

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, TOWNSHIP 8 NORTH, RANGE 14 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 19 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 27, 363.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89 DEGREES 48 MINUTES 19 SECONDS WEST, 205.52 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 00 SECONDS EAST, 130.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 00 SECONDS EAST, 428.94 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 30 SECONDS EAST, 441.52 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF ROCHESTER ROAD, 130.00 FEET; 433.72 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 00 SECONDS EAST, 70.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS EAST, 428.94 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 30 SECONDS EAST, 441.52 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF ROCHESTER ROAD, 130.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 00 SECONDS EAST, 70.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS WEST, 505.29 FEET TO THE POINT OF BEGINNING.

TRAFFIC & SITE ACCESS NOTE

THE SITE WILL HAVE ACCESS FROM ROCHESTER ROAD AND AUBURN ROAD TO THE 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 SITE PLAN. THE THIRD AND MOST SOUTHERN APPROACH WILL BE CLOSED. THIS APPROACH WILL ACCESS THE SITE FROM ROCHESTER ROAD (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. THIS APPROACH WILL 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 RATES VS. 1000 SQ. FEET OF AREA, A WOODWAY, A.M. AND P.M. PEAK PERIODS, FOR THE PROPOSED 61,441 SQ. FEET:

NEW CAR SALES (849)
 A.M. PEAK IN: 77
 P.M. PEAK IN: 77
 TOTAL WEEKDAY A.M. PEAK TRIPS: 137
 A.M. PEAK OUT: 91
 TOTAL WEEKDAY P.M. PEAK TRIPS: 165

SEE PHASING NOTES THIS SHEET

LEGEND

INDICATES SOLI BORING LOCATIONS



SITE SUMMARY

SITE ZONING: B-3
 SITE ACREAGE: 12.506 ACRES (ROSS-COMBINED)
 11.798 ACRES (NET-COMBINED, EXCLUDING ROAD A.O.W.)
 TAX I.D. NO.:
 EXISTING PARCELS TO BE COMBINED:
 28,360 SQ. FT. (653.00 SQ. FT. PER ACRE)
 130,111 SQ. FT. (3.00 ACRES)
 53,637 SQ. FT. (1.22 ACRES)
 TOTAL: 182,108 SQ. FT. (4.17 ACRES)

PARKING CALCULATIONS

REQUIRED PARKING:
 BASED ON PROPOSED USE INFORMATION PROVIDED BY THE OWNER, THE SITE PLAN SHOWS THE FOLLOWING PARKING SPACES:
 - 10'x16' SPACES (CUSTOMER) = 52 SPACES
 - 10'x16' SPACES (CUSTOMER) = 68 SPACES
 - 8'x12' SPACES (INVENTORY) = 57 SPACES
 - 8'x12' SPACES (INVENTORY) = 44 SPACES
 - 8'x12' SPACES (INVENTORY) = 62 SPACES
 TOTAL PROPOSED INVENTORY PARKING = 223 SPACES
 TOTAL PROPOSED PARKING (CUSTOMER & INVENTORY) = 832 SPACES

PROPOSED PARKING NOTES:

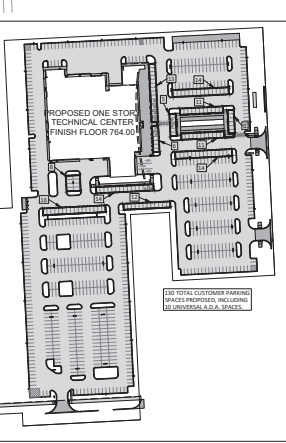
1. ALL 10'x16' SPACES SHALL HAVE MIN. 2' OVERHANG CLEARANCE
 2. A TOTAL OF 9 UNIVERSAL A.D.A. SPACES ARE REQUIRED BASED ON THE CALCULATED 205 TOTAL REQUIRED SPACES

SIGN NOTE

ALL MONUMENT SIGNS AND OTHER SIGNS SHOWN ON THIS PLAN MUST MEET SECTION 136-B-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 EXPOSURE BUILDING ALONG ROCHESTER ROAD TO REMAIN OPEN FOR THE OWNER TO OPERATE DURING CONSTRUCTION. PHASING IS AS FOLLOWS:
 PHASE 1: INITIAL TEMPORARY CONSTRUCTION FENCE ALONG PHASE LINE SHOWN ON THE PLAN. CONSTRUCTION SHALL BE LIMITED TO THE PHASE LINE. ACCESS FOR PHASE 1 TO BE MAINTAINED FROM THE EXISTING BUILDING TO THE NEW BUILDING. ACCESS FOR PHASE 1 TO BE MAINTAINED FROM THE EXISTING BUILDING TO THE NEW BUILDING. ACCESS FOR PHASE 1 TO BE MAINTAINED FROM THE EXISTING BUILDING TO THE NEW BUILDING. ACCESS FOR PHASE 1 TO BE MAINTAINED FROM THE EXISTING BUILDING TO THE NEW BUILDING. ACCESS FOR PHASE 1 TO BE MAINTAINED FROM THE EXISTING BUILDING TO THE NEW BUILDING.



PROPOSED PARKING USE DIAGRAM

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

EX. PROPERTY LINE
 PER LEAS. DESCRIPTION FOR COMBINED PARCEL)
 EX. PUBLIC R.O.W. LINE
 (PER M.D.O.T. RECORDS)
 PRO. R.O.W. OR HIGHWAY EMST. DEDICATION

PAVING LEGEND

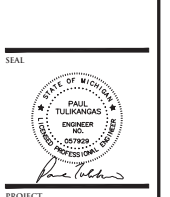
PROPOSED CONCRETE PAVEMENT
 PROPOSED ASPHALT PAVEMENT

LEGEND

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

INF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRANZ ENGINEERS
 4677 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL 248-332-7931
 FAX 248-332-8257
 WWW.NOWAKFRANZ.COM



PROJECT
 Serra Ford Rochester Hills
 2390 S. Rochester Road
 Rochester Hills, MI
 Contact: Joseph O. Serra
 Ph-248-852-0400

CLIENT
 Serra Ford Rochester Hills
 2390 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.8N., R.11E.
 City of Rochester Hills,
 Oakland County, Michigan

SHEET
 Overall Site Plan

811
 Know what's Below
 Call before you dig.

DATE ISSUED/REVISED
 03-23-2022 CONCEPT DEFINITION
 03-28-2022 ISSUED FOR SITE PLAN REVIEW
 03-28-2022 REVISED FOR CITY PLAN REVIEW
 03-23-2022 REVISED PER CITY REVIEW

DRAWN BY:
 J. Lawrey
DESIGNED BY:
 P. Tulankians
APPROVED BY:
 B. Buchholz
DATE:
 11-24-2021

SCALE: 1" = 50'
FILE JOB NO.: M623
SHEET NO.: C05