

Owner / Developer

SERRA FORD ROCHESTER HILLS
 2890 South Rochester Road
 Rochester Hills, MI 48307
 Tel. (248) 852-0400
 CONTACT: Joseph Serra, President
 Kevin Cassidy, Executive Manager

Architect

STUDIO DETROIT
 2040 Park Ave.
 Suite 200
 Detroit, MI 48226
 Tel. (313) 919-5886

CONTACT: Shane M. Burley, AIA, NCARB

Civil Engineer

NOWAK & FRAUS ENGINEERS
 46777 Woodward Ave.
 Pontiac, MI 48342-5032
 Tel. (248) 332-7931
 Fax. (248) 332-8257

CONTACTS: Brett J. Buchholz, PE
 Paul A. Tulikangas, PE

Landscape Architect

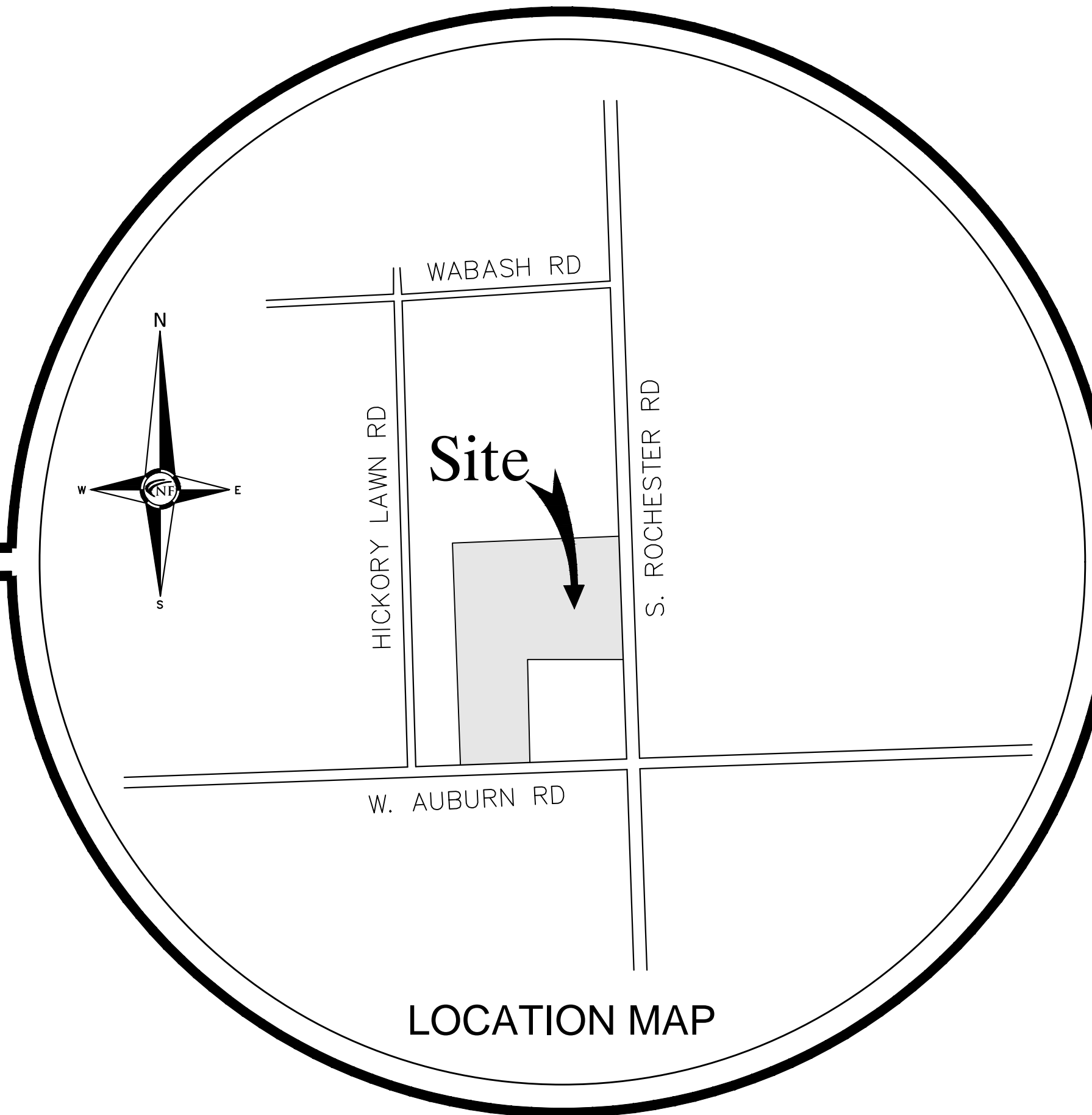
NOWAK & FRAUS ENGINEERS
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 Pontiac, MI 48342-5032
 Tel. (248) 332-7931
 Fax. (248) 332-8257

CONTACT: George R. Ostrowski, RLA, LEED AP

City of Rochester Hills, Oakland County, Michigan ENGINEERING SITE PLAN DOCUMENTS Prepared For Serra Ford

PART OF THE SE 1/4 OF SECTION 27, T.3N., R.11E.,
 CITY OF ROCHESTER HILLS,
 OAKLAND COUNTY, MICHIGAN

Site Plan Review		
Reviewed for compliance to the City Ordinance, Building and Fire Codes		
Department	Reviewer	Approved
Planning	Sara Roediger 248-841-2573 RoedigerS@RochesterHills.org	Yes
Building	Mark Artinian 248-841-2446 ArtinianM@RochesterHills.org	Yes
Engineering	Jason Boughton 248-841-2490 BoughtonJ@RochesterHills.org	Yes
Traffic	Keith Depp 248-841-2503 Depgk@RochesterHills.org	Yes
Nat. Resources	Matt Einheuser 248-841-2551 EinheuserM@RochesterHills.org	Yes
Fire	Lt. Jon Mills 248-841-2708 MillsJ@RochesterHills.org	Yes
City of Rochester Hills Planning & Economic Development Conditions and mark-ups noted throughout the plan set must be addressed prior to final approval.		



A rezoning to B-3 with the FB-3 Overlay is proposed. This is in conformance with the recommendations of the Future Land Use Map/Master Plan.

SHEET INDEX

- C00 Cover Sheet
- C01 Boundary, Topographic, Tree Survey - North
- C02 Boundary, Topographic, Tree Survey - South
- C03 Tree List
- C04 Demolition Plan
- C05 Overall Site Plan
- C05A Fire Protection Site Plan
- C06 Stringer Dimension Plan - North
- C07 Stringer Dimension Plan - South
- C08 Paving & Grading Plan - North
- C09 Paving & Grading Plan - South
- C10 Storm Drain & Detention Plan - North
- C11 Storm Drain & Detention Plan - South
- C12 Sanitary Sewer & Water Main Plan - North
- C13 Sanitary Sewer & Water Main Plan - South
- C14 Soil Erosion Control & Drainage Area Plan
- L1 Tree Preservation Plan
- L2 Overall Landscape Plan
- L3 Enlarged Landscape Plan
- L4 Enlarged Landscape Plan
- L5 Landscape Notes & Details
- Site Photometric Plan

LEGAL DESCRIPTION (COMBINED PARCEL)

LAND IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN:

PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 27, 361.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, 300.52 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS EAST, 33.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST ALONG THE NORTH LINE OF AUBURN ROAD (66 FEET WIDE), 70.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS EAST, 525.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 15 SECONDS EAST, 70.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS EAST, 428.66 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 39 SECONDS EAST, 661.52 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 21 SECONDS WEST ALONG THE WEST LINE OF ROCHESTER ROAD (120 FEET WIDE), 633.72 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS WEST, 261.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS EAST, 175.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 21 SECONDS WEST, 100.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 21 SECONDS WEST, 525.20 FEET TO THE POINT OF BEGINNING.

REVISIONS:
 02-23-22 CONCEPT DETENTION
 03-18-22 ISSUED FOR SITE PLAN REVIEW
 05-06-22 REVISED FOR SITE PLAN REVIEW
 06-13-22 REVISED PER CITY REVIEW

Project Name

Serra Ford Rochester Hills

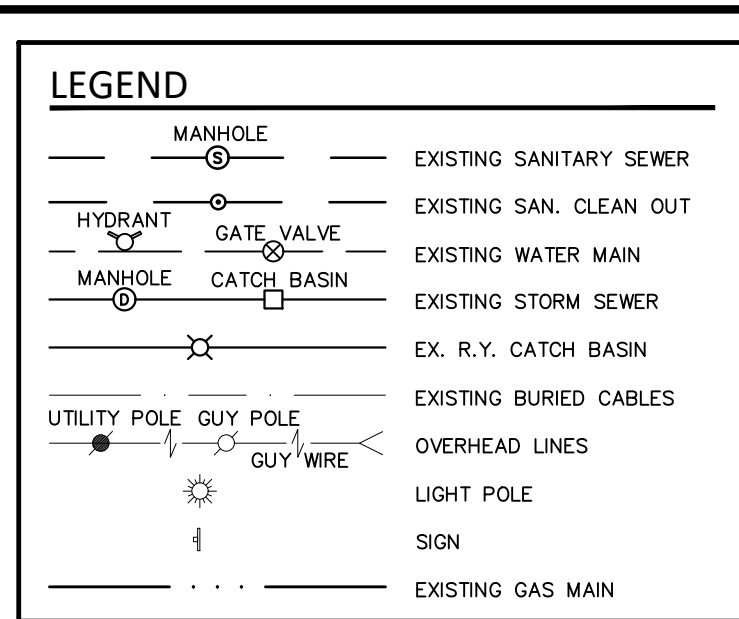
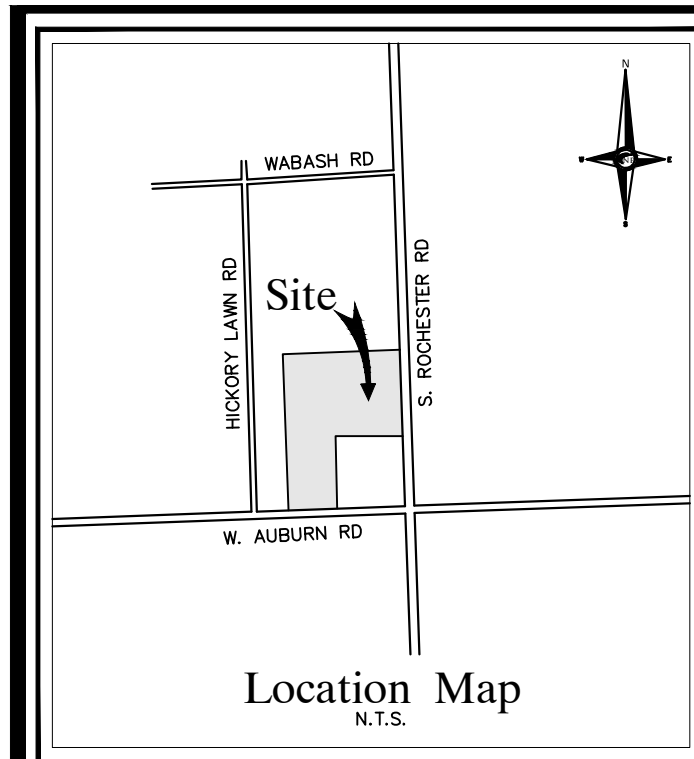
N & F JOB #M623

CITY OF ROCHESTER HILLS
PSP #2022-004, SEC. 27

N & F ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
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 WWW.NOWAKFRAUS.COM

The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process. Revise the City File #22-008 Section #27 in the lower right hand corner of each sheet

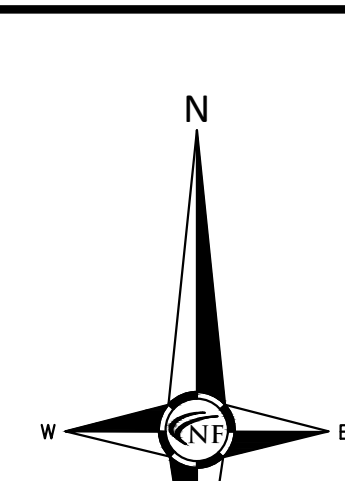


TOPOGRAPHIC SURVEY NOTES
 ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
 UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
 THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

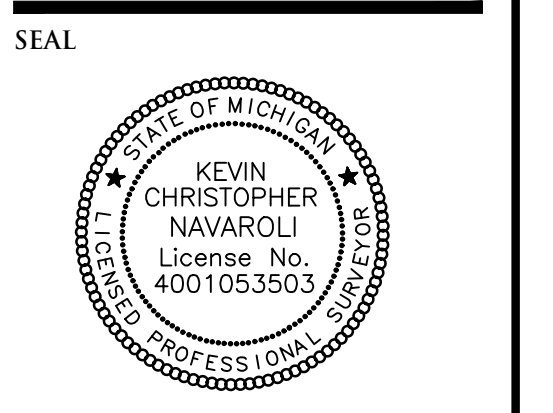
LEGAL DESCRIPTION (RECORDS/TITLE COMMITMENTS PER OWNER)
LAND IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN:
PARCEL A:
 THE NORTH 75.0 FEET OF THE SOUTH 525.60 FEET OF THE EAST 261.0 FEET OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST.
PARCEL II:
 THE NORTH 100.0 FEET OF A PARCEL, DESCRIBED AS PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 27, THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST 261.0 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST 261.0 FEET; THENCE SOUTH 451.48 FEET TO THE POINT OF BEGINNING.
PARCEL III:
 A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, DESCRIBED AS: BEGINNING AT A POINT LOCATED NORTH 00 DEGREES 42 MINUTES EAST 650.0 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27 AT THE INTERSECTION OF THE EAST LINE OF SECTION 27 AND AN EXISTING FENCE EXTENDING EASTERLY AND RUNNING THENCE NORTH 89 DEGREES 22 MINUTES WEST 660.90 FEET; THENCE NORTH 00 DEGREES 42 MINUTES EAST 330.0 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES EAST 660.90 FEET TO THE SECTION LINE; THENCE SOUTH 00 DEGREES 42 MINUTES WEST 330.0 FEET TO THE POINT OF BEGINNING.
PARCEL IV:
 THE NORTHERLY 132 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 27, SAID NORTHERLY 132 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTHERLY ALONG SAID EAST LINE 132 FEET TO A FENCE; THENCE WESTERLY ALONG SAID FENCE 657.3 FEET TO A FENCE CORNER, SAID CORNER BEING 658.4 FEET NORTHERLY FROM THE SOUTH LINE OF SECTION 27; THENCE SOUTHERLY ALONG A FENCE 132 FEET TO AN IRON PIPE; THENCE EASTERLY 658.8 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (RECORDS/TITLE COMMITMENTS PER OWNER)
PARCEL B:
 PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID POINT BEING 361 FEET NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST OF THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST ALONG SAID SOUTH LINE SOUTH 100 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION 27, 544.98 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES EAST 100 FEET; THENCE SOUTH AND PARALLEL TO SAID EAST LINE 525.26 FEET TO THE POINT OF BEGINNING.
BASIS OF BEARING NOTE
 THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE SOUTH LINE OF SECTION 27 (N.89°48'15" W.) AS RECORDED IN THE PARCEL 2 LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE CO. BT-8382, DATED 10-14-2020.
SEE SHEET C2 FOR PROPERTY AREAS

