

PRELIMINARY SITE PLANS

PRIMROSE SCHOOL

VACANT LOT - ROCHESTER ROAD
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

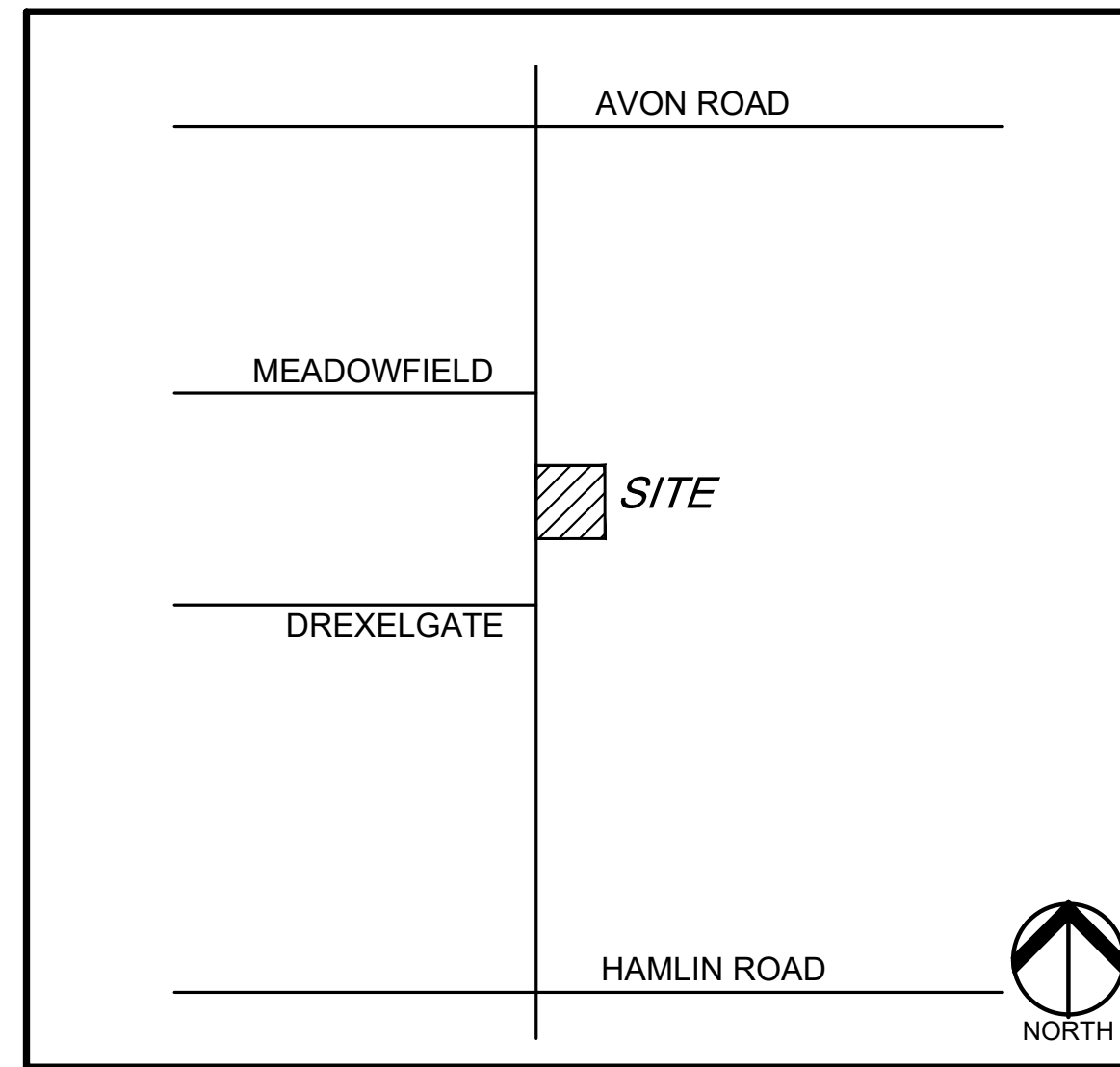
PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
2/10/2023		SITE PLAN APPROVAL



JNRNB2022-0010
PSP2023-0009
Revision #4
Received 7/25/2023

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.



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
C-9.1	DETAILS
C-9.2	DETAILS
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
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	Yes
Natural Resources	Matt Einheuser 248-841-2551 EinheuserM@RochesterHills.org	Yes
Planning	Chris McLeod 248-841-2572 mcleodc@RochesterHills.org	Yes
Traffic	Keith Depp 248-841-2503 DeppK@RochesterHills.org	Yes

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	CIVIL ENGINEER
EIG14T 1695 TWELVE MILE ROAD, STE 100 BERKLEY, MI 48072 CONTACT: DANIEL HARRIS PHONE: 248.514.9120 EMAIL: DAN@EIG14CRE.COM	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
SITE PLAN APPROVAL RESUBMITTAL	7/25/2023



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

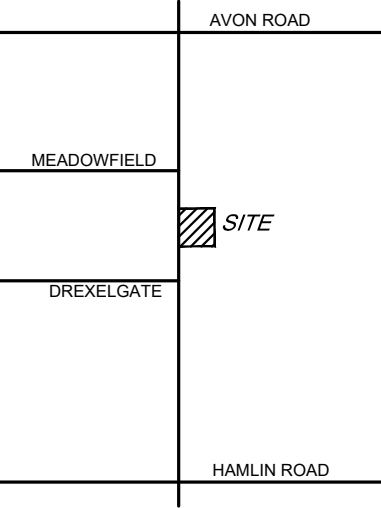
The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process.



0 15 30 60
SCALE: 1" = 30'



CAUTION!!
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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
SITE PLAN APPROVAL RESUBMITTAL	07-25-23

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	R4
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

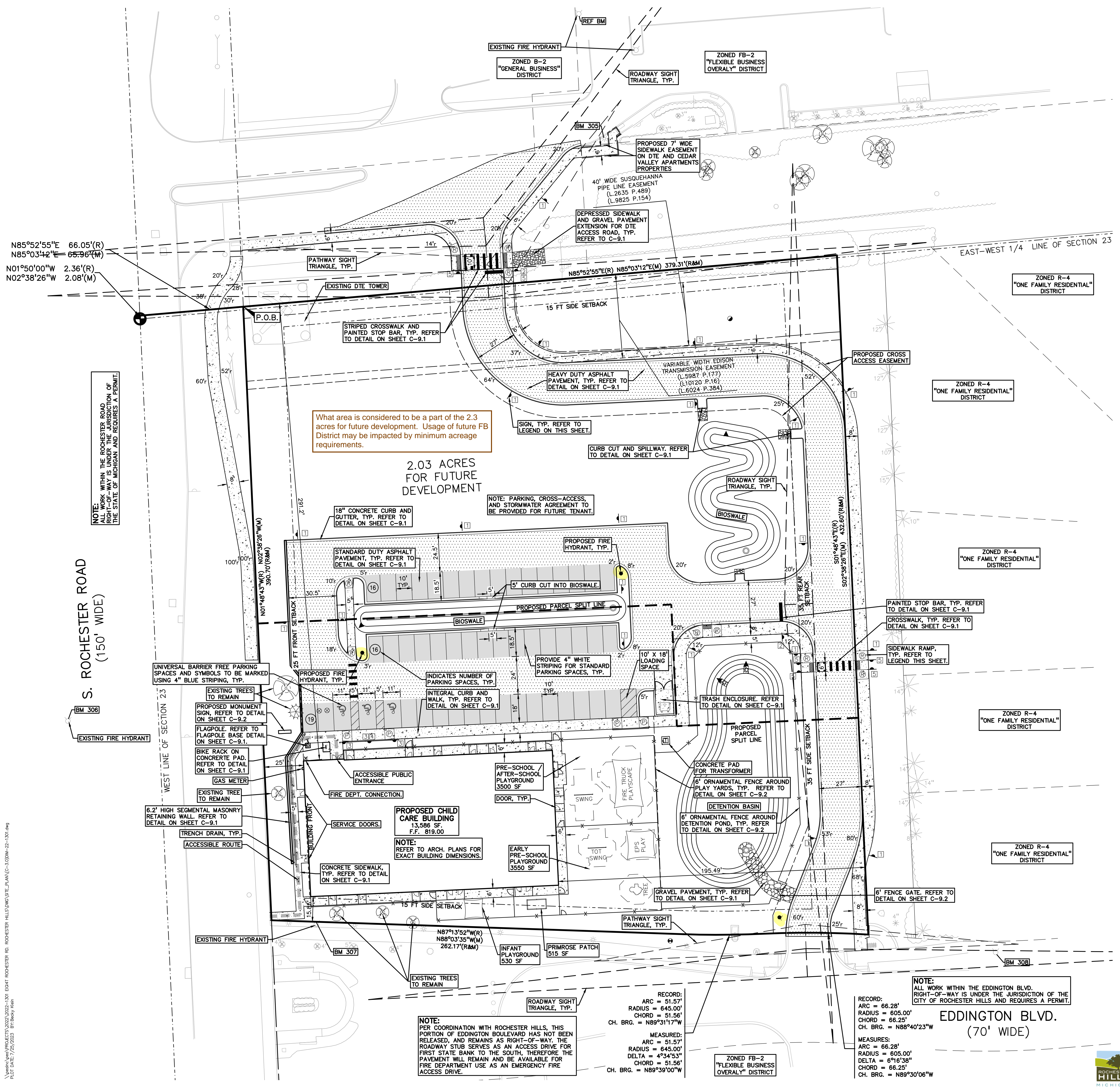
REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

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.



What area is considered to be a part of the 2.3 acres for future development. Usage of future FB District may be impacted by minimum acreage requirements.

2.03 ACRES FOR FUTURE DEVELOPMENT

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

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

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

EDDINGTON BLVD.
(70' WIDE)

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)

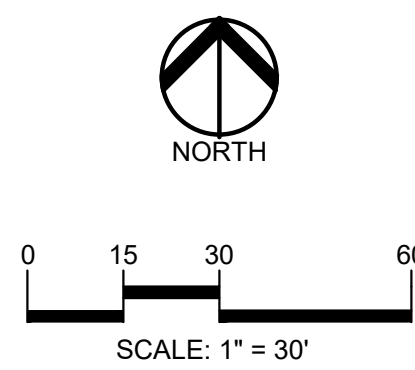
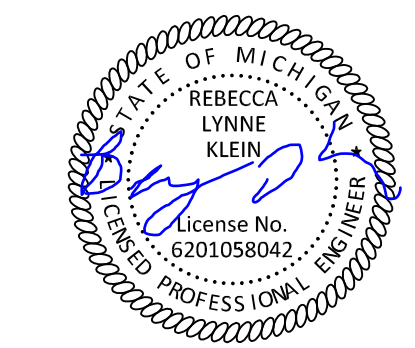
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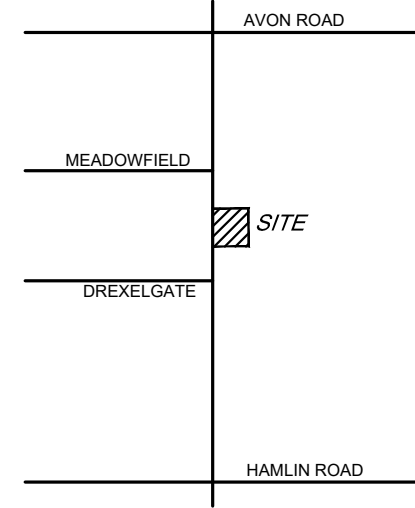
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SITE PLAN APPROVAL RESUBMITTAL	06-23-23
SITE PLAN APPROVAL RESUBMITTAL	07-25-23

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:

[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
[Symbol]	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

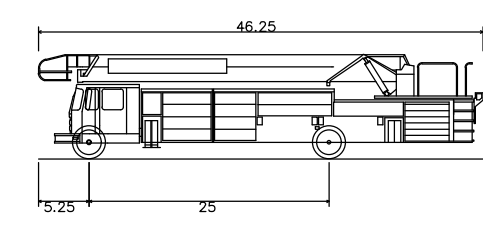
SIGN LEGEND:

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

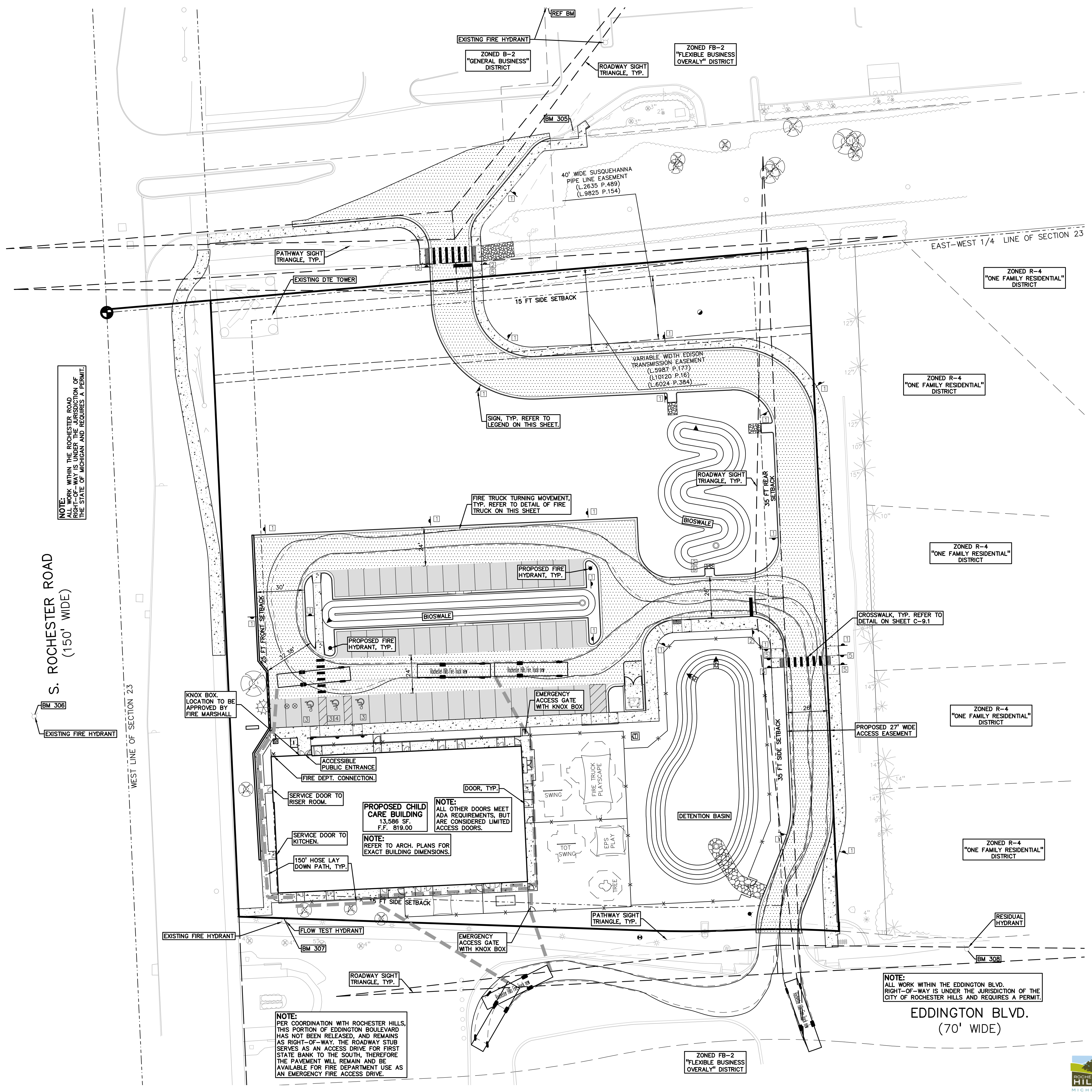
REFER TO DETAIL SHEET FOR SIGN DETAILS

- 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 FOR 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

FIRE TRUCK DIAGRAM:



Rochester Hills Fire Truck	46.250ft
Overall Length	8.500ft
Overall Width	10.850ft
Overall Body Height	1.175ft
Min Body Ground Clearance	9.000ft
Track Width	5.005ft
Lock-to-lock time	36.170ft
Curb to Curb Turning Radius	



NOTE:
KNOX BOX 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)
BM 306
EXISTING FIRE HYDRANT

WEST LINE OF SECTION 23

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.

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EDDINGTON BLVD. (70' WIDE)
BM 308
RESIDUAL HYDRANT

ZONED FB-2 'FLEXIBLE BUSINESS OVERLAY' DISTRICT

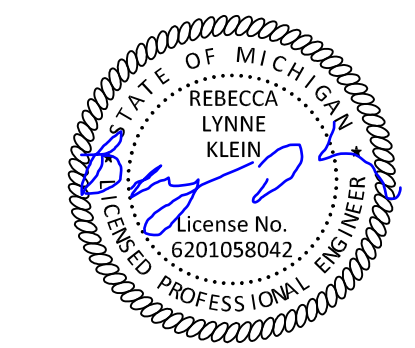


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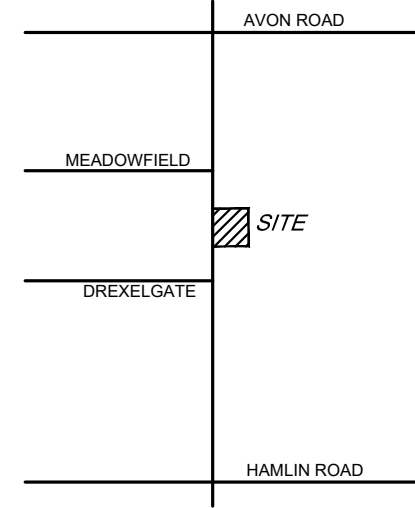
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SCALE: 1" = 30'



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ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

SITE PLAN APPROVAL RESUBMITTAL	04-19-23
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ORIGINAL ISSUE DATE:
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PRELIMINARY UTILITY PLAN

PEA JOB NO. 2022-1301
P.M. BK
D.N. 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 (SF)	C	AxC
Total 156,466		
PerVIOUS 90,319	0.25	22,578.25
Impervious 66,143	0.95	62,835.85
	0.546	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 = 6788AC = 13311.863 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	0	24,007
818.00	0	0	24,007
819.00	0	0	24,007

Bottom Elevation of Pond: 812.00

Bioswale 1
WQv Storage Elevation: 815.93 % to Bioswale 1 = 3559.374 cf * 0.40 2,847 cf

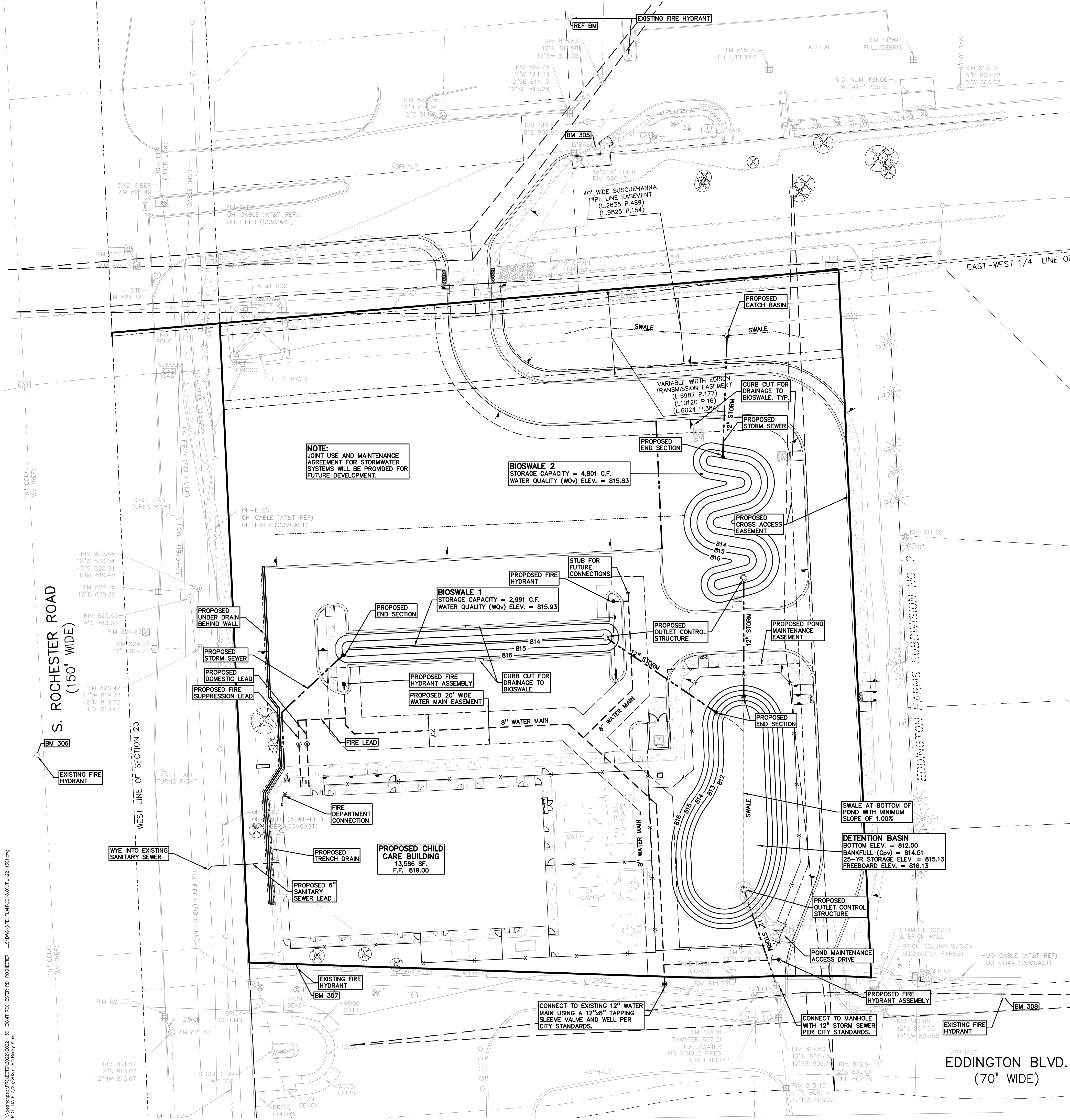
Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
814.00	156	0	0
815.00	1,470	813	813
816.00	2,865	2,178	2,991

Bottom Elevation of Pond: 814.00

Bioswale 2
WQv Storage Elevation: 815.83 % to Bioswale 2 = 3559.374 cf * 0.60 4,271 cf

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



NOTE:
JOINT USE AND MAINTENANCE AGREEMENT FOR STORMWATER SYSTEMS WILL BE PROVIDED FOR FUTURE DEVELOPMENT.

BIOSWALE 2
STORAGE CAPACITY = 4,801 C.F.
WATER QUALITY (WQv) ELEV. = 815.83

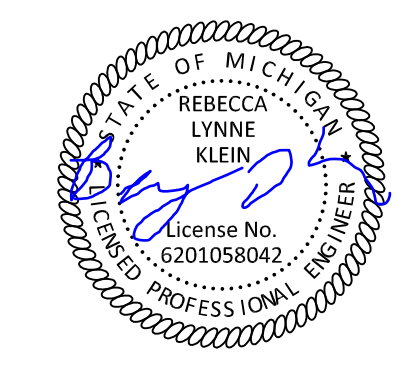
BIOSWALE 1
STORAGE CAPACITY = 2,991 C.F.
WATER QUALITY (WQv) ELEV. = 815.93

DETENTION BASIN
BOTTOM ELEV. = 812.00
BANKFULL (Cpv) = 814.51
25-YR STORAGE ELEV. = 815.13
FREEBOARD ELEV. = 816.13

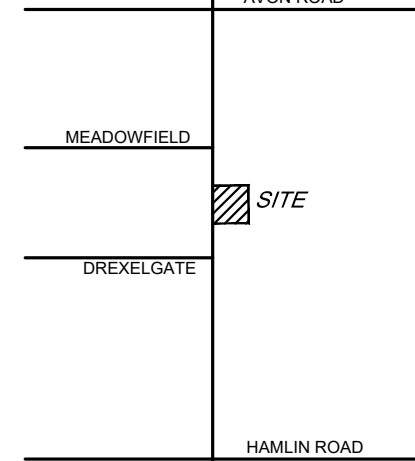
CONNECT TO EXISTING 12" WATER MAIN USING A 12"x8" TAPPING SLEEVE VALVE AND WELL PER CITY STANDARDS.

CONNECT TO MANHOLE WITH 12" STORM SEWER PER CITY STANDARDS.

