

PRELIMINARY SITE PLAN
3200 ROCHESTER ROAD

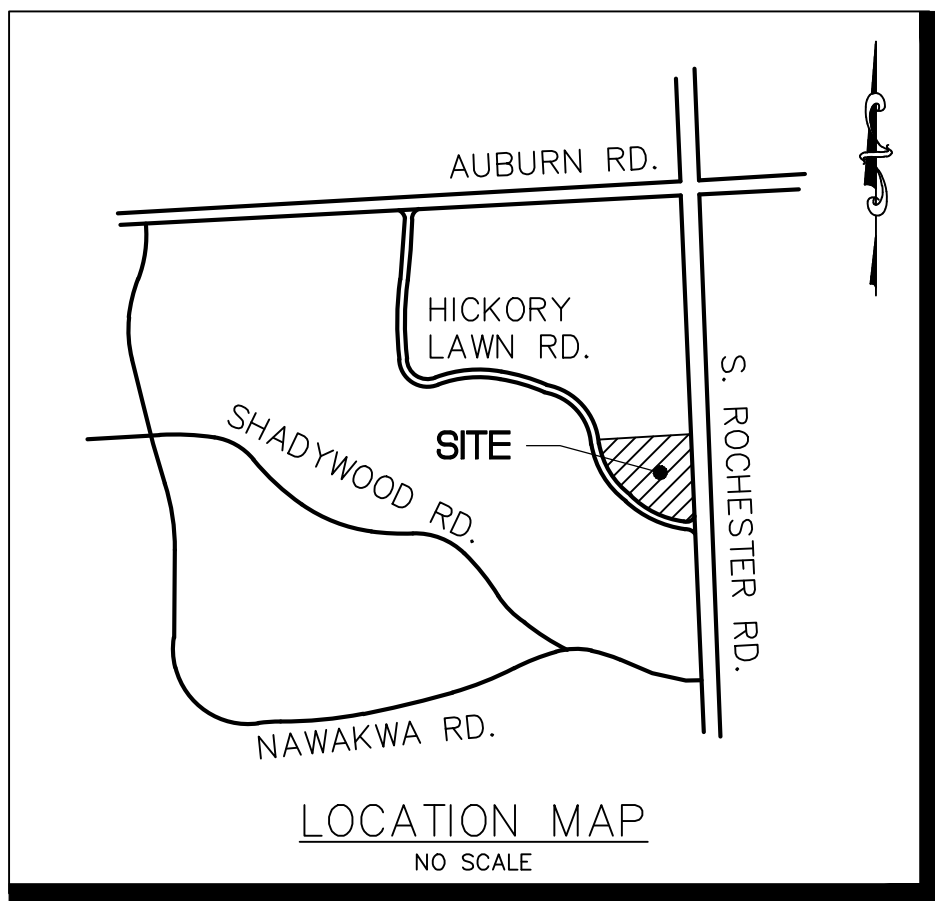
SECTION 34, TOWN 3N, RANGE 11E,
ROCHESTER HILLS, OAKLAND COUNTY, MI
PREPARED FOR:

BRODER
SACHSE
REAL ESTATE

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.

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

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 bucholzS@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

