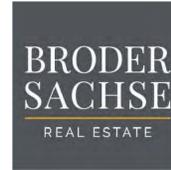


# PRELIMINARY SITE PLAN 3200 ROCHESTER ROAD

SECTION 34, TOWN 3N, RANGE 11E,  
ROCHESTER HILLS, OAKLAND COUNTY, MI

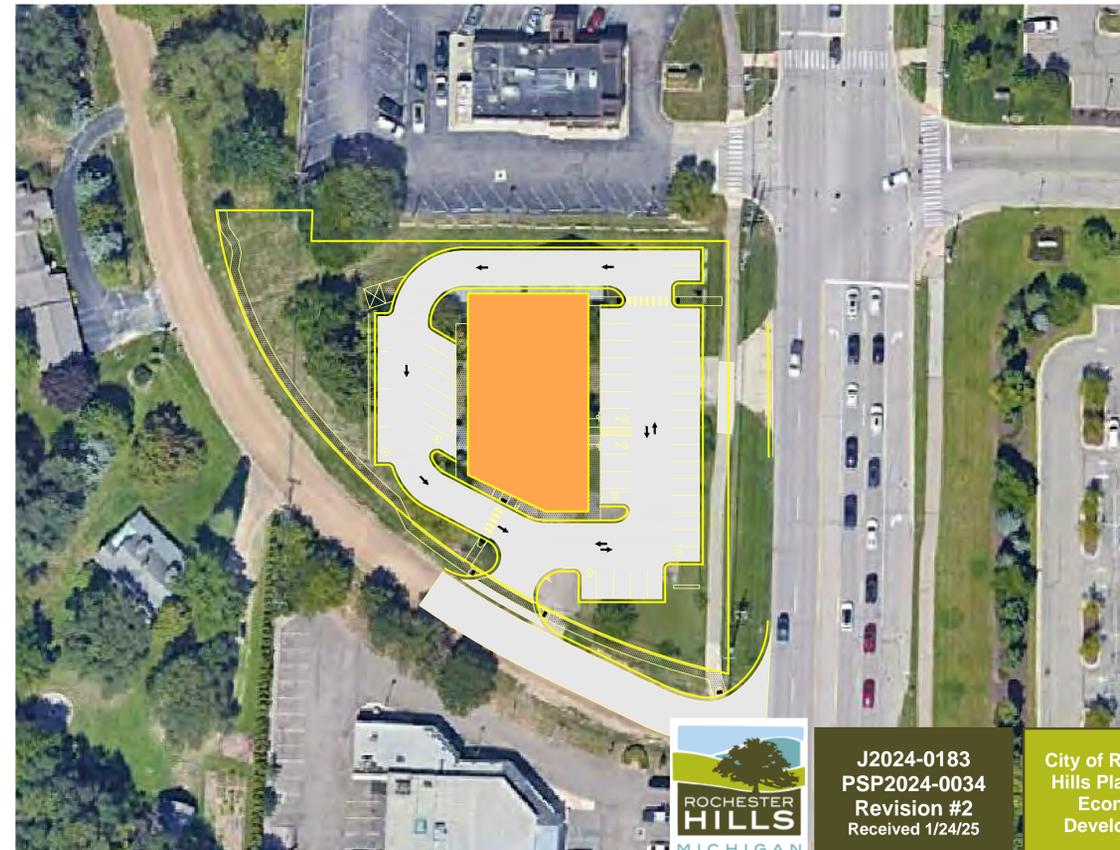
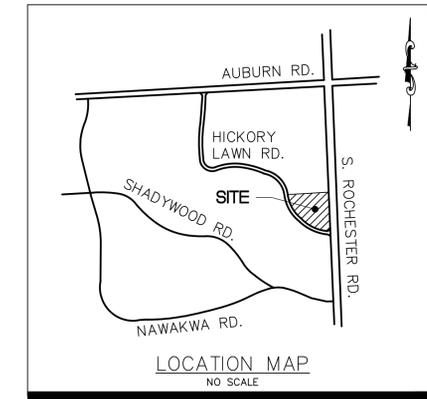
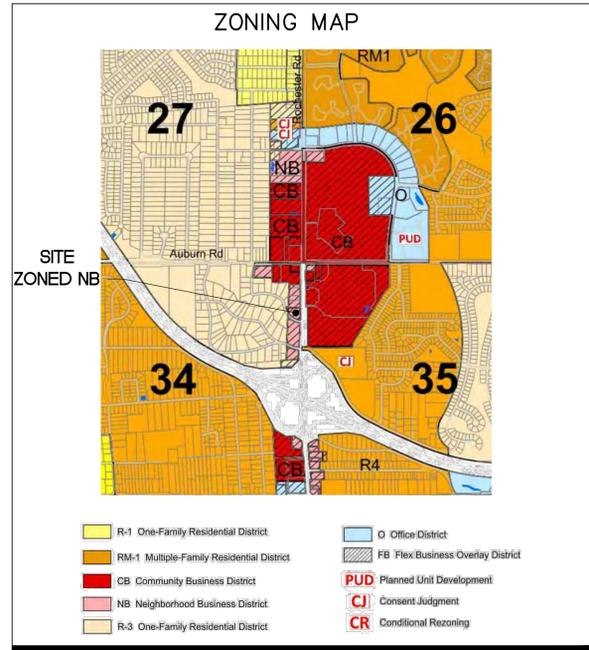
PREPARED FOR:



3663 WOODWARD AVE, SUITE 550  
DETROIT, MICHIGAN 48201  
PHONE: 313.765.1000

OWNER:

BSLM KZOO, LLC  
3663 WOODWARD AVE, SUITE 550  
DETROIT, MICHIGAN 48201  
PHONE: 313.765.1000



### SHEET INDEX

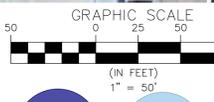
C1.	COVER SHEET
C2.	TOPOGRAPHIC SURVEY
C3.	DEMOLITION PLAN
C4.	OVERALL SITE PLAN
C5.	GRADING AND SESC PLAN
C6.	STORM WATER MANAGEMENT
C7.	FIRE PROTECTION PLAN
ND1.-ND2	NOTES AND DETAILS
L1-L2	LANDSCAPE PLANS
A1-A3	ARCHITECTURAL PLANS
P1	PHOTOMETRIC PLANS

- ### GENERAL NOTES
- All construction must conform to the current standards and specifications adopted by the Oakland County Drain Commissioner, MDOT for M0150 and City of Rochester Hills for Hickory Lawn Road.
  - Call Miss Dig (800-482-7171) a minimum of 72 hours prior to the start of construction.
  - All soil erosion and siltation must be controlled and contained on site.
  - All excavation under or within the influence of any pavement, existing or proposed, or where sand backfill is called for on the plan, shall be back filled and compacted with granular material (sand) MDOT class II to 95 percent maximum unit density. Maximum lift thickness for granular fill shall not be in excess of 12 inches.
  - The contractor is responsible for all damage to existing utilities and facilities. The contractor shall expose existing utilities at the proposed utilities crossings prior to the start of underground construction. Any conflicts with utilities shall be immediately reported to the project engineer.
  - It shall be the responsibility of the contractor to contact the City of Rochester Hills & the Oakland County Drain Commissioner 10 days prior to the start of construction to arrange a pre-construction meeting to occur within 5 days prior to construction commencement. Under no circumstances shall any construction activities be engaged in prior to the pre-construction meeting.
  - Where two utilities cross including sanitary sewer lead, provide crushed limestone backfill material to the underside of the higher utility.
  - Dust control shall be maintained at all times.
  - Any mud tracked onto the existing roads shall be removed daily.

### Land Use Summary

Characteristic	Existing Conditions	Proposed Conditions
Total Development Area (ac)	0.75	0.91
Impervious Area (ac)	0.50	0.70
Total Pervious Area (ac)	0.25	0.21
Previous Area Breakdown by Cover Type		
Meadow/fallow/natural areas (non-cultivated)	0.25	0.21
Predominant NRCS Soil Type (A, B, C, or D)	B	B
Improved areas (turf grass, landscape, row crops)	0.25	0.21
Predominant NRCS Soil Type (A, B, C, or D)	B	B
Wooded Areas	0.10	0.10
Predominant NRCS Soil Type (A, B, C, or D)	B	B
Calculated CPVC Volume (cubic feet)		3336
CPVC Volume Provided (cubic feet)		0
CPRC Volume Provided (cubic feet)		4876

The Professional Engineer who signs and seals this site plan certifies that the values in this table reflect the Oakland County stormwater calculations required for this development and that geotechnical investigations were performed that provide conclusive documentation that demonstrates whether infiltration (i.e., CPVC Volume Control) is practicable.



City of Rochester Hills Planning & Economic Development

Site Plan Review

Reviewed for compliance with City Ordinance, Building and Fire Codes. Conditions and mark-ups noted throughout plan set must be addressed prior to final approval.

Department	Reviewer	Approved
Assessing	Assessing	Yes
Building	Mark Artinian 248-841-2446 ArtinianM@RochesterHills.org	Yes
Engineering - Utilities	Jason Boughton 248-841-2490 BoughtonJ@RochesterHills.org	Yes
Engineering Legal	Seth Bucholz 248-841-2491 bucholz@rochesterhills.org	YES Date: 02/04/2025
Fire	Lt. Josh Boyce 248-841-2713 BoyceJ@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

J2024-0183  
PSP2024-0034  
Revision #2  
Received 1/24/25

City of Rochester Hills Planning & Economic Development

TRP Pay \$1,002 into City Tree Fund + additional funds if landscape modifications are

LB \$53,282 for landscape bond to be provided plus inspection

Seal & Signature needed on second page, but otherwise looks great!

The applicant must secure the approved MDOT permit prior to Construction Plan approval.



SEIBER KEAST LEHNER ENGINEERING | SURVEYING  
FARMINGTON HILLS OFFICE  
39206 COUNTRY CLUB DRIVE, SUITE C8  
FARMINGTON HILLS, MI 48331  
248-308-3331

SKL  
CLINTON TOWNSHIP OFFICE  
1700 NINETEEN MILE ROAD, SUITE 3  
CLINTON TOWNSHIP, MI 48038  
586-412-7050

REVISIONS

NO.	DATE	DESCRIPTION
1	11/19/23	PER CITY REVIEW
2	1/22/25	PER CITY REVIEW

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TO GET FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

PROJECT NUMBER: 24-100  
PROJECT MANAGER: J.R.  
DRAWN BY: N.G.  
CHECKED BY: N.G.  
SUBMITTAL DATE: 07/02/2024  
OFFICE: FARMINGTON HILLS

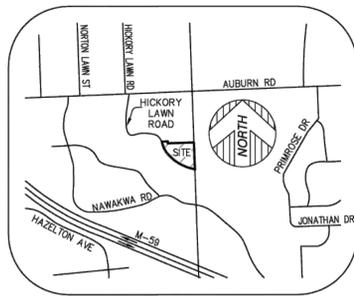
CLIENT INFO:  
BRODER SACHSE REAL ESTATE  
3663 WOODWARD AVE, SUITE 550  
DETROIT, MICHIGAN 48201  
PHONE: 313.765.1000

PROJECT NAME:  
3200 ROCHESTER ROAD  
SECTION 34, TOWN 3 NORTH - RANGE 11  
ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

SHEET TITLE:  
COVER SHEET

PAGE No.:  
C1

CITY FILE #24-0183 SECTION #34



VICINITY MAP  
(NOT TO SCALE)

**PARCEL AREA**

PARCEL 1:  
53,289± SQUARE FEET = 1.223± ACRES  
PARCEL 2:  
14,468± SQUARE FEET = 0.332± ACRES  
TOTAL:  
67,757± SQUARE FEET = 1.556± ACRES

**BASIS OF BEARING**

BEARINGS BASED ON EASTERLY LINE OF SECTION 34 BEING DUE NORTH AS RECORDED IN "AVONCROFTS SUBDIVISION", LIBER 19, PAGE 15, OAKLAND COUNTY RECORDS.

**BENCHMARKS**

**BENCHMARK NO. 1**  
FOUND PK NAIL IN UTILITY POLE.  
ELEVATION=753.05' (NAVD 88)

**BENCHMARK NO. 2**  
ARROW ON HYDRANT.  
ELEVATION=753.73' (NAVD 88)

**BENCHMARK NO. 3**  
ARROW ON HYDRANT.  
ELEVATION=750.40' (NAVD 88)

**FLOOD NOTE**

SUBJECT PARCEL LIES WITHIN:  
OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

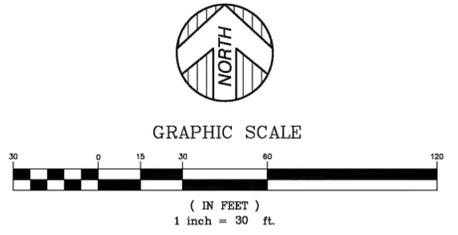
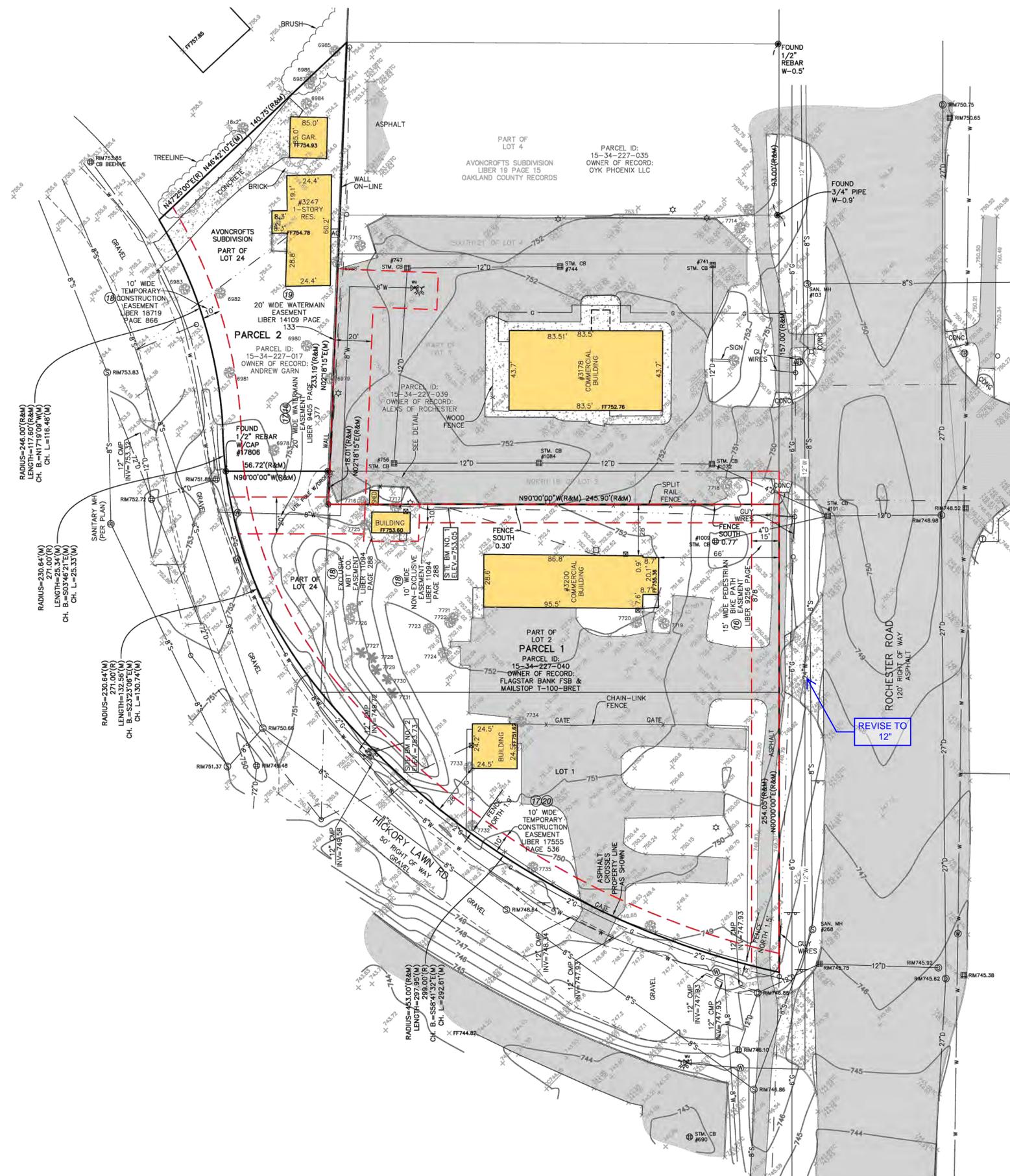
AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 28125C0394F, DATED 9/29/2006, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**SURVEYOR'S NOTE**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

**LEGEND**

- (R&M) FOUND MONUMENT (AS NOTED)
- (R) RECORD AND MEASURED DIMENSION
- (M) MEASURED DIMENSION
- X-5.00 GROUND ELEVATION
- ⊠ ELECTRIC METER
- ⊠ TRANSFORMER
- ⊠ UTILITY POLE
- ⊠ TELEPHONE MANHOLE
- ⊠ TRAFFIC SIGNAL
- ⊠ TRAFFIC SIGNAL MANHOLE
- ⊠ SANITARY MANHOLE
- ⊠ ROUND CATCH BASIN
- ⊠ SQUARE CATCH BASIN
- ⊠ STORM DRAIN MANHOLE
- ⊠ FIRE HYDRANT
- ⊠ WATER GATE MANHOLE
- ⊠ WATER VALVE
- ⊠ UNKNOWN MANHOLE
- ⊠ LIGHTPOST/LAMP POST
- ⊠ SINGLE POST SIGN
- ⊠ DOUBLE POST SIGN
- ⊠ DECIDUOUS TREE (AS NOTED)
- ⊠ CONIFEROUS TREE (AS NOTED)
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- ADJOINER PARCEL LINE
- EASEMENT (AS NOTED)
- BUILDING
- BUILDING OVERHANG
- CENTERLINE DITCH
- ASPHALT CURB
- CONCRETE CURB
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- EDGE OF GRAVEL
- FENCE (AS NOTED)
- WALL (AS NOTED)
- OVERHEAD UTILITY LINE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- BUILDING AREA
- ASPHALT
- CONCRETE



**PROPERTY DESCRIPTION PARCEL 1**

LAND SITUATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:  
LOT 1 AND LOT 2, EXCEPT THE NORTH 18 FEET, ALSO THAT PART OF LOT 24 LYING SOUTH OF THE NORTHERLY LINE OF LOT 2 AS EXTENDED WESTERLY TO THE WEST LINE OF SAID LOT 24, OF AVONCROFTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 19, PAGE 15, OAKLAND COUNTY RECORDS.

