

# OAKRIDGE DENTAL

## SITE PLAN APPROVAL SET

### 01010 SUMMARY OF WORK

New approx. 5,000 square feet, single story dentist office with surface parking lot for 19 cars and site improvements.

### LEGAL DESCRIPTION OF PROPERTY:

T3N, R1E, SEC 22 PART OF SW 1/4 BEG AT SW SEC COR, TH N 399.94 FT, TH N 89-40-00 E 335 FT, TH S 399.91 FT, TH S 89-39-00 W 335 FT TO BEG, EXC S 60 FT IN RD, ALSO EXC W 60 FT OF N 260 FTOF S 320 FT IN RD 2.26 AB321B-2

Site Area: 92,802 SF or 2.13 Acres  
Tax ID: 15-22-351-002

### PROJECT OWNER:

Samer Obeid  
3115 Glengrove Drive  
Rochester Hills, MI 48309

### PROJECT DESIGNER:

M1/DTW LLC  
1938 Franklin St. #204 Detroit, MI 48207  
313-874-5936 / 866-857-6421 fax  
www.M1DTW.com

### ARCHITECT OF RECORD:

Craig Borum  
679 S. Wagner Rd.  
Ann Arbor, MI 48103  
734-827-2238  
www.plyarch.com

### MECHANICAL / ELECTRICAL / PLUMBING ENGINEER:

MA Engineering  
320-398 Daines St,  
Birmingham, MI 48009  
248-258-1610

### STRUCTURAL ENGINEER:

Artisan Engineering  
2441 S Christian Hills Drive  
Rochester Hills, MI 48309  
248-243-3940

### CIVIL ENGINEER:

Engineering Services, Inc.  
32232 Schoolcraft Road, Suite C-3  
Livonia, MI 48150  
734-525-7330

### LANDSCAPE ARCHITECT:

Nagy Devlin Land Design, L.L.C.  
31736 West Chicago Avenue  
Livonia, MI 48150  
734-634-9208

### PROPERTY OWNER:

Samer Obeid  
3115 Glengrove Drive  
Rochester Hills, MI 48309

### CODE ANALYSIS

Current Building Codes:  
2015 Michigan Building Code  
2015 Michigan Plumbing Code  
2015 Michigan Mechanical Code  
2014 National Electrical Code  
2015 International Fire Code

Use and Occupancy Classification:  
Per Section 304  
Business B (Professional Services)

Proposed Building:  
Dentist Office: 3,092 SF

Allowable Height and Area:  
Construction Type Classification: Type V-B  
Per Section 504.3 Maximum Building Height  
Max. Height = 40'  
Per Section 504.4 Maximum Stories Above Grade  
Max. 2 Stories above grade  
Per Section 506.2 Maximum Floor Area  
Max. 9,000 SF floor area

Construction Type V-B:  
Per Table 601  
Structural Frame: 0 HR FIRE RESISTANCE RATING  
Exterior Bearing Walls: 0 HR FIRE RESISTANCE RATING  
Interior Bearing Walls: 0 HR FIRE RESISTANCE RATING  
Non-Bearing Walls and Partitions, Interior: 0 HR  
Floor Construction: 0 HR FIRE RESISTANCE RATING

Occupancy:  
Floor Area = 3,092 GSF  
Occupancy per Table 1004.1.2  
Dentist Office: 100 GSF - 2,894/100 = 29 Persons  
Storage Areas: 300 GSF - 198/300 = 1 Person  
Total Occupant Load = 30 Persons

Means of Egress Per Table 1006.2.1  
No. of Exits Required: 1  
Maximum Common Path of Egress Travel Distance: 100' (OL < 31)  
Proposed Maximum Allowable Travel Distance: 97'-6"

Plumbing Fixtures for Use B:  
WC's: 1/25 (First 50) 1/50 Remaining = 1 Men's & 1 Woman's Required  
Lavs: 1/40 (First 80) 1/80 Remaining = 1 Men's & 1 Woman's Required  
Per 2902.2 Separate Facilities Exception (2):  
Separate Men's & Women's facilities are not required

Patients: 1 Unisex ADA Accessible Bathrooms Provided  
Employees: 1 Unisex ADA Accessible Bathrooms Provided  
Office: 1 Private Bathroom Provided

Drinking Fountains: 1/100 = 1 Required 1 Provided  
Service Sink: 1 Required 1 Provided

**Project Includes:**  
Architectural, Civil, Landscape, Structural  
Mechanical, Electrical, Plumbing, Interior

### END OF SECTION

### ZONING ANALYSIS

Zoning Ordinance:  
City of Rochester Hills

Zoning Classification:  
Per Conditional Rezoning May 17, 2010  
O-1 Office Business District w/  
MR Mixed Residential Overlay  
Future Land Use: Mixed Residential

Proposed Use:  
Professional & Medical Offices  
Permitted use per Section Sec. 138-4.300

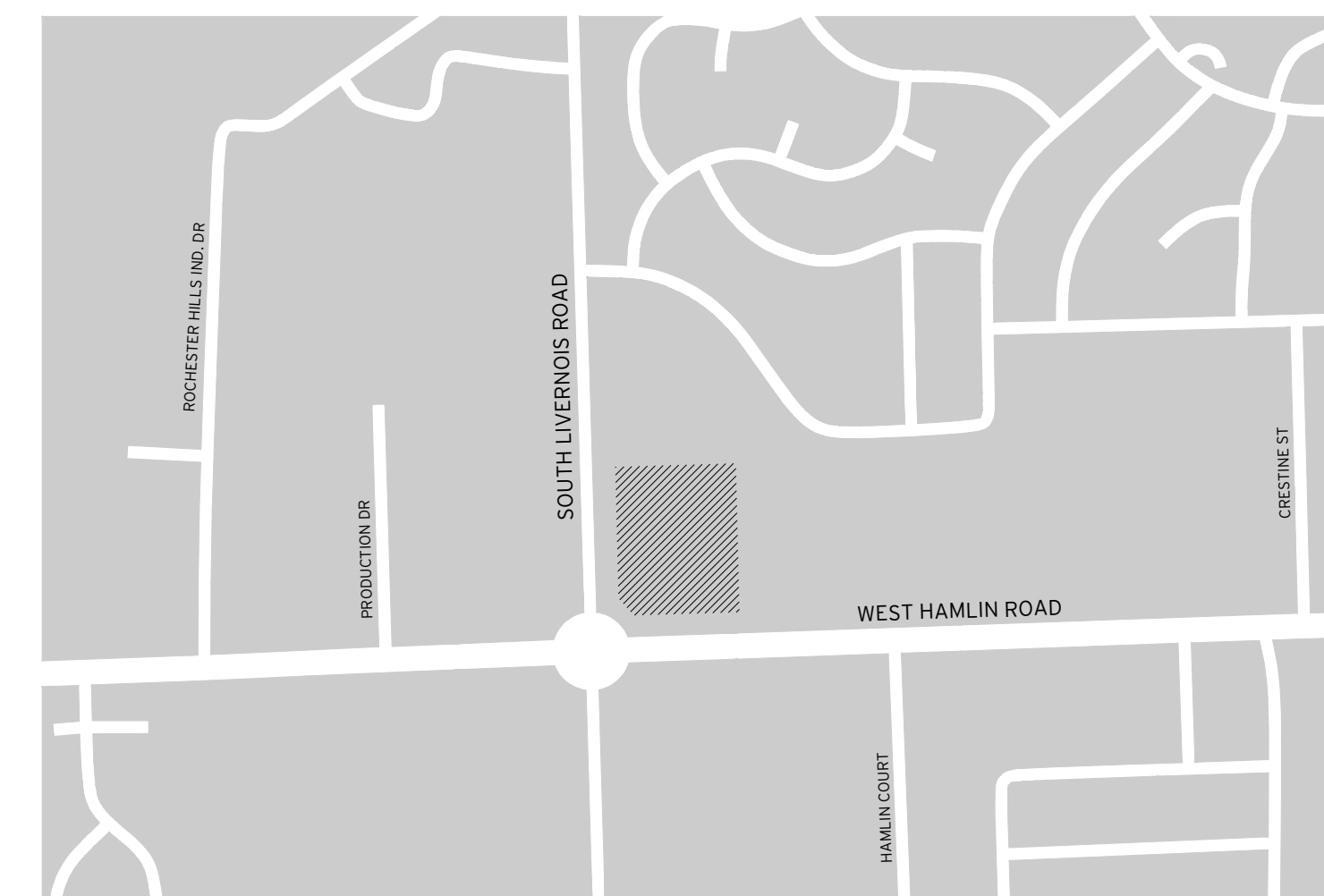
Intensity & Dimensional Requirements:  
Per Section Conditional Rezoning  
Max. Building Height 2 Stories / 32 Feet  
Proposed: 1 Story / 16'  
Minimum Yard Setbacks  
Front (Livernois): 35'  
Proposed: +/- 40'  
Side: 30'/20' (North/South)  
Proposed: 109' / 108'  
Rear: 35'  
Proposed: 104'

