

# OAK RIDGE PLAZA

3250 S ROCHESTER ROAD  
ROCHESTER HILLS, MI. 48307



36880 WOODWARD AVENUE , BLOOMFIELD HILLS, MI. 48304  
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EMAIL: JOHN.M@MARUSICHARCHITECTURE.COM

DRAWING INDEX	
DRAWING #	DRAWING TITLE
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SP-2	FIRE PROTECTION PLAN
SP-3	PERVIOUS / IMPERVIOUS CALC PLAN
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PROJECT SETBACKS	
DISTANCE	PROPERTY EDGE
25' (MAX.) / 78.54' (MEASURED)	FRONT SETBACK
50' (MAX.) / 50.39' (MEASURED)	REAR SETBACK
50' (MAX.) / 61' (PROPOSED ADDITION)	SIDE SETBACK (1 SIDE -NAWAKWA ROAD)

SITE INFO & LEGAL DESCRIPTION	
ZONED	B-2
SITE AREA	138,009 SF = 3.168 ACRES
BLDG. AREA	31,557 SF (EX.) 33,057 (PROP.)
SITE COVERAGE	22.86% (EX.) 23.95% (PROP.)

Legal Description: Land Situated in the City of Rochester Hills in the County of Oakland in the State of MI, Lot 25 and 26, of AVONCROFTS SUBDIVISION according to the plot thereof as recorded in Liber 19 of Plats, Page 15, Oakland County Records, EXCEPT that part of Lot 25, deeded to Michigan State Highway Commission by Quit-Claim Deed recorded in Liber 5932, Page 640, Oakland County Records, with lies Easterly of a line described as: Beginning at the Northeast corner of Lot 25; thence Southerly to a point of the Southerly line of Lot 66 of said subdivision, which is 21 feet Westerly of the Southeast corner of said Lot 66. AND Lot 67 and Lot 66, of AVONCROFTS SUBDIVISION according to the plot thereof as recorded in Liber 19 of Plats, Page 15, Oakland County Records. Except that part of Lot 66, deeded to Michigan State Highway Commission by Warranty Deed recorded in Liber 5980, Page 633, Oakland County Records, which lies Easterly of a line described as: Beginning at the Northeast corner of Lot 25, of said AVONCROFTS SUBDIVISION; thence Southerly to a point on the Southerly line of said Lot 66 which is 21 feet Westerly of the Southeast corner of said Lot 66.

PROJECT DESCRIPTION	
1,500 Square foot retail addition / extension that matches existing design characteristics	

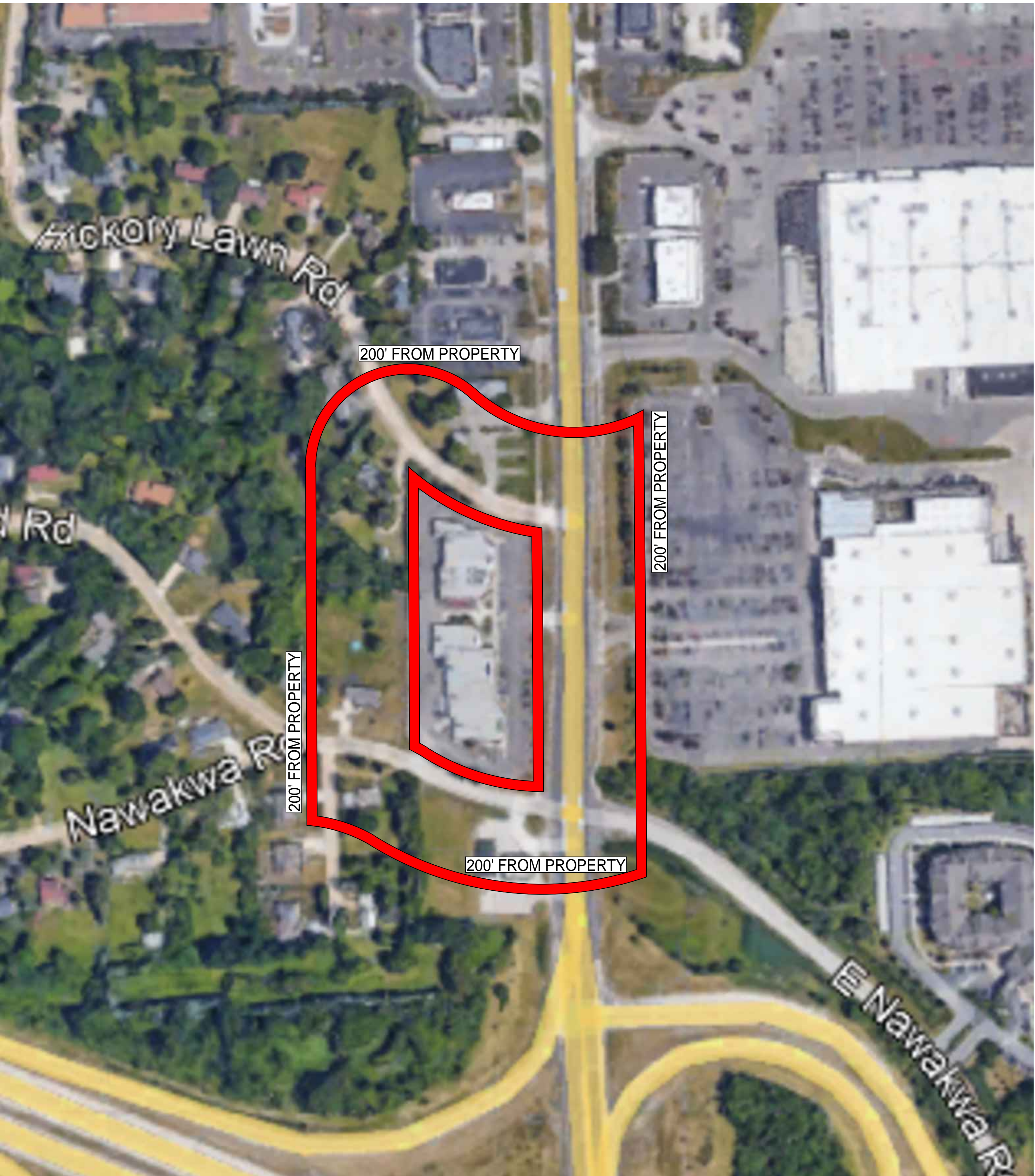
BUILDING CODE REVIEW	
CLASSIFICATION OF WORK : NEW CONSTRUCTION	
BUILDING	2015 MICHIGAN BUILDING CODE (R2 STRUCTURE)
ENERGY	2015 MICHIGAN ENERGY CODE- ASHRAE 90.1.2007
FIRE	2015 INTERNATIONAL FIRE CODE
PLUMBING	2018 MICHIGAN PLUMBING CODE
MECHANICAL	2015 MICHIGAN MECHANICAL CODE
ELECTRICAL	2017 NATIONAL ELECTRIC CODE

BUILDING INFORMATION	
USE CLASSIFICATION	COMMERCIAL RETAIL
CONSTRUCTION CLASSIFICATION	TYPE : IIIA UNPROTECTED
GROSS BUILDING AREA	31,557 S.F. (EX.) 33,057 (PROP.)
Occupancy Groups	(RETAIL)Assembly Group A2 / (RESTAURANT) Group M
FIRE DEPT. CONNECTION (FDC)	DOES NOT EXIST
REQUIRED EXITS PER SEC. 1006	MICHIGAN BUILDING CODE 2015
SPRINKLER SYSTEM REQUIRED	MICHIGAN BUILDING CODE 2015

**NOTES:**  
Per section 903.2.8 2015 Michigan Building Code, an automatic sprinkler system is required for occupancies with a group R fire area.

10.2 APPLICANT NEEDS TO SUBMIT A LAND IMPROVEMENT PERMIT (LIP) APPLICATION WITH ENGINEERS ESTIMATE, FEE, & CONSTRUCTION PLANS TO PROCEED WITH REVIEW PROCESS.