**TITLE REPORT NOTE PARCEL 1**

- ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. TC13-89101, DATED 11/05/2020, REVISION A, AND LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.
- 8. COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 18 MR, PAGE 77 AND LIBER 2132, PAGE 16, OAKLAND COUNTY RECORDS. (SEE DOCUMENTS FOR TERMS AND CONDITIONS)
- 9. SUBJECT TO THE EASEMENTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE AVONCROFTS SUBDIVISION PLAT RECORDED IN LIBER 19, PAGE(S) 15, OAKLAND COUNTY RECORDS. (NONE)
- 15. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE COUNTY OF OAKLAND, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 7185, PAGE 606. (DOCUMENT NOT PROVIDED AT TIME OF SURVEY)
- 16. PEDESTRIAN-BICYCLE PATHWAY EASEMENT AND CONVEYANCE IN FAVOR OF THE CITY OF ROCHESTER HILLS, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 9256, PAGE 878. (AS SHOWN)
- 17. WATERMAIN EASEMENT AND CONVEYANCE IN FAVOR OF THE CITY OF ROCHESTER HILLS, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 9405, PAGE 377. (AS SHOWN)
- 18. EXCLUSIVE EASEMENT IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 11094, PAGE 288. (AS SHOWN)
- 19. WATERMAIN EASEMENT IN FAVOR OF THE CITY OF ROCHESTER HILLS, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 14109, PAGE 133. (AS SHOWN)
- 20. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE COUNTY OF OAKLAND, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 17555, PAGE 536. (AS SHOWN)

**MANHOLE SCHEDULE**

NUM	TYPE	RIM (FT)	SIZE (IN)	DIR	INV ELEV (FT)
103	SANITARY MH	750.53	8	N	735.53
		750.53	8	S	735.53
		750.53	8	E	736.13
191	STORM CB	748.70	4	NW	746.60
		748.70	4	SW	746.60
		748.70	12	E	746.60
268	SANITARY MH	746.78	8	N	731.38
		746.78	8	S	731.38
		746.78	8	T/WATER	740.69
690	STORM CB	742.69	12	S	749.33
741	STORM CB	751.13	12	W	747.12
744	STORM CB	751.22	12	S	747.16
747	STORM CB	751.31	12	E	747.16
		751.31	12	N	747.16
		751.18	12	E	746.03
756	STORM CB	751.18	12	E	746.03
		751.18	12	N	746.03
		749.68	4	NE	748.68
1009	STORM CB	751.04	4	SE	744.54
		751.04	12	N	745.44
		751.04	12	W	745.44
1072	STORM CB	751.04	12	W	745.44
		751.27	12	E	745.77
		751.27	12	W	745.77

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 4, 5, 7A, 8, 9, AND 11 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 1/25/2021.  
DATE OF PLAT OR MAP: 01/27/2021

PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES

**KEM-TEC**

A GROUP OF COMPANIES

Estimote (608) 285-2222  
Detroit (313) 758-0877  
Ann Arbor (734) 964-0888  
Grand Blanc (810) 640-0001

www.kemtecgroupofcompanies.com

**ALTA / NSPS LAND TITLE SURVEY**

PREPARED FOR: STONEFIELD ENGINEERING AND DESIGN, 3178 & 3200 S. ROCHESTER ROAD, ROCHESTER HILLS, MICHIGAN, PART OF SECTION 34, TOWN 3 NORTH, RANGE 11 EAST

ADDED PARCEL 2 DESCRIPTION

DRAWN BY: CMC 01/27/2021

CHECKED BY: ATS 01/27/2021

DATE: JANUARY 27, 2021

PROJECT NO: 21-00558 SCALE: 1" = 30'

REVISION 1 07/16/21 JDM BY

01/27/2021

City of Rochester Hills Planning & Economic Development

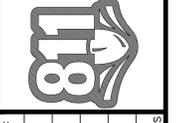
Received 12/24/2021

CITY FILE #24-0183 SECTION #34

C2

NO.	DATE	DESCRIPTION
1	11/19/23	PER CITY REVIEW
2	1/22/25	PER CITY REVIEW

3 WORKING DAYS BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES



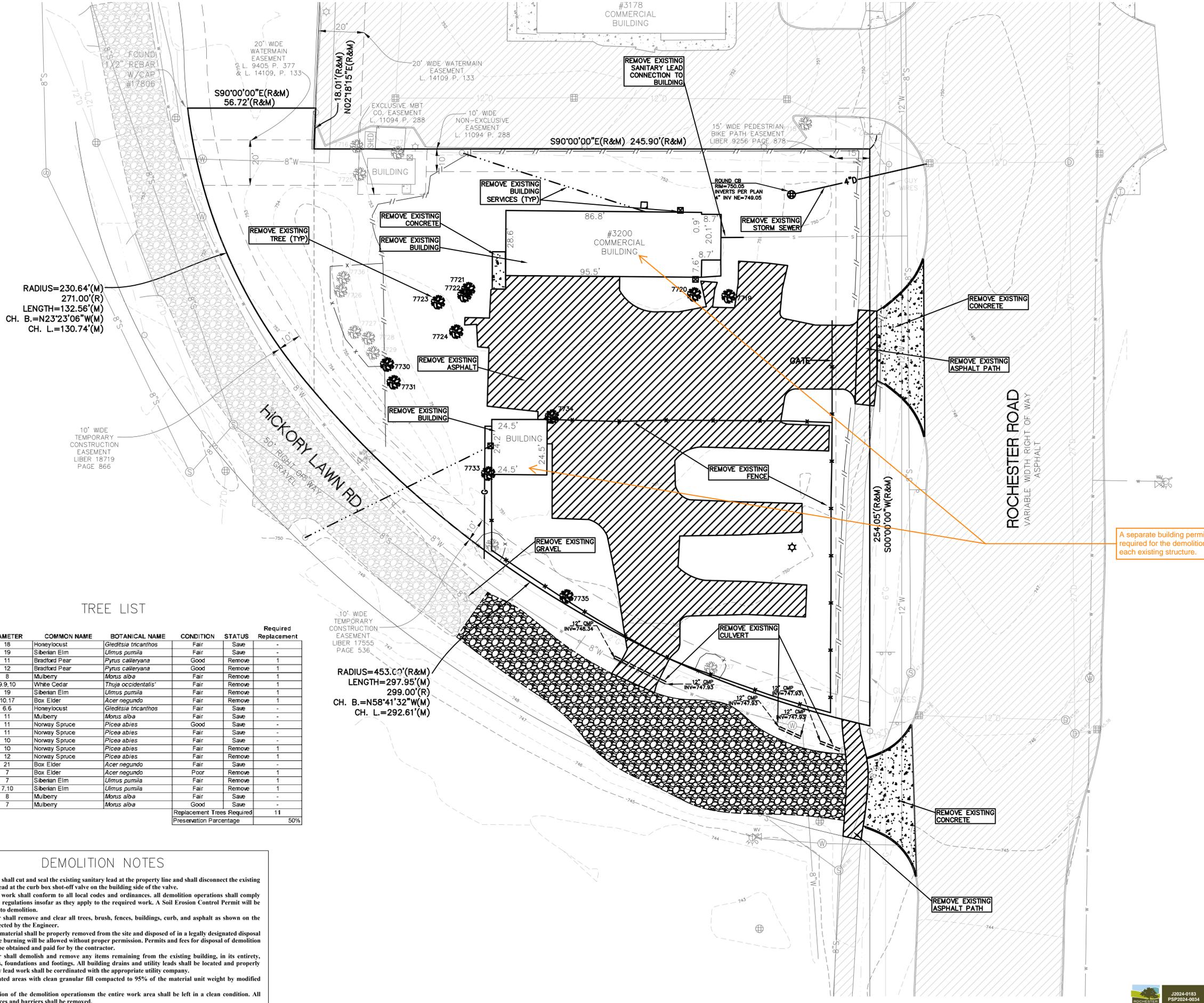
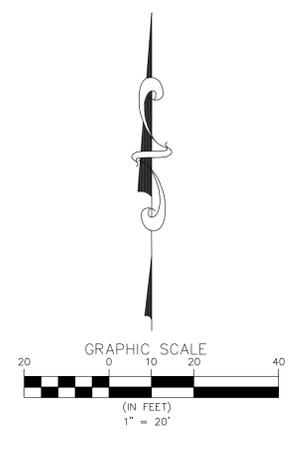
PROJECT NUMBER: 24-100	DATE: 11/19/23
PROJECT MANAGER: J.R.	REVISIONS: 17/22/25
DRAWN BY: N.G.	1 PER CITY REVIEW
CHECKED BY: J.R.	2 PER CITY REVIEW
SUBMITTAL DATE: 07/02/2024	
OFFICE: FARMINGTON HILLS	

CLIENT INFO:  
**BRODER SACHSE REAL ESTATE**  
3663 WOODWARD AVE,  
SUITE 550  
DETROIT, MICHIGAN 48201  
PHONE: 313.765.1000

PROJECT NAME:  
**3200 ROCHESTER ROAD**  
SECTION 34, TOWN 3 NORTH - RANGE 11  
ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

SHEET TITLE:  
**DEMOLITION PLAN**

PAGE No.:  
**C3**



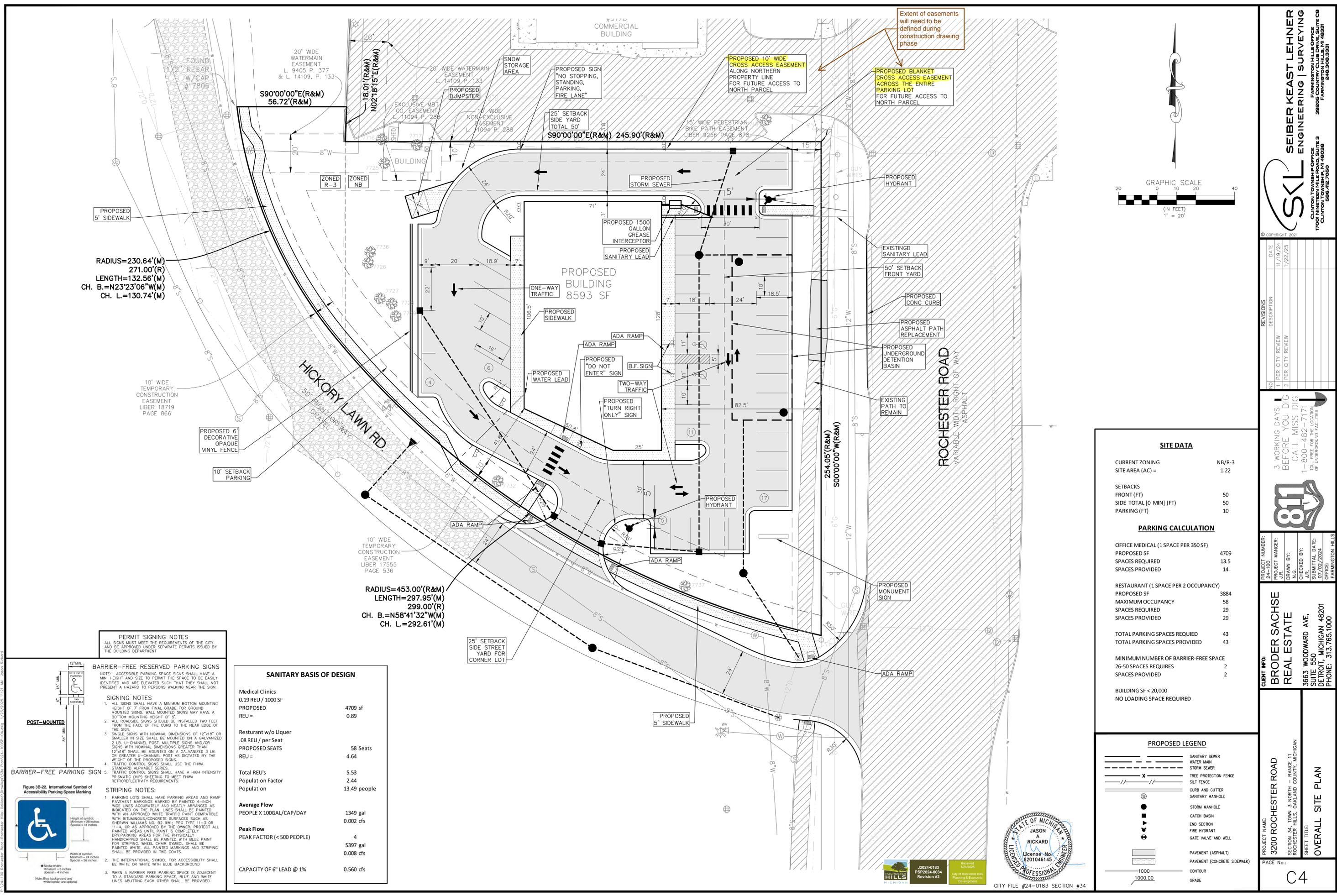
**TREE LIST**

TAG NO.	DIAMETER	COMMON NAME	BOTANICAL NAME	CONDITION	STATUS	Required Replacement
7716	18	Honeylocust	<i>Gleditsia tricanthos</i>	Fair	Save	-
7717	19	Siberian Elm	<i>Ulmus pumila</i>	Fair	Save	-
7719	11	Bradford Pear	<i>Pyrus calleryana</i>	Good	Remove	1
7720	12	Bradford Pear	<i>Pyrus calleryana</i>	Good	Remove	1
7721	8	Mulberry	<i>Morus alba</i>	Fair	Remove	1
7722	9.9.10	White Cedar	<i>Thuja occidentalis</i>	Fair	Remove	1
7723	19	Siberian Elm	<i>Ulmus pumila</i>	Fair	Remove	1
7724	10.17	Box Elder	<i>Acer negundo</i>	Fair	Remove	1
7725	6.6	Honeylocust	<i>Gleditsia tricanthos</i>	Fair	Save	-
7726	11	Mulberry	<i>Morus alba</i>	Fair	Save	-
7727	11	Norway Spruce	<i>Picea abies</i>	Good	Save	-
7728	11	Norway Spruce	<i>Picea abies</i>	Fair	Save	-
7729	10	Norway Spruce	<i>Picea abies</i>	Fair	Save	-
7730	10	Norway Spruce	<i>Picea abies</i>	Fair	Remove	1
7731	12	Norway Spruce	<i>Picea abies</i>	Fair	Remove	1
7732	21	Box Elder	<i>Acer negundo</i>	Fair	Save	-
7733	7	Box Elder	<i>Acer negundo</i>	Poor	Remove	1
7734	7	Siberian Elm	<i>Ulmus pumila</i>	Fair	Remove	1
7735	7.10	Siberian Elm	<i>Ulmus pumila</i>	Fair	Remove	1
7736	8	Mulberry	<i>Morus alba</i>	Fair	Save	-
7737	7	Mulberry	<i>Morus alba</i>	Good	Save	-
Replacement Trees Required						11
Preservation Percentage						50%

**DEMOLITION NOTES**

- The contractor shall cut and seal the existing sanitary lead at the property line and shall disconnect the existing water service lead at the curb box shot-off valve on the building side of the valve.
- All demolition work shall conform to all local codes and ordinances. All demolition operations shall comply with MIOSHA regulations insofar as they apply to the required work. A Soil Erosion Control Permit will be required prior to demolition.
- The contractor shall remove and clear all trees, brush, fences, buildings, curb, and asphalt as shown on the plans or as directed by the Engineer.
- All demolition material shall be properly removed from the site and disposed of in a legally designated disposal area. No on-site burning will be allowed without proper permission. Permits and fees for disposal of demolition material shall be obtained and paid for by the contractor.
- The contractor shall demolish and remove any items remaining from the existing building, in its entirety, including walls, foundations and footings. All building drains and utility leads shall be located and properly plugged. Utility lead work shall be coordinated with the appropriate utility company.
- Backfill excavated areas with clean granular fill compacted to 95% of the material unit weight by modified proctor.
- At the conclusion of the demolition operations the entire work area shall be left in a clean condition. All protective devices and barriers shall be removed.
- A separate building permit is required for the demolition of each existing structure.





RADIUS=230.64'(M)  
271.00'(R)  
LENGTH=132.56'(M)  
CH. B.=N23°23'06"W(M)  
CH. L.=130.74'(M)

RADIUS=453.00'(R&M)  
LENGTH=297.95'(M)  
299.00'(R)  
CH. B.=N58°41'32"W(M)  
CH. L.=292.61'(M)

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

**BARRIER-FREE RESERVED PARKING SIGNS**  
NOTE: ACCESSIBLE PARKING SPACE SIGNS SHALL HAVE A MIN. HEIGHT AND SIZE TO PERMIT THE SPACE TO BE EASILY IDENTIFIED AND ARE ELEVATED SUCH THAT THEY SHALL NOT PRESENT A HAZARD TO PERSONS WALKING NEAR THE SIGN.

**SIGNING NOTES**  
1. ALL SIGNS SHALL HAVE A MINIMUM BOTTOM MOUNTING HEIGHT OF 7' FROM FINAL GRADE FOR GROUND MOUNTED SIGNS. WALL MOUNTED SIGNS MAY HAVE A BOTTOM MOUNTING HEIGHT OF 4'.  
2. ALL ROADSIDE SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF THE CURB TO THE NEAR EDGE OF THE SIGN.  
3. SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.  
4. TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.  
5. TRAFFIC CONTROL SIGNS SHALL HAVE A HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.

**STRIPING NOTES:**  
1. PARKING LOTS SHALL HAVE PARKING AREAS AND RAMP PAVEMENT MARKINGS MARKED BY PAINTED 4-INCH WIDE LINES ACCURATELY AND NEATLY ARRANGED AS INDICATED ON THE PLAN. LINES SHALL BE PAINTED WITH AN APPROVED WHITE TRAFFIC PAINT COMPATIBLE WITH BITUMINOUS/CONCRETE SURFACES SUCH AS SHERWIN WILLIAMS NO. 82 9WT; PPG TYPE 11-3 OR 11-4; OR AS APPROVED BY THE OWNER. PROTECT ALL PAINTED AREAS UNTIL PAINT IS COMPLETELY DRY. PARKING AREAS FOR THE PHYSICALLY HANDICAPPED SHALL BE PAINTED WITH BLUE PAINT FOR STRIPING. WHEEL CHAIR SYMBOL SHALL BE PAINTED WHITE. ALL PAINTED MARKINGS AND STRIPING SHALL BE PROVIDED IN TWO COATS.  
2. THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY SHALL BE WHITE OR WHITE WITH BLUE BACKGROUND.  
3. WHEN A BARRIER FREE PARKING SPACE IS ADJACENT TO A STANDARD PARKING SPACE, BLUE AND WHITE LINES ABUTTING EACH OTHER SHALL BE PROVIDED.

**SANITARY BASIS OF DESIGN**

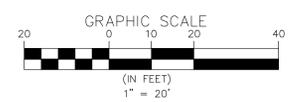
Medical Clinics	0.19 REU / 1000 SF	
PROPOSED		4709 sf
REU =		0.89
Restaurant w/o Liquor	.08 REU / per Seat	
PROPOSED SEATS		58 Seats
REU =		4.64
Total REU's		5.53
Population Factor		2.44
Population		13.49 people
Average Flow	PEOPLE X 100GAL/CAP/DAY	1349 gal
		0.002 cfs
Peak Flow	PEAK FACTOR (< 500 PEOPLE)	4
		5397 gal
		0.008 cfs
CAPACITY OF 6" LEAD @ 1%		0.560 cfs

**SITE DATA**

CURRENT ZONING	NB/R-3
SITE AREA (AC) =	1.22
SETBACKS	
FRONT (FT)	50
SIDE TOTAL [0' MIN] (FT)	50
PARKING (FT)	10
<b>PARKING CALCULATION</b>	
OFFICE MEDICAL (1 SPACE PER 350 SF)	
PROPOSED SF	4709
SPACES REQUIRED	13.5
SPACES PROVIDED	14
RESTAURANT (1 SPACE PER 2 OCCUPANCY)	
PROPOSED SF	3884
MAXIMUM OCCUPANCY	58
SPACES REQUIRED	29
SPACES PROVIDED	29
TOTAL PARKING SPACES REQUIRED	43
TOTAL PARKING SPACES PROVIDED	43
MINIMUM NUMBER OF BARRIER-FREE SPACE	2
26-50 SPACES REQUIRES	2
SPACES PROVIDED	2
BUILDING SF < 20,000	
NO LOADING SPACE REQUIRED	

**PROPOSED LEGEND**

	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	FREE PROTECTION FENCE
	SILT FENCE
	CURB AND GUTTER
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	END SECTION
	FIRE HYDRANT
	GATE VALVE AND WELL
	PAVEMENT (ASPHALT)
	PAVEMENT (CONCRETE SIDEWALK)
	CONTOUR
	GRADE



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586-412-7050

**REVISIONS**

NO.	DATE	DESCRIPTION
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2	1/22/25	2 PER CITY REVIEW

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TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES



**PROJECT NUMBER:** 24-100  
**PROJECT MANAGER:** J.R.  
**DRAWN BY:** N.G.  
**CHECKED BY:** N.G.  
**SUBMITTAL DATE:** 07/02/2024  
**OFFICE:** FARMINGTON HILLS