Off-street Parking Requirements:  
Per Section 138-11.204  
Min # Parking Spaces  
1 Space per 350 sq. ft. of floor area  
2,995 SF / 350 SF = 9 Parking Spaces  
Max # Parking Spaces  
1.25 x 9 = 12 Parking Spaces  
Min. Barrier Free Spaces  
1 BF Space 11'-0" wide with 5'-0" drive aisle  
Loading Space: No requirement  
Only small parcel delivery trucks expected

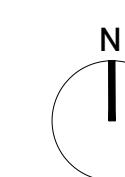
Proposed Parking  
14 Parking Spaces  
1 Barrier Free Parking Space

### DRAWING INDEX

#	DRAWING TITLE	ISSUE DATE	○ SITE PLAN APPROVAL	● SITE PLAN APPROVAL RE-SUBMITTAL
A001	COVER SHEET	FEB 27, 2018		
<b>CIVIL</b>				
B102	BOUNDARY AND TOPOGRAPHIC SURVEY	FEB 27, 2018		
C-01	REMOVAL PLAN	FEB 27, 2018		
C-02	SITE & UTILITY PLAN	FEB 27, 2018		
C-03	DRAINAGE AREA PLAN	FEB 27, 2018		
C-04	GRADING PLAN	FEB 27, 2018		
C-05	SOIL EROSION & SED. CONTROL PLAN	FEB 27, 2018		
C-06	DRIVEWAY PER RCOG	FEB 27, 2018		
<b>PHOTOMETRICS</b>				
01	PHOTOMETRIC SITE PLAN	JAN 22, 2018		
<b>LANDSCAPE</b>				
LP-1	LANDSCAPE PLANTING PLAN	FEB 23, 2018		
LP-2	LANDSCAPE NOTES & DETAILS	FEB 23, 2018		
LP-3	TREE PRESERVATION PLAN	FEB 23, 2018		
<b>ARCHITECTURAL</b>				
AS100	ARCHITECTURAL SITE PLAN	JAN 22, 2018		
AS101	ARCHITECTURAL SITE PLAN	JAN 22, 2018		
A101	FLOOR PLAN	JAN 22, 2018		
A201	EXTERIOR ELEVATIONS	JAN 22, 2018		
A201	EXTERIOR ELEVATIONS - RENDERED	JAN 22, 2018		



1 LOCATION REFERENCE  
SCALE: NOT TO SCALE



# OAKRIDGE DENTAL

1959 S. LIVERNOIS ROAD, ROCHESTER HILLS, MI 48307

PROJECT  
1631

ALL WRITTEN  
MATERIAL AND  
DOCUMENTS  
HEREIN © 2017  
M1/DTW LLC

DATE: 27 FEB 2018

DATE	SET
01/22/18	SITE PLAN APPR.
02/27/18	SITE PLAN APPR. RE-SUBMITTAL

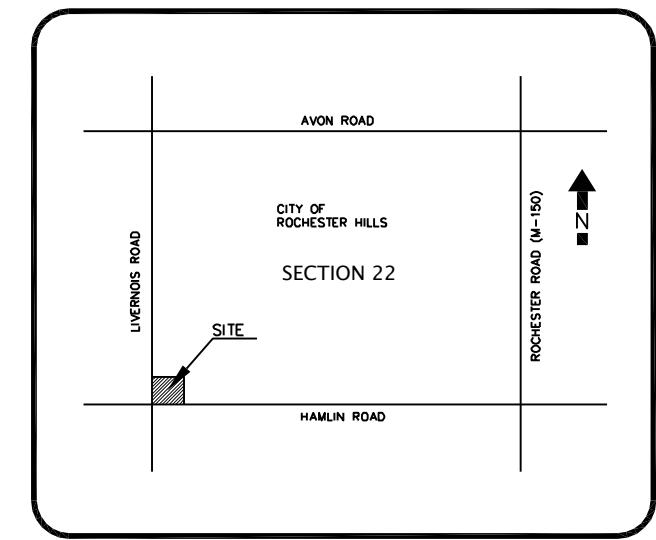
**PRELIMINARY**  
NOT FOR CONSTRUCTION

SCALE: AS NOTED

**COVER SHEET**

**A001**

# BOUNDARY / TOPOGRAPHIC AND TREES SURVEY



LOCATION MAP  
NOT TO SCALE

**ACCURATE SURVEYING AND MAPPING**  
LAND SURVEYORS/DEVELOPMENT CONSULTANT

Ph: 313-506-3160  
Ph: 734-437-7740  
Ph: 734-437-7759

19500 Middlebelt Rd., Suite 340E  
Livonia, MI 48152  
www.accurate-surveying.com

SEAL:  
DATE: DECEMBER 30, 2016

CLIENT:  
DR. SAMER OBEID  
SSO LIMITED, LLC

PROJECT LOCATION:  
"VACANT LAND"  
AT NORTHEAST  
CORNER OF HAMLIN  
ROAD & LIVERNOIS  
ROAD,  
CITY OF ROCHESTER  
HILLS,  
OAKLAND COUNTY, MI,  
48307

SHEET:  
BOUNDARY /  
TOPOGRAPHIC  
& TREES SURVEY

DATE: REVISION:

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TAG #	SIZE (IN)	SPECIES	BOTANICAL NAME	CONDITION
702	12"	Columnar	Populus deltoides	Fair
703	12"	Columnar	Populus deltoides	Fair
704	24"	Columnar	Populus deltoides	Fair
705	12"	Columnar	Populus deltoides	Fair
706	12"	Columnar	Populus deltoides	Fair
707	12"	Columnar	Populus deltoides	Fair
708	12"	Columnar	Populus deltoides	Fair
709	24"	Columnar	Populus deltoides	Fair
710	24"	Columnar	Populus deltoides	Fair
711	8"	Ash	Fraxinus sp.	Dead
712	24"	Columnar	Populus deltoides	Fair
713	24"	Columnar	Populus deltoides	Fair
714	12"	Columnar	Populus deltoides	Fair
715	12"	Columnar	Populus deltoides	Fair
716	24"	Columnar	Populus deltoides	Fair
717	24"	Columnar	Populus deltoides	Fair
718	8"	Ash	Fraxinus sp.	Dead
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896	8"	Ash	Fraxinus sp.	Dead
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898	8"	Ash	Fraxinus sp.	Dead
899	8"	Ash	Fraxinus sp.	Dead
900	8"	Ash	Fraxinus sp.	Dead

**DEFINITION OF RATINGS:**

**\* GOOD:**  
The tree appears to be in a healthy and satisfactory condition with an overall sound stem structure and with a full and balanced crown; the growth habit appears normal; there is no indication of pests or diseases present; and the life expectancy is judged to be greater than twenty-five (25) years.

**\* FAIR:**  
The tree appears to be in a healthy and satisfactory condition with a minimum of structural problems and with minor crown imbalance or thin crown; the growth habit appears normal; there is no indication of pests or diseases present; and the life expectancy is judged to be greater than twenty (20) years.

**\* POOR:**  
The tree appears to be in an unhealthy condition with structural problems and with major crown imbalance, dead or dying limbs, or growth only in the top quarter of the tree; the growth habit is misshapen and askew; there is evidence of pests or diseases present; and the life expectancy is judged to be less than ten (10) years.

**\* VERY POOR (V. Poor):**  
The tree appears to be in an unhealthy condition with major structural problems and with major crown imbalance or several dead limbs and/or peeling bark; the growth habit is severely misshapen and askew; there is evidence of pests or diseases present; and the life expectancy is judged to be less than five (5) years.

**\* DEAD:**  
The tree has no live branches, is topped, or fallen.

**CERTIFIED BY:**  
LANDSCAPE PLAN BY:  
Nagy Devlin Land Design  
31736 West Chicago Ave.  
Livonia, Michigan 48150  
(734) 634-9208

