
TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W) GRADES ARE THE FINISH GRADE AT THE TOP AND BOTTOM OF THE RETAINING WALL, NOT ACTUAL TOP AND BOTTOM OF THE WALL STRUCTURE.

EARTHWORK BALANCING NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

BENCHMARKS:
(GPS DERIVED - NAVD88)

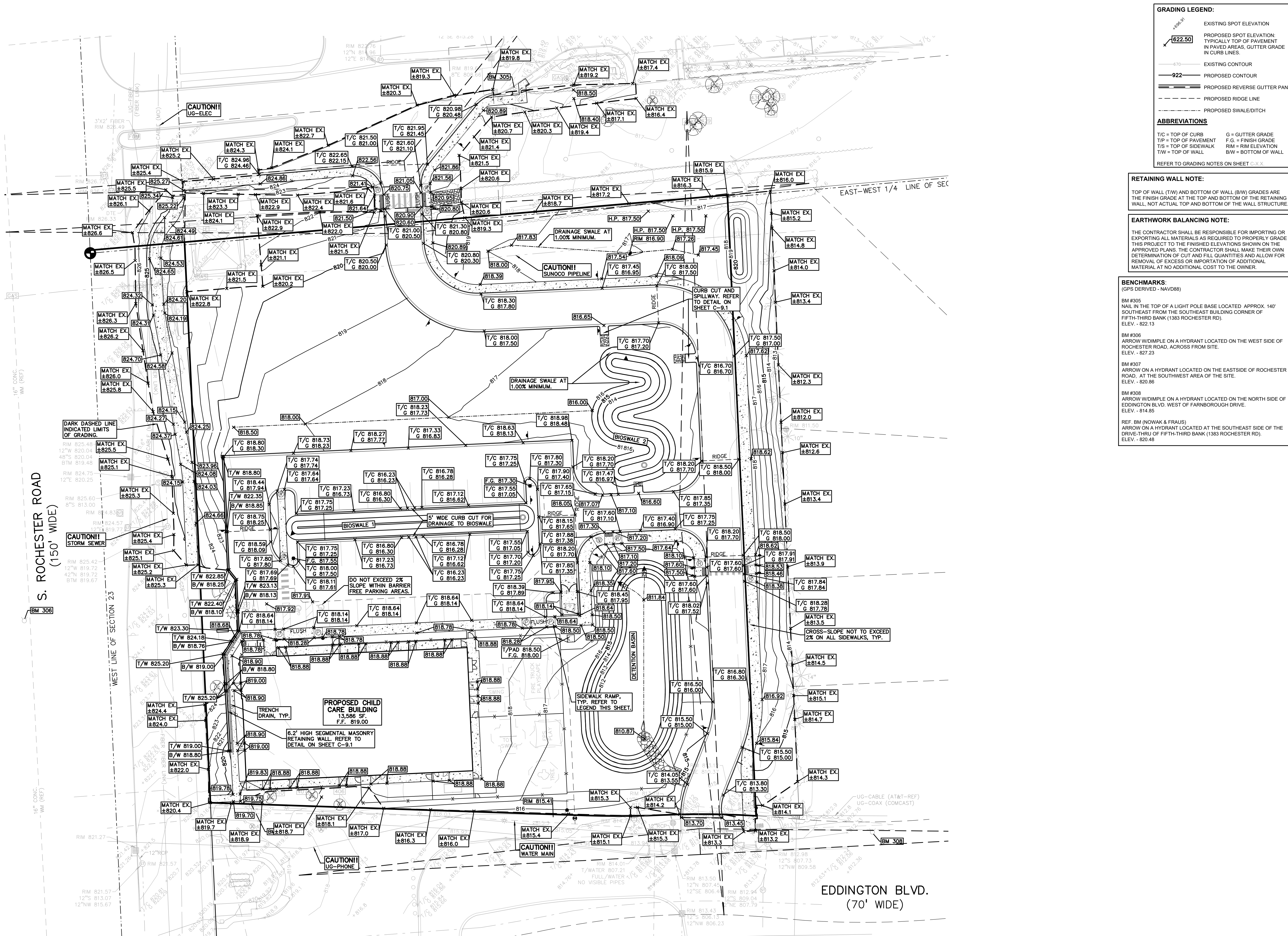
BM #305
NAIL IN THE TOP OF A LIGHT POLE BASE LOCATED APPROX. 140' SOUTHEAST FROM THE SOUTHEAST BUILDING CORNER OF FIFTH-THIRD BANK (1383 ROCHESTER RD).
ELEV. - 822.13

BM #306
ARROW W/DIMPLE ON A HYDRANT LOCATED ON THE WEST SIDE OF ROCHESTER ROAD, ACROSS FROM SITE.
ELEV. - 827.23

BM #307
ARROW ON A HYDRANT LOCATED ON THE EASTSIDE OF ROCHESTER ROAD, AT THE SOUTHWEST AREA OF THE SITE.
ELEV. - 820.86

BM #308
ARROW W/DIMPLE ON A HYDRANT LOCATED ON THE NORTH SIDE OF EDDINGTON BLVD. WEST OF FARBENBOROUGH DRIVE.
ELEV. - 814.85

REF. BM (NOWAK & FRAUS)
ARROW ON A HYDRANT LOCATED AT THE SOUTHEAST SIDE OF THE DRIVE-THRU OF FIFTH-THIRD BANK (1383 ROCHESTER RD).
ELEV. - 820.48



S. ROCHESTER ROAD
(150' WIDE)

EDDINGTON BLVD.
(70' WIDE)

PROPOSED CHILD CARE BUILDING
13,586 SF
F.F. 819.00

6.2' HIGH SEGMENTAL MASONRY RETAINING WALL. REFER TO DETAIL ON SHEET C-9.1

DETECTION BASIN

SIDEWALK RAMP, TYP. REFER TO LEGEND THIS SHEET.

DO NOT EXCEED 2% SLOPE WITHIN BARRIER FREE PARKING AREAS.

CROSS-SLOPE NOT TO EXCEED 2% ON ALL SIDEWALKS, TYP.

CAUTION!!
UG-PHONE

DARK DASHED LINE INDICATED LIMITS OF GRADING.

CAUTION!!
STORM SEWER

CAUTION!!
UG-ELEC

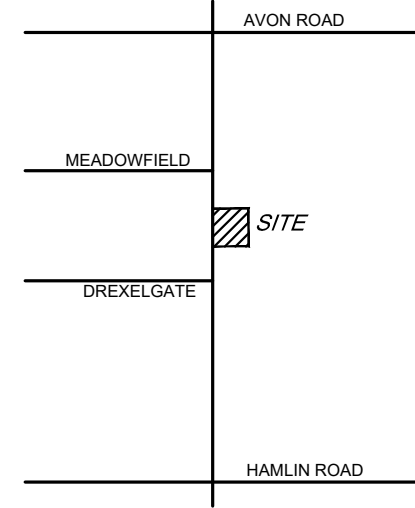
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DATE: 1/17/2023 10:16:00 AM



0 15 30 60
SCALE: 1" = 30'



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CLIENT
EIG14T
3221 W. BIG BEAVER ROAD, SUITE 111
TROY, MICHIGAN 48064

PROJECT TITLE
PRIMROSE SCHOOL
VACANT LOT - ROCHESTER ROAD
ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

SITE PLAN APPROVAL RESUBMITTAL	04-19-23
SITE PLAN APPROVAL RESUBMITTAL	05-25-23
SITE PLAN APPROVAL RESUBMITTAL	06-23-23

ORIGINAL ISSUE DATE:
FEBRUARY 10, 2023

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	2022-1301
P.M.	BK
DN.	BLA
DES.	BLA
DRAWING NUMBER:	

C-6.0

PROPOSED SANITARY SEWER BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)

Daycare/Early Learning	
Number of facilities	1
Unit Factor	4.28 per facility
REU	4.3
Population (P) (2.44 PEOPLE/EDU)	10.4 People
TOTAL	
REU	4.3
Average Flow (100 GPCPD)	10 People
	1,000 G.P.D.
	0.002 C.F.S.
P (1000s)	0.010
Peaking Factor (PF)	4.41
PF = (18+sqrt(P))/(4+sqrt(P))	
Peak Flow (G.D.P.)	4,415 G.P.D.
Peak Flow (C.F.S.)	0.007 C.F.S.
6" Pipe Capacity Provided	0.665 C.F.S.

DRAINAGE NARRATIVE:
PROPOSED DEVELOPMENT WILL DRAIN INTO TWO BIOSWALES THAT WILL THEN EMPTY INTO THE DETENTION POND. THE POND WILL DRAIN INTO THE EXISTING PUBLIC STORM IN EDDINGTON BOULEVARD AT THE PRE-DEVELOPMENT DISCHARGE RATE. POND AND BIOSWALES HAVE BEEN SIZED TO ACCOUNT FOR PLANNED FUTURE DEVELOPMENT. THE BIOSWALES ARE INTENDED TO ACT AS INFILTRATION BEDS FOR STORMWATER IN THE FINAL DESIGN. THIS WILL BE DEPENDENT UPON THE PERMEABILITY OF EXISTING SOILS, WHICH WILL BE TESTED DURING THE FINAL ENGINEERING PLAN DEVELOPMENT.

C FACTOR CALCULATIONS

AREA (S.F.)	C	AxC
Total	156,456	
PerVIOUS	90,319	0.25 22,578.25
Impervious	66,143	0.95 62,835.85
	0.548	85,414.10

Project: Primrose School
Location: 1421 Rochester Road
Date: 4/11/2023
Project No: 22-1301
25-YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)

Contributing Area (A): 3.592 acres
Allowable Discharge (Qa) 0.718 CFS (0.2 CFS/acre)
Coefficient of Runoff (Cr): 0.546

Calculation of Required Discharge/Acre
Qo = ((Qa)(A)(Cr): 0.37
T = -25 + ((8062.5)(Qo))0.5: 123.36

Storage Volume Required:
Vs = (12900(T)/(T+25)) - 40Qo(T): 8918.76
Vt = (Vs)(A)(Cr): 17,490

WQv = 3630AC = 7119.748 cf	Total Between Two Bioswales
WQv (Bioswale 1) = 40% = 2847.4992	Bioswale 1
WQv (Bioswale 2) = 60% = 4271.2488	Bioswale 2
Cpv = 6798AC = 13911.863 cf	bankfull

Detention Basin

Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
812.00	4,096	0	0
813.00	5,000	4,548	4,548
814.00	5,960	5,480	10,028
815.00	6,975	6,468	16,496
816.00	8,047	7,511	24,007
817.00	0	24,007	24,007
818.00	0	24,007	24,007
819.00	0	24,007	24,007

Bottom Elevation of Pond: 812.00

Bioswale 1

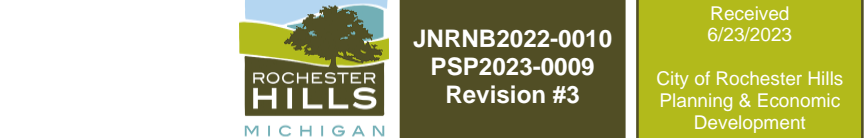
Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
814.00	156	0	0
815.00	1,470	813	813
816.00	2,885	2,178	2,991

Bottom Elevation of Pond: 814.00

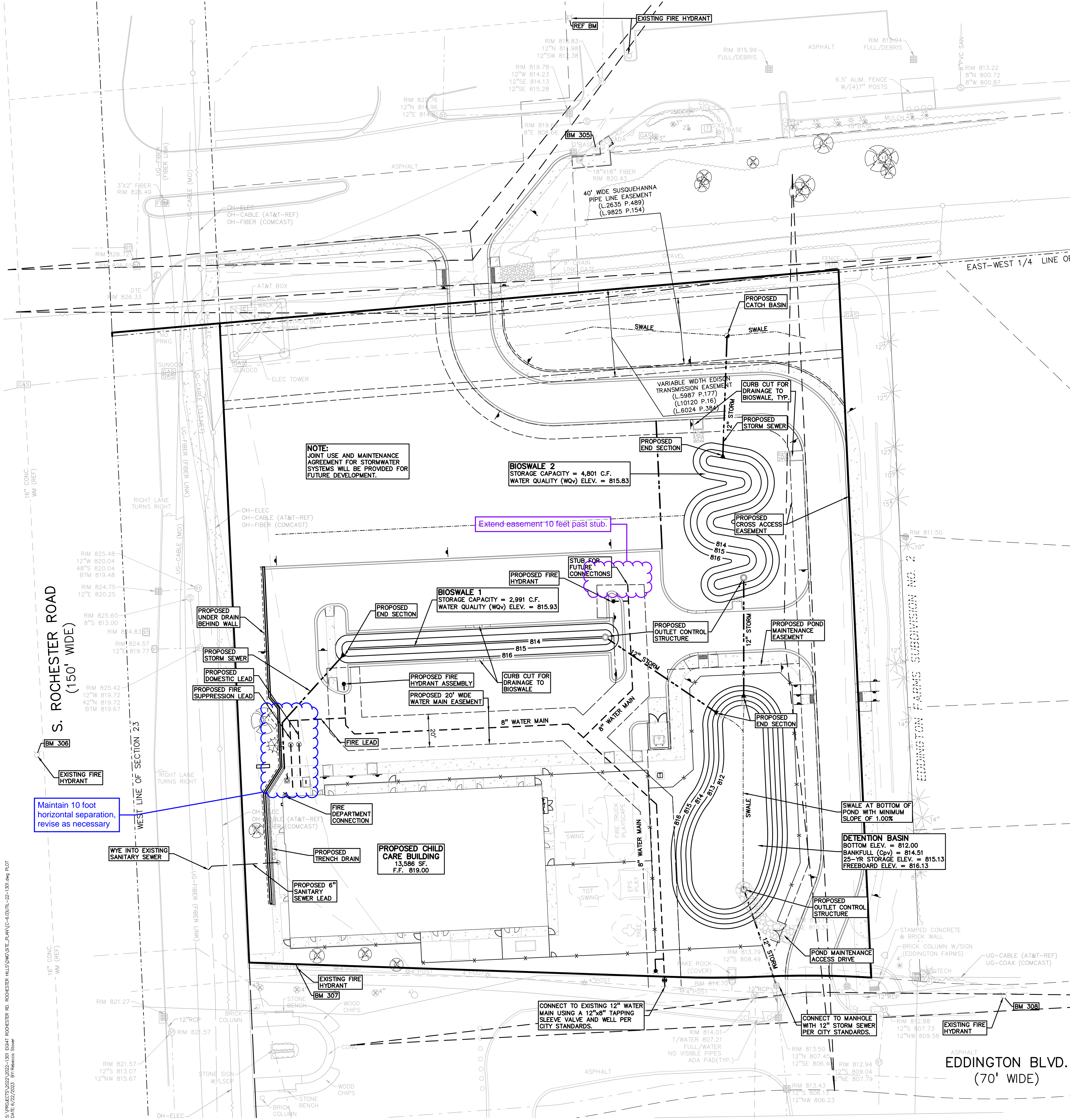
Bioswale 2

Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
814.00	980	0	0
815.00	2,375	1,678	1,678
816.00	3,871	3,123	4,801

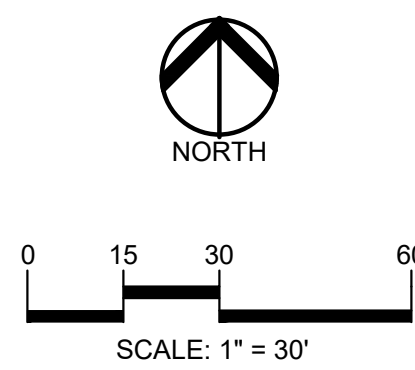
Bottom Elevation of Pond: 814.00



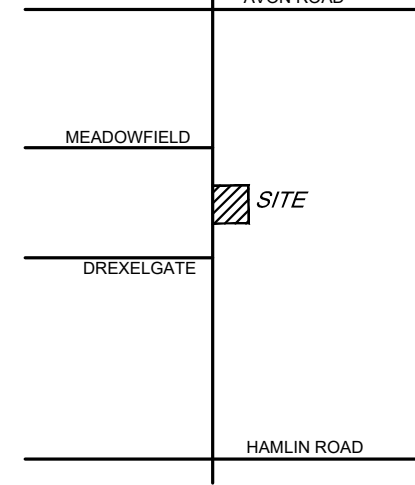
NOT FOR CONSTRUCTION
CITY FILE NO. 22-041 SECTION 23



S:\PROJECTS\2022\2022-1301 EIGHT ROCHESTER RD. ROCHESTER HILLS\SITE PLAN\C-6.0\UTL-22-1301.dwg PLOT DATE: 04/11/2023 10:58:58 AM



CAUTION!!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY AS FAR AS KNOWN TO THE CONTRACTOR. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
EIG14T
 3221 W. BIG BEAVER ROAD, SUITE 111
 TROY, MICHIGAN 48068

PROJECT TITLE
PRIMROSE SCHOOL
 VACANT LOT - ROCHESTER ROAD
 ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

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SITE PLAN APPROVAL RESUBMITTAL	05-25-23
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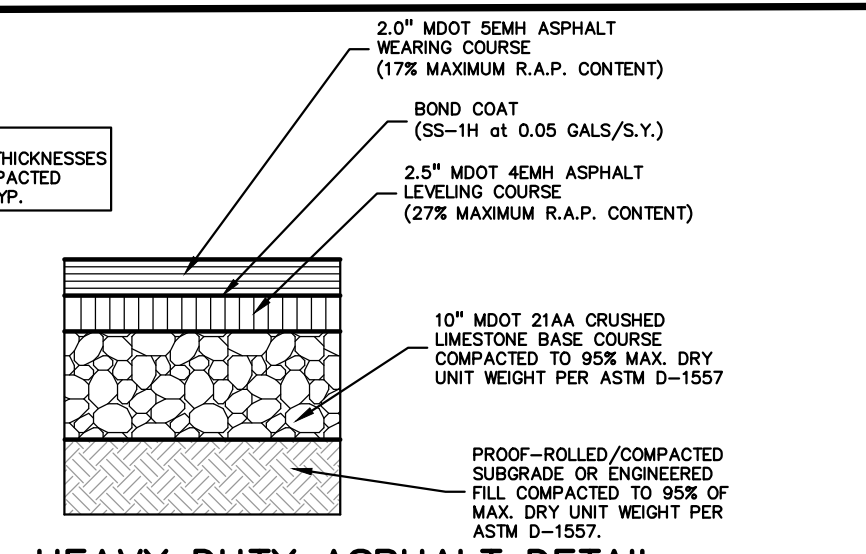
ORIGINAL ISSUE DATE:
 FEBRUARY 10, 2023

DRAWING TITLE
DETAILS

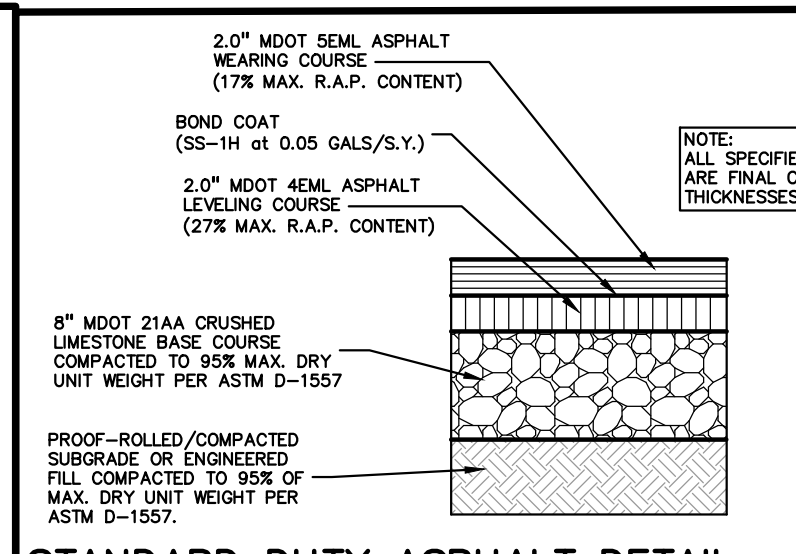
PEA JOB NO. 2022-1301

P.M. BK
DN. BLA
DES. BLA

DRAWING NUMBER:



HEAVY DUTY ASPHALT DETAIL
 (NOT FOR USE IN THE RIGHT-OF-WAY)
 NOT TO SCALE



STANDARD DUTY ASPHALT DETAIL
 (NOT FOR USE IN THE RIGHT-OF-WAY)
 NOT TO SCALE

AGGREGATE BASE NOTE:
 THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION SECTION 602 FOR AGGREGATES. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LESTONE MATERIAL, PEA GROUP WILL REQUIRE A MINIMUM 25% INCREASE IN BASE THICKNESS. HOWEVER, IF TESTING DOCUMENTATION IS PROVIDED TO PEA GROUP THAT SHOWS THAT THE CRUSHED CONCRETE MATERIAL MEETS ALL REQUIREMENTS OF MDOT SPECIFICATION SECTION 602, THEN THE 25% INCREASE IN THICKNESS MAY BE REEVALUATED.

ASPHALT MIX DESIGN TABLE:

COMMERCIAL ADT	COMMERCIAL ADT	COMMERCIAL ADT	COMMERCIAL ADT	APPLICATION RATE
0-300	301-1000	1001-3400	3401	(LB/YD) MINIMUM - MAXIMUM
4EL	4EM	4EH	4EMH	220-275
5EL	5EM	5EH	SMA OR 5EMH	165-220

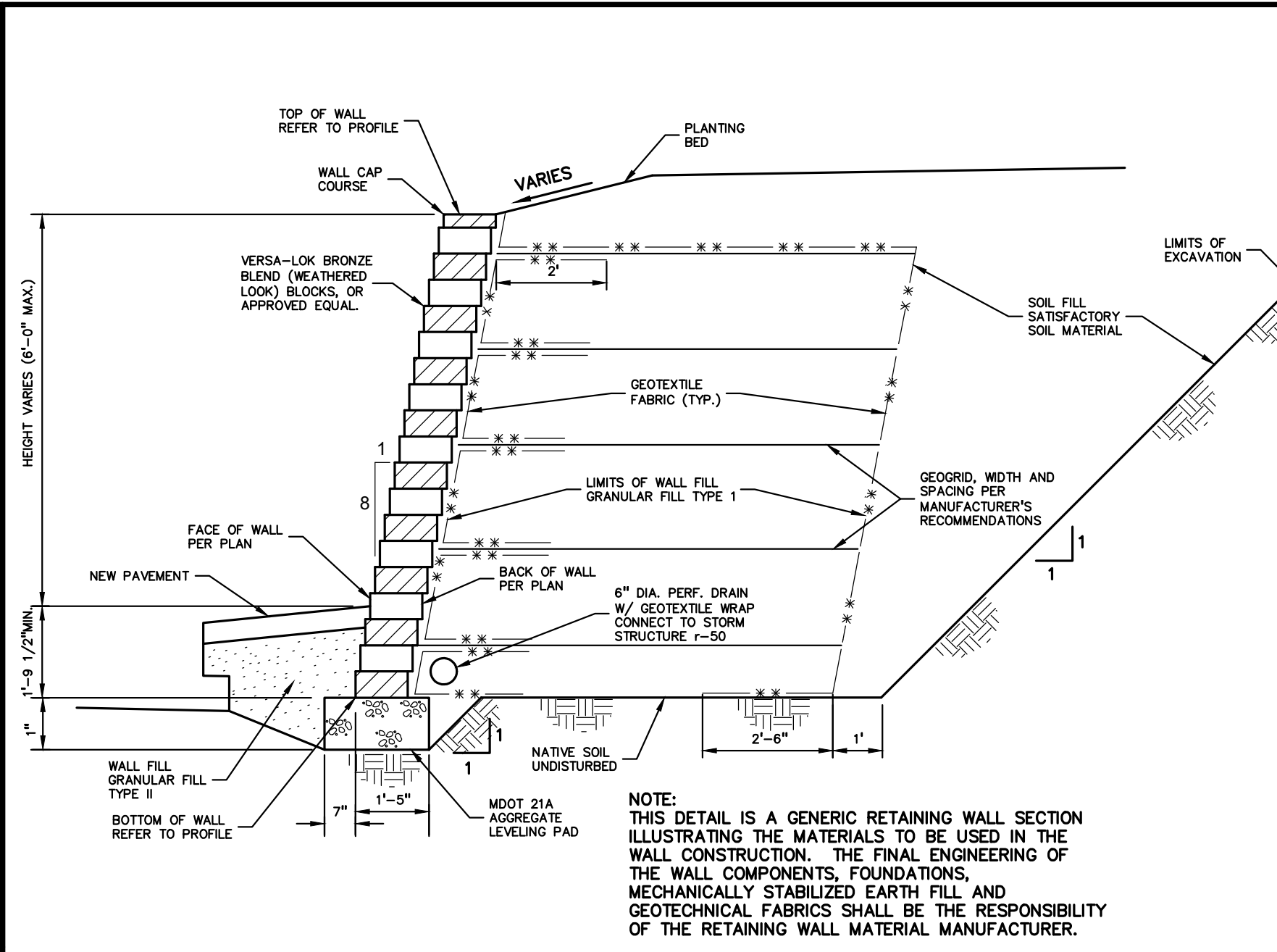
PG 58-28 PG 64-28 PG 64-28 PG 70-28P



NO PARKING FIRE LANE
 NOT TO SCALE

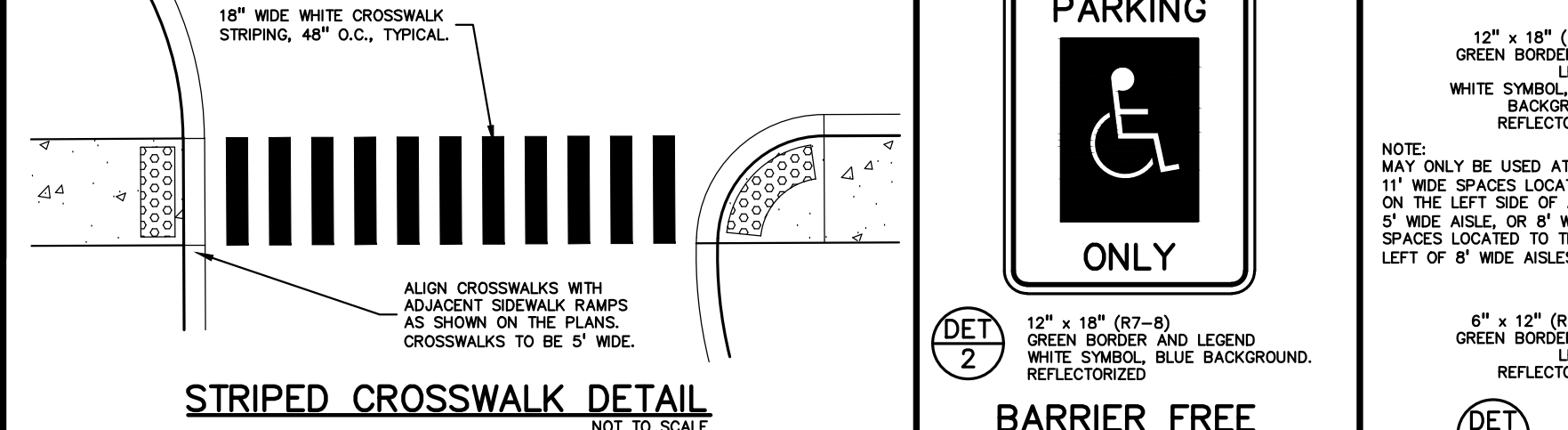


NO PARKING SIGN DETAIL
 NOT TO SCALE



SEGMENTED RETAINING WALL
 NOT TO SCALE

NOTE:
 THIS DETAIL IS A GENERIC RETAINING WALL SECTION ILLUSTRATING THE MATERIALS TO BE USED IN THE WALL CONSTRUCTION. THE FINAL ENGINEERING OF THE WALL COMPONENTS, FOUNDATIONS, MECHANICALLY STABILIZED EARTH FILL AND GEOTECHNICAL FABRICS SHALL BE THE RESPONSIBILITY OF THE RETAINING WALL MATERIAL MANUFACTURER.