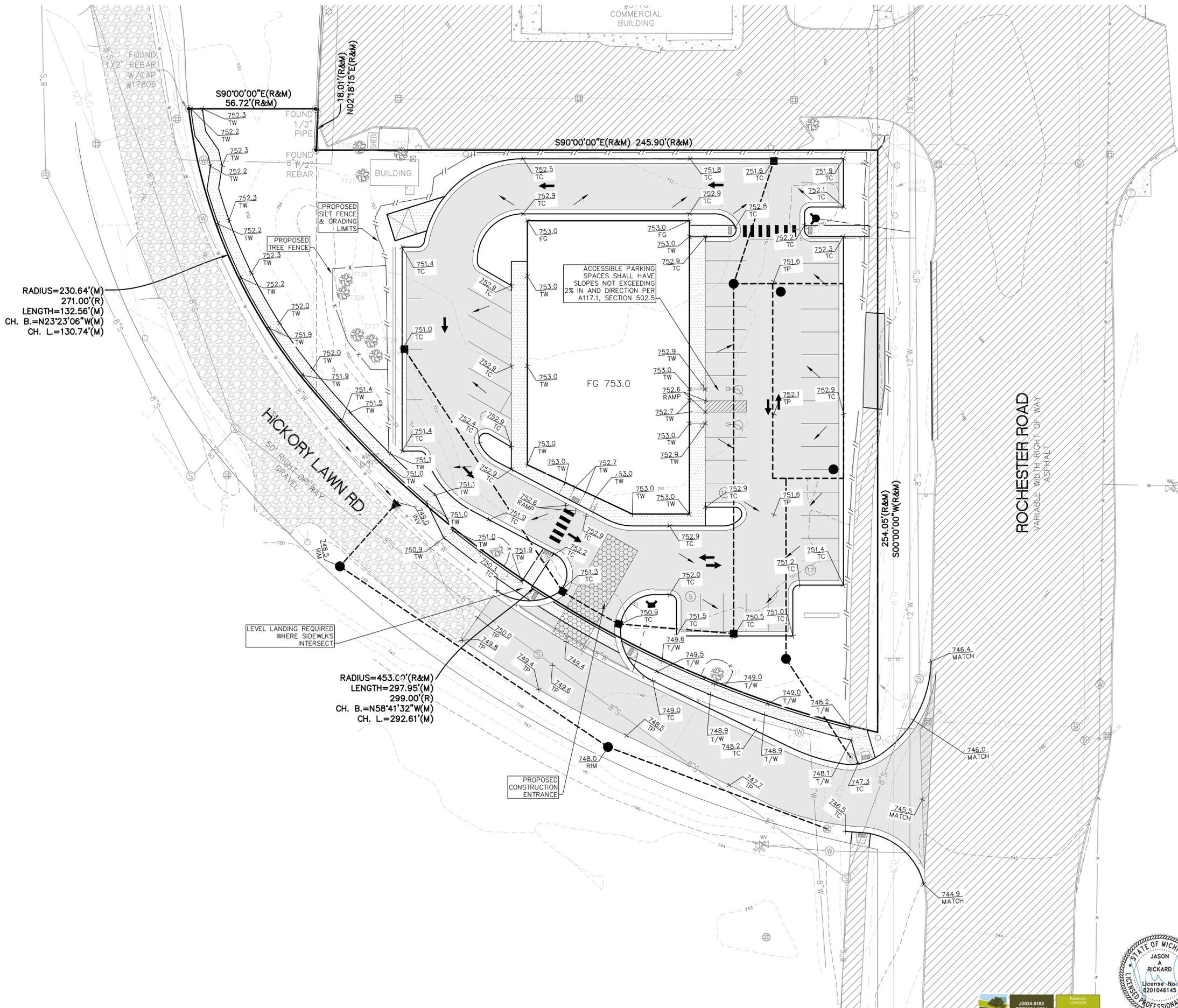
**CLIENT INFO:**  
**BRODER SACHSE REAL ESTATE**  
3663 WOODWARD AVE,  
SUITE 550  
DETROIT, MICHIGAN 48201  
PHONE: 313.765.1000

**PROJECT NAME:** 3200 ROCHESTER ROAD  
SECTION 34, TOWN 3 NORTH - RANGE 11  
ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN  
**SHEET TITLE:** OVERALL SITE PLAN  
**PAGE NO.:** C4



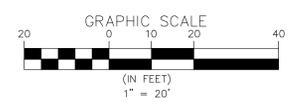
J2024-0183  
PSP2024-0034  
Revision #2  
City of Rochester Hills Planning & Economic Development  
Revised 1/26/2025

CITY FILE #24-0183 SECTION #34



RADIUS=230.64'(M)  
 271.00'(R)  
 LENGTH=132.56'(M)  
 CH. B.=N23°23'06\"/>

RADIUS=453.00'(R&M)  
 299.00'(R)  
 LENGTH=297.95'(M)  
 CH. B.=N58°41'32\"/>



**SEQUENCE OF CONSTRUCTION FOR SOIL EROSION CONTROL**

- ATTEND AN ENVIRONMENTAL PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE CITY STAFF AND ITS AGENTS.
- INSTALL ALL SOIL EROSION AND TREE PROTECTION FENCING AS PER APPROVED PLANS. CLEAR ONLY WHAT IS NECESSARY TO INSTALL FENCING. CONSTRUCT CONSTRUCTION ACCESS PER THE APPROVED DETAIL.
- CONTACT THE CITY OR ITS AGENT TO HAVE THE ITEMS LISTED IN "2" INSPECTED FOR APPROVAL. UPON APPROVAL OF AFOREMENTIONED ITEMS, THE DEVELOPER MUST SCHEDULE A FULL PRE-CONSTRUCTION MEETING WITH THE CITY. CLEARING AND GRUBBING MAY TAKE PLACE AT THIS TIME, BUT NO GRADING/MASS GRADING UNTIL SEPARATE APPROVAL IS GRANTED.
- STRIP AND STOCKPILE TOPSOIL IN A LOCATION APPROVED BY THE OWNER/ENGINEER. PLACE OF ADDITIONAL CONTROL MEASURES MUST BE INSTALLED ON AND AROUND THE STOCKPILE.
- INSTALL UTILITIES (WATER MAIN, STORM SEWER, SANITARY SEWER) COMPLETE.
- INSTALL AS PER APPROVED PLANS, THE CATCH-BASIN INLET FILTERS. INSPECT AND MAINTAIN FILTERS AS DIRECTED TO PREVENT CLOGGING AND UNNECESSARY FLOODING.
- GRADE ROADWAY LIMITS AND INSTALL PAVEMENT COMPLETE.
- INSTALL ALL PUBLIC UTILITIES (GAS, ELECTRIC, TELEPHONE, CABLE) COMPLETE.
- STABILIZE TEMPORARILY OR PERMANENTLY ALL DISTURBED AREAS WITHIN FIVE (5) DAYS OF FINAL GRADE. USE 3-4" OF TOPSOIL WHERE VEGETATION IS REQUIRED.
- INSPECT AND MAINTAIN ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. REMOVAL OF CONTROL MEASURES MAY ONLY TAKE PLACE ONCE THE ENTIRE SITE IS FULLY STABILIZED.

**PROPOSED LEGEND**

	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	TREE PROTECTION FENCE
	SILT FENCE
	CURB AND GUTTER
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	END SECTION
	FIRE HYDRANT
	GATE VALVE AND WELL
	PAVEMENT (ASPHALT)
	PAVEMENT (CONCRETE SIDEWALK)
	CONTOUR
	GRADE



J2024-0183  
 PSP2024-0034  
 Revision #2  
 City of Rochester Hills  
 Planning & Economic  
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 CITY FILE #24-0183 SECTION #34

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 CLINTON TOWNSHIP OFFICE  
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 248.482.7050

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 TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

**811**

PROJECT NUMBER: 24-100  
 PROJECT MANAGER: J.R.  
 DRAWN BY: N.G.  
 CHECKED BY: [Signature]  
 SUBMITTAL DATE: 07/02/2024  
 OFFICE: FARMINGTON HILLS

**CLIENT INFO:**  
**BRODER SACHSE REAL ESTATE**  
 3663 WOODWARD AVE,  
 SUITE 550  
 DETROIT, MICHIGAN 48201  
 PHONE: 313.765.1000

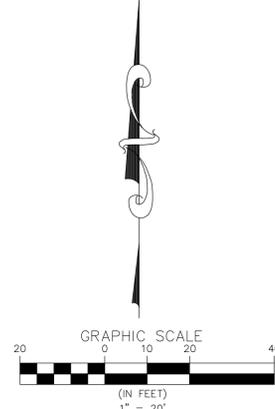
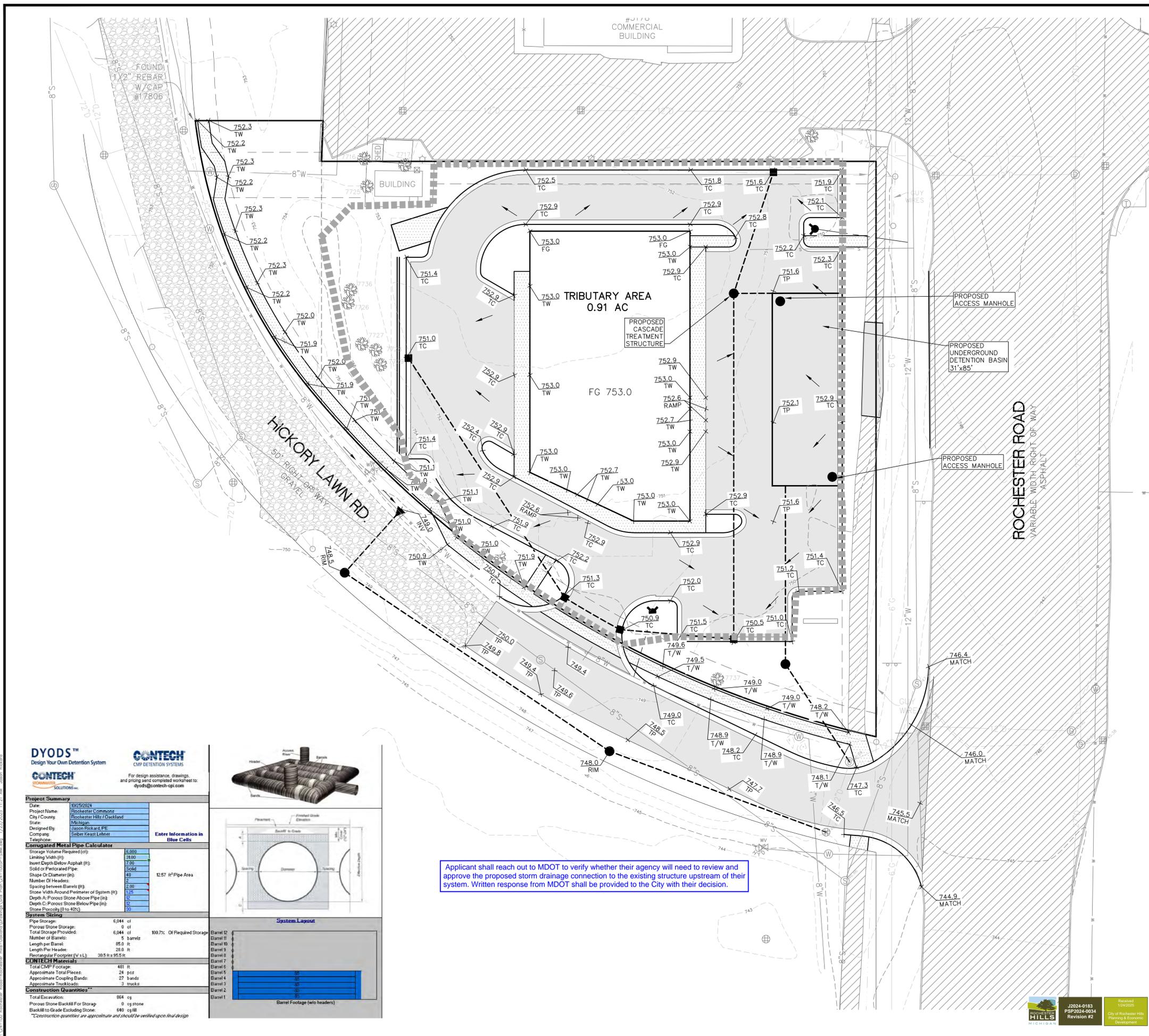
PROJECT NAME:  
**3200 ROCHESTER ROAD**

SECTION 34, TOWN 3 NORTH - RANGE 11  
 ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

SHEET TITLE:  
**GRADING AND SESC PLAN**

PAGE No.:  
**C5**

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OAKLAND COUNTY WRC STANDARDS

C-factor Determination			
Tributary Area	=	0.91 Ac.	C
Impervious Areas	=	0.7 Ac.	0.95
Permeous Areas	=	0.21 Ac.	0.20 HSB B
C Avg	=	0.78	

UNDERGROUND DETENTION BASIN

Tributary Area (A) = 0.91 Ac  
 Calculated C Factor = 0.78

DETENTION AND FLOOD CONTROL RATE

CALCULATE VARIABLE RELEASE RATE

$Q_{vrr} = 1.1055 - 0.206 \ln(A)$   $Q_{vrr}$  = Allowable release rate in cfs/acre

$Q_{vrr} = 1.12$  cfs/acre  
 $Q_{vrr} = 1.00$  cfs/acre For Sites less than 2 acres use 1.0

$Q_{100p} = Q_{vrr} \times A = 0.91$  cfs  $Q_{100p}$  = Allowable 100-year peak flow rate

Channel Protection Volume Control (CPVC)

$V_{CPVC} = 4719 \times C \times A = 3336$  ft<sup>3</sup>  
 3430 ft<sup>3</sup> Provided within porous stone storage

Channel Protection Rate Control (CPRC)

$V_{CPRC} = 6897 \times C \times A = 4876$  ft<sup>3</sup>

100-YEAR DETENTION VOLUME (V100D)

$V_{100D} = 18885 \times C \times A = 13422$  ft<sup>3</sup>

100-YEAR PEAK INFLOW RATE (Q100IN)

$Q_{100IN} = C \times 1100 \times A = 15.00$  min  
 $T_r = 1100 - 83.18(T_r + 9.17)^{0.81}$   
 $I_{100} = 6.30$  in/hr  
 $Q_{100IN} = 4.46$  cfs

STORAGE CURVE FACTOR FOR THE 100-YEAR DETENTION BASIN VOLUME (R)

$R = [0.206 - 0.35 \ln(Q_{100P}/Q_{100IN})]$   
 $R = 0.444$

100-YEAR REQUIRED UNDERGROUND DETENTION BASIN VOLUME

$V_{100D} = (V_{100D} \times R) - V_{CPVC} = 5,964$  ft<sup>3</sup> required  
 6,044 ft<sup>3</sup> Provided within pipe storage

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**811**

PROJECT NUMBER: 24-100  
 PROJECT MANAGER: J.R.E.  
 DRAWN BY: N.G.  
 CHECKED BY: J.A.R.  
 SUBMITTAL DATE: 07/02/2024  
 OFFICE: FARMINGTON HILLS

CLIENT INFO:  
**BRODER SACHSE REAL ESTATE**  
 3663 WOODWARD AVE, SUITE 550  
 DETROIT, MICHIGAN 48201  
 PHONE: 313.765.1000

PROJECT NAME:  
**3200 ROCHESTER ROAD**  
 SECTION 34, TOWN 3 NORTH - RANGE 11  
 ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

SHEET TITLE:  
**STORM WATER MANAGEMENT**

PAGE No.: **C6**

**DYODS™**  
 Design Your Own Detention System

**CONTECH**  
 CMP DETENTION SYSTEMS

For design assistance, drawings and pricing send completed worksheet to: [dyods@contech-cpi.com](mailto:dyods@contech-cpi.com)



**Project Summary**

Date: 08/25/2024  
 Project Name: Rochester Commons  
 City/County: Rochester Hills/Clarkland  
 State: Michigan  
 Designed By: Jason Rickard, P.E.  
 Company: Seiber Keast Lehner

**Corrugated Metal Pipe Calculator**

Storage Volume Required (cu)	5,000
Length (ft)	3100
Invert Depth Below Asphalt (ft)	7.00
Solid or Perforated Pipe	Solid
Shape Or Diameter (in)	48
Number Of Headers	2
Spacing between Barrels (ft)	2.00
Stone Width Around Perimeter of System (ft)	1.25
Depth A: Porous Stone Above Pipe (in)	12
Depth C: Porous Stone Below Pipe (in)	12
Stone Porosity (0 to 40%)	30

**System Sizing**

Pipe Storage	6,044 cu
Porous Stone Storage	0 cu
Total Storage Provided	6,044 cu
Number of Barrels	5
Length per Barrel	85.0 ft
Length per Header	28.0 ft
Required Footprint (ft x ft)	305 ft x 95.5 ft

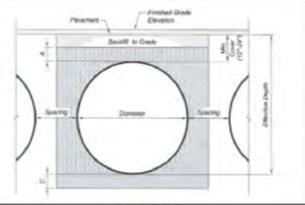
**CONTECH Headers**

Total CMP Footage	481 ft
Approximate Total Pieces	24 pcs
Approximate Coupling Bands	27 bands
Approximate Truckloads	3 trucks

**Construction Quantities\*\***

Total Excavation	864 cu
Porous Stone Backfill For Storage	0 cu stone
Backfill to Grade Excluding Stone	640 cu fill

\*\*Construction quantities are approximate and should be verified upon final design



Applicant shall reach out to MDOT to verify whether their agency will need to review and approve the proposed storm drainage connection to the existing structure upstream of their system. Written response from MDOT shall be provided to the City with their decision.

**PROPOSED LEGEND**

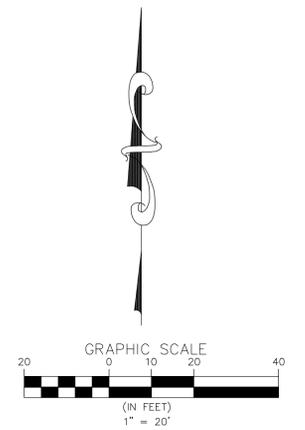
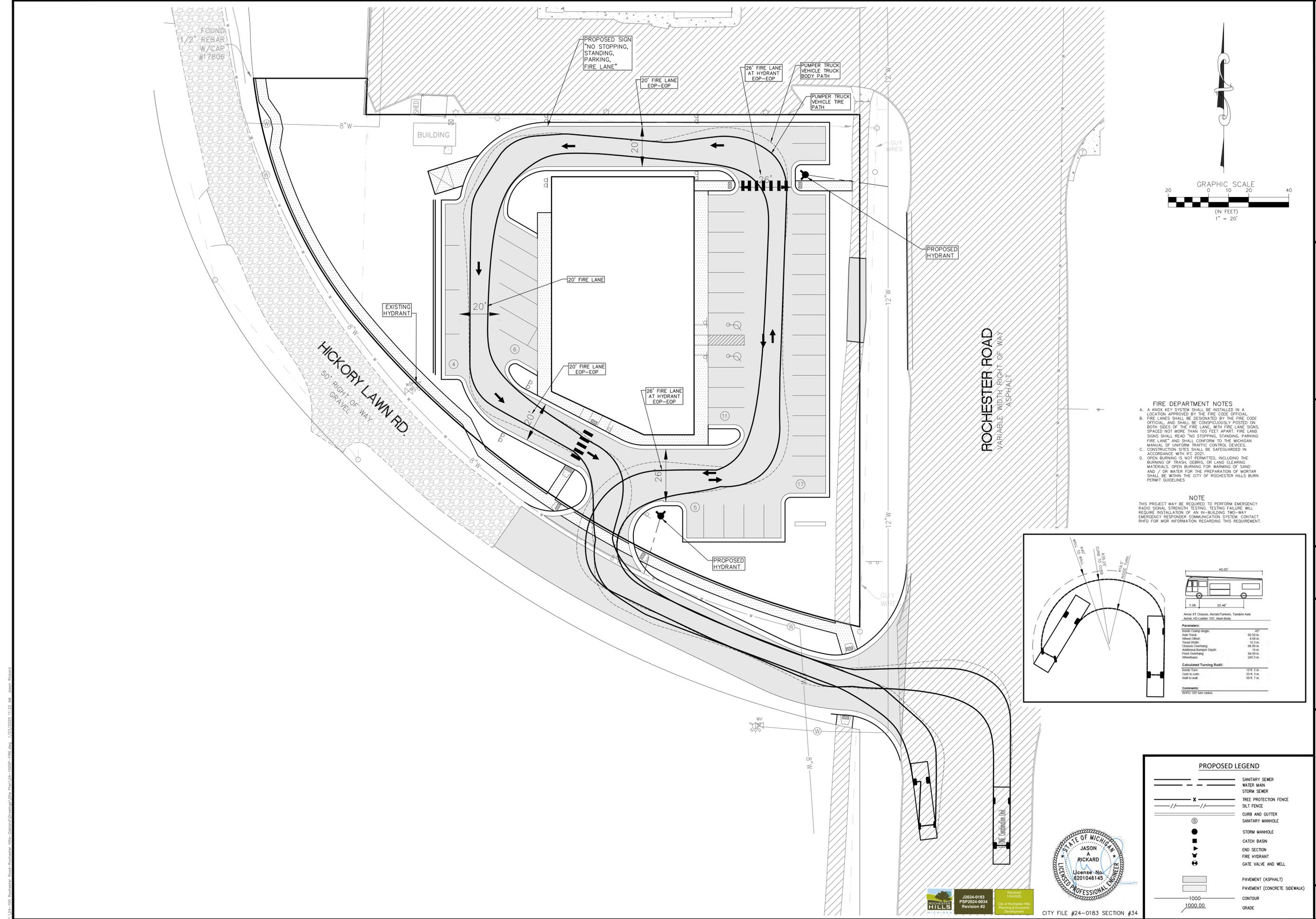
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- - - -	WATER MAIN
- - - -	STORM SEWER
- - - -	FREE PROTECTION FENCE
- - - -	SILT FENCE
- - - -	CURB AND GUTTER
○	SANITARY MANHOLE
●	STORM MANHOLE
□	CATCH BASIN
□	END SECTION
□	FIRE HYDRANT
□	GATE VALVE AND WELL
▨	PAVEMENT (ASPHALT)
▨	PAVEMENT (CONCRETE SIDEWALK)
---	CONTOUR
---	GRADE



ROCHESTER HILLS MICHIGAN  
 J02024-0183  
 PSP2024-0034  
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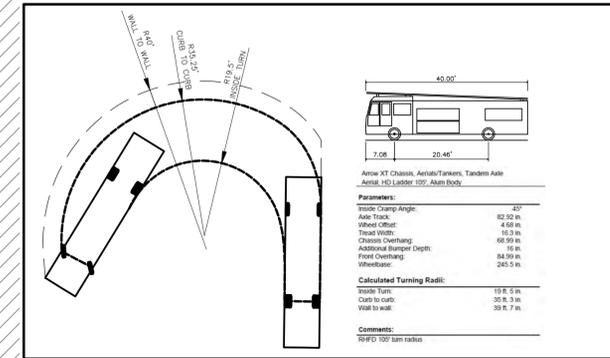


**FIRE DEPARTMENT NOTES**

- A Knox Key System shall be installed in a location approved by the fire code official.
- Fire lanes shall be designated by the fire code official and shall be conspicuously posted on both sides of the fire lane, with fire lane signs, spaced not more than 100 feet apart. Fire lane signs shall read "NO STOPPING, STANDING, PARKING FIRE LANE" and shall conform to the Michigan Manual of Uniform Traffic Control Devices.
- Construction sites shall be safeguarded in accordance with IRC 2021.
- Open burning is not permitted, including the burning of trash, debris, or land clearing materials; open burning for washing of sand and / or water for the preparation of mortar shall be within the City of Rochester Hills Burn Permit Guidelines.