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

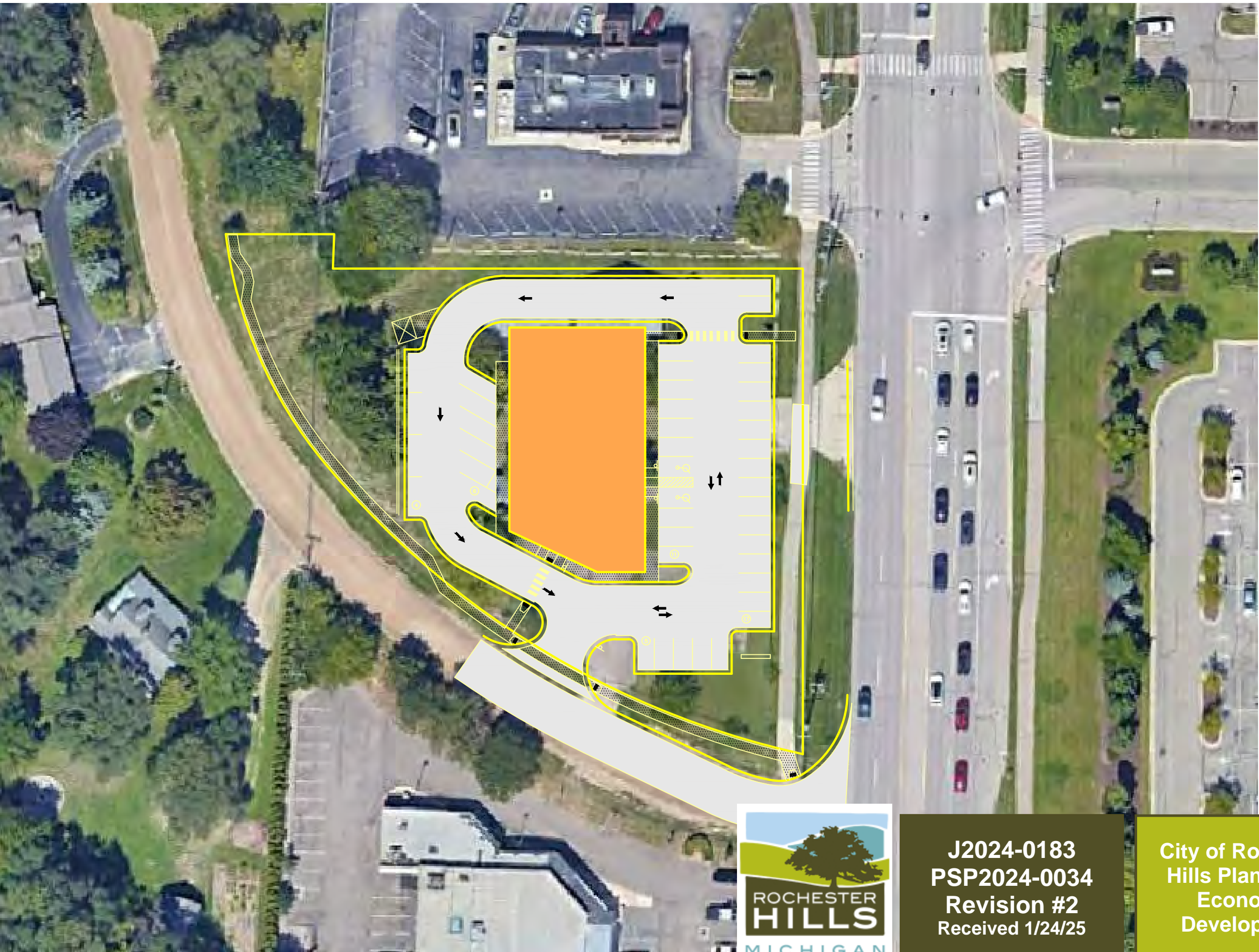
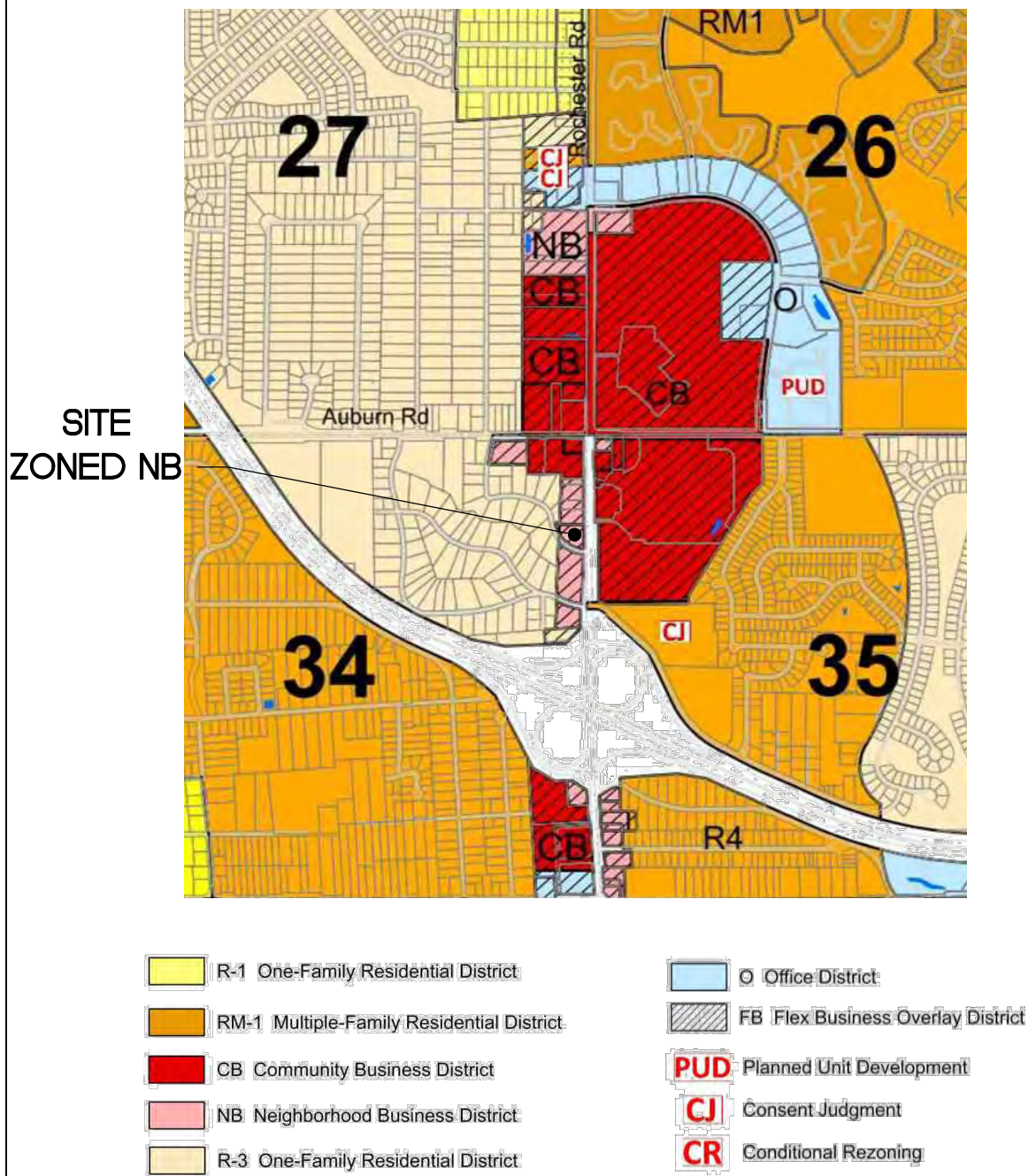
Seal & Signature needed on second page, but otherwise looks great!



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

CITY FILE #24-0183 SECTION #34

ZONING MAP



GRAPHIC SCALE
50 0 25 50
(IN FEET)
1" = 50'

PCM

SP

LIP

BP

TRP

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
CPVC 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.		