LEGAL DESCRIPTION (COMBINED PARCEL)
 LAND IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN:
 PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 27, 361.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, 300.52 FEET; THENCE NORTH 00 DEGREES 42 MINUTES EAST 330.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, 33.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST ALONG THE NORTH LINE OF AUBURN ROAD (66 FEET WIDE), 70.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS EAST, 525.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 15 SECONDS EAST, 70.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS EAST, 428.88 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, 175.50 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS WEST, 261.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS WEST, 525.29 FEET TO THE POINT OF BEGINNING.
 CONTAINS 544.760 SQUARE FEET OR 12.505 ACRES.
 TAX ID NO. 15-27-477-062,063,064 & 066



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS
 NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL (248) 332-7931
 FAX (248) 332-8257
 WWW.NOWAKFRAUS.COM



PROJECT
 Serra Ford Rochester Hills

CLIENT
 Serra Ford Rochester Hills
 2890 S. Rochester Road
 Rochester Hills, MI
 Contact: Joseph O. Serra
 Ph-248-852-0400

PROJECT LOCATION
 Part of the SE 1/4 of Section 27
 T.3N, R.11E
 City of Rochester Hills,
 Oakland County, Michigan

SHEET
 Boundary, Topographic,
 Tree Survey - North

811
 Know what's below
 Call before you dig.

DATE	ISSUED/REVISED
02-23-22	CONCEPT DETENTION
03-18-22	REVIEW FOR SITE PLAN REVIEW
05-06-22	ISSUED FOR SITE PLAN REVIEW
06-13-22	REVISED PER CITY REVIEW

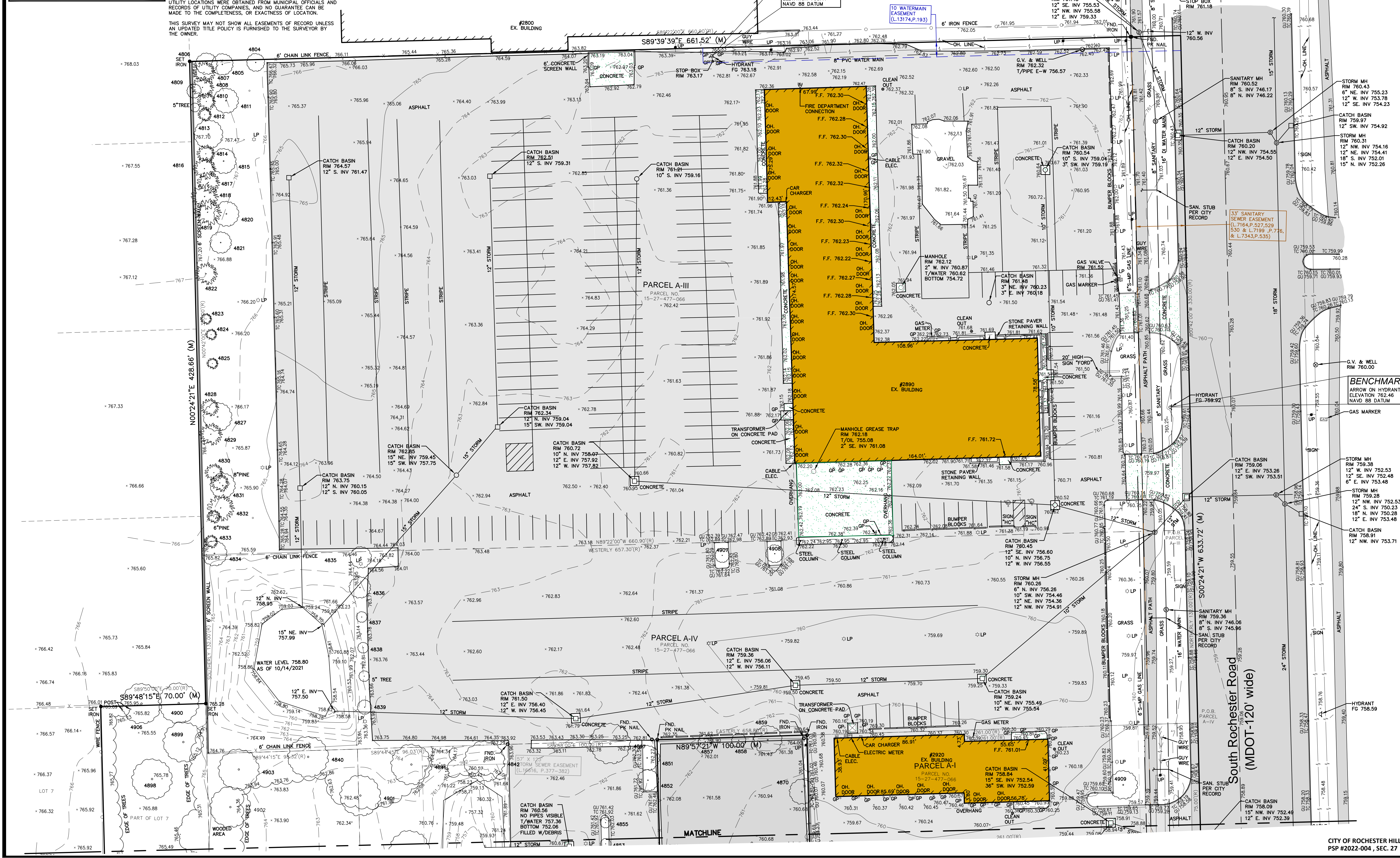
DRAWN BY:
 D. McConkey

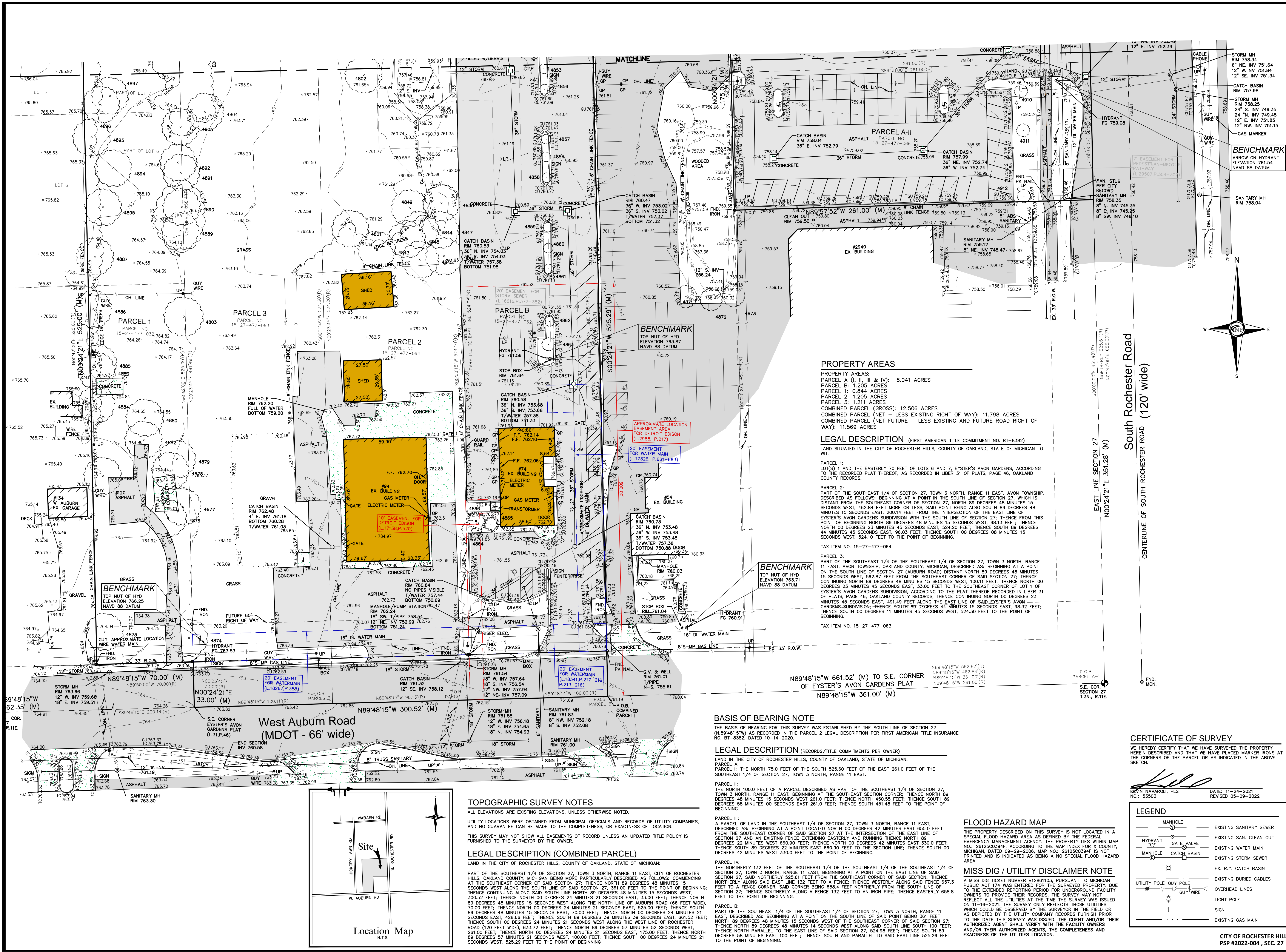
DESIGNED BY:

APPROVED BY:
 B. Buchholz

DATE:
 11-24-2021

SCALE: 1" = 30'
 30 15 0 15 30 45





PROJECT
 Serra Ford Rochester Hills

CLIENT
 Serra Ford Rochester Hills
 2890 S. Rochester Road
 Rochester Hills, MI
 Contact: Joseph O. Serra
 Ph-248-852-0400

PROJECT LOCATION
 Part of the SE 1/4
 of Section 27
 T.3N, R.11E
 City of Rochester Hills,
 Oakland County, Michigan

SHEET
 Boundary, Topographic,
 Tree Survey - South



DATE	ISSUED/REVISED
02-23-22	CONCEPT DETENTION
03-18-22	ISSUED FOR SITE PLAN REVIEW
05-06-22	REVISED FOR SITE PLAN REVIEW
06-13-22	REVISED PER CITY REVIEW

CERTIFICATE OF SURVEY
 I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED AND THAT WE HAVE PLACED MARKER IRONS AT THE CORNERS OF THE PARCEL OR AS INDICATED IN THE ABOVE SKETCH.

Kevin Navaroli
 KEVIN NAVAROLI, PLS
 NO. 53503
 DATE: 11-24-2021
 REVISED 05-09-2022

DRAWN BY:
 D. McConkey

DESIGNED BY:

APPROVED BY:
 B. Buchholz

DATE:
 11-24-2021

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.
M623 C02

PROPERTY AREAS
 PROPERTY AREAS:
 PARCEL A (I, II, III & IV): 8.041 ACRES
 PARCEL B: 1.205 ACRES
 PARCEL 1: 0.844 ACRES
 PARCEL 2: 1.205 ACRES
 PARCEL 3: 1.211 ACRES
 COMBINED PARCEL (GROSS): 12.506 ACRES
 COMBINED PARCEL (NET - LESS EXISTING RIGHT OF WAY): 11.798 ACRES
 COMBINED PARCEL (NET FUTURE - LESS EXISTING AND FUTURE ROAD RIGHT OF WAY): 11.569 ACRES

LEGAL DESCRIPTION (FIRST AMERICAN TITLE COMMITMENT NO. BT-8382)
 LAND SITUATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN TO WIT:
 PARCEL 1:
 LOTS 1 AND THE EASTERLY 70 FEET OF LOTS 6 AND 7, EYSTER'S AVON GARDENS, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 31 OF PLATS, PAGE 46, OAKLAND COUNTY RECORDS.
 PARCEL 2:
 PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH 1/2 OF SECTION 27, WHICH IS DISTANT NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, 462.84 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, 200.14 FEET FROM THE INTERSECTION OF THE EAST LINE OF EYSTER'S AVON GARDENS SUBDIVISION WITH THE SOUTH LINE OF SECTION 27, THENCE FROM THIS POINT OF BEGINNING NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, 98.13 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 45 SECONDS EAST, 524.20 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, 98.03 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 15 SECONDS WEST, 524.10 FEET TO THE POINT OF BEGINNING.

TAX ITEM NO. 15-27-477-064
 PARCEL 3:
 PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 27 (AUBURN ROAD) DISTANT NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, 562.87 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, THENCE CONTINUING NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, 100.11 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 45 SECONDS EAST, 33.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF EYSTER'S AVON GARDENS SUBDIVISION, THENCE SOUTH 89 DEGREES 44 MINUTES 15 SECONDS WEST, 98.32 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 15 SECONDS WEST, 524.30 FEET TO THE POINT OF BEGINNING.

TAX ITEM NO. 15-27-477-063
 PARCEL 4:
 THE NORTHERLY 132 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 27, SAID NORTHERLY 132 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, THENCE NORTHERLY 132 FEET TO A FENCE CORNER, SAID CORNER BEING 65.6 FEET NORTHERLY FROM THE SOUTH LINE OF SECTION 27; THENCE SOUTHERLY ALONG SAID FENCE 132 FEET TO AN IRON PIPE, THENCE EASTERLY 65.6 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING NOTE
 THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE SOUTH LINE OF SECTION 27 (N89°48'15"W) AS RECORDED IN THE PARCEL 2 LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE NO. BT-8382, DATED 10-14-2020.