**NOTE**

THIS PROJECT MAY BE REQUIRED TO PERFORM EMERGENCY RADIO SIGNAL STRENGTH TESTING. TESTING FAILURE WILL REQUIRE INSTALLATION OF AN IN-BUILDING TWO-WAY EMERGENCY RESPONDER COMMUNICATION SYSTEM. CONTACT RHF FOR MORE INFORMATION REGARDING THIS REQUIREMENT.



**PROPOSED LEGEND**

---	SANITARY SEWER
---	WATER MAIN
---	STORM SEWER
---	FIRE PROTECTION FENCE
---	SILT FENCE
---	CURB AND GUTTER
---	SANITARY MANHOLE
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2024-0183  
PSP2024-0034  
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Planning & Economic  
Development

CITY FILE #24-0183 SECTION #34

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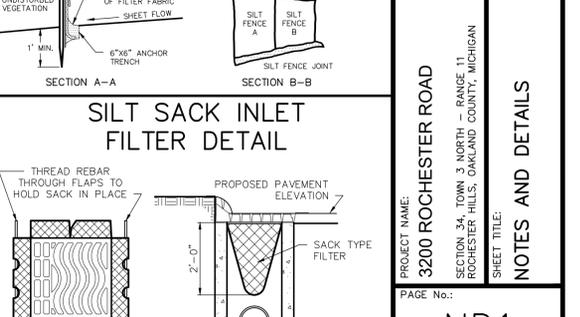
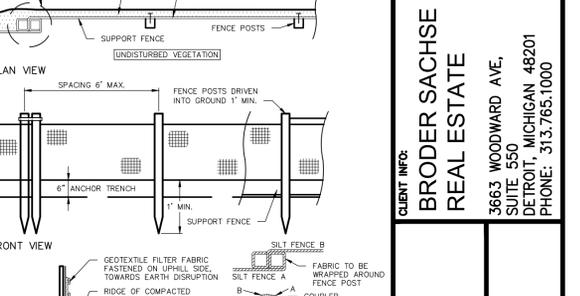
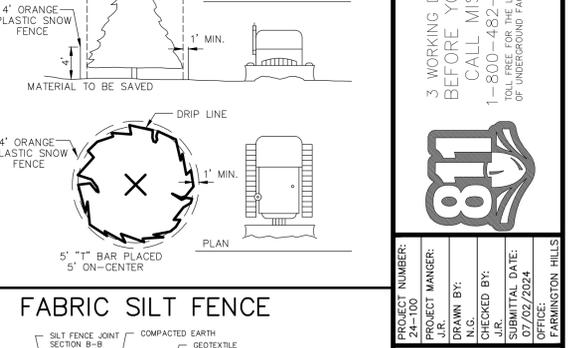
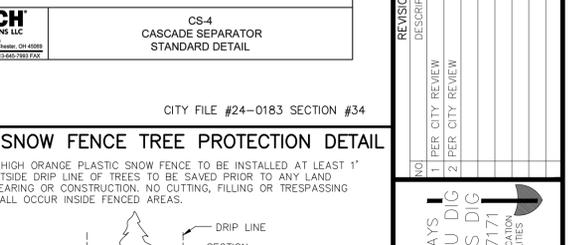
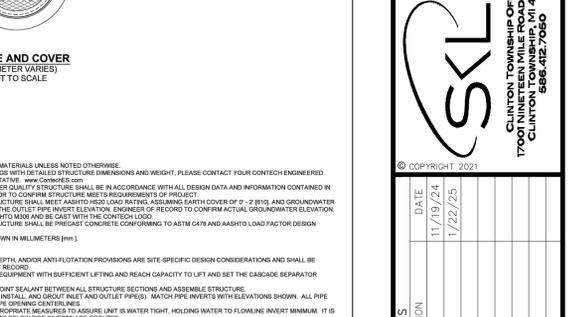
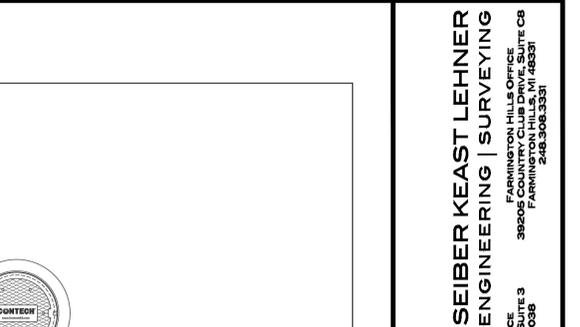
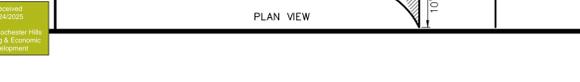
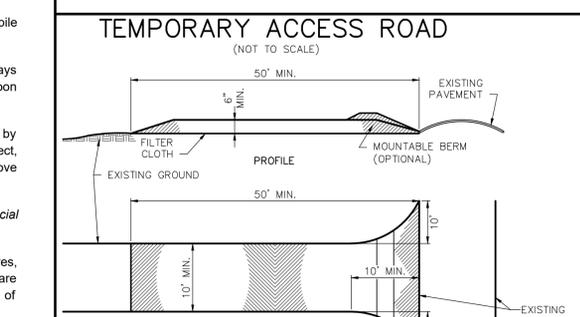
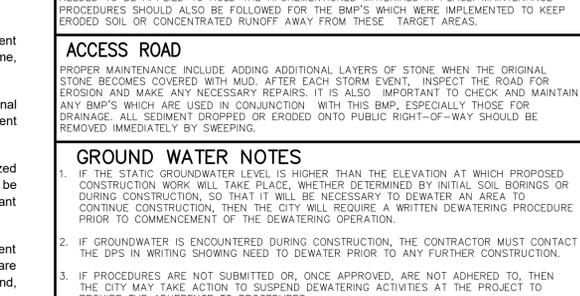
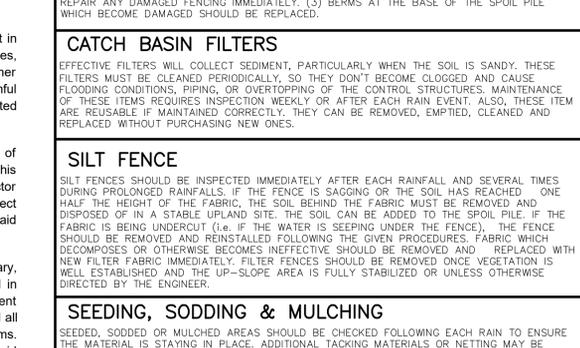
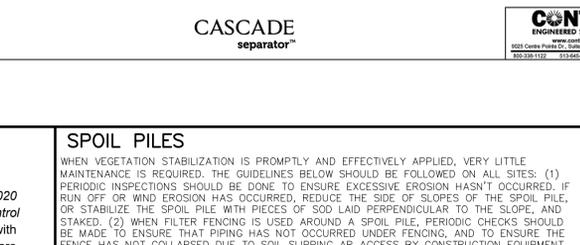
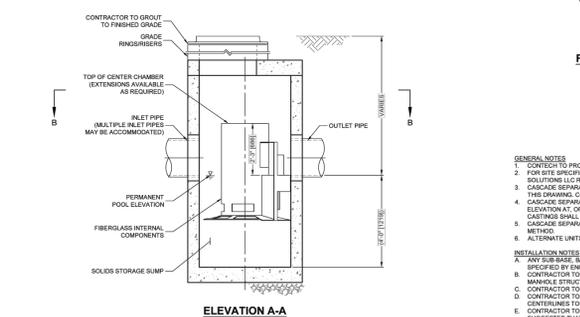
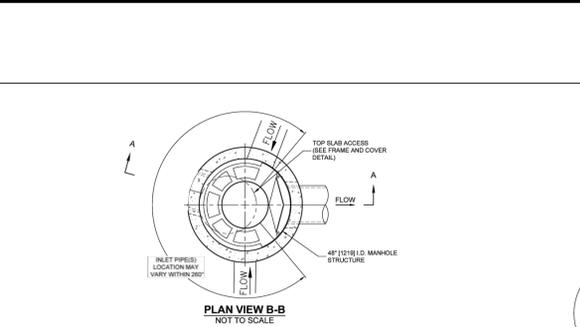
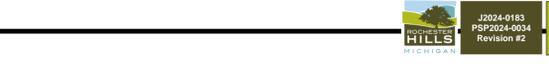
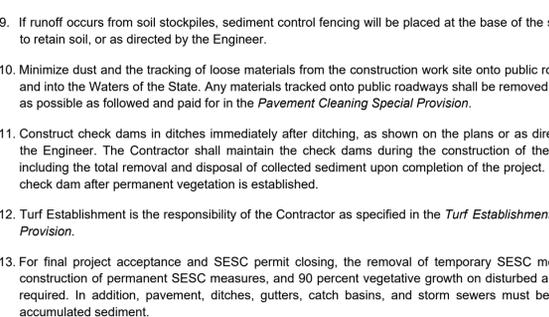
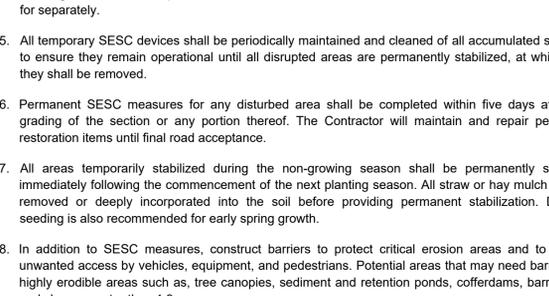
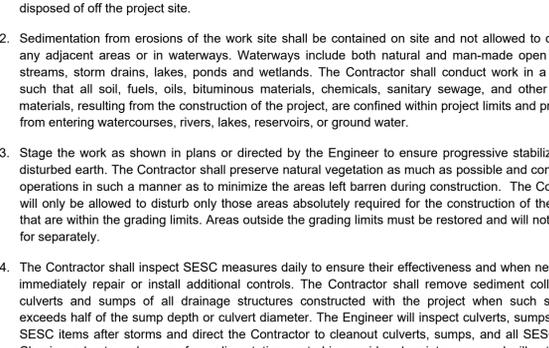
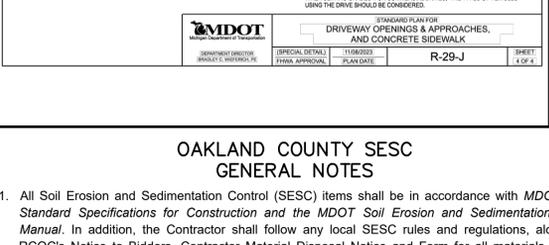
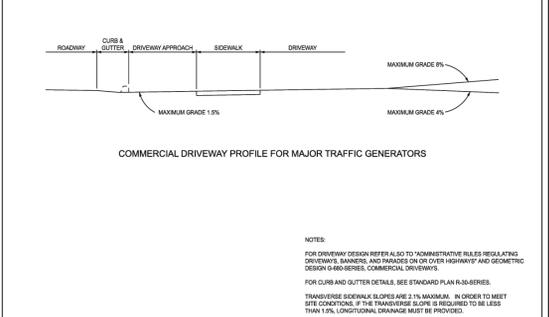
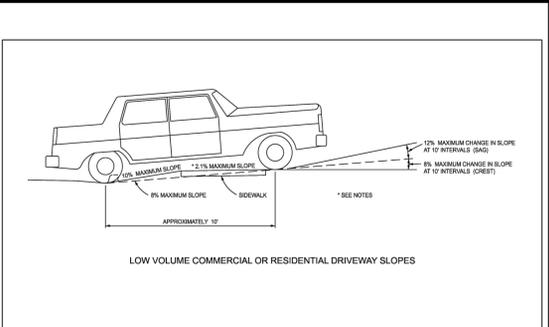
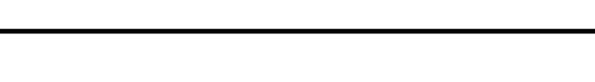
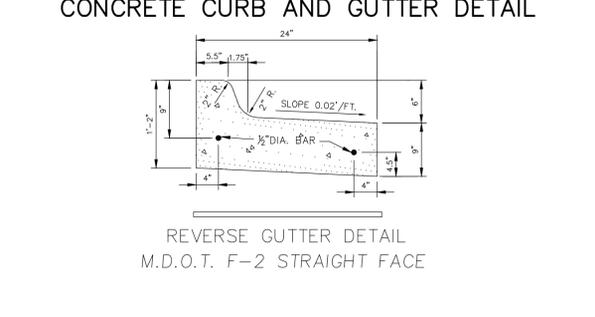
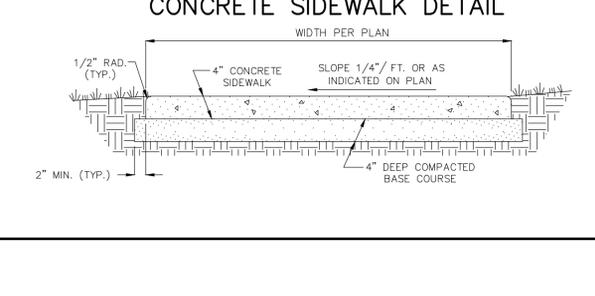
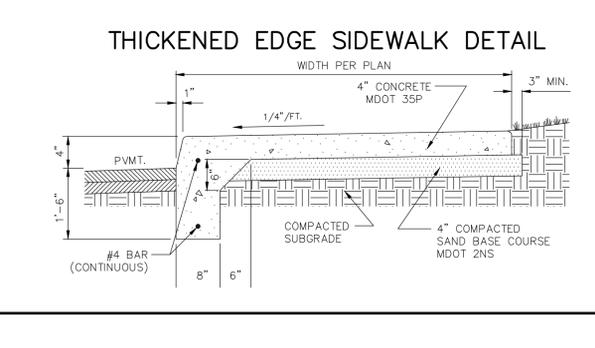
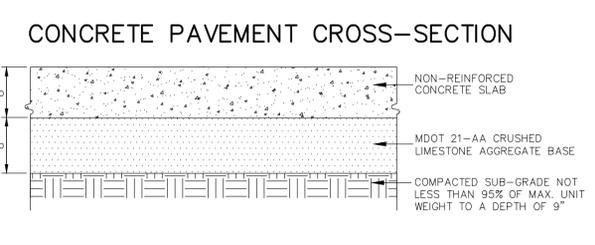
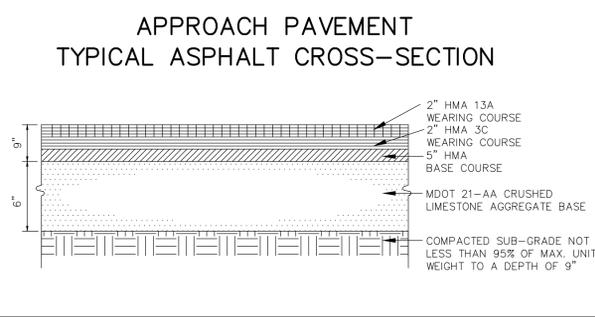
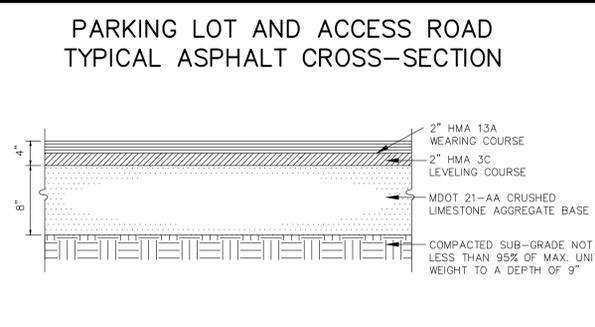
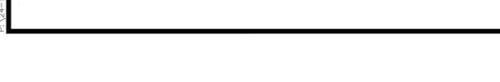
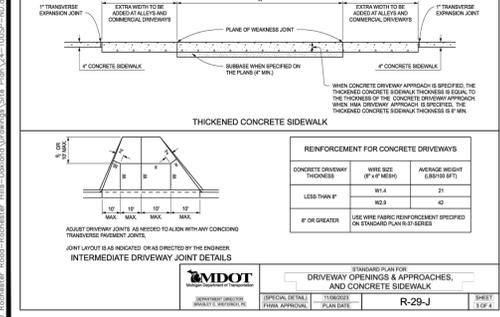
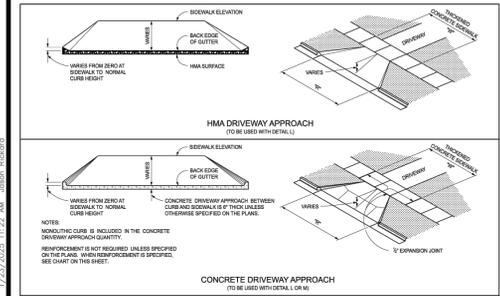
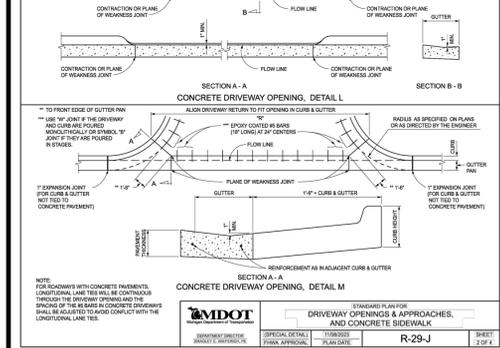
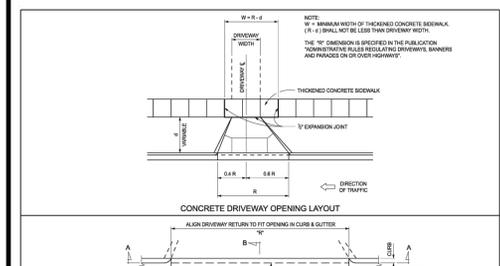
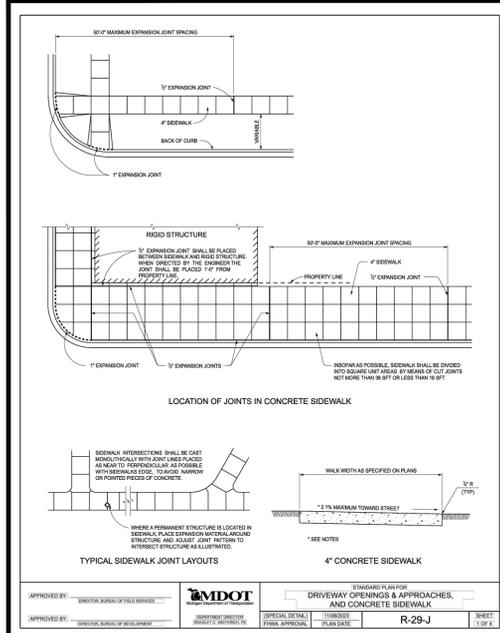


PROJECT NUMBER: 24-100  
PROJECT MANAGER: J.R.  
DRAWN BY: N.G.  
CHECKED BY:  
SUBMITTAL DATE: 07/02/2024  
OFFICE: FARMINGTON HILLS