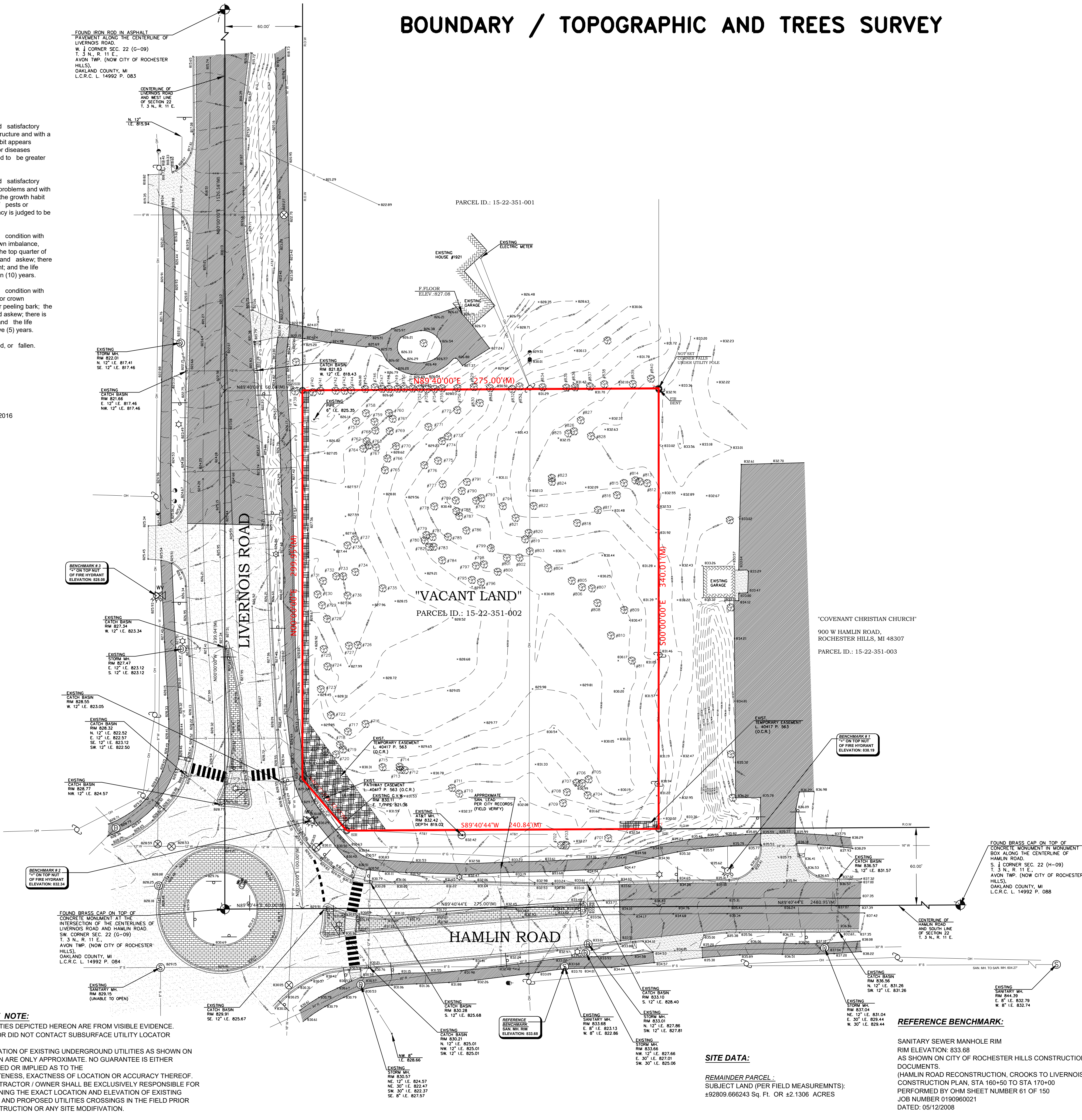
Date of Trees Inventory: December 26, 2016

**LEGEND OF SYMBOLS & ABBREVIATIONS**

- (M) FIELD MEASUREMENT
- (TYP.) TYPICAL
- EXIST. EXISTING
- CONC. CONCRETE
- R.O.W RIGHT-OF-WAY
- I.E. INVERT ELEVATION
- M.H. MANHOLE
- SECTION CORNER
- FIR FOUND IRON ROD
- SIR SET IRON ROD
- SPK SET PK NAIL
- BOUNDARY LINE
- AT&T UNDERGROUND AT&T CABLE LINES
- E UNDERGROUND ELECTRIC LINES
- G UNDERGROUND GAS LINES
- R STORM SEWER
- S SANITARY SEWER
- W WATER
- OH OVERHEAD ELECTRIC LINES
- Gate Valve & Well
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- AT&T Manhole
- Square Catch Basin
- Water in the Box
- Hydrant
- Light Pole
- Utility Pole
- Guy Wire
- Tree
- Trees Tag Number
- Mail Box
- Concrete Surface
- Asphalt Pavement
- Gravel Surface
- Pathway Easement Hatch
- Temporary Easement Hatch

**UTILITY NOTE:**  
ALL UTILITIES DEPICTED HEREON ARE FROM VISIBLE EVIDENCE. SURVEYOR DID NOT CONTACT SUBSURFACE UTILITY LOCATOR SERVICE.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, EXACTNESS OF LOCATION OR ACCURACY THEREOF. THE CONTRACTOR / OWNER SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITIES CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION OR ANY SITE MODIFICATION.



**LEGAL DESCRIPTION: (AS PROVIDED BY CLIENT)**  
**(PER CISLO TITLE COMPANY)**  
**FILE NUMBER: 16-83313**  
**COMMITMENT DATE: NOVEMBER 17, 2016)**

**SCHEDULE C**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 399.94 FEET; THENCE S 89°39'00" W 335.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 60 FEET IN ROAD, ALSO EXCEPT THE WEST 60 FEET OF THE NORTH 260 FEET OF THE SOUTH 320 FEET.

CONTAINS 98,284 SQ. FT. OR 2.256 ACRES OF LAND.  
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORDS, IF ANY.

PARCEL NUMBER: 15-22-351-002

**REMAINDER PARCEL DESCRIPTION PER FILED FINDINGS**

A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, NOW CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE N 89°40'44" E ALONG THE SOUTH LINE OF SAID SECTION 22; A DISTANCE OF 60.00 FEET; THENCE N 00°00'00" E ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 22; A DISTANCE OF 100.00 FEET TO THE EASTERLY 60.00 FEET RIGHT OF WAY LINE OF LIVERNOIS AVENUE AND TO THE POINT OF BEGINNING; THENCE N 00°00'00" E ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 22 AND ALONG THE EASTERLY 60.00 FEET RIGHT OF WAY LINE OF LIVERNOIS ROAD, A DISTANCE OF 268.95 FEET; THENCE S 00°00'00" E, A DISTANCE OF 340.01 FEET TO THE NORTHERLY 60.00 FEET RIGHT OF WAY LINE OF HAMLIN ROAD; THENCE S 89°40'44" W ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 22 AND ALONG THE NORTHERLY 60 FEET RIGHT OF WAY LINE OF HAMLIN ROAD, A DISTANCE OF 240.84 FEET; THENCE N 40°37'56" W, A DISTANCE OF 52.45 FEET TO THE POINT OF BEGINNING.

CONTAINS 92,809,666,243 SQ. FT. OR 2.1306 ACRES OF LAND.  
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORDS, IF ANY.

PARCEL NUMBER: 15-22-351-002

**SCHEDULE B.II**  
**EXCEPTIONS**

ITEM 7:  
SUBJECT TO THE TERMS, CONDITIONS AND OTHER MATTERS CONTAINED IN AN EASEMENT DATED NOVEMBER 24, 1970 AND RECORDED FEBRUARY 2, 1971 IN LIBER 5615 PAGE 263, OAKLAND COUNTY RECORDS. (PLOTTED, FALLS WITHIN THE ROADS RIGHT-OF-WAY)

ITEM 9:  
EASEMENT GRANTED TO THE CITY OF ROCHESTER HILLS, DISCLOSED BY INSTRUMENT RECORDED IN LIBER 40417 PAGE 560. (PLOTTED)

**BOUNDARY NOTE:**  
1- ALL BEARINGS ARE IN RELATIONSHIP TO THE FOUND REMONUMENTATION (FOUND SECTION CORNERS) ALONG THE CENTERLINE OF LIVERNOIS ROAD ALSO BEING THE WEST LINE OF SECTION 22, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN. BEARING USED: N 00°00'00" E (PER LEGAL DESCRIPTION)

**FLOOD HAZARD NOTE:**  
THE DESCRIBED PARCEL IS NOT LOCATED WITHIN THE FLOOD HAZARD AREAS AS INDICATED BY "FIRM" THE FLOOD INSURANCE RATE MAP NUMBER 26125C0394F, PANEL 304 OF 704 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN. COMMUNITY: CITY OF ROCHESTER HILLS  
NUMBER: 260471  
PANEL: 0394  
SUFFIX: 1  
EFFECTIVE DATE: SEPTEMBER 29, 2006  
AS PREPARED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY.

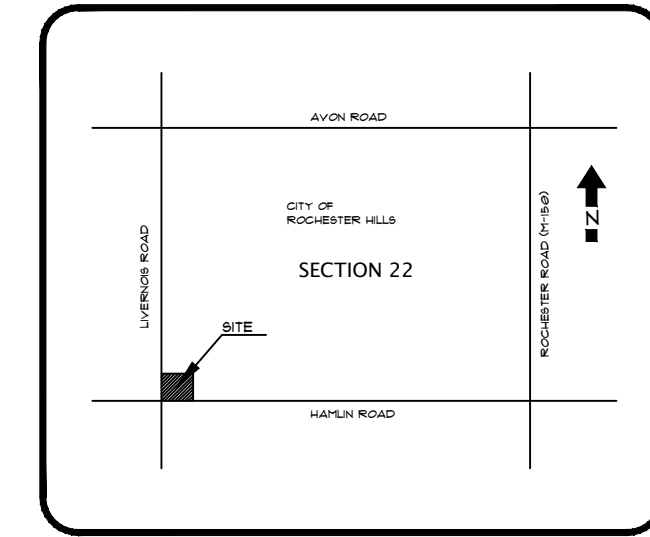
**SURVEYOR'S NOTES:**

- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A MICHIGAN LICENSED PROFESSIONAL SURVEYOR.
- PROPERTY CORNERS WILL BE SET AT THE BEGINNING OF THE CONSTRUCTION TIME SCHEDULE.
- (a) NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
- (b) NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY.
- (c) NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.