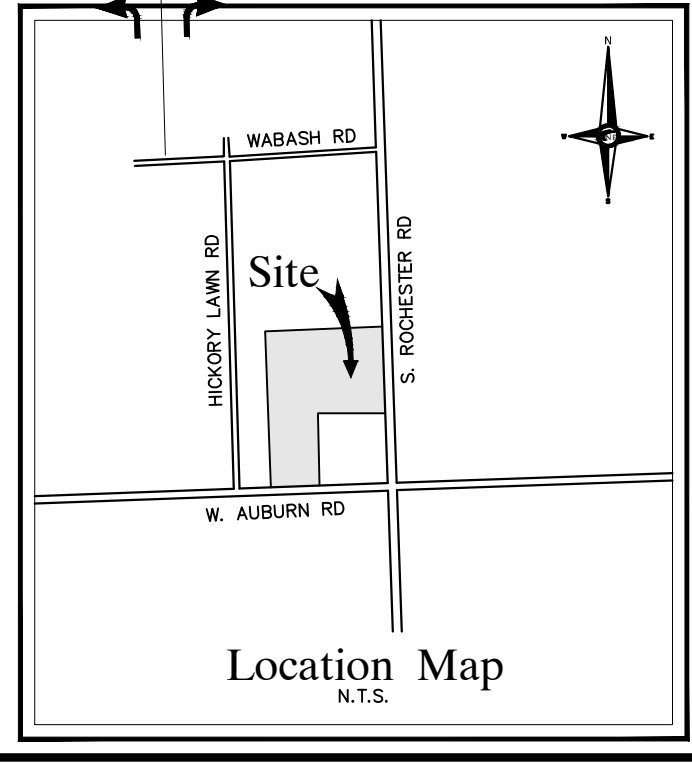
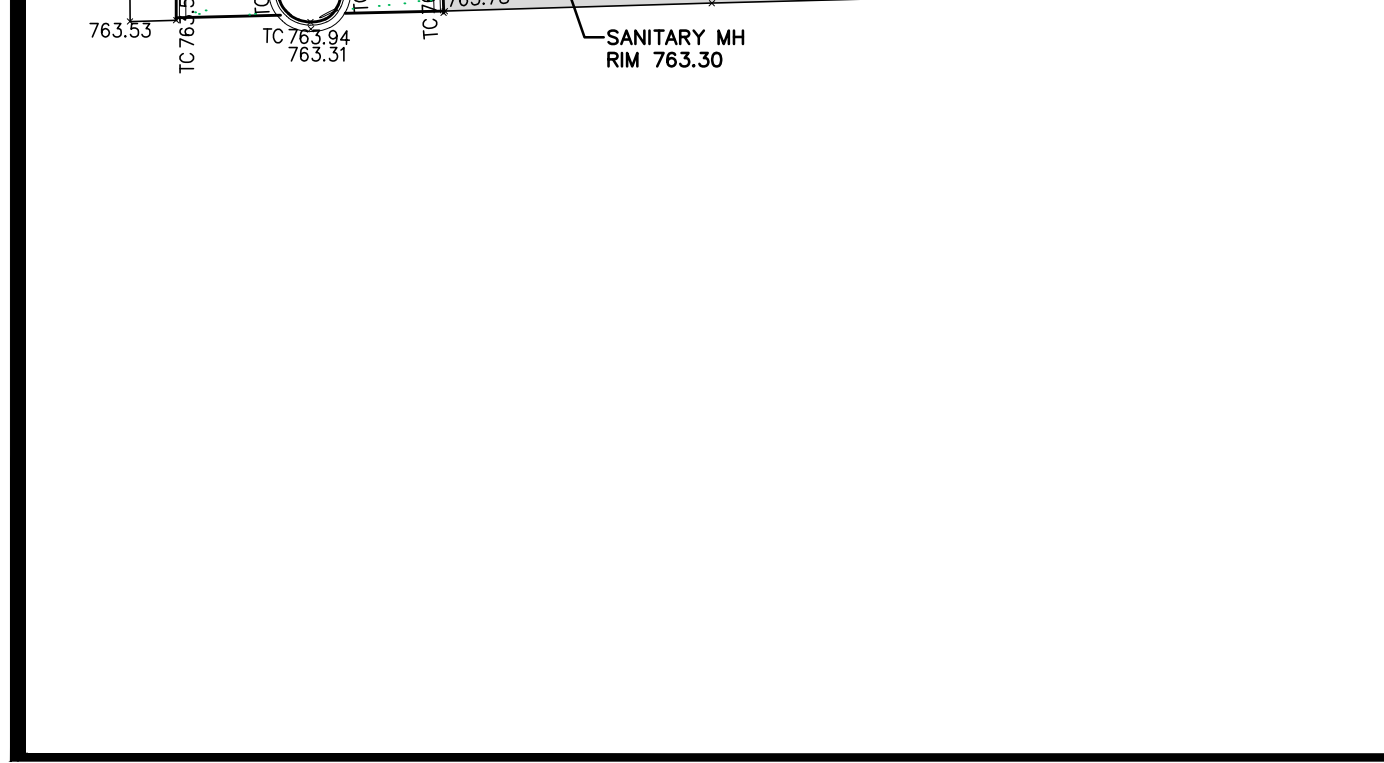
LEGAL DESCRIPTION (RECORDS/TITLE COMMITMENTS PER OWNER)
 LAND IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN:
 PARCEL A:
 PARCEL A: THE NORTH 75.0 FEET OF THE SOUTH 525.60 FEET OF THE EAST 261.0 FEET OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST.
 PARCEL B:
 THE NORTH 100.0 FEET OF A PARCEL DESCRIBED AS PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 27, SAID NORTHERLY 525.61 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST 261.0 FEET; THENCE NORTH 45.05 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST 261.0 FEET; THENCE SOUTH 45.14 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (COMBINED PARCEL)
 LAND IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN:
 PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27, THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 27, 351.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, 70.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 45 SECONDS EAST, 33.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 27, 361.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, 98.13 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 45 SECONDS EAST, 524.20 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, 98.03 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 15 SECONDS WEST, 524.10 FEET TO THE POINT OF BEGINNING.

FLOOD HAZARD MAP
 THE PROPERTY DESCRIBED ON THIS SURVEY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN MAP NO. 26125C0394F, ACCORDING TO THE MAP INDEX FOR X COUNTY, MICHIGAN, DATED 09-29-2006, MAP NO. 26125C0394F IS NOT PRINTED AND IS INDICATED AS BEING A NO SPECIAL FLOOD HAZARD AREA.

MISS DIG / UTILITY DISCLAIMER NOTE
 A MISS DIG TICKET NUMBER B12861103, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 11-16-2021. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISHED PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

West Auburn Road (MDOT - 66' wide)
 N89°48'15"W 70.00' (M)
 N89°50'00"W 70.00' (M)
 N00°24'21"E 33.00' (M)
 N89°48'15"W 100.11' (R)
 N89°48'15"W 300.52' (M)
 N89°48'15"W 661.52' (M) TO S.E. CORNER OF EYSTER'S AVON GARDENS PLAT
 N89°48'15"W 361.00' (M)



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 UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
 THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGAL DESCRIPTION (COMBINED PARCEL)
 LAND IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN:
 PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27, THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 27, 351.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, 70.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 45 SECONDS EAST, 33.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 27, 361.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, 98.13 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 45 SECONDS EAST, 524.20 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, 98.03 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 15 SECONDS WEST, 524.10 FEET TO THE POINT OF BEGINNING.

SEAL



PROJECT
Serra Ford Rochester Hills

CLIENT
Serra Ford Rochester Hills
2890 S. Rochester Road
Rochester Hills, MI
Contact: Joseph O. Serra
Ph-248-852-0400

PROJECT LOCATION
Part of the SE 1/4
of Section 27
T.3N, R.11E
City of Rochester Hills,
Oakland County, Michigan

SHEET
Tree List



DATE ISSUED/REVISED
02-23-22 CONCEPT DETENTION
03-18-22 ISSUED FOR SITE PLAN REVIEW
05-06-22 REVISED FOR SITE PLAN REVIEW
06-13-22 REVISED PER CITY REVIEW

DRAWN BY:
D. McConkey

DESIGNED BY:
B. Buchholz

DATE:
11-24-2021

SCALE: N.T.S.

NFE JOB NO. SHEET NO.
M623 C03

CERTIFICATE OF SURVEY

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY
HEREIN DESCRIBED AND THAT WE HAVE PLACED MARKER IRONS AT
THE CORNERS OF THE PARCEL OR AS INDICATED IN THE ABOVE
SKETCH.

Kevin Navaroli
KEVIN NAVAROLI, PLS
NO: 53503
DATE: 11-24-2021
REVISED 05-09-2022

Serra Ford Rochester Hills
Tree List

Tag	Common Name	Scientific Name	Diameter at Breast Height (DBH)			Condition (1)	Specimen? (2)
			Trunk 1	Trunk 2	Trunk 3		
4801	Populus deltoides	Eastern cottonwood	29.1	18.7		Fair	X
4802	Acer saccharium	Silver maple	24.1			Fair	X
4803	Acer negundo	Boxelder	20.4			Fair	X
4804	Acer negundo	Boxelder	8.4			Fair	
4805	Acer negundo	Boxelder	9.5			Fair	
4806	Acer negundo	Boxelder	9.5			Fair	
4807	Picea pungens	Blue spruce	8.3			Fair	
4808	Picea pungens	Blue spruce	8.4			Fair	
4809	Acer negundo	Boxelder	7.3			Fair	
4810	Picea pungens	Blue spruce	7.8			Fair	
4811	Acer plantanoides	Norway maple	13			Fair	
4812	Picea pungens	Blue spruce	6.2			Fair	
4813	Acer plantanoides	Norway maple	14.3			Fair	
4814	Picea pungens	Blue spruce	7.4			Fair	
4815	Acer plantanoides	Norway maple	10.4			Fair	
4816	Picea pungens	Blue spruce	9.9			Fair	
4817	Picea pungens	Blue spruce	9.6			Fair	
4818	Picea pungens	Blue spruce	10.2			Fair	
4819	Picea pungens	Blue spruce	9.4			Fair	
4820	Acer plantanoides	Norway maple	11.9			Fair	
4821	Acer plantanoides	Norway maple	10.4			Fair	
4822	Picea pungens	Blue spruce	14.7			Fair	
4823	Picea pungens	Blue spruce	7.7			Fair	
4824	Picea pungens	Blue spruce	7.3			Fair	
4825	Picea pungens	Blue spruce	7.5			Fair	
4826	Picea pungens	Blue spruce	7.7			Fair	
4827	Acer negundo	Boxelder	13.2			Fair	
4828	Picea pungens	Blue spruce	9.1			Fair	
4829	Picea pungens	Blue spruce	9.2			Fair	
4830	Picea pungens	Blue spruce	9.6			Fair	
4831	Acer saccharium	Silver maple	9.9			Fair	
4832	Picea pungens	Blue spruce	10.1			Fair	
4833	Picea pungens	Blue spruce	8.6			Fair	
4834	Acer negundo	Boxelder	10.6	7.4		Fair	
4835	Acer plantanoides	Norway maple	11			Fair	
4836	Acer plantanoides	Norway maple	9.6			Fair	
4837	Acer plantanoides	Norway maple	6.8			Fair	
4838	Acer plantanoides	Norway maple	6			Fair	
4839	Acer plantanoides	Norway maple	8.4			Fair	
4840	Robinia pseudoacacia	Black locust	9.6			Fair	
4841	Fagus grandifolia	American beech	15.2			Fair	
4842	Juglans nigra	Black walnut	11.9			Fair	
4843	Acer saccharium	Silver maple	13.3			Fair	
4844	Populus deltoides	Eastern cottonwood	19.9			Fair	
4845	Populus deltoides	Eastern cottonwood	17.4			Fair	
4846	Acer saccharium	Silver maple	14.7			Fair	
4847	Acer saccharium	Silver maple	11.5			Fair	

Barr Engineering Co.
Project No. 22631178.00
1
January 31, 2022

Serra Ford Rochester Hills
Tree List

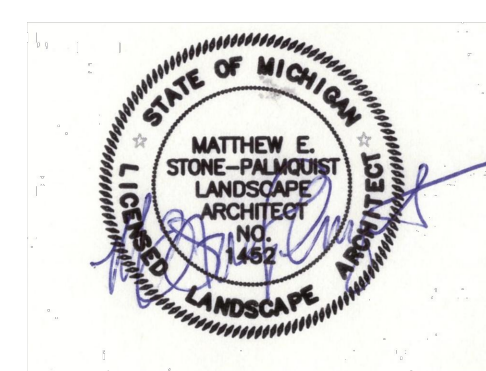
Tag	Common Name	Scientific Name	Diameter at Breast Height (DBH)			Condition (1)	Specimen? (2)
			Trunk 1	Trunk 2	Trunk 3		
4848	Populus deltoides	Eastern cottonwood	14.6			Fair	
4849	Populus tremuloides	Quaking aspen	10.1			Fair	
4850	Acer saccharium	Silver maple	15.7			Fair	
4851	Acer plantanoides	Norway maple	11.9			Fair	
4852	Acer plantanoides	Norway maple	11.6			Fair	
4853	Acer plantanoides	Norway maple	6.2			Fair	
4854	Acer plantanoides	Norway maple	6.7			Fair	
4855	Acer plantanoides	Norway maple	5.1			Fair	
4856	Acer plantanoides	Norway maple	5			Fair	
4857	Acer plantanoides	Norway maple	4.8			Fair	
4858	Acer plantanoides	Norway maple	6			Fair	
4859	Acer plantanoides	Norway maple	6			Fair	
4860	Acer plantanoides	Norway maple	6.1			Fair	
4861	Acer plantanoides	Norway maple	6.1			Fair	
4862	Acer plantanoides	Norway maple	6.4			Fair	
4863	Acer plantanoides	Norway maple	9.3			Fair	
4864	Acer plantanoides	Norway maple	13.2			Fair	
4865	Picea pungens	Blue spruce	12.7			Fair	
4866	Picea pungens	Blue spruce	11.6			Fair	
4867	Ailanthus altissima	Tree of heaven	6.4	6.1	6	Fair	
4868	Acer negundo	Boxelder	6.4	6.3	6.3	Fair	
4869	Juglans nigra	Black walnut	19.3			Fair	
4870	Populus deltoides	Eastern cottonwood	10.5	7.6	7.4	Fair	
4871	Acer negundo	Boxelder	10.4			Fair	
4872	Acer negundo	Boxelder	7.6			Fair	
4873	Acer negundo	Boxelder	8.2			Fair	
4874	Juniperus virginiana	Eastern Redcedar	12.1			Fair	X
4875	Juglans nigra	Black walnut	7.4			Fair	
4876	Ailanthus altissima	Tree of heaven	24.8			Fair	X
4877	Juniperus virginiana	Eastern Redcedar	9.7			Fair	
4878	Acer negundo	Boxelder	8.2			Fair	
4879	Acer negundo	Boxelder	13.7			Fair	
4880	Juniperus virginiana	Eastern Redcedar	8.1			Fair	
4881	Ailanthus altissima	Tree of heaven	23.5			Fair	
4882	Juniperus virginiana	Eastern Redcedar	8.1			Fair	
4883	Acer saccharium	Silver maple	23.7			Fair	X
4884	Pyrus communis	Common pear	12.7			Fair	
4885	Pyrus communis	Common pear	12			Fair	
4886	Acer negundo	Boxelder	12.1	6.3		Fair	
4887	Acer negundo	Boxelder	6	5.8	5.4	Fair	
4889	Ailanthus altissima	Tree of heaven	26.4			Fair	X
4890	Populus deltoides	Eastern cottonwood	12.4			Fair	
4891	Ailanthus altissima	Tree of heaven	11.4			Fair	
4892	Ailanthus altissima	Tree of heaven	10.8			Fair	
4893	Acer negundo	Boxelder	8.1			Fair	
4894	Acer negundo	Boxelder	8.6			Fair	
4895	Acer negundo	Boxelder	11.8			Fair	