- ITEMS STILL NEEDED:
- 22 CIVIL ENGINEERING W / GRADING INFORMATION
  - 23 PROVIDE SPOT ELEVATIONS



VICINITY MAP



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**OWNER**  
**RALPH FORANSO AF PROPERTIES**

**PROJECT NAME**  
**OAKRIDGE PLAZA**  
 3236-3250 ROCHESTER RD  
 ROCHESTER HILLS, MI  
 OAKLAND COUNTY

**PROJECT #** 20 - 27  
**ISSUE DATE #** 07/29/2020

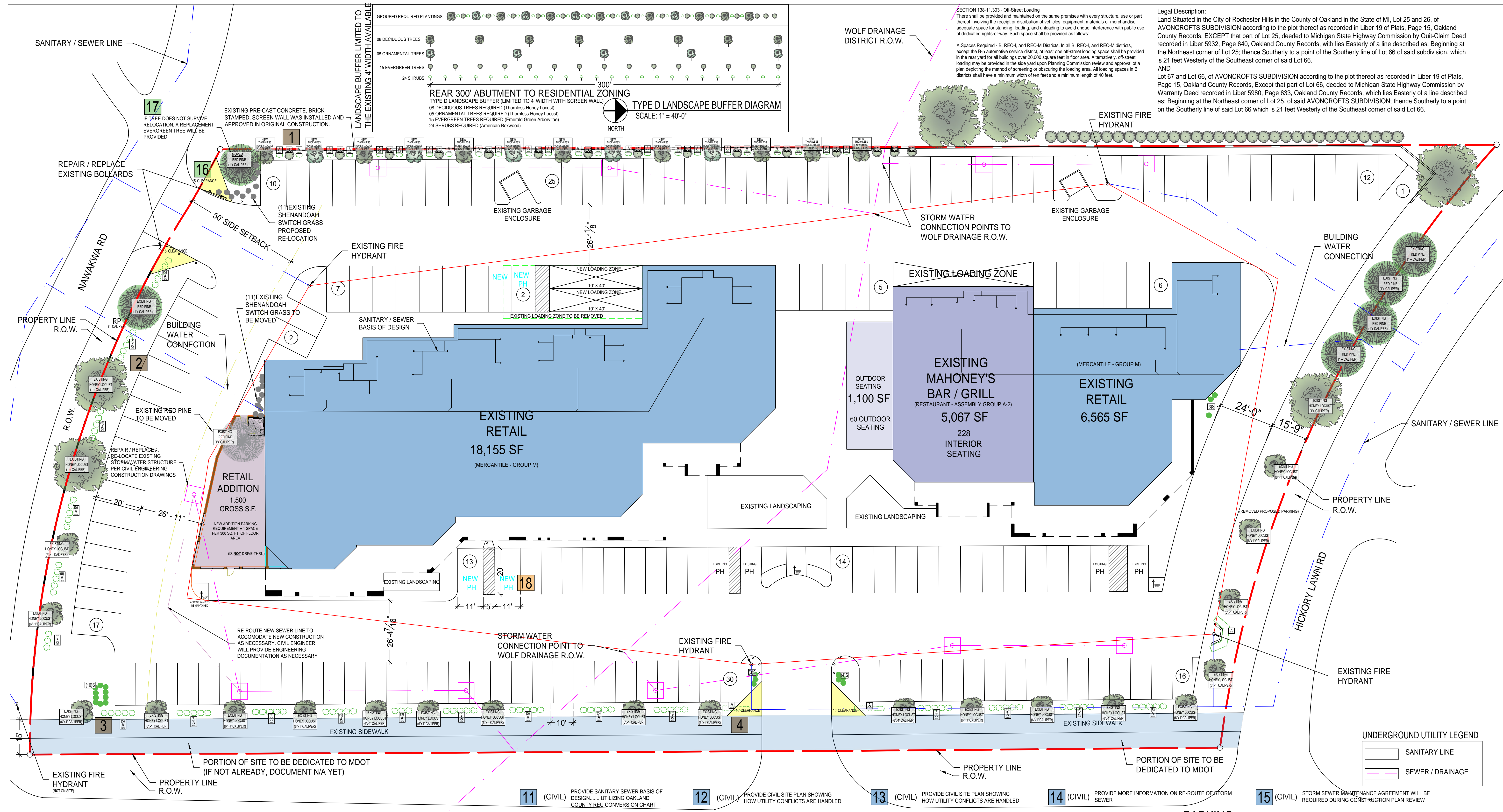
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**PROPOSED SITE PLAN REVISED**



**SHEET #**  
**SP-1**



**SITE MAINTENANCE NOTES (SECTION 138-12.109):**

- 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.
- If protected trees are damaged, a fine shall be issued on an inch-by-inch basis at a monetary rate as defined by the Forestry Department.

**PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPING PLANTINGS.**

ANY PLANT MATERIAL THAT IS DESIGNATED TO BE MAINTAINED THAT DIES OR DAMAGED DURING OR AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN KIND WITH LIKE SPECIES AND SIZES.

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

ALL GROUND MOUNTED UTILITIES SHALL BE FULLY SCREENED FROM VIEW.

ALL LANDSCAPING REQUIRED PURSUANT TO CITY OF ROCHESTER CODES AND ORDINANCES SHALL BE MAINTAINED IN PERPETUITY.

**Planting notes:**  
 Prior approval is required to plant any tree or shrub on the public right-of-way. All trees and shrubs must be planted at least 10' from the edge of the public road. (Trees must be planted 15' away from curb or road edge where the speed limit is more than 35 mph.) Shade trees and shrubs must be planted at least 5' from the edge of the public walkway. Evergreen and ornamental trees must be planted at least 10' from the edge of the public walkway. No trees or shrubs may be planted within the triangular area formed at the intersection of any street right-of-way lines at a distance along each line of 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...

**PLANT SCHEDULE (ONLY SITE PERIMETER PLANTINGS)**

key	EXISTING / MOVED / NEW	SPECIES	#	Height	CALIPER / SIZE	COST EST.
HL	EXISTING	Honey Locust	20	10' +/-	6" - 1'	N/A
HL	EXISTING	Honey Locust	03	20' +/-	1'+	N/A
RP	EXISTING	Red Pine	05	20' +/-	1'+	N/A
S	EXISTING	Shenandoah Switch Grass	20	30" +/-	1'+	N/A
A	EXISTING	American Boxwood	03	30" +/-	1'+	N/A
S	MOVED	Shenandoah switch grass	11	30" +/-	6" - 1' width	N/A
RP	MOVED	RED PINE	01	15' +/-	1'+	N/A
THL	NEW	THORN-LESS HONEY LOCUST	07	8' +/-	2.5" - 3"	07 X \$90 = \$630
EG	NEW	EMERALD GREEN ARBORVITAE	16	32" +/-	12" - 16"	16 X \$25 = \$400
A	NEW	American Boxwood (2 GAL.)	120	18" +/-	5' width mature	120 X \$60 = \$7,200
<b>\$ TOTAL \$</b>						<b>\$ 8,230 EST.</b>

**PARKING:**  
 RESTAURANT: 1 SPACE PER 2 PERSONS PERMITTED @ MAX OCCUPANCY  
 RETAIL / SALES: 1 SPACE PER 300 S.F. OF FLOOR AREA

**EXISTING RETAIL:**  
 24,720 S.F. / 300 = 82.4 = .....REQUIRED SPACES 83

**EXISTING MAHONEY'S: MAX OCCUPANCY = 228**  
 228 / 2 = REQUIRED SPACES = 114

**+60 OUTDOOR / 2 = .....REQUIRED SPACES = 30**  
 1,500 S.F. PROPOSED EXPANSION 1,500 / 300 = 5

**TOTAL RESTAURANT PARKING REQUIRED = 144**  
**TOTAL RETAIL PARKING REQUIRED = 88**  
**TOTAL PARKING REQUIRED = 232 (w/o shared parking)**

**CURRENT SPACES (INCL. (7) PH. SPACES) 160**  
 160 CURRENT - 5 ELIMINATED + 5 ADDED FOR EXPANSION = 160

**9 SHARED PARKING FACTORS (of 160 spaces)**

USE	WEEKDAY HOURS			WEEKEND HOURS		
	1am - 7am	7am - 7pm	7pm - 1am	1am - 7am	7am - 7pm	7pm - 1am
RETAIL	0%	60%	0%	0%	60%	0%
RESTAURANT	0%	40%	100%	0%	40%	100%