**REFERENCE BENCHMARK:**

SANITARY SEWER MANHOLE RIM  
RIM ELEVATION: 833.68  
AS SHOWN ON CITY OF ROCHESTER HILLS CONSTRUCTION DOCUMENTS.  
(HAMLIN ROAD RECONSTRUCTION, CROOKS TO LIVERNOIS, CONSTRUCTION PLAN, STA 100+50 TO STA 170+00 PERFORMED BY OHM SHEET

"NOT FOR CONSTRUCTION"

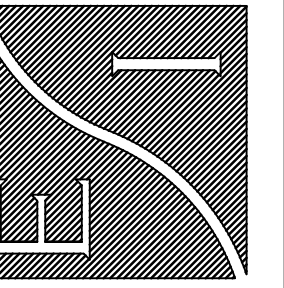


LOCATION MAP  
NOT TO SCALE

CONSULTING ENGINEERS  
32329 SCHOOLCRAFT ROAD  
TAYLOR, MICHIGAN 48150  
PH # (734) 526-7300  
FAX # (734) 526-7255

ENGINEERING  
SERVICES,  
INC.

CIVIL, ARCHITECTURE  
ENVIRONMENTAL, GEOTECH, SURVEYING.



TITLE **OAKRIDGE DENTAL**  
**WEST HAMLIN & SOUTH LIVERNOIS,**  
**ROCHESTER HILLS, MI 48307**

PROJ. NO. SCALE  
DATE 08/03/15

DESIGNED BY G. KHANLUR, P.E.  
APPROVED BY H. SHAKIR, P.E.  
DRAWING NO. C-01

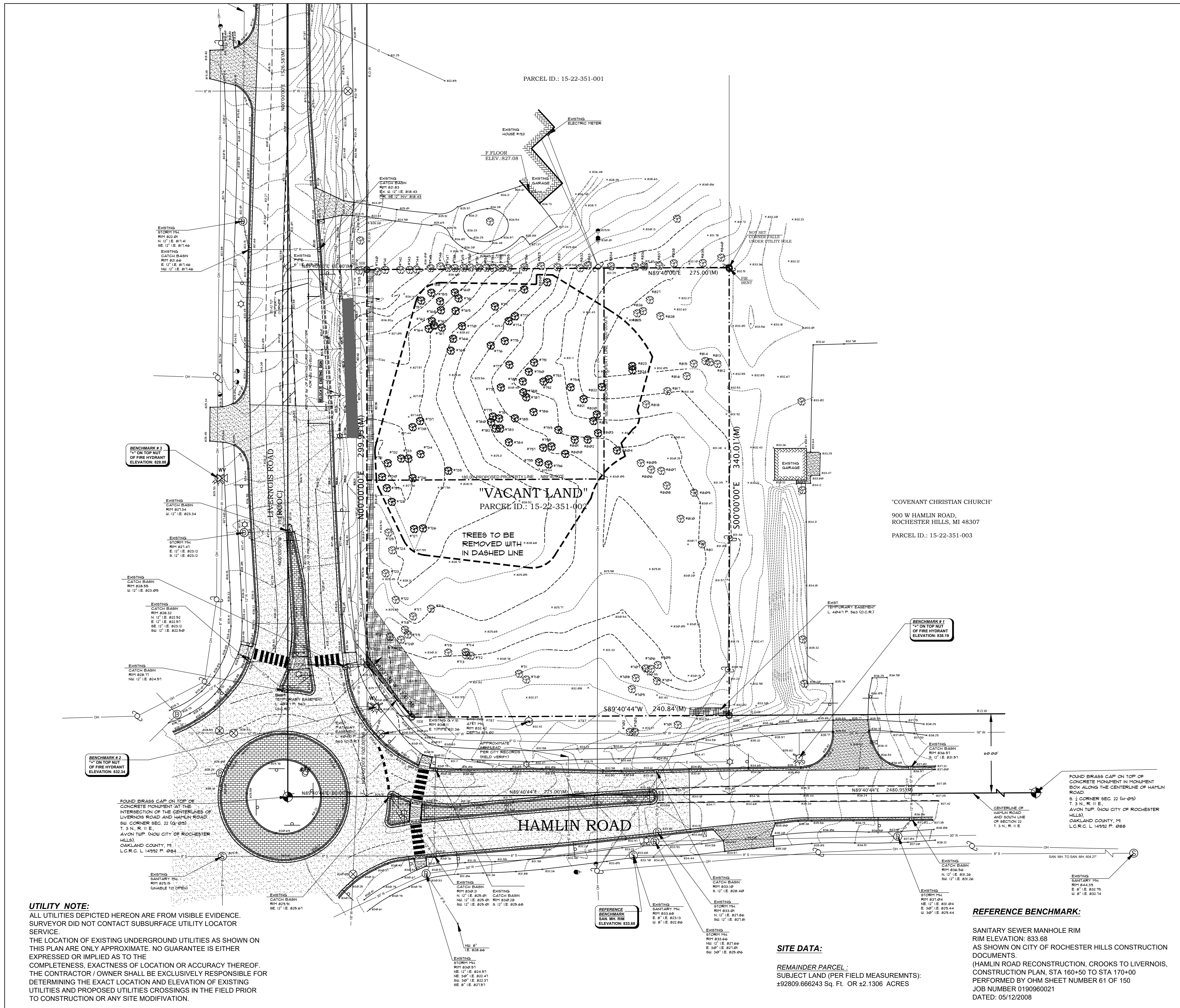
**REMOVAL PLAN**

SY#	DATE	REVISIONS
02	07/03/17	REVISED PER CITY'S COMMENTS ON 06/28/2017
02	07/09/17	ENGINEERING SUBMITTAL
03	07/29/18	REVISED PER COMMENTS ON 02/21/18



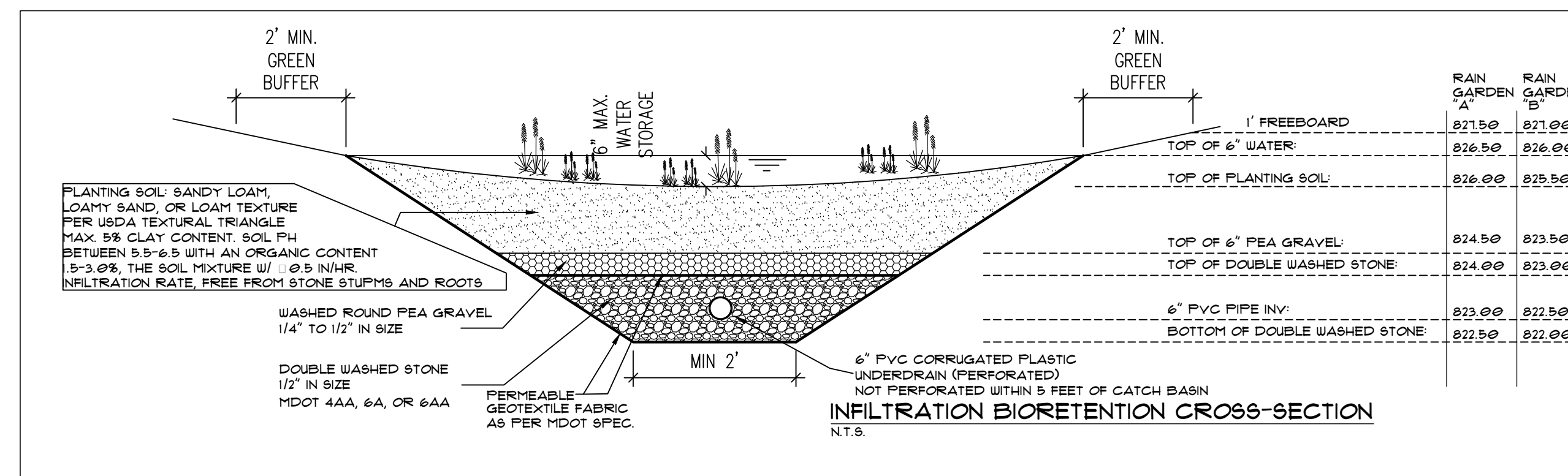
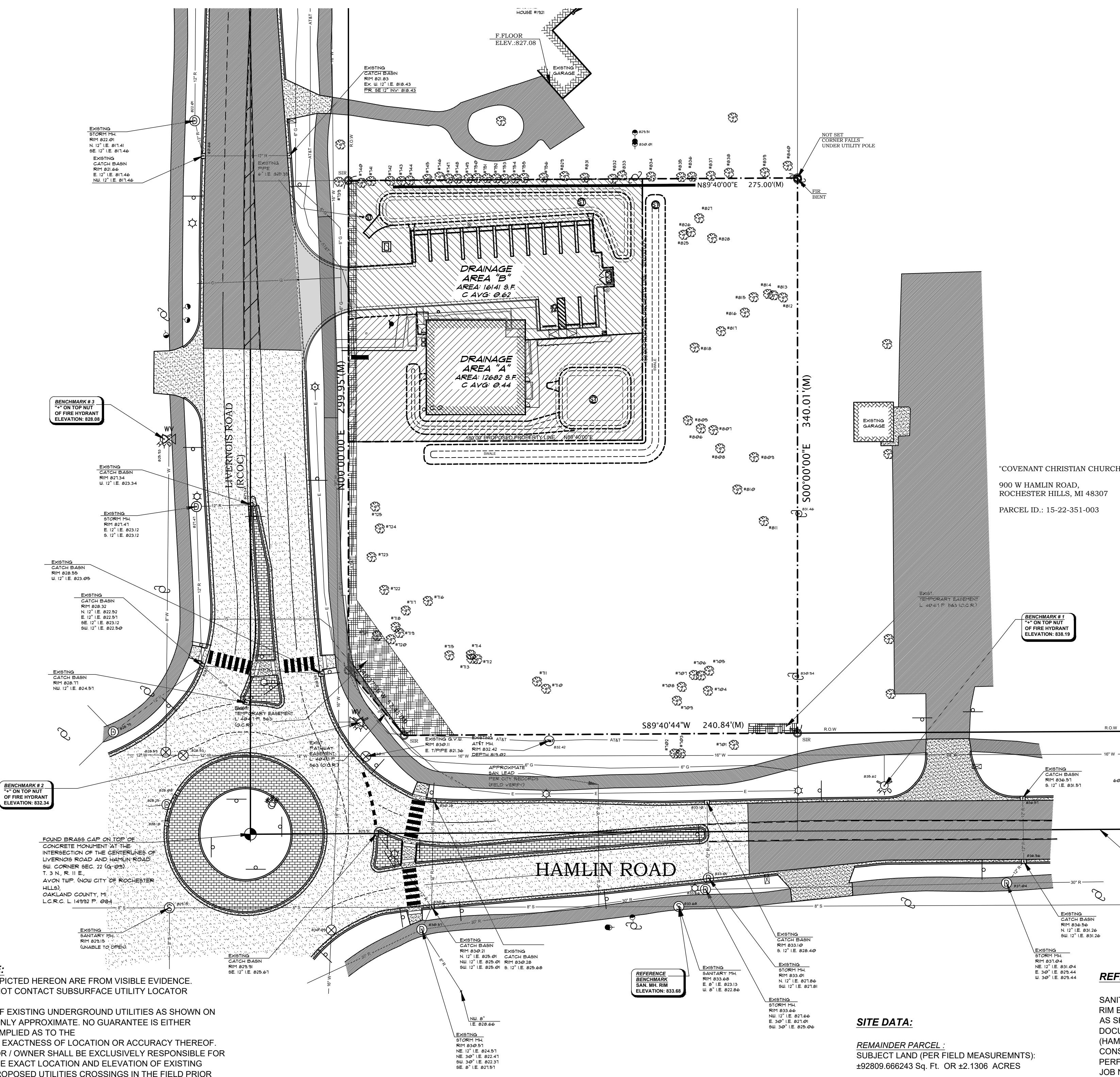
H. Shaker