\\pea\proj\2022\2022-1301 EIG14T ROCHESTER HILLS\PROJECT_PLAN\C-06\UTIL-22-1301.dwg
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CAUTION!!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY AS NEARLY AS PRACTICABLE TO THE COMPLETION OF THIS PROJECT. 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

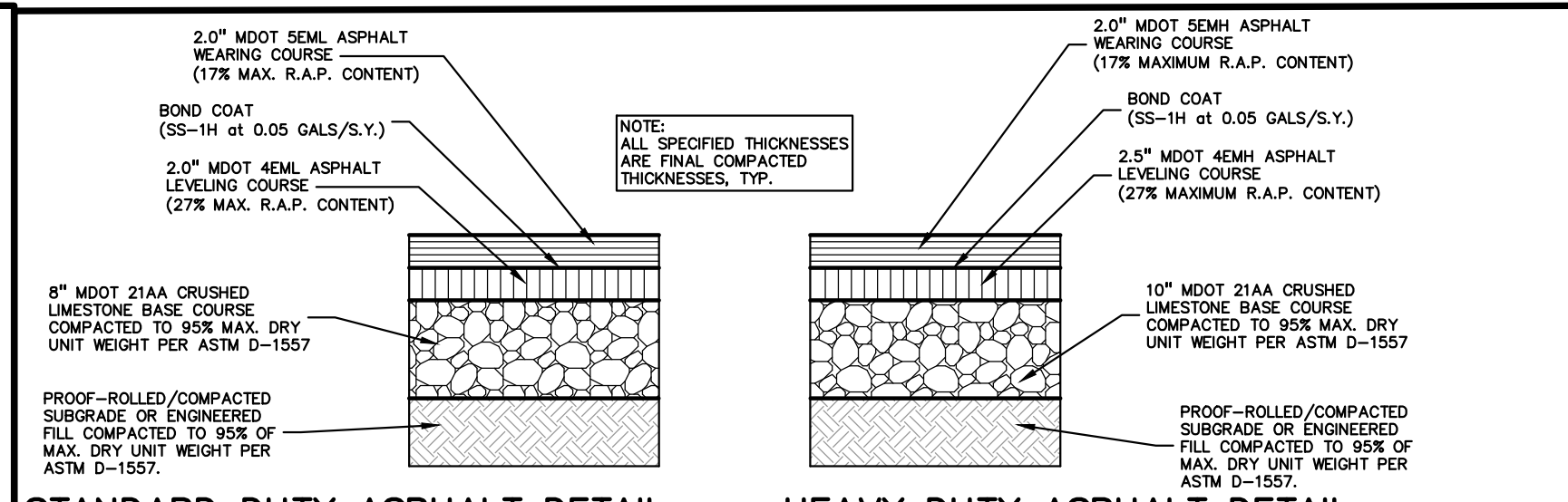
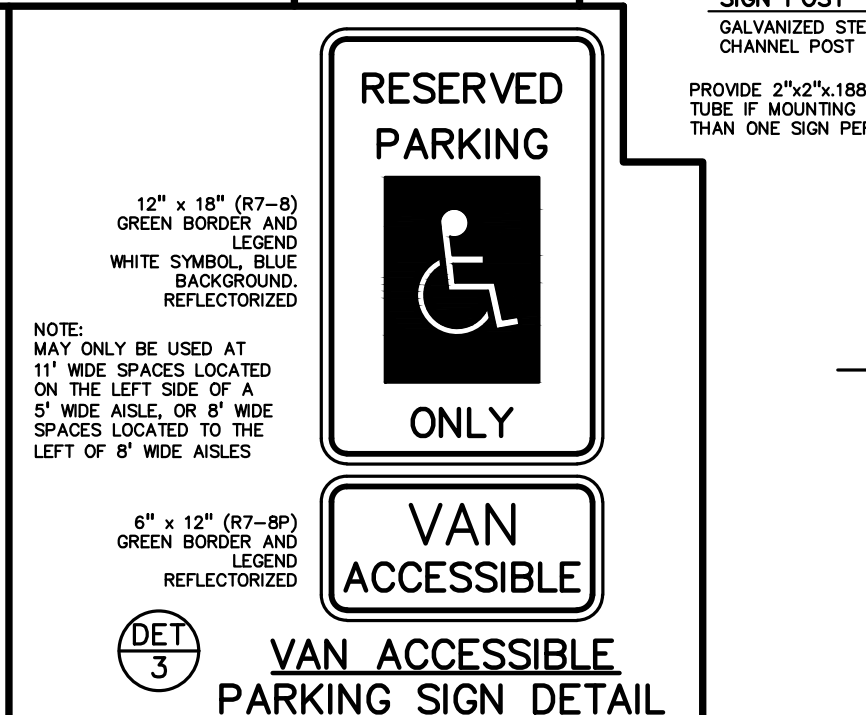
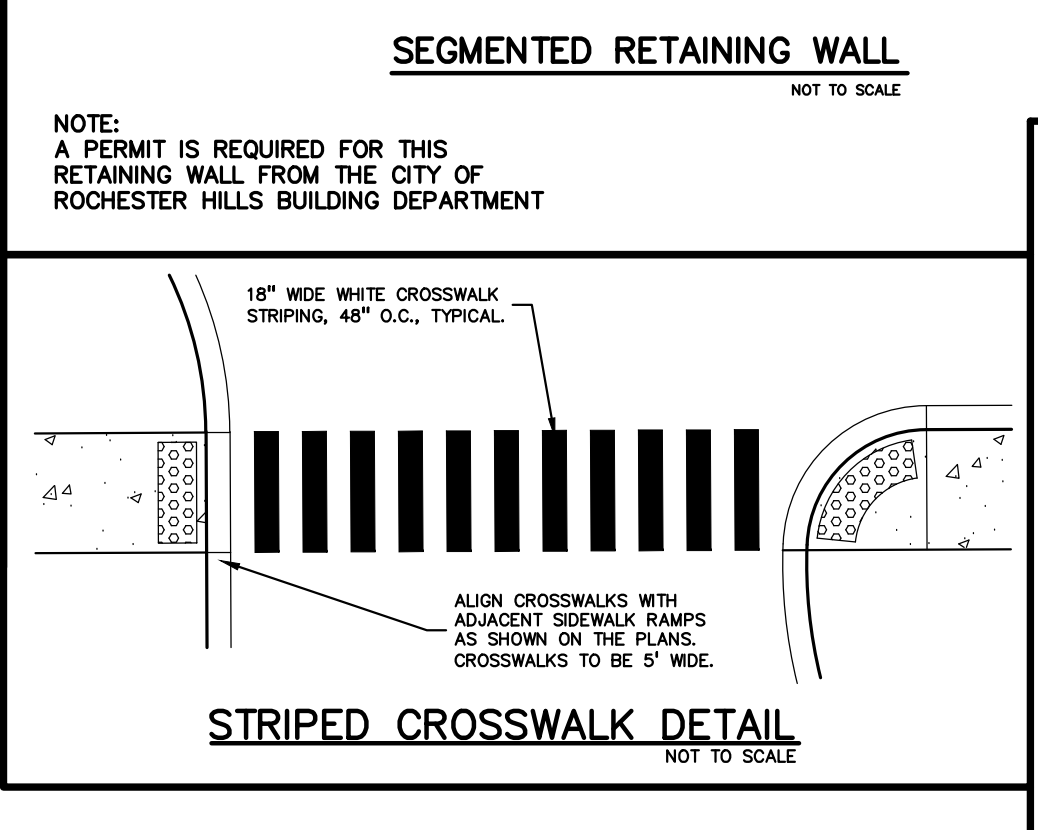
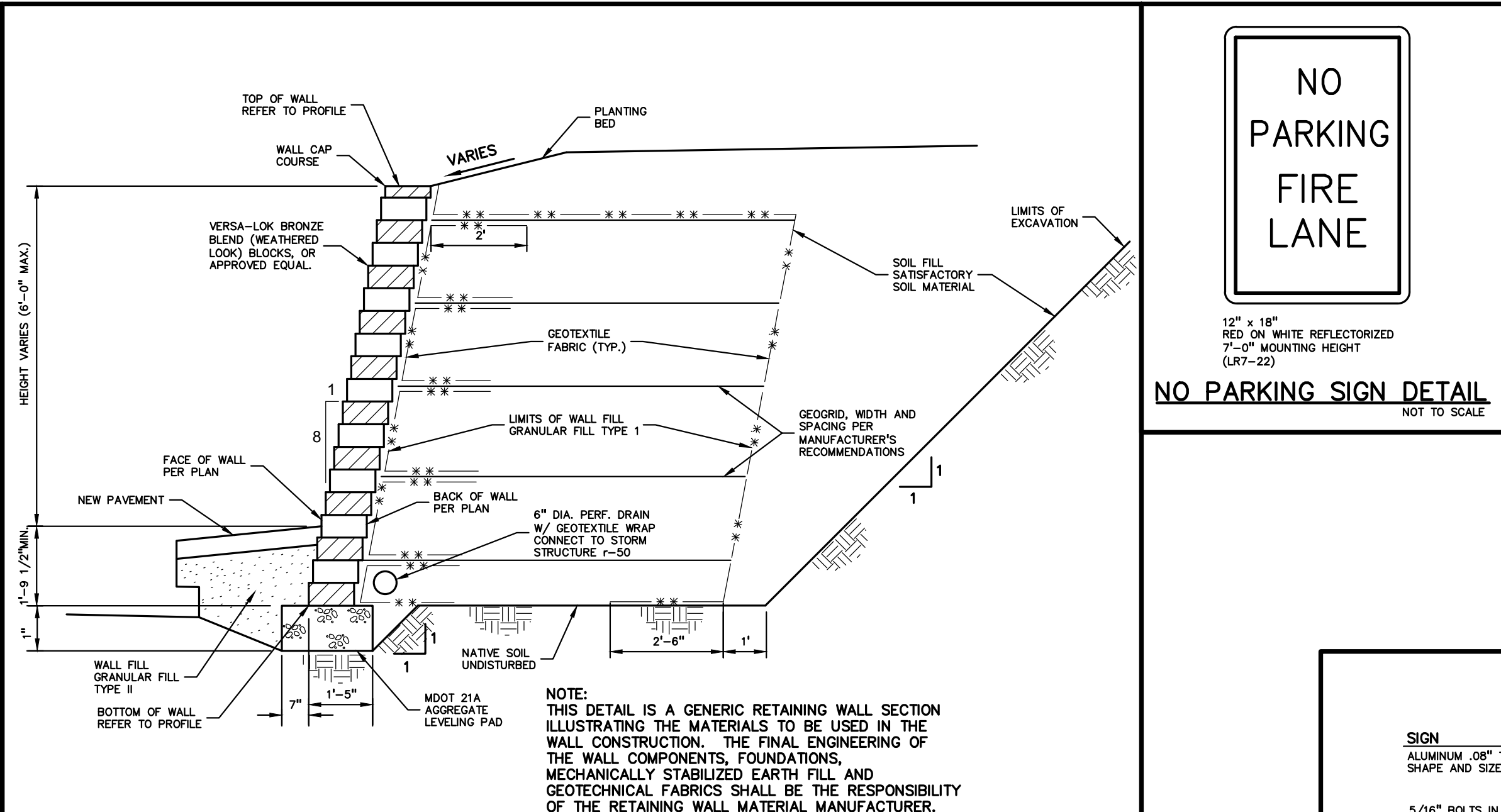
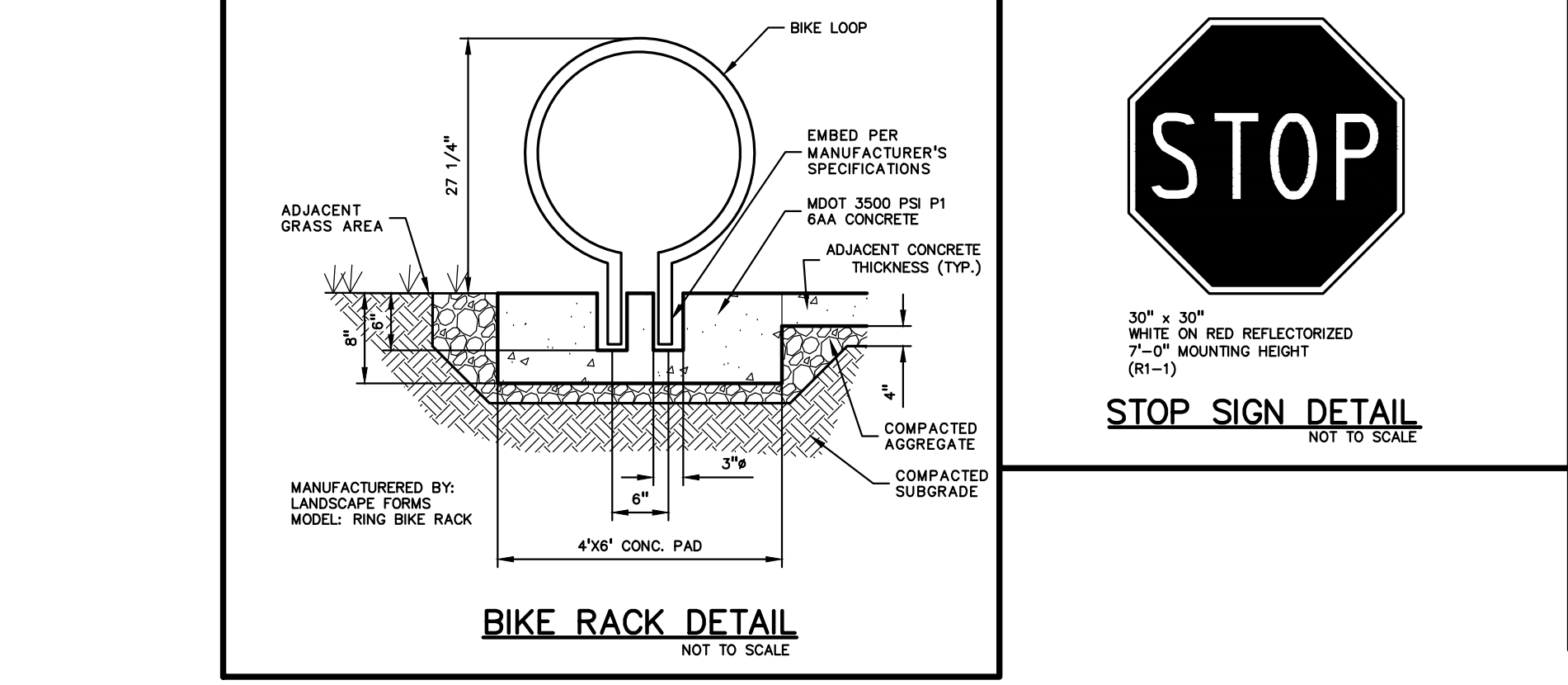
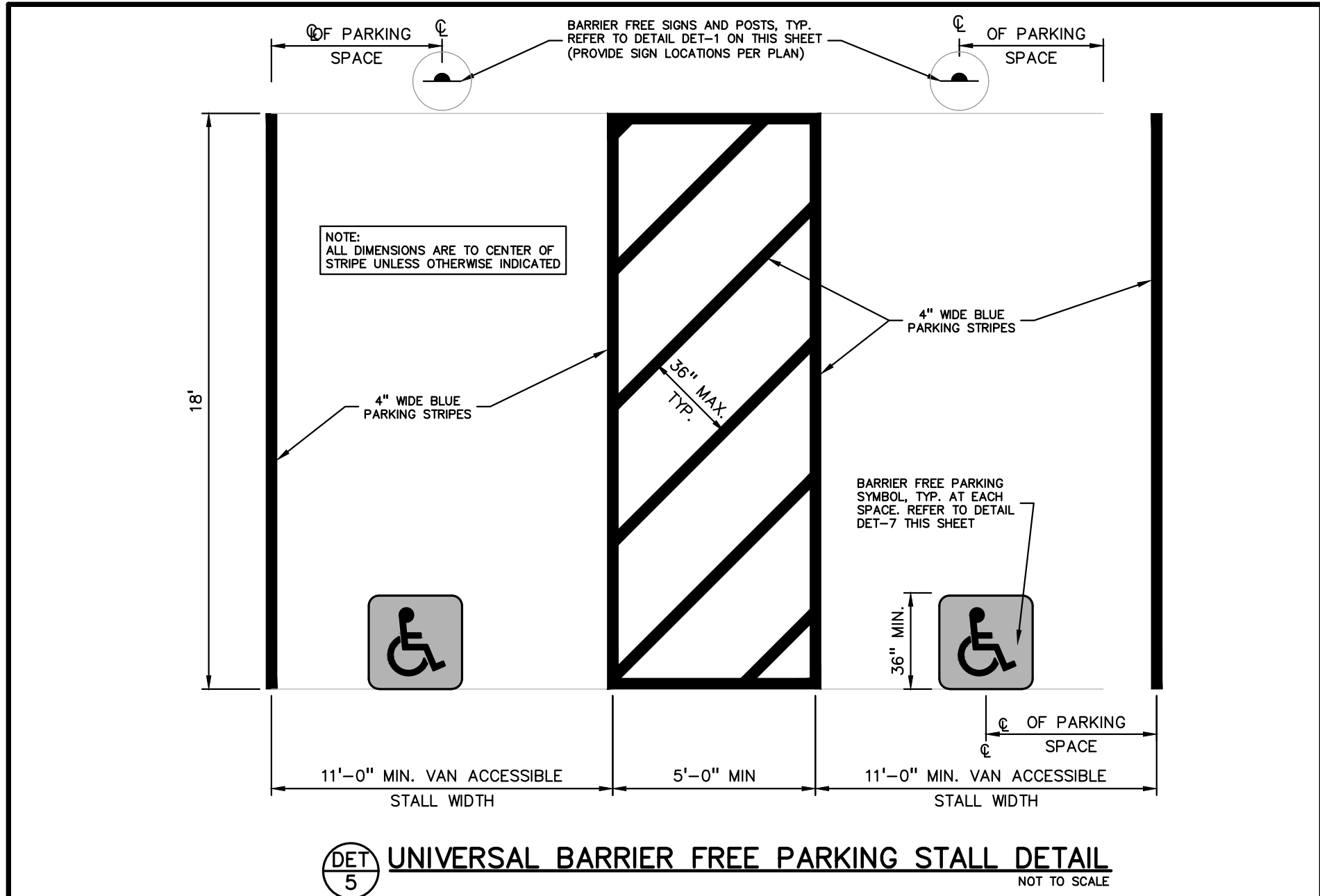
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SITE PLAN APPROVAL RESUBMITTAL	05-25-23
SITE PLAN APPROVAL RESUBMITTAL	06-23-23
SITE PLAN APPROVAL RESUBMITTAL	07-25-23