**10.1 CITY FILE #22-035 SECTION #34**

**OWNER / OWNER'S AGENT APPROVED & ACCEPTED**

DATE: \_\_\_/\_\_\_/2020



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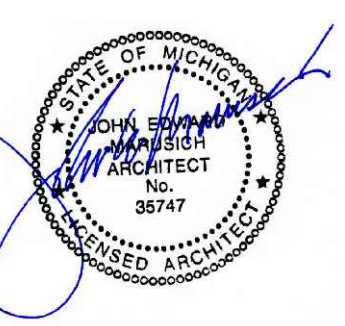
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ROCHESTER HILLS, MI  
OAKLAND COUNTY

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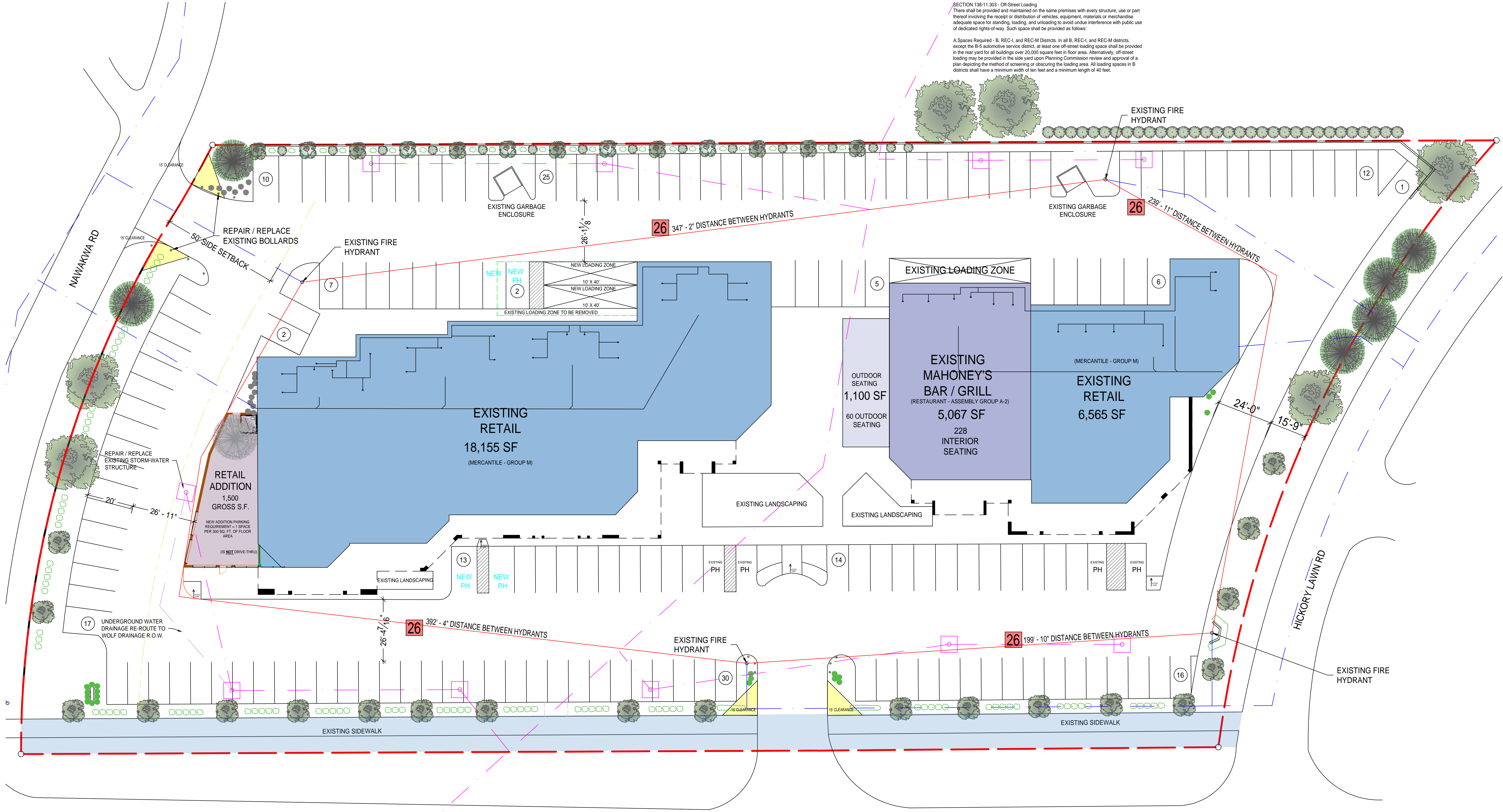
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**CHECKED BY:** JM

**SHEET CONTENTS**  
**FIRE PROTECTION PLAN**



**SHEET #**  
**SP-2**

**SECTION 138-11.303 - Off-Street Loading**  
There shall be provided and maintained on the same premises with every structure, use or part thereof involving the receipt or distribution of vehicles, equipment, materials or merchandise adequate space for standing, loading, and unloading to avoid undue interference with public use of dedicated rights-of-way. Such space shall be provided as follows:  
A. Spaces Required - B, REC-1, and REC-M Districts. In all B, REC-1, and REC-M districts, except the B-5 automotive service district, at least one off-street loading space shall be provided in the rear yard for all buildings over 20,000 square feet in floor area. Alternatively, off-street loading may be provided in the side yard upon Planning Commission review and approval of a plan depicting the method of screening or obscuring the loading area. All loading spaces in B districts shall have a minimum width of ten feet and a minimum length of 40 feet.



**FIRE PROTECTION PLAN**  
SCALE: 1" = 20'-0"  
NORTH

**FIRE DEPARTMENT NOTES:**

- Fire Lanes shall be designated by the Fire Code Official, and shall be conspicuously posted on both sides of the fire lane, with fire lane signs spaced not more than 100 feet apart. Fire lane signs shall read "No Stopping, Standing, Parking, Fire Lane" and shall conform to the Michigan Manual of Uniform Traffic Control Devices (Fire Prevention Ordinance Chapter 58, sec 503).
- Construction Sites shall be safeguarded in accordance with IFC 2006 Chapter 14.
- Open burning is not permitted, including the burning of trash, debris, or land clearing. Open burning for warming of sand and / or water for the preparation of mortar shall be within the city of Rochester Hills Burn Permit Guidelines. (Fire Prevention Ordinance Chapter 58, sec 307.6.2 & 307.6.2.3) Mortar permit can be applied for online at www.rochesterhills.org/fire in the "For Your Business" section.

**Project Info:**

- Construction Type - 3B Protected **24**
- Square footage - 1,500 SF (Addition) - (19,655 FULL EXISTING (LEFT) BUILDING)
- # of Fire hydrants - (4) Four
- No Overhangs into fire apparatus access road.
- (NO EXISTING STORM WATER RETENTION. STORM-WATER CONNECTS TO EXISTING CITY STORM WATER THAT RUNS THROUGH THE CENTER OF THE SITE. SEE CE-1 'GRADING & STORM SEWER' & OUR SITE PLAN THAT OUTLINES RE-DIRECTION OF STORM WATER PIPE AROUND PROPOSED NEW ADDITION

NOTE: FLOW TEST IS REQUIRED TO EVALUATE WATER SUPPLY CAPABILITIES EXISTING NUMBER AND SPACING OF HYDRANTS MEETS REQUIREMENT **25**

**SETBACK INFORMATION**

- FRONT SETBACK 25' (MAX.) 78.54' (MEAS.)
- REAR SETBACK 50' (MAX.) 50.39' (MEAS.)
- SIDE SETBACK 25' (MAX.) 35.09' (MEAS.)
- BLDG. HEIGHT 45' (MAX.) 19.92' (MEAS.)
- PARKING SPACES 160 (7 HAND.)