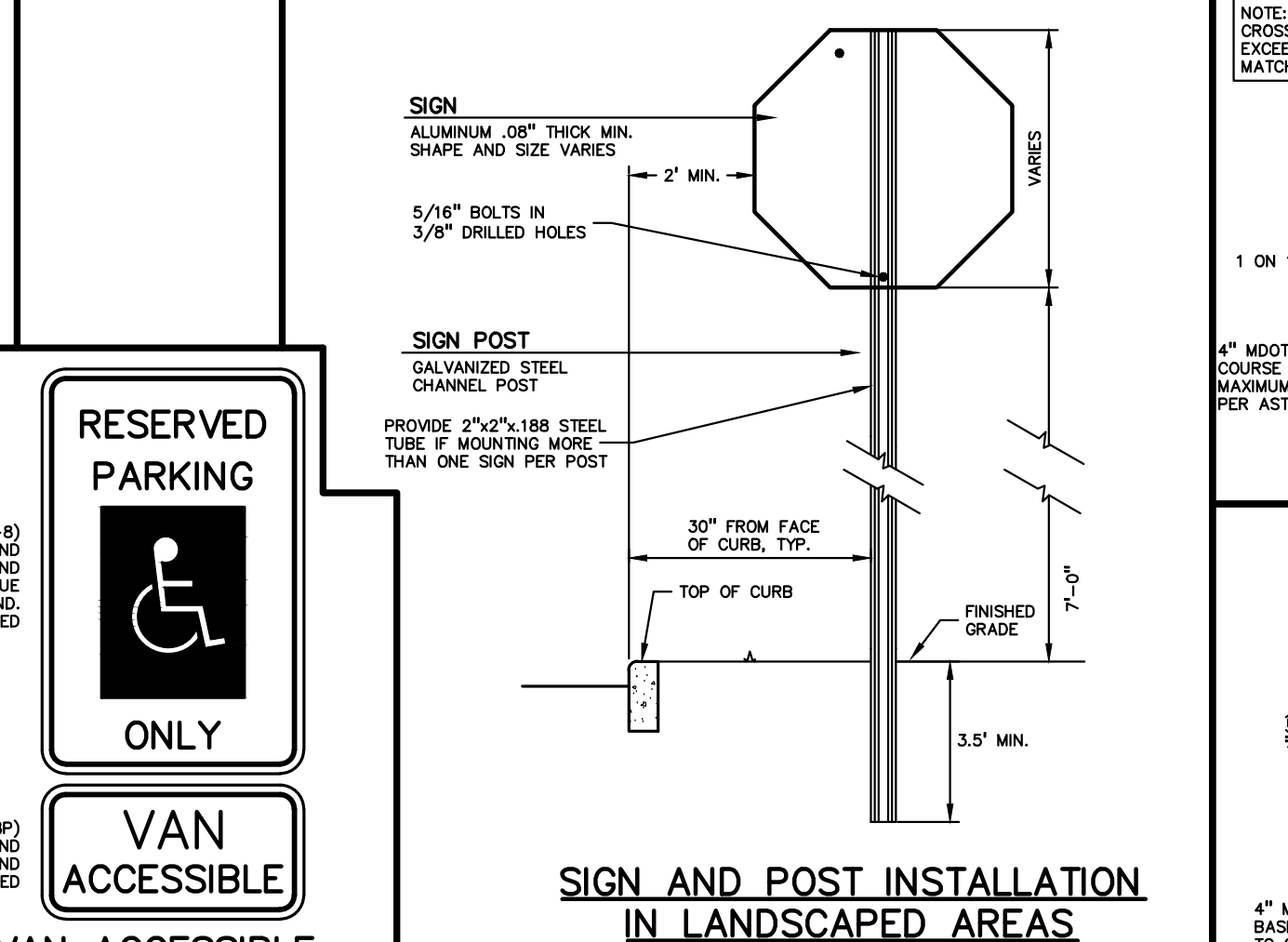
STRIPED CROSSWALK DETAIL
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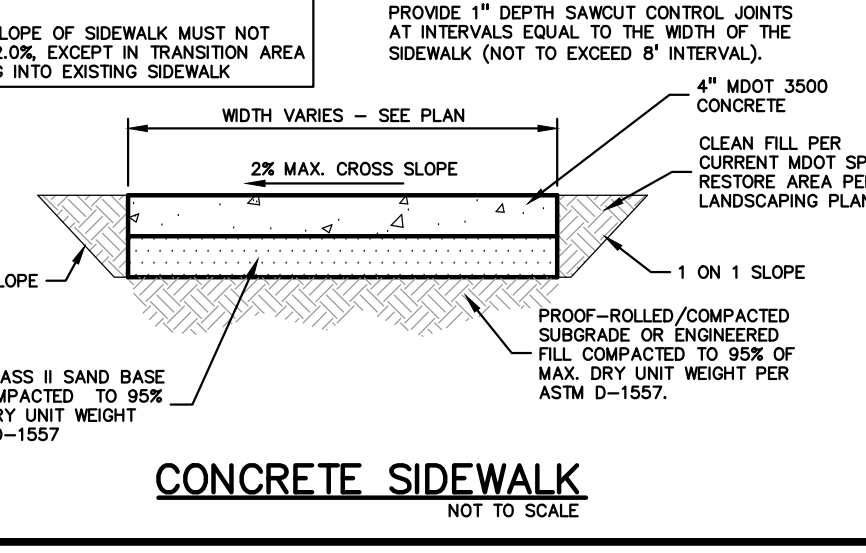
RESERVED PARKING ONLY
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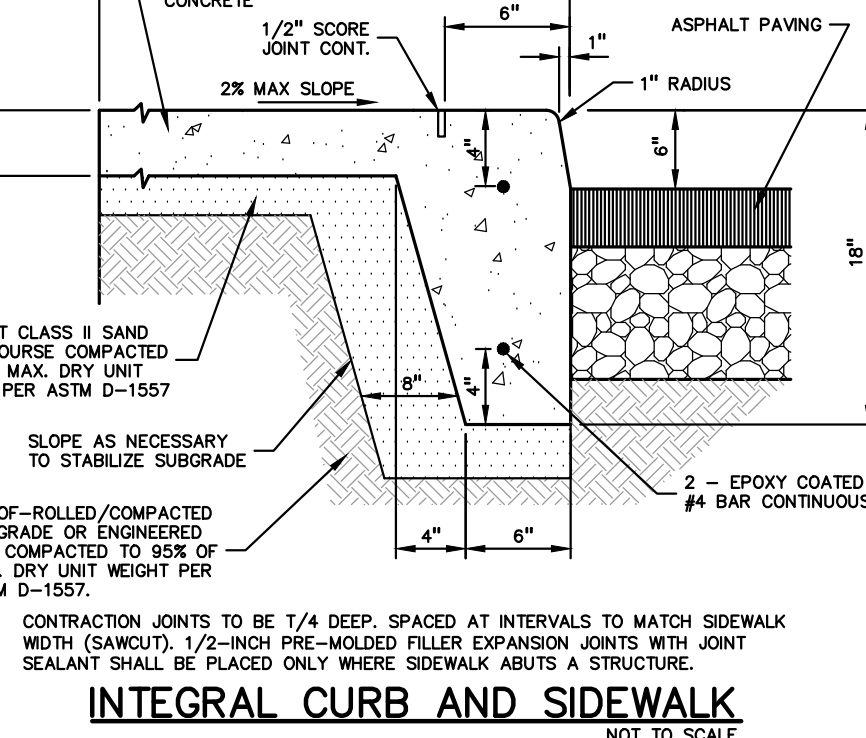
BARRIER FREE PARKING SIGN DETAIL
 NOT TO SCALE



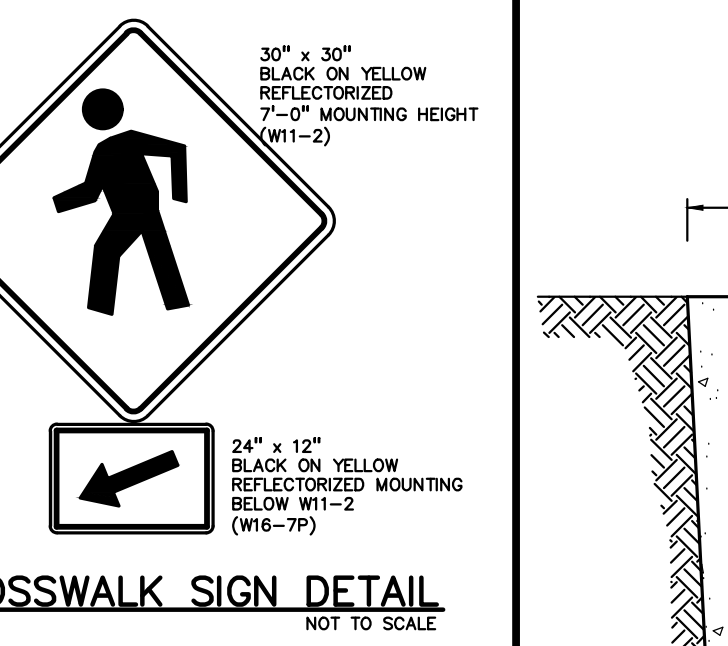
SIGN AND POST INSTALLATION IN LANDSCAPED AREAS
 NOT TO SCALE



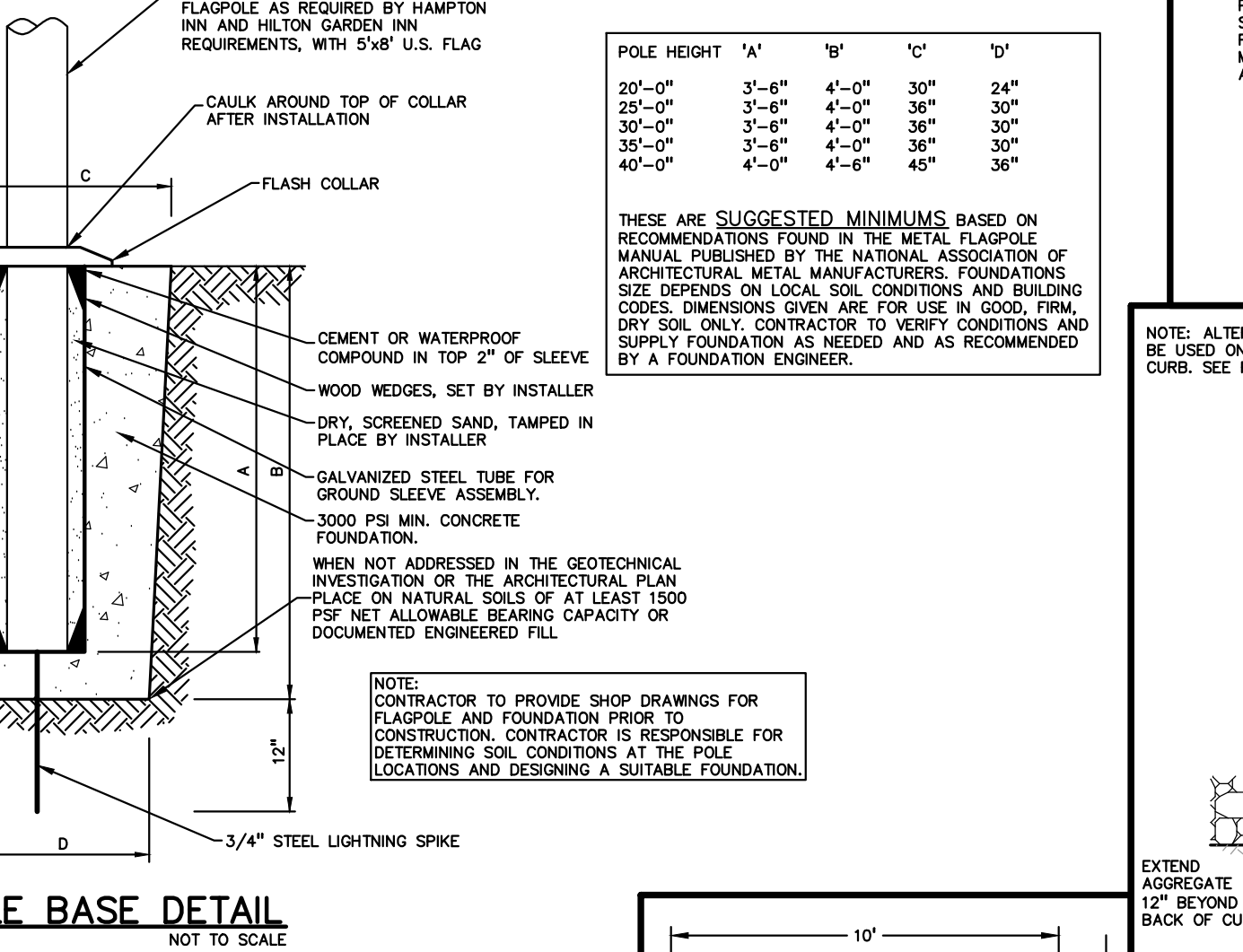
CONCRETE SIDEWALK
 NOT TO SCALE



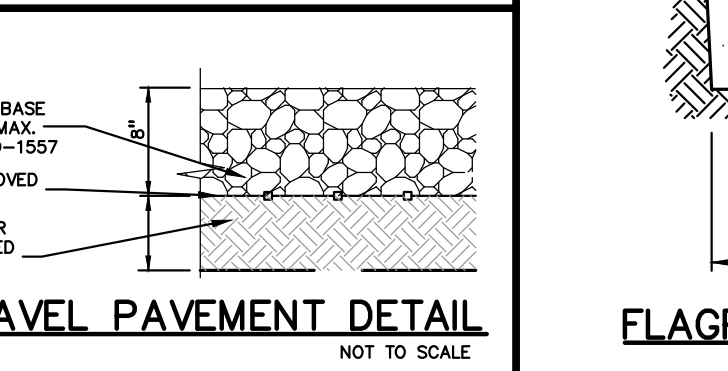
INTEGRAL CURB AND SIDEWALK
 NOT TO SCALE



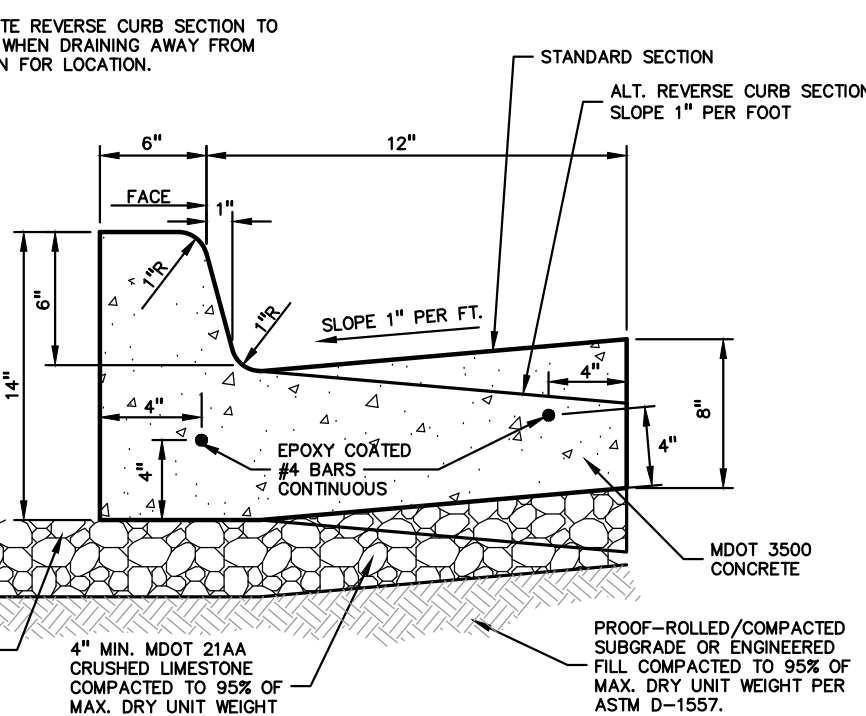
CROSSWALK SIGN DETAIL
 NOT TO SCALE



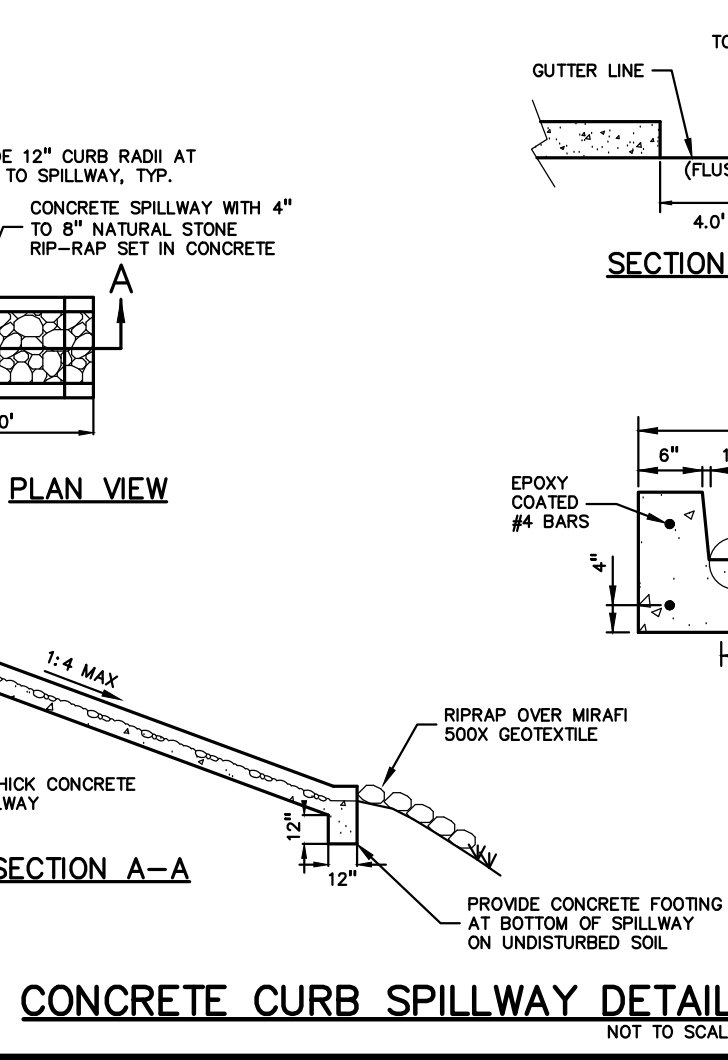
FLAGPOLE BASE DETAIL
 NOT TO SCALE



GRAVEL PAVEMENT DETAIL
 NOT TO SCALE



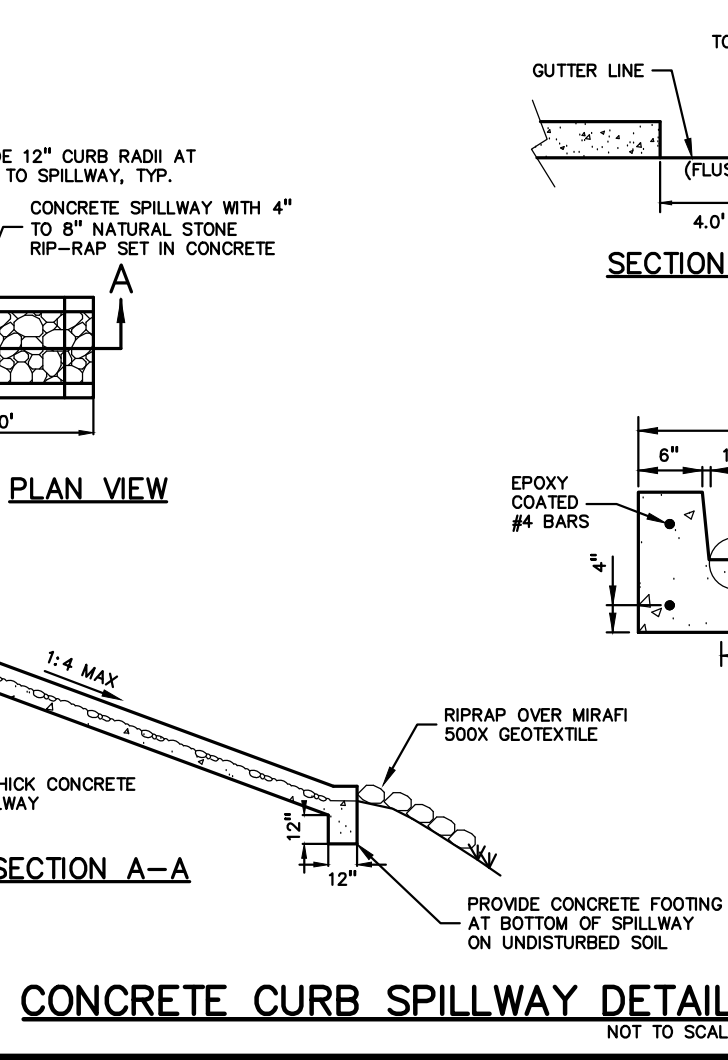
18"x6" STANDARD CONCRETE CURB AND GUTTER
 NOT TO SCALE