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
CLINTON TOWNSHIP OFFICE
1700 NINETEEN MILE ROAD, SUITE 3
CLINTON, MI 48035
PHONE: 586.412.7050
FARMINGTON HILLS OFFICE
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

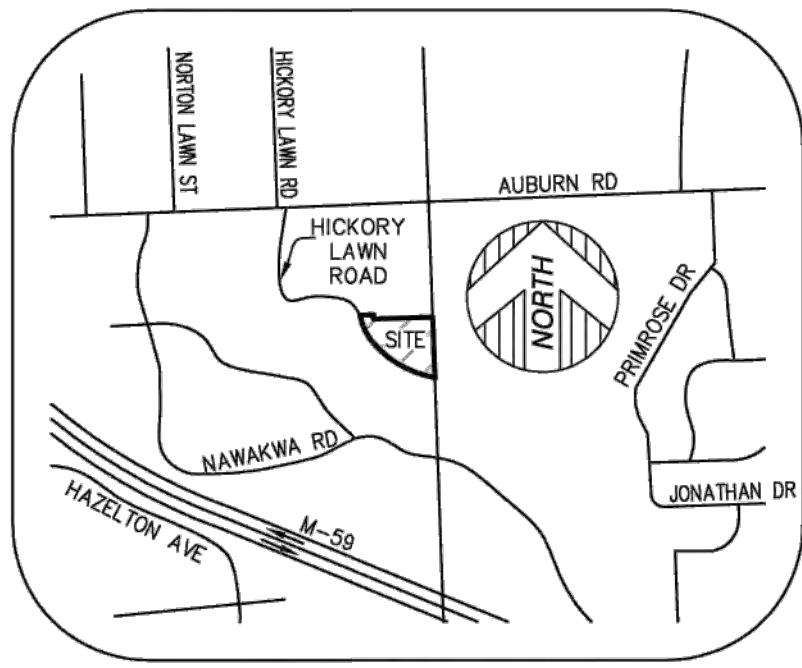
NO.	DATE	REVISIONS	DESCRIPTION
1	1/19/25	1	PER CITY REVIEW
2	1/22/25	2	PER CITY REVIEW

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, OAKLAND COUNTY, MICHIGAN
SHEET TITLE:
COVER SHEET
PAGE No.:
C1



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 2612500394F, DATED 9/29/2006, PUBLISHED
BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S NOTE

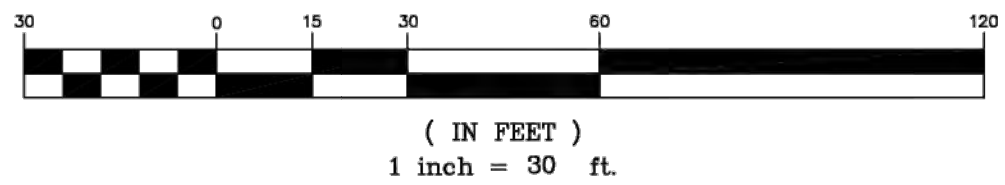
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD
SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO
GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL
SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE
SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND
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)	RECORD DIMENSION
X-50.0	MEASURED DIMENSION
⊠	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



GRAPHIC SCALE



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 RELISTED 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 AT 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 9405, PAGE 377. (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 11094, PAGE 288. (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)

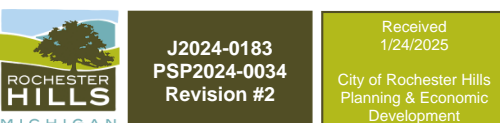
20. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE COUNTY OF
OAKLAND, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN,
RECORDED IN LIBER 17555, PAGE 536. (AS SHOWN)

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	731.28
690	STORM CB	742.69		T/WATER	740.69
741	STORM CB	751.13	12	S	749.33
744	STORM CB	751.22	12	W	747.12
747	STORM CB	751.31	12	S	747.16
		751.31	12	E	747.16
756	STORM CB	751.18	12	N	746.03
		751.18	12	E	746.03
1009	STORM CB	749.68	4	NE	748.68
1072	STORM CB	751.04	4	SE	744.54
		751.04	12	N	745.44
		751.04	12	W	745.44
1084	STORM CB	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 2016 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



CITY FILE #24-0183 SECTION #34

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

PROFESSIONAL ENGINEERING,
SURVEYING & ENVIRONMENTAL
SERVICES
A GROUP OF COMPANIES
KEM-TEC
Eastpointe
(800) 286-7222
(586) 758-0877
Ann Arbor
(734) 964-0888
Grand Blanc
(800) 564-0001
www.kemtecgroupofcompanies.com

DATE	BY	REVISION	DESCRIPTION
01/27/2021	CMC		
01/27/2021	ATS		
JANUARY 27, 2021			
01/16/21	JDM	1	ADDED PARCEL 2
21-00058			

C2

D:\24-0183\24-0183.dwg, 1/23/2025, 11:21 AM, Jason Rickard

TAG NO.	DIAMETER	COMMON NAME	BOTANICAL NAME	CONDITION	STATUS	Required Replacement
7716	18	Honeylocust	Gleditsia tricanthos	Fair	Save	-
7717	19	Siberian Elm	Ulmus pumila	Fair	Save	-
7719	11	Bradford Pear	Pyrus calleryana	Good	Remove	1
7720	12	Bradford Pear	Pyrus calleryana	Good	Remove	1
7721	8	Mulberry	Morus alba	Fair	Remove	1
7722	9.9,10	White Cedar	Thuja occidentalis	Fair	Remove	1
7723	19	Siberian Elm	Ulmus pumila	Fair	Remove	1
7724	10,17	Box Elder	Acer negundo	Fair	Remove	1
7725	6.6	Honeylocust	Gleditsia tricanthos	Fair	Save	-
7726	11	Mulberry	Morus alba	Fair	Save	-
7727	11	Norway Spruce	Picea abies	Good	Save	-
7728	11	Norway Spruce	Picea abies	Fair	Save	-
7729	10	Norway Spruce	Picea abies	Fair	Save	-
7730	10	Norway Spruce	Picea abies	Fair	Remove	1
7731	12	Norway Spruce	Picea abies	Fair	Remove	1
7732	21	Box Elder	Acer negundo	Fair	Save	-
7733	7	Box Elder	Acer negundo	Poor	Remove	1
7734	7	Siberian Elm	Ulmus pumila	Fair	Remove	1
7735	7,10	Siberian Elm	Ulmus pumila	Fair	Remove	1
7736	8	Mulberry	Morus alba	Fair	Save	-
7737	7	Mulberry	Morus alba	Good	Save	-
Replacement Trees Required					11	
Preservation Percentage					50%	