CLIENT INFO:  
**BRODER SACHSE REAL ESTATE**  
3663 WOODWARD AVE,  
SUITE 550, MICHIGAN 48201  
DETROIT, MICHIGAN 48201  
PHONE: 313.765.1000

PROJECT NAME:  
**3200 ROCHESTER ROAD**  
SECTION 34, TOWN 3 NORTH - RANGE 11  
ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN  
SHEET TITLE:  
**FIRE PROTECTION PLAN**  
PAGE No.:  
**C7**

D:\24-100\_Rochester\_Road\_Broder\_Sachse\_Real\_Estate\Drawings\24-100\_PSP2024-0034\_PSP2024-0034\_Rev2.dwg 11/22/2024 11:22 AM Jason Rickard



### OAKLAND COUNTY SESC GENERAL NOTES

- All Soil Erosion and Sedimentation Control (SESC) items shall be in accordance with MDOT 2020 Standard Specifications for Construction and the MDOT Soil Erosion and Sedimentation Control Manual. In addition, the Contractor shall follow any local SESC rules and regulations, along with ROCOC's Notice to Bidders, Contractor Material Disposal Notice and Form for all materials that are disposed of off the project site.
- Sedimentation from erosions of the work site shall be contained on site and not allowed to collect in any adjacent areas or in waterways. Waterways include both natural and man-made open ditches, streams, storm drains, lakes, ponds and wetlands. The Contractor shall conduct work in a manner such that all soil, fuels, oils, bituminous materials, chemicals, sanitary sewage, and other harmful materials, resulting from the construction of the project, are confined within project limits and prevented from entering watercourses, rivers, lakes, reservoirs, or ground water.
- Stage the work as shown in plans or directed by the Engineer to ensure progressive stabilization of disturbed earth. The Contractor shall preserve natural vegetation as much as possible and conduct his operations in such a manner as to minimize the areas left barren during construction. The Contractor will only be allowed to disturb only those areas absolutely required for the construction of the project that are within the grading limits. Areas outside the grading limits must be restored and will not be paid for separately.
- The Contractor shall inspect SESC measures daily to ensure their effectiveness and when necessary, immediately repair or install additional controls. The Contractor shall remove sediment collected in culverts and sumps of all drainage structures constructed with the project when such sediment exceeds half of the sump depth or culvert diameter. The Engineer will inspect culverts, sumps, and all SESC items after storms and direct the Contractor to cleanout culverts, sumps, and all SESC items. Clearing culverts and sumps for sedimentation control is considered maintenance and will not be paid for separately.
- All temporary SESC devices shall be periodically maintained and cleaned of all accumulated sediment to ensure they remain operational until all disrupted areas are permanently stabilized, at which time, they shall be removed.
- Permanent SESC measures for any disturbed area shall be completed within five days after final grading of the section or any portion thereof. The Contractor will maintain and repair permanent restoration items until final road acceptance.
- All areas temporarily stabilized during the non-growing season shall be permanently stabilized immediately following the commencement of the next planting season. All straw or hay mulch shall be removed or deeply incorporated into the soil before providing permanent stabilization. Dormant seeding is also recommended for early spring growth.
- In addition to SESC measures, construct barriers to protect critical erosion areas and to prevent unwanted access by vehicles, equipment, and pedestrians. Potential areas that may need barriers are highly erodible areas such as, tree canopies, sediment and retention ponds, cofferdams, barren land, and slopes greater than 1:3.
- If runoff occurs from soil stockpiles, sediment control fencing will be placed at the base of the stockpile to retain soil, or as directed by the Engineer.
- Minimize dust and the tracking of loose materials from the construction work site onto public roadways and into the Waters of the State. Any materials tracked onto public roadways shall be removed as soon as possible as followed and paid for in the Pavement Cleaning Special Provision.
- Construct check dams in ditches immediately after ditching, as shown on the plans or as directed by the Engineer. The Contractor shall maintain the check dams during the construction of the project, including the total removal and disposal of collected sediment upon completion of the project. Remove check dam after permanent vegetation is established.
- Turf Establishment is the responsibility of the Contractor as specified in the Turf Establishment Special Provision.
- For final project acceptance and SESC permit closing, the removal of temporary SESC measures, construction of permanent SESC measures, and 90 percent vegetative growth on disturbed areas are required. In addition, pavement, ditches, gutters, catch basins, and storm sewers must be free of accumulated sediment.

SEIBER KEAST LEHNER  
ENGINEERING | SURVEYING

FARMINGTON HILLS OFFICE  
39506 COUNTRY CLUB DRIVE, SUITE 301  
FARMINGTON HILLS, MI 48331  
248-308-3331

SKL  
ENGINEERING | SURVEYING

FARMINGTON HILLS OFFICE  
1700 NINETEEN MILE ROAD, SUITE 3  
CLINTON TOWNSHIP, MI 48308  
248-462-7050

REVISIONS

NO.	DATE	DESCRIPTION
1	11/19/23	1 PER CITY REVIEW
2	1/22/25	2 PER CITY REVIEW

PROJECT NUMBER:  
24-100

PROJECT MANAGER:  
D.R.M.

DRAWN BY:  
N.G.

CHECKED BY:  
N.G.

SUBMITTAL DATE:  
07/02/2024

OFFICE:  
FARMINGTON HILLS

CLIENT INFO:

**BRODER SACHSE  
REAL ESTATE**

3663 WOODWARD AVE,  
SUITE 550  
DETROIT, MICHIGAN 48201  
PHONE: 313.765.1000

PROJECT NAME:  
**3200 ROCHESTER ROAD**

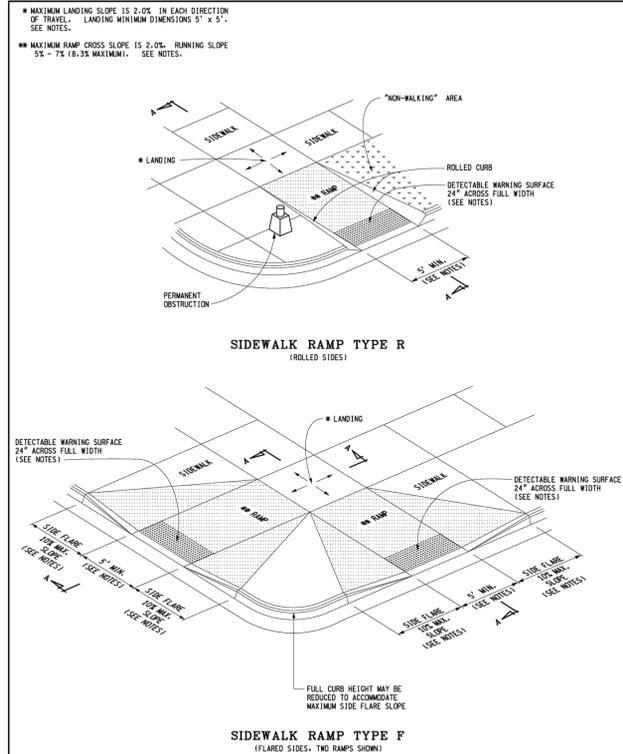
SECTION 34, TOWN 3 NORTH - RANGE 11  
ROCHESTER HILLS, OKLAND COUNTY, MICHIGAN

SHEET TITLE:  
**NOTES AND DETAILS**

3 WORKING DAYS  
BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
TOLL FREE FOR THE LOCATION  
OF UNDERGROUND FACILITIES

811

ND1



DEPARTMENT DIRECTOR  
KIA T. Szeles

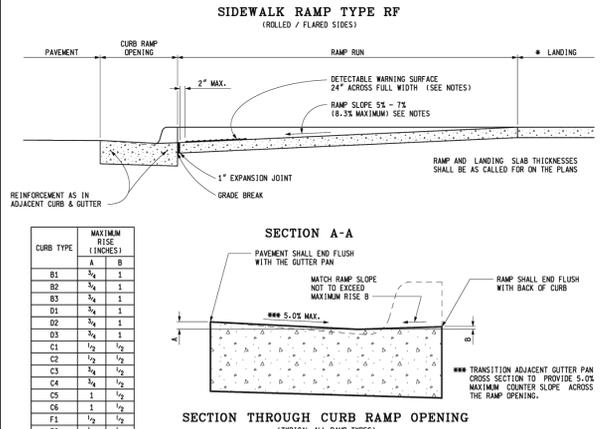
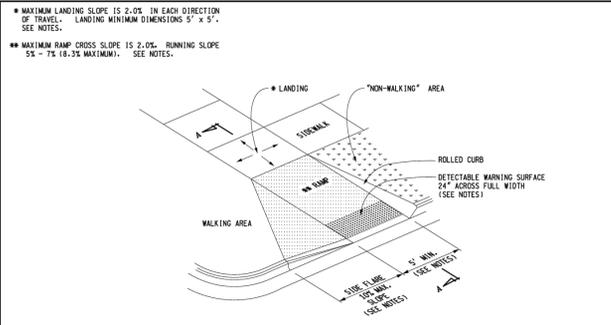
MICHIGAN DEPARTMENT OF TRANSPORTATION  
BUREAU OF DEVELOPMENT STANDARD PLAN FOR

**SIDEWALK RAMP AND  
DETECTABLE WARNING DETAILS**

PREPARED BY: DIRECTOR, BUREAU OF FIELD SERVICES  
DESIGN DIVISION  
DRAWN BY: B.L.L.  
CHECKED BY: W.L.P.

APPROVED BY: DIRECTOR, BUREAU OF DEVELOPMENT

F.S.K.A. APPROVAL  
12-11-2017  
PLAN DATE  
**R-28-J**  
SHEET 1 OF 1



DEPARTMENT DIRECTOR  
KIA T. Szeles

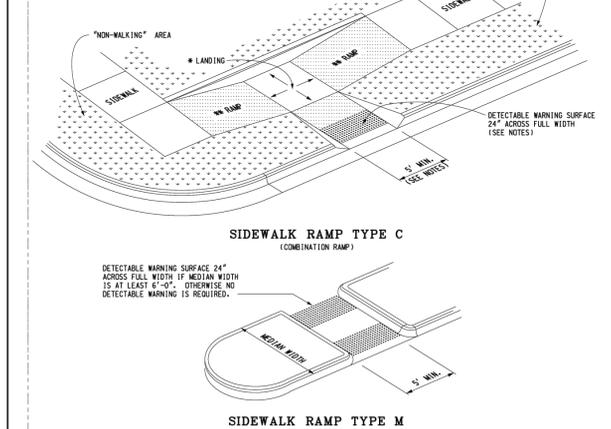
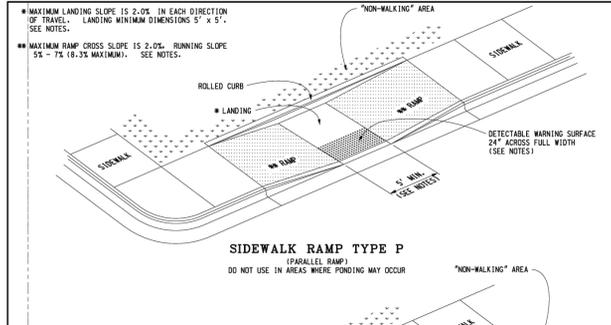
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APPROVED BY: DIRECTOR, BUREAU OF DEVELOPMENT

F.S.K.A. APPROVAL  
12-11-2017  
PLAN DATE  
**R-28-J**  
SHEET 2 OF 1



DEPARTMENT DIRECTOR  
KIA T. Szeles

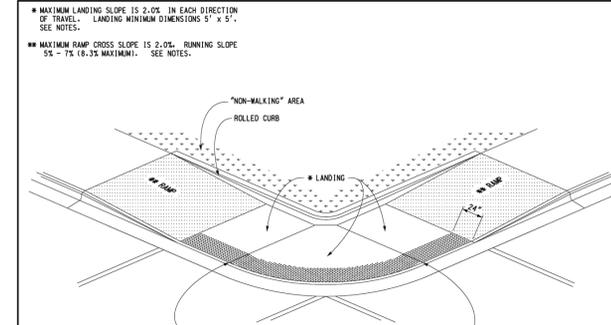
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APPROVED BY: DIRECTOR, BUREAU OF DEVELOPMENT

F.S.K.A. APPROVAL  
12-11-2017  
PLAN DATE  
**R-28-J**  
SHEET 3 OF 1



DEPARTMENT DIRECTOR  
KIA T. Szeles

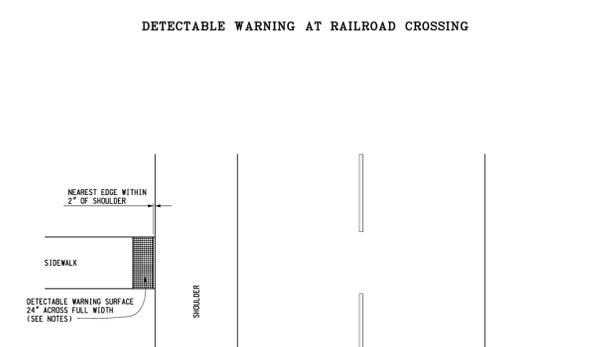
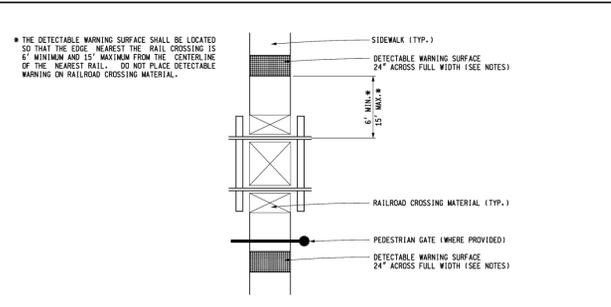
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DRAWN BY: B.L.L.  
CHECKED BY: W.L.P.

APPROVED BY: DIRECTOR, BUREAU OF DEVELOPMENT

F.S.K.A. APPROVAL  
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PLAN DATE  
**R-28-J**  
SHEET 4 OF 1



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KIA T. Szeles

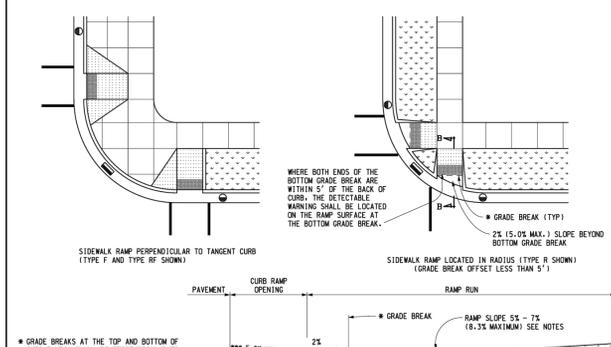
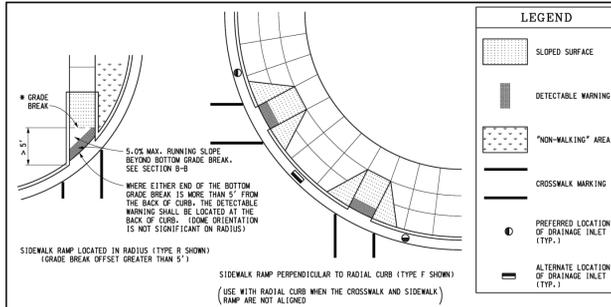
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12-11-2017  
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SHEET 5 OF 1



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KIA T. Szeles

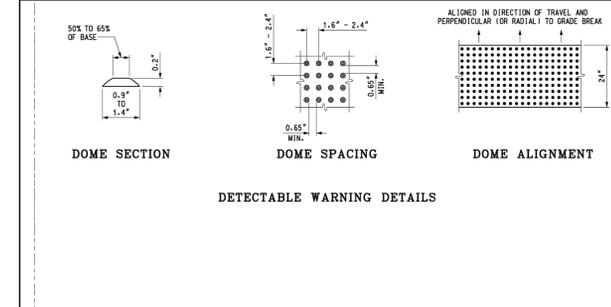
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**R-28-J**  
SHEET 6 OF 1



DEPARTMENT DIRECTOR  
KIA T. Szeles

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BUREAU OF DEVELOPMENT STANDARD PLAN FOR

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APPROVED BY: DIRECTOR, BUREAU OF DEVELOPMENT

F.S.K.A. APPROVAL  
12-11-2017  
PLAN DATE  
**R-28-J**  
SHEET 7 OF 1

**SEIBER KEAST LEHNER**  
ENGINEERING | SURVEYING

FARMINGTON HILLS OFFICE  
39206 COUNTRY CLUB DRIVE, SUITE C8  
FARMINGTON HILLS, MI 48331  
248-308-3331

CLINTON TOWNSHIP OFFICE  
1700 NINETEEN MILE ROAD, SUITE 103  
CLINTON TOWNSHIP, MI 48038  
248-462-7050

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NO.	DATE	DESCRIPTION
1	11/19/23	PER CITY REVIEW
2	1/22/25	PER CITY REVIEW

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

PROJECT NUMBER: 24-100  
PROJECT MANAGER: J.R.  
DRAWN BY: N.G.  
CHECKED BY: N.G.  
SUBMITTAL DATE: 07/02/2024  
OFFICE: FARMINGTON HILLS

CLIENT INFO:  
**BRODER SACHSE REAL ESTATE**  
3663 WOODWARD AVE, SUITE 550  
DETROIT, MICHIGAN 48201  
PHONE: 313.765.1000

PROJECT NAME:  
**3200 ROCHESTER ROAD**

SECTION 34, TOWN 3 NORTH - RANGE 11  
ROCHESTER HILLS, OKLAND COUNTY, MICHIGAN

SHEET TITLE:  
**NOTES AND DETAILS**

PAGE No.: **ND2**

J2024-0183  
PSP2024-0024  
Revision #2

City of Rochester Hills  
Planning & Economic Development



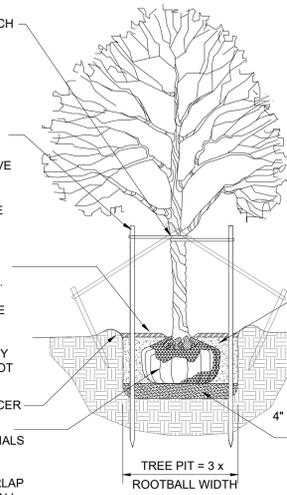
NOTE:  
 GUY DECIDUOUS TREES ABOVE  
 3" CAL. STAKE DECIDUOUS  
 TREES BELOW 3" CAL.

STAKE TREES AT FIRST BRANCH  
 USING 2"-3" WIDE BELT-LIKE  
 NYLON OR PLASTIC STRAPS.  
 ALLOW FOR SOME MINIMAL  
 FLEXING OF THE TREE.  
 REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES,  
 MIN. 36" ABOVE GROUND FOR  
 UPRIGHT, 18" IF ANGLED. DRIVE  
 STAKES A MIN. 18" INTO  
 UNDISTURBED GROUND  
 OUTSIDE ROOTBALL. REMOVE  
 AFTER ONE YEAR.

MULCH 4" DEPTH WITH  
 SHREDDED HARDWOOD BARK,  
 NATURAL IN COLOR. LEAVE 3"  
 CIRCLE OF BARE SOIL AT BASE  
 OF TREE TRUNK. PULL ANY  
 ROOT BALL DIRT EXTENDING  
 ABOVE THE ROOT FLARE AWAY  
 FROM THE TRUNK SO THE ROOT  
 FLARE IS EXPOSED TO AIR.

MOUND EARTH TO FORM SAUCER  
 REMOVE ALL  
 NON-BIODEGRADABLE MATERIALS  
 COMPLETELY FROM THE  
 ROOTBALL. CUT DOWN WIRE  
 BASKET AND FOLD DOWN BURLAP  
 FROM TOP 1/2 OF THE ROOTBALL.



NOTE:  
 TREE SHALL BEAR SAME  
 RELATION TO FINISH GRADE AS  
 IT BORE ORIGINALLY OR  
 SLIGHTLY HIGHER THAN FINISH  
 GRADE, IF DIRECTED BY LANDSCAPE  
 ARCHITECT FOR HEAVY CLAY  
 SOIL AREAS.

DO NOT PRUNE TERMINAL  
 LEADER. PRUNE ONLY DEAD OR  
 BROKEN BRANCHES.

REMOVE ALL TAGS, STRING,  
 PLASTICS AND OTHER  
 MATERIALS THAT ARE  
 UNSIGHTLY OR COULD CAUSE  
 GIRDLING.

PLANTING MIXTURE:  
 AMEND SOILS PER  
 SITE CONDITIONS  
 AND REQUIREMENTS  
 OF THE PLANT  
 MATERIAL.

SCARIFY SUBGRADE  
 AND PLANTING PIT  
 SIDES. RECOMPACT  
 BASE OF TO 4"  
 DEPTH.