CITY FILE NO. 17-020





"NOT FOR CONSTRUCTION"



AREA #	TOTAL A	C			Cave
		0.95	0.25	1.0	
AREA "A"	12682	3516.00	9166.00	0.00	0.44
AREA "B"	16141	8597.00	7544.00	0.00	0.62
SUM AREA	28823	12113.00	16710.00	0.00	OK
TOTAL AREA (SQ. FT.)		28823			
TOTAL AREA (ACRES)		0.66			
Cave, =		0.544			

OAKLAND COUNTY, "A SIMPLE METHOD OF DETENTION BASIN DESIGN" METHOD BY GLEN YRJANAINEN USED FOR THE 25-YEAR STORAGE TIME AND VOLUME EQUATIONS

SYSTEM "A" BIORETENTION (RAIN GARDEN)						SYSTEM "B" BIORETENTION (RAIN GARDEN)					
A <sub>n</sub>	C <sub>n</sub>	0.95	0.25	C <sub>n</sub>	0.25	A <sub>n</sub>	C <sub>n</sub>	0.95	0.25	C <sub>n</sub>	0.25
TOTAL AREA	0.291			0.291	0.291	TOTAL AREA	0.22			0.22	0.22
A (0.95) (SQ. FT.)	3516.00			3516.00	3516.00	A (0.95) (SQ. FT.)	8597.00			8597.00	8597.00
A (0.25) (SQ. FT.)	0.00			0.00	0.00	A (0.25) (SQ. FT.)	0.00			0.00	0.00
A (0.25) (SQ. FT.)	16141.00			16141.00	16141.00	A (0.25) (SQ. FT.)	7544.00			7544.00	7544.00
TOTAL AREA (SQ. FT.)	12682			12682	12682	TOTAL AREA (SQ. FT.)	16141			16141	16141

CONSULTING ENGINEERS  
32323 SCHOOLCRAFT ROAD  
TAYLOR, MICHIGAN 48150  
PH # (734) 526-7300  
FAX # (734) 526-7255

ENGINEERING SERVICES, INC.

CIVIL, ARCHITECTURE ENVIRONMENTAL, GEOTECH, SURVEYING.

TITLE **OAKRIDGE DENTAL**  
WEST HAMLIN & SOUTH LIVERNOIS,  
ROCHESTER HILLS, MI 48307  
SCALE 1" = 40'  
APPROVED BY G. KHANF, P.E.  
DESIGNED BY H. SHAKIR, P.E.

PROJ. NO. DATE 08/03/15 DRAWING NO. C-03

**DRAINAGE AREA PLAN**

REVISIONS

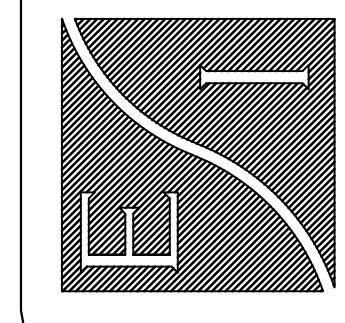
SYM	DATE	REVISION
01	07/03/17	REVISED PER CITY'S COMMENTS ON 06/29/2017
02	07/30/17	ENGINEERING SUBMITTAL
03	07/29/18	REVISED PER COMMENTS ON 02/21/18

CITY FILE NO. 17-020

"NOT FOR CONSTRUCTION"



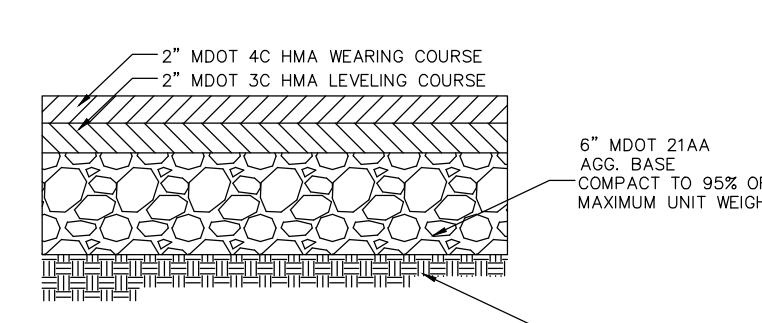
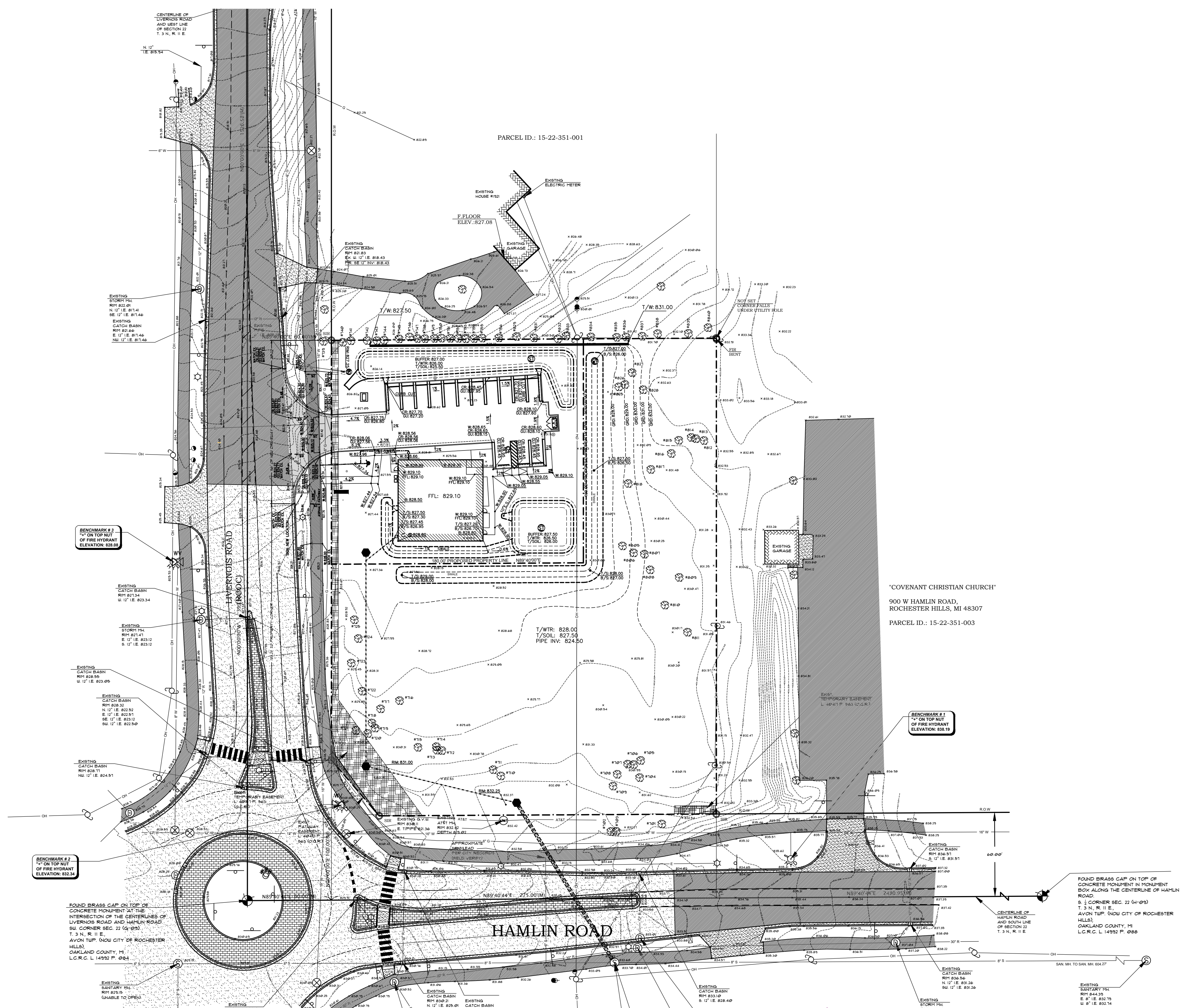
ENGINEERING SERVICES, INC.  
CONSULTING ENGINEERS  
32323 SCHOOLCRAFT ROAD  
TAYLOR, MICHIGAN 48150  
PH # (734) 525-7300  
FAX # (734) 525-7255