(NO FLOOD MAP FOR THE AREA)

**10.1**  
CITY FILE #22-035 SECTION #34

OWNER / OWNER'S AGENT APPROVED & ACCEPTED  
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MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE  
BLOOMFIELD HILLS, MI 48304  
SUITE 100

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RALPH FORANSO AF PROPERTIES

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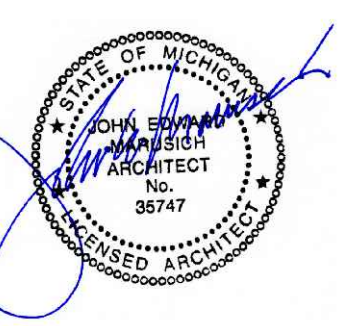
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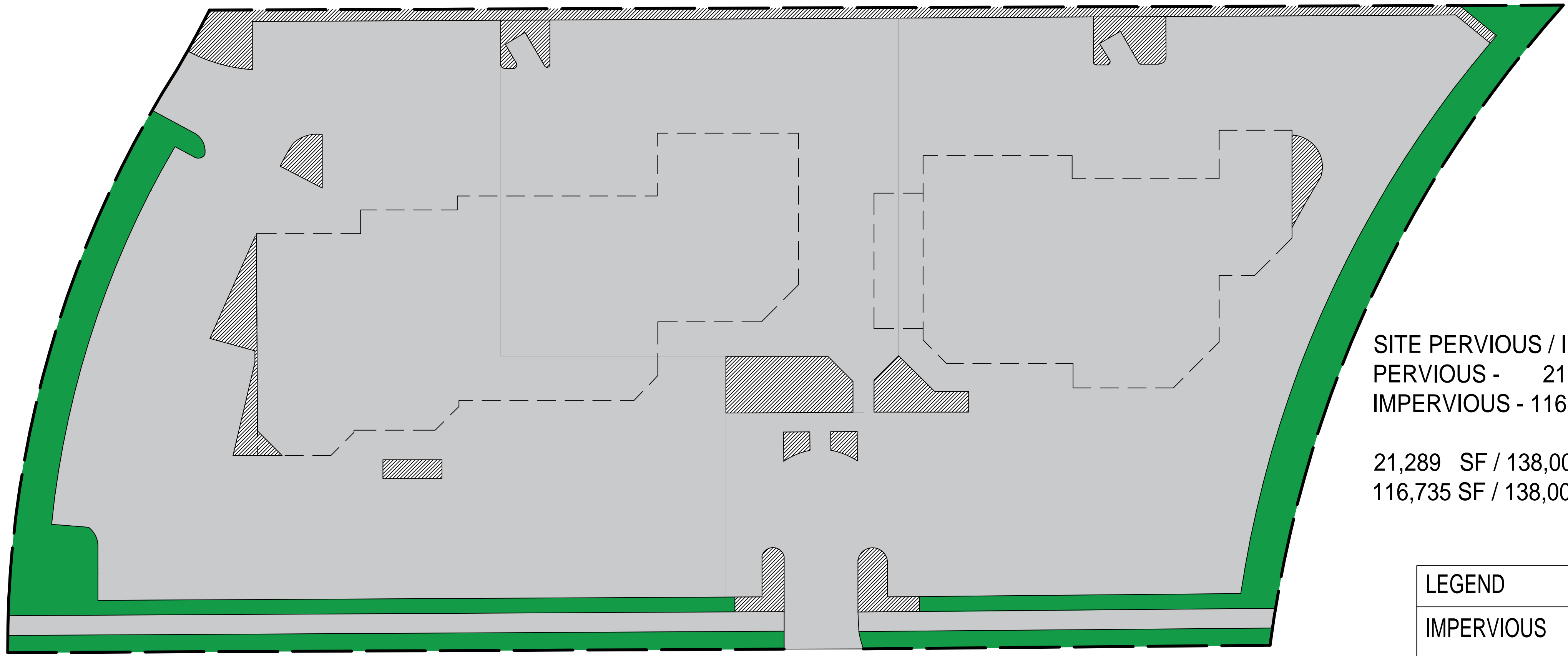
JM

**SHEET CONTENTS**

IMPERVIOUS / PERVIOUS CALCULATION PLANS



SHEET # SP-3



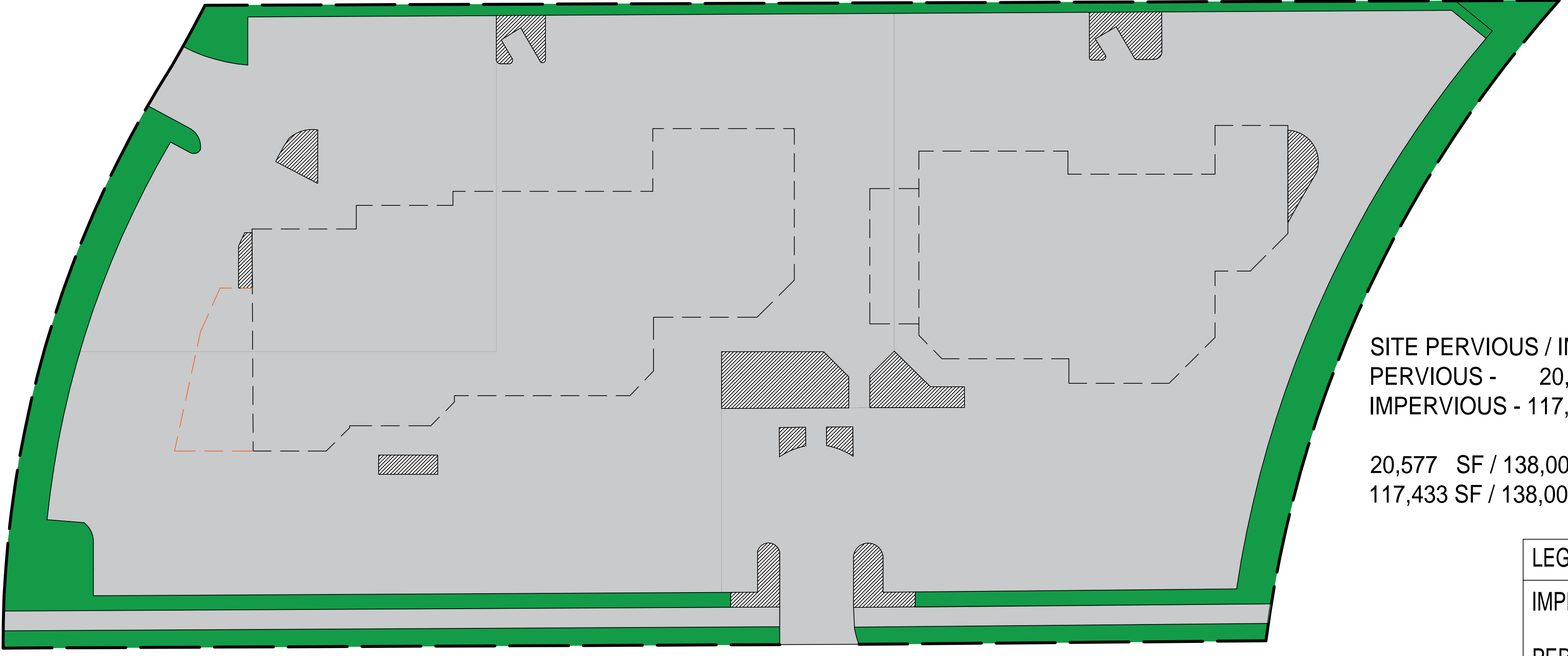
**EXISTING**  
PERVIOUS / IMPERVIOUS PLAN  
SCALE: 1" = 30'-0"  
NORTH

**SITE PERVIOUS / IMPERVIOUS CALCULATION EXISTING**  
PERVIOUS - 21,289 SF  
IMPERVIOUS - 116,735 SF

21,289 SF / 138,009 SF = 15.4%  
116,735 SF / 138,009 SF = 84.6%

**LEGEND**

IMPERVIOUS	
PERVIOUS (GRASS)	
PERVIOUS (GRAVEL BED)	



**PROPOSED**  
PERVIOUS / IMPERVIOUS PLAN  
SCALE: 1" = 30'-0"  
NORTH

**SITE PERVIOUS / IMPERVIOUS CALCULATION PROPOSED:**  
PERVIOUS - 20,687 SF  
IMPERVIOUS - 117,328 SF

20,577 SF / 138,009 SF = 14.9%  
117,433 SF / 138,009 SF = 85.1%

**LEGEND**

IMPERVIOUS	
PERVIOUS (GRASS)	
PERVIOUS (GRAVEL BED)	