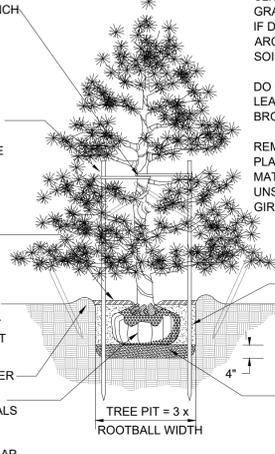
NOTE:  
 GUY EVERGREEN TREES ABOVE  
 12' HEIGHT. STAKE EVERGREEN  
 TREE BELOW 12' HEIGHT.

STAKE TREES AT FIRST BRANCH  
 USING 2"-3" WIDE BELT-LIKE  
 NYLON OR PLASTIC STRAPS.  
 ALLOW FOR SOME MINIMAL  
 FLEXING OF THE TREE.  
 REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES,  
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 OUTSIDE ROOTBALL. REMOVE  
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MULCH 4" DEPTH WITH  
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 NATURAL IN COLOR. LEAVE 3"  
 CIRCLE OF BARE SOIL AT BASE  
 OF TREE TRUNK. PULL ANY  
 ROOT BALL DIRT EXTENDING  
 ABOVE THE ROOT FLARE AWAY  
 FROM THE TRUNK SO THE ROOT  
 FLARE IS EXPOSED TO AIR.

MOUND EARTH TO FORM SAUCER  
 REMOVE ALL  
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NOTE:  
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 ARCHITECT FOR HEAVY CLAY  
 SOIL AREAS.

DO NOT PRUNE TERMINAL  
 LEADER. PRUNE ONLY DEAD OR  
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REMOVE ALL TAGS, STRING,  
 PLASTICS AND OTHER  
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 UNSIGHTLY OR COULD CAUSE  
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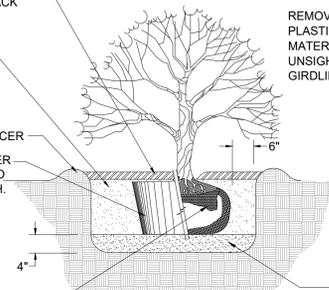
PLANTING MIXTURE:  
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 SITE CONDITIONS  
 AND REQUIREMENTS  
 OF THE PLANT  
 MATERIAL.

SCARIFY SUBGRADE  
 AND PLANTING PIT  
 SIDES. RECOMPACT  
 BASE OF TO 4"  
 DEPTH.

MULCH 4" DEPTH WITH  
 SHREDDED HARDWOOD BARK,  
 NATURAL IN COLOR. PULL BACK  
 3" FROM TRUNK.

PLANTING MIXTURE:  
 AMEND SOILS PER  
 SITE CONDITIONS  
 AND REQUIREMENTS  
 OF THE PLANT  
 MATERIAL.  
 MOUND EARTH TO FORM SAUCER

REMOVE ALL  
 NON-BIODEGRADABLE MATERIALS  
 COMPLETELY FROM THE  
 ROOTBALL. FOLD DOWN BURLAP  
 FROM TOP 1/2 OF THE ROOTBALL.



NOTE:  
 TREE SHALL BEAR SAME  
 RELATION TO FINISH GRADE AS  
 IT BORE ORIGINALLY OR  
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 ARCHITECT FOR HEAVY CLAY  
 SOIL AREAS.

PRUNE ONLY DEAD OR BROKEN  
 BRANCHES.

REMOVE ALL TAGS, STRING,  
 PLASTICS AND OTHER  
 MATERIALS THAT ARE  
 UNSIGHTLY OR COULD CAUSE  
 GIRDLING.

SCARIFY SUBGRADE  
 AND PLANTING PIT  
 SIDES. RECOMPACT  
 BASE OF TO 4"  
 DEPTH.

## DECIDUOUS TREE PLANTING DETAIL

Not to scale

## EVERGREEN TREE PLANTING DETAIL

Not to scale

## SHRUB PLANTING DETAIL

NOT TO SCALE

Seal:



Title:

Landscape Details

Project:

3200 Rochester Road  
 Rochester Hills, Michigan

Prepared for:

Broder Sachse Real Estate  
 3663 Woodward Avenue, Suite 550  
 Detroit, Michigan 48201  
 313.765.1000

Revision: Issued:

Review	August 19, 2024
Revised	November 18, 2024
Revised	November 22, 2024
Revised	January 17, 2025

Job Number:

24-053

Drawn By: Checked By:

jca

jca

Sheet No.

L-2

NOTES:

PRUNE AS SPECIFIED  
 STAKE 3 LARGEST STEMS, IF  
 TREE HAS MORE THAN 3  
 LEADERS  
 SET TREE STAKES VERTICAL  
 AND AT SAME HEIGHT.



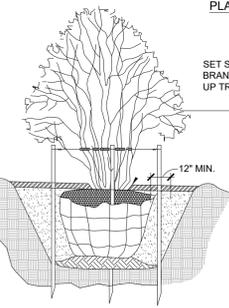
SET STAYS ABOVE FIRST  
 BRANCHES, APPROX. HALFWAY  
 UP TREE (SEE DETAIL)

MOUND TO FORM SAUCER

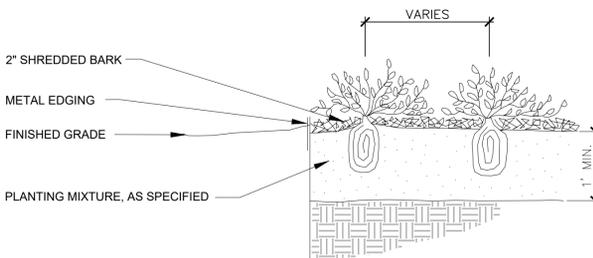
REMOVE ALL  
 NON-BIODEGRADABLE MATERIALS  
 COMPLETELY FROM THE  
 ROOTBALL. CUT DOWN WIRE  
 BASKET AND FOLD DOWN BURLAP  
 FROM TOP 1/3 OF THE ROOTBALL  
 PLANT MIXTURE AS SPECIFIED

SCARIFY SIDES TO 4"  
 DEPTH AND RECOMPACT

STAKES TO EXTEND 12" BELOW  
 TREE PIT IN UNDISTURBED  
 GROUND



MULCH 3" DEPTH WITH  
 SHREDDED HARDWOOD BARK,  
 NATURAL IN COLOR. LEAVE 3"  
 CIRCLE OF BARE SOIL AT BASE  
 OF TREE TRUNK TO EXPOSE  
 ROOT FLARE. REMOVE EXCESS  
 SOIL TO EXPOSE ROOT FLARE IF  
 NECESSARY.



## PERENNIAL PLANTING DETAIL

Not to scale

## MULTI-STEM TREE PLANTING DETAIL

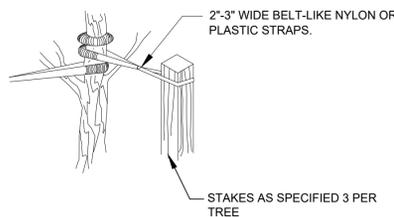
NOT TO SCALE



NOTE:  
 ORIENT STAKING/GUYING TO PREVAILING  
 WINDS, EXCEPT ON SLOPES GREATER  
 THAN 3:1 ORIENT TO SLOPE.

USE SAME STAKING/GUYING  
 ORIENTATION FOR ALL PLANTS WITHIN  
 EACH GROUPING OR AREA

2"-3" WIDE BELT-LIKE NYLON OR  
 PLASTIC STRAPS.



STAKES AS SPECIFIED 3 PER  
 TREE

GUYING DETAIL

STAKING DETAIL

## TREE STAKING DETAIL

Not to scale

## MAINTENANCE NOTES

The owner of the property shall be responsible for all maintenance of site landscaping, as follows:

- Landscaping shall be kept in a neat, orderly and healthy growing condition, free from debris and refuse.
- Pruning shall be minimal at the time of installation, only to remove dead or diseased branches. Subsequent pruning shall assure proper maturation of plants to achieve their approved purpose.
- All dead, damaged, or diseased plant material shall be removed immediately and replaced within six (6) months after it dies or in the next planting season, whichever occurs first. For purposes of this section, the planting season for deciduous plants shall be between March 1 and June 1 and from October 1 until the prepared soil becomes frozen. The planting season for evergreen plants shall be between March 1 and June 1. Plant material installed to replace dead or diseased material shall be as close as practical to the size of the material it is intended to replace. The City may notify property owners of the need to replace dead, damaged, or diseased material.
- The approved landscape plan shall be considered a permanent record and integral part of the Site Plan Approval. Unless otherwise approved in accordance with the aforementioned procedures, any revisions to or removal of plant materials, or non-compliance with the maintenance requirements of this Section 138-12.109 will place the parcel in non-conformity with the approved landscape plan and be a violation of this ordinance.

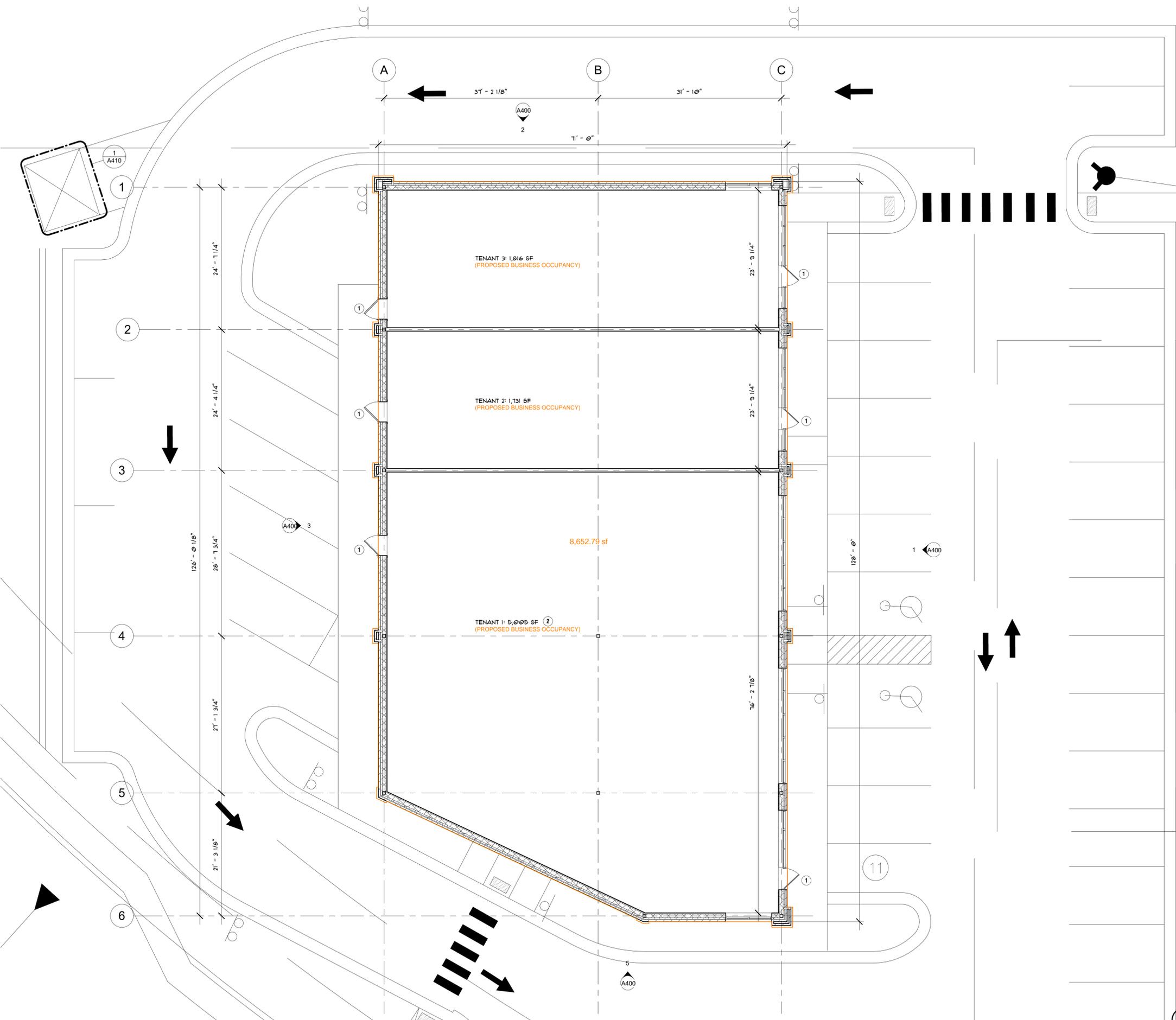
## MULCH BEDS

A Minimum four-inch layer of shredded hardwood bark shall be placed in all planter beds containing trees or shrubs and around the base of all trees planted within lawn areas (mulch over the entire planting pit width). To aid in maintenance operations all shrubs planted within lawn areas are to be planted in groups and mulched as one group, and hedgerows are to be mulched as one continuous strip.

## ADDITIONAL NOTES

- All Landscaped Areas Shall be Irrigated with an Automatic, Underground System.
- Islands Shall be Sod.
- Owner Shall be Responsible for Replacing Damaged Plant Material Due to Utility Maintenance.
- 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.
- These requirements are incorporated into the plan.
- Prior approval is required to plant any tree or shrub on the public right-of-way. All trees and shrubs must be planted 10' from the edge of the public road. (Trees must be planted at least 15' away from the curb or road edge where the speed limit is more than 35 mph). Shade trees and shrubs must be planted at least 5' from the edge of the public walkway. Evergreen and ornamental trees must be planted at least 10' from the edge of the public walkway. No trees or shrubs may be planted within the triangular area formed at the intersection of any street right-of-way at a distance along each line of 25' from their point intersection. No trees or shrubs may be planted within the triangular area formed at the intersection of any driveway with a public walkway at a distance along each line of 15' from their point of intersection. All trees and shrubs must be planted at least 10' from any fire hydrant. Shade and evergreen trees must be at least 15' away from the nearest overhead wire. Trees must be planted a minimum of 5' from an underground utility, unless the City's Landscape Architect requires a greater distance.
- No substitutions or changes of location or plant types shall be made without the approval of the developer and the City of Rochester Hills Planning and Economic Development Department and has Final Right of Approval for the Release of the Performance and Maintenance Bonds.
- The developer and/or the City of Rochester Hills Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans or specifications.
- Replacement trees may not be planted within the drip line of existing trees.
- Trees may not be planted within 4' of any property line.
- Irrigation Shall Only Occur Between the Hours of 12am and 5 am in Accordance with the City's Watering Ordinances.





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

**SYMBOLS**

1  
A300 INTERIOR ELEVATION

**PLAN NOTES:**

- 1 ADD FROST PAD AT LANDING.
- 2 THIS PROJECT MAY BE REQUIRED TO PERFORM EMERGENCY RADIO SIGNAL STRENGTH TESTING. TESTING FAILURE WILL REQUIRE INSTALLATION OF AN IN-BUILDING TWO-WAY EMERGENCY RESPONDER COMMUNICATION SYSTEM. CONTACT RHF FOR MORE INFORMATION REGARDING THIS REQUIREMENT.

**CODE INFORMATION**

**APPLICABLE CODES - ROCHESTER HILLS, MI**  
 2015 MICHIGAN BUILDING CODE  
 2021 MICHIGAN PLUMBING CODE  
 2021 MICHIGAN MECHANICAL CODE  
 2023 MICHIGAN ELECTRICAL CODE  
 BARRIER FREE DESIGN (CC/ANSI A117-2009)  
 2015 MICHIGAN BUILDING CODE, CHAPTER 11 / ASHRAE 90.1-2013

**OCCUPANCY CLASSIFICATION**  
 B - BUSINESS

**REQUIRED SEPARATION OF OCCUPANCIES (TABLE 500.4)**  
 1-HOUR (NOT SPRINKLED)

**CONSTRUCTION TYPE (TABLE 601)**  
 II-B

**BUILDING AREA:**  
 TENANT 1: 5,005 SF  
 TENANT 2: 1,131 SF  
 TENANT 3: 1,216 SF  
 TOTAL: 8,652 SF (ACTUAL)  
 23,000 SF (ALLOWABLE PER TABLE 506.2)

**OCCUPANT LOAD/MEANS OF EGRESS:**  
 - ALLOWANCE PER OCCUPANT (BUSINESS) - 100 GROSS SF/OCCUPANT  
 - 100 GROSS SF / 8,652 SF = 86 OCCUPANTS

- EGRESS WIDTH PER OCCUPANT LOAD WITH AUTOMATIC SPRINKLER SYSTEM  
 OTHER EGRESS COMPONENTS - 0.15 IN/OCCUPANT

- EXIT ACCESS TRAVEL DISTANCE (W/O AUTOMATIC SPRINKLER) 200 FT.  
 - COMMON PATH OF EGRESS TRAVEL (W/O AUTOMATIC SPRINKLER) 15 FT.  
 - REQUIRED CORRIDOR WIDTH: 44" @ CORRIDOR

**FIRE SUPPRESSION:**  
 NOT REQUIRED PER SECTION 903

**FIRE ALARM:**  
 NOT REQUIRED PER SECTION 901

**BUILDING HEIGHT:**  
 ALLOWABLE HEIGHT: 55 FEET (PER TABLE 504.3)  
 ACTUAL HEIGHT: 22 FEET

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION
09-04-2024	09-04-2024	SITE PLAN APPROVAL
11-14-2024	11-14-2024	SITE PLAN RESPONSE
01-07-2025	01-07-2025	SITE PLAN RESPONSE