TITLE **OAKRIDGE DENTAL**  
WEST HAYLIN & SOUTH LIVERNOIS,  
ROCHESTER HILLS, MI 48307  
PROJ. NO. SCALE DESIGNED BY G. KHANF, P.E.  
DATE 08/03/15 1" = 40' APPROVED BY H. SHAKIR, P.E.  
DRAWING NO. C-04

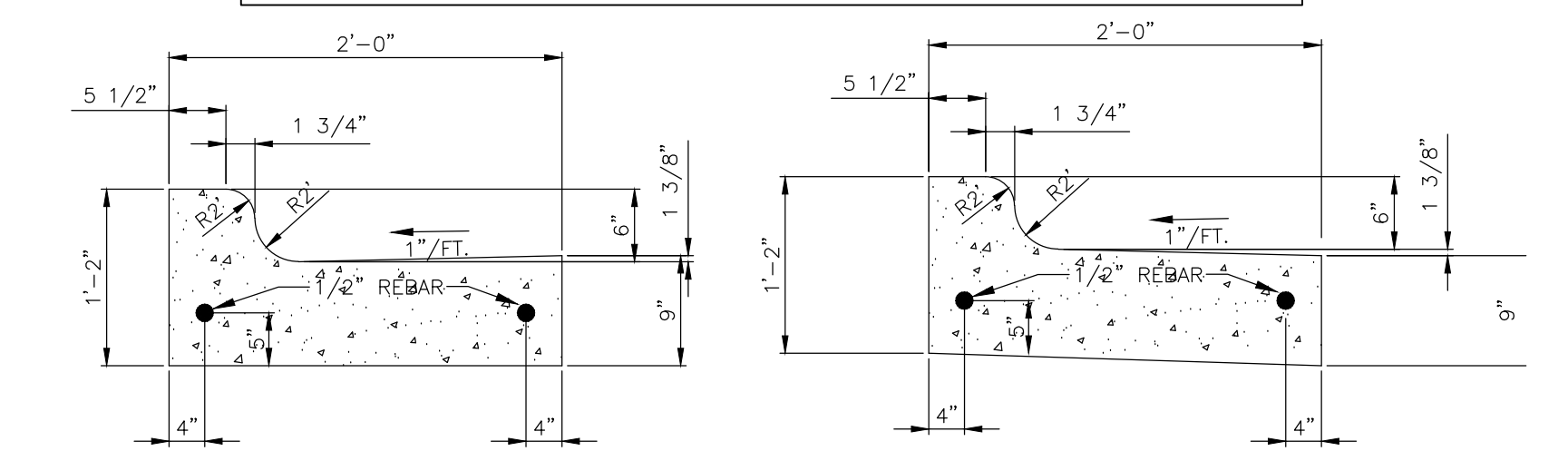
GRADING PLAN

SY#	DATE	REVISIONS
02	07/03/17	REVISED PER CITY COMMENTS ON 06/28/2017
02	07/03/17	ENGINEERING SUBMITTAL
03	07/29/18	REVISED PER COMMENTS ON 02/21/18