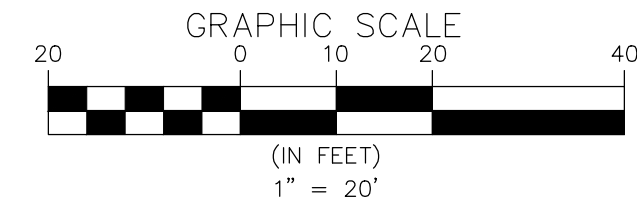
DEMOLITION NOTES

- 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)

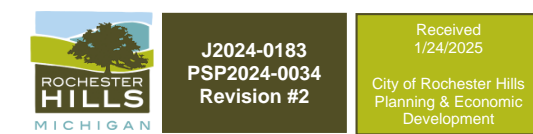
TREE LIST

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



LEGEND

- ASPHALT REMOVAL
- CONCRETE REMOVAL
- GRAVEL REMOVAL



CITY FILE #24-0183 SECTION #34

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
CLINTON TOWNSHIP OFFICE
1700 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.422.7050

SKL
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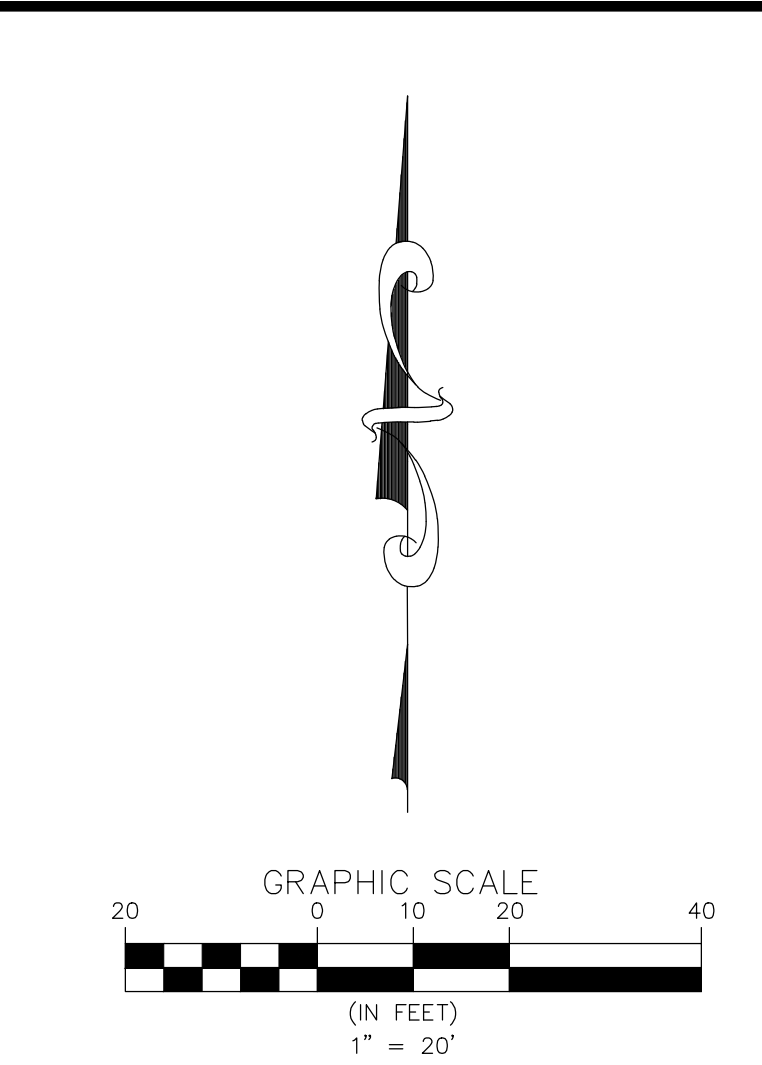
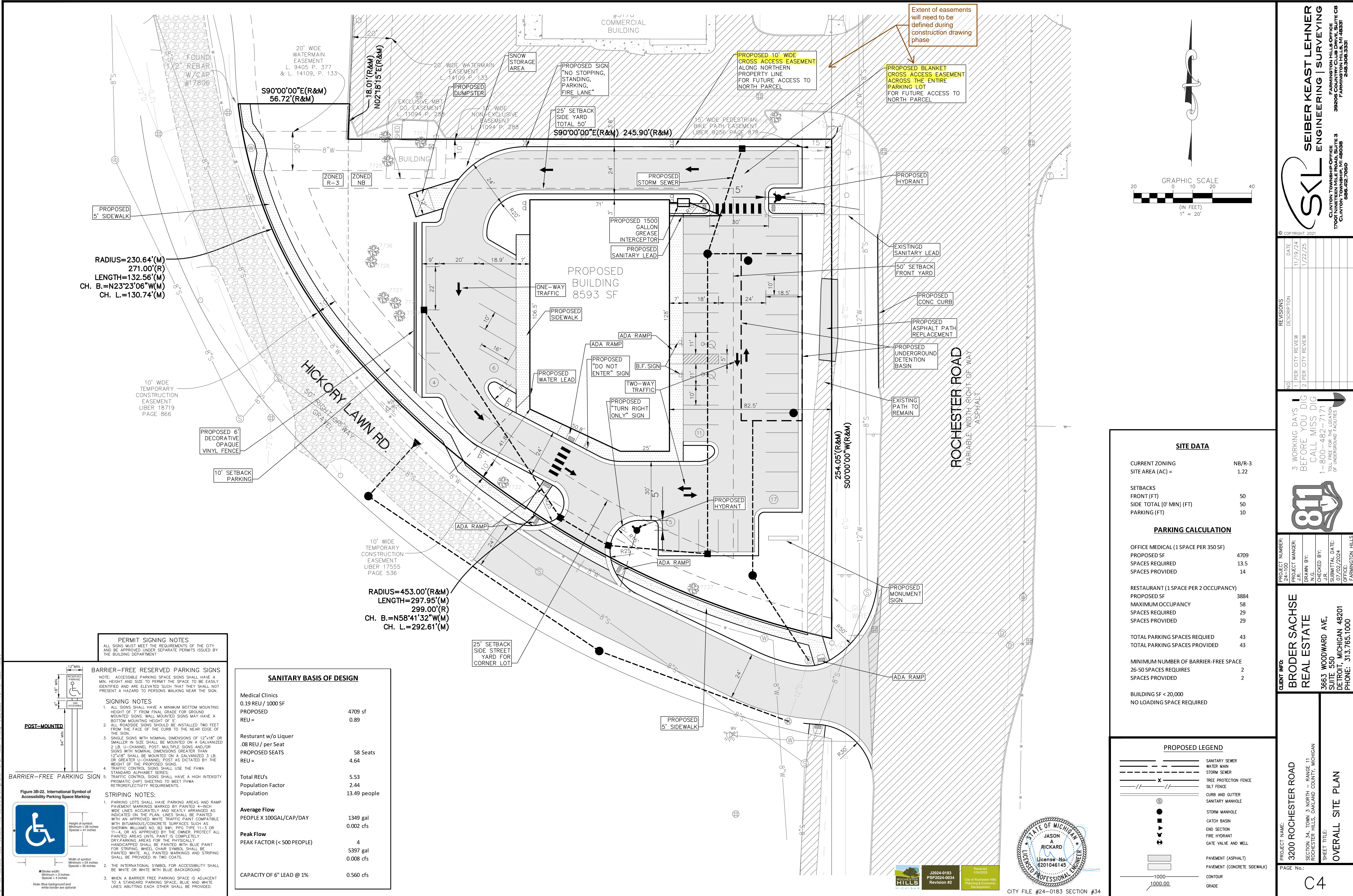
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1	11/19/23	1	PER CITY REVIEW
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3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION
OF UNDERGROUND FACILITIES