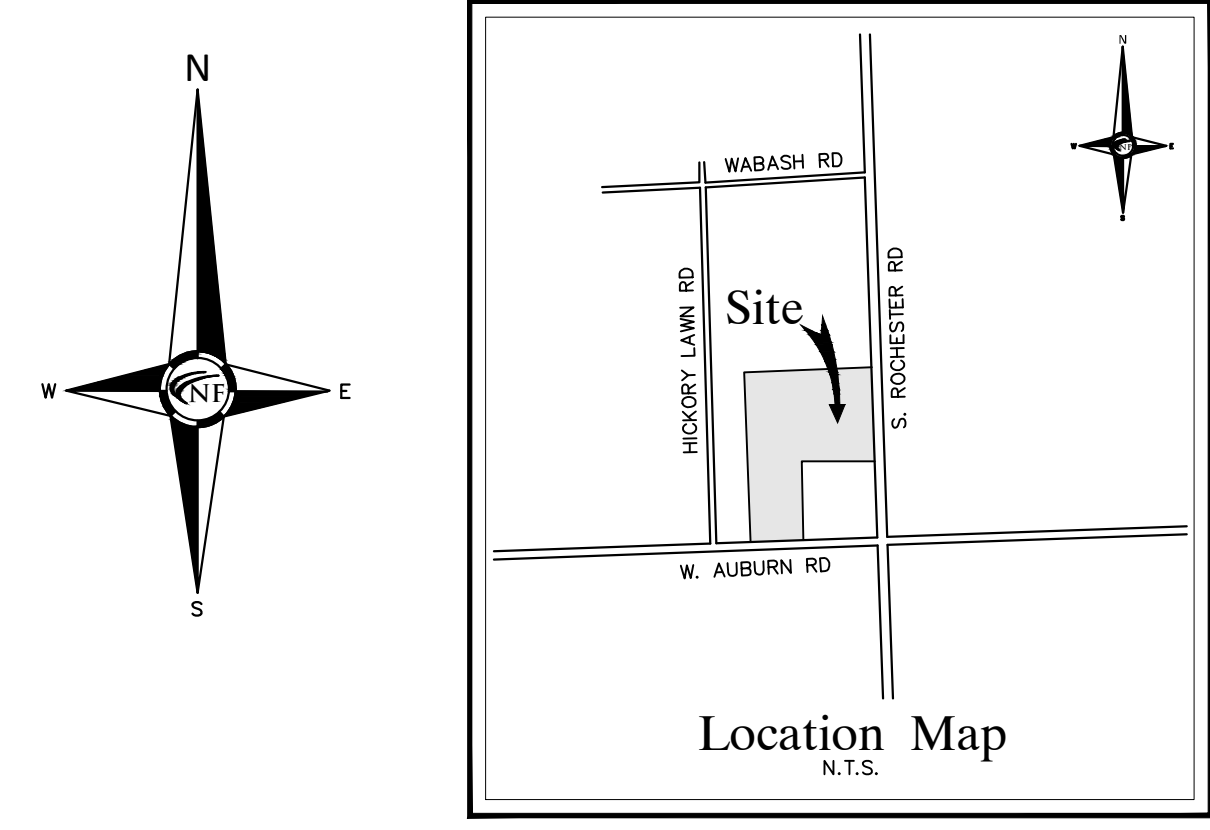
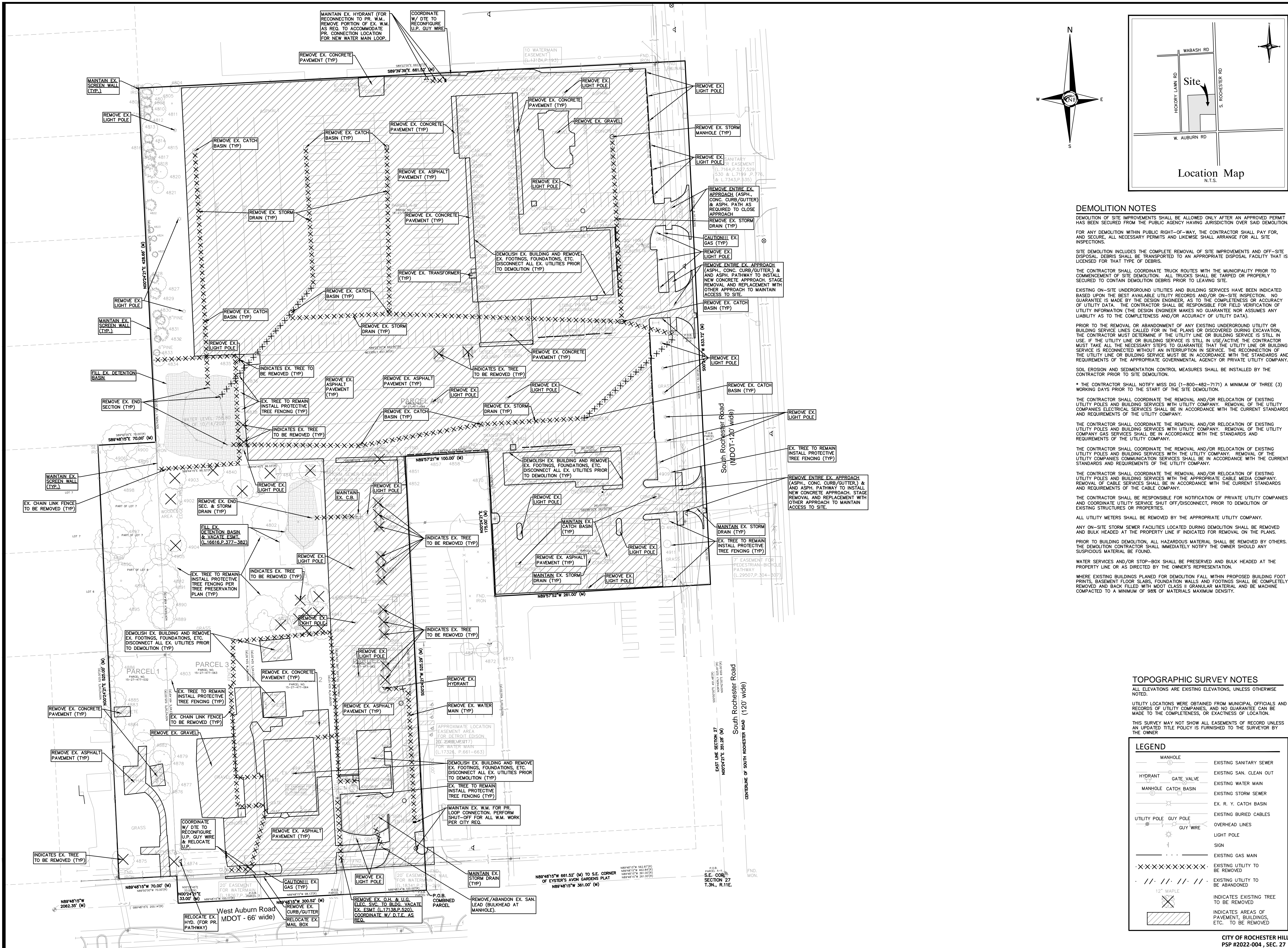
Barr Engineering Co.
Project No. 22631178.00
2
January 31, 2022

Serra Ford Rochester Hills
Tree List

Tag	Common Name	Scientific Name	Diameter at Breast Height (DBH)			Condition (1)	Specimen? (2)
			Trunk 1	Trunk 2	Trunk 3		
4896	Juglans nigra	Black walnut	18.2			Fair	
4897	Juniperus virginiana	Eastern Redcedar	10.1			Fair	
4898	Acer negundo	Boxelder	6.8			Fair	
4899	Acer saccharium	Silver maple	15.5	11.6	8.7	Fair	
4900	Juglans nigra	Black walnut	11.8			Fair	
4901	Prunus serotina	Black cherry	12.3			Fair	
4902	Juglans nigra	Black walnut	10.8			Fair	
4903	Pyrus communis	Common pear	14.8			Fair	
4904	Juglans nigra	Black walnut	10			Fair	
4905	Juglans nigra	Black walnut	10.4			Fair	
4906	Juglans nigra	Black walnut	14.7			Fair	
4907	Acer rubrum	Red maple	9.7			Fair	
4908	Acer rubrum	Red maple	8.2			Fair	
4909	Acer rubrum	Red maple	13.1			Fair	
4910	Acer rubrum	Red maple	7.2			Fair	
4911	Acer rubrum	Red maple	8.4			Fair	
4912	Acer rubrum	Red maple	7.7			Fair	

Barr Engineering Co.
Project No. 22631178.00
3
January 31, 2022





DEMOLITION NOTES

DEMOLITION OF SITE IMPROVEMENTS SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE PUBLIC AGENCY HAVING JURISDICTION OVER SAID DEMOLITION.

FOR ANY DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR, AND SECURE, ALL NECESSARY PERMITS AND LIKEWISE SHALL ARRANGE FOR ALL SITE INSPECTIONS.

SITE DEMOLITION INCLUDES THE COMPLETE REMOVAL OF SITE IMPROVEMENTS AND OFF-SITE DISPOSAL. DEBRIS SHALL BE TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY THAT IS LICENSED FOR THAT TYPE OF DEBRIS.

THE CONTRACTOR SHALL COORDINATE TRUCK ROUTES WITH THE MUNICIPALITY PRIOR TO COMMENCEMENT OF SITE DEMOLITION. ALL TRUCKS SHALL BE TARPED OR PROPERLY SECURED TO CONTAIN DEMOLITION DEBRIS PRIOR TO LEAVING SITE.

EXISTING ON-SITE UNDERGROUND UTILITIES AND BUILDING SERVICES HAVE BEEN INDICATED BASED UPON THE BEST AVAILABLE UTILITY RECORDS AND/OR ON-SITE INSPECTION. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER, AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY INFORMATION (THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA).

PRIOR TO THE REMOVAL OR ABANDONMENT OF ANY EXISTING UNDERGROUND UTILITY OR BUILDING SERVICE LINES CALLED FOR IN THE PLANS OR DISCOVERED DURING EXCAVATION, THE CONTRACTOR SHALL DETERMINE IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE. IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE/ACTIVE THE CONTRACTOR MUST TAKE ALL THE NECESSARY STEPS TO GUARANTEE THAT THE UTILITY LINE OR BUILDING SERVICE IS RECONNECTED WITHOUT AN INTERRUPTION IN SERVICE. THE RECONNECTION OF THE UTILITY LINE OR BUILDING SERVICE MUST BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE UTILITY COMPANY.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.

* THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH UTILITY COMPANY. REMOVAL OF THE UTILITY COMPANIES ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE UTILITY COMPANY.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE APPROPRIATE CABLE MEDIA COMPANY. REMOVAL OF CABLE SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE UTILITY COMPANY.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE APPROPRIATE CABLE MEDIA COMPANY. REMOVAL OF CABLE SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE UTILITY COMPANY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF PRIVATE UTILITY COMPANIES AND COORDINATE UTILITY SERVICE SHUT OFF/DISCONNECT, PRIOR TO DEMOLITION OF EXISTING STRUCTURES OR PROPERTIES.

ALL UTILITY METERS SHALL BE REMOVED BY THE APPROPRIATE UTILITY COMPANY.

ANY ON-SITE STORM SEWER FACILITIES LOCATED DURING DEMOLITION SHALL BE REMOVED AND BULK HEADED AT THE PROPERTY LINE IF INDICATED FOR REMOVAL ON THE PLANS.

PRIOR TO BUILDING DEMOLITION, ALL HAZARDOUS MATERIAL SHALL BE REMOVED BY OTHERS. THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUSPICIOUS MATERIAL BE FOUND.

WATER SERVICES AND/OR STOP-BOX SHALL BE PRESERVED AND BULK HEADED AT THE PROPERTY LINE OR AS DIRECTED BY THE OWNER'S REPRESENTATION.

WHERE EXISTING BUILDINGS PLANNED FOR DEMOLITION FALL WITHIN PROPOSED BUILDING FOOTPRINTS, BASEMENT FLOOR SLABS, FOUNDATION WALLS AND FOOTINGS SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH MDOT CLASS II GRANULAR MATERIAL AND BE MACHINE COMPACTED TO A MINIMUM OF 98% OF MATERIALS MAXIMUM DENSITY.

**CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS**

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

PAUL TULIKANGAS
ENGINEER NO. 057929
LICENSED PROFESSIONAL ENGINEER

Paul Tulikangas

CLIENT
Serra Ford Rochester Hills
2890 S. Rochester Road
Rochester Hills, MI
Contact: Joseph O. Serra
Ph-248-852-0400

PROJECT LOCATION
Part of the SE 1/4
of Section 27
T.3N, R.11E
City of Rochester Hills,
Oakland County, Michigan

SHEET
Demolition Plan

Know what's below
Call before you dig.