STANDARD DUTY HMA PAVEMENT DETAIL (PARKING LOT)  
NOT TO SCALE

ALL CURB TO PITCH OUT (REVERSED) CURB UNLESS OTHERWISE NOTED  
USE CURB AND GUTTER B-2 MODIFIED FOR DRIVEWAY



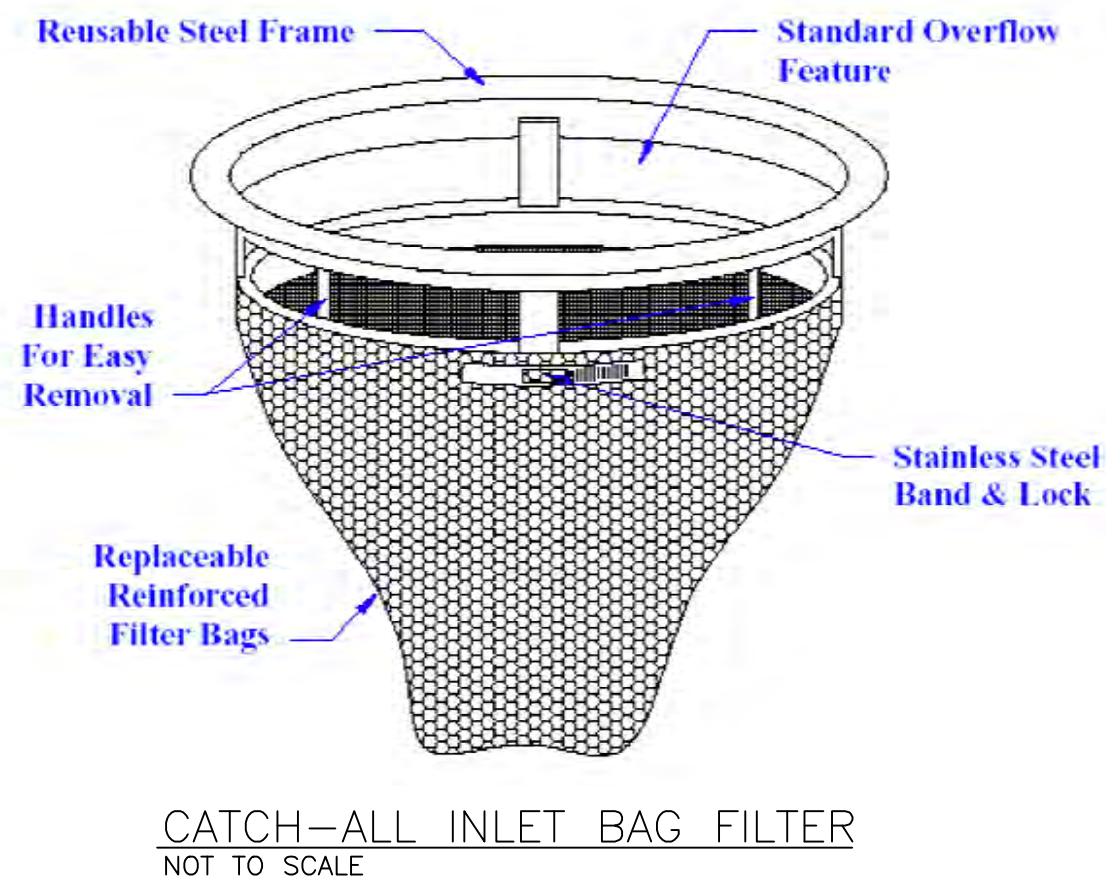
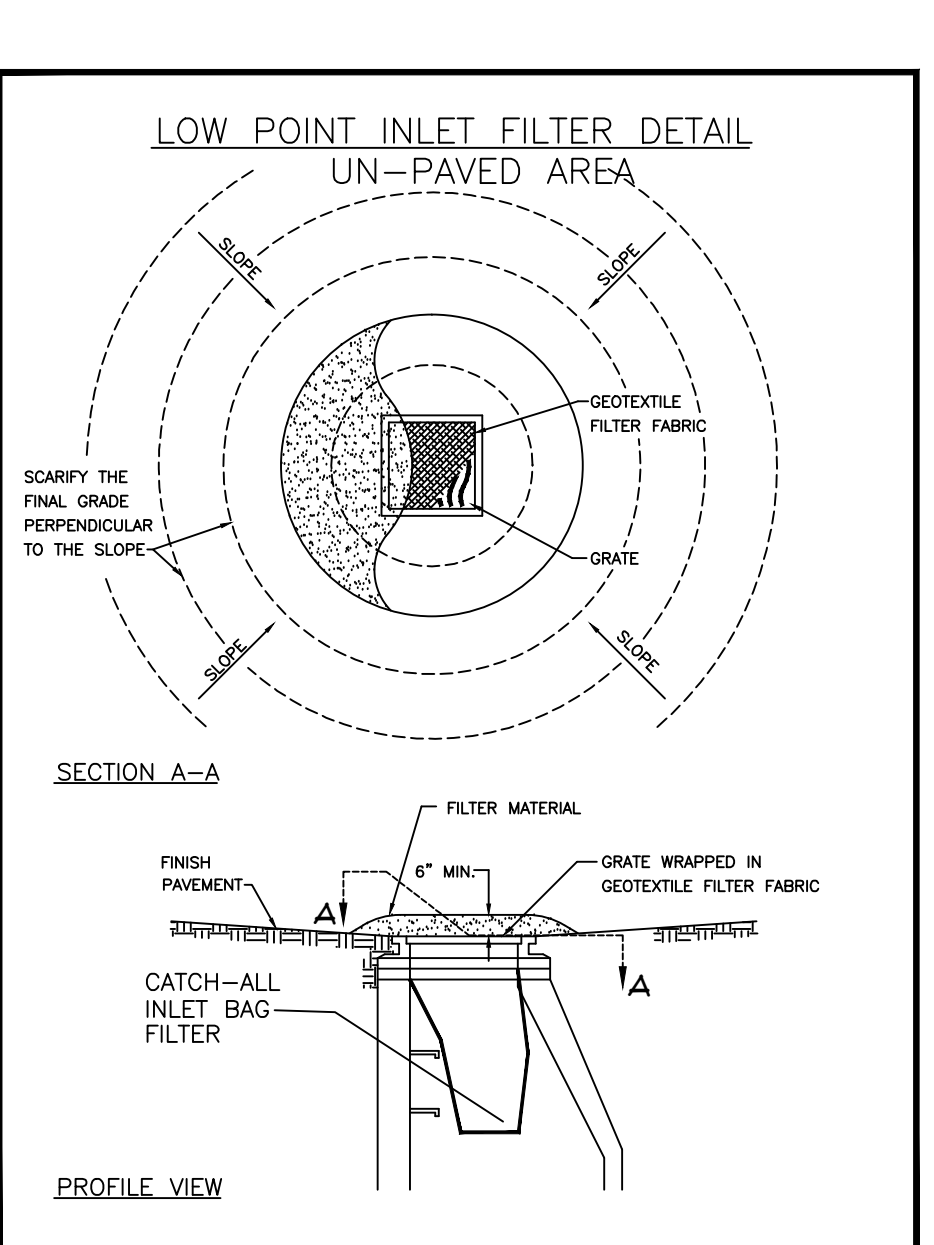
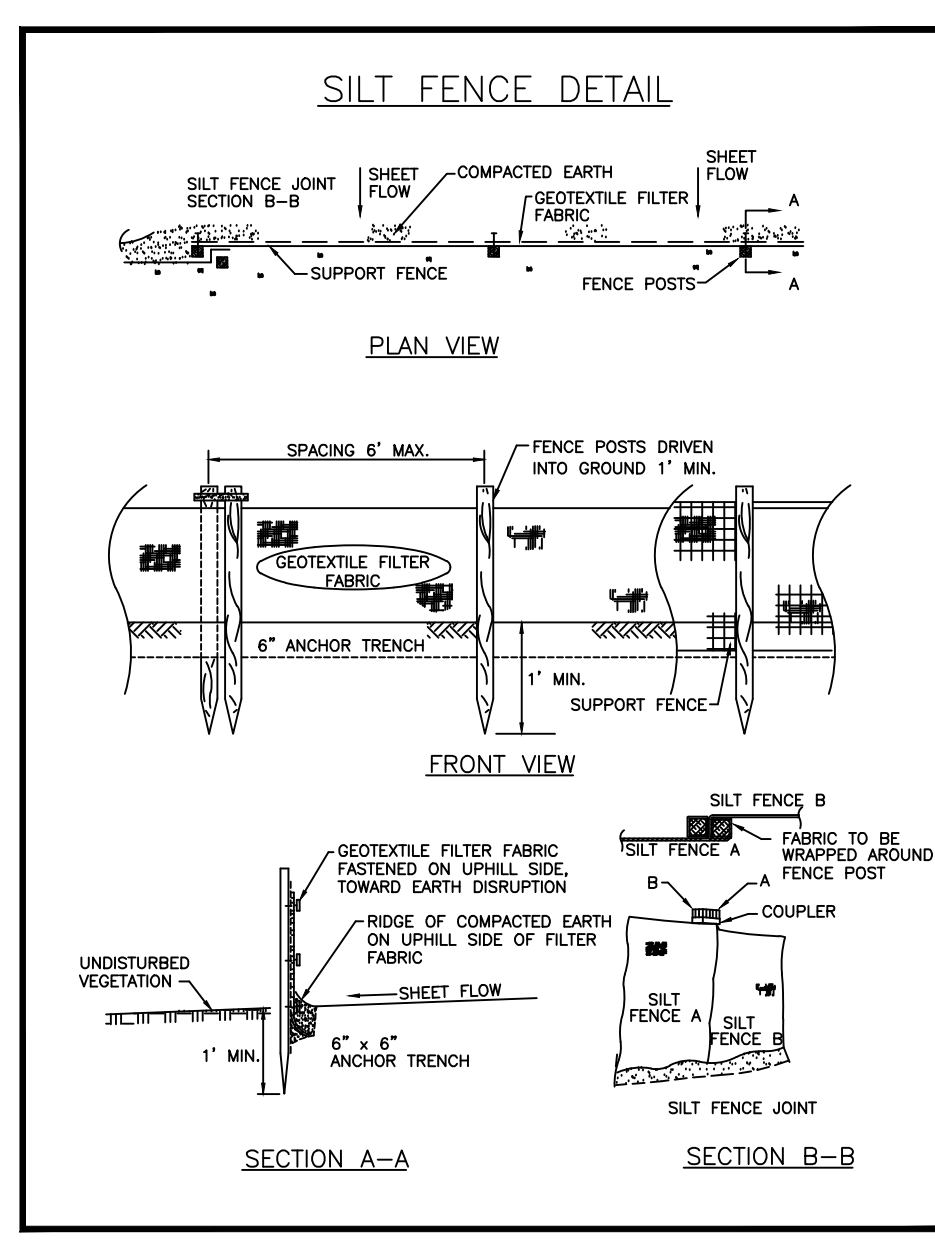
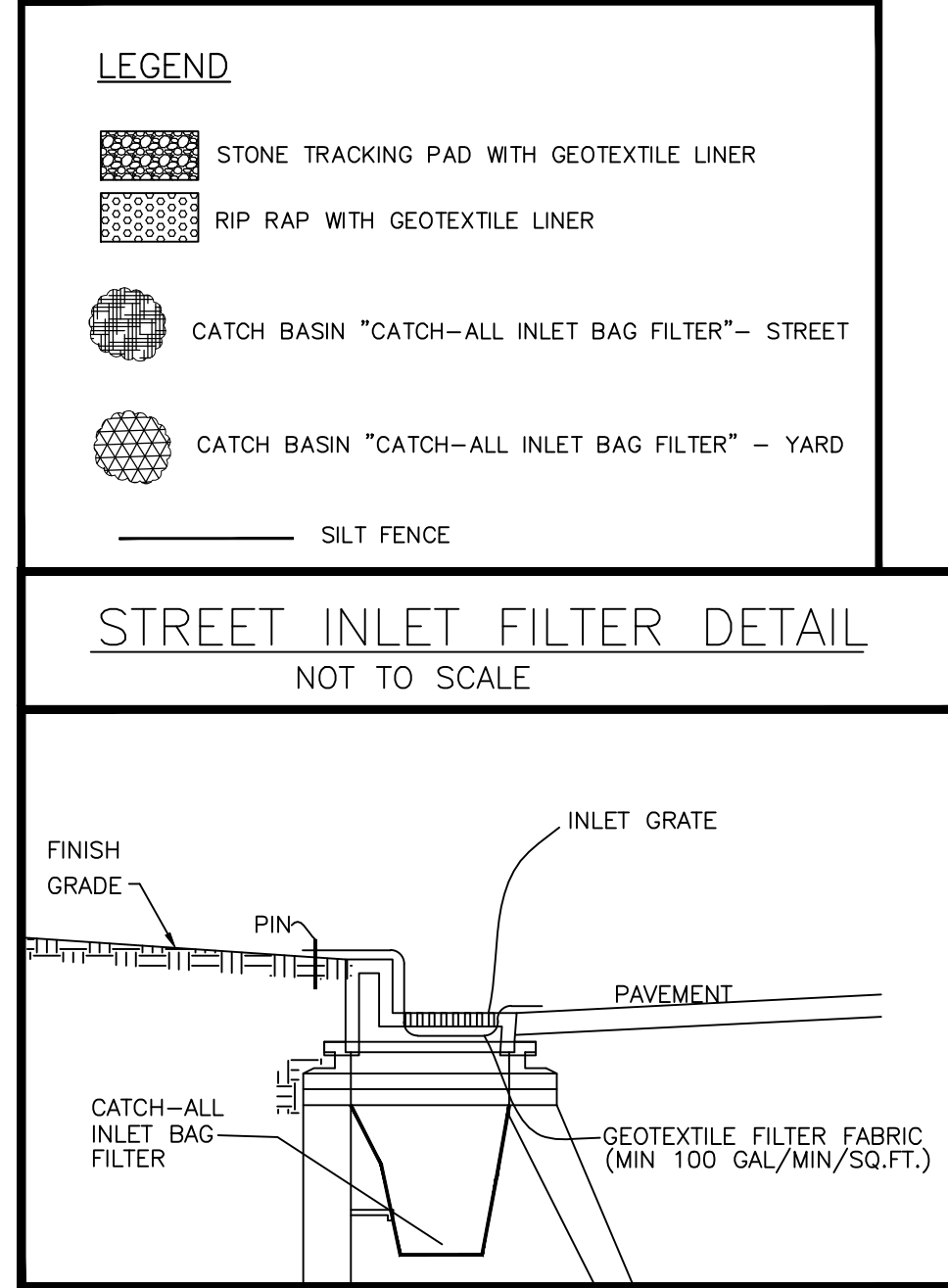
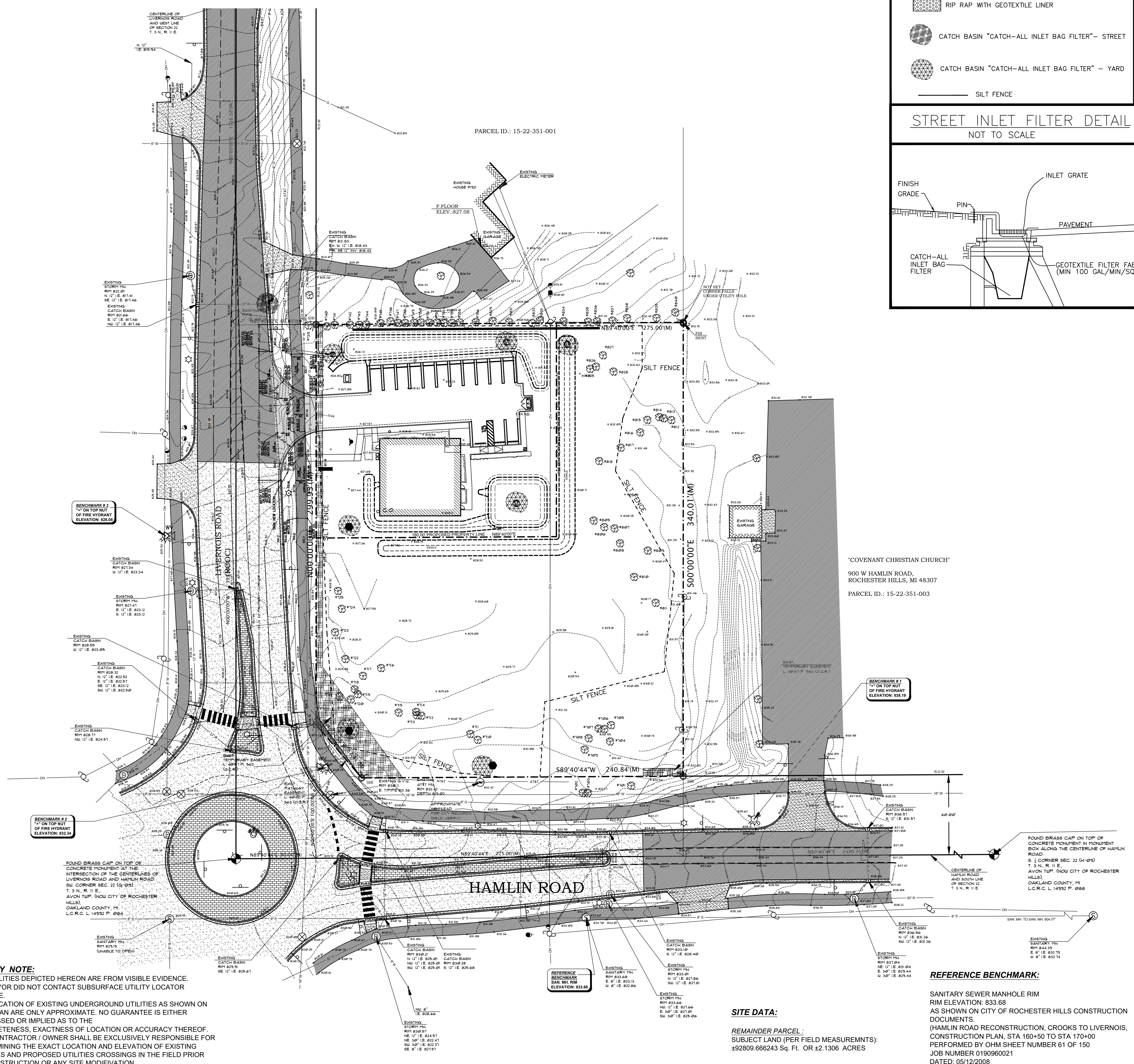
PITCH IN CURB  
PITCH OUT (REVERSED) CURB  
CURB & GUTTER DETAIL F-4  
NOT TO SCALE