**Drawn By:** APT  
**Checked By:** BSG

**Drawing Title**  
**OVERALL FLOOR PLAN**

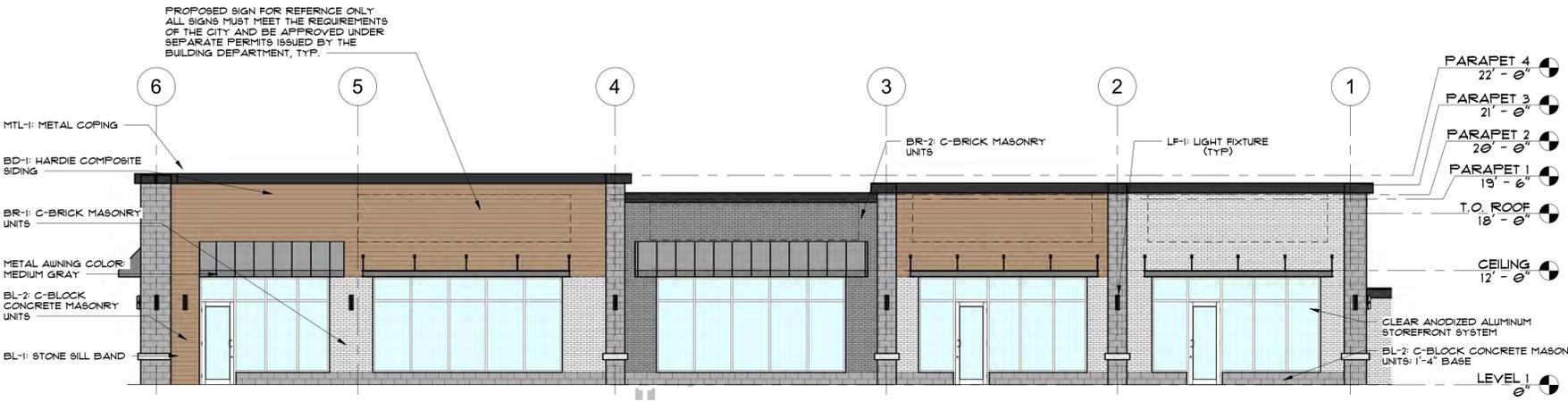
**Project Number**  
**23-393**

**Drawing Number**

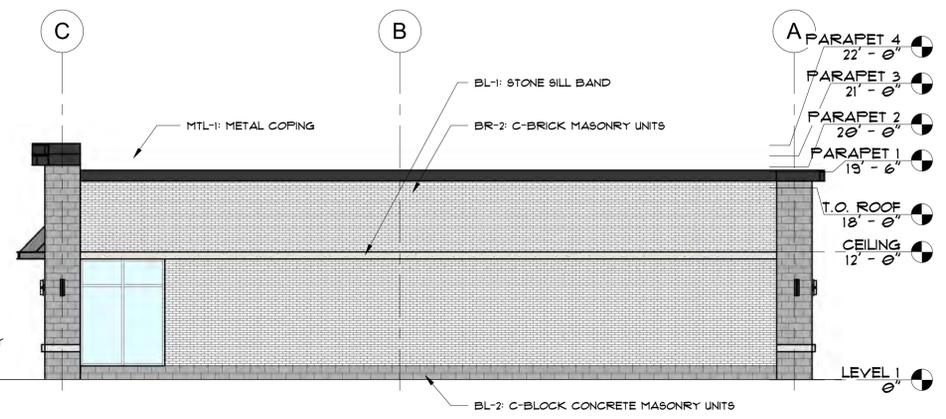
**A101**

11/01/2025 11:14:46 AM

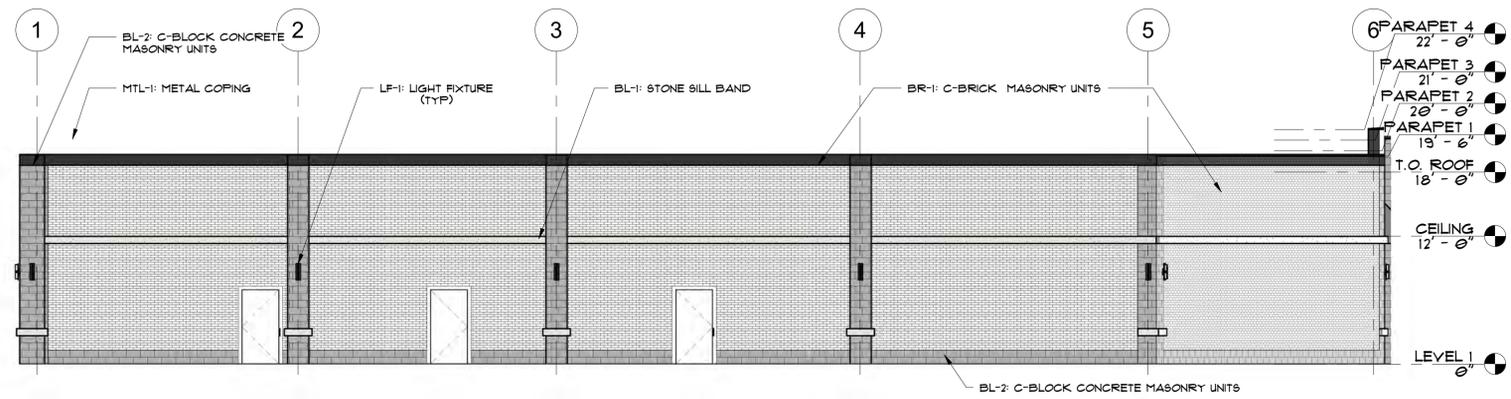
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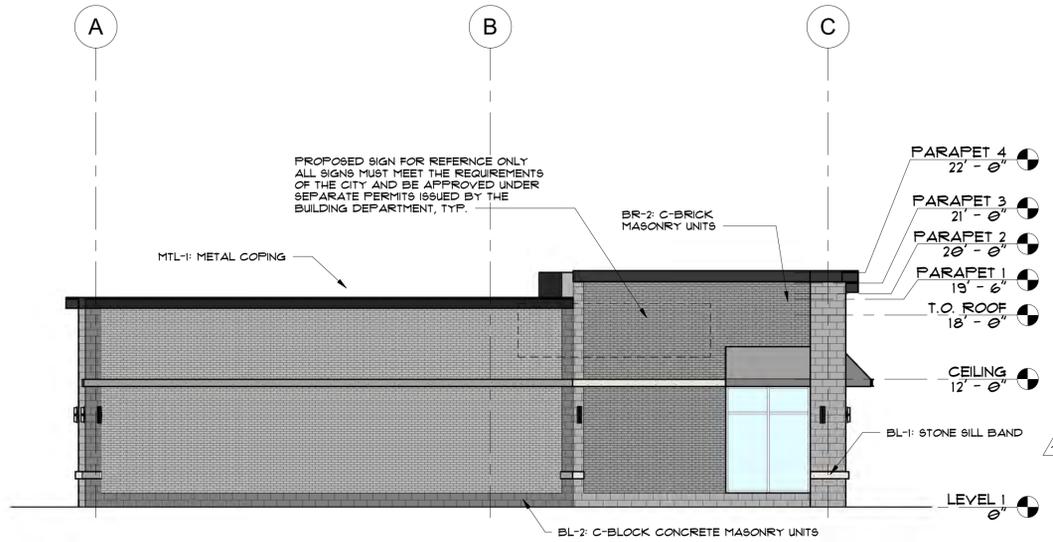
1 East (Front) Elevation  
 1/8" = 1'-0"



2 North (Side) Elevation  
 1/8" = 1'-0"



3 West (Rear) Elevation  
 1/8" = 1'-0"



5 South (Side) Elevation  
 1/8" = 1'-0"



4 3D Facade

**Project Owner**  
 Broder/Sachse Real Estate  
 3663 Woodward Ave., STE 550  
 Detroit, MI 48201

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
09-04-2024		SITE PLAN APPROVAL
11-14-2024		SITE PLAN RESPONSE
01-07-2025		SITE PLAN RESPONSE



Drawn By: APT  
 Checked By: BSG

**EXTERIOR ELEVATIONS**

Project Number  
**23-393**  
 Drawing Number  
**A400**

11/10/2025 11:14:50 AM

**3200 Rochester Road**

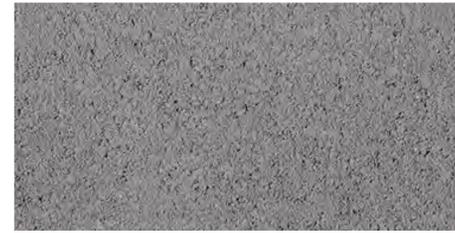
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BR-1 - C BRICK COLOR - CREAM



BL-1 - C BLOCK BAND COLOR - CREAM



BL-2 - C BLOCK COLOR - DARK GREY



BR-2 - C BRICK COLOR - DARK GREY



MTL-1 - METAL COPING - DARK BRONZE

Material types and usage to be reviewed and approved by Planning



LF-1 - EXTERIOR LIGHT FIXTURE



BD-1 - HARDIE FIBER CEMENT SIDING- SHIPLAP - BROWN



LF-2 - SITE LIGHTING

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION
09-04-2024		SITE PLAN APPROVAL
11-14-2024		SITE PLAN RESPONSE
01-07-2025		SITE PLAN RESPONSE

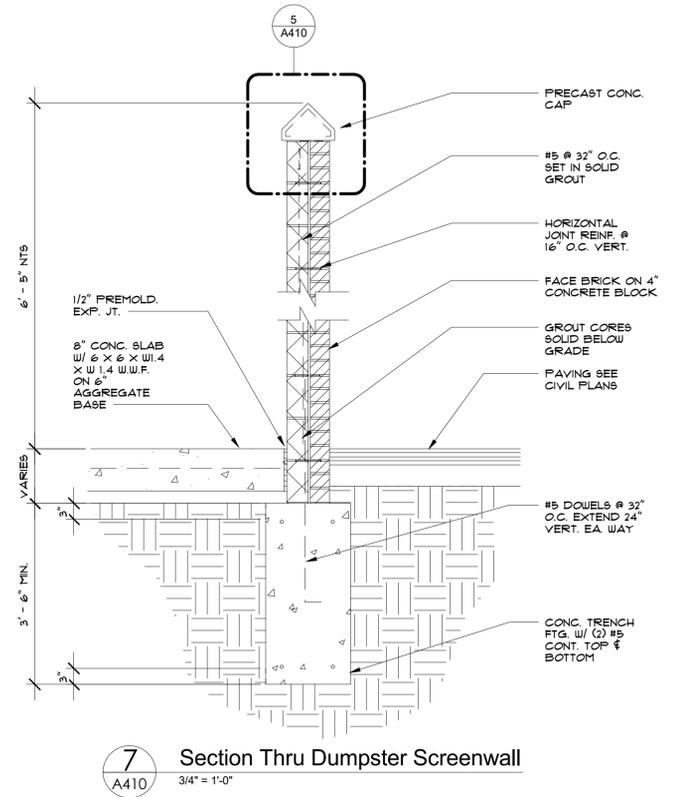
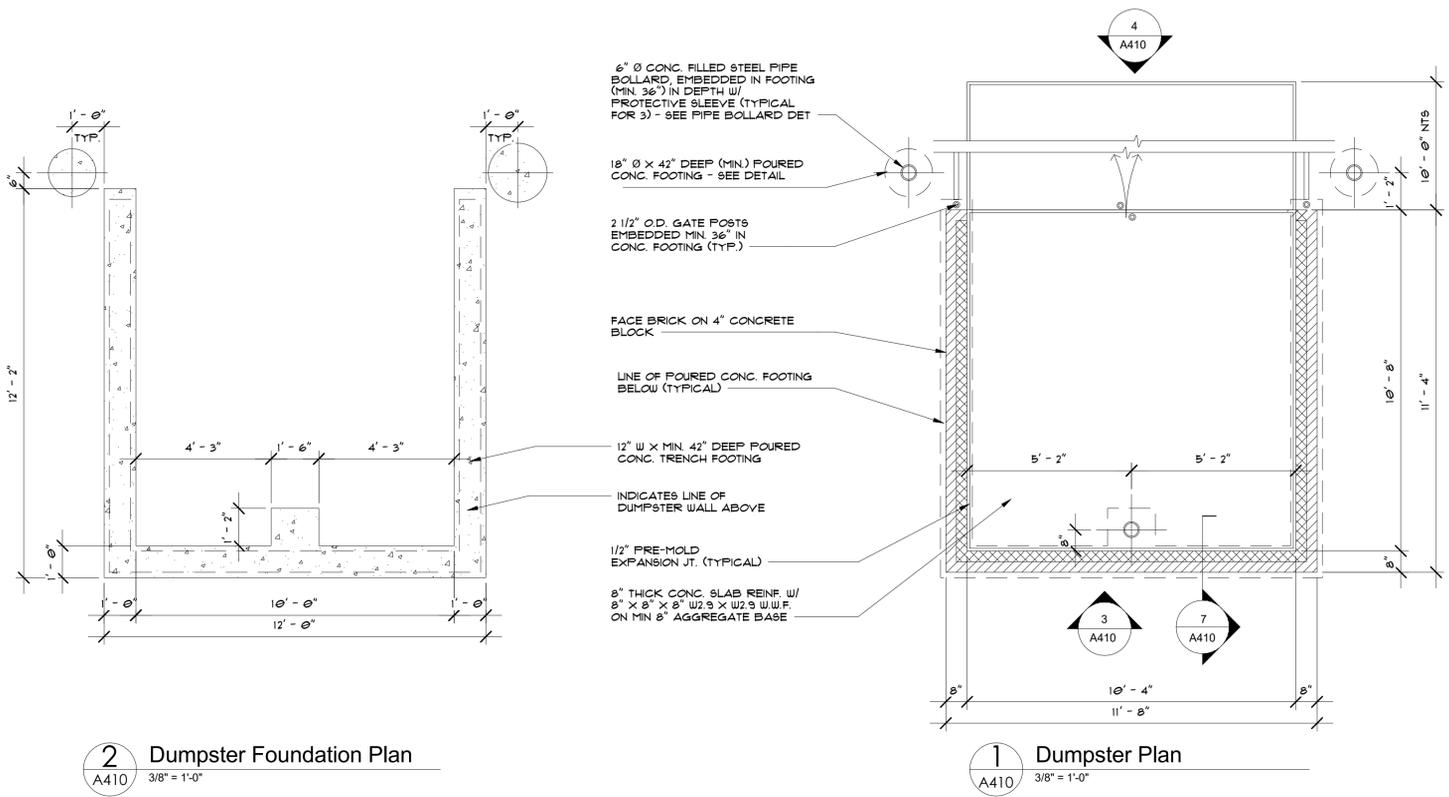
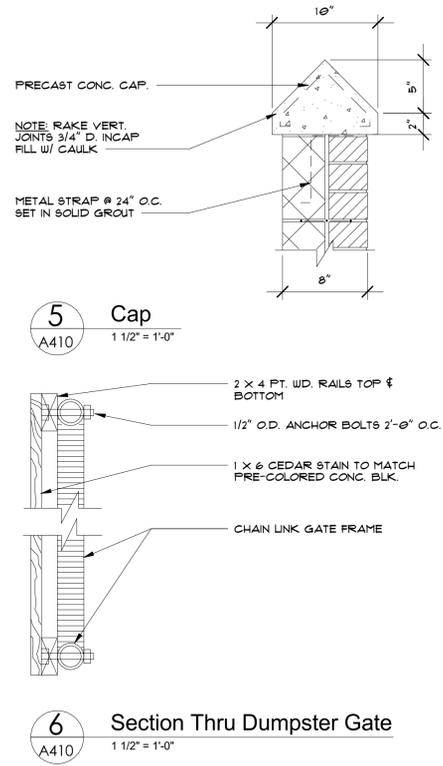
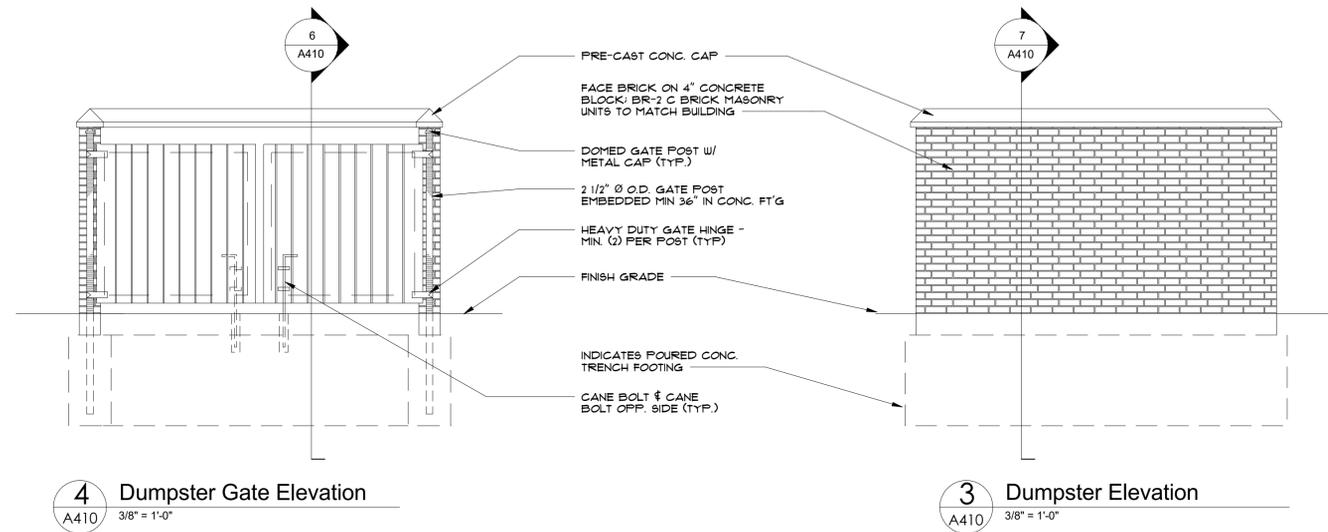


**Drawn By:** APT  
**Checked By:** BSG

**Drawing Title**  
**EXTERIOR FACADE MATERIALS**

**Project Number**  
**23-393**  
**Drawing Number**  
**A401**

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**Project:** Broder/Sachse Real Estate  
 3663 Woodward Ave., STE 550  
 Detroit, MI 48201

**Owner:** Broder/Sachse Real Estate  
 3663 Woodward Ave., STE 550  
 Detroit, MI 48201

**3200 Rochester Road**

NO.	DATE	DESCRIPTION
09-04-2024		SITE PLAN APPROVAL
11-14-2024		SITE PLAN RESPONSE
01-07-2025		SITE PLAN RESPONSE



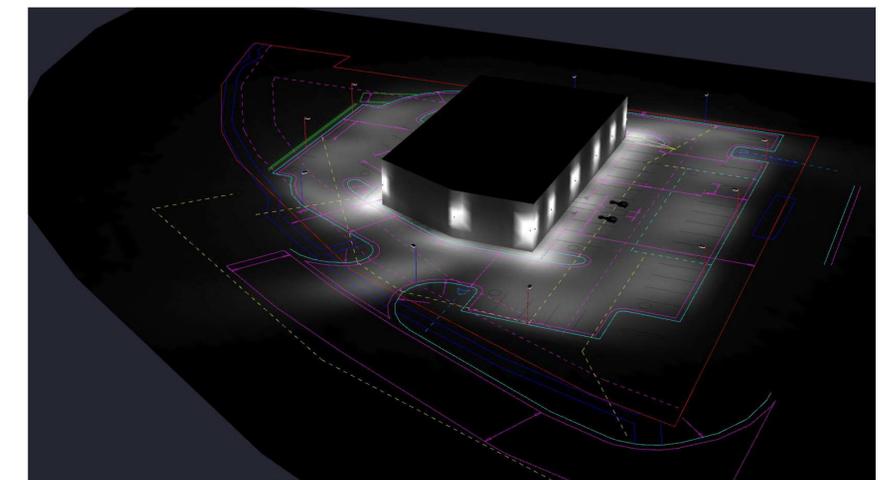
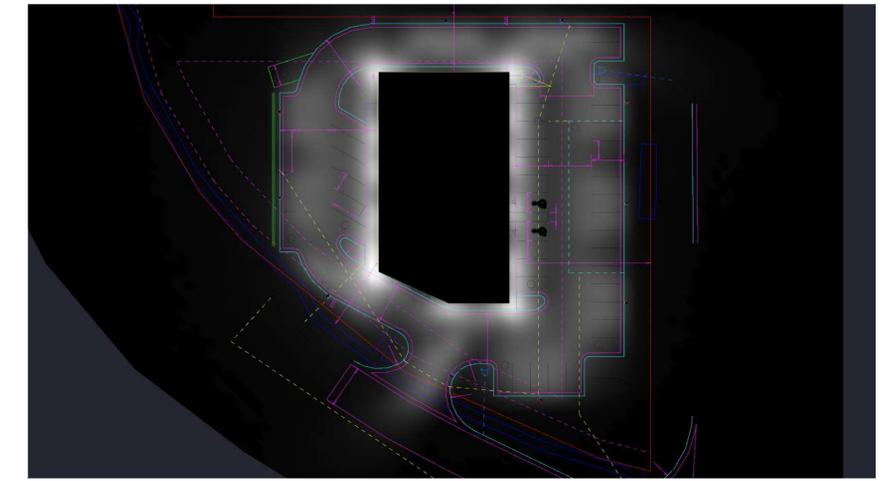
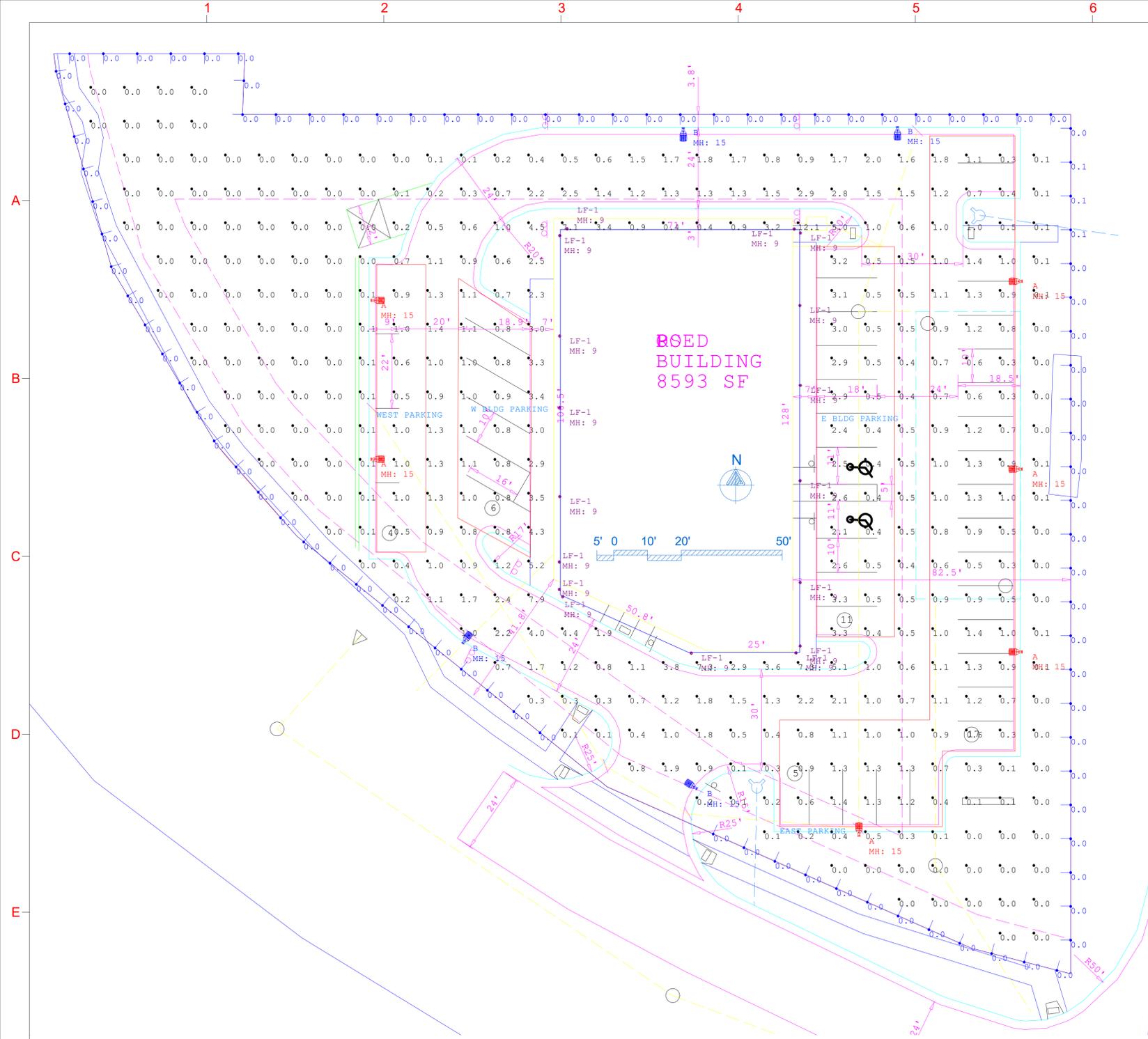
**Drawn By:** APT  
**Checked By:** BSG