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SUITE 100

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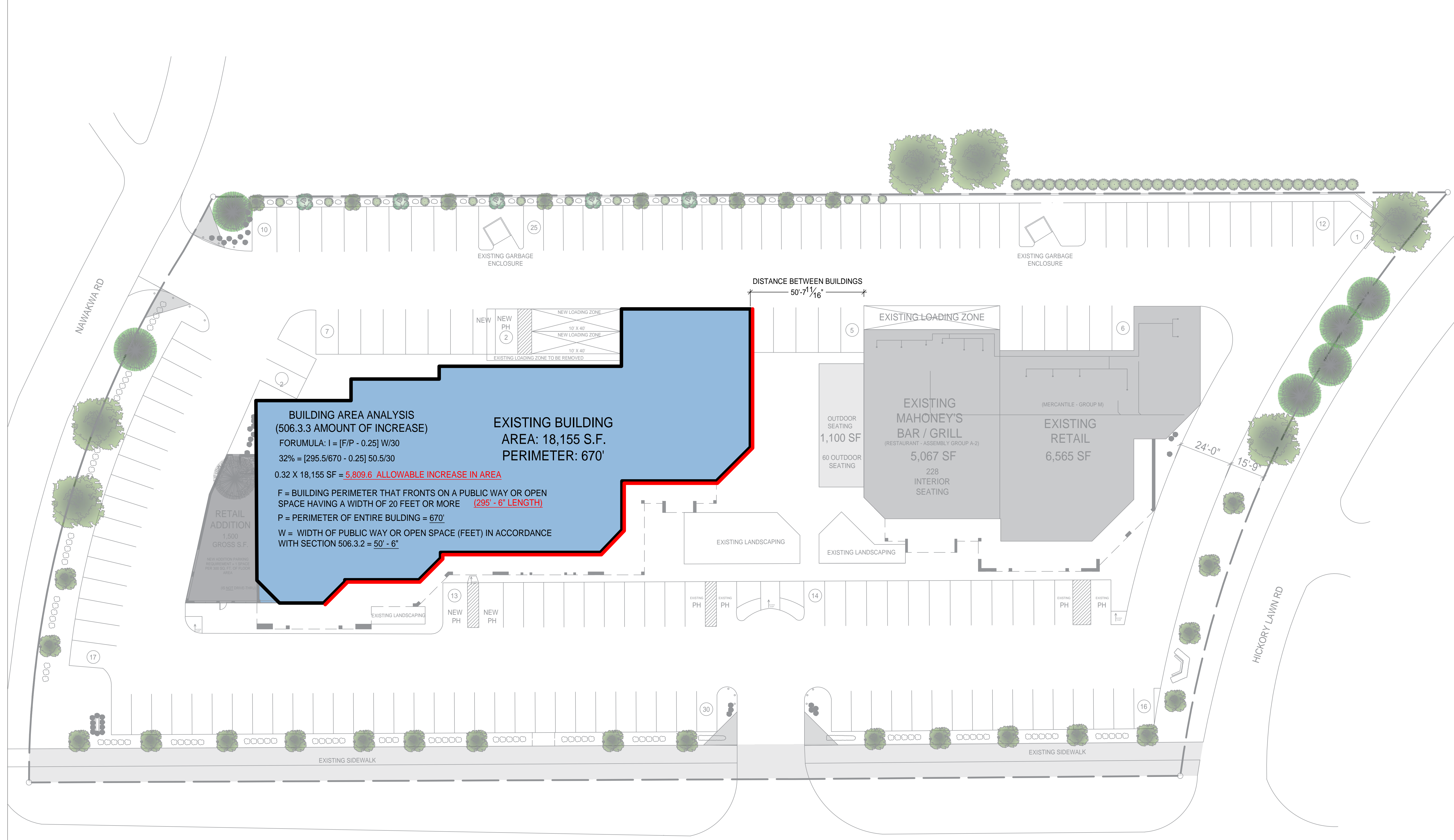
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**BUILDING AREA ANALYSIS**



SHEET # SP-4



S ROCHESTER RD

**BUILDING AREA ANALYSIS**  
SCALE: 1" = 20'-0"  
NORTH

10.1 CITY FILE #22-035 SECTION #34

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**OWNER**

**RALPH FORANSO AF PROPERTIES**

**PROJECT NAME**

**OAKRIDGE PLAZA**  
3236-3250 ROCHESTER RD  
ROCHESTER HILLS, MI  
OAKLAND COUNTY

PROJECT # 20 - 27

ISSUE DATE # 07/29/2020

**REVISION HISTORY**

OWNER REVIEW	
SITE PLAN	09/17/2022
SITE PLAN REVISION	09/20/2022
SITE PLAN REVISION	10/27/2022
SITE PLAN REVISION	10/31/2022
SITE PLAN REVISION	12/05/2022
SITE PLAN REVISION	12/13/2022
SITE PLAN REVISION	12/19/2022
SITE PLAN REVISION	12/29/2022
SITE PLAN REVISION	01/04/2023
SITE PLAN REVISION	01/27/2023
SITE PLAN REVISION	04/24/2023

DRAWN BY: M.R./D.C.

CHECKED BY: JM

SHEET CONTENTS

**PROPOSED ELEVATIONS**

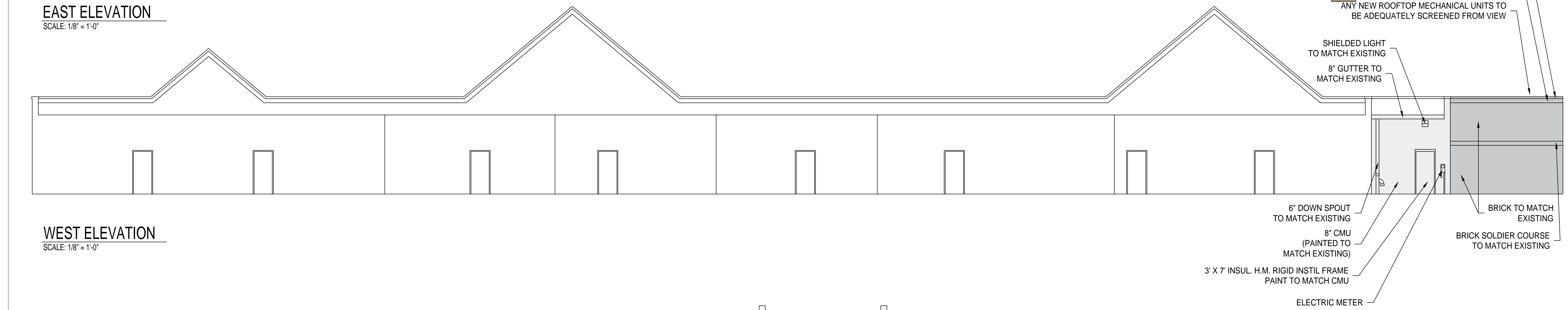


SHEET #

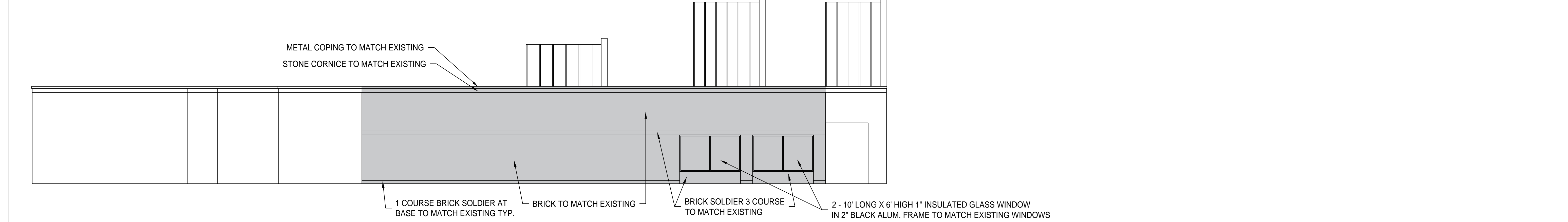
**A-1**



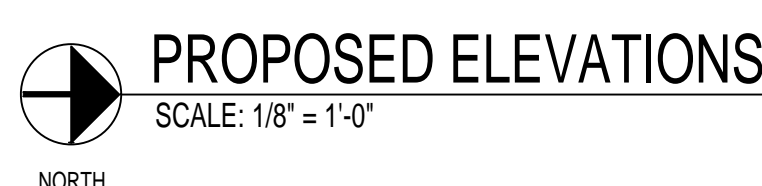
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