PROJECT NUMBER: 24-100	CLIENT INFO: BRODER SACHSE REAL ESTATE 3663 WOODWARD AVE, SUITE 550 DETROIT, MICHIGAN 48201 PHONE: 313.765.1000
PROJECT MANAGER: J.R.E.	PROJECT NAME: 3200 ROCHESTER ROAD SECTION 34, TOWN 3 NORTH - RANGE 11 ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN
DRAWN BY: N.G.	SHEET TITLE: DEMOLITION PLAN
CHECKED BY: N.G.	PAGE No.:
SUBMITTAL DATE: 07/02/2024	
OFFICE: FARMINGTON HILLS	

C3

D:\24-0183_Rochester Road-Restaurant\Hills-Customer\Drawings\City Plan\34-0183-0034.dwg 1/23/2025 11:21 AM Jason Rickard



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
PARKING CALCULATION	
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	
26-50 SPACES REQUIRED	2
SPACES PROVIDED	2
BUILDING SF < 20,000	
NO LOADING SPACE REQUIRED	

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

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

- 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'.
- ALL ROADSIDE SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF THE CURB TO THE NEAR EDGE OF THE SIGN.
- 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.
- TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
- TRAFFIC CONTROL SIGNS SHALL HAVE A HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.

STRIPING NOTES:

- 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. B2 9W; 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.
- THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY SHALL BE WHITE OR WHITE WITH BLUE BACKGROUND.
- WHEN A BARRIER FREE PARKING SPACE IS ADJACENT TO A STANDARD PARKING SPACE, BLUE AND WHITE LINES ADJUTING EACH OTHER SHALL BE PROVIDED.

POST-MOUNTED

12" MIN.
18" MIN.
6" MIN.
8" MIN.

BARRIER-FREE PARKING SIGN

Figure 3B-22. International Symbol of Accessibility Parking Space Marking

Height of symbol:
Minimum = 26 inches
Special = 41 inches

Width of symbol:
Minimum = 3 inches
Special = 36 inches

*Stroke width:
Minimum = 3 inches
Special = 4 inches

Note: Blue background and white border are optional

SANITARY BASIS OF DESIGN	
Medical Clinics	
0.19 REU / 1000 SF	
PROPOSED	4709 sf
REU =	0.89
Resturant w/o Liqueur	
.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

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811

PROJECT NUMBER: 24-100
PROJECT MANAGER: J.R.E.
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