ORIGINAL ISSUE DATE:
 FEBRUARY 10, 2023

DRAWING TITLE
DETAILS

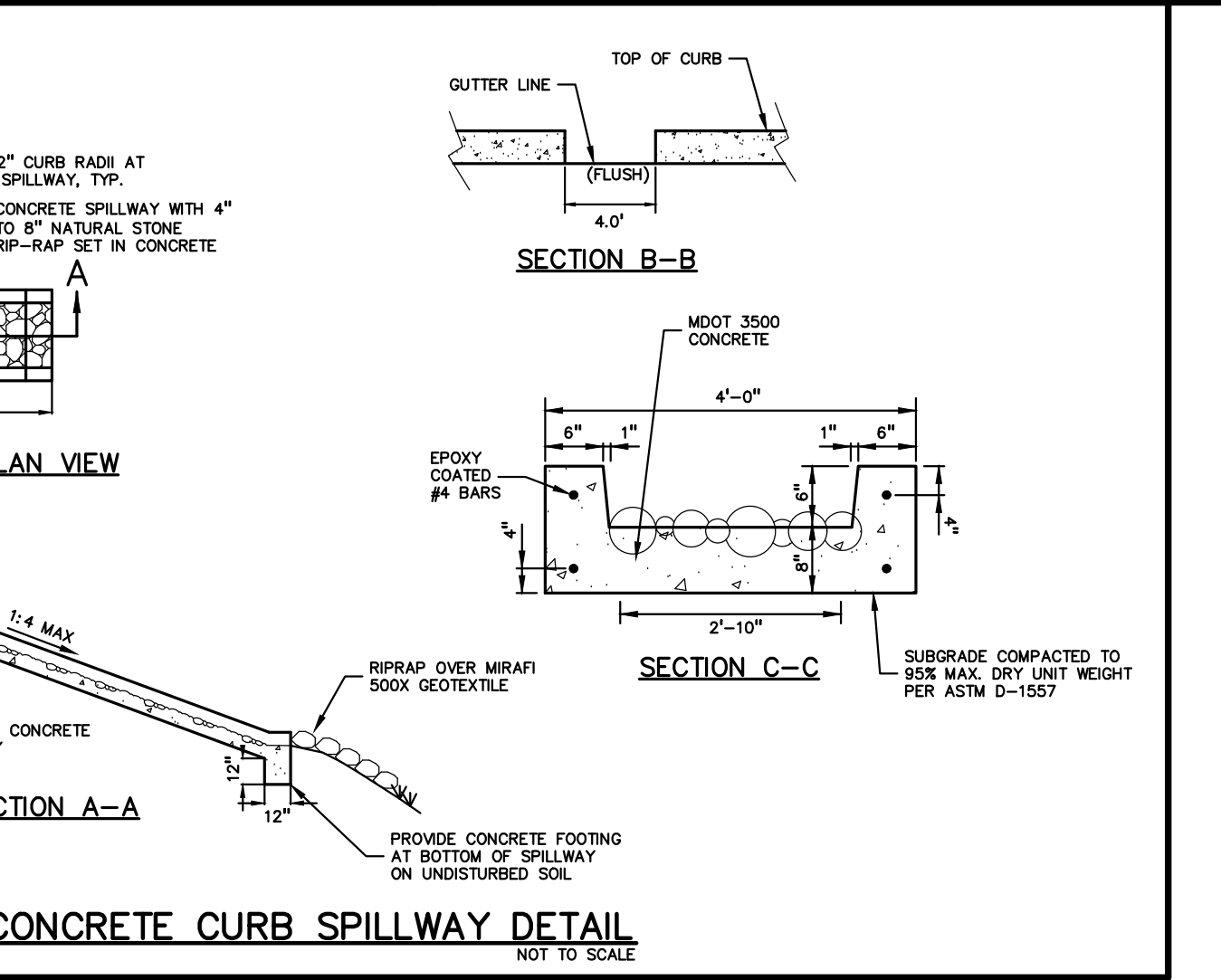
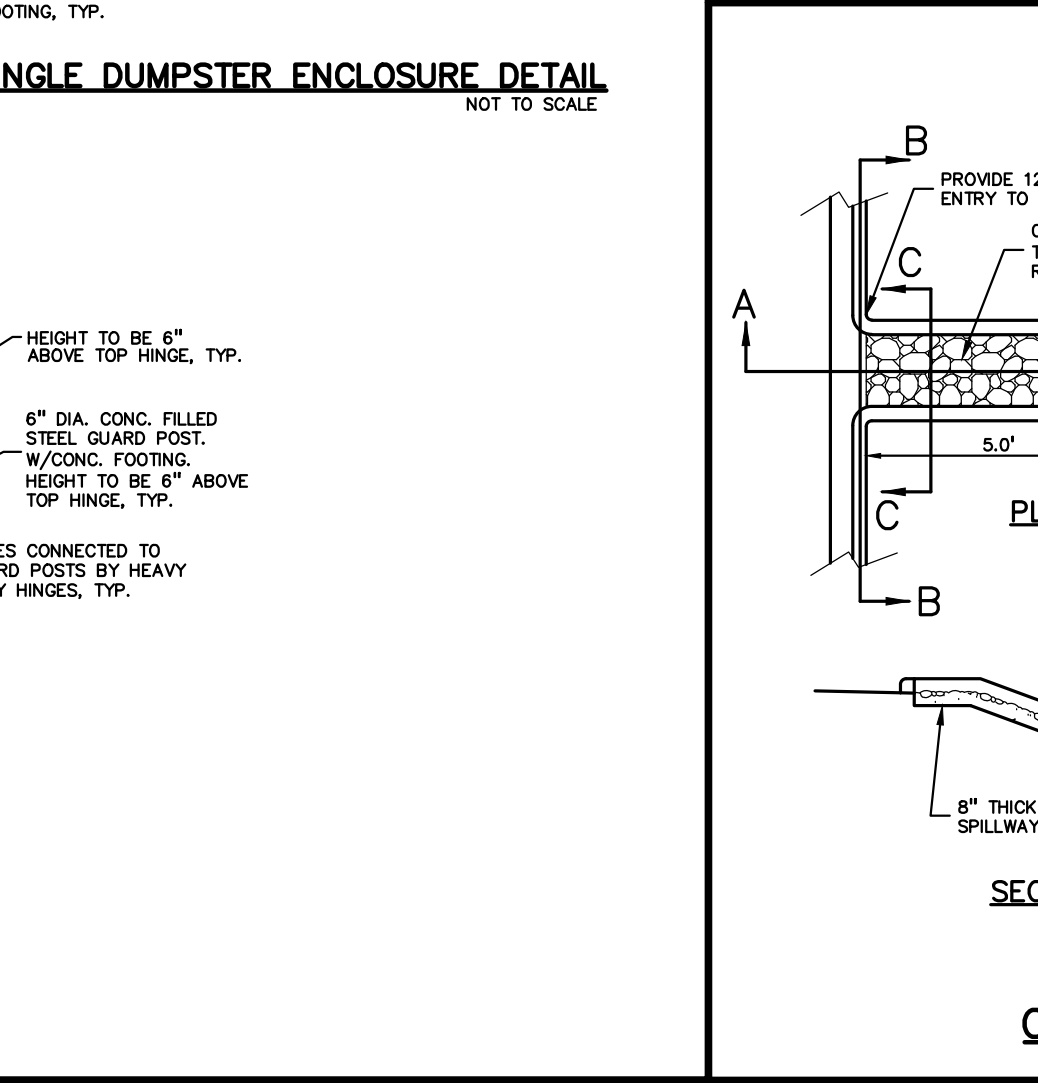
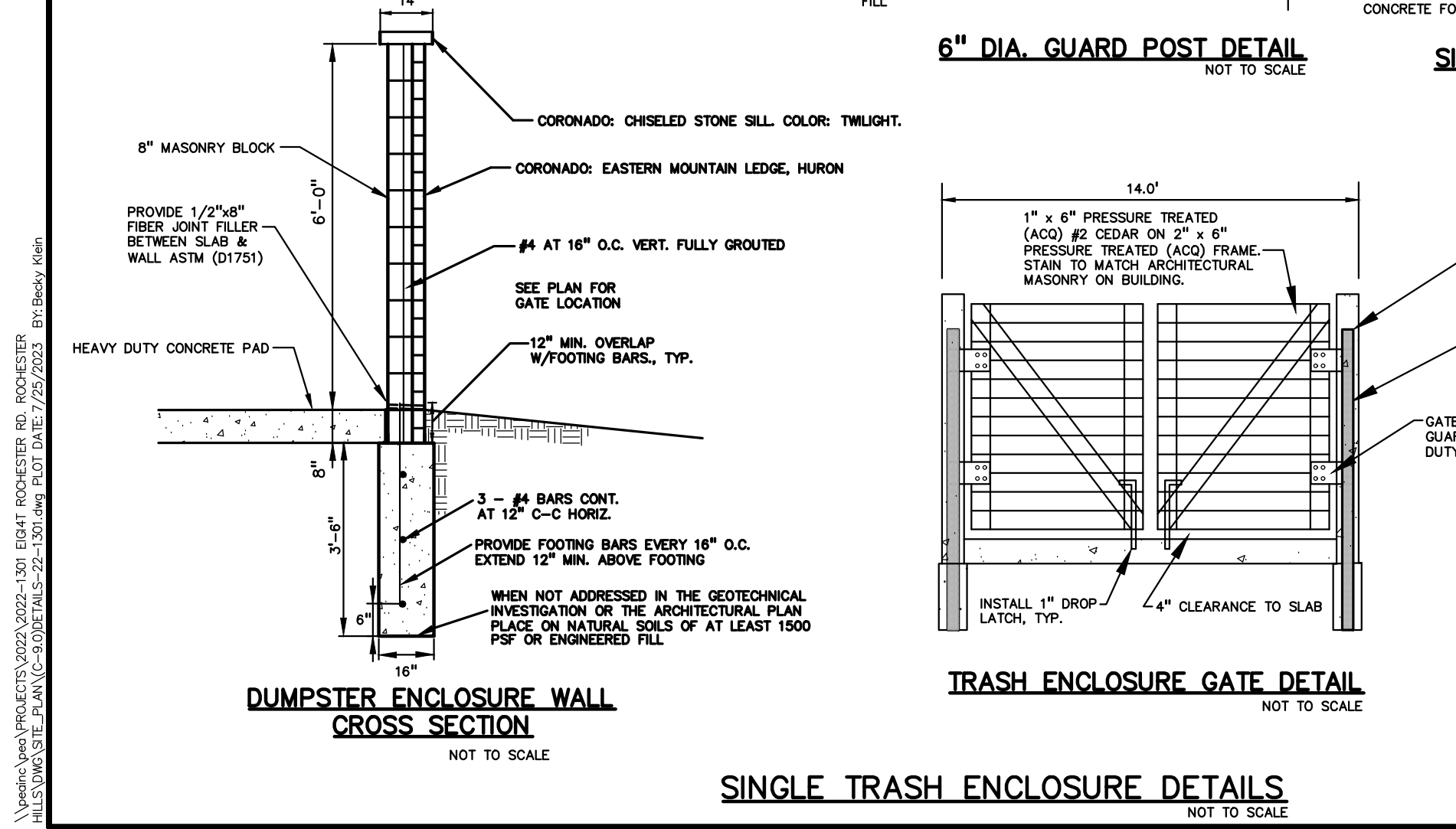