**UTILITY NOTE:**  
ALL UTILITIES DEPICTED HEREON ARE FROM VISIBLE EVIDENCE. SURVEYOR DID NOT CONTACT SUBSURFACE UTILITY LOCATOR SERVICE.  
THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, EXACTNESS OF LOCATION OR ACCURACY THEREOF. THE CONTRACTOR / OWNER SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITIES CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION OR ANY SITE MODIFICATION.

**SITE DATA:**  
REMAINDER PARCEL: SUBJECT LAND (PER FIELD MEASUREMENTS): 492809.666243 Sq. Ft. OR 12.1306 ACRES  
SANITARY SEWER MANHOLE RIM ELEVATION: 833.68 AS SHOWN ON CITY OF ROCHESTER HILLS CONSTRUCTION DOCUMENTS.  
(HAMLIN ROAD RECONSTRUCTION, CROOKS TO LIVERNOIS, CONSTRUCTION PLAN, STA 160+50 TO STA 170+00 PERFORMED BY OHM SHEET NUMBER 61 OF 150 JOB NUMBER 0190960021 DATED: 05/12/2008)

CITY FILE NO. 17-020

"NOT FOR CONSTRUCTION"



**Notes**

- All erosion and sediment control work shall conform to standards and specifications of the Oakland County Drain Commissioner.
- All temporary and permanent (post construction) soil erosion and sediment control measures shall conform to the City of Rochester Hills current MS4 permit. Any conflict between these standards and the MS4 permit, the permit's conditions shall take precedence.
- Daily inspections shall be made by the Contractor for effectiveness of erosion and sedimentation control measures, and any necessary repairs shall be performed without delay.
- Any sedimentation from work on this site shall be contained on the site and not allowed to collect on any off-site areas or in waterways.
- Contractor shall apply temporary erosion and sedimentation control measures when required and as directed on these plans. Temporary measures shall be removed as soon as permanent stabilization of slopes, ditches, and other earth changes have been accomplished per Oakland County Drain Commissioner's standards. This would include temporary sedimentation ponds and temporary SO2 filters.
- Staging the work will be done by the Contractor as directed in these plans and as required to ensure progressive stabilization of disturbed earth.
- Soil erosion control practices shall be established in the early stages of construction by the Contractor. Sediment control practices will be applied as a perimeter defense against any transporting of silt off the site.
- Failure to comply with approved soil erosion and sedimentation measures may result in work stoppage by appropriate authority.
- Exceptions to timing of control measures' installation will only be permitted where trees and stumps need to be removed to install soil erosion and sedimentation control measures.
- Contractor is to provide the City with permit renewals, violation corrections, and/or releases.



CITY FILE NO. 17-020

CONSULTING ENGINEERS  
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ENGINEERING SERVICES, INC.

CIVIL, ARCHITECTURE  
ENVIRONMENTAL, GEOTECH, SURVEYING.

TITLE: **OAKRIDGE DENTAL**  
WEST HAYLIN & SOUTH LIVERNOS,  
ROCHESTER HILLS, MI 48307  
SCALE: DESIGNED BY G. KHANLUR, P.E.  
APPROVED BY H. SHAKIR, P.E.  
1" = 40'

PROJ. NO. C-05  
DATE

**SOIL EROSION AND  
SEDIMENTATION CONTROL  
PLAN**

SY#	DATE	REVISIONS
02	07/03/17	REVISED PER CITY'S COMMENTS ON 06/28/2017
02	07/09/17	ENGINEERING SUBMITTAL
03	02/28/18	REVISED PER COMMENTS ON 02/21/18