DATE	ISSUED/REVISED
02-23-22	CONCEPT DETENTION
03-18-22	ISSUED FOR SITE PLAN REVIEW
05-06-22	REVISED FOR SITE PLAN REVIEW
06-13-22	REVISED PER CITY REVIEW

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		EXISTING SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATER MAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY POLE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	LIGHT POLE		OVERHEAD LINES
	SIGN		EXISTING GAS MAIN
	EXISTING GAS MAIN		EXISTING UTILITY TO BE REMOVED
	EXISTING UTILITY TO BE ABANDONED		

DRAWN BY:
J. Lawrey

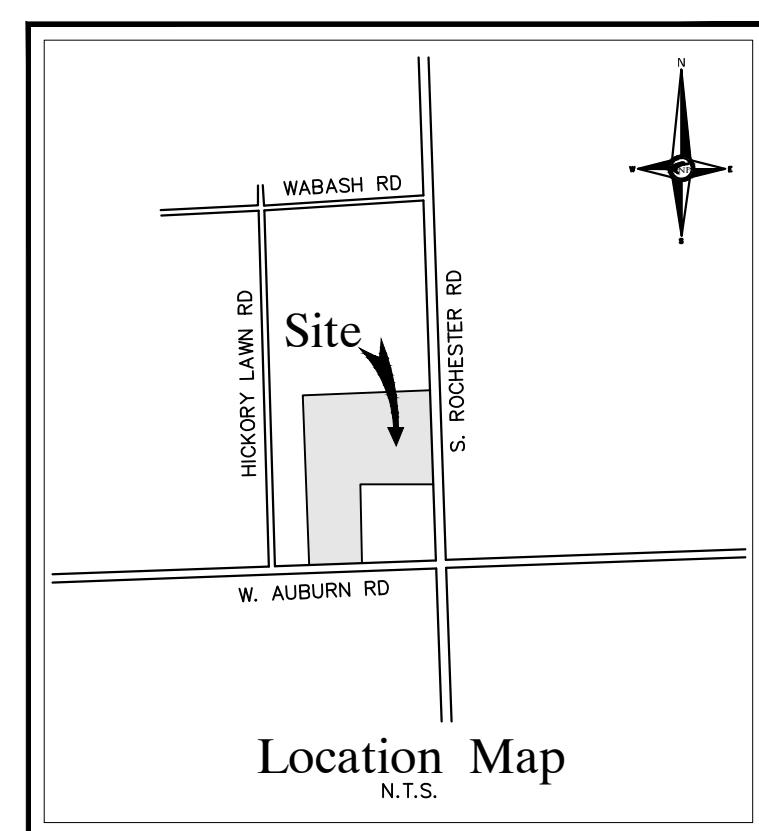
DESIGNED BY:
P. Tulikangas

APPROVED BY:
B. Buchholz

DATE:
11-24-2021

SCALE: 1" = 50'

NFE JOB NO. **M623** SHEET NO. **C04**



LEGAL DESCRIPTION (COMBINED PARCEL)

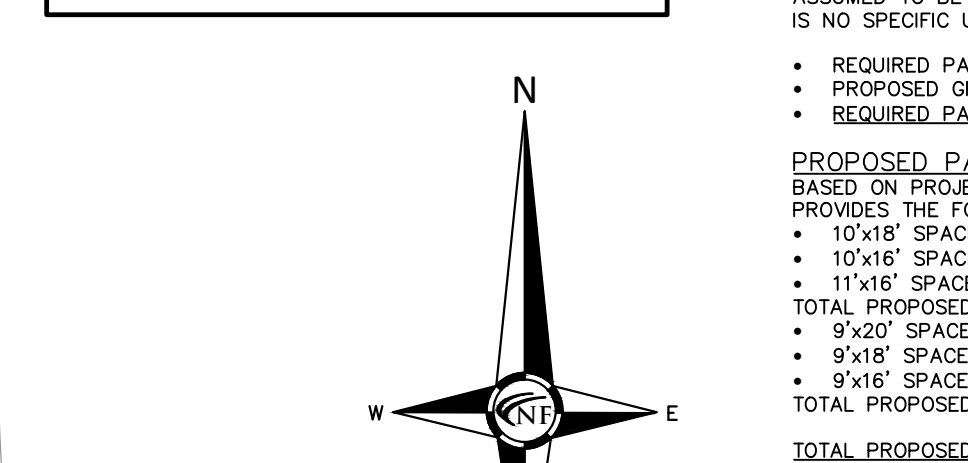
LAND IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN:
 PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 27, 361.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, 300.52 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS EAST, 33.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST ALONG THE NORTH LINE OF AUBURN ROAD (66 FEET WIDE), 70.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS EAST, 525.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, 48 MINUTES 15 SECONDS WEST, 175.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS EAST, 428.66 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 39 SECONDS EAST, 662.92 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 21 SECONDS WEST ALONG THE WEST LINE OF ROCHESTER ROAD (120 FEET WIDE), 633.72 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS WEST, 261.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS EAST, 175.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 21 SECONDS WEST, 100.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 21 SECONDS WEST, 525.29 FEET TO THE POINT OF BEGINNING

TRAFFIC & SITE ACCESS NOTE

THE SITE WILL HAVE ACCESS FROM ROCHESTER ROAD AND AUBURN ROAD DUE TO ITS NEW CONFIGURATION. TRAFFIC FLOW ENTERING AND EXITING THE PROPERTY IS PROPOSED AS FOLLOWS:
 ROCHESTER ROAD: TWO (2) OUT OF THE THREE (3) EXISTING DRIVE APPROACHES TO REMAIN IN THEIR CURRENT CONFIGURATION FOR THE RE-DEVELOPMENT PER THE SITE PLAN. THE THIRD AND MOST SOUTHERN APPROACH WILL BE CLOSED. TRIPS GENERATED THAT ACCESS THE SITE FROM ROCHESTER ROAD ARE PROPOSED TO ENTER OR EXIT THE SITE FROM EITHER DIRECTION (NB OR SB) THROUGH BOTH EXISTING APPROACHES TO REMAIN.
 AUBURN ROAD: ONE (1) EXISTING COMMERCIAL APPROACH WILL BE CLOSED AND RECONFIGURED INTO A NEW APPROACH LOCATION SHOWN ON THE SITE PLAN. TRIPS GENERATED THAT ACCESS THE SITE FROM AUBURN ROAD ARE PROPOSED TO ENTER OR EXIT THE SITE FROM EITHER DIRECTION (EB OR WB). THERE IS ONE (1) EXISTING RESIDENTIAL APPROACH THAT WILL BE REMOVED.

TRIPS GENERATED FOR THE PROPOSED RE-DEVELOPMENT ARE ESTIMATED BASED UPON THE ITE TRIP GENERATION MANUAL, 7TH EDITION, AVERAGE VEHICLE TRIP ENDS VS. 1000 SQ. FEET CSFA, ON A WEEKDAY, A.M. AND P.M. PEAK HOUR GENERATOR, FOR THE PROPOSED 61,441 S.F. BUILDING AS FOLLOWS:
 USE: NEW CAR SALES (841)
 UNIT: 1000 SQ. FT.
 NUMBER: 61.4
 A.M. PEAK IN: 77
 P.M. PEAK IN: 74
 P.M. PEAK OUT: 91
 >TOTAL WEEKDAY A.M. PEAK TRIPS: 137
 >TOTAL WEEKDAY P.M. PEAK TRIPS: 165

FIELD VERIFY AND SHIFT STRUCTURE OPENING WEST TO BE WITHIN CURB LINE. INSTALL CONCRETE COLLAR PER MDT ADJUSTING DRAINAGE STRUCTURE, CASE 1, MODIFIED.



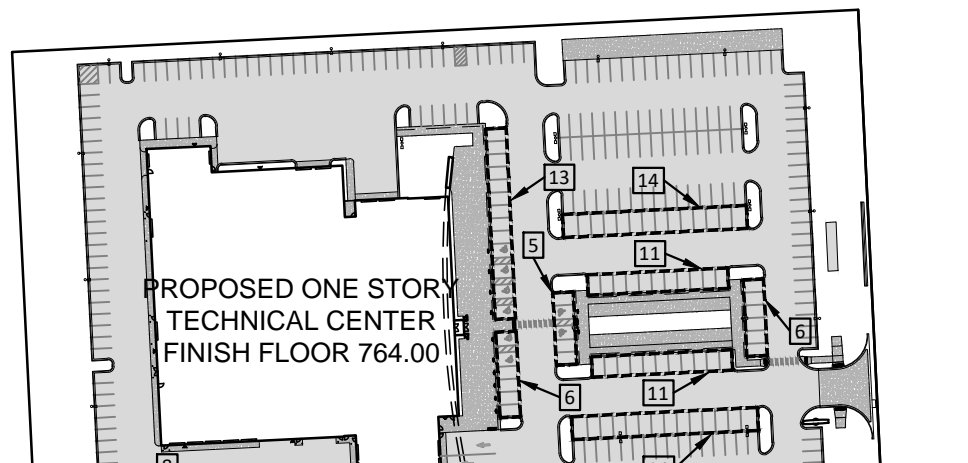
PROPOSED PARKING NOTES:
 1. ALL 16' LONG SPACES SHALL HAVE MIN. 2' OVERHANG CLEARANCE
 2. A TOTAL OF 9 UNIVERSAL A.D.A. SPACES ARE REQUIRED BASED ON THE CALCULATED 205 TOTAL REQUIRED SPACES

SIGN NOTE
 ALL MONUMENT SIGNS AND OTHER SIGNS PROPOSED ON THIS PLAN MUST MEET SECTION 138-3.304 AND CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.

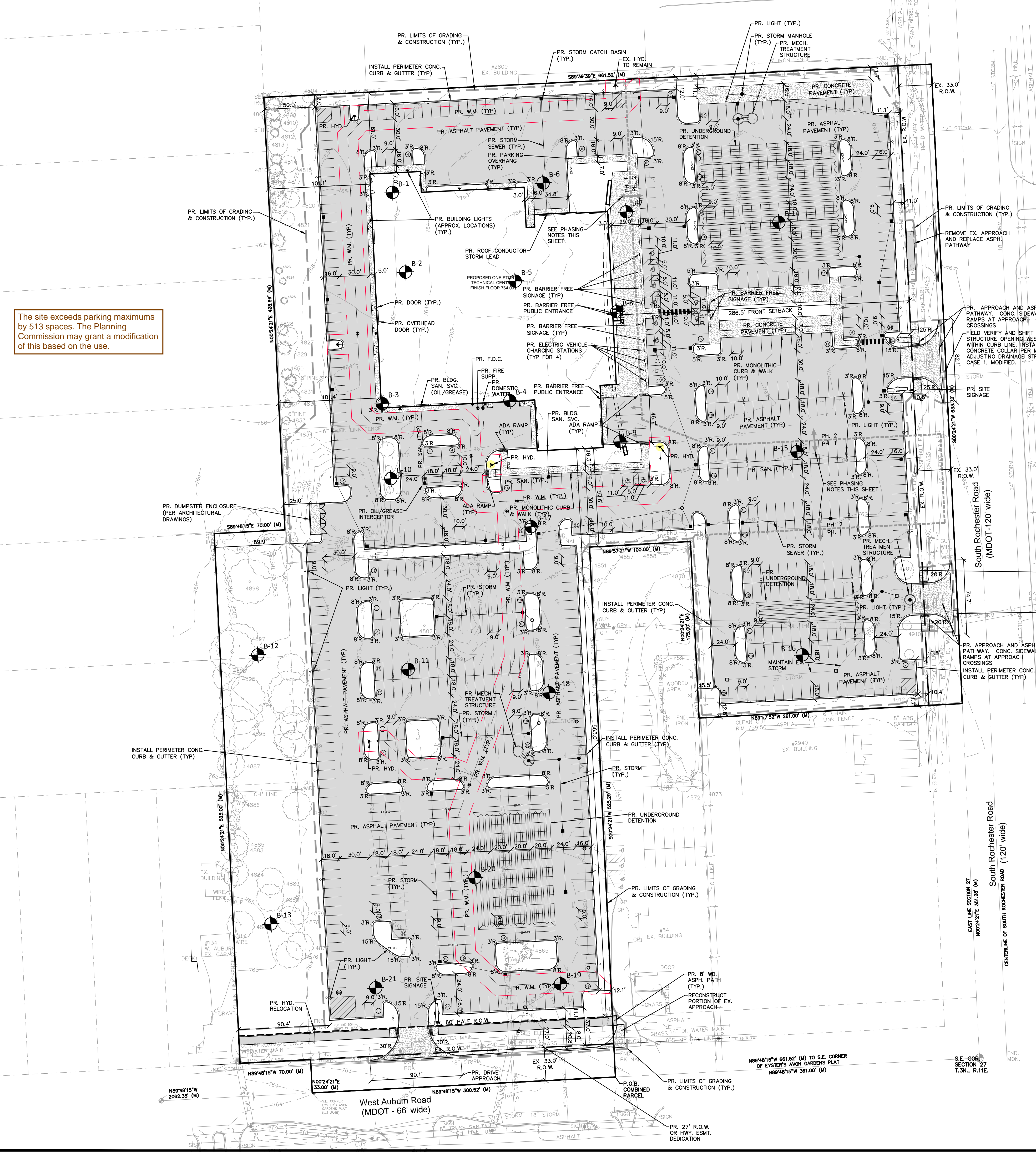
PROJECT PHASING NOTES
 THE PROJECT WILL BE PHASED TO ENABLE THE NEW BUILDING TO BE CONSTRUCTED WHILE MAINTAINING THE EXISTING DEALERSHIP BUILDINGS ALONG ROCHESTER ROAD TO REMAIN OPEN FOR THE OWNER TO OPERATE DURING CONSTRUCTION. PHASING IS AS FOLLOWS:
 PHASE 1: INSTALL TEMPORARY CONSTRUCTION FENCE ALONG PHASE LINE SHOWN ON THE PLAN. COMPLETE PHASE 1 AREA TO ACHIEVE TEMPORARY C OF O OF NEW BUILDING, AND TO ALLOW THE OWNER TO TRANSITION FROM THE EXISTING BUILDING TO THE NEW BUILDING. ACCESS FOR PHASE 1 CONSTRUCTION FROM AUBURN ROAD. COMPLETE ANY UTILITY WORK AS NEEDED FOR PHASE 1 OUT TO ROCHESTER ROAD IN COORDINATION WITH OWNER'S OPERATIONS.
 PHASE 2: AFTER TRANSITION OF OWNER'S OPERATIONS TO NEW BUILDING, COMPLETE THE PHASE 2 AREA (MAINTAIN TEMPORARY CONSTRUCTION FENCE ALONG PHASE LINE). PRIMARY ACCESS FOR PHASE 2 CONSTRUCTION FROM ROCHESTER ROAD. ACCESS FOR OWNER'S OPERATION FROM AUBURN ROAD UNTIL COMPLETION OF PHASE 2.