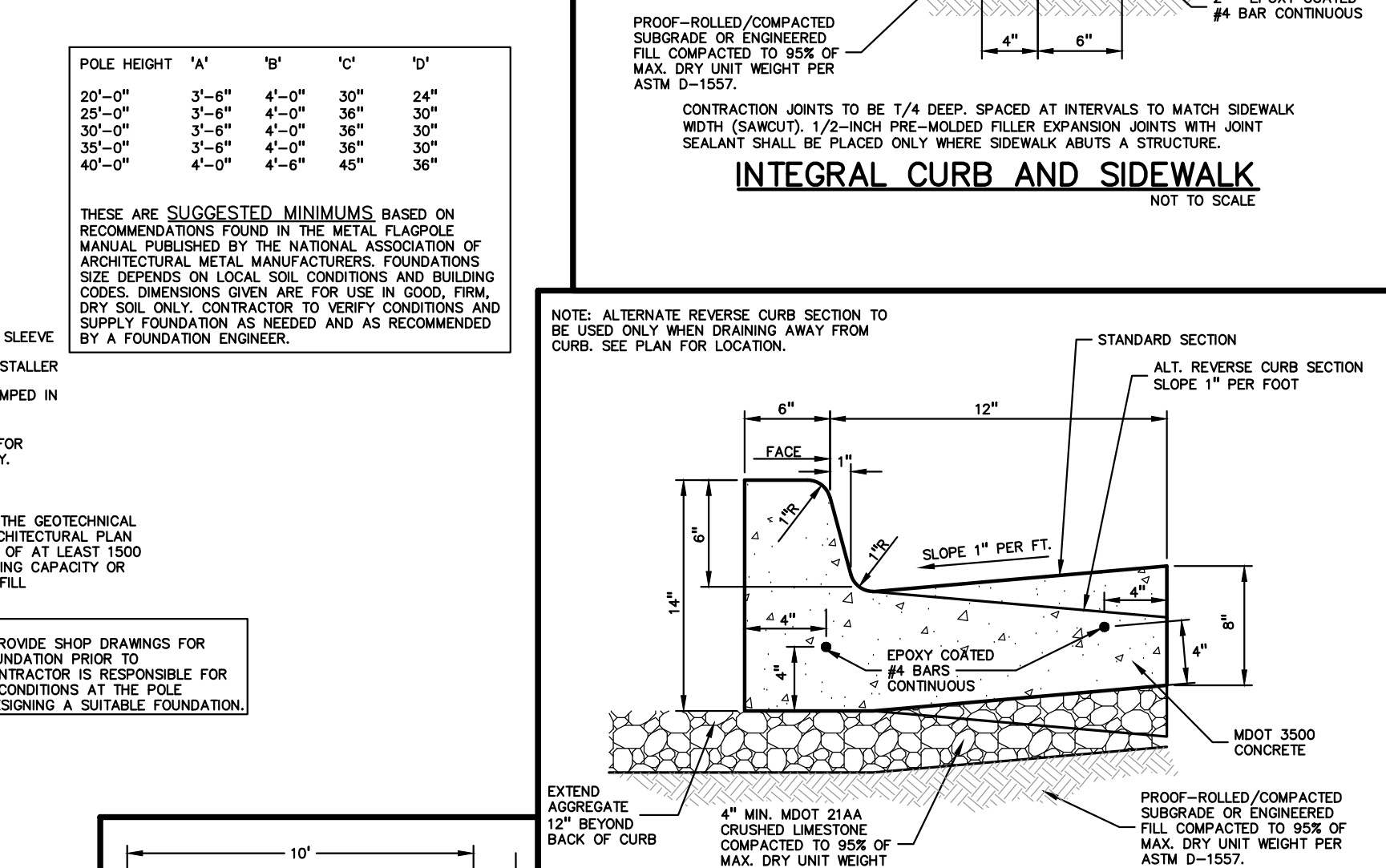
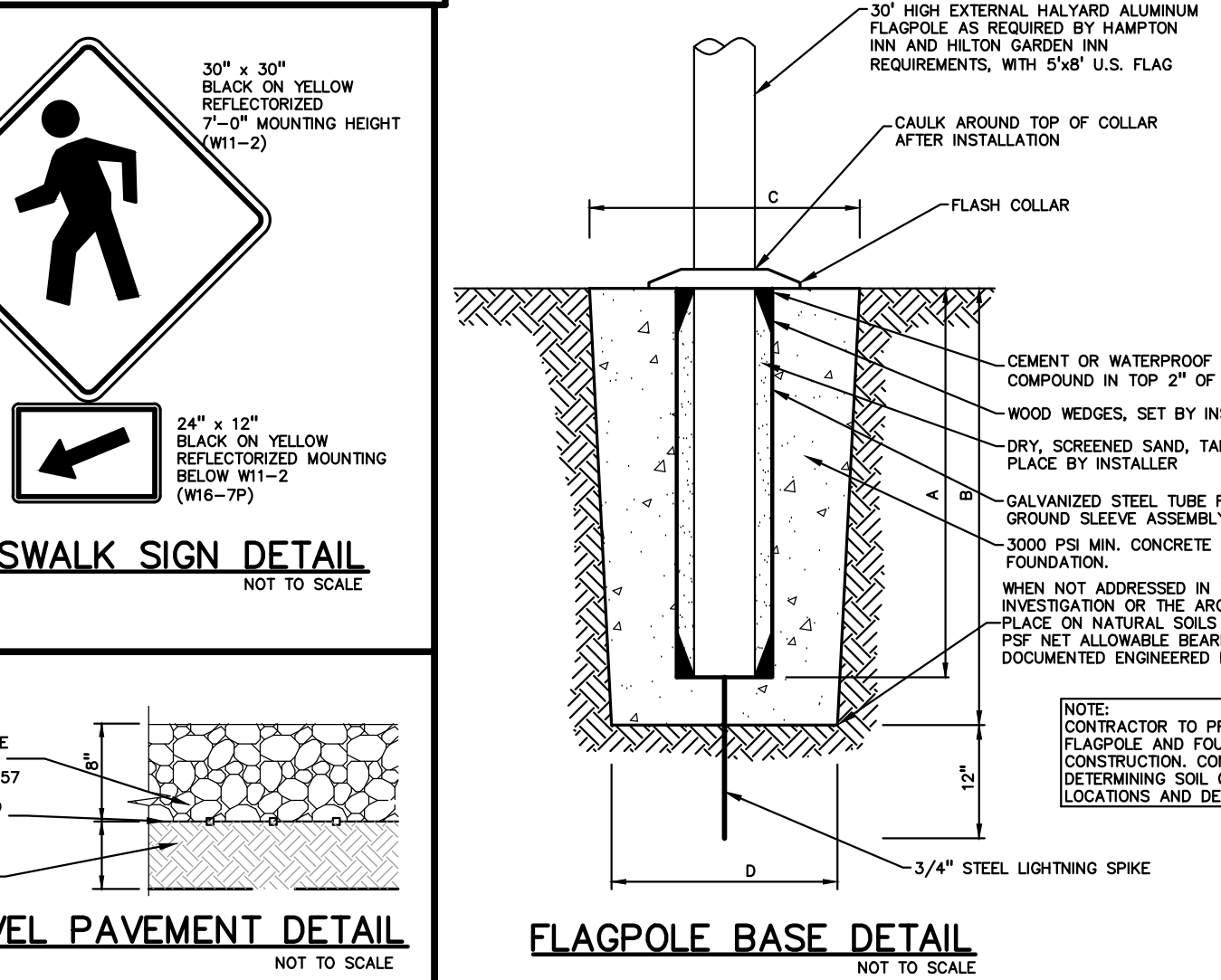
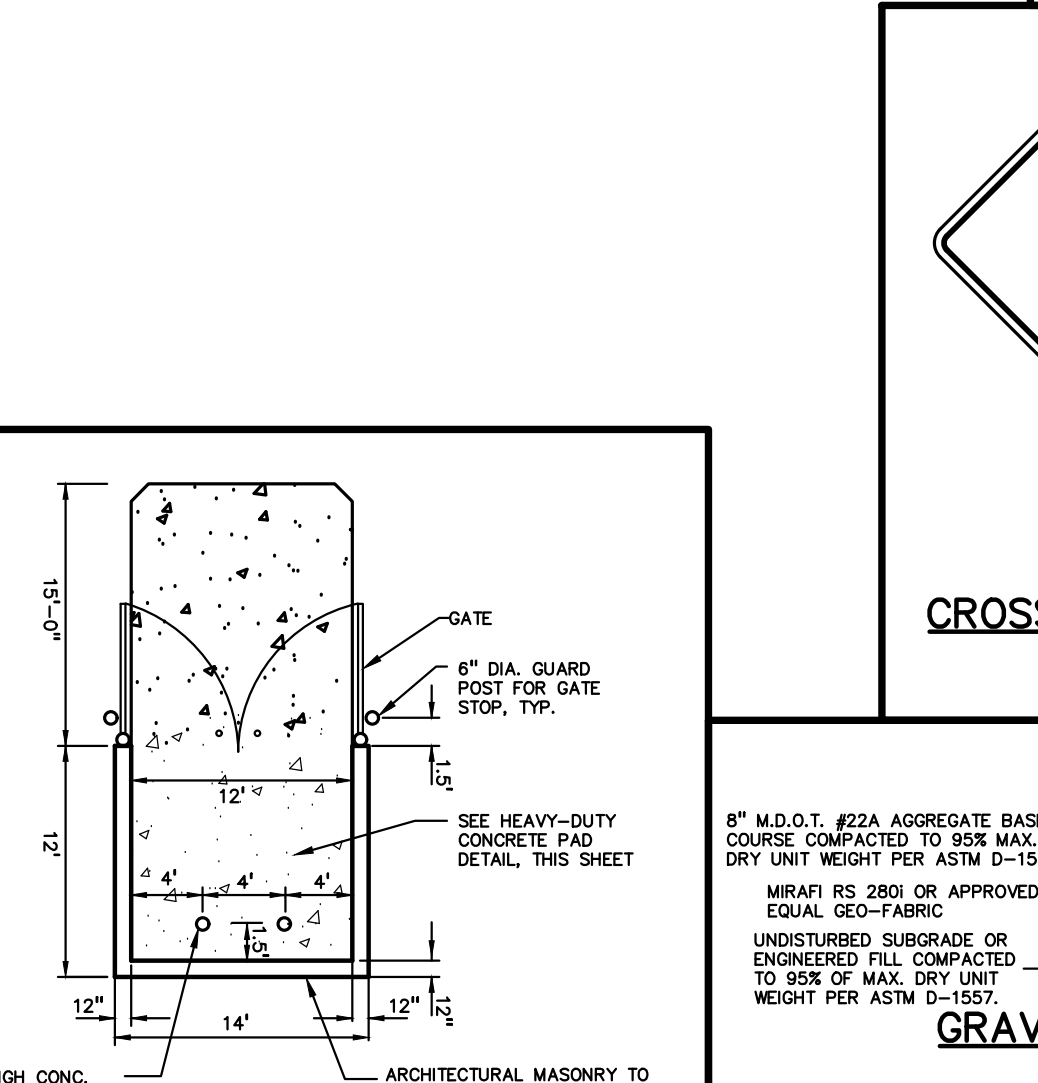
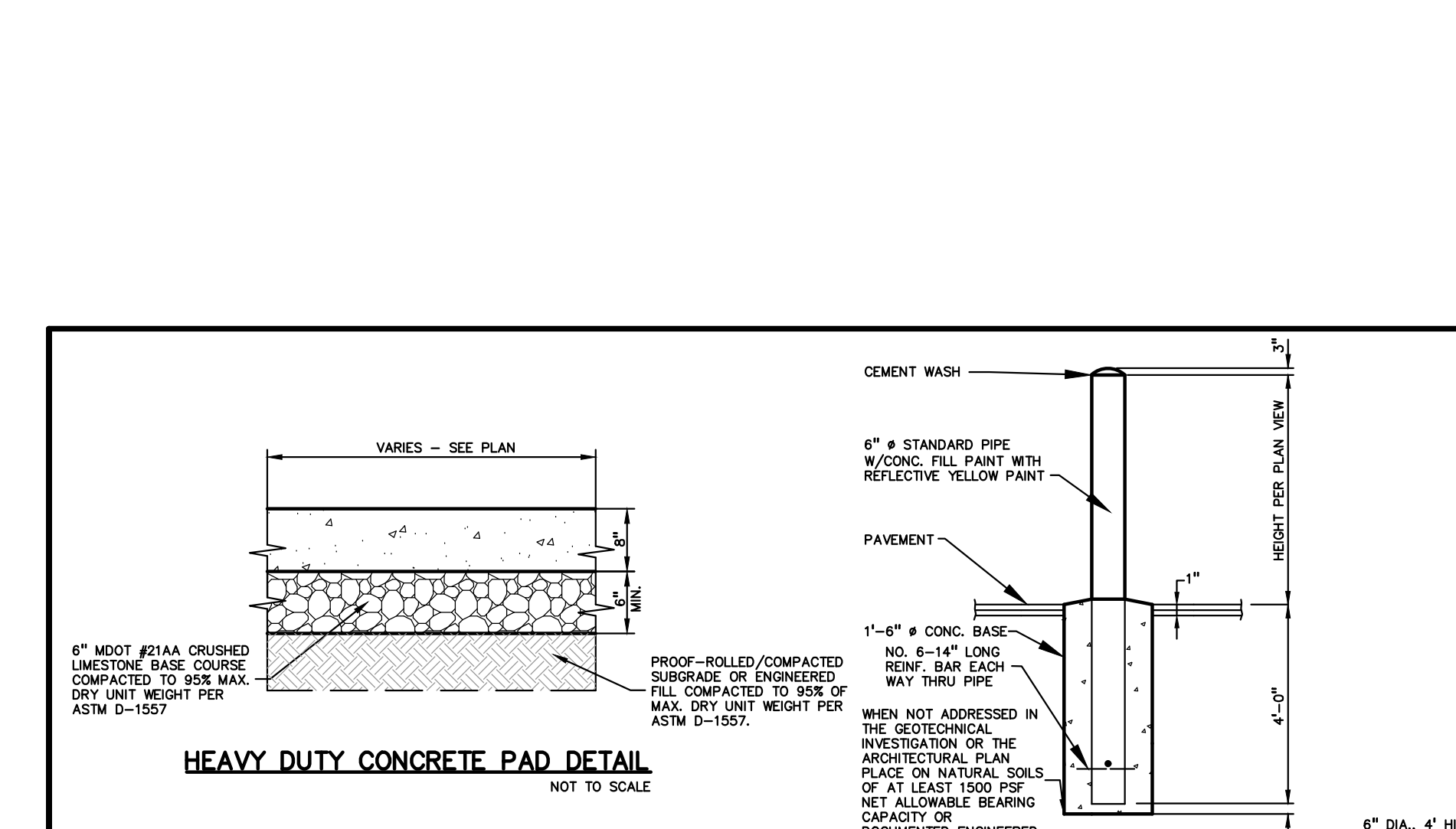
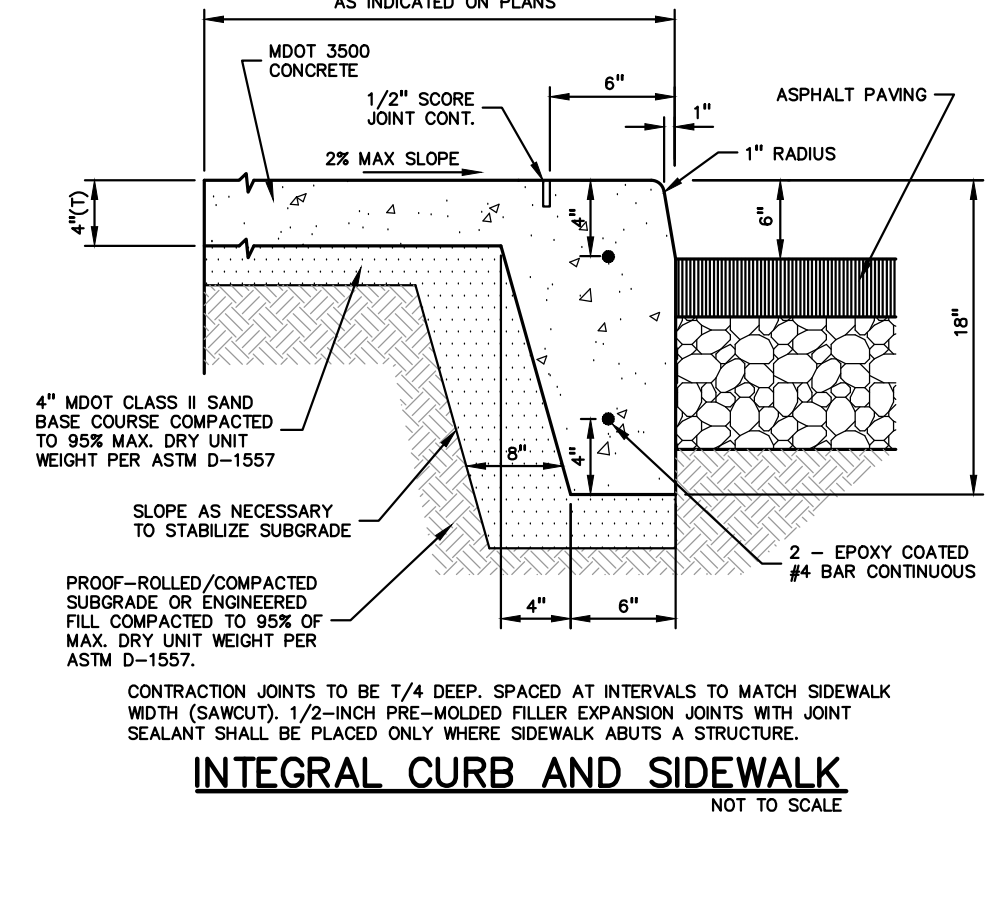