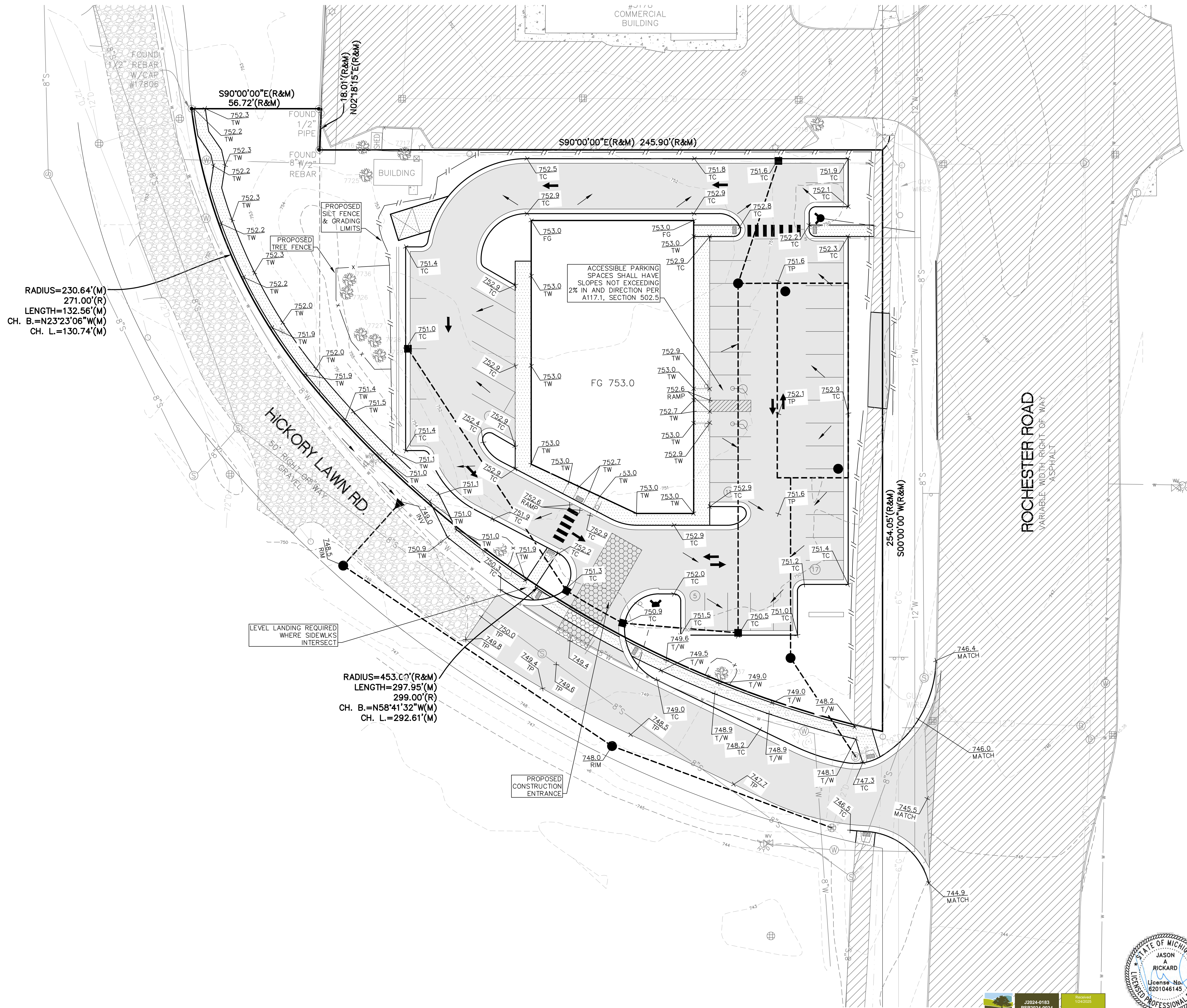
J2024-0183
PSP2024-0034
Revision #2

Approved
1/24/2025

City of Rochester Hills
Planning & Economic Development

CITY FILE #24-0183 SECTION #34

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Project Summary
Date: 10/25/2024
Project Name: Rochester Commons
City/County: Rochester Hills/Clarkland
State: Michigan
Designed By: Jason Rickard, P.E.
Company: Seiber Keast Lehner
Telephone:
Enter Information in Blue Cells

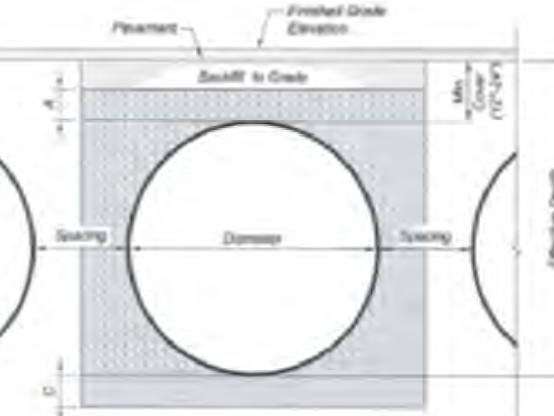
Corrugated Metal Pipe Calculator	
Storage Volume Required (cf):	5,000
Limiting Width (ft):	30.00
Invert Depth Below Asphalt (ft):	7.00
Solid or Perforated Pipe:	Solid
Shape Or Diameter (in):	48
Number Of Headers:	2
Spacing between Barrels (ft):	2.00
Stone Width Around Perimeter of System (ft):	1.25
Depth 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 cf
Porous Stone Storage:	0 cf
Total Storage Provided:	6,044 cf
Number of Barrels:	5 barrels
Length per Barrel:	85.0 ft
Length Per Header:	28.0 ft
Rectangular Footprint (W x L):	30.5 ft x 95.5 ft

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

Construction Quantities**	
Total Excavation:	864 cy
Porous Stone Backfill For Storage:	0 cy stone
Backfill to Grade Excluding Stone:	640 cy fill

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



System Layout

Barrel Footage (w/o headers)	
Barrel 12	85
Barrel 11	85
Barrel 10	85
Barrel 9	85
Barrel 8	85
Barrel 7	85
Barrel 6	85
Barrel 5	85
Barrel 4	85
Barrel 3	85
Barrel 2	85
Barrel 1	85

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.



J2024-0183
PSP2024-0034
Revision #2

Recorded
1/19/2025
City of Rochester Hills
Planning & Economic
Development



CITY FILE #24-0183 SECTION #34



OAKLAND COUNTY WRC STANDARDS

C-factor Determination			
Tributary Area	=	0.91	Ac.
Impervious Areas	=	0.7	Ac.
Permeable Areas	=	0.21	Ac.
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	
Qvrr = 1.1055-0.206 ln(A)	Qvrr = Allowable release rate in cfs/acre
Qvrr =	1.12 cfs/acre
Qvrr =	1.00 cfs/acre
For Sites less than 2 acres use 1.0	
Q100p = Qvrr x A =	0.91 cfs
Q100p = Allowable 100-year peak flow rate	
Channel Protection Volume Control (CPVC)	
Vcp=4719 x C x A =	3336 ft ³
	3430 ft ³
Provided within porous stone storage	
Channel Protection Rate Control (CPRC)	
Vc=6897 x C x A =	4876 ft ³
100-YEAR DETENTION VOLUME (V100D)	
V100=18885 x C x A =	13422 ft ³
100-YEAR PEAK INFLOW RATE (Q100IN)	
Q100IN = C x 1100 x A	15.00 min
T _r =	
1100=83.18/(T _r +9.17) ^{0.81}	
1100 =	6.30 in/hr
Q100IN =	4.46 cfs
STORAGE CURVE FACTOR FOR THE 100-YEAR DETENTION BASIN VOLUME (R)	
R = [0.206-0.15 ln (Q100P/Q100IN)]	
R =	0.444
100-YEAR REQUIRED UNDERGROUND DETENTION BASIN VOLUME	
V100D = (V100R x R) - VCP-P =	5,964 ft ³ required
	6,044 ft ³
Provided within pipe storage	