RIGHT-OF-WAY (R.O.W.) LEGEND
 EX. PROPERTY LINE (PER LEGAL DESCRIPTION FOR COMBINED PARCEL)
 EX. PUBLIC R.O.W. LINE (PER M.D.O.T. RECORDS)
 PR. R.O.W. OR HIGHWAY ESMT. DEDICATION

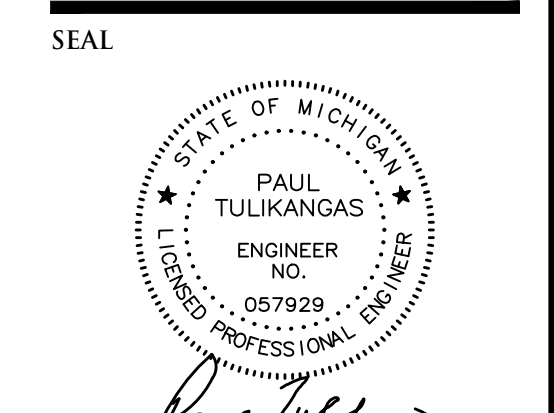
PAVING LEGEND
 PROPOSED CONCRETE PAVEMENT
 PROPOSED ASPHALT PAVEMENT



LEGEND
 MANHOLE, HYDRANT, MANHOLE CATCH BASIN, UTILITY POLE, GUY POLE, GUY WIRE, EXISTING SANITARY SEWER, SAN. CLEAN OUT, EXISTING WATERMAIN, EXISTING STORM SEWER, EX. R. Y. CATCH BASIN, EXISTING BURIED CABLES, OVERHEAD LINES, LIGHT POLE, SIGN, EXISTING GAS MAIN, PR. SANITARY SEWER, PR. WATER MAIN, PR. STORM SEWER, PR. R. Y. CATCH BASIN, PROPOSED LIGHT POLE



The site exceeds parking maximums by 513 spaces. The Planning Commission may grant a modification of this based on the use.



PROJECT
 Serra Ford Rochester Hills

CLIENT
 Serra Ford Rochester Hills
 2890 S. Rochester Road
 Rochester Hills, MI
 Contact: Joseph O. Serra
 Ph-248-852-0400

PROJECT LOCATION
 Part of the SE 1/4 of Section 27
 T.3N, R.11E
 City of Rochester Hills,
 Oakland County, Michigan

SHEET
 Overall Site Plan

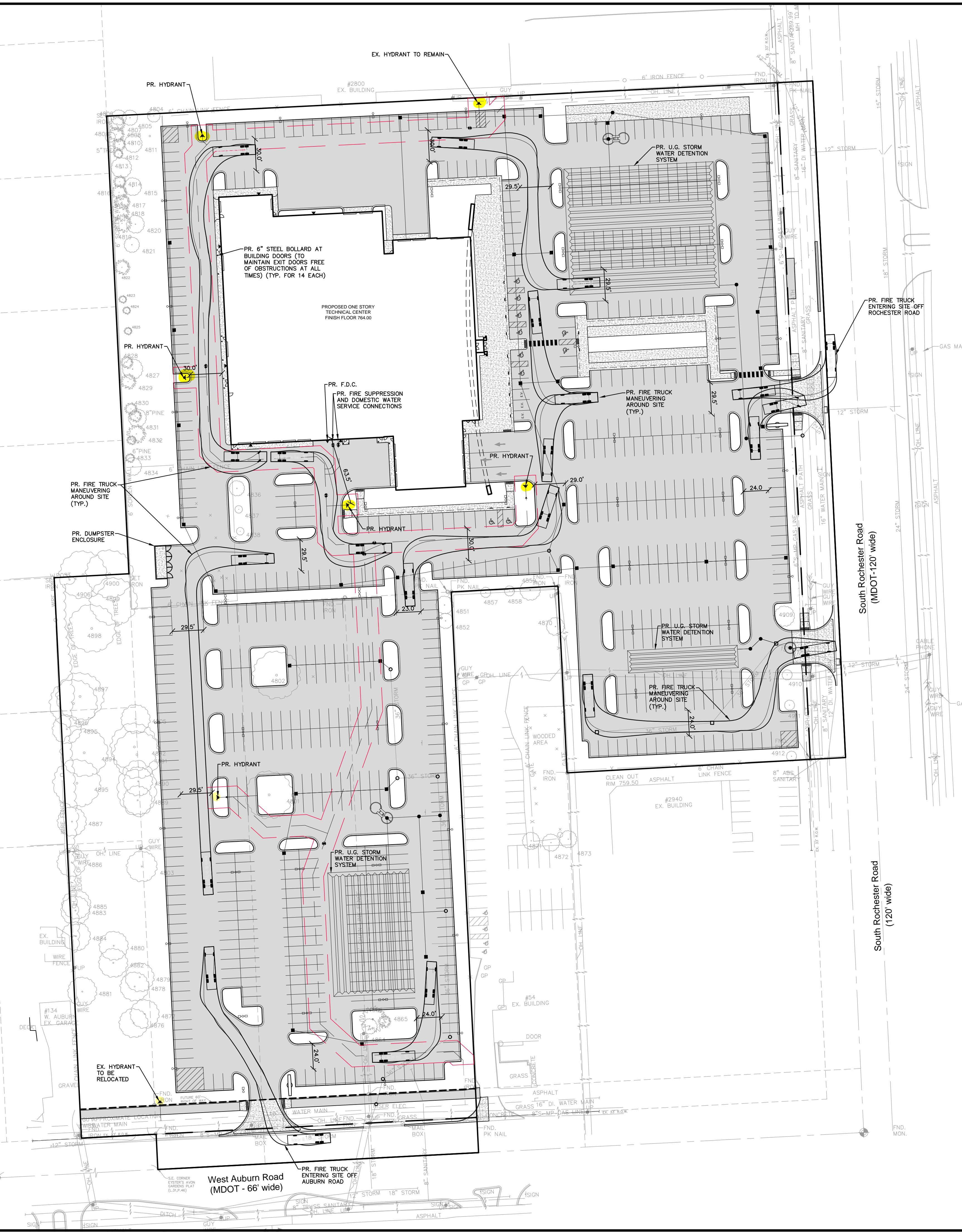
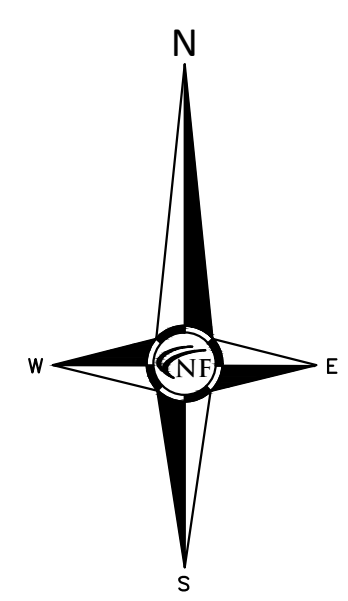
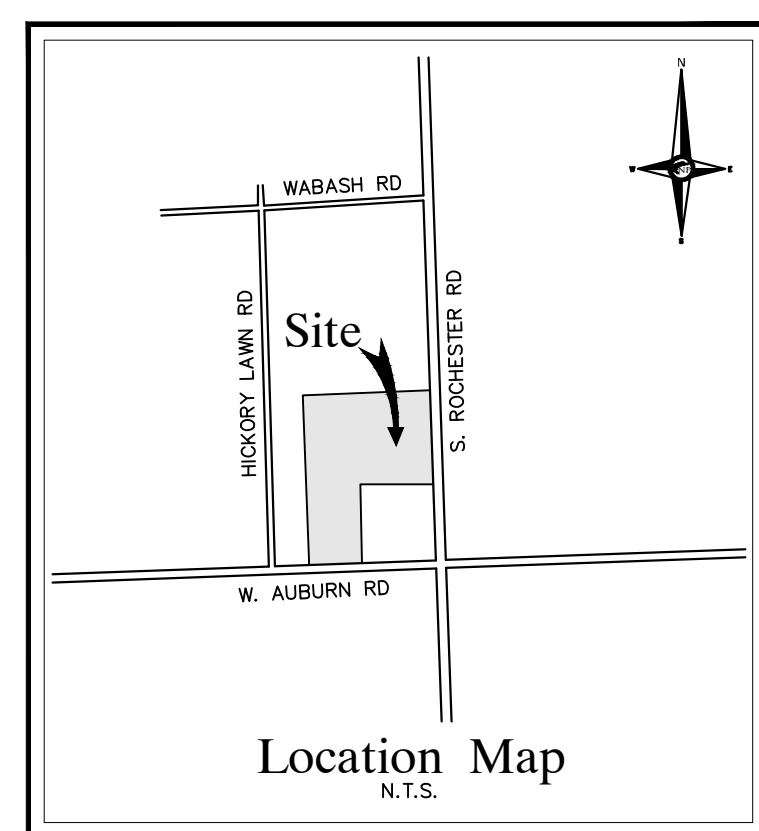


DATE	ISSUED/REVISED
02-23-22	CONCEPT DETENTION
03-18-22	ISSUED FOR SITE PLAN REVIEW
05-06-22	REVISED FOR SITE PLAN REVIEW
06-13-22	REVISED PER CITY REVIEW

DRAWN BY:
 J. Lawrey
 DESIGNED BY:
 P. Tulikangas
 APPROVED BY:
 B. Buchholz

DATE:
 11-24-2021

SCALE: 1" = 50'
 50 25 0 25 50 75

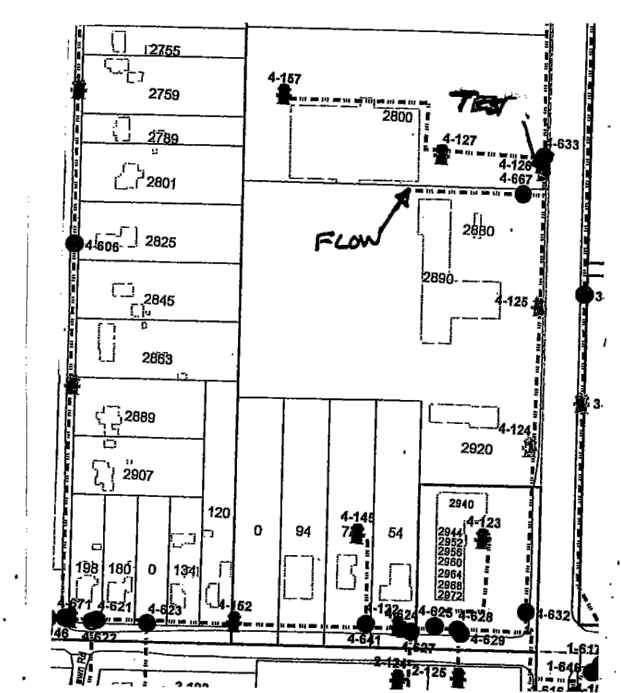


**CITY OF ROCHESTER HILLS
 HYDRANT FLOW TEST**

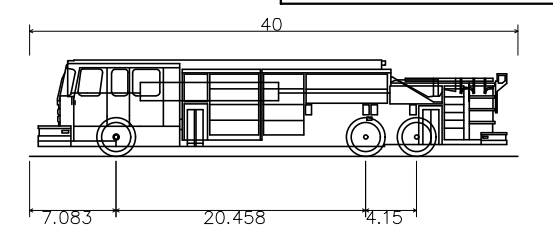
Date: 5/23/22 Time: 9:15 AM Test Performed By: W. R. B. M. G. Greenwood
 Location: 2890 Rochester Rd S. Calculation Performed By: Wayne Rubert

Number of Hydrant Flowings:	1
Number of Outlets Open:	1
Size of Outlet, D (Inches):	3 3/4
Friction Loss Coefficient, K:	9
Static Pressure, P _s (psi):	58
Residual Pressure, P _r (psi):	46
Flow Pressure, P _f (psi):	27
Residual Flow, Q _r (GPM):	1962/1628*
Flow Flow at 20 psi, Q ₂₀ (GPM):	3656/3034*
Supply Main Size (Inches Hydrant):	8"
Supply Main Size (Inches Hydrant):	12"

* MULTIPLIED BY .83 PER NFPA 291
 Derating of Flow Test Sites (includes location of flow & test hydrant)



Permit File No. 1771 Date 5/23/22
 by U.A. Haberman, Inc. Co. C. O. R. H.
 Outside Office Blaine, MN Phone # 218 532-2800
 Project # 218 778 8582



Rochester Hills Fire Truck - 2022

Overall Length	40.00ft
Overall Width	9.050ft
Track Width	9.050ft
Lock-to-lock time	5.00s
Max Steering Angle	45.00°

Calculated Turning Radii:
 Inside Turn: 19ft 5in
 Curb to Curb: 35ft 3in
 Wall to Wall: 39ft 7in

FIRE DEPARTMENT NOTES

PROPOSED BUILDING CONSTRUCTION TYPE: 2B (FULLY-SUPPRESSED)
 TOTAL APPROXIMATE GROSS SQUARE FOOTAGE (PER ARCHITECT): 61,441 S.F.

PER TABLES B105.1 AND C105.1 IN THE CURRENTLY ADOPTED FIRE CODE BY THE CITY OF ROCHESTER HILLS (2006 I.F.C.), THE BUILDING CONSTRUCTION TYPE AND SQUARE FOOTAGE OF BUILDING REQUIRE A MINIMUM FIRE FLOW OF 5,250 GPM (PER CITY FIRE INSPECTOR, A 50% REDUCTION IN FIRE FLOW FOR A RESULTING 2,625 GPM REQUIRED FLOW IS ALLOWABLE DUE TO FULL SUPPRESSION OF THE BUILDING), WHICH IS PROPOSED TO BE PROVIDED W/ A TOTAL OF 7 HYDRANTS ON THE PROPOSED SITE.

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.

A KNOX KEY SYSTEM SHALL BE INSTALLED IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE FROM THE KNOX COMPANY AT KNOXBOX.COM (IFC 2006 SEC. 1028.2).

AN F.D.C. LOCATION IS SHOWN ON THE SOUTH SIDE OF THE EXTERIOR OF THE PROPOSED BUILDING (IN PROXIMITY TO WHERE THE PROPOSED FIRE SUPPRESSION WATER SERVICE ENTERS THE BUILDING). A PROPOSED HYDRANT IS LOCATED WITHIN 100 FEET OF THE PROPOSED F.D.C. LOCATION.

PROVIDE A "NO PARKING FIRE DEPARTMENT CONNECTION" SIGN MOUNTED TO THE BUILDING OVER THE F.D.C. LOCATION

CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC CHAPTER 14.

OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. CONTACT ROCHESTER HILLS FIRE DEPARTMENT FOR PERMIT INFORMATION. - FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 307.6.2 & 307.6.2.3

ALL PROPOSED FIRE APPARATUS ACCESS ROADWAYS SHALL BE DESIGNED TO SUPPORT A FIRE APPARATUS LOAD OF 75,000 POUNDS. DOCUMENTATION SHALL BE PROVIDED TO THE CITY FIRE DEPARTMENT FROM THE UNDERGROUND DETENTION PIPE MANUFACTURER THAT THE PIPE/TRENCH DESIGN SHALL BE ABLE TO ACCOMMODATE THE REQUIRED TRAFFIC LOADING.