**DUMPSTER ELEVATIONS/DETAILS**

**Project Number**  
**23-393**

**Drawing Number**  
**A410**

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Luminaire Schedule						BUG Rating	Lum. Watts	Luminaire Lumens
Symbol	Qty	Label	Arrangement	LLF	Description			
	6	A	Single	0.950	VISIONAIRE VSX-II_T4_16LD_3_30K7_BHS_VOLT-AM @ 15' MTG. HT. (N)	B0-U0-G1	16.4	1911
	4	B	Single	0.950	VISIONAIRE VSX-II_T2_16LD_3_30K7_BHS_VOLT-AM @ 15' MTG. HT. (N)	B0-U0-G1	16.4	1712
	17	LF-1	GROUP	0.950	BAT3LMA0200-BB50LMB0200	N.A.	N.A.	N.A.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GRID @ GRADE	Illuminance	Fc	0.92	12.1	0.0	N.A.	N.A.
PROPERTY LINE @ 5 FT AFG	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
E BLDG PARKING	Illuminance	Fc	1.64	3.3	0.4	4.10	8.25
EAST PARKING	Illuminance	Fc	0.91	1.8	0.3	3.03	6.00
W BLDG PARKING	Illuminance	Fc	1.67	4.3	0.8	2.09	5.38
WEST PARKING	Illuminance	Fc	0.81	1.0	0.5	1.62	2.00

DRAWING NUMBER : **GR082824CL-ROCHESTER ROAD RETAIL-05**  
 LAYOUT DESIGNER : **GR**  
 DESIGNER EMAIL : **gabrielrocha@visionairelighting.com**  
 PROJECT DATE : **08/28/24**  
 REVISION DATE : **01/09/25**  
 REP : **CLARUS LIGHTING**  
 NOTE/S: **PROPERTY LINE @ 5' AFG VERTICAL**

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 BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE PROJECT ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS. THE LIGHTING DATA REPRESENTS ILLUMINATION LEVELS TAKEN FROM A LABORATORY SETTING UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL PERFORMANCE MAY VARY DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, INSTALLATION, TOLERANCE LEVELS, BUILDINGS, OTHER LIGHTING, AND OTHER VARIABLES THAT WERE NOT CONSIDERED WHEN THIS PHOTOMETRIC REPORT WAS CREATED. IT IS THE RESPONSIBILITY OF THE OWNER OR PROJECT ENGINEER TO ENSURE COMPLIANCE OF ALL STANDARDS IN EFFECT. THIS PHOTOMETRIC LAYOUT IS THE PROPERTY OF VISIONAIRE LIGHTING AND IT CANNOT BE USED FOR INSTALLATION OF PRODUCTS OTHER THAN SPECIFIED.  
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 19645 Rancho Way-Rancho Dominguez, CA. 90220  
 POINT-BY-POINT CALCULATION  
 Illuminance at Grade (Footcandles), unless otherwise specified.



# VSX-II LED Specifications



Project Name: \_\_\_\_\_

Catalog Number: \_\_\_\_\_

Type: \_\_\_\_\_

The **VSX-II LED** Series offers clean, functional styling that is defined by its sleek, low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy (capable screw) access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Eleven optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years, and is available in standard or custom colors.

The **VSX-II LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

## Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VSX-II	T2 Type 2	16LD	3 350mA	30K7 3000K & 7000K	UNV 120-277V	AM Arm Mount	BZ Bronze	PCR-120	WSC-8 Motion Sensor & Mounting Height	TL7 7-PIN Twist Lock Wires Control
	T3 Type 3	32LD	5 530mA	40K7 4000K & 7000K	B 347V	SAM Straight Arm Mount W/ Terminal Block (New Construction)	BK Black	PCR-208 PCR-240	WSC-20 Motion Sensor 9-20" Mounting Height	ROT-R Rotated Cables Right Side
	T3R Type 3 Round	48LD	7 700mA	50K7 4000K & 7000K	5 480V	UAM Universal Arm W/ Terminal Block Mount (Retroll)	GY Grey	PCR-277 PCR-347 PCR-480 Enduser & Recessed	WSC-40 Motion Sensor 2'-40" Mounting Height	ROT-L Rotated Cables Left Side
	T3W Type 3 Wide		10 1050mA			UAM Universal Arm W/ Terminal Block Mount (Retroll)	SBK Smooth Black	PER 5PINPER 7PINPER 3, 5, or 7 Pin Photo Headcable with terminal block for dimming driver	WSC-40 Motion Sensor 2'-40" Mounting Height	CLS Backside cutoff shield with BWP
	T4A Type 4 Automotive		12 1200mA			MAF Mast Arm Fitter	WH White	DIM 0-10V Dimming Driver	UMAP Universal Mast arm Fitter	LCLS Leftside cutoff shield with BWP
	T4W Type 4 Wide					KM Knuckle Mount	SWH Smooth White	RPP-3" RPP-4" RPP-5" Round Pole Plate Adaptor	ECLS Egg Crate Louver Shield	BHS House shield
	T5 Type 5					WM Wall Mount *Requires BAWP	GP Graphite	ADJLS Adjustable Louver Light Shield	BD Barn Door Shield	
	T5W Type 5 Wide					AWM Adjustable Wall Mount	GY Grey			
	T5WW Type 5 Extra Wide					SL Silver Metalic				
	FN Fixed Narrow					ZFP Zinc-Free Primer Coat				
	FM Fixed Medium					CC Custom Color				

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DRAWING NUMBER :	GR082824CL-ROCHESTER ROAD RETAIL-05
LAYOUT DESIGNER :	GR
DESIGNER EMAIL :	gabrielrocha@visionairelighting.com
PROJECT DATE :	08/28/24
REVISION DATE :	01/09/25
REP :	CLARUS LIGHTING
NOTE/S:	PAGE 2

# SITE PLAN.pdf Markup Summary

---

## 0 (1)

---

4.2 |  
0 Tre

**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:49:57 PM  
**Status:**

0

---

## 0 Trees (1)

---

7.1 Trees (  
0 Trees

**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:50:25 PM  
**Status:**

0 Trees

---

## 3 Planted Along North Property (1)

---

54 LF  
 8 Trees (144 / 25)  
 Trees (1 Existing)  
 1 Trees (144 / 25)  
 Trees (3 Planted Along North Property)

**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:49:27 PM  
**Status:**

3 Planted Along North Property

54 LF  
 3 Trees (254 / 35)  
 Tree: Remaining 6 Trees

---

## 3 Trees (\$334 x 3 = \$1,002) (1)

---

nd Detention  
 11 Trees  
 8 Trees  
 3 Trees (\$334 x 3 = \$1,002)  
 k of Curb and Excluding Sidewalks.  
 t:

**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:26:52 PM  
**Status:**

3 Trees (\$334 x 3 = \$1,002)

---

## 3 Trees. Remaining 9 Trees Paid into Tree Fund (1)

---

0 Trees  
 429 LF  
 12.3 Trees (429 / 35)  
 3 Trees. Remaining 9 Trees  
 Paid into Tree Fund  
 7.1 Trees (429 / 60)  
 0 Trees  
 117

**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:50:23 PM  
**Status:**

3 Trees. Remaining 9 Trees  
 Paid into Tree Fund

---

## 6 Trees (1)

---

6.8 Trees (  
6 Trees  
 Remaining  
 Planted D...

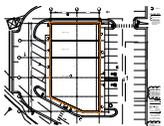
**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:48:36 PM  
**Status:**

6 Trees

---

## 8,652.79 sf (1)

---



**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 2/3/2025 12:10:20 PM  
**Status:**

8,652.79 sf

---

## 30K (2)

---

3 30K7  
 2 20K7

**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:59:23 PM  
**Status:**

30K

3 30K7

**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:59:25 PM  
**Status:**

30K

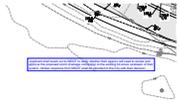
5 Planted Along North Property (1)

8 Trees (170 / 25)  
Trees  
remaining 1 Tree Cannot be  
landed Due to Pathway and  
Right Vision Clear Areas  
2 Trees (170 / 35)  
Trees 1 5 Planted Along North Property  
44 LF  
2 Trees (144 / 25)  
Trees (1 Existing)  
1 Trees (144 / 35)

**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:49:21 PM  
**Status:**

5 Planted Along North Property

Applicant shall reach out to MDOT to verify whether their agency will need to review and approve the proposed storm drainage connection



**Subject:** Underground Utilities  
**Author:** Angie  
**Date:** 1/31/2025 11:50:26 AM  
**Status:**

Applicant shall reach out to MDOT to verify whether their agency will need to review and approve the proposed storm drainage connection to the existing structure upstream of their system. Written response from MDOT shall be provided to the City with their decision.

Trees (1)

4.2 Trees (0 Trees)

**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:49:55 PM  
**Status:**

Trees

\$53,282 for landscape bond to be provided plus inspection fees (1)



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:55:47 PM  
**Status:**

\$53,282 for landscape bond to be provided plus inspection fees

(PROPOSED BUSINESS OCCUPANCY) (3)

TENANT 2 (1816 SF PROPOSED BUSINESS OCCUPANCY)

**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 2/3/2025 12:01:16 PM  
**Status:**

(PROPOSED BUSINESS OCCUPANCY)

TENANT 2 (1701 SF PROPOSED BUSINESS OCCUPANCY)

**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 2/3/2025 12:01:45 PM  
**Status:**

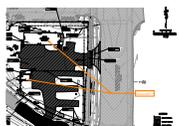
(PROPOSED BUSINESS OCCUPANCY)

TENANT 1 (5,000 SF PROPOSED BUSINESS OCCUPANCY)

**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 2/3/2025 12:05:31 PM  
**Status:**

(PROPOSED BUSINESS OCCUPANCY)

A separate building permit is required for the demolition of each existing structure. (1)



**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 1/29/2025 2:47:50 PM  
**Status:**

A separate building permit is required for the demolition of each existing structure.

---

Assessing Yes (1)

---

Assessing Yes

▪ **Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 2/5/2025 4:05:51 PM  
**Status:**

Assessing Yes

---

---

BP (1)

---



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:20:03 PM  
**Status:**

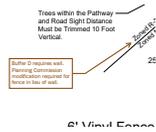
BP

---

---

Buffer D requires wall. Planning Commission modification required for fence in lieu of wall. (1)

---



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:47:40 PM  
**Status:**

Buffer D requires wall. Planning Commission modification required for fence in lieu of wall.

---

---

City of Rochester Hills Planning & Economic Development (1)

---



**Subject:** Group  
**Author:** macdonaldj  
**Date:** 1/24/2025 11:43:42 AM  
**Status:**

City of Rochester Hills Planning & Economic Development

---

---

Extent of easements will need to be defined during construction drawing phase (1)

---



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:01:37 PM  
**Status:**

Extent of easements will need to be defined during construction drawing phase

---

---

Ground Mounted Utilities will be Screened with Evergreen Plant Material Equal to Cabinet Height (1)

---



**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:57:05 PM  
**Status:**

Ground Mounted Utilities will be Screened with Evergreen Plant Material Equal to Cabinet Height

---

---

Irrigation plan to be provided as part of conditions review (if approved) (1)

---



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:54:17 PM  
**Status:**

Irrigation plan to be provided as part of conditions review (if approved)

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LB (1)

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**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:55:45 PM  
**Status:**

LB

---

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LIP (1)

---



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:19:55 PM  
**Status:**

LIP

---

Mark Artinian 248-841-2446 ArtinianM@RochesterHills.org (1)

---

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

**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 2/5/2025 1:59:12 PM  
**Status:**

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

---

Material types and usage to be reviewed and approved by Planning Commission (1)

---

IZE

**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:08:48 PM  
**Status:**

Material types and usage to be reviewed and approved by Planning Commission

---

Pay \$1,002 into City Tree Fund + additional funds if landscape modifications are approved. (1)

---



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:56:34 PM  
**Status:**

Pay \$1,002 into City Tree Fund + additional funds if landscape modifications are approved.

---

PCM (6)

---

(UN FILED)  
1" = 50'



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:20:18 PM  
**Status:**

PCM



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:47:44 PM  
**Status:**

PCM

be  
rd



North Property)

**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:48:45 PM  
**Status:**

PCM

'rees



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:49:47 PM  
**Status:**

PCM

erty)



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:50:01 PM  
**Status:**

PCM

Trees



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:50:28 PM  
**Status:**

PCM

---

Planted Due to Pathway and Sight Vision Clear Areas (1)

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170 LF.  
6.8 Trees (170 / 25)  
6 Trees  
Remaining 1 Tree Cannot be  
Planted Due to Pathway and  
Sight Vision Clear Areas  
4.8 Trees (170 / 35)  
5 Trees (5 Planted Along North Prc  
144 LF.

**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:48:41 PM  
**Status:**

Planted Due to Pathway and  
Sight Vision Clear Areas

---

Received 1/24/2025 City of Rochester Hills Planning & Economic Development (16)

---



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:12:44 PM  
**Status:**

Received  
1/24/2025

City of Rochester Hills Planning & Economic  
Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:12:51 PM  
**Status:**

Received  
1/24/2025

City of Rochester Hills Planning & Economic  
Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:12:54 PM  
**Status:**

Received  
1/24/2025

City of Rochester Hills Planning & Economic  
Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:12:58 PM  
**Status:**

Received  
1/24/2025

City of Rochester Hills Planning & Economic  
Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:13:01 PM  
**Status:**

Received  
1/24/2025

City of Rochester Hills Planning & Economic  
Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:13:06 PM  
**Status:**

Received  
1/24/2025

City of Rochester Hills Planning & Economic  
Development



removal of temporary SESIC measures,  
vegetative growth on disturbed areas are  
are, and storm sewers must be free of

**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:13:14 PM  
**Status:**

Received  
1/24/2025

City of Rochester Hills Planning & Economic  
Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:13:53 PM  
**Status:**

Received  
1/24/2025

City of Rochester Hills Planning & Economic  
Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:13:49 PM  
**Status:**

Received  
 1/24/2025

City of Rochester Hills Planning & Economic  
 Development

existing trees.  
 5 am in Accordance with the City's



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:13:45 PM  
**Status:**

Received  
 1/24/2025

City of Rochester Hills Planning & Economic  
 Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:13:40 PM  
**Status:**

Received  
 1/24/2025

City of Rochester Hills Planning & Economic  
 Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:13:36 PM  
**Status:**

Received  
 1/24/2025

City of Rochester Hills Planning & Economic  
 Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:13:32 PM  
**Status:**

Received  
 1/24/2025

City of Rochester Hills Planning & Economic  
 Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:13:28 PM  
**Status:**

Received  
 1/24/2025

City of Rochester Hills Planning & Economic  
 Development

1712
N.A.



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:13:25 PM  
**Status:**

Received  
 1/24/2025

City of Rochester Hills Planning & Economic  
 Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:13:22 PM  
**Status:**

Received  
 1/24/2025

City of Rochester Hills Planning & Economic  
 Development

Remaining 1 Tree Cannot be (1)

170 lf.  
 6.8 Trees (170 / 25)  
 6 Trees  
 Remaining 1 Tree Cannot be  
 Planted Due to Pathway and  
 Sight Vision Clear Areas  
 4.8 Trees (170 / 35)  
 5 Trees (5 Planted Along North Pro

**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:48:38 PM  
**Status:**

Remaining 1 Tree Cannot be

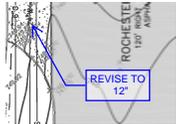
Remaining 6 Trees Paid into Tree Fund (1)

254 lf.  
 7.3 Trees (254 / 35)  
 1 Tree. Remaining 6 Trees  
 Paid into Tree Fund  
 4.2 Trees (254 / 60)  
 0 Trees

**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:49:44 PM  
**Status:**

Remaining 6 Trees  
 Paid into Tree Fund

REVISE TO 12" (1)



**Subject:** Underground Utilities  
**Author:** Angie  
**Date:** 1/31/2025 11:21:29 AM  
**Status:**

REVISE TO  
12"

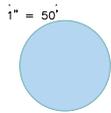
Seal & Signature needed on second page, but otherwise looks great! (1)

Seal & Signature needed on second page, but otherwise looks great!

**Subject:** Engineering Legal Review  
**Author:** Seth Bucholz  
**Date:** 2/4/2025 3:42:43 PM  
**Status:**

Seal & Signature needed on second page, but otherwise looks great!

SP (1)



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:19:51 PM  
**Status:**

SP

The applicant must secure the approved MDOT permit prior to Construction Plan approval. (1)

The applicant must secure the approved MDOT permit prior to Construction Plan approval.

**Subject:** Traffic, Pathways, Sidewalks  
**Author:** Keith  
**Date:** 2/5/2025 2:19:09 PM  
**Status:**

The applicant must secure the approved MDOT permit prior to Construction Plan approval.

Trees Paid into Tree Fund (1)

Not Applicable with Underground Woodland Replacement Regulated Trees Removed Replacement Trees Provided Trees Paid into Tree Fund  
\* As Measured from the Back of Utility Maintenance Statement.  
If in the event, Utility Maintenance Proceeds in the Removal of Landscapes as Shown on this Plan.

**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:26:50 PM  
**Status:**

Trees Paid into Tree Fund

Yes (1)

Yes

**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 2/5/2025 1:59:12 PM  
**Status:**

Yes

(16)

LI Josh Boyce 248-641-2713 Yes Boyce.J@rochesterhills.org

**Subject:** Fire Department  
**Author:** Joshua  
**Date:** 1/30/2025 7:01:08 AM  
**Status:**

Jason Boughton 248-641-2490 Boughton.J@rochesterhills.org Yes

**Subject:** Engineering Department  
**Author:** Jason Boughton  
**Date:** 1/31/2025 2:34:56 PM  
**Status:**

Seth Bucholz 248-641-2490 Yes Bucholz.S@rochesterhills.org

**Subject:** Jenny McGuckin - YES  
**Author:** Seth Bucholz  
**Date:** 2/4/2025 3:42:10 PM  
**Status:**

**Subject:** Natural Resources  
**Author:** Matt Einheuser  
**Date:** 2/5/2025 7:55:54 AM  
**Status:**



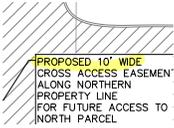
**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:27:10 PM  
**Status:**

**Subject:** Traffic  
**Author:** Keith  
**Date:** 2/5/2025 1:47:33 PM  
**Status:**

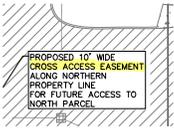


**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 2:20:12 PM  
**Status:**

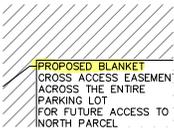
**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 2/5/2025 4:05:16 PM  
**Status:**



**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:29:08 PM  
**Status:**



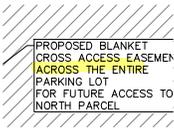
**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:29:10 PM  
**Status:**



**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:29:15 PM  
**Status:**



**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:29:17 PM  
**Status:**



**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:29:19 PM  
**Status:**

PROPOSED BLAN  
CROSS ACCESS I  
ACROSS THE EN  
PARKING LOT  
FOR FUTURE ACC  
NORTH PARCEL

**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:29:22 PM  
**Status:**



NOT #  
Woodl  
Regu  
Repl  
Trees  
\* As I  
Utility

**Subject:** Group  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:26:57 PM  
**Status:**

\$	2,000.00
\$	25,000.00
\$	53,282.00

**Subject:** Contractor  
**Author:** C.McLeod  
**Date:** 2/5/2025 1:54:26 PM  
**Status:**