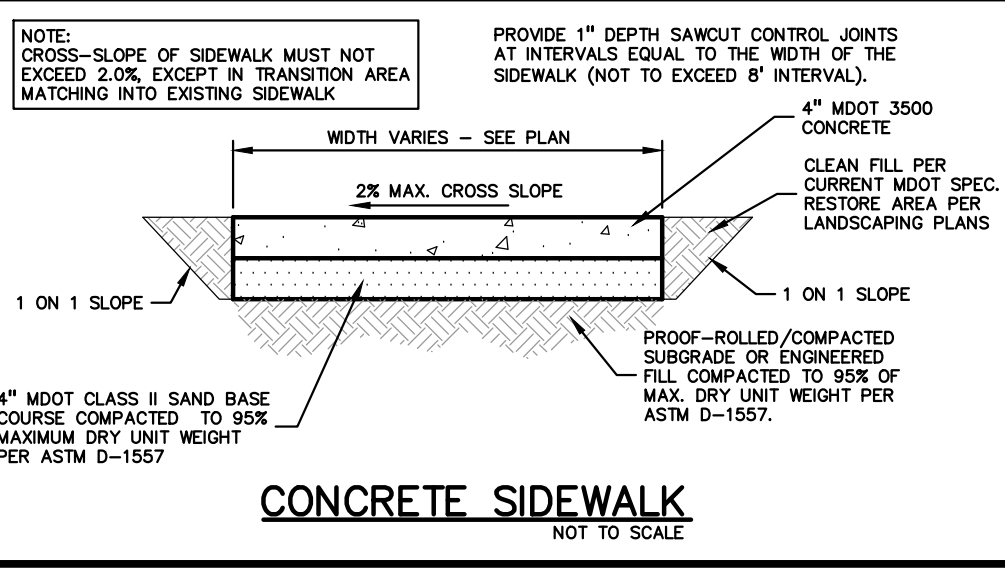
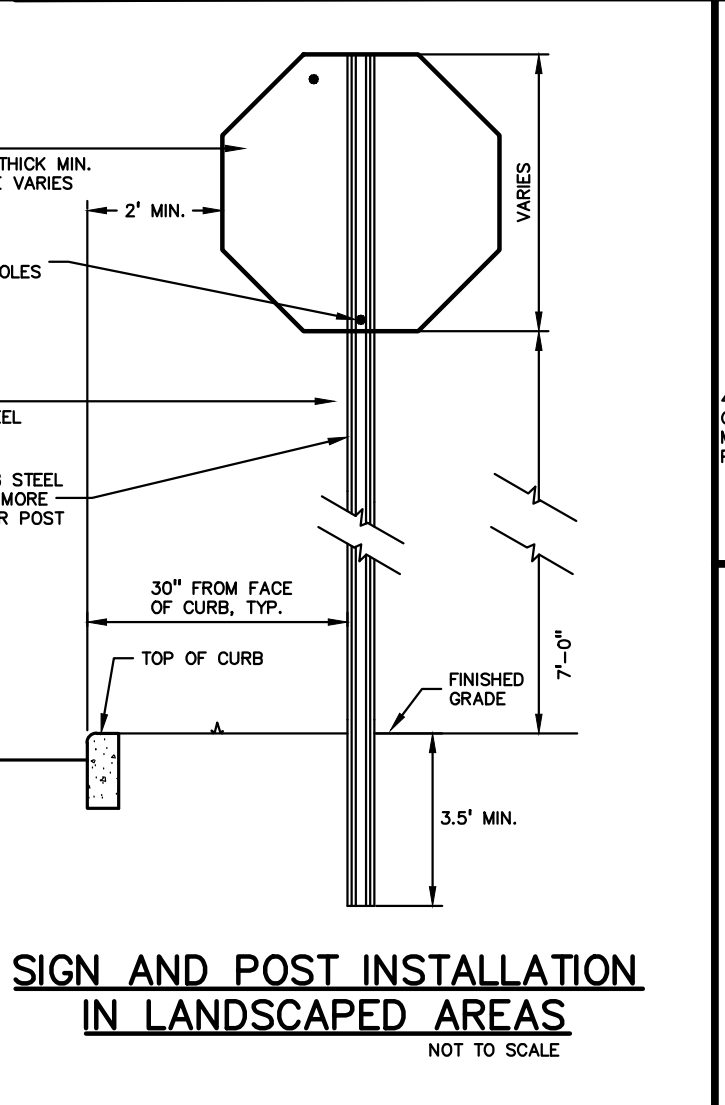
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P.M. BK
DN. BLA
DES. BLA
DRAWING NUMBER:

NOT FOR CONSTRUCTION
CITY FILE NO. 22-041 SECTION 23
C-9.1

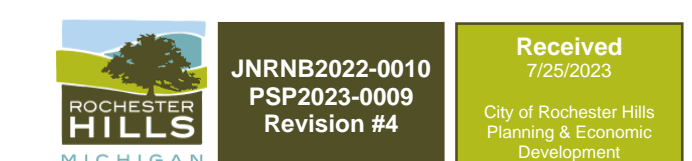


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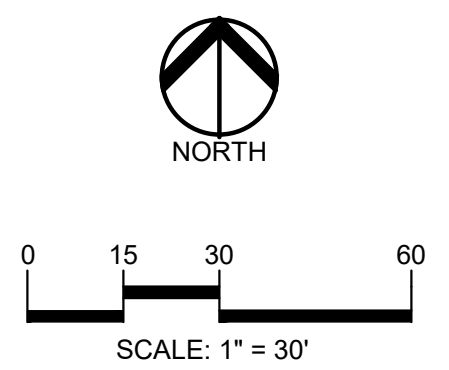
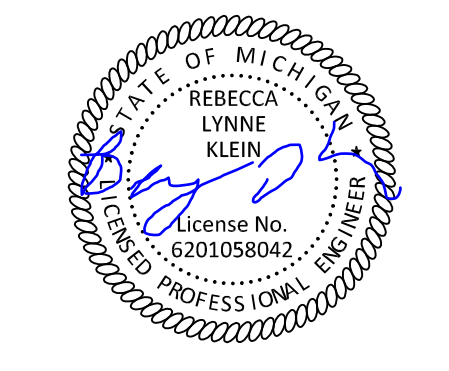
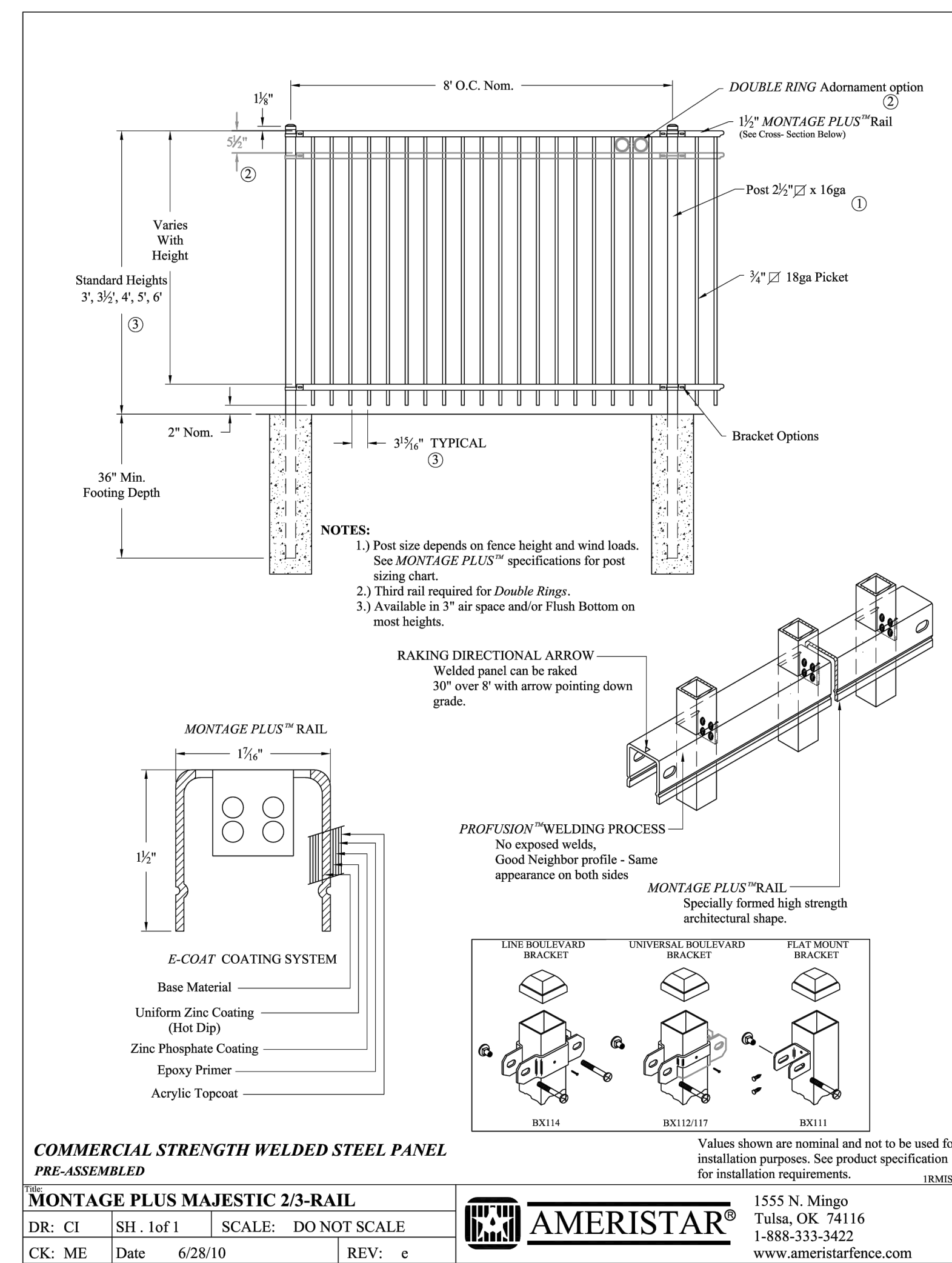
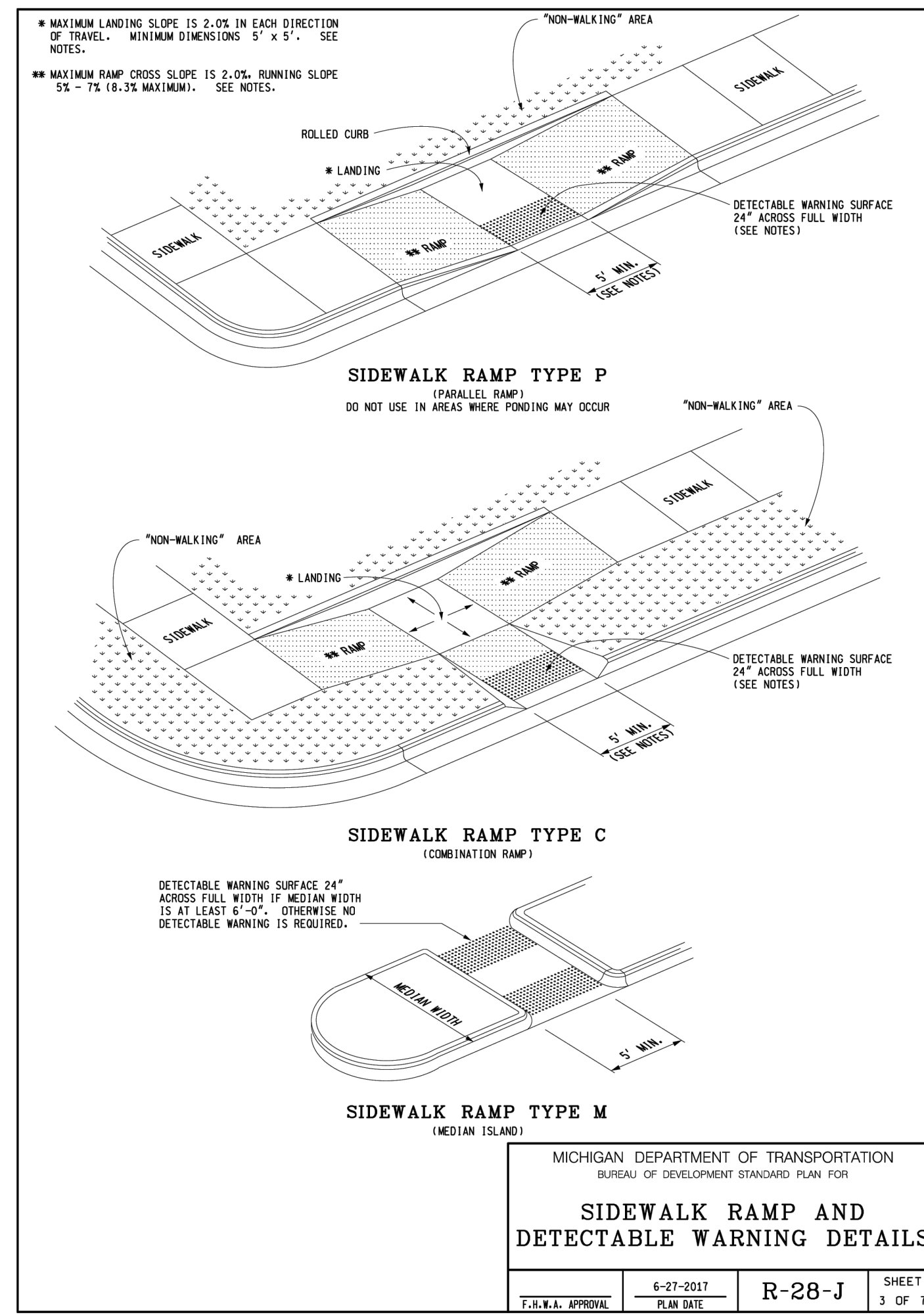
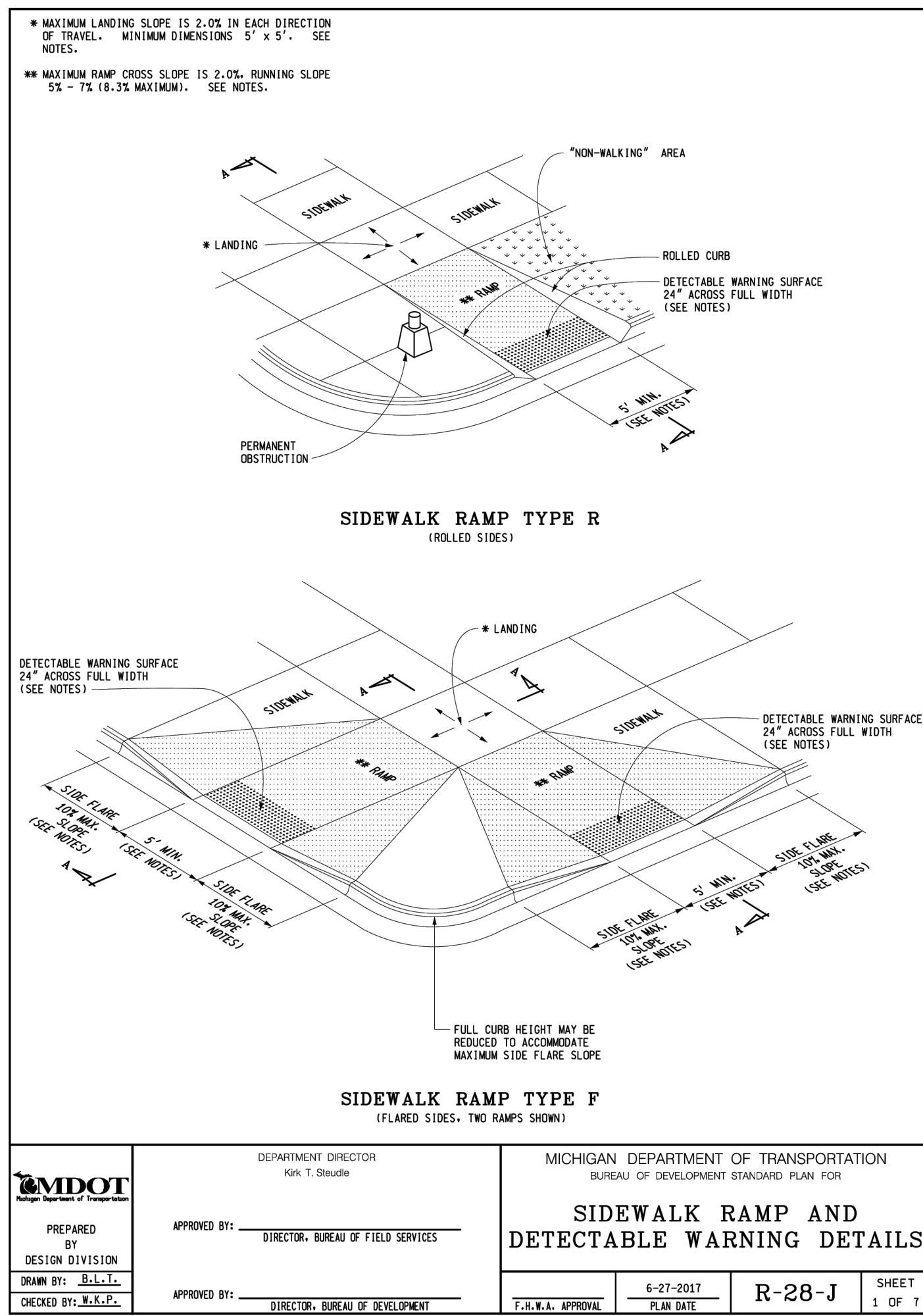
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PG 58-28	PG 64-28	PG 64-28	PG 70-28P	220-275
				165-220