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

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811

PROJECT NUMBER: 24-100	PROJECT MANAGER: J.R.	DRAWN BY: N.G.	CHECKED BY: N.G.	SUBMITTAL DATE: 07/02/2024	OFFICE: FARMINGTON HILLS
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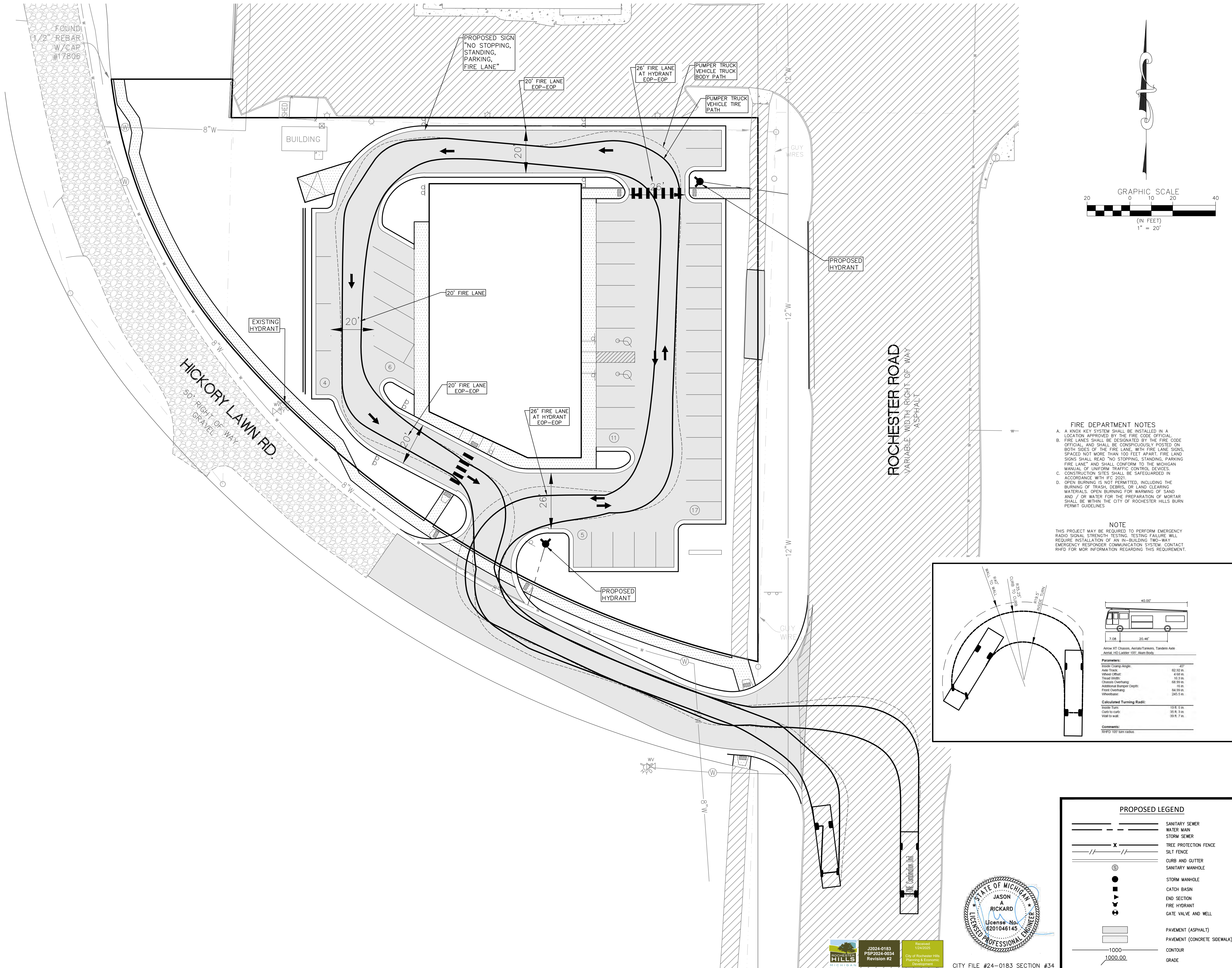
CLIENT INFO:
BRODER SACHSE
REAL ESTATE
3663 WOODWARD AVE,
SUITE 550
DETROIT, MICHIGAN 48201
PHONE: 313.765.1000

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

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FIRE DEPARTMENT NOTES

A. A KNOX KEY SYSTEM SHALL BE INSTALLED IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL.

B. 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.

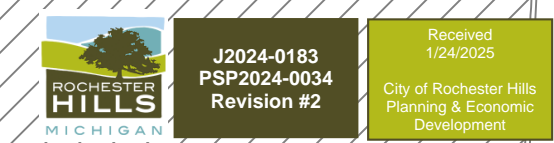
C. CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IPC 2021.

D. 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 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 RHD FOR MORE INFORMATION REGARDING THIS REQUIREMENT.

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



CITY FILE #24-0183 SECTION #34

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:
FIRE PROTECTION PLAN

PAGE No.:

C7

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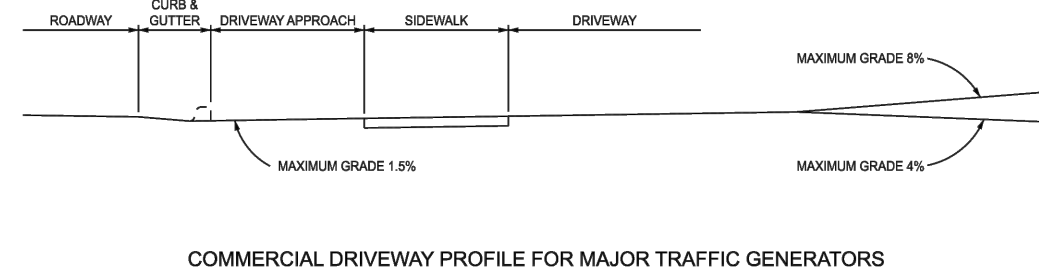
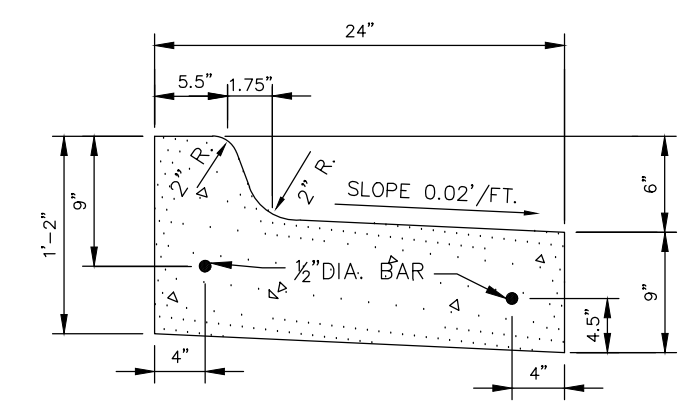
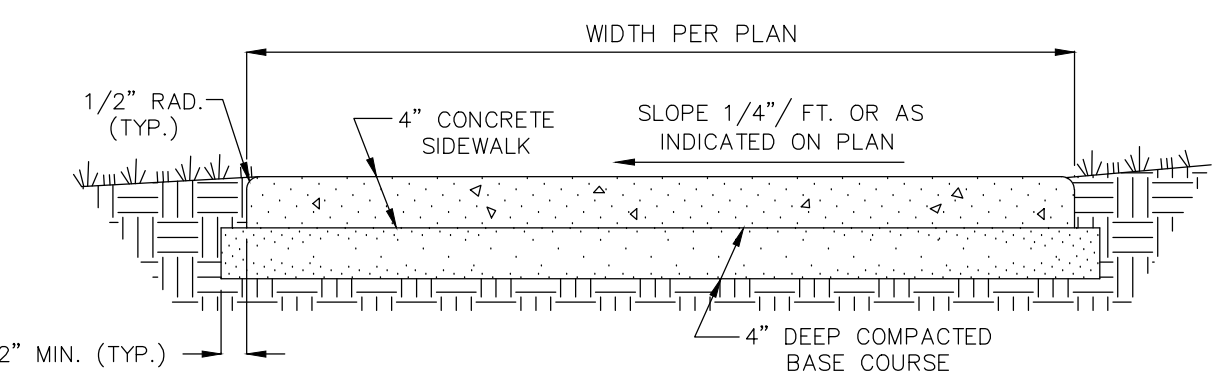
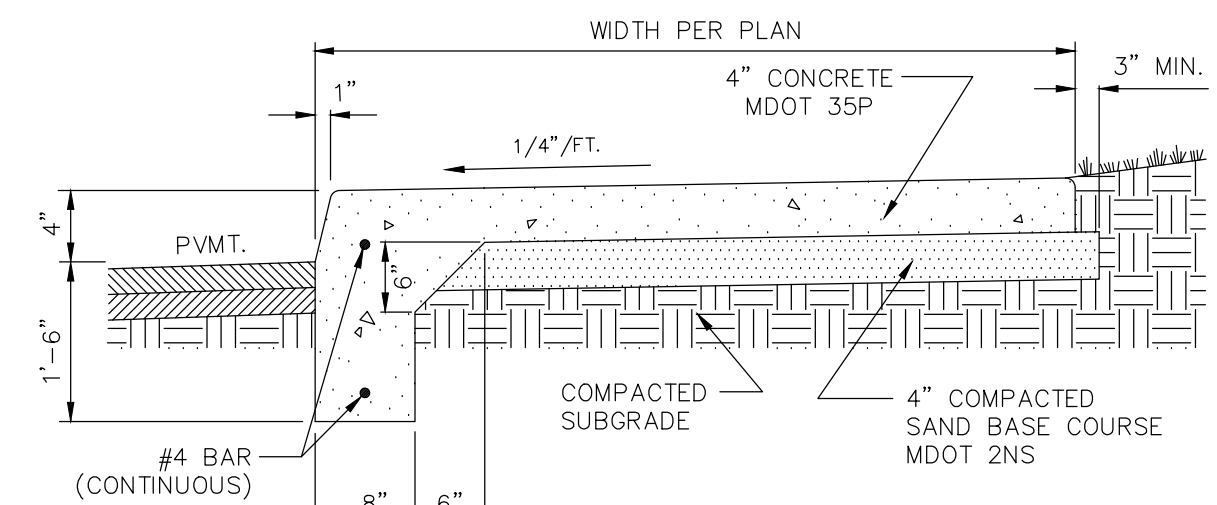
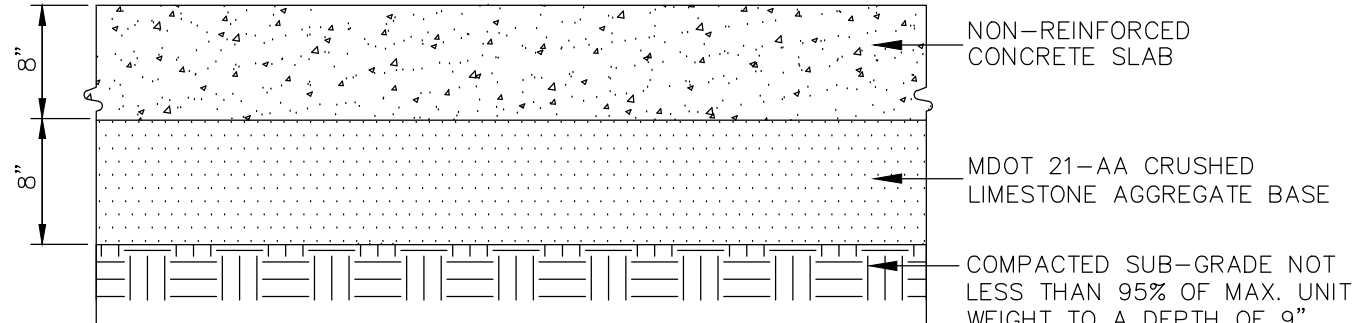