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



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



**PROPOSED ELEVATIONS**  
SCALE: 1/8" = 1'-0"

**10.1**  
CITY FILE #22-035 SECTION #34

OWNER / OWNER'S AGENT APPROVED & ACCEPTED  
DATE: \_\_\_/\_\_\_/2020

SHEET #

**A-1**





MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE  
BLOOMFIELD HILLS, MI 48304  
SUITE 100  
OFFICE: (248) 792-2949  
CELL: (313) 482-0645  
www.marusicharchitecture.com  
johnm@marusicharchitecture.com

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**OWNER**

**RALPH FORANSO AF PROPERTIES**

**PROJECT NAME**

**OAKRIDGE PLAZA**  
3236-3250 ROCHESTER RD  
ROCHESTER HILLS, MI  
OAKLAND COUNTY

PROJECT # 20-27

ISSUE DATE # 07/29/2020

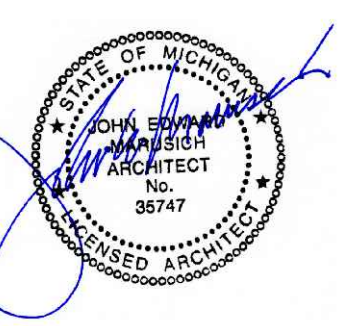
**REVISION HISTORY**

OWNER REVIEW	
SITE PLAN	09/17/2022
SITE PLAN REVISION	09/20/2022
SITE PLAN REVISION	10/27/2022
SITE PLAN REVISION	10/31/2022
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SITE PLAN REVISION	01/27/2023
SITE PLAN REVISION	04/24/2023

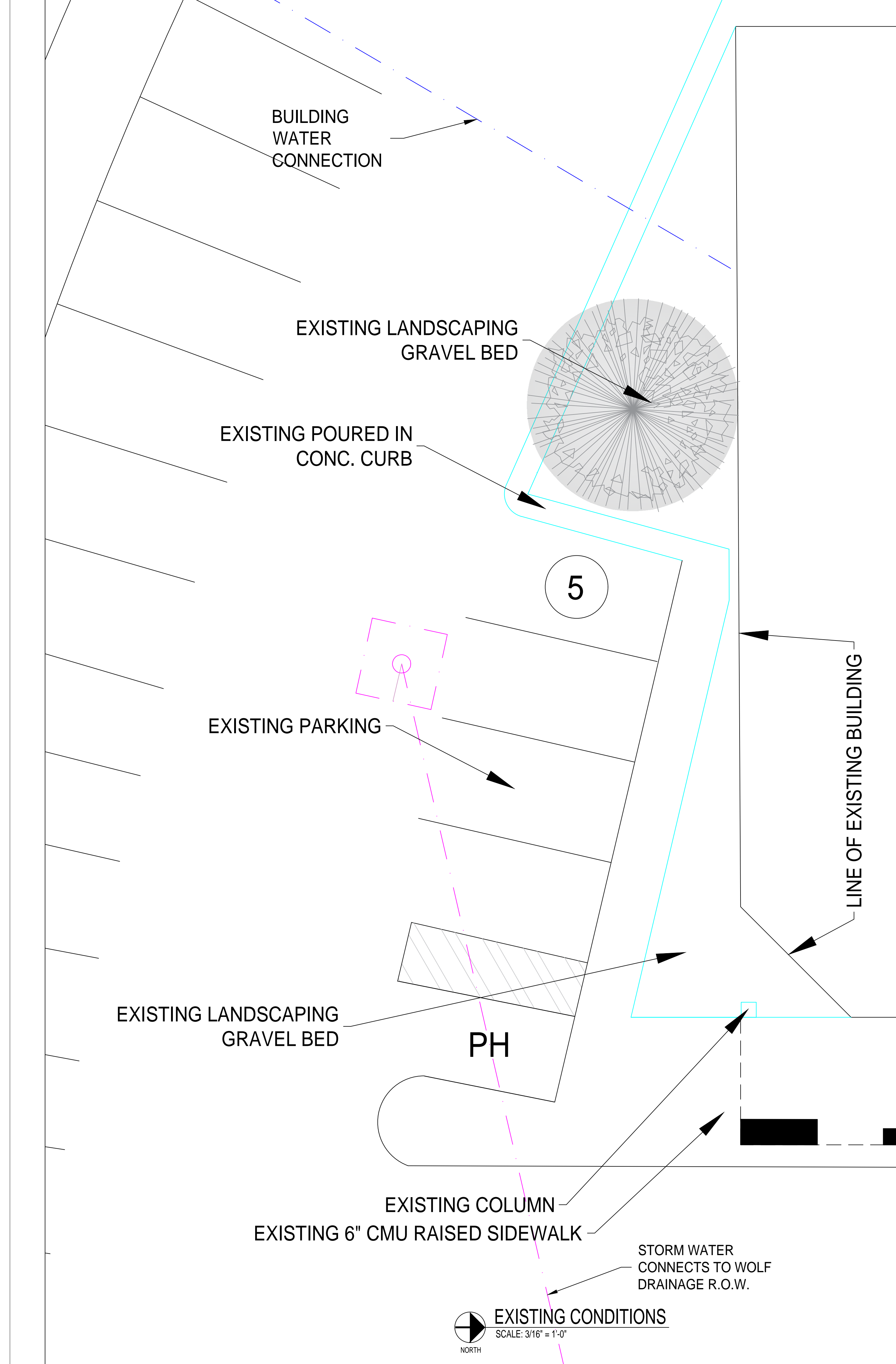
DRAWN BY: M.R./D.C.

CHECKED BY: JM

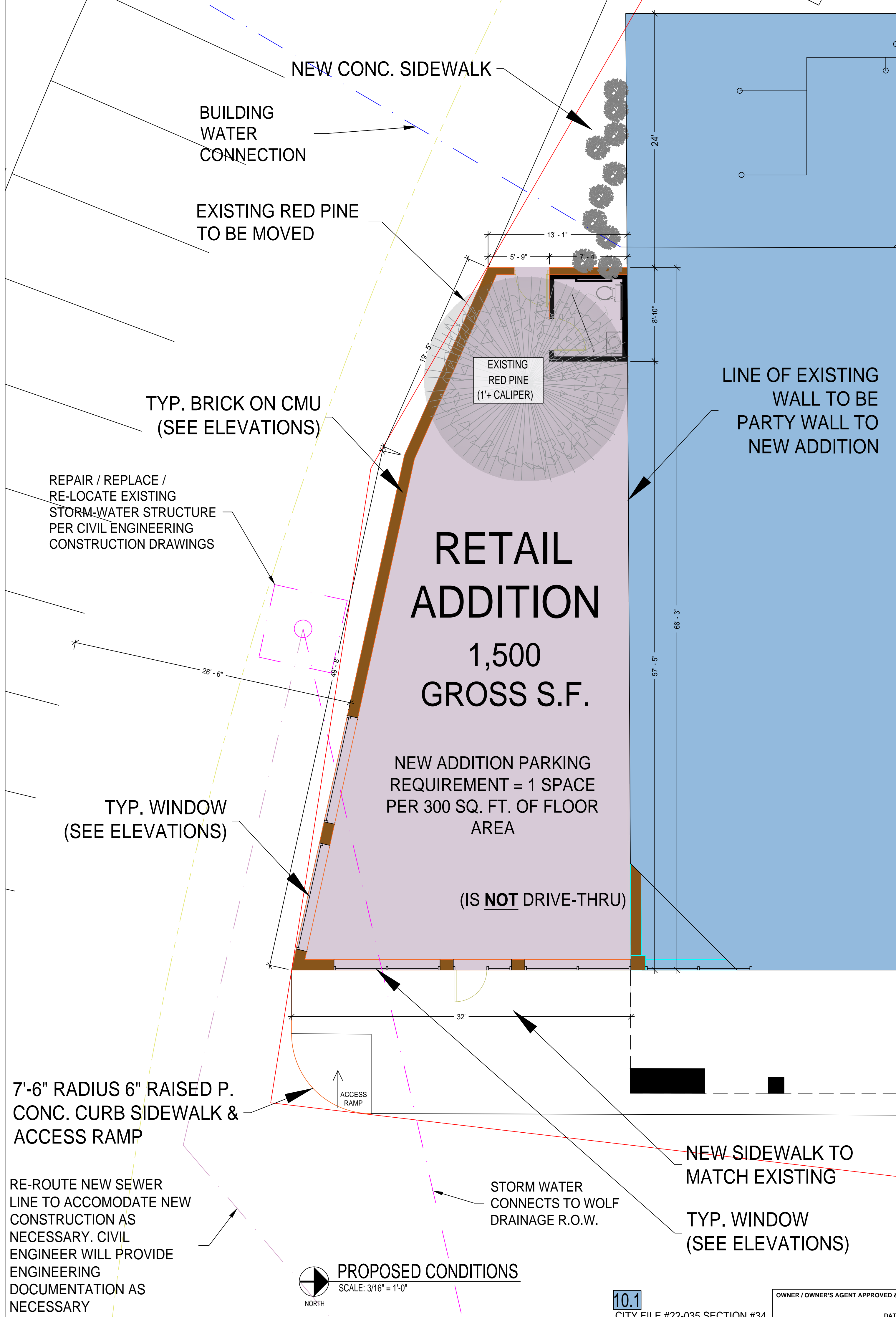
SHEET CONTENTS  
**EXISTING AND PROPOSED CONDITIONS PLAN**