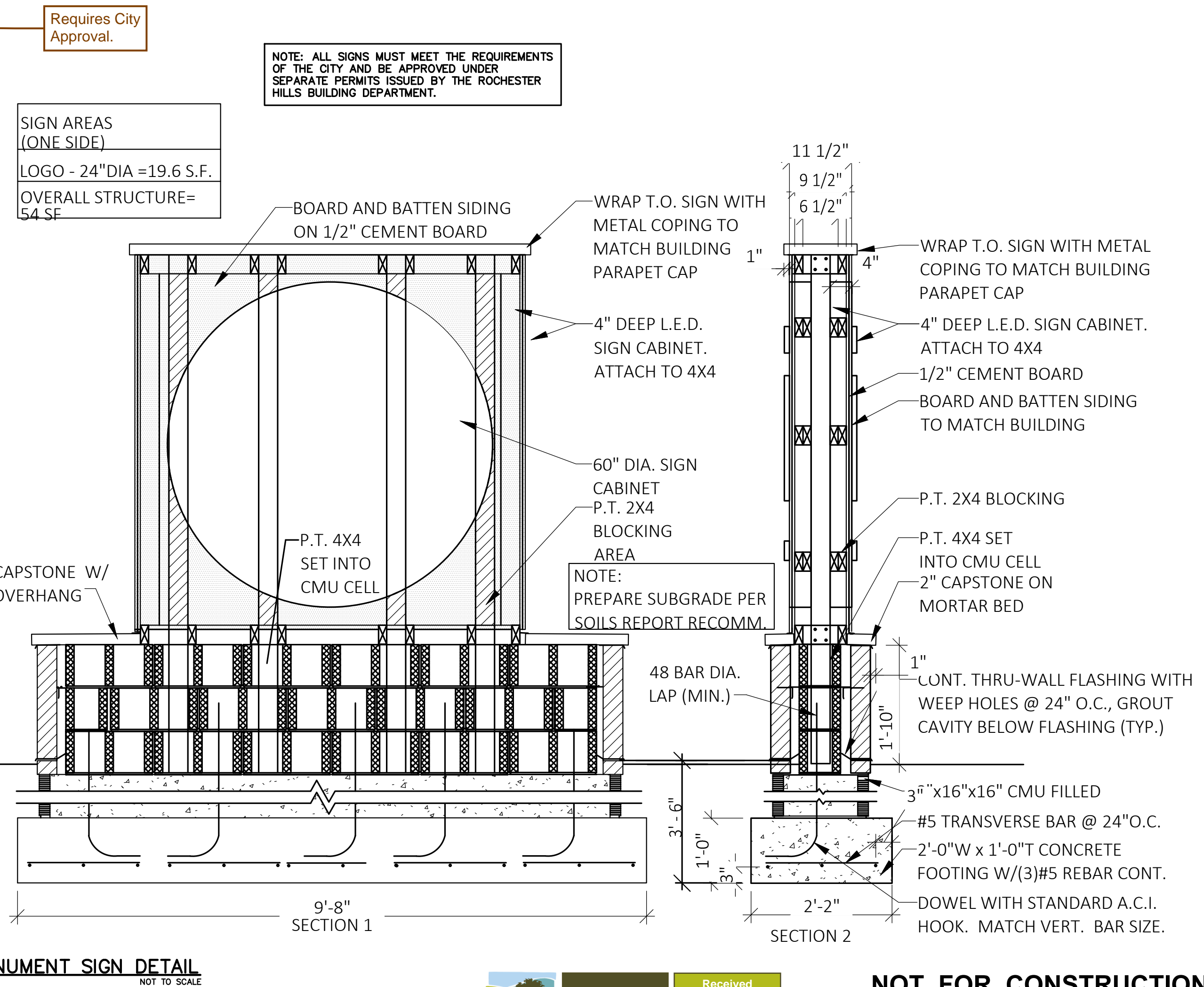
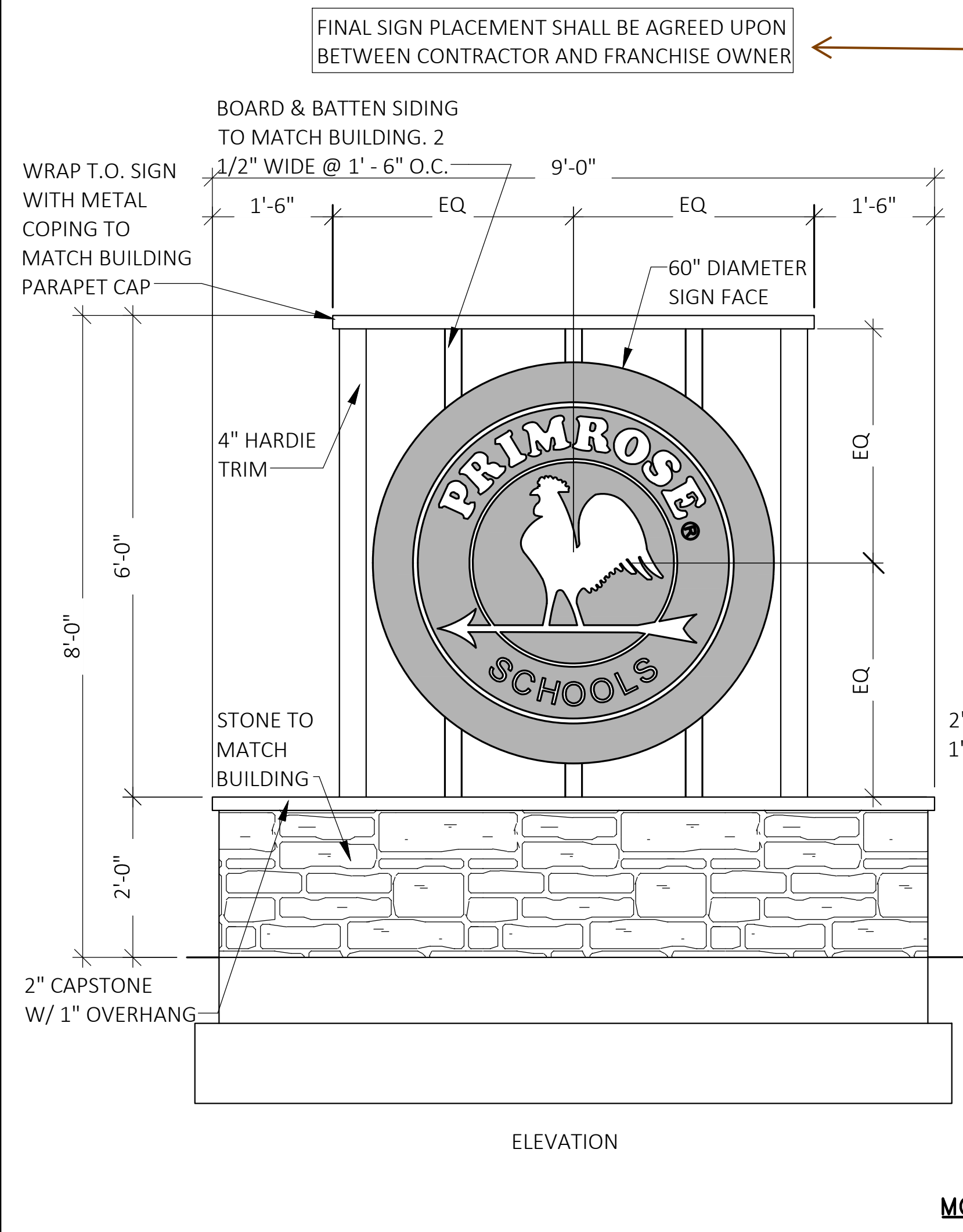
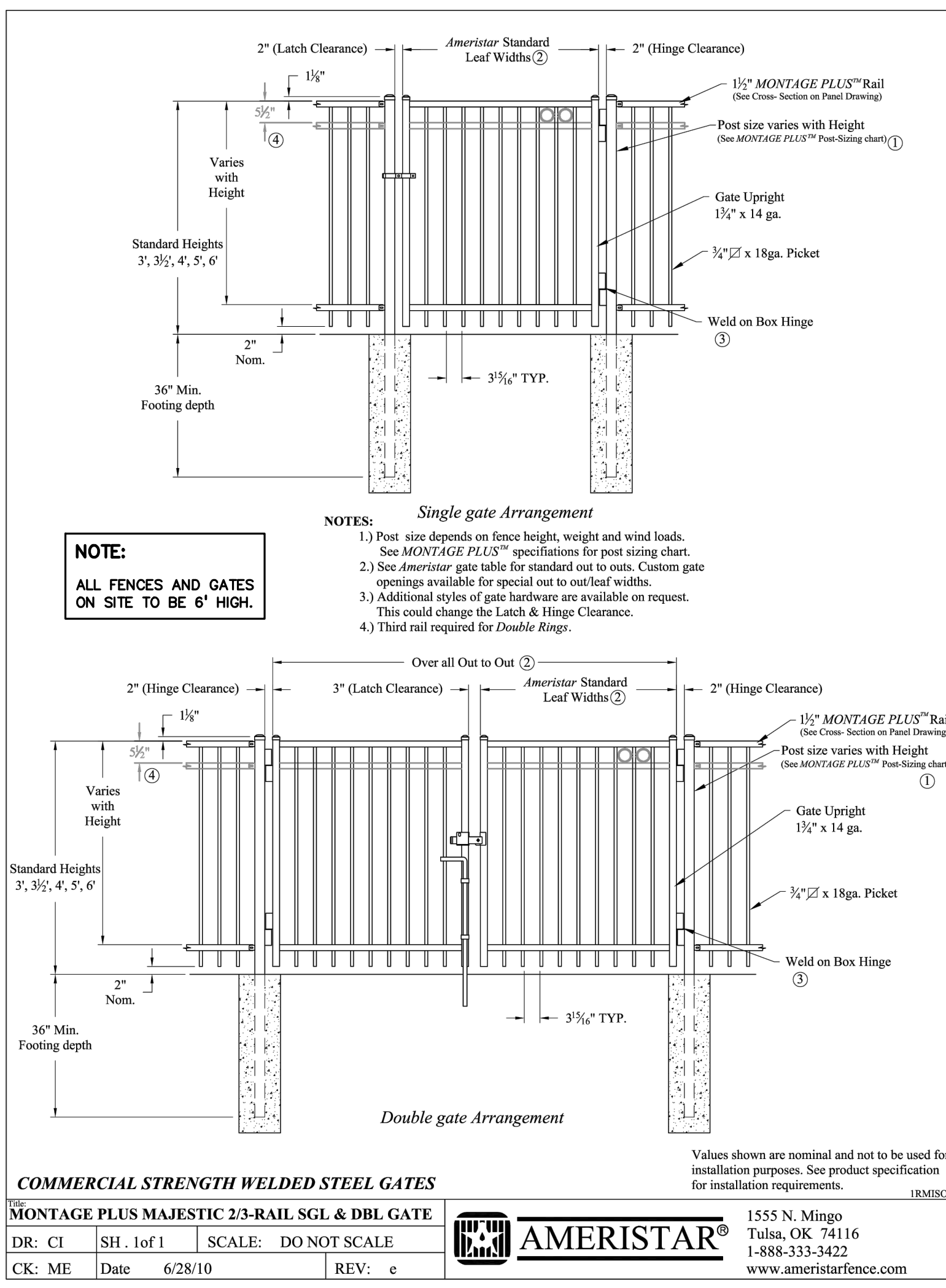
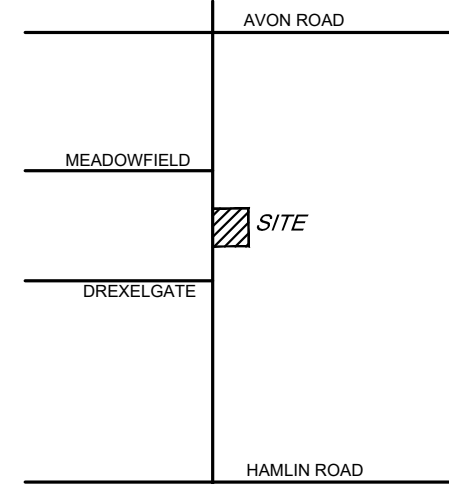
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 REBECCA LYNNE KLEIN
 PEA GROUP



JNIRB2022-0010
 PSP2023-0009
 Revision #4
 Received 7/25/2023
 City of Rochester Hills
 Planning & Economic Development



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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
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SITE PLAN APPROVAL RESUBMITTAL	07-25-23

ORIGINAL ISSUE DATE:
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DRAWING TITLE
DETAILS

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

C-9.2

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