RIGHT-OF-WAY (R.O.W.) LEGEND

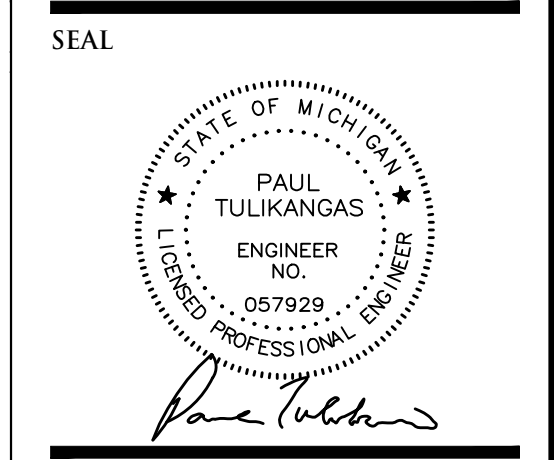
---	EX. PROPERTY LINE (PER LEGAL DESCRIPTION FOR COMBINED PARCEL)
---	EX. PUBLIC R.O.W. LINE (PER M.D.O.T. RECORDS)
---	PR. R.O.W. OR HIGHWAY ESMT. DEDICATION

PAVING LEGEND

[Pattern]	PROPOSED CONCRETE PAVEMENT
[Pattern]	PROPOSED ASPHALT PAVEMENT

LEGEND

[Symbol]	MANHOLE	EXISTING SANITARY SEWER
[Symbol]	HYDRANT	SAN. CLEAN OUT
[Symbol]	MANHOLE	EXISTING WATERMAIN
[Symbol]	MANHOLE CATCH BASIN	EXISTING STORM SEWER
[Symbol]	UTILITY POLE	EX. R. Y. CATCH BASIN
[Symbol]	GUY POLE	EXISTING BURIED CABLES
[Symbol]	GUY WIRE	OVERHEAD LINES
[Symbol]	MANHOLE	SIGN
[Symbol]	C.O.	EXISTING GAS MAIN
[Symbol]	HYDRANT	PR. SANITARY SEWER
[Symbol]	INLET	PR. WATER MAIN
[Symbol]	C.B.	PR. STORM SEWER
[Symbol]	MANHOLE	PR. R. Y. CATCH BASIN
[Symbol]	[Symbol]	PROPOSED LIGHT POLE



PROJECT
 Serra Ford Rochester Hills

CLIENT
 Serra Ford Rochester Hills
 2890 S. Rochester Road
 Rochester Hills, MI
 Contact: Joseph O. Serra
 Ph-248-852-0400

PROJECT LOCATION
 Part of the SE 1/4
 of Section 27
 T.3N, R.11E
 City of Rochester Hills,
 Oakland County, Michigan

SHEET
 Fire Protection Site Plan



DATE ISSUED/REVISED

02-23-22	CONCEPT DETENTION
03-18-22	ISSUED FOR SITE PLAN REVIEW
05-06-22	REVISED FOR SITE PLAN REVIEW
06-13-22	REVISED PER CITY REVIEW

DRAWN BY:
 J. Lawrey

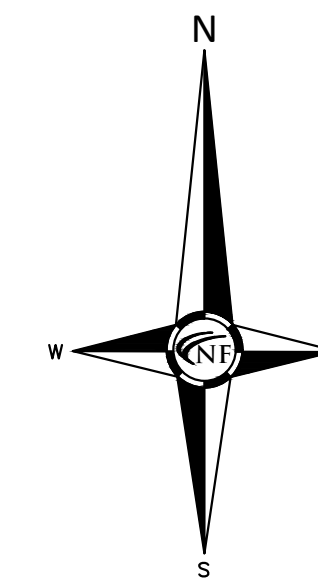
DESIGNED BY:
 P. Tulikangas

APPROVED BY:
 B. Buchholz

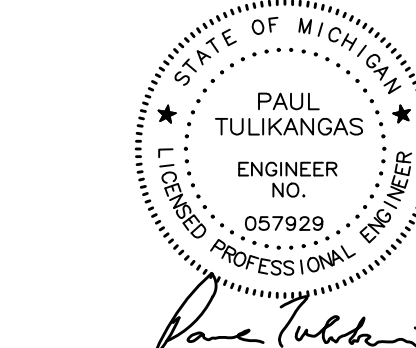
DATE:
 11-24-2021

SCALE: 1" = 50'

NFE JOB NO. M623 SHEET NO. C05A



SEAL



PROJECT
Serra Ford Rochester Hills

CLIENT
Serra Ford Rochester Hills
2890 S. Rochester Road
Rochester Hills, MI
Contact: Joseph O. Serra
Ph-248-852-0400

PROJECT LOCATION
Part of the SE 1/4
of Section 27
T.3N, R.11E
City of Rochester Hills,
Oakland County, Michigan

SHEET
Stringer Dimension Plan -
North



Know what's below
Call before you dig.

DATE ISSUED/REVISION
02-23-22 CONCEPT DETENTION
03-18-22 ISSUED FOR SITE PLAN REVIEW
05-06-22 REVISED FOR SITE PLAN REVIEW
06-13-22 REVISED PER CITY REVIEW

DRAWN BY:
J. Lawrey

DESIGNED BY:
P. Tulikangas

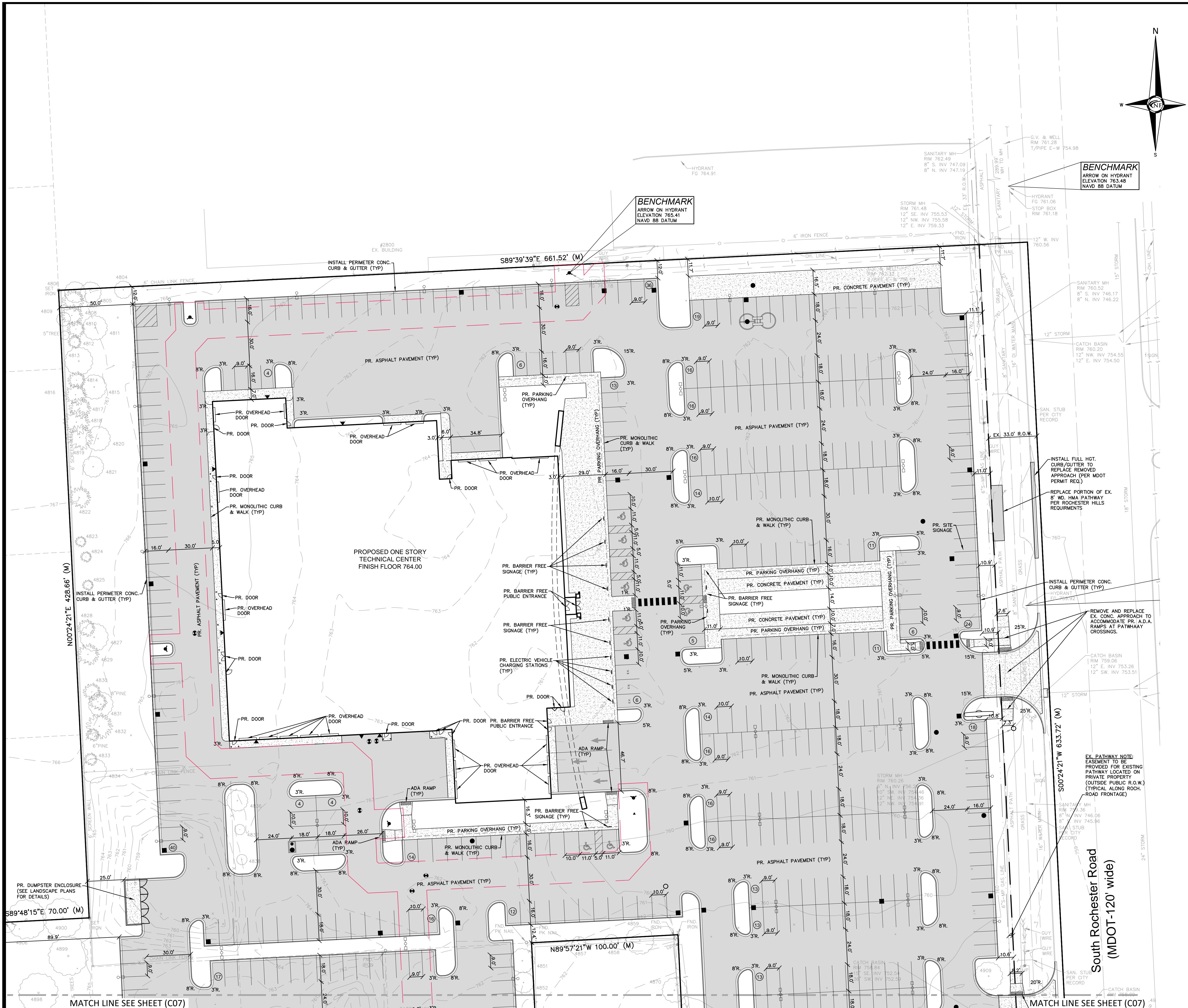
APPROVED BY:
B. Buchholz

DATE:
11-24-2021

SCALE: 1" = 30'

30 15 0 15 30 45

NFE JOB NO. SHEET NO.
M623 C06



BENCHMARK
ARROW ON HYDRANT
ELEVATION 763.48
NAVD 88 DATUM

BENCHMARK
ARROW ON HYDRANT
ELEVATION 765.41
NAVD 88 DATUM

RIGHT-OF-WAY (R.O.W.) LEGEND

	EX. PROPERTY LINE (PER LEGAL DESCRIPTION FOR COMBINED PARCEL)
	EX. PUBLIC R.O.W. LINE (PER M.D.O.T. RECORDS)
	PR. R.O.W. OR HIGHWAY ESMT. DEDICATION

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

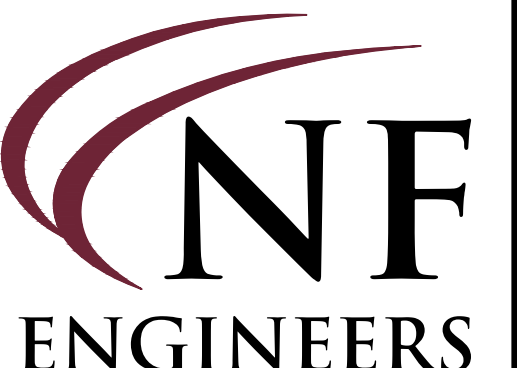
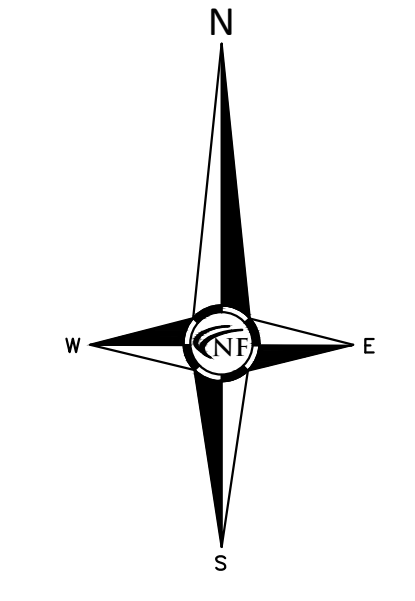
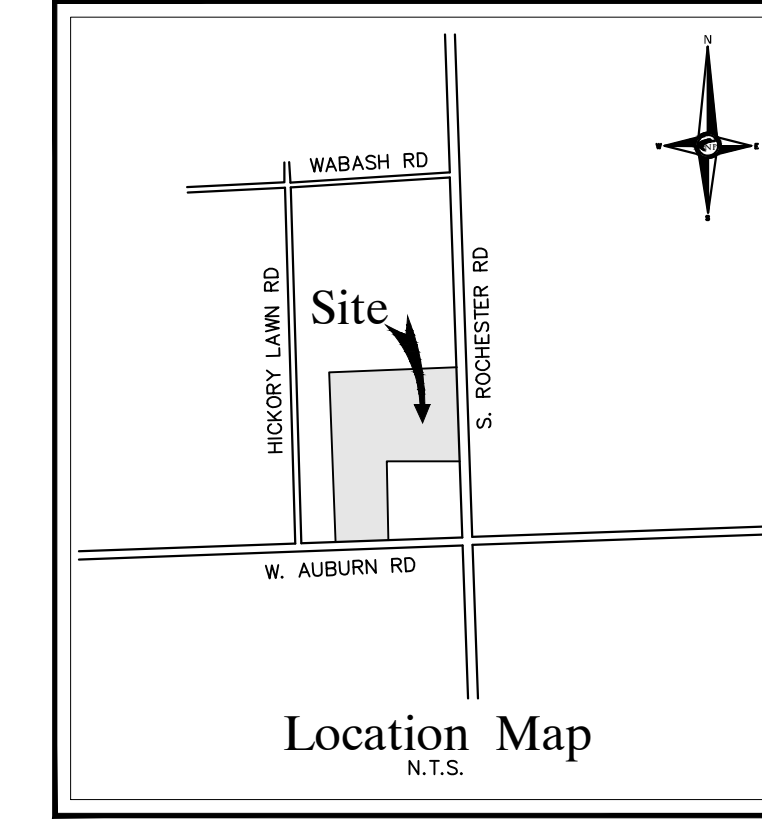
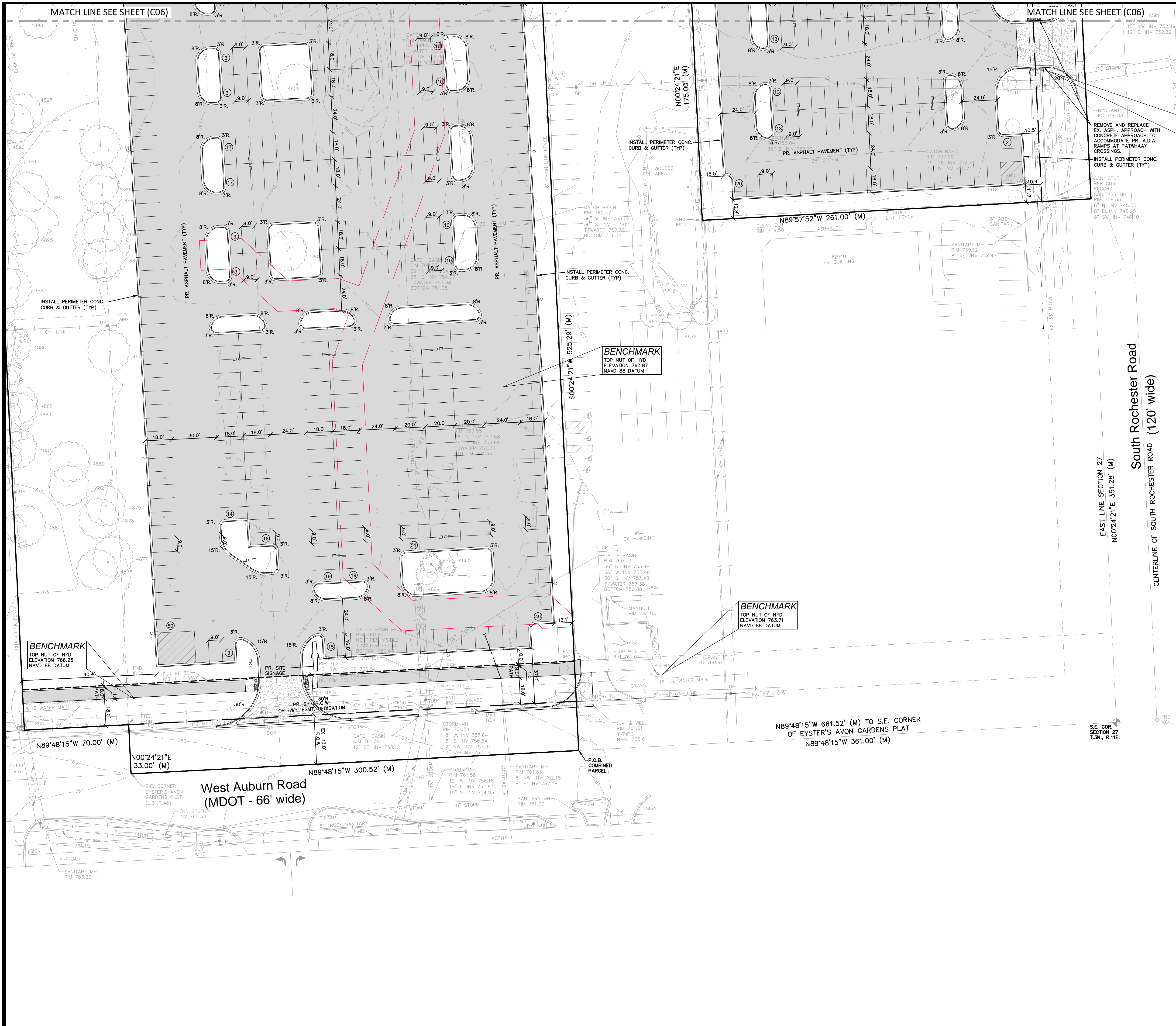
	MANHOLE	EXISTING SANITARY SEWER
	HYDRANT	SAN. CLEAN OUT
	MANHOLE CATCH BASIN	EXISTING WATERMAIN
	UTILITY POLE	EXISTING STORM SEWER
	GUY WIRE	EX. R. Y. CATCH BASIN
	GUY WIRE	EXISTING BURIED CABLES
	GUY WIRE	OVERHEAD LINES
	GUY WIRE	LIGHT POLE
	GUY WIRE	SIGN
	C.O.	EXISTING GAS MAIN
	HYDRANT	PR. SANITARY SEWER
	INLET	PR. WATER MAIN
	C.B.	PR. STORM SEWER
	MANHOLE	PR. R. Y. CATCH BASIN
	MANHOLE	PROPOSED LIGHT POLE