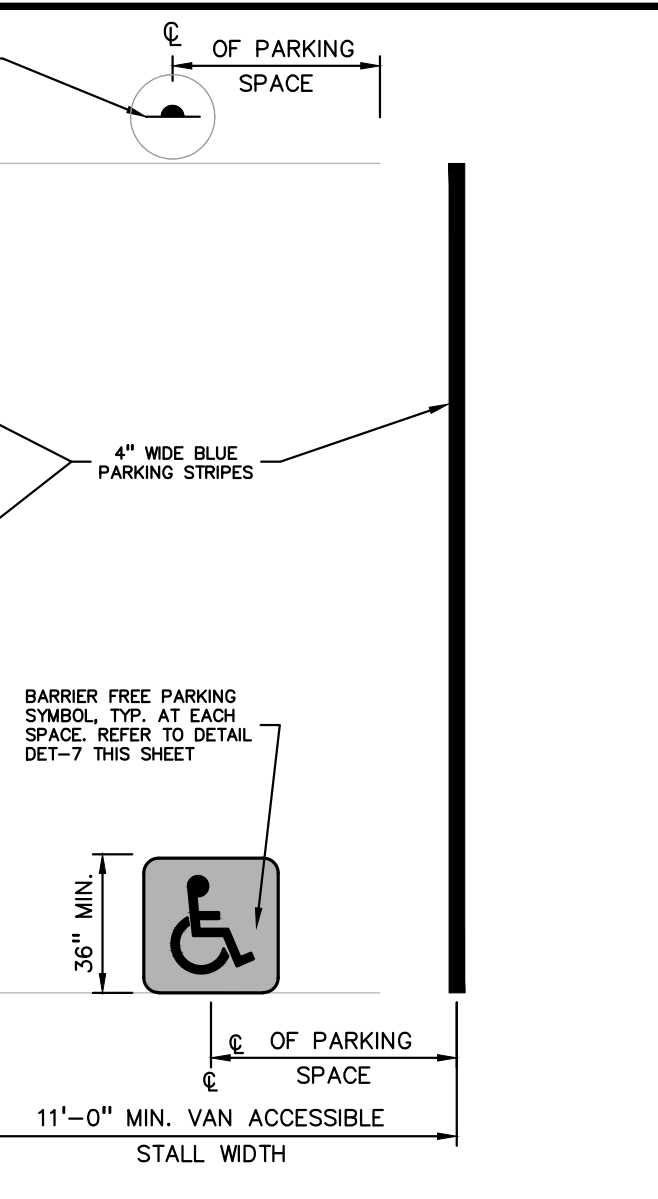
CONCRETE CURB SPILLWAY DETAIL
 NOT TO SCALE



STOP BAR DETAIL
 NOT TO SCALE



SINGLE TRASH ENCLOSURE DETAILS
 NOT TO SCALE



UNIVERSAL BARRIER FREE PARKING STALL DETAIL
 NOT TO SCALE



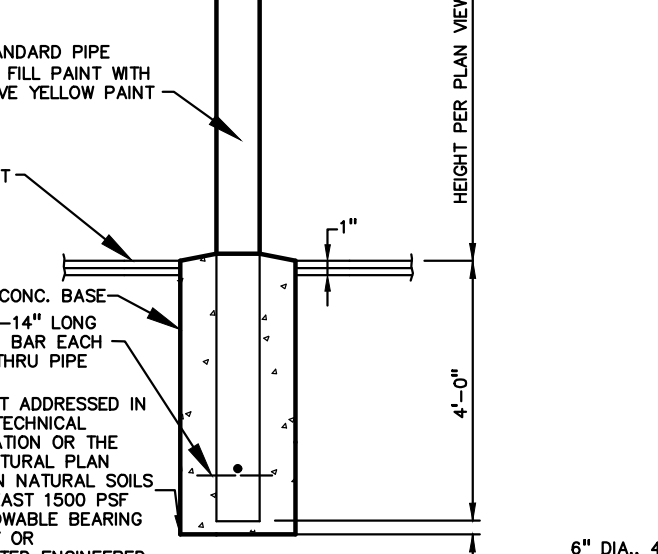
STOP SIGN DETAIL
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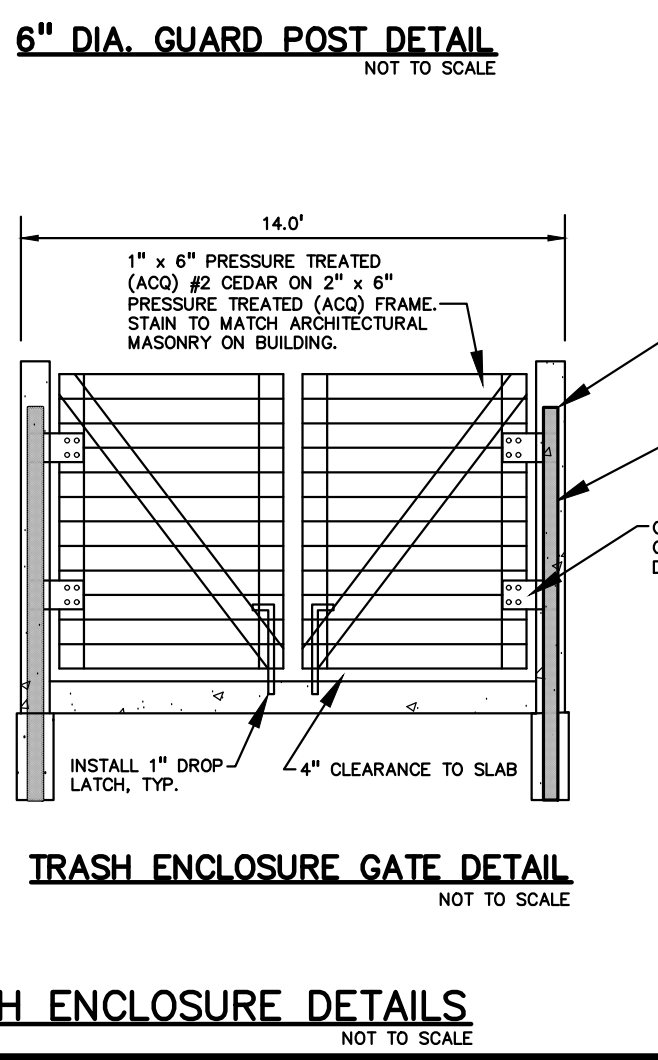
BIKE RACK DETAIL
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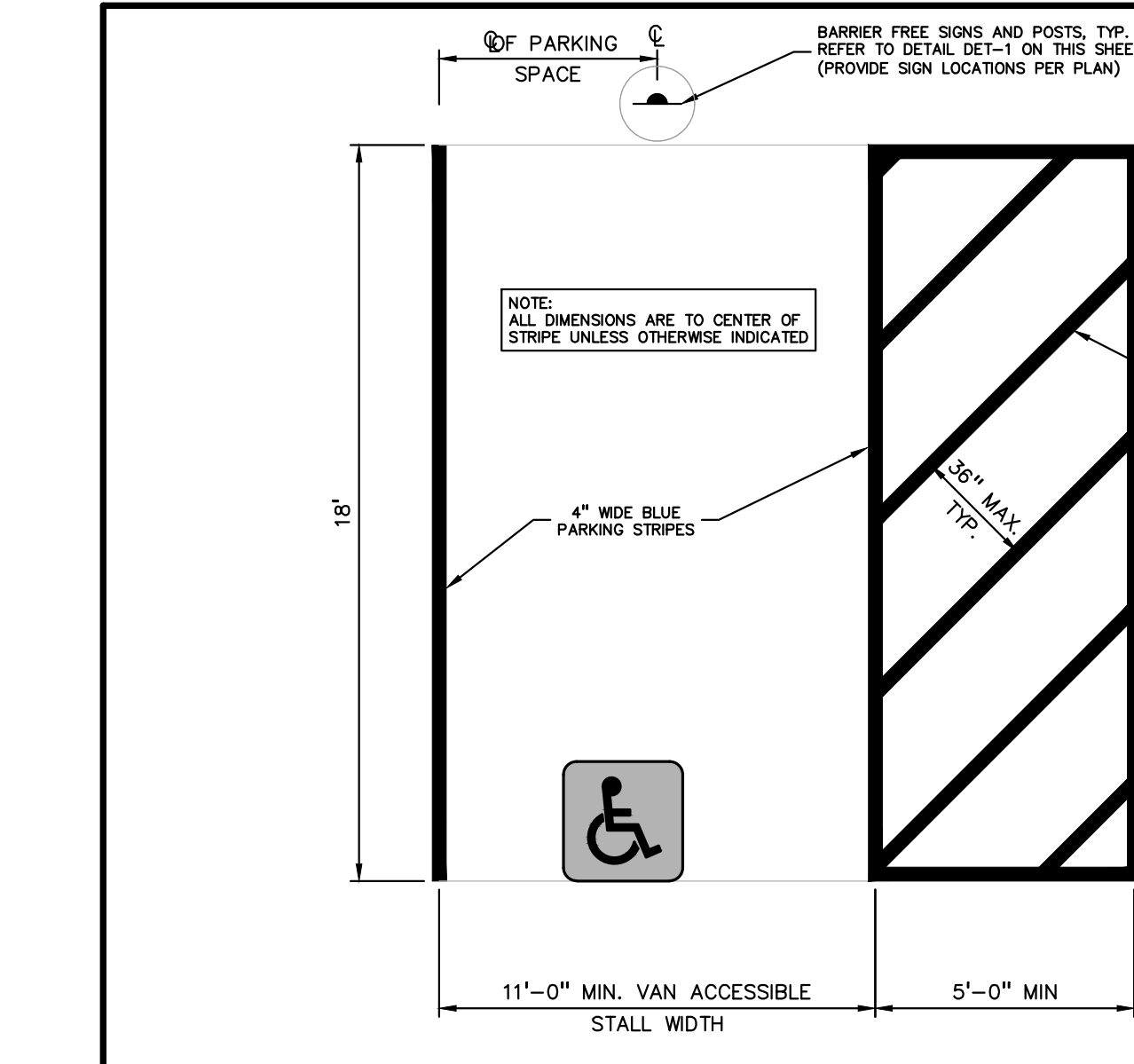
HEAVY DUTY CONCRETE PAD DETAIL
 NOT TO SCALE



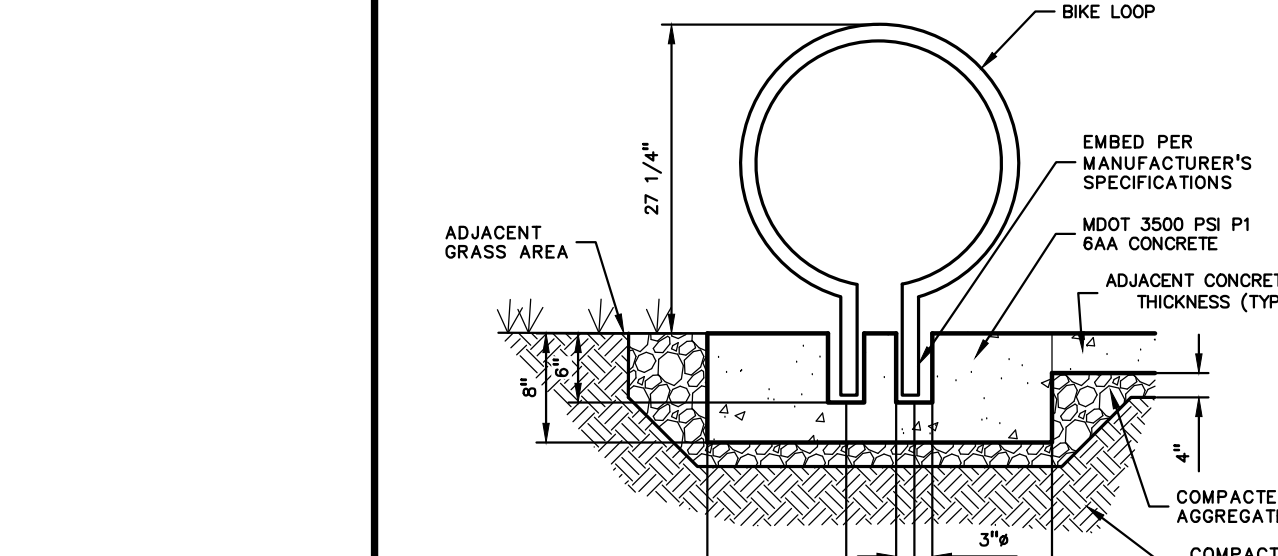
6" DIA. GUARD POST DETAIL
 NOT TO SCALE



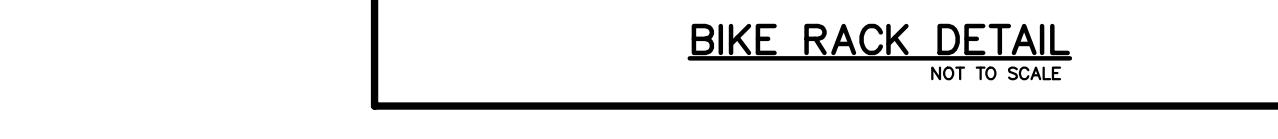
TRASH ENCLOSURE GATE DETAIL
 NOT TO SCALE



UNIVERSAL BARRIER FREE PARKING STALL DETAIL
 NOT TO SCALE



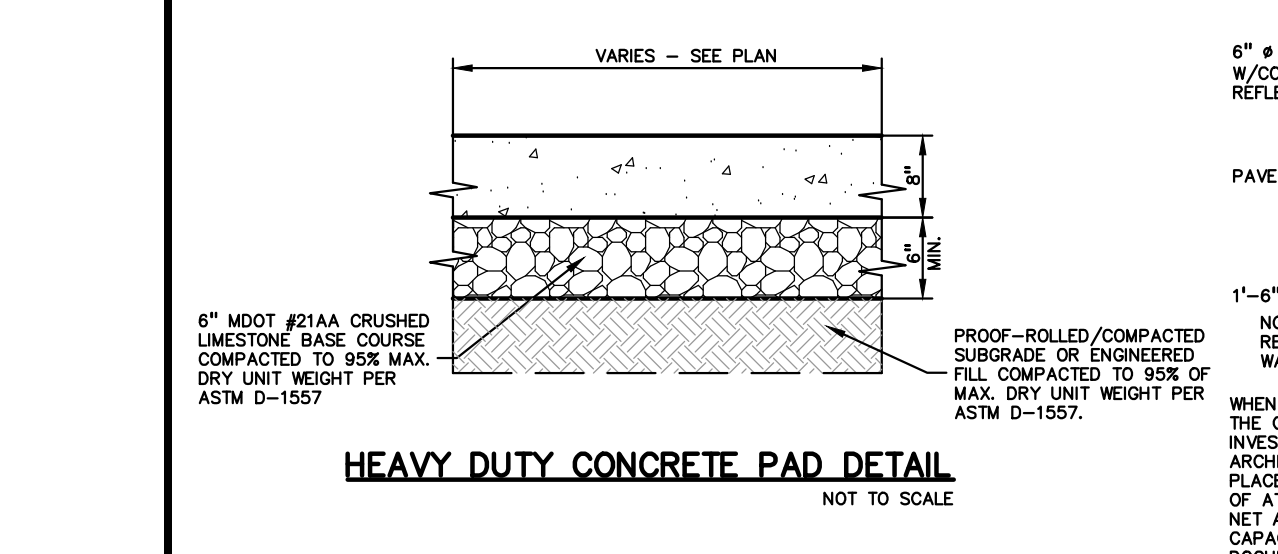
STOP SIGN DETAIL
 NOT TO SCALE



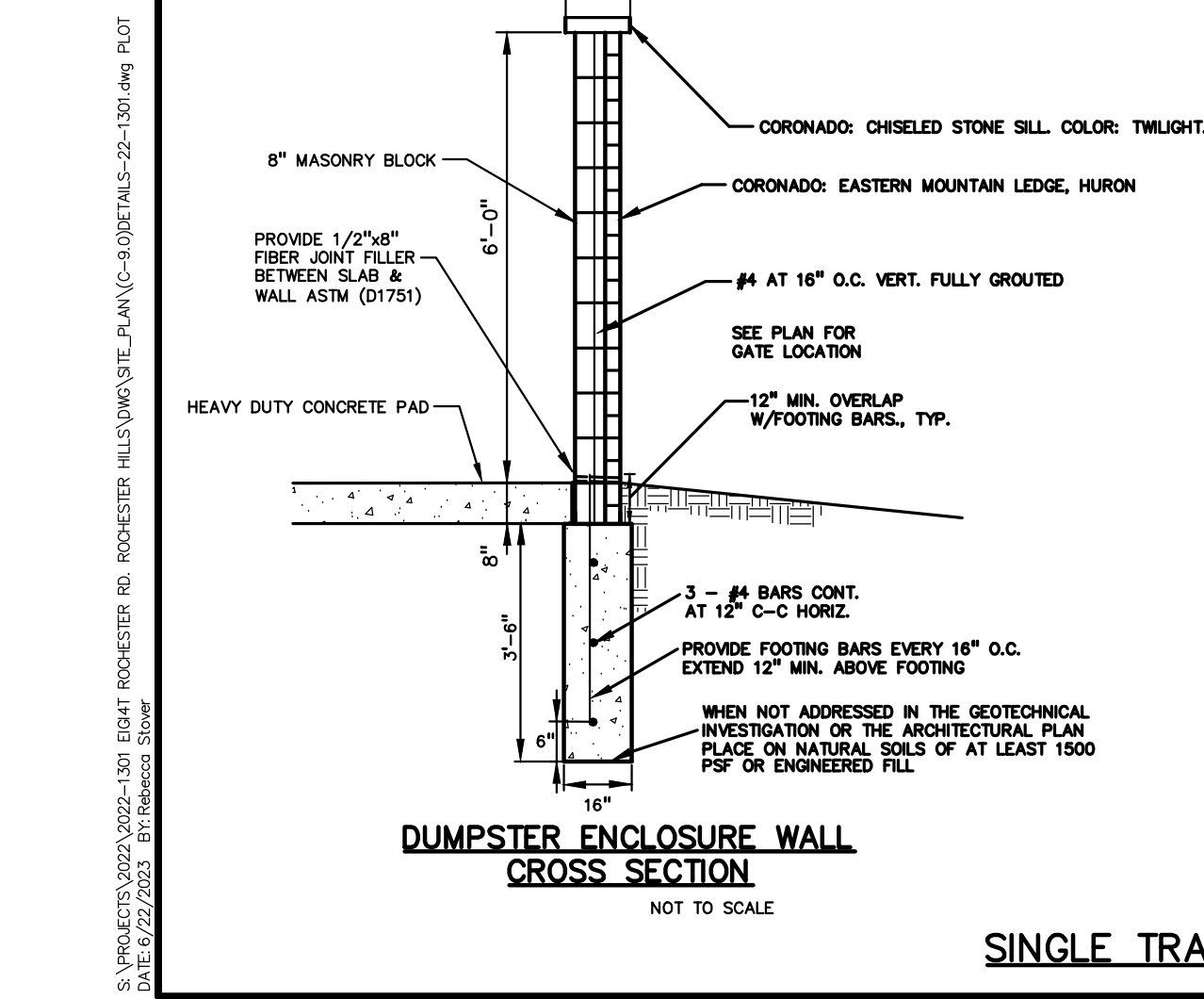
BIKE RACK DETAIL
 NOT TO SCALE



HEAVY DUTY CONCRETE PAD DETAIL
 NOT TO SCALE

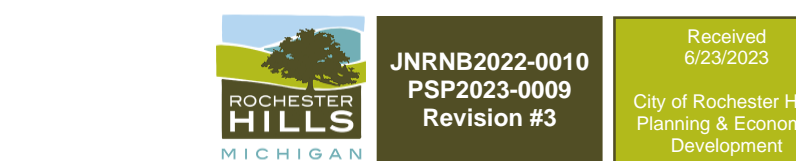


6" DIA. GUARD POST DETAIL
 NOT TO SCALE



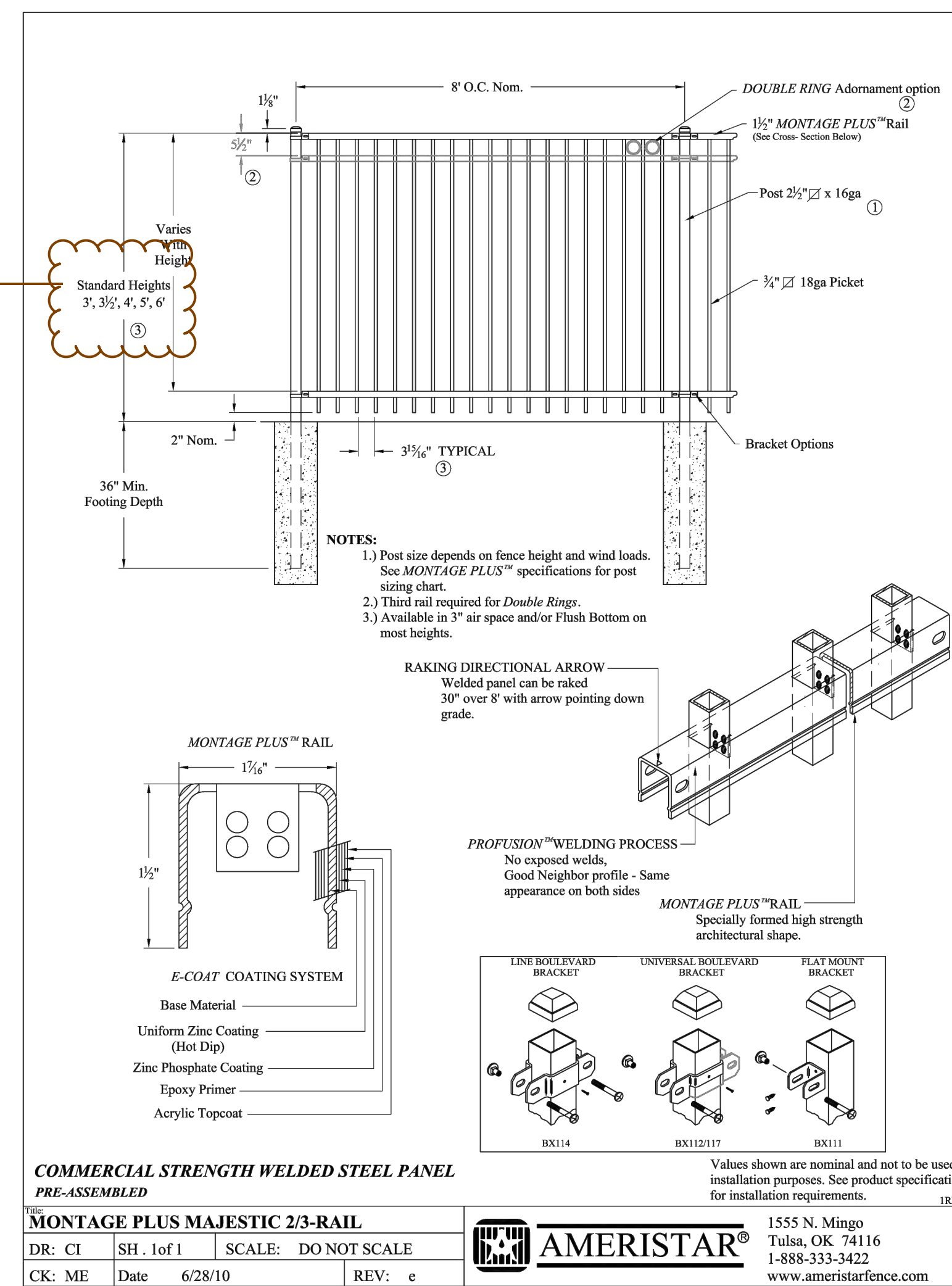
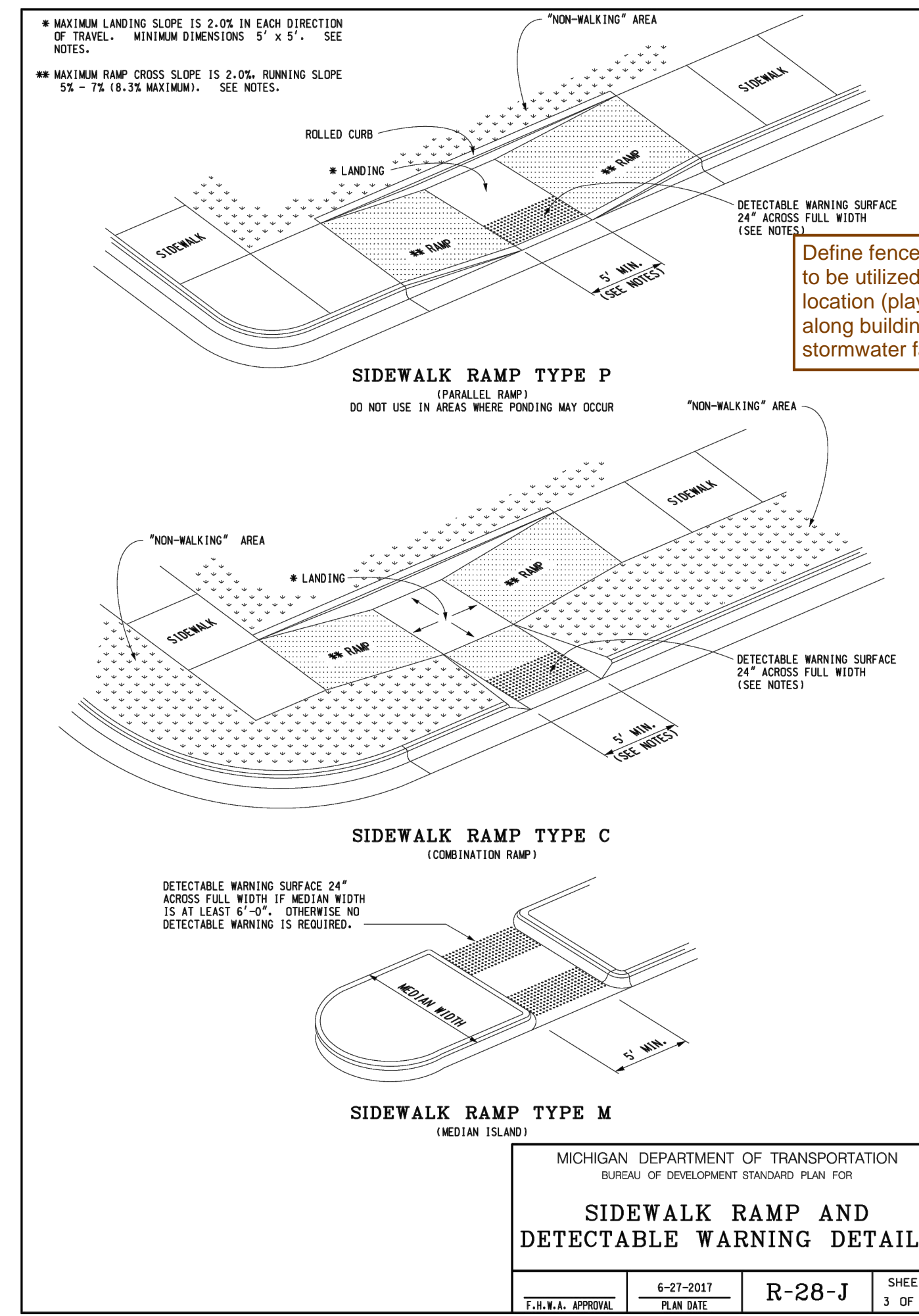
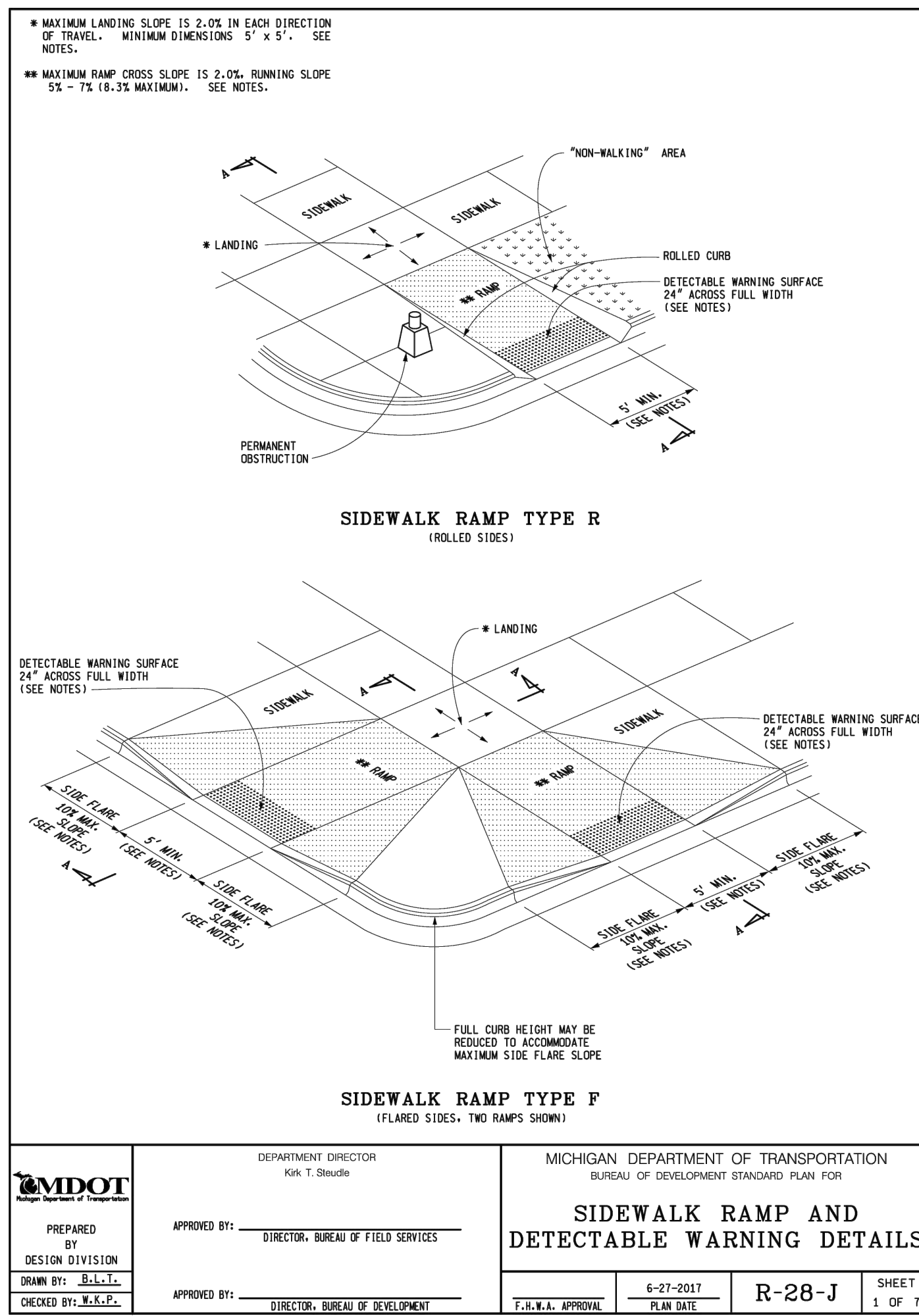
DUMPSTER ENCLOSURE WALL CROSS SECTION
 NOT TO SCALE