OWNER / OWNER'S AGENT APPROVED & ACCEPTED  
DATE: / / 2020  
SHEET # **A-2**



**EXISTING CONDITIONS**  
SCALE: 3/16" = 1'-0"  
NORTH



**PROPOSED CONDITIONS**  
SCALE: 3/16" = 1'-0"  
NORTH

**10.1**  
CITY FILE #22-035 SECTION #34

OWNER / OWNER'S AGENT APPROVED & ACCEPTED  
DATE: / / 2020



SURVEYOR'S CERTIFICATE

TO: Rochester Oakridge Plaza, LLC, a Michigan limited liability company, FIRST AMERICAN TITLE INSURANCE COMPANY

RE: Survey Entitled "ALTA Survey"

dated MARCH 22, 2017, prepared by THOMAS M SMITH, PS

The undersigned hereby certifies that the above-referenced survey was prepared from an actual on-the-ground instrument survey of the subject premises; that the same accurately shows the location of all streets, highways, alleys and public ways crossing or abutting said premises; that the dimensions of the improvements and the locations thereof with respect to the boundaries are accurately shown as the same were situated on MARCH 22, 2017; that there are no encroachments by improvements appurtenant to adjoining premises upon the subject premises, nor from the subject premises, unless shown thereon; that all buildings and structures, if any, lie wholly within all applicable building restriction lines, if any, and do not violate any restriction or other recorded agreements set forth in the title insurance commitment for the subject premises dated FEBRUARY 9, 2017, issued to you by FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment No. 62945918; that all easements and rights of way which are appurtenant to or burden the subject premises and (i) are referred to in the Title Commitment or (ii) are apparent from a visual inspection are delineated thereon, and are located other than through the existing building shown hereon; that all parking spaces, if any, are delineated thereon, and that, except as otherwise shown thereon, the subject premises are not located within any flood hazard or flood way area or district as designed by Federal, state or municipal authority.

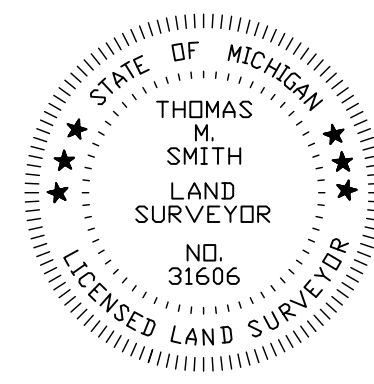
Access to and egress from the subject premises and the improvements and structures thereon to ROCHESTER ROAD, a public way, are provided by the means indicated thereon. Municipal water, storm sewer facilities and telephone, gas and electric services of public utilities are available in the locations indicated thereon.

The undersigned hereby certifies that the square footage of each parcel delineated on the above referenced survey is as set forth thereon, that all such parcels are contiguous without any strips, gaps or gores existing between any of said parcels, and that said parcels, when combined, form and create one complete and uninterrupted parcel without any strips, gaps or gores.

This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2016.

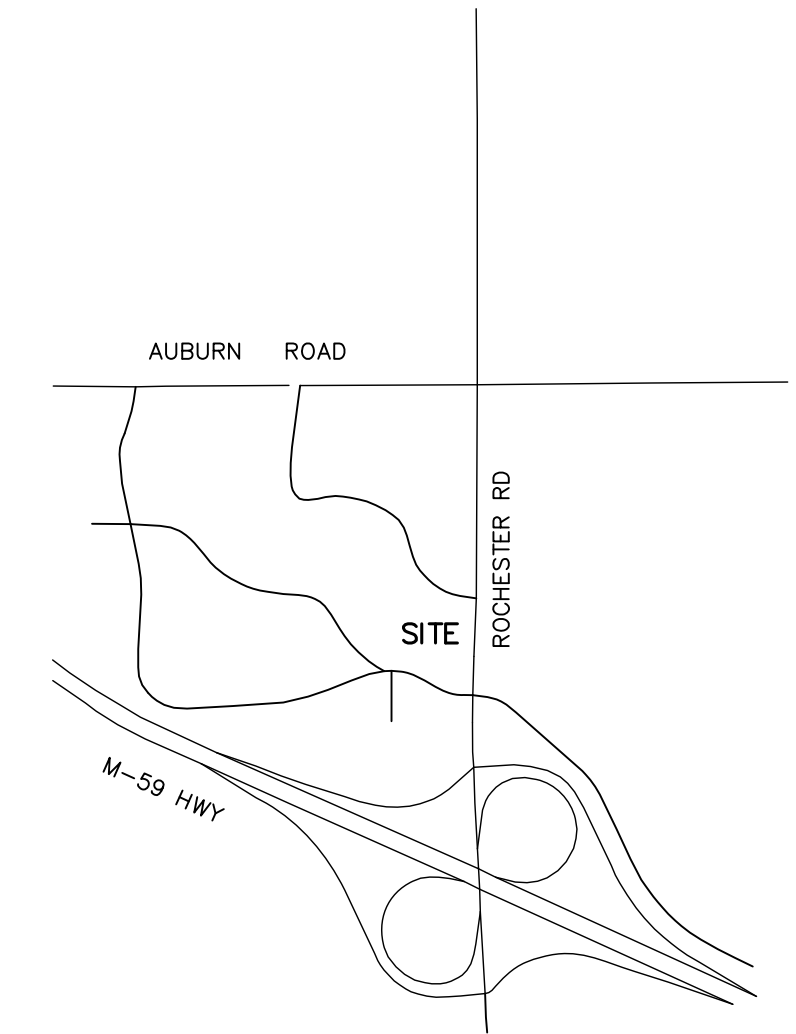
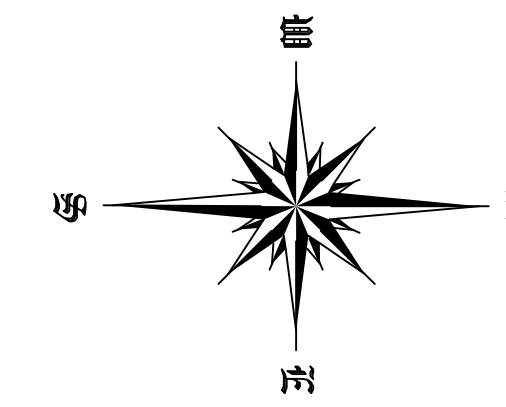
Dated: MARCH 22, 2017

THOMAS M SMITH, PS #31606



TITLE COMMITMENT INFORMATION:

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
ITEM 8	L.7185, P.609	EASEMENT-COUNTY OF OAKLAND SANITARY SEWER	PLOTTED
ITEM 9	L.7343, P.605	EASEMENT- COUNTY OF OAKLAND SANITARY SEWER	PLOTTED
ITEM 10	L.7893, P.558	NOTICE OF SEWER OBLIGATION	BLANKET TYPE
ITEM 11	L.10773, P.18	NOTICE OF SEWER OBLIGATION	BLANKET TYPE
ITEM 12	L.10306, P.657	DET. EDISON RIGHT OF WAY	PLOTTED
ITEM 13	L.10435, P.446	WATERMAIN EASEMENT-ROCH. HILLS	PLOTTED
ITEM 14	L.10843, P.459, & 463	AREA MAINT. METER AGREEMENT	BLANKET TYPE
ITEM 15	L.15988, P.325 & 15981, P.628	EASEMENT FOR WATER SYSTEM COUNTY OF OAKLAND	PLOTTED
ITEM 16	L.20471, P.895	WOLF DRAINAGE DISTRICT RIGHT OF WAY	PLOTTED



PROPERTY INFORMATION:

GARY M BERRY  
70 NAWAKWA RD

LOT 68

PROPERTY INFORMATION:

JOHN G ARSENEAU  
3320 HICKORY LAWN RD

LOT 27

LOCATION MAP

NO SCALE



SCALE: 1" = 30'

LEGEND

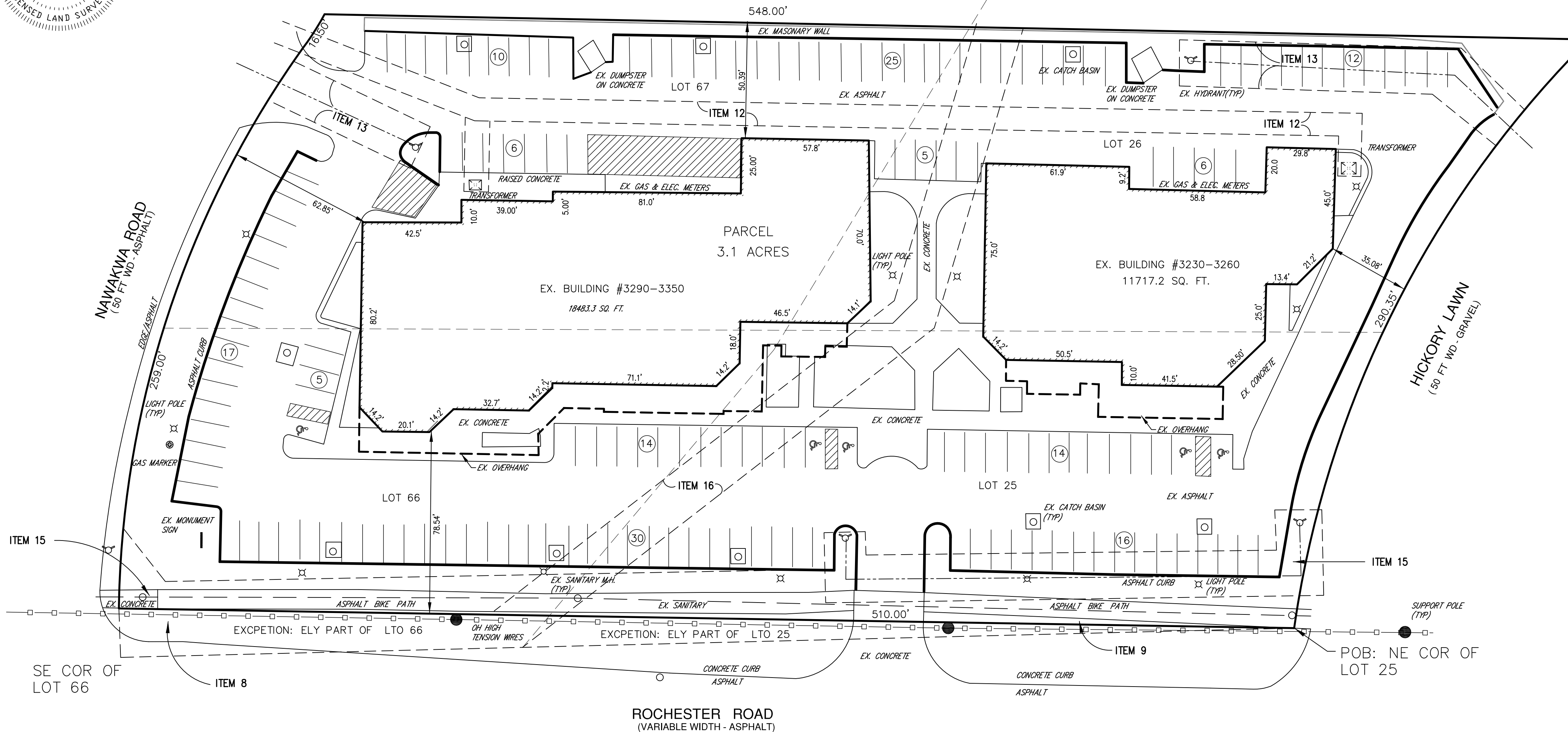
- EX. GRADE
- EX. CONTOUR
- EX. WATER MAIN
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. OVERHEAD
- EX. GAS

HYDRANT

- CATCH BASIN
- MANHOLE
- SIGN
- GATE VALVE
- LIGHT POLE
- UTILITY POLE

NOTES:

- THERE IS NO FLOOD DMAP PRINTED FOR THIS AREA.
- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANIES RECORDS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY IN THE FIELD THE LOCATION OF ALL UTILITIES. ANY POTENTIAL CONFLICT SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.



LEGAL DESCRIPTION:

Land Situated in the City of Rochester Hills in the County of Oakland in the State of MI Lot 25 and Lot 26, of AVONCROFTS SUBDIVISION according to the plat thereof as recorded in Liber 19 of Plats, Page 15, Oakland County Records, EXCEPT that part of Lot 25, deeded to Michigan State Highway Commission by Quit-Claim Deed recorded in Liber 5932, Page 640, Oakland County Records, which lies Easterly of a line described as: Beginning at the Northeast corner of Lot 25; thence Southerly to a point of the Southerly line of Lot 66 of said subdivision, which is 21 feet Westerly of the Southeast corner of said Lot 66. AND Lot 67 and Lot 66, of AVONCROFTS SUBDIVISION according to the plat thereof as recorded in Liber 19 of Plats, Page 15, Oakland County Records, EXCEPT that part of Lot 66, deeded to Michigan State Highway Commission by Warranty Deed recorded in Liber 5980, Page 633, Oakland County Records, which lies Easterly of a line described as: Beginning at the Northeast corner of Lot 25, of said AVONCROFTS SUBDIVISION; thence Southerly to a point on the Southerly line of said Lot 66 which is 21 feet Westerly of the Southeast corner of said Lot 66.

PROPERTY INFORMATION:

ZONING: FB2 (Flexible Business Overlay)  
FRONT SETBACK: 25 FT (MAX.) 78.54 FT (MEAS.)  
REAR SETBACK: 50 FT (MAX.) 50.39 FT (MEAS.)  
SIDE SETBACK: 25 FT (MAX.) 35.09 FT (MEAS.)  
BLDG. HEIGHT: 45 FT (MAX.) 19.92 FT (MEAS.)  
PARKING SPACES: 160 (5 HAND.)

THERE IS NO FLOOD DMAP PRINTED FOR THIS AREA.

©2017

THOMAS M. SMITH P.S.  
PROFESSIONAL LAND SURVEYOR

7559 OLDE STURBRIDGE TRAIL CLARKSTON, MICHIGAN 48348 tsmith7559@yahoo.com PHONE: (248) 625-3276

PROJECT	3260-3390 ROCHESTER OAK PLAZA	DRAWN BY:	TMS
ISSUED FOR:	TITLE	CHECKED BY:	TMS
ISSUED FOR:	ALTA/NSPS SURVEY	APPROVED BY:	TMS
ISSUED FOR:	CLIENT	SCALE HORIZ.	1" = 30'
ISSUED FOR:		SCALE VERT.	N/A
ISSUED FOR:		DATE	03-22-2017
ISSUED FOR:		PROJECT No.	17-120
ISSUED FOR:		SHEET No.	1 of 1