CITY OF ROCHESTER HILLS
PSP #2022-004, SEC. 27

MATCH LINE SEE SHEET (C07)

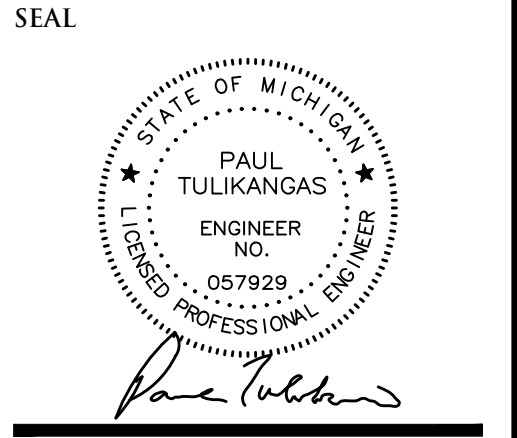
MATCH LINE SEE SHEET (C07)

South Rochester Road
(MDOT-120' wide)



**CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS**

NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM



PROJECT
Serra Ford Rochester Hills

CLIENT
Serra Ford Rochester Hills
2890 S. Rochester Road
Rochester Hills, MI
Contact: Joseph O. Serra
Ph-248-852-0400

PROJECT LOCATION
Part of the SE 1/4
of Section 27
T.3N, R.11E
City of Rochester Hills,
Oakland County, Michigan

SHEET
Stringer Dimension Plan -
South



DATE	ISSUED/REVISED
02-23-22	CONCEPT DETENTION
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DRAWN BY:
J. Lawrey
DESIGNED BY:
P. Tulikangas
APPROVED BY:
B. Buchholz
DATE:
11-24-2021

SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. SHEET NO.
M623 C07

RIGHT-OF-WAY (R.O.W.) LEGEND

	EX. PROPERTY LINE (PER LEGAL DESCRIPTION FOR COMBINED PARCEL)
	EX. PUBLIC R.O.W. LINE (PER M.D.O.T. RECORDS)
	PR. R.O.W. OR HIGHWAY ESMT. DEDICATION

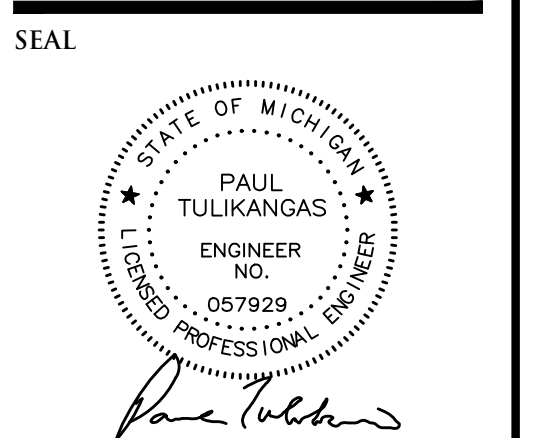
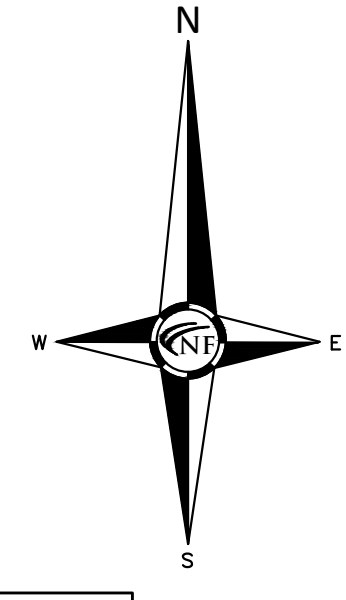
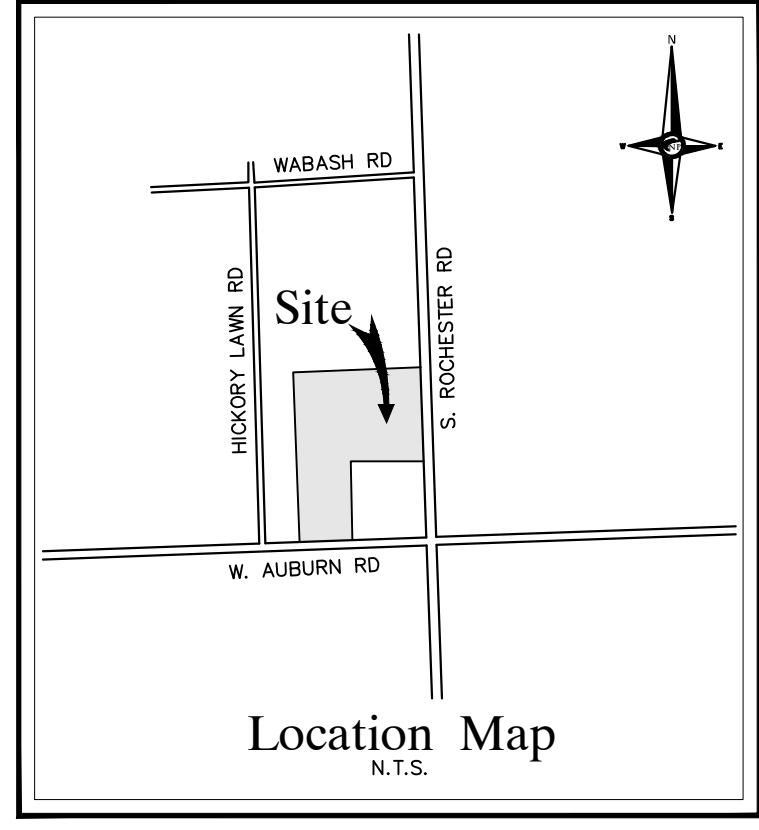
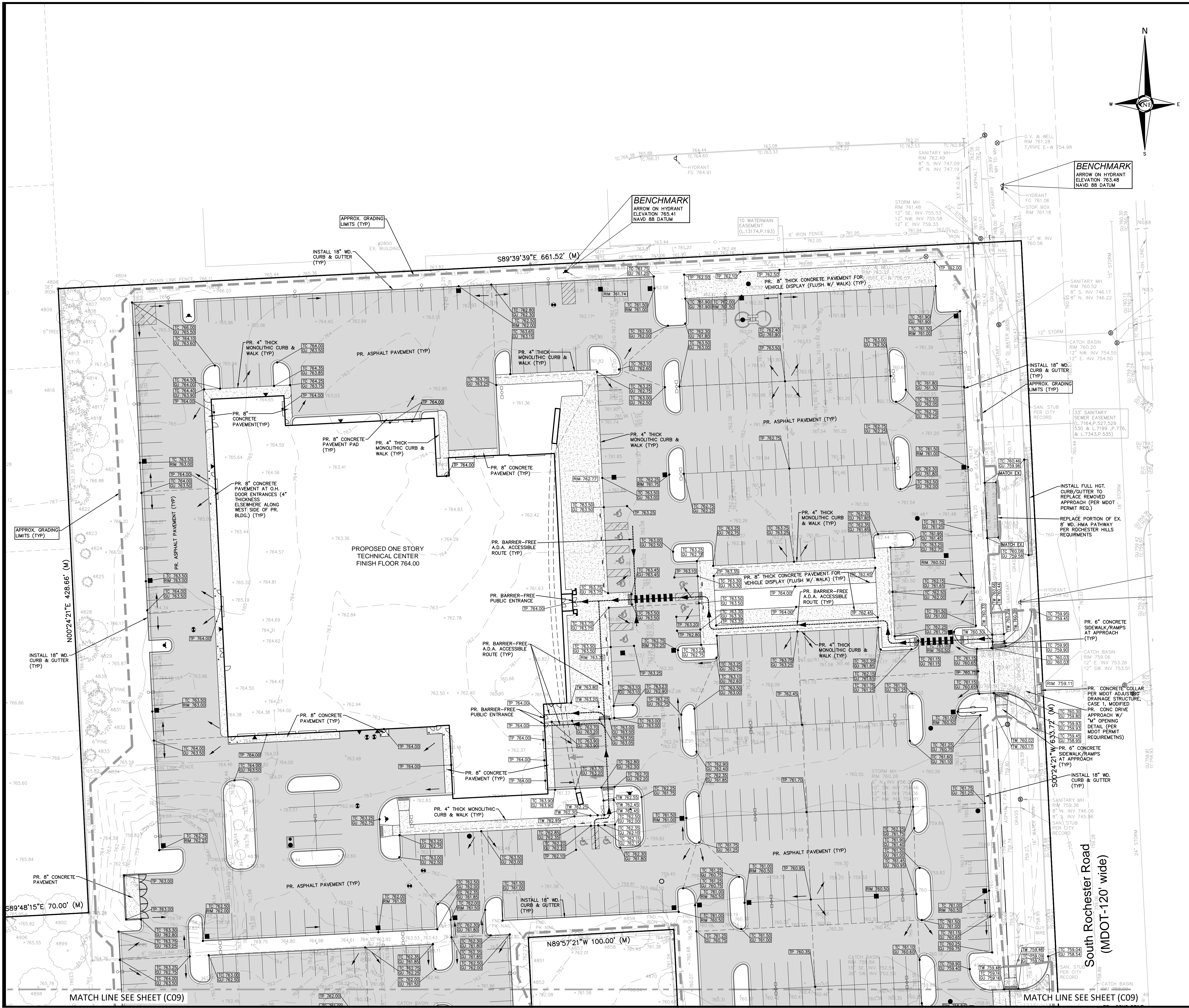
PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE	EXISTING SANITARY SEWER
	HYDRANT	SAN. CLEAN OUT
	MANHOLE GATE VALVE	EXISTING WATERMAIN
	MANHOLE CATCH BASIN	EXISTING STORM SEWER
	MANHOLE CATCH BASIN	EX. R. Y. CATCH BASIN
	UTILITY POLE	EXISTING BURIED CABLES
	GUY POLE	OVERHEAD LINES
	GUY WIRE	LIGHT POLE
	SIGN	SIGN
	C.O. MANHOLE	EXISTING GAS MAIN
	HYDRANT GATE VALVE	PR. SANITARY SEWER
	INLET C.B. MANHOLE	PR. WATER MAIN
	INLET C.B. MANHOLE	PR. STORM SEWER
	INLET C.B. MANHOLE	PR. R. Y. CATCH BASIN
	LIGHT POLE	PROPOSED LIGHT POLE

CITY OF ROCHESTER HILLS
PSP #2022-004, SEC. 27



PROJECT
 Serra Ford Rochester Hills

CLIENT
 Serra Ford Rochester Hills
 2890 S. Rochester Road
 Rochester Hills, MI
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PROJECT LOCATION
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 of Section 27
 T.3N, R.11E
 City of Rochester Hills,
 Oakland County, Michigan

SHEET
 Paving & Grading Plan -
 North



DATE ISSUED/REVISED
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DRAWN BY:
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 DESIGNED BY:
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 APPROVED BY:
 B. Buchholz

DATE:
 11-24-2021

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.
M623 C08

CITY OF ROCHESTER HILLS
 PSP #2022-004, SEC. 27

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		GATE VALVE
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY POLE		EX. R. Y. CATCH BASIN
	LIGHT POLE		EXISTING BURIED CABLES
	SIGN		OVERHEAD LINES
	EXISTING GAS MAIN		PROPOSED LIGHT POLE
	MANHOLE		PR. SANITARY SEWER
	HYDRANT		PR. WATER MAIN
	INLET		PR. STORM SEWER
	MANHOLE		PR. R. Y. CATCH BASIN
	MANHOLE		PR. PROPOSED LIGHT POLE
	MANHOLE		PR. TOP OF CURB ELEVATION
	MANHOLE		PR. GUTTER ELEVATION
	MANHOLE		PR. TOP OF WALK ELEVATION
	MANHOLE		PR. TOP OF P.W.M. ELEVATION
	MANHOLE		FINISH GRADE ELEVATION