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NOT FOR CONSTRUCTION
CITY FILE NO. 22-041 SECTION 23

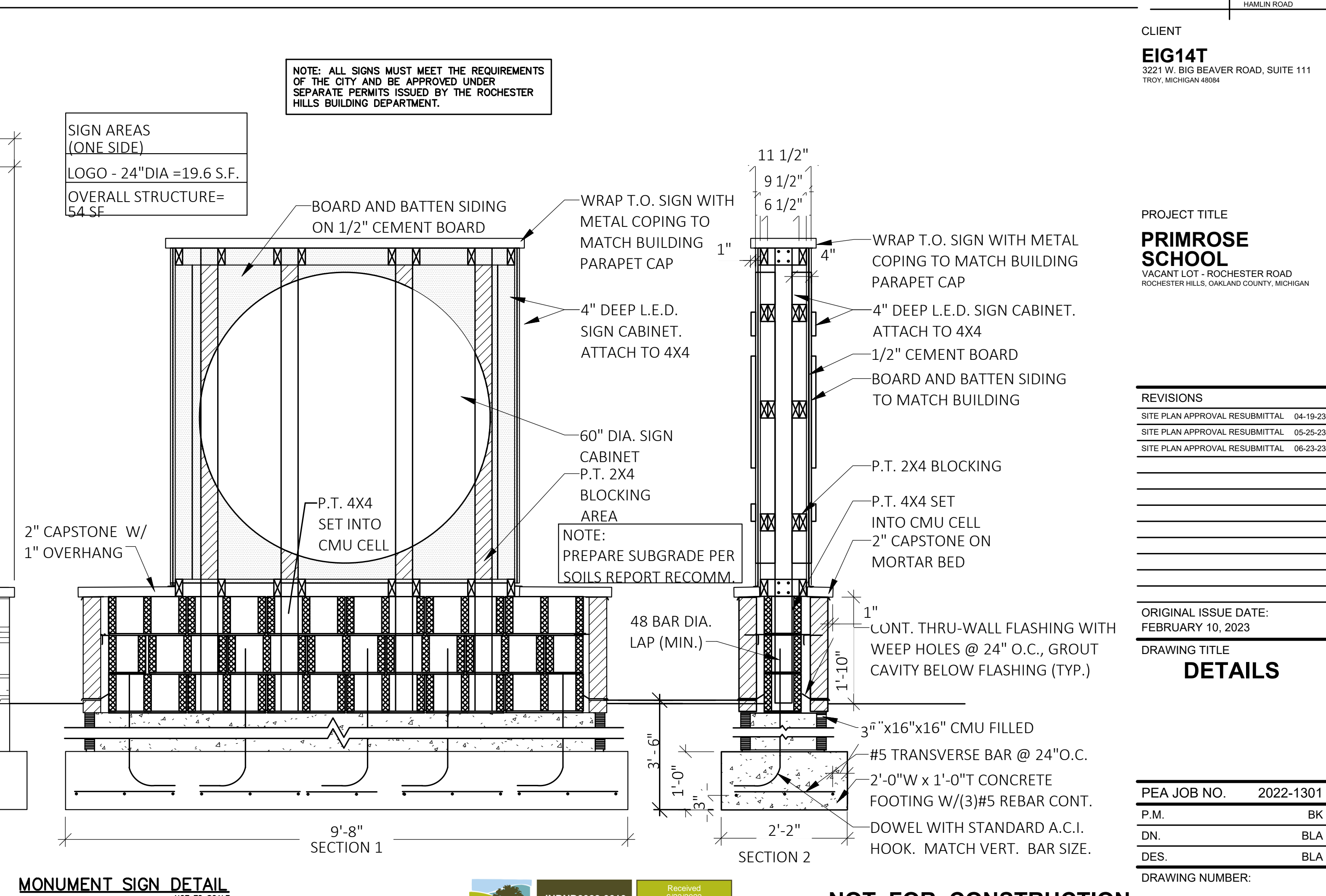
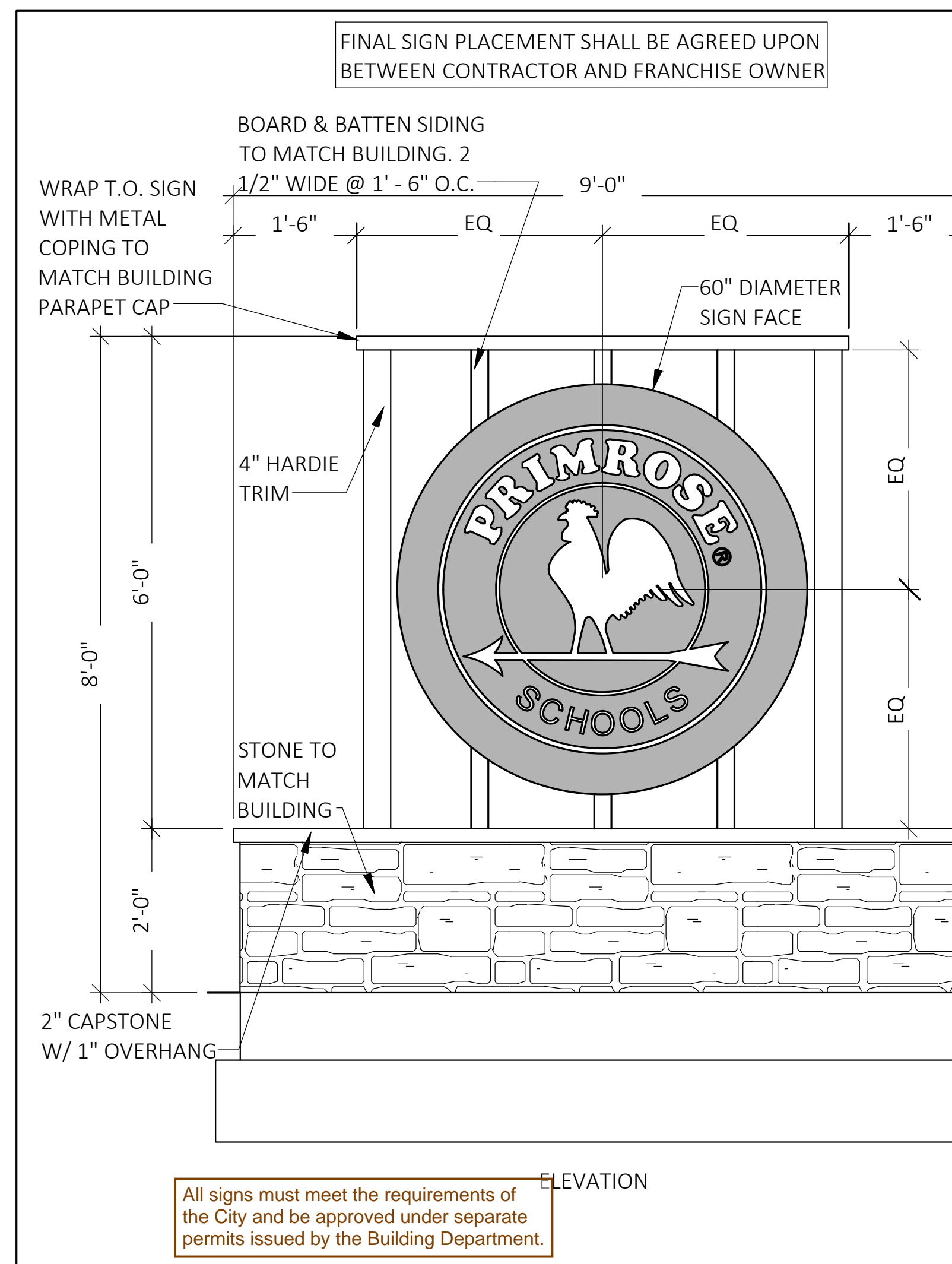
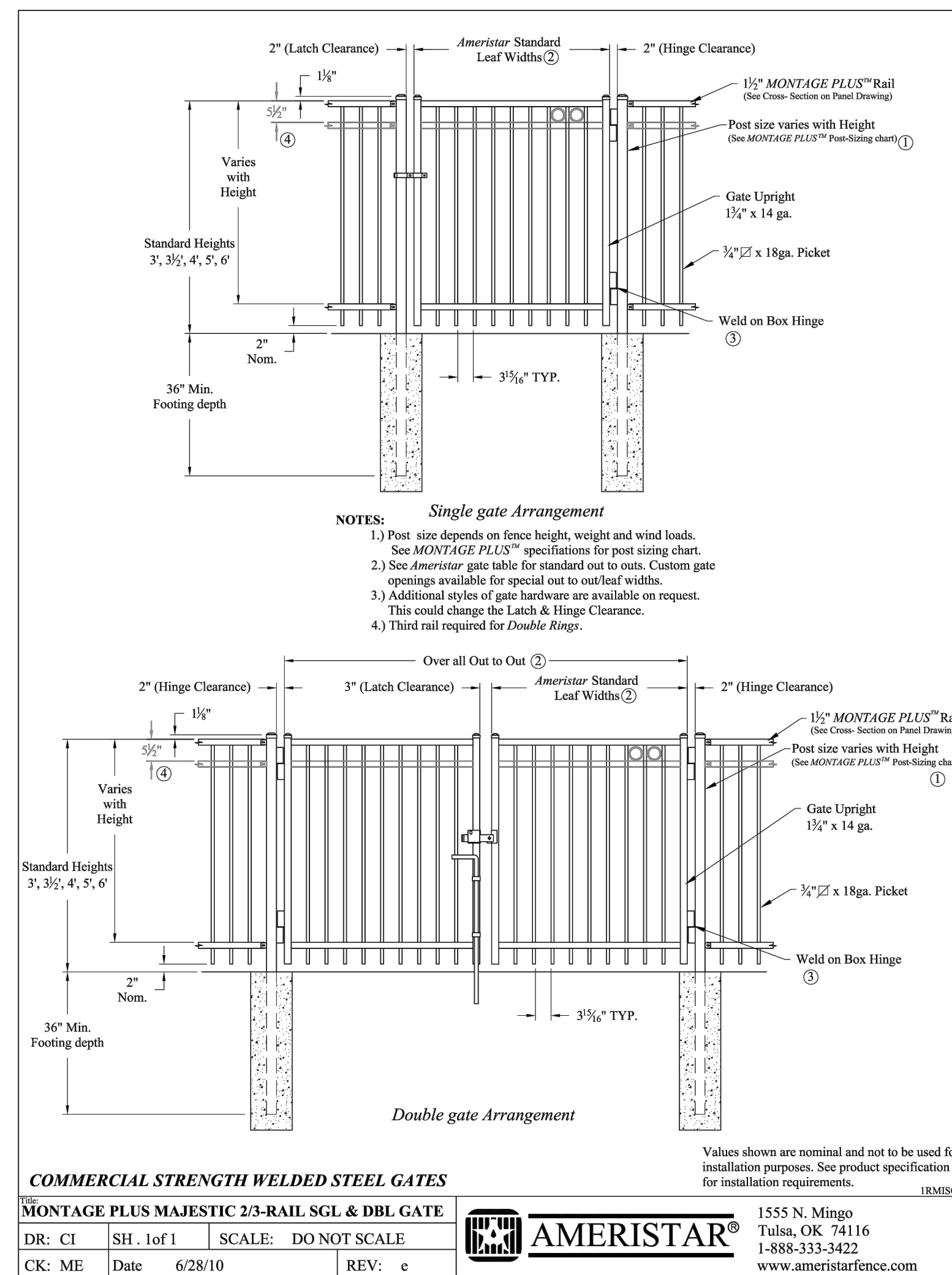
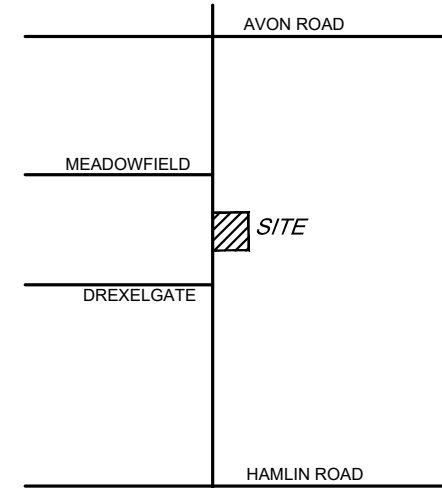
C-9.1



0 15 30 60
 SCALE: 1" = 30'



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CLIENT
EIG14T
 3221 W. BIG BEAVER ROAD, SUITE 111
 TROY, MICHIGAN 48064

PROJECT TITLE
PRIMROSE SCHOOL
 VACANT LOT - ROCHESTER ROAD
 ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
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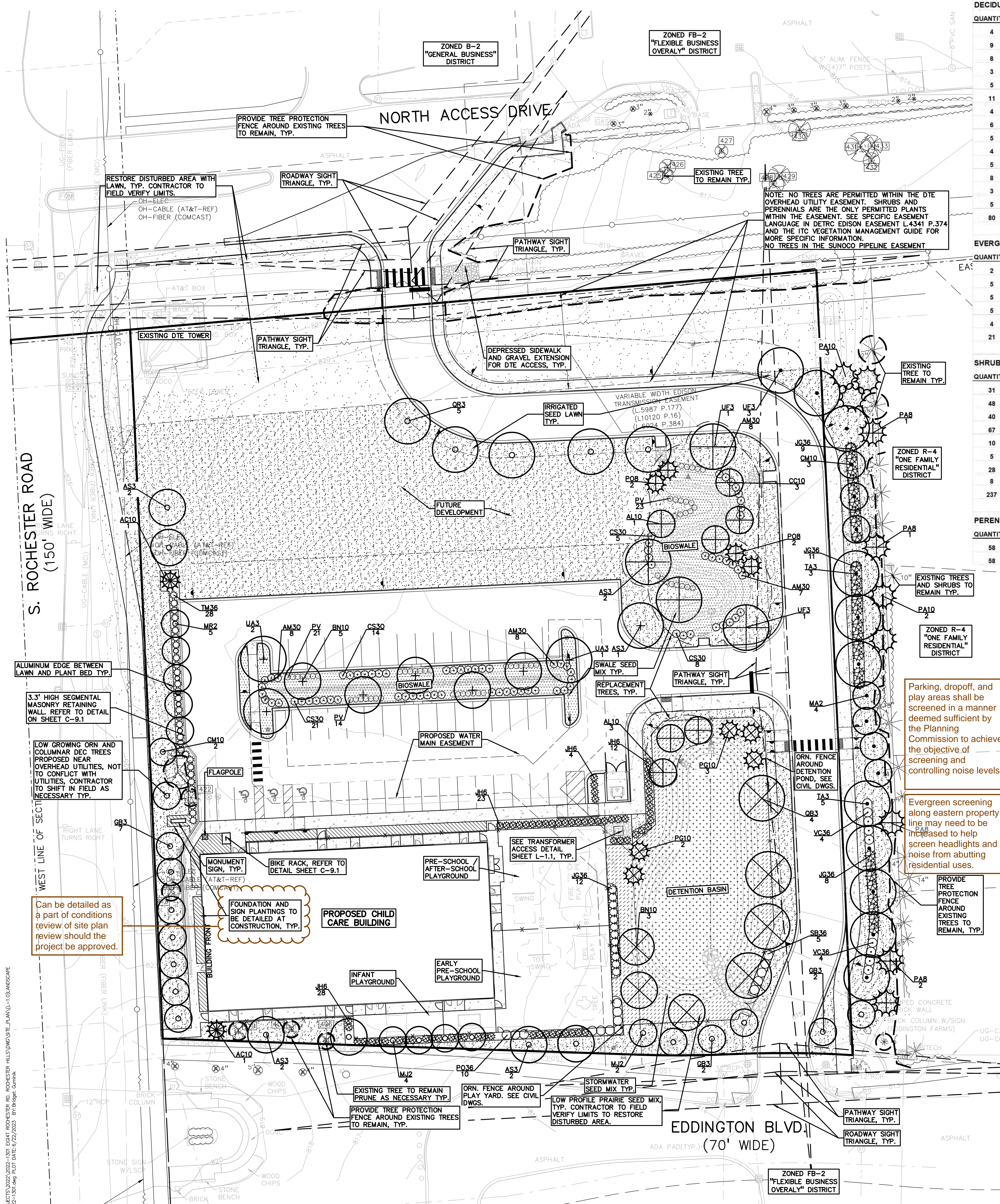
ORIGINAL ISSUE DATE:
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DETAILS

PEA JOB NO.	2022-1301
P.M.	BK
DN	BLA
DES.	BLA
DRAWING NUMBER:	

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CITY FILE NO. 22-041 SECTION 23

C-9.2



DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
4	AL10	Allegheny Serviceberry	<i>Amelanchier laevis</i>	10' Ht.	B&B
9	AS3	Scarlet Sentinel Maple	<i>Acer rubrum 'Scarsen'</i>	3" Cal.	B&B
8	BN10	River Birch	<i>Betula nigra</i>	10' Ht.	B&B
3	CC10	Ace of Hearts Redbud-dwarf	<i>Cercis canadensis 'Ace of Hearts'</i>	10' Ht.	B&B
5	CM10	Cornelian Cherry Dogwood	<i>Cornus Mas</i>	10' Ht.	B&B
11	GB3	Fastigiate Ginkgo (columnar)	<i>Ginkgo biloba 'Fastigiata'</i>	3" Cal.	B&B
4	MA2	Adirondack Crab	<i>Malus 'Adirondack' (white, upright)</i>	2.0' Cal.	B&B
6	MJ2	Marilee Crab	<i>Malus 'Jarmin' PP14337 (wt, upright, fruitless)</i>	2" Cal.	B&B
5	MR2	Raspberry Spear Crab	<i>Malus JFS KW213MX PP 31009 (purple, narrow upright)</i>	2" Cal.	B&B
4	QB3	Swamp White Oak	<i>Quercus bicolor</i>	3" Cal.	B&B
5	QR3	Red Oak	<i>Quercus rubra</i>	3" Cal.	B&B
8	TA3	American Sentry Linden	<i>Tilia americana 'American Sentry'</i>	3" Cal.	B&B
3	UA3	Accolade Elm	<i>Ulmus japonica x wilsoniana 'Accolade'</i>	3" Cal.	B&B
5	UF3	Frontier Elm	<i>Ulmus 'Frontier'</i>	3" Cal.	B&B
80	TOTAL DEC.				

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	AC10	Concolor Fir	<i>Abies concolor</i>	10' Ht.	B&B
5	PA8	Norway Spruce	<i>Picea abies</i>	8' Ht.	B&B
5	PA10	Norway Spruce	<i>Picea abies</i>	10' Ht.	B&B
5	PG10	White Spruce	<i>Picea glauca</i>	10' Ht.	B&B
4	PO8	Serbian Spruce	<i>Picea omorika</i>	8' Ht.	B&B
21	TOTAL EVG.				

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
31	AM30	Black Chokecherry	<i>Aronia melanocarpa (prunifolia)</i>	30" Ht.	Cont.
48	CS30	Kelseyl Dwarf Dogwood	<i>Cornus sericea 'Kelsey'</i>	30" Ht.	Cont.
40	JG36	Sea Green Juniper	<i>Juniperus chinensis 'Sea Green'</i>	36" Sprd.	Cont.
67	JH6	Hetz Columnar Juniper	<i>Juniperus chinensis 'Hetzli Columnaris'</i>	6"	B&B
10	PO36	Summerwine Ninebark	<i>Physocarpus opulifolius 'Seward'</i>	36" Ht.	Cont.
5	SB36	Bloomerang Lilac	<i>Syringa x penda 'Bloomerang'</i>	36" Ht.	Cont.
28	TM36	Dense Yew	<i>Taxus x media 'Densiformis'</i>	36" Ht.	Cont.
8	VC36	Korean Spice Viburnum	<i>Viburnum carlesii 'Compacta'</i>	36" Ht.	Cont.
237	TOTAL SHRUBS				

PERENNIAL PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
58	PV	Shenandoah Switch Grass	<i>Panicum virgatum 'Shenandoah'</i>	1 Gal.	Cont.
58	TOTAL PER.				

LANDSCAPE CALCULATIONS: R-4 (ONE FAMILY RESIDENTIAL)
PER CITY OF ROCHESTER HILLS ZONING ORDINANCE

INTERIOR PARKING LOT LANDSCAPE (FOR 20 CARS OR MORE)
REQUIRED: 5% OF VEHICLE USE AREA SHALL BE LANDSCAPED
1 TREE PER 150 SF REQUIRED
24,390.5 ÷ 5% = 1,219.5 SQ FT, 1,219.5 SQ FT / 150 SF = 8.1 TREES
EACH LANDSCAPE ISLAND SHOULD HAVE 1 DEC TREE

PROVIDED: 9 DEC TREES AND 4,012 SF LANDSCAPE ISLAND AREA

PERIMETER PARKING LANDSCAPE
REQUIRED: 1 DEC TREE / 25LF AND 1 ORN TREE / 35LF, ALONG EDGE OF PARKING LOT FACING AND WITHIN 100' OF PUBLIC ROW.
ANY PARKING WITHIN 30' OF PUBLIC STREET OR ROW REQUIRES A VEGETATIVE HEDGE FOR SCREENING.

PROVIDED: PARKING IS NOT WITHIN 100' OF PUBLIC ROW WHERE FACING PUBLIC ROAD - NO TREES REQUIRED OR PROVIDED
PARKING LOT IS LOCATED WITHIN 30' OF ROW ALONG S. ROCHESTER RD. 28 EVG SHRUBS PROVIDED IN HEDGE ROW.

STORMWATER MANAGEMENT POND LANDSCAPING
REQUIRED: TYPE A BUFFER: 1.5 DEC, 1 EVG TREE AND 4 SHRUBS / 100 LF WITH DEC TREES CLUSTERED AROUND THE S AND W SIDE OF THE BASIN.
PLANTINGS / SEED NATIVE TO MICHIGAN
422.7 LF PER / 100 = 4.2

PROVIDED: 7 DEC, 5 EVG AND 17 SHRUBS AND SPECIAL SEED MIXES PROPOSED BY STANTEC, SEE SHEET L-1.1 FOR DETAILS

ROW TREES
REQUIRED: 1 DEC OR EVG TREE / 35 LF AND 1 ORN TREE / 60 LF OF ROW.
NORTH ACCESS DR: 450 / 35 = 13 DEC. OR EVG. TREES
450 / 60 = 8 ORN. TREES.
S. ROCHESTER RD: 433 / 35 = 13 DEC. OR EVG. TREES
433 / 60 = 8 ORN. TREES.
EDDINGTON BLVD: 380 / 35 = 11 DEC. OR EVG. TREES
380 / 60 = 6 ORN. TREES.

PROVIDED: NORTH ACCESS DR: 18 EXISTING TREES TO REMAIN WITHIN ROW - NO ADDITIONAL TREES TO BE PROVIDED IN ROW OR ADJACENT TO THE ROW DUE TO EXISTING UTILITIES AND EASEMENTS. 5 TREES PROVIDED SOUTH OF N ACCESS DR PER CITY REQUEST

S. ROCHESTER RD: NO ADDITIONAL TREES TO BE PROVIDED IN THE ROW DUE TO EXISTING UTILITIES AND EASEMENTS. TREES ARE LOCATED ADJACENT TO ROW, 1 EXISTING DEC TO REMAIN AND 9 PROPOSED DEC, 1 EXISTING EVG TO REMAIN AND 2 PROPOSED EVG, AND 1 EXISTING ORN TO REMAIN AND 7 PROPOSED ORN PROPOSED.

EDDINGTON BLVD: 3 EXISTING TREES TO REMAIN, 8 DEC TREES AND 6 ORN. TREES PROPOSED

BUFFER ZONE TYPE D, WHEN MAJORITY OF PROPERTY IS DEVELOPED FOR COMMERCIAL USE, PER SECTION 138-8.602 AND ARTICLE 12 (EAST PROP. LINE)
REQUIRED: WHERE ABUTS ONE FAMILY DWELLINGS
2.5 DEC, 1.5 ORN, 5 EVG AND 8 SHRUBS PER EVERY 100 LF
437.6 LF / 100 = 4.4 (* 2.5, 1.5, 5, AND 8 =)
= 11 DEC, 7 ORN, 22 EVG AND 36 SHRUBS

PROVIDED: 17 EXISTING EVG, 5 PROPOSED EVG, 11 PROPOSED DEC, 7 ORN, AND 36 SHRUBS
LANDSCAPE BERM PROVIDED WHERE TREES CANNOT BE PROVIDED DUE TO EXISTING UTILITIES AND EASEMENTS.

SCREENING AT PLAYGROUND FENCE AND DUMPSTER
REQUIRED: PER CITY COMMENT, SCREEN WITH 80% OPACITY WITH EVERGREEN UPRIGHT PLANTINGS AND SHRUBS

PROVIDED: UPRIGHT EVERGREEN SHRUBS ADJ TO FENCE AND DUMPSTER

REPLACEMENT TREES
REQUIRED: 1 TREE REPLACED PER 1 TREE REMOVED (NOT INCLUDING SPECIMEN) (REPLACEMENT TREES CANNOT GO TOWARDS OTHER REQUIRED TREES)
29 REPLACEMENT TREES REQUIRED -
SEE TREE SHEET T-1.0 OR THIS SHEET FOR CALC DETAILS

PROVIDED: 11, 3" DEC. AND 9, 8" HT. EVG. TREES
16 TREES PAID INTO TREE FUND IN LIEU OF PROPOSED PLANTING

CITY OF ROCHESTER HILLS NOTES:

TREE PLANTING RESTRICTIONS:
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.
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.

TREES MUST BE 3' OFF ANY SIGHT LINE.
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. THESE REQUIREMENTS ARE INCORPORATED INTO THE PLAN.

CLOSING COMMENT:
PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY DIVISION 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.

NOTE:
ALL GROUND MOUNTED UTILITIES SHALL BE FULLY SCREENED FROM VIEW

IRRIGATION NOTES:
ALL LANDSCAPE AREAS MUST BE IRRIGATED. WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12AM-5AM.
IRRIGATION OVERSPRAY SHALL NOT BROADCAST ONTO CITY PATHWAYS, TYP.
IRRIGATION PLAN TO BE PROVIDED BY OTHERS.

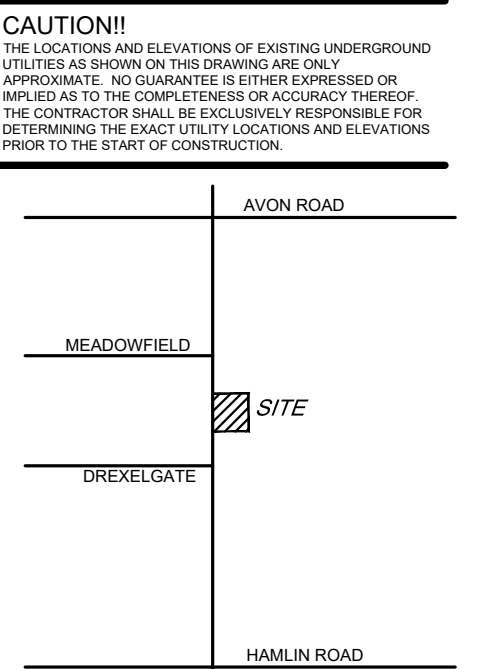
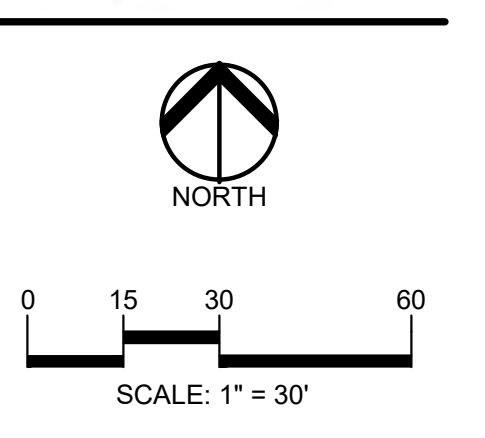
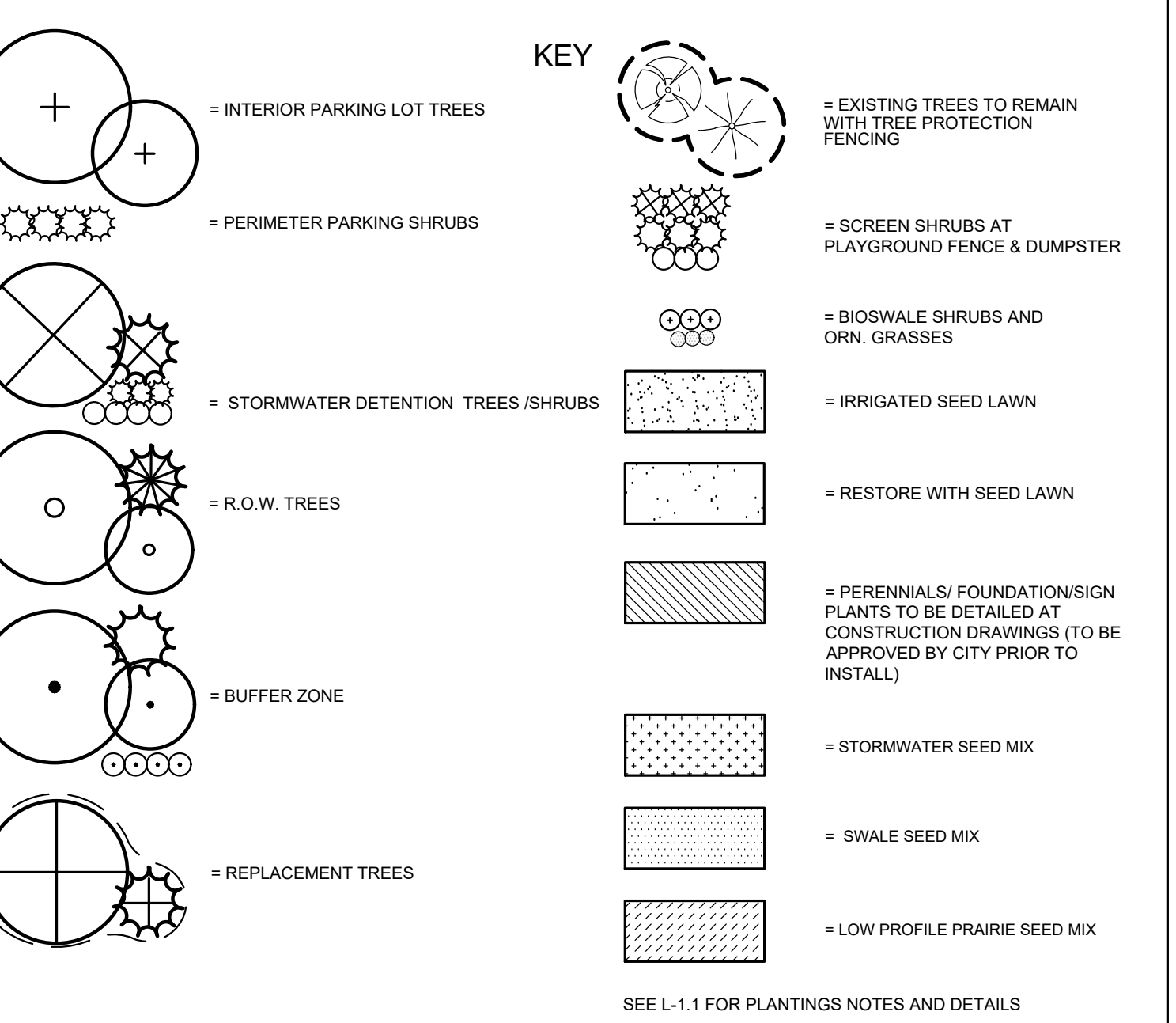
PLANT REQUIREMENTS:
NO MORE THAN 20% OF A SINGLE PLANT SPECIES ON SITE. ALL DEC TREES SHOULD BE A MIN OF 3" CAL, ORN TREES SHOULD BE A MIN OF 2" CAL. EVG TREES A MIN OF 10' HT. OR 5' SPREAD. ALL SHRUBS SHOULD BE 30" MIN HEIGHT OR 24" IN SPREAD.

TREE NOTE PER CITY OF ROCHESTER HILLS:
ANY PLANT MATERIAL THAT IS DESIGNATED TO BE PRESERVED THAT DIES OR IS DAMAGED DURING OR AS A RESULT OF CONSTRUCTION SHALL BE REPLACED PURSUANT TO ORDINANCE REQUIREMENT

REGULATED ON SITE TREES

REGULATED TREES REMOVED:	14
SPECIMEN TREES REMOVED:	5
2" SPECIMEN REPLACEMENT TREES:	22
SPECIMEN TREES TO REMAIN ON-SITE:	0
REPLACEMENT REQUIRED:	14+22=0+36

TREES (3" DECIDUOUS OR 8" EVERGREEN)
TREES (3" DECIDUOUS OR 8" EVERGREEN)



CLIENT
EIG14T
3221 W. BIG BEAVER ROAD, SUITE 111
TROY, MICHIGAN 48068

PROJECT TITLE
PRIMROSE SCHOOL
VACANT LOT - ROCHESTER ROAD
ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

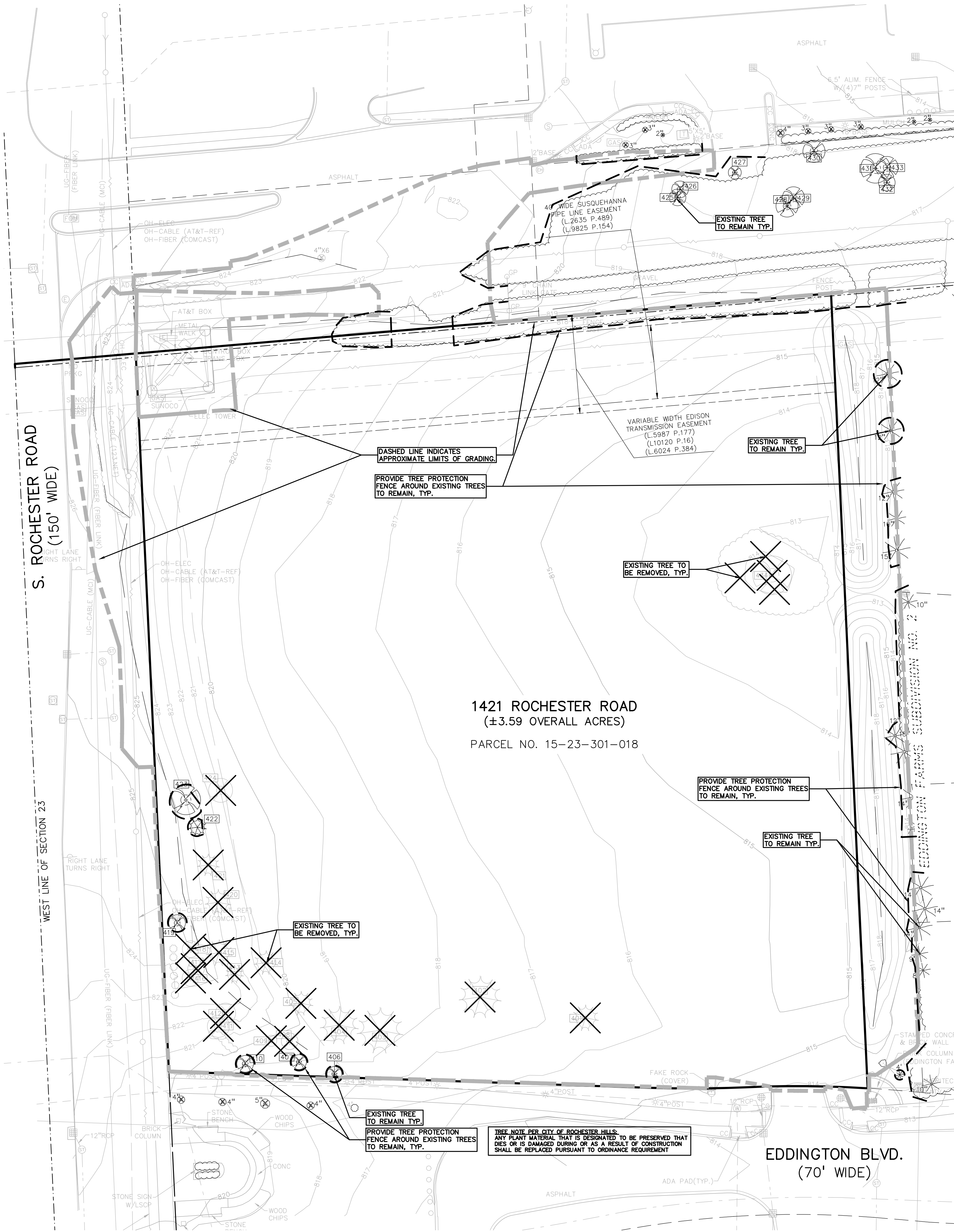
REVISIONS

SITE PLAN APPROVAL RESUBMITTAL	04-19-23
SITE PLAN APPROVAL RESUBMITTAL	05-25-23
SITE PLAN APPROVAL RESUBMITTAL	06-23-23

ORIGINAL ISSUE DATE:
FEBRUARY 10, 2023

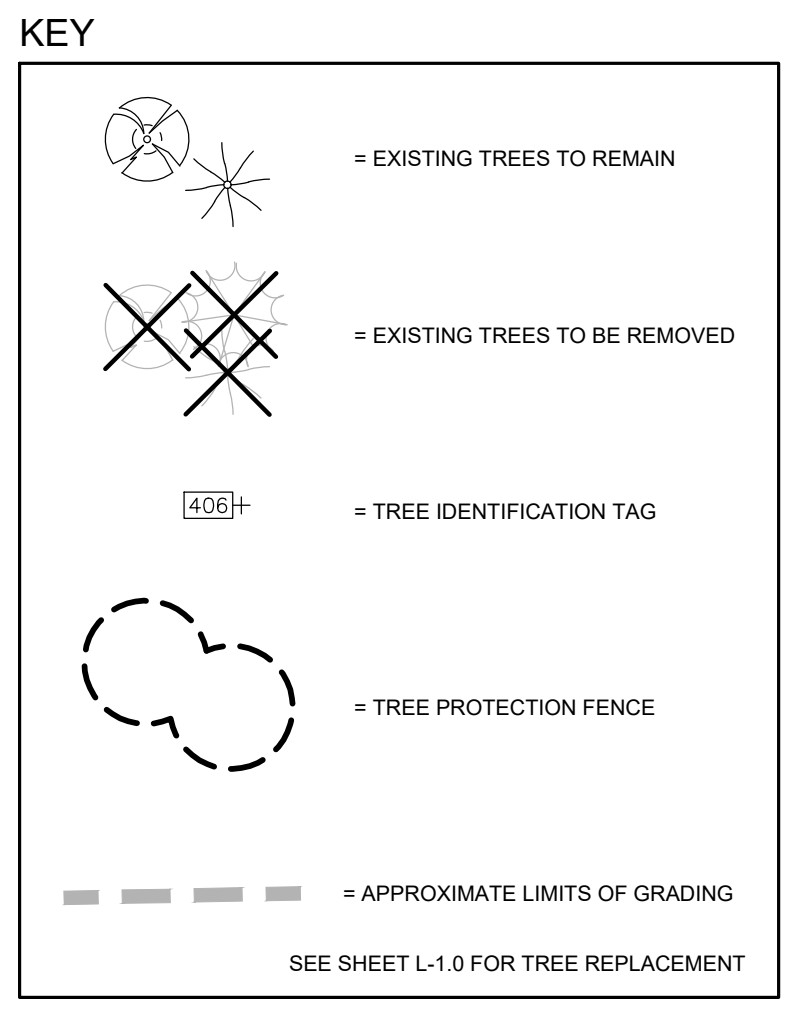
DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO. 2022-1301
P.M. BK
D.N. BGG
DES. JLE
DRAWING NUMBER:

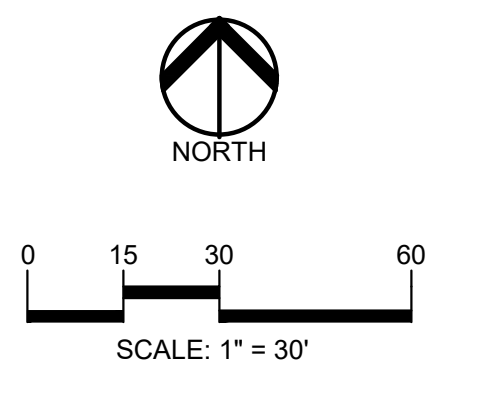


NATURAL FEATURES STATEMENT:
 STEEP SLOPE:
 THE SITE DOES NOT CONTAIN REGULATED STEEP SLOPES.
 WETLANDS:
 THE SITE DOES NOT CONTAIN REGULATED WETLANDS.
 NATURAL FEATURES SETBACK:
 THE SITE DOES NOT CONTAIN REQUIRED NATURAL FEATURE SETBACKS.

TREE NOTE PER CITY OF ROCHESTER HILLS:
 ANY PLANT MATERIAL THAT IS DESIGNATED TO BE PRESERVED THAT DIES OR IS DAMAGED DURING OR AS A RESULT OF CONSTRUCTION SHALL BE REPLACED PURSUANT TO ORDINANCE REQUIREMENT

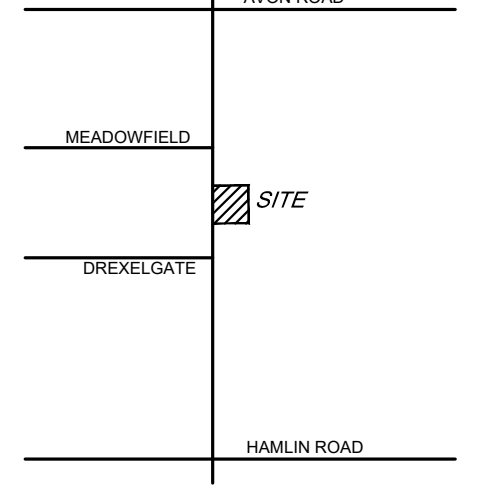


PEA GROUP
 t: 844.813.2949
 www.peagroup.com



811 Know what's below. Call before you dig.

CAUTION!!
 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
EIG14T
 3221 W. BIG BEAVER ROAD, SUITE 111
 TROY, MICHIGAN 48064

PROJECT TITLE
PRIMROSE SCHOOL
 VACANT LOT - ROCHESTER ROAD
 ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

SITE PLAN APPROVAL RESUBMITTAL	04-19-23
SITE PLAN APPROVAL RESUBMITTAL	05-25-23
SITE PLAN APPROVAL RESUBMITTAL	06-23-23

ORIGINAL ISSUE DATE:
 FEBRUARY 10, 2023

DRAWING TITLE
TREE PRESERVATION PLAN

PEA JOB NO. 2022-1301
P.M. BK
DN. BGG
DES. JLE
DRAWING NUMBER:

T-1.0

EXISTING TREE LIST: TREE TO BE REMOVED DENOTED WITH STRIKE OUT THROUGH TREE NUMBER

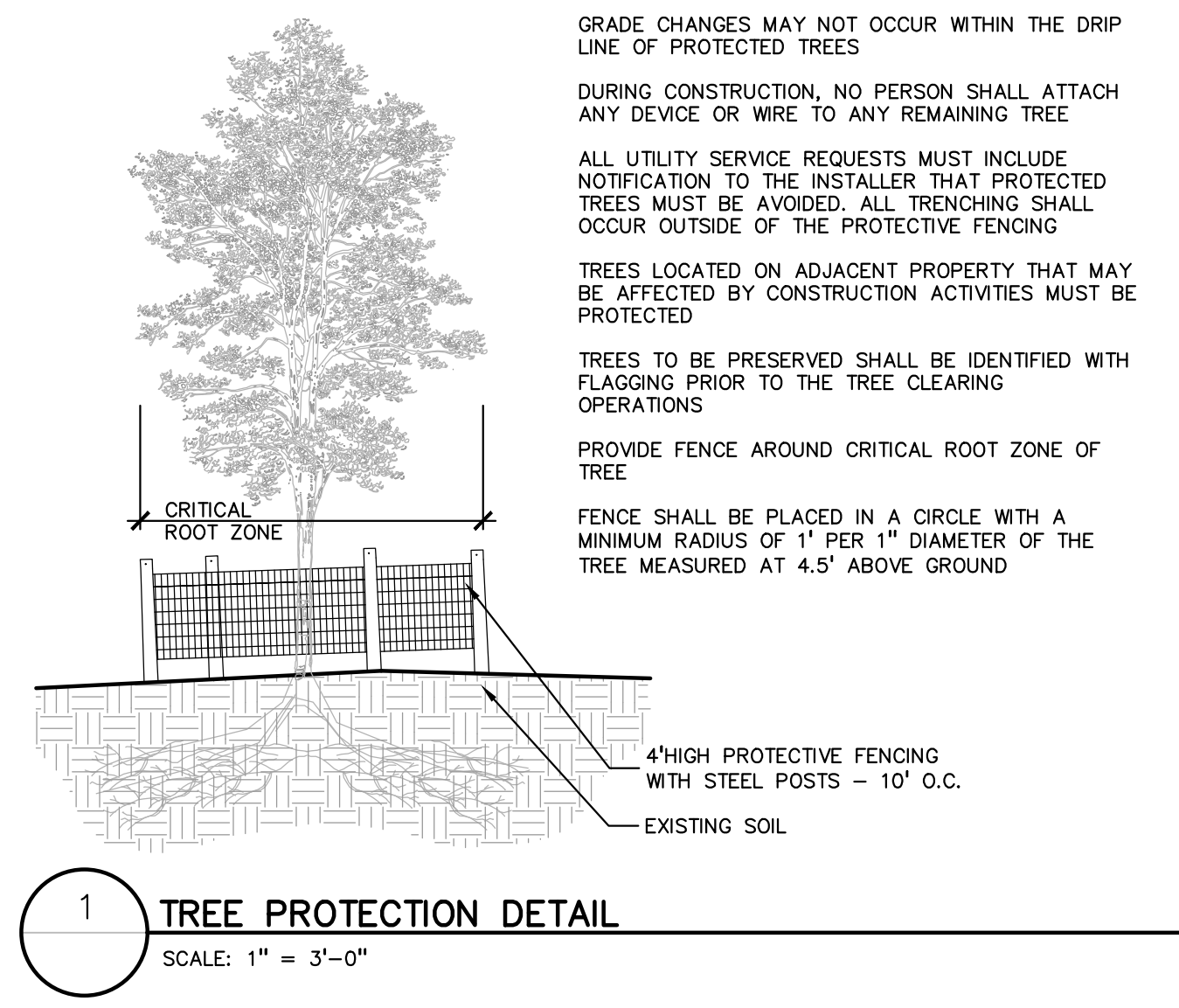
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTES	EXEMPT?	SPECIMEN	SAVE / REMOVE	IN BUILDING
401	WS	13	White Spruce	Picea glauca	Fair			N	R	N
402	NS	21	Norway Spruce	Picea Abies	Good			Y	R	Y
403	NS	23	Norway Spruce	Picea Abies	Good			Y	R	Y
404	NS	19	Norway Spruce	Picea Abies	Good			Y	R	Y
405	NS	12	Norway Spruce	Picea Abies	Fair			N	R	Y
406	CA	8	Crab Apple	Malus coronaria	Fair	x1		N	S	N
407	CA	8	Crab Apple	Malus coronaria	Fair	x1		N	S	N
408	CA	9	Crab Apple	Malus coronaria	Fair	x1		N	R	N
409	CA	6	Crab Apple	Malus coronaria	Fair			N	R	N
410	CA	11	Crab Apple	Malus coronaria	Good			N	S	N
411	CA	12	Crab Apple	Malus coronaria	Fair			Y	R	Y
412	CA	11	Crab Apple	Malus coronaria	Good			N	R	Y
413	NS	9	Norway Spruce	Picea Abies	Fair			N	R	Y
414	NS	12	Norway Spruce	Picea Abies	Fair			N	R	Y
415	NS	13	Norway Spruce	Picea Abies	Fair			N	R	Y
416	CA	12	Crab Apple	Malus coronaria	Good	x1		Y	R	N
417	CA	10	Crab Apple	Malus coronaria	Fair			N	R	N
418	CA	8	Crab Apple	Malus coronaria	Good			N	R	N
419	CA	8	Crab Apple	Malus coronaria	Good			N	S	N
420	NS	13	Norway Spruce	Picea Abies	Good			N	R	Y
421	WS	11	White Spruce	Picea glauca	Fair			N	R	N
422	WS	9	White Spruce	Picea glauca	Fair			N	S	N
423	MW	16	White Mulberry	Morus alba	Fair			N	S	N
424	MW	13	White Mulberry	Morus alba	Fair			N	R	N
434	BX	21	Box elder	Acer negundo	Fair	x4		N	R	N

REGULATED ON SITE TREES
 REGULATED TREES REMOVED: 14
 SPECIMEN TREES REMOVED: 5
 2" SPECIMEN REPLACEMENT TREES: 22
 SPECIMEN TREES TO REMAIN ON-SITE: 0
 REPLACEMENT REQUIRED: 14+22-0=36

TOTAL TREES ON SITE: 25
 EXEMPT TREES IN BUILDING: 10
 TREES TO REMAIN ON SITE: 6
 % TREES TO REMAIN: (6)/(25-10) = 40.0%

CITY OF ROCHESTER HILLS NOTES:

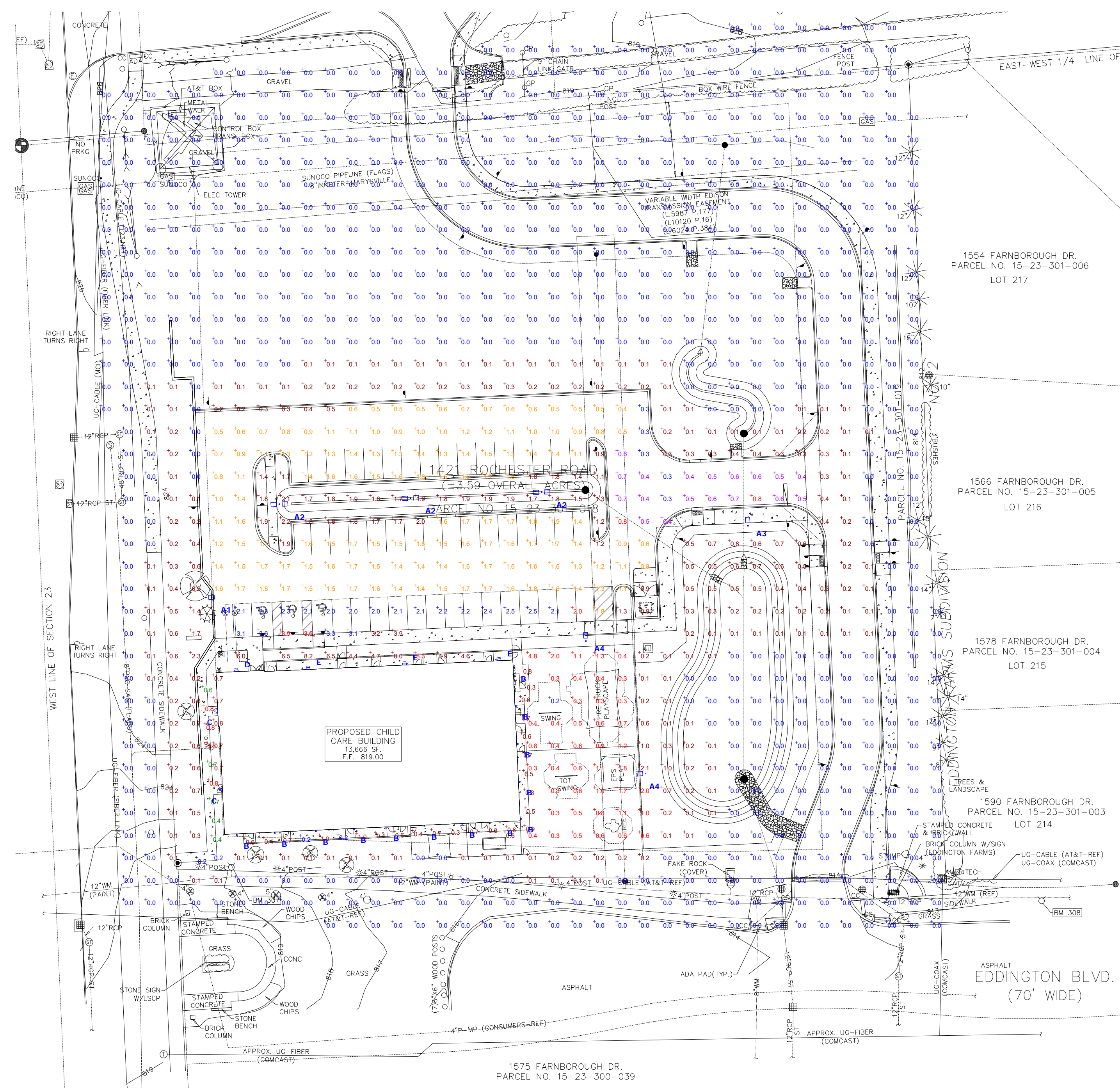
- IMPORTANT:**
 ALL TREES ON ADJACENT PROPERTIES MUST BE PROTECTED. THE TREE PROTECTIVE FENCING MAY BE PLACED ALONG THE ACTUAL PROPERTY LINE IF THE BRANCHES OF THE TREES ON THE ADJACENT PROPERTIES DO NOT OVERHANG ONTO THE SITE BEING DEVELOPED. IF THE BRANCHES OVERHANG ONTO THE AREA OF THE SITE BEING DEVELOPED, THE TREE PROTECTIVE FENCING MUST BE PLACED AT THE ACTUAL DRIP LINE OF THESE TREES. IT SHOULD ALSO BE NOTED THAT THE SILT FENCING MUST BE PLACED ON THE DEVELOPMENT SIDE OF THE TREE PROTECTIVE FENCING. THE SILT FENCING MAY NOT BE PLACED BETWEEN THE TREE BEING PRESERVED AND THE TREE PROTECTIVE FENCING. IF ANY REGULATED TREES ARE MANAGED ON THE ADJACENT PROPERTIES, THE DAMAGED TREES WILL BE EITHER REPLACED ON THE OWNER'S PROPERTY ON AN INCH FOR INCH BASIS OR A FINE IN THE SUM OF \$122.00 PER CALIPER INCH WILL BE ISSUED AGAINST THE DEVELOPMENT. THIS FINE WILL BE DUE PRIOR TO BUILDING PERMITS BEING ISSUED. IF YOU HAVE ANY QUESTIONS OR NEED ADDITIONAL INFORMATION, CALL THE CITY'S PLANNING DEPARTMENT AT 248-656-4660.
- TREE PROTECTION NOTES:**
- The tree protection fencing (TPF) shall be erected per the plans approved by the City of Rochester Hills Planning Department. The TPF must be in place and be inspected by the City of Rochester Hills' Planning Staff prior to the start of any earthwork or construction operations. It is the developer's responsibility to contact the City Planning Department at 248-656-4660 to schedule a TPF inspection. The TPF shall remain in place throughout the entire construction process or until the City authorizes the removal or issues a final Certificate of Occupancy, whichever occurs first.
 - Upon completion of grading and the installation of the infrastructure, a second inspection of the TPF and the trees designated for preservation is required by the City of Rochester Hills' Forestry prior to the start of any additional construction. It is the developer's responsibility to contact the City Planning Department at 248-656-4660 to schedule this TPF inspection.
 - A final inspection by the City of Rochester Hills Planning Staff is required at the end of the warranty and maintenance period. The Landscape Maintenance Bond will not be released until this inspection is complete and all related issues are resolved. It is the developer's responsibility to contact the City Planning Department at 248-656-4660 to schedule this inspection.
 - The Tree Conservation Ordinance prohibits any construction or development activities within the drip line of any regulated trees not approved for removal, including, but not limited to, land clearing, grubbing, trenching, grading or filling; no person shall place any solvents, building material, construction equipment, soil deposits or harmful materials within the drip line limit of trees designated for preservation.
 - Proposed grades are to match the existing elevations outside the limits of the TPF. No grading either cut or fill is permitted within the drip line of any tree designated for preservation.
 - During the construction process no person shall attach any device or wire/cable/card/rope to an existing tree designated to be preserved.
 - All utility service requests must include notification to the installer that protected trees must be avoided. All trenching shall occur outside the TPF.
 - Swales shall be routed to avoid the area within the drip line of the only tree designated for preservation. Swales shall be constructed so as to not direct any additional flow into the drip line of a tree designated for preservation.
 - If tree protection cannot be maintained for a tree throughout entire period required, the replacement of that tree will be required on an inch for inch basis prior to the issuance of any Certificate of Occupancy.
 - Regulated trees located off-site on adjacent properties that may be affected by construction operations must be protected defined herein.
 - The TPF shall consist of four-foot high orange snow fencing to be installed around the drip line of all trees designated to be saved. This fencing shall be supported by six-foot metal T-bar posts five-feet on center and driven a minimum of 24" into the ground. The PTF fencing shall remain upright and securely in place for the required time as specified above.
 - Prior to the release of the Performance Bond, the City of Rochester Hills Forestry Division 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.



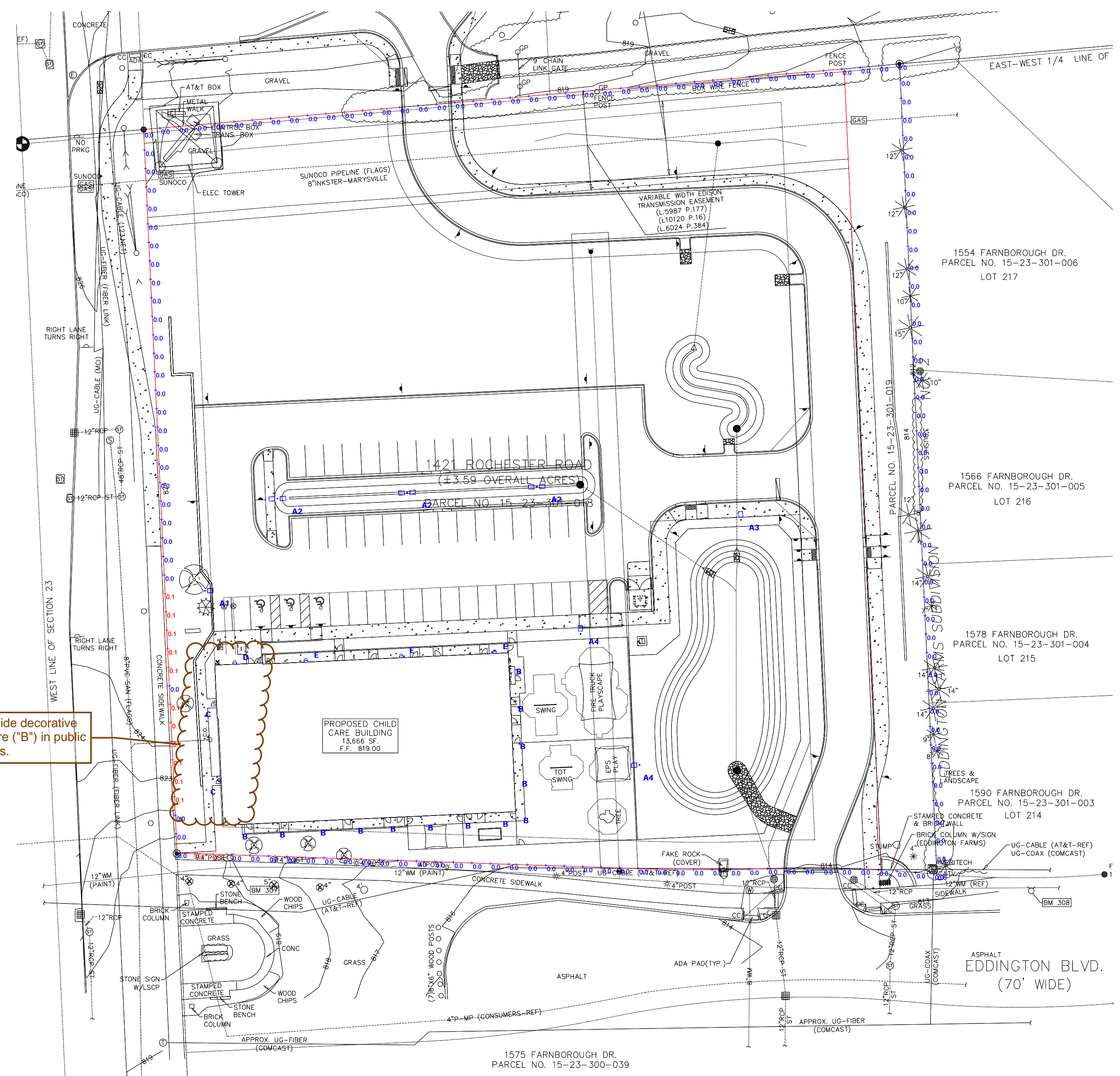
1 TREE PROTECTION DETAIL
 SCALE: 1" = 3'-0"

NOT FOR CONSTRUCTION
FILE NO. 22-041 SECTION 23

S:\PROJECTS\2022\2022-1301\10441 ROCHESTER RD - ROCHESTER HILLS\DWG\STATE PLAN\T-1.0 TREE PLAN-22-1301.dwg
 PLOT DATE: 07/27/2023 09:58:07 AM



Plan View
Scale - 1" = 40ft



Plan View - PROPERTY LINE
Scale - 1" = 40ft

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. PARKING LOT CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
3. PROPERTY LINE CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 5' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Alternates Note

THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Drawing Note

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Mounting Height Note

MOUNTING HEIGHT IS MEASURED FROM GRADE TO SKY SIDE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Fixture Note

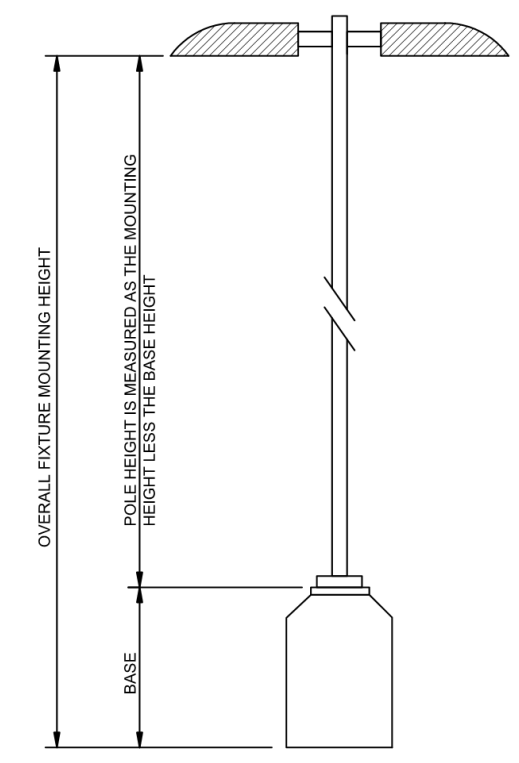
ALL FIXTURES SHALL COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA.

Controls Note

ALL EXTERIOR LIGHTING IN NON-RESIDENTIAL DISTRICTS SHALL INCORPORATE AUTOMATIC TIMERS AND SHALL BE TURNED OFF BETWEEN THE HOURS OF MIDNIGHT AND SUNRISE, EXCEPT FOR LIGHTING NECESSARY FOR SECURITY PURPOSES OR ACCESSORY TO A USE THAT CONTINUES AFTER MIDNIGHT. SECURITY LIGHTING SHALL, TO THE EXTENT PRACTICAL, USE SENSORS AND DIM OR TURN OFF WHEN THERE IS NO ACTIVITY ON SITE.

Symbol	Label	QTY	Manufacturer	Description	Lamp	Mounting Height
	A1	1	Lithonia Lighting	D-Series Size 0 Area Luminaire 3000K	LED	15'-0"
	A2	3	Lithonia Lighting	D-Series Size 0 Area Luminaire 3000K	LED	15'-0"
	A3	1	Lithonia Lighting	D-Series Size 0 Area Luminaire 3000K	LED	15'-0"
	A4	2	Lithonia Lighting	D-Series Size 0 Area Luminaire 3000K	LED	15'-0"
	B	13	Gotham Architectural Lighting	EVO 4IN ROUND CYLINDER, WALL MOUNT, 3000K	LED	9'-0"
	C	2	Lithonia Lighting	WEDGE2 LED WALLPACK 3000K	LED	15'-0"
	D	1	Lithonia Lighting	WEDGE3 LED WALLPACK 3000K	LED	15'-0"
	E	3	Lithonia Lighting	WEDGE3 LED WALLPACK 3000K	LED	15'-0"

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
DRIVEWAY	+	0.5 fc	0.8 fc	0.3 fc	2.7:1	1.7:1	0.6:1
OVERALL	+	0.4 fc	8.3 fc	0.0 fc	N/A	N/A	0.0:1
PARKING LOT	+	1.3 fc	2.0 fc	0.3 fc	6.7:1	4.3:1	0.7:1
PARKING LOT (WITHIN 25' OF BUILDING)	+	2.6 fc	3.9 fc	2.0 fc	2.0:1	1.3:1	0.7:1
PEDESTRIAN AREA (ACCESSIBLE ROUTE)	+	0.6 fc	0.8 fc	0.2 fc	4.0:1	3.0:1	0.8:1
PEDESTRIAN AREA (CHILD CARE BUILDING, EAST AND SOUTH SIDEWALK)	+	0.6 fc	1.0 fc	0.2 fc	5.0:1	3.0:1	0.6:1
PLAYGROUND	+	0.8 fc	4.8 fc	0.2 fc	24.0:1	4.0:1	0.2:1
PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A	0.0:1





Specifications
 Depth (D1): 7"
 Depth (D2): 1.5"
 Height: 9"
 Width: 11.5"
 Weight: 13.5 lbs (without options)

Quantity: _____
 Name: _____
 Type: _____

Introduction
 The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight™ AIR wireless controls, the WDGE family provides additional energy savings and code compliance. WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Type	Standard EM, Vt	CANADA, 30°C	Series	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W	—	—	750	1,200	2,000	—	—	—
WDGE2 LED	Visual Comfort	10W	18W	Standard / nLight	—	1,200	2,000	3,000	4,500	6,000
WDGE3 LED	Precision Refractive	10W	18W	Standard / nLight	750	1,200	2,000	3,000	4,500	6,000
WDGE3 LED	Precision Refractive	15W	18W	Standard / nLight	—	7,500	8,500	10,000	12,000	—
WDGE4 LED	Precision Refractive	—	—	Standard / nLight	—	12,000	16,000	18,000	20,000	25,000

Ordering Information EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	EM	Temp	Series	P1	P2	P3	P4	P5	P6
WDGE2 LED	P0 ¹	27K	2700K	700CR	T15	Type 1	Standard	Standard	Standard	Standard	Standard
	P1 ¹	30K	3000K	80CRI	T3M	Type II Medium	Standard	Standard	Standard	Standard	Standard
	P2 ¹	40K	4000K	LWP Limited	T3M	Type III Medium	Standard	Standard	Standard	Standard	Standard
	P3 ¹	50K	5000K	Warm	T4M	Type III Medium	Standard	Standard	Standard	Standard	Standard
	P4 ¹	AMP	Amber	Warm	T4M	Type III Medium	Standard	Standard	Standard	Standard	Standard

Options

Options	Description	Finish
E100N	Emergency battery backup, Certified in CA Title 20 (MADDS) (100k Vt, 5y)	Dark Bronze
E200C	Emergency battery backup, Certified in CA Title 20 (MADDS) (100k Vt, 5y)	Black
FE	Phosor, Button Type	Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (do not use with external control, pre-wired separately)	White
BCE	Bottom condenser fan for back box (PBRW) Total of 4 emergency fans	Sandstone
SPO0KV	30W Super pack ²	Textured dark bronze
BAA	Buy America/US Act Compliant	Textured black

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-5879 (7378) • © 2019-2022 Acuity Brands Lighting, Inc. All rights reserved. WDGE2 LED Rev. 11/21/22



Specifications
 Depth (D1): 8"
 Depth (D2): 1.5"
 Height: 9"
 Width: 18"
 Weight: 19.5 lbs (without options)

Quantity: _____
 Name: _____
 Type: _____

Introduction
 The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight™ AIR wireless controls, the WDGE family provides additional energy savings and code compliance. WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

WDGE LED Family Overview

Luminaire	Standard EM, Vt	CANADA, 30°C	Series	P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	—	—	1,200	2,000	—	—	—	—
WDGE2 LED	10W	18W	Standard / nLight	1,200	2,000	3,000	4,500	6,000	—
WDGE3 LED	15W	18W	Standard / nLight	7,500	8,500	10,000	12,000	—	—
WDGE4 LED	—	—	Standard / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	EM	Temp	Series	P1	P2	P3	P4	P5	P6
WDGE3 LED	P1	30K	3000K	70CRI	R3	Type 1	Standard	Standard	Standard	Standard	Standard
	P2	40K	4000K	80CRI	R3	Type 1	Standard	Standard	Standard	Standard	Standard
	P3	50K	5000K	Warm	R4	Type 1	Standard	Standard	Standard	Standard	Standard
	P4	AMP	Amber	Warm	R4	Type 1	Standard	Standard	Standard	Standard	Standard

Options

Options	Description	Finish
E100N	Emergency battery backup, Certified in CA Title 20 (MADDS) (150k Vt, 5y)	Dark Bronze
E200C	Emergency battery backup, Certified in CA Title 20 (MADDS) (150k Vt, 5y)	Black
FE	Phosor, Button Type	Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (do not use with external control, pre-wired separately)	White
BCE	Bottom condenser fan for back box (PBRW) Total of 4 emergency fans	Sandstone
SPO0KV	30W Super pack ²	Textured dark bronze
BAA	Buy America/US Act Compliant	Textured black

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-5879 (7378) • © 2019-2022 Acuity Brands Lighting, Inc. All rights reserved. WDGE3 LED Rev. 09/11/21



Specifications
 EPA: 0.44 ft² (0.04m²)
 Length: 26.18" (663mm)
 Width: 14.06" (357mm)
 Height H1: 2.26" (57mm)
 Height H2: 7.46" (190mm)
 Weight: 23 lbs (10.4kg)

Quantity: _____
 Name: _____
 Type: _____

Introduction
 The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	EM	Color Temperature	Temp	Series	P1	P2	P3	P4	P5	P6
DSX0 LED	P1	30K	3000K	70CRI	T3M	Type I	Standard	Standard	Standard	Standard
	P2	40K	4000K	80CRI	T3M	Type I	Standard	Standard	Standard	Standard
	P3	50K	5000K	Warm	T3M	Type I	Standard	Standard	Standard	Standard
	P4	AMP	Amber	Warm	T3M	Type I	Standard	Standard	Standard	Standard

Options

Options	Description	Finish
E100N	Emergency battery backup, Certified in CA Title 20 (MADDS) (150k Vt, 5y)	Dark Bronze
E200C	Emergency battery backup, Certified in CA Title 20 (MADDS) (150k Vt, 5y)	Black
FE	Phosor, Button Type	Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (do not use with external control, pre-wired separately)	White
BCE	Bottom condenser fan for back box (PBRW) Total of 4 emergency fans	Sandstone
SPO0KV	30W Super pack ²	Textured dark bronze
BAA	Buy America/US Act Compliant	Textured black

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Feature Set

- Bathing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- 45° cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM, 85 CRI typical, 90+ CRI optional
- Features are dimmable location standard, wet location option (WLL) covered ceiling, IP66 option available, covered ceiling not required.

Luminaire Type: _____
 Catalog Number: _____

Superior Performance

Number Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000
Ballast	271	573	808	1001	1327	1594	2580	3110	3512	4170	4584	5045
Voltage	3.1	7.7	7.9	8.8	13.7	15.5	25.7	31.2	38.4	35.4	40.1	44.7
Lumens per Watt	87.4	79.6	102.3	113.8	111.5	102.3	100.4	99.7	94.1	116	114	113



EVOLVING page 8 of 9 GOTHAM ARCHITECTURAL DOWNLIGHTS | 1480 Larkin Road Conyers, GA 30012 | P: 800-705-5879 (7378) | gothamlighting.com © 2014-2022 Acuity Brands Lighting, Inc. All Rights Reserved. Rev. 10/2022. Specifications subject to change without notice. The product images shown are for illustration purposes only and may not be an exact representation of the product.

General Note
 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 2. PARKING LOT CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
 3. PROPERTY LINE CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 5' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
 THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Drawing Note
 THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Ordering Note
 FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Mounting Height Note
 MOUNTING HEIGHT IS MEASURED FROM GRADE TO SKY SIDE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Fixture Note
 ALL FIXTURES SHALL COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA.

Controls Note
 ALL EXTERIOR LIGHTING IN NON-RESIDENTIAL DISTRICTS SHALL INCORPORATE AUTOMATIC TIMERS AND SHALL BE TURNED OFF BETWEEN THE HOURS OF MIDNIGHT AND SUNRISE, EXCEPT FOR LIGHTING NECESSARY FOR SECURITY PURPOSES OR ACCESSORY TO A USE THAT CONTINUES AFTER MIDNIGHT. SECURITY LIGHTING SHALL, TO THE EXTENT PRACTICAL, USE SENSORS AND DIM OR TURN OFF WHEN THERE IS NO ACTIVITY ON SITE.

Schedule

Symbol	Label	QTY	Manufacturer	Description	Lamp	Mounting Height
□	A1	1	Lithonia Lighting	D-Series Size 0 Area Luminaire 3000K	LED	15'-0"
□	A2	3	Lithonia Lighting	D-Series Size 0 Area Luminaire 3000K	LED	15'-0"
□	A3	1	Lithonia Lighting	D-Series Size 0 Area Luminaire 3000K	LED	15'-0"
□	A4	2	Lithonia Lighting	D-Series Size 0 Area Luminaire 3000K	LED	15'-0"
○	B	13	Gotham Architectural Lighting	EVO 4IN ROUND CYLINDER, WALL MOUNT, 3000K	LED	9'-0"
□	C	2	Lithonia Lighting	WDGE2 LED WALLPACK 3000K	LED	15'-0"
□	D	1	Lithonia Lighting	WDGE3 LED WALLPACK 3000K	LED	15'-0"
□	E	3	Lithonia Lighting	WDGE3 LED WALLPACK 3000K	LED	15'-0"

OCCUPANCY GROUP CLASSIFICATION

E (DAYCARE)
ACCESSORY USE S-1 (STORAGE)
ACCESSORY USE B (BUSINESS)

CONSTRUCTION CLASSIFICATION

TYPE V-B, UNPROTECTED
SPRINKLERED

BUILDING AREA (PER TABLE 506.2):

ALLOWABLE AREA: 38,000 SF
PROPOSED AREA: 13,586 SF

BUILDING HEIGHT:

MAXIMUM ALLOWABLE BUILDING HEIGHT (PER TABLE 504.3): 60'-0"
ALLOWABLE NUMBER OF STORIES: 2

PROPOSED BUILDING HEIGHT: 34'-7"
PROPOSED NUMBER OF STORIES: 1

SPRINKLER SYSTEM:

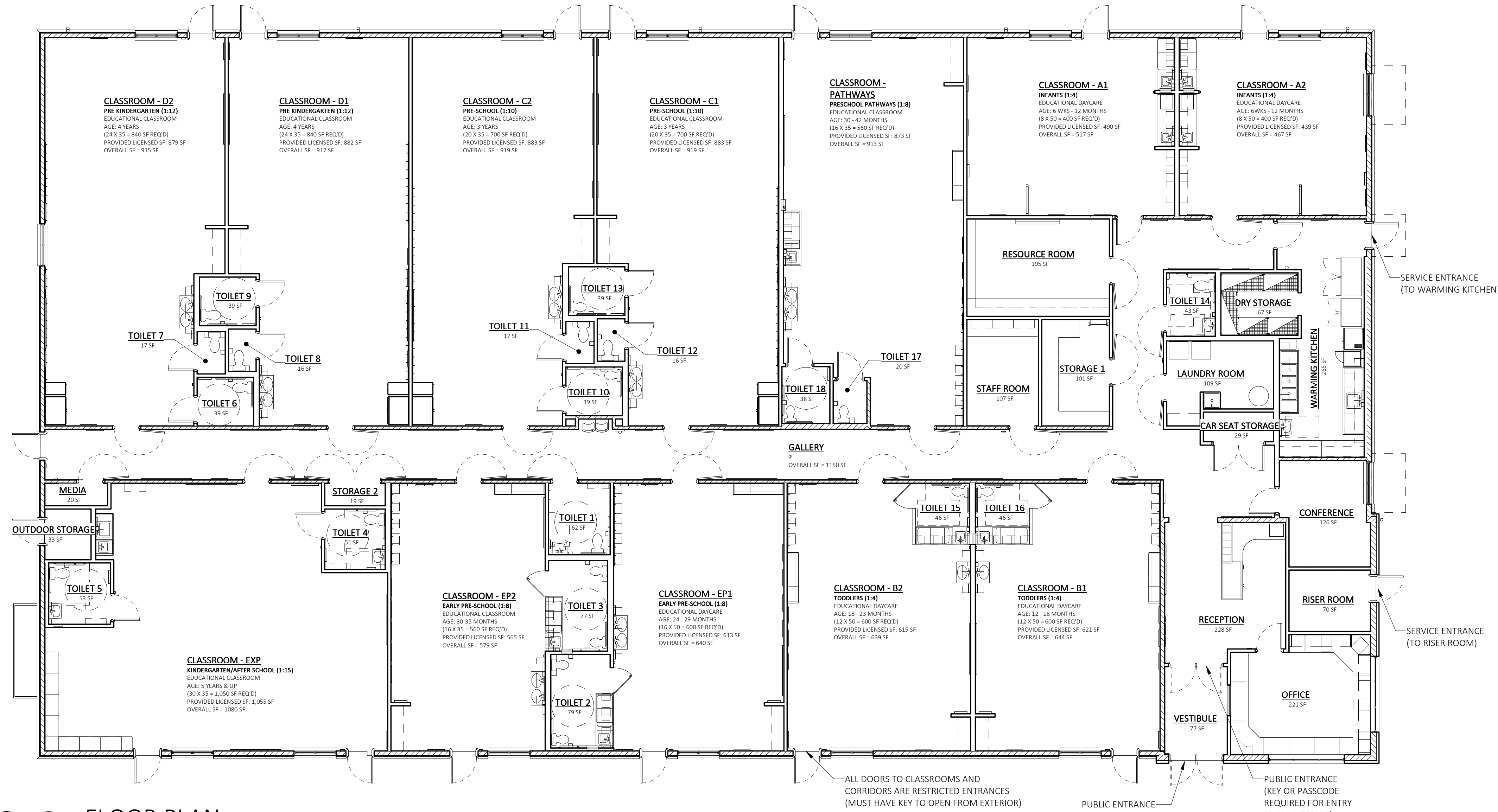
BUILDING AND ATTIC WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.

BUILDING PROGRAM - MI

Primrose School - ROCHESTER HILLS, MI 04/10/2023

Name	Ages	Primrose S.F. Per Child	Michigan State Ratio	Michigan Max. Group Size	PSFC Staff Ratio	PSFC Max Group Size	Proposed Room Capacity	Staff Required	Required Area S.F.
A1 - Infants	6 Wks - 12 Months	50	1:4	12	1:4	8	8	2	400
A2 - Infants	6 Wks - 12 Months	50	1:4	12	1:4	8	8	2	400
B1 - Toddlers	12 - 18 Months	50	1:4	12	1:6	12	12	3	600
B2 - Toddlers	18 - 23 Months	50	1:4	12	1:6	12	12	3	600
EP1 - Early Preschool	24 - 29 Months	50	1:4	12	1:8	16	12	3	600
EP2 - Early Preschool	30 - 35 Months	35	1:8	16	1:8	16	16	2	560
Pathways	30 - 42 Months	35	1:8	16	1:8	16	16	2	560
C1 - Preschool	3 Years	35	1:10	30	1:12	24	20	2	700
C2 - Preschool	3 Years	35	1:10	30	1:12	24	20	2	700
D1 - Pre - Kindergarten	4 Years	35	1:12	36	1:12	24	24	2	840
D2 - Pre - Kindergarten	4 Years	35	1:12	36	1:12	24	24	2	840
EXP - Kindergarten / After School	5 Years +	35	1:18	36	1:15	30	30	2	1050
							202	27	7850

NOTE: S.F. VALUES LISTED ON CHART ARE FOR LICENSED CAPACITY ALLOWED BY THE STATE OF MICHIGAN. OCCUPANT LOAD S.F. AND VALUES WILL COMPLY WITH THE BUILDING CODE.



FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

PRIMROSE SCHOOL
1421 SOUTH ROCHESTER ROAD
ROCHESTER HILLS, MI



PRIMROSE SCHOOL FRANCHISING COMPANY
3200 WINDY HILL ROAD, SUITE 1200 E
ATLANTA, GEORGIA 30339-5640
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Date	Description
	CONSTR. DOC. & REVISIONS
	No.
	NOT FOR CONSTRUCTION
	Professional of Record: ARCH POR NAME LICENSE NO: EXP. DATE:
	Drawn/Checked DSC / AKB
	Project Number 2302925
	Bid Date --/--/--
	Permit Date --/--/--
	For Construction --/--/--

FLOOR PLAN

A1.0

ROCHESTER HILLS MICHIGAN
JNRN2022-0010
PSP2023-0009
Revision #3
Received 6/23/2023
City of Rochester Hills Planning & Economic Development

OCCUPANCY GROUP CLASSIFICATION

E (DAYCARE)
ACCESSORY USE S-1 (STORAGE)
ACCESSORY USE B (BUSINESS)

CONSTRUCTION CLASSIFICATION

TYPE V-B, UNPROTECTED, SPRINKLERED

BUILDING AREA (PER TABLE 506.2):

ALLOWABLE AREA: 38,000 SF
PROPOSED AREA: 13,586 SF

BUILDING HEIGHT:

MAXIMUM ALLOWABLE BUILDING HEIGHT (PER TABLE 504.3): 60'-0"
ALLOWABLE NUMBER OF STORIES: 2

PROPOSED BUILDING HEIGHT: 34'-7"
PROPOSED NUMBER OF STORIES: 1

SPRINKLER SYSTEM:

BUILDING AND ATTIC WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.

OCCUPANCY GROUP CLASSIFICATION SECTION 508.3:

GROUP: E-DAYCARE FACILITIES (SECTION 305.2)
PER SECTION 308.6.1: A CHILD DAY CARE FACILITY THAT PROVIDES CARE FOR MORE THAN 5 MORE THAN 100 CHILDREN 2-1/2 YEARS OR LESS OF AGE, WHERE THE ROOMS IN WHICH THE CHILDREN ARE CARED FOR ARE LOCATED ON A LEVEL OF EXIT DISCHARGE SERVING SUCH ROOMS AND EACH OF THESE CHILD CARE ROOMS HAS AN EXIT DIRECTLY TO THE EXTERIOR, SHALL BE CLASSIFIED AS GROUP E.
B - BUSINESS (SECTION 304)
ACCESSORY USE GROUP S-1 - STORAGE (SECTION 311)

CONSTRUCTION CLASSIFICATION:

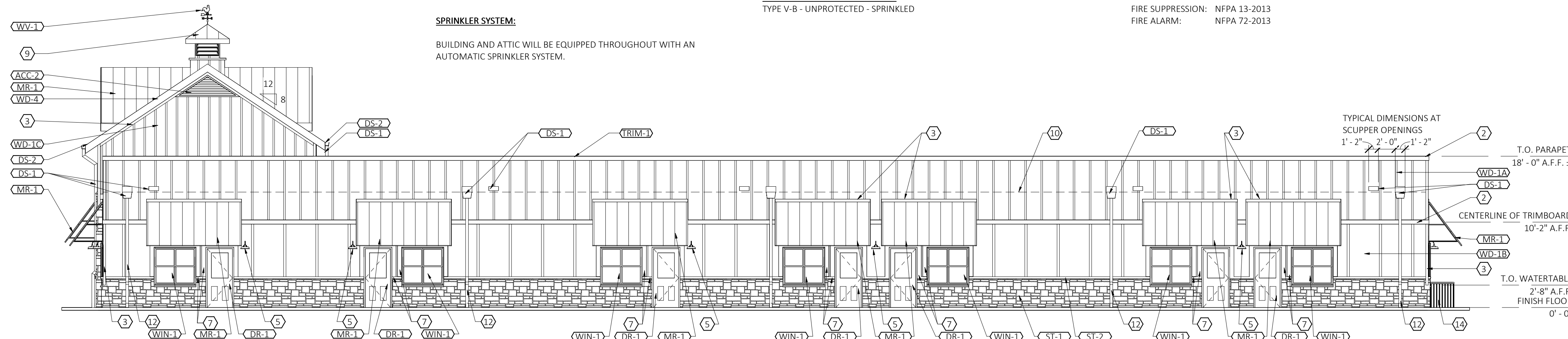
TYPE V-B - UNPROTECTED - SPRINKLED

ADOPTED BUILDING CODES:

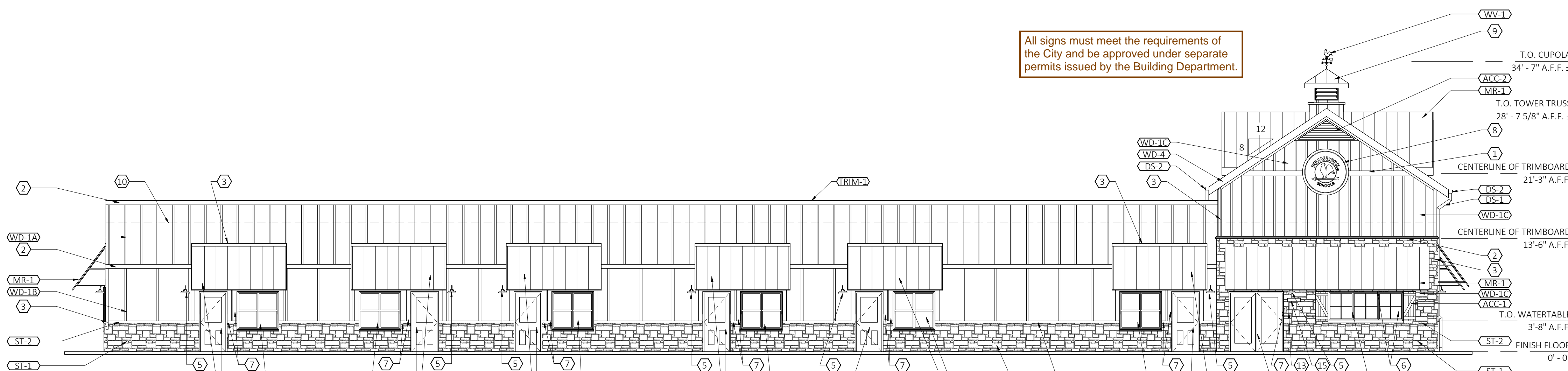
BUILDING: 2015 MI BUILDING CODE
ACCESSIBILITY: ICC ANSI A117.1-2009
ELECTRICAL: NEC 2017 STATE OF MI ELECTRICAL CODE/ 2017 NEC WITH PART 8 AMENDMENTS
PLUMBING: 2018 MI PLUMBING CODE
ENERGY: 2015 MI BUILDING CODE - CHAPTER 13 & 2015 MI ENERGY CODE - CHAPTERS 1 THROUGH 6 & MI ENERGY CODE, PART 10a RULES - ANS/ASHRAE/IES STANDARD 90.1-2013
FUEL GAS: 2015 INTERNATIONAL FUEL GAS CODE
FIRES: 2015 INTERNATIONAL FIRE CODE
FIRE SUPPRESSION: NFPA 13-2013
FIRE ALARM: NFPA 72-2013

ELEVATION KEYED NOTES

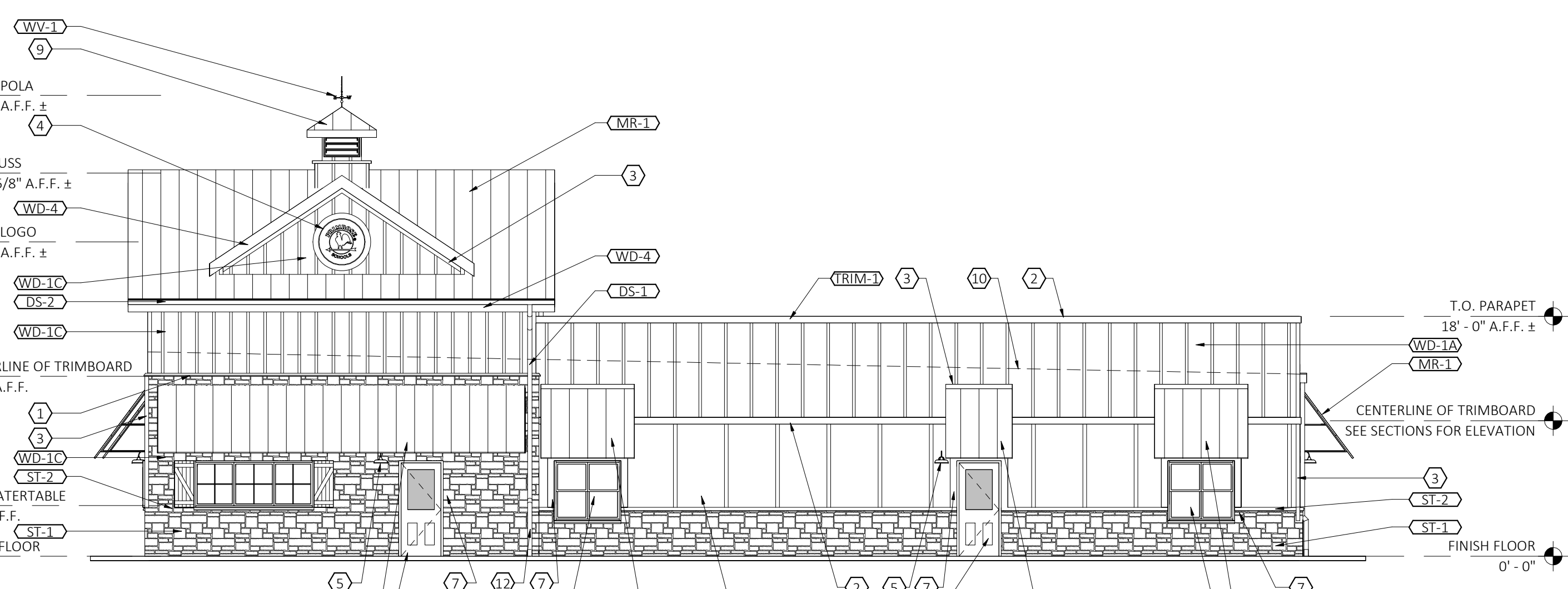
- 1 5/4 x 8 TRIMBOARD, WD - 2
- 2 5/4 x 6 TRIMBOARD, WD - 2
- 3 5/4 x 4 TRIMBOARD, WD - 2
- 4 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL.
- 5 LIGHTING, REFER TO ELECTRICAL DRAWINGS.
- 6 TRIMBOARD AT OFFICE WINDOW: HORIZ TO BE 5/4 x 6, VERT TO BE 5/4 x 4, BOTH WD-3
- 7 TRIMBOARD AT ALL EXTERIOR DOORS AND CLASSROOM WINDOWS TO BE 5/4 x 6, WD - 3
- 8 60" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL
- 9 CUPOLA WITH WEATHERVANE. PAINT ALL SURFACES TO MATCH "ARCTIC WHITE", ROOF TO BE MR - 1 REFER TO 1A/A6.3 FOR CONSTRUCTION.
- 10 ROOF LINE BEHIND PARAPET WALL.
- 11 GLAZING TO RECEIVE WINDOW FILM, TINT - 1. SEE FINISH SCHEDULE SHEET A2.2
- 12 DOWNSPOUTS TIED INTO UNDERGROUND STORM SEWER BELOW GRADE.
- 13 KNOX BOX OR APPROVED EQUAL. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL
- 14 4' - 0" HIGH SOLID VINYL FENCE WITH (2) 3' - 0"W GATES.
- 15 BEIGE ALUMINUM PLAQUE W/6" REFLECTIVE BLACK VINYL NUMBERS. PROVIDED BY 1 HOUR SIGN. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL.



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

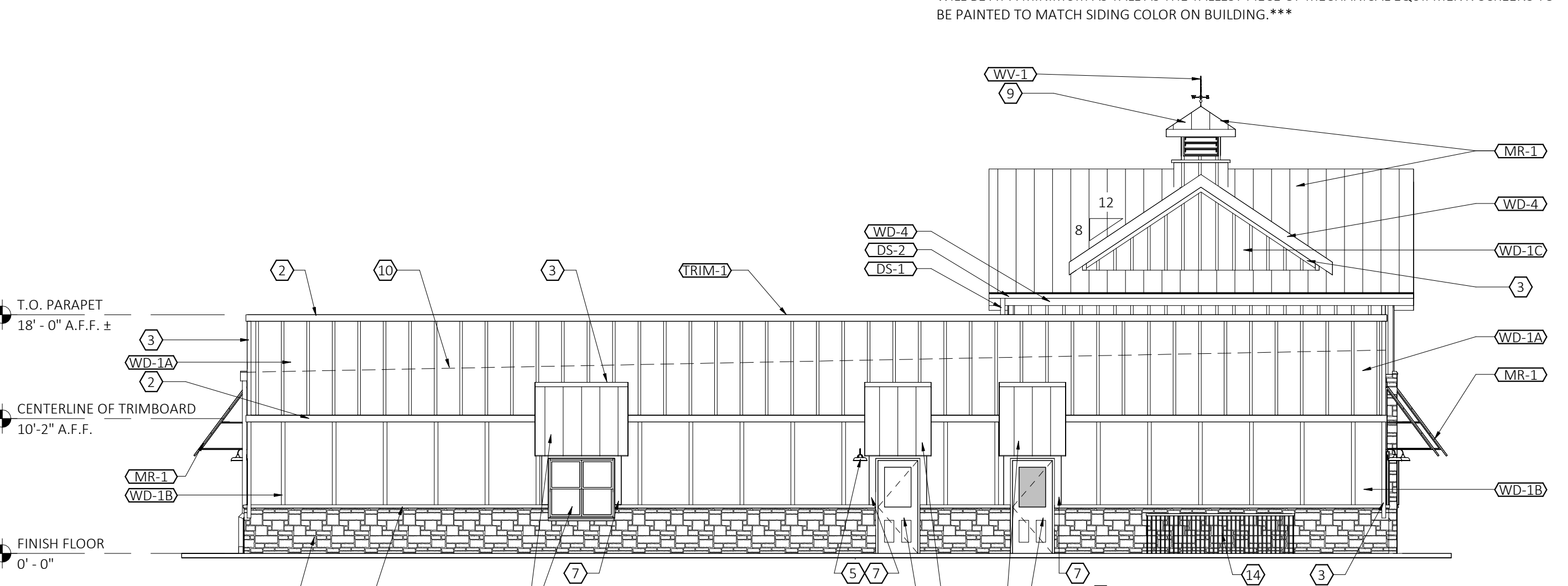


2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

All signs must meet the requirements of the City and be approved under separate permits issued by the Building Department.



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	SPECIFICATION
MR-1	METAL ROOF	BERRIDGE CEE-LOCK SYSTEM. COLOR: DARK BRONZE.
ST-1	STONE WAINSCOT	CORONADO: EASTERN MOUNTAIN LEDGE, HURON
ST-2	STONE CAP @ WAINSCOT	CORONADO: CHISELED STONE SILL. COLOR: TWILIGHT.
TRIM	MISC METAL TRIM & FLASHING	ANY MISC METAL FLASHING AND TRIM NOT NOTED AS TRIM-1 OR TRIM-2 SHOULD MATCH COLOR OF ADJACENT SURFACE. CONTACT ARCHITECT FOR DIRECTION AS REQ'D.
TRIM-1	MTL TRIM @ METAL ROOF	BM COLOR REVIEW #0C - 21 WINTER WHITE. (COLOR TO MATCH "ARCTIC WHITE")
TRIM-2	MTL TRIM @ METAL ROOF	COLOR: TO MATCH "MR-1"
WD-1A	BOARD & BATTEN SIDING (ABOVE 10' - 0")	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (2 1/2" WIDE @ 2' - 0" O.C.) FINISH: SMOOTH COLOR: ARCTIC WHITE (PRIMED AND FIELD PAINTED)
WD-1B	BOARD & BATTEN SIDING (BELOW 10' - 0")	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (3 1/2" WIDE @ 4' - 0" O.C.) FINISH: SMOOTH COLOR: ARCTIC WHITE (PRIMED AND FIELD PAINTED)
WD-1C	BOARD & BATTEN SIDING (@ ENTER TOWER)	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (2 1/2" WIDE @ 16" O.C.) FINISH: SMOOTH COLOR: ARCTIC WHITE (PRIMED AND FIELD PAINTED)
WD-2	TRIM (FASCIA, FRIEZE, RUNNING TRIM)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS). COLOR: ARCTIC WHITE (PRIMED AND FIELD PAINTED)
WD-3	TRIM (DOOR AND WINDOW TRIM)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS) COLOR: AGED PEWTER (PRIMED AND FIELD PAINTED)
WD-4	TRIM (FASCIA TRIM @ METAL ROOF)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, SEE WALL SECTIONS FOR SIZE. COLOR: PAINT TO MATCH MR-1
ACC-1	SHUTTERS	EKENA MILLWORK: TWO BATTEN W/Z-BAR BOARD & BATTEN COMPOSITE SHUTTERS. 3' - 6" X 1' - 6" W. SHUTTERS TO BE ORDERED PRIMED, PAINT TO MATCH "AGED PEWTER"
ACC-2	LOUVERS	AMERICAN LOUVER & VENT COMPANY, TGV81260 OR APPROVED EQUAL. BM COLOR REVIEW #0C - 21 WINTER WHITE (COLOR TO MATCH "ARCTIC WHITE")
WV-1	WEATHER VANE	LARGE COPPER ROOSTER WEATHERVANE. SEE 1A/A6.3 FOR ADDITIONAL INFORMATION.
DS-1	SCUPPERS, DOWNSPOUTS @ GABLED ROOF	BM COLOR REVIEW #0C - 21 WINTER WHITE. (COLOR TO MATCH "ARCTIC WHITE"); 6" GUTTERS AND DOWN SPOUTS U.N.O.
DS-2	GUTTERS ALONG METAL ROOF	COLOR: TO MATCH "MR - 1"
DR-1	HALF LITE DOORS	EXTERIOR INSULATED METAL HALF LITE DOOR; COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DR-2	FULL LITE DOOR	EXTERIOR INSULATED METAL FULL LITE DOOR : COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
WIN-1	VINYL WINDOWS	ANDERSEN: SILVERLINE 2200 SERIES. COLOR: WHITE. SEE WINDOW SCHEDULE.
WIN-2	VINYL WINDOWS (@ OFFICE)	ANDERSEN: 100 SERIES. COLOR: WHITE. SEE WINDOW SCHEDULE

ALL SIGNS MUST MEET THE REQUIREMENTS OF THE CITY AND BE APPROVED UNDER SEPARATE PERMITS ISSUED BY THE BUILDING DEPARTMENT
ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED UTILIZING RTU SCREENS. SCREENS WILL BE AT A MINIMUM AS TALL AS THE TALLEST PIECE OF MECHANICAL EQUIPMENT. SCREENS TO BE PAINTED TO MATCH SIDING COLOR ON BUILDING.

PRIMROSE SCHOOL

1421 SOUTH ROCHESTER ROAD
ROCHESTER HILLS, MI



PRIMROSE SCHOOL FRANCHISING COMPANY
3300 WINDY HILL ROAD, SUITE 1200 E
ATLANTA, GEORGIA 30339-5640
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Date
Description
CONSTR. DOC. & REVISIONS

No.

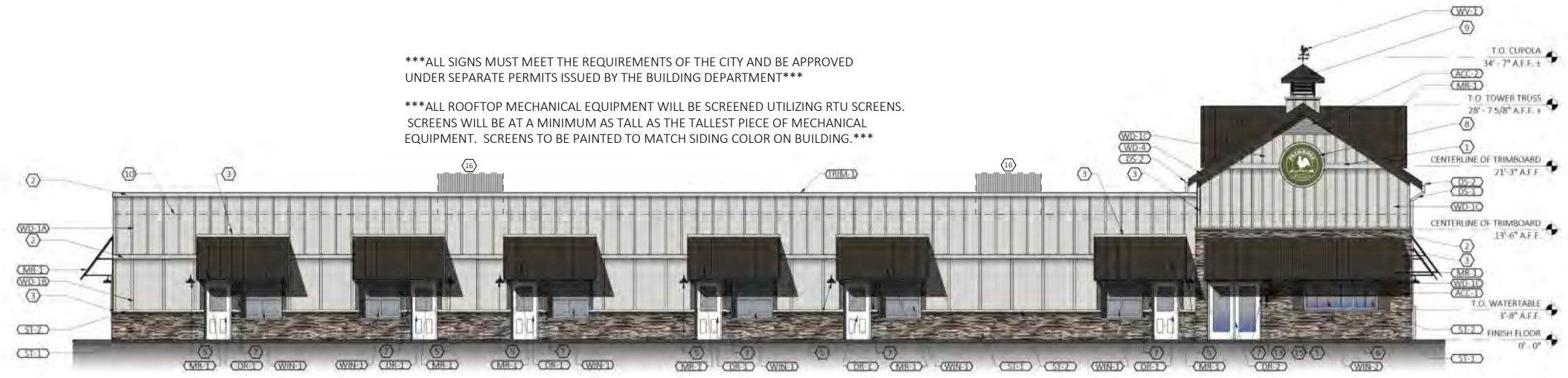
NOT FOR CONSTRUCTION

Professional of Record:
ARCH POR NAME
LICENSE NO:
EXP. DATE:

Drawn/Checked DSC / AKB
Project Number 2302925
Bid Date --/--
Permit Date --/--
For Construction --/--

EXTERIOR ELEVATIONS

A4.0



ALL SIGNS MUST MEET THE REQUIREMENTS OF THE CITY AND BE APPROVED UNDER SEPARATE PERMITS ISSUED BY THE BUILDING DEPARTMENT

ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED UTILIZING RTU SCREENS. SCREENS WILL BE AT A MINIMUM AS TALL AS THE TALLEST PIECE OF MECHANICAL EQUIPMENT. SCREENS TO BE PAINTED TO MATCH SIDING COLOR ON BUILDING.

NORTH ELEVATION

ELEVATION KEYED NOTES

- 1 5/4 x 8 TRIMBOARD, WD - 2
- 2 5/4 x 6 TRIMBOARD, WD - 2
- 3 5/4 x 4 TRIMBOARD, WD - 2
- 4 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL
- 5 LIGHTING, REFER TO ELECTRICAL DRAWINGS.
- 6 TRIMBOARD AT OFFICE WINDOW: HORIZ TO BE 5/4 x 6, VERT TO BE 5/4 x 4, BOTH WD-3
- 7 TRIMBOARD AT ALL EXTERIOR DOORS AND CLASSROOM WINDOWS TO BE 5/4 x 6, WD - 3
- 8 60" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL
- 9 CUPOLA WITH WEATHERVANE. PAINT ALL SURFACES TO MATCH "ARCTIC WHITE", ROOF TO BE MR - 1 REFER TO 1A/A6.3 FOR CONSTRUCTION.
- 10 ROOF LINE BEHIND PARAPET WALL.
- 11 GLAZING TO RECIEVE WINDOW FILM, TINT - 1. SEE FINISH SCHEDULE SHEET A2.2
- 12 DOWNSPOUTS TIED INTO UNDERGROUND STORM SEWER BELOW GRADE.
- 13 KNOX BOX OR APPROVED EQUAL. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL
- 14 4' - 0" HIGH SOLID VINYL FENCE WITH (2) 3' - 0"W GATES.
- 15 BEIGE ALUMINUM PLAQUE W/6" REFLECTIVE BLACK VINYL NUMBERS. PROVIDED BY 1 HOUR SIGN. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL.



MR-1



ST-1



WD-1, WD-2



WD-3

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	SPECIFICATION
MR-1	METAL ROOF	BERRIDGE CEE-LOCK SYSTEM. COLOR: DARK BRONZE.
ST-1	STONE WAINSCOT	CORONADO: EASTERN MOUNTAIN LEDGE, HURON
ST-2	STONE CAP @ WAINSCOT	CORONADO: CHISELED STONE SILL. COLOR: TWILIGHT.
TRIM	MISC METAL TRIM & FLASHING	ANY MISC METAL FLASHING AND TRIM NOT NOTED AS TRIM-1 OR TRIM-2 SHOULD MATCH COLOR OF ADJACENT SURFACE. CONTACT ARCHITECT FOR DIRECTION AS REQ'D.
TRIM-1	MTL TRIM @ METAL ROOF	BM COLOR REVIEW #OC - 21 WINTER WHITE. (COLOR TO MATCH "ARCTIC WHITE")
TRIM-2	MTL TRIM @ METAL ROOF	COLOR: TO MATCH "MR-1"
WD-1A	BOARD & BATTEN SIDING (ABOVE 10' - 0")	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (2 1/2" WIDE @ 2' - 0" O.C.) FINISH: SMOOTH COLOR: ARCTIC WHITE (PRIMED AND FIELD PAINTED)
WD-1B	BOARD & BATTEN SIDING (BELOW 10' - 0")	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (3 1/2" WIDE @ 4' - 0" O.C.) FINISH: SMOOTH COLOR: ARCTIC WHITE (PRIMED AND FIELD PAINTED)
WD-1C	BOARD & BATTEN SIDING (@ ENTER TOWER)	HARDIE PANEL (4' X 10') & HARDIE TRIM BATTEN BOARDS (2 1/2" WIDE @ 16" O.C.) FINISH: SMOOTH COLOR: ARCTIC WHITE (PRIMED AND FIELD PAINTED)
WD-2	TRIM (FASCIA, FRIEZE, RUNNING TRIM)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS). COLOR: ARCTIC WHITE (PRIMED AND FIELD PAINTED)
WD-3	TRIM (DOOR AND WINDOW TRIM)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS) COLOR: AGED PEWTER (PRIMED AND FIELD PAINTED)
WD-4	TRIM (FASCIA TRIM @ METAL ROOF)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, SEE WALL SECTIONS FOR SIZE. COLOR: PAINT TO MATCH MR-1
ACC-1	SHUTTERS	EKENA MILLWORK; TWO BATTEN W/7-BAR BOARD & BATTEN COMPOSITE SHUTTERS. 3' - 6" T x 1' - 6" W. SHUTTERS TO BE ORDERED PRIMED, PAINT TO MATCH "AGED PEWTER"
ACC-2	LOUVERS	AMERICAN LOUVER & VENT COMPANY, TGV81260 DR APPROVED EQUAL. BM COLOR REVIEW #OC - 21 WINTER WHITE (COLOR TO MATCH "ARCTIC WHITE")
WV-1	WEATHER VANE	LARGE COPPER ROOSTER WEATHERVANE. SEE 1A/A6.3 FOR ADDITIONAL INFORMATION.
DS - 1	SCUPPERS, DOWNSPOUTS @ GABLED ROOF	BM COLOR REVIEW #OC - 21 WINTER WHITE. (COLOR TO MATCH "ARCTIC WHITE"); 6" GUTTERS AND DOWN SPOUTS U.N.D.
DS - 2	GUTTERS ALONG METAL ROOF	COLOR: TO MATCH "MR - 1"
DR - 1	HALF LITE DOORS	EXTERIOR INSULATED METAL HALF LITE DOOR; COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DR - 2	FULL LITE DOOR	EXTERIOR INSULATED METAL FULL LITE DOOR : COLOR (INTERIOR & EXTERIOR): WHITE. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
WIN - 1	VINYL WINDOWS	ANDERSEN: SILVERLINE 2200 SERIES; COLOR: WHITE. SEE WINDOW SCHEDULE.
WIN - 2	VINYL WINDOWS (@ OFFICE)	ANDERSEN: 100 SERIES. COLOR: WHITE. SEE WINDOW SCHEDULE



PROPOSED BUILDING FOR:
PRIMROSE SCHOOL
 FRANCHISING COMPANY
 3200 WINDY HILL ROAD, SUITE 1200E
 ATLANTA, GEORGIA 30339-5640



JNRNB2022-0010
 PSP2023-0009
 Revision #3

Received
 6/23/2023
 City of Rochester Hills
 Planning & Economic
 Development

MATERIAL BOARD AND COLORED ELEVATION
PRIMROSE SCHOOL
 1421 SOUTH ROCHESTER ROAD
 ROCHESTER HILLS, MI
 06/21/23



Additional masonry should be provided on each facade and limit amount of non masonry material



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



PROPOSED BUILDING FOR:
PRIMROSE SCHOOL
 FRANCHISING COMPANY
 3200 WINDY HILL ROAD, SUITE 1200E
 ATLANTA, GEORGIA 30339-5640



JNRNB2022-0010
 PSP2023-0009
 Revision #3

Received
 6/23/2023
 City of Rochester Hills
 Planning & Economic
 Development

COLORED ELEVATIONS
PRIMROSE SCHOOL
 1421 SOUTH ROCHESTER ROAD
 ROCHESTER HILLS, MI
 06/21/23

COMBINED PLANS.pdf Markup Summary

Building Department (2)

Mark Artinian 248-841-2446
ArtinianM@RochesterHills.org

Subject: Building Department
Author: Bluebeam
Date: 7/11/2023 12:57:42 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Mark Artinian 248-841-2446
ArtinianM@RochesterHills.org

Yes

Subject: Building Department
Author: Bluebeam
Date: 7/11/2023 12:58:37 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Yes

Engineering Department (2)



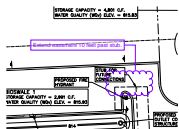
Subject: Engineering Department
Author: Jason Boughton
Date: 6/27/2023 7:38:07 AM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

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.

Jason Boughton 248-841-2400
BoughtonJ@RochesterHills.org

Subject: Engineering Department
Author: Jason Boughton
Date: 6/27/2023 7:41:50 AM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

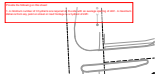
Engineering Legal Review (1)



Subject: Engineering Legal Review
Author: Jenny McGuckin
Date: 7/5/2023 2:30:53 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Extend easement 10 feet past stub.

Fire Department (2)



Subject: Fire Department
Author: Jon Mills
Date: 6/29/2023 3:03:39 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Provide the following on this sheet:

1. A minimum number of 3 hydrants are required on the site with an average spacing of 400'. A maximum distance from any point on street or road frontage to a hydrant of 225'.

LT Jon Mills 248-641-2708
MillsJ@rochesterhills.org

Subject: Fire Department
Author: Jon Mills
Date: 6/29/2023 3:03:14 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Group (21)



Subject: Group
Author: macdonaldj
Date: 6/23/2023 10:21:47 AM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

City of Rochester Hills Planning & Economic Development



Subject: Group
Author: C.McLeod
Date: 7/11/2023 10:25:28 AM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

SP



Subject: Group
Author: C.McLeod
Date: 7/11/2023 10:25:28 AM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:



Subject: Group
Author: C.McLeod
Date: 7/11/2023 10:25:28 AM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:



Subject: Group
Author: C.McLeod
Date: 7/11/2023 10:25:28 AM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

LIP



Subject: Group
Author: C.McLeod
Date: 7/11/2023 2:40:25 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Received
6/23/2023

City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2023 2:40:40 PM
Status:
Question: Unchecked
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Received
6/23/2023

City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2023 2:40:44 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Received
6/23/2023

City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2023 2:40:47 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Received
6/23/2023

City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2023 2:40:55 PM
Status:
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CrossCheck- PM: Unchecked
Cross Check Initials:

Received
6/23/2023

City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2023 2:41:03 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Received
 6/23/2023

City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 7/11/2023 2:41:08 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Received
 6/23/2023

City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 7/11/2023 2:41:12 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Received
 6/23/2023

City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 7/11/2023 2:41:21 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Received
 6/23/2023

City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 7/11/2023 2:41:25 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
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Cross Check Initials:

Received
 6/23/2023

City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 7/11/2023 2:41:32 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Received
 6/23/2023

City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 7/11/2023 2:41:39 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Received
6/23/2023

City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2023 2:41:43 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Received
6/23/2023

City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2023 2:41:48 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Received
6/23/2023

City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2023 2:42:23 PM
Status:
Question: Unchecked
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Back Checker Initials:
CrossCheck- PM: Unchecked
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Received
6/23/2023

City of Rochester Hills Planning & Economic
Development

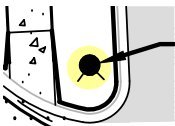


Subject: Group
Author: C.McLeod
Date: 7/11/2023 2:42:29 PM
Status:
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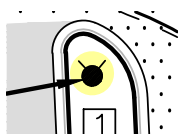
Received
6/23/2023

City of Rochester Hills Planning & Economic
Development

Highlight (6)



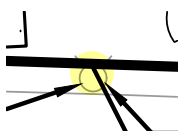
Subject: Highlight
Author: Jon Mills
Date: 6/26/2023 8:30:59 AM
Status:
Question: Unchecked
BackCheck: Unchecked
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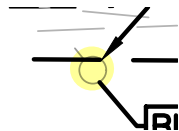
Subject: Highlight
Author: Jon Mills
Date: 6/26/2023 8:31:11 AM
Status:
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Cross Check Initials:



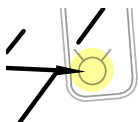
Subject: Highlight
Author: Jon Mills
Date: 6/26/2023 8:31:48 AM
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Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:



Subject: Highlight
Author: Jon Mills
Date: 6/26/2023 8:32:07 AM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:



Subject: Highlight
Author: Jon Mills
Date: 6/26/2023 8:32:21 AM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:



Subject: Highlight
Author: Jon Mills
Date: 6/26/2023 8:36:41 AM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
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Cross Check Initials:

Jenny McGuckin - YES (1)



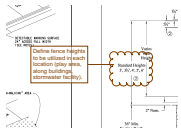
Subject: Jenny McGuckin - YES
Author: Jenny McGuckin
Date: 7/5/2023 2:45:32 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Natural Resouces (1)

Matt Einheuser 248.641.2551
EinheuserM@richmondtva.org Yes

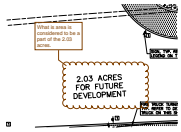
Subject: Natural Resouces
Author: Matt Einheuser
Date: 6/27/2023 11:26:48 AM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Planning Department (15)



Subject: Planning Department
Author: C.McLeod
Date: 6/27/2023 9:11:38 AM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Define fence heights to be utilized in each location (play area, along buildings, stormwater facility).



Subject: Planning Department
Author: C.McLeod
Date: 7/5/2023 4:05:14 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

What is area is considered to be a part of the 2.03 acres.

Assessing Yes

Subject: Planning Department
Author: C.McLeod
Date: 7/11/2023 9:37:54 AM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Assessing

Yes

Additional masonry should be provided on each facade and limit amount of non masonry material

Subject: Planning Department
Author: C.McLeod
Date: 7/11/2023 9:40:14 AM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Additional masonry should be provided on each facade and limit amount of non masonry material

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.

Subject: Planning Department
Author: C.McLeod
Date: 7/11/2023 10:25:03 AM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

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.

All plan review comments must be addressed prior to scheduling for the Planning Commission, unless otherwise noted.

Subject: Planning Department
Author: C.McLeod
Date: 7/11/2023 10:25:11 AM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

"All plan review comments must be addressed prior to scheduling for the Planning Commission, unless otherwise noted."

OVERHANG
ELEVATI
All signs must meet the requirements of the City and be approved under separate permits issued by the Building Department.

Subject: Planning Department
Author: C.McLeod
Date: 7/11/2023 12:32:58 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

All signs must meet the requirements of the City and be approved under separate permits issued by the Building Department.

All signs must meet the requirements of the City and be approved under separate permits issued by the Building Department.



Subject: Planning Department
Author: C.McLeod
Date: 7/11/2023 2:42:12 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

All signs must meet the requirements of the City and be approved under separate permits issued by the Building Department.

Chris McLeod 308.691.0272
mcleod@rochesterRIb.org

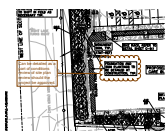
Subject: Planning Department
Author: C.McLeod
Date: 7/11/2023 2:43:39 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:



Subject: Planning Department
Author: C.McLeod
Date: 7/11/2023 2:46:12 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

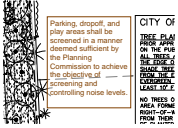
SECTION 138-4.424 - Nursery Schools, Day Nurseries and Child Care Centers

- A. Such facilities shall be located on major thoroughfares with an existing or proposed right-of-way of 120 feet. Additionally, the facility shall be on a corner lot or shall directly abut nonresidential zoning on at least one side, and such zoning shall be on the same side of the major thoroughfare.
- B. Hours of operation shall not exceed 15 hours a day with closing time of not later than 9:00 p.m.
- C. All parking and child dropoff areas shall be in the side or rear yard only. This requirement may be waived when an existing building that has front yard parking or circulation is being occupied by a nursery school, day nursery, or child care center.
- D. Outdoor play areas shall be in the side or rear yard in the amount required by the Licensing Rules for Child Care Centers as set forth by the State of Michigan.
- E. Parking, dropoff, and play areas shall be screened in a manner deemed sufficient by the Planning Commission to achieve the objective of screening and controlling noise levels.
- F. Any trash receptacle shall be screened with a six-foot-high obscuring fence or wall, with evergreen screening provided on the three sides of the enclosure without access gates.
- G. Lighting shall be shielded downward so as not to become a nuisance to abutting property.
- H. Front, side and rear elevations of the building shall be provided to ensure that the use will have the appearance and character of residences in the vicinity. If there are no residences within 200 feet, in making a determination on the compatibility of such uses, the following architectural features shall be reviewed:
1. Roof pitch, overhang, and drainage.
 2. Window sills and other window features.
 3. Facade treatment (both material and appearance).
 4. Entrance features.
 5. Heating exhaust devices.
 6. Penthouses or similar mechanical rooftop features shall be prohibited unless completely screened from adjacent properties and the adjacent public right-of-way.
- I. Signs shall meet the requirements of Chapter 134 of the City's Code of Ordinances.
- J. The facility shall comply with applicable state licensing requirements and regulations.
- K. Any other conditions which the Planning Commission and City Council deem necessary to ensure that the residential character of the neighborhood shall be maintained.



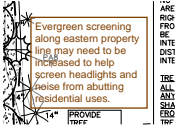
Subject: Planning Department
Author: C.McLeod
Date: 7/11/2023 2:47:42 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Can be detailed as a part of conditions review of site plan review should the project be approved.



Subject: Planning Department
Author: C.McLeod
Date: 7/11/2023 2:49:03 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Parking, dropoff, and play areas shall be screened in a manner deemed sufficient by the Planning Commission to achieve the objective of screening and controlling noise levels.



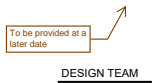
Subject: Planning Department
Author: C.McLeod
Date: 7/11/2023 2:49:52 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Evergreen screening along eastern property line may need to be increased to help screen headlights and noise from abutting residential uses.



Subject: Planning Department
Author: C.McLeod
Date: 7/11/2023 2:51:59 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
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Cross Check Initials:

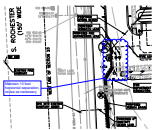
Provide decorative fixture ("B") in public areas.



Subject: Planning Department
Author: C.McLeod
Date: 7/11/2023 2:53:44 PM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

To be provided at a later date

Underground Utilities (1)



Subject: Underground Utilities
Author: Jason Boughton
Date: 6/27/2023 7:39:21 AM
Status:
Question: Unchecked
BackCheck: Unchecked
Back Checker Initials:
CrossCheck- PM: Unchecked
Cross Check Initials:

Maintain 10 foot horizontal separation, revise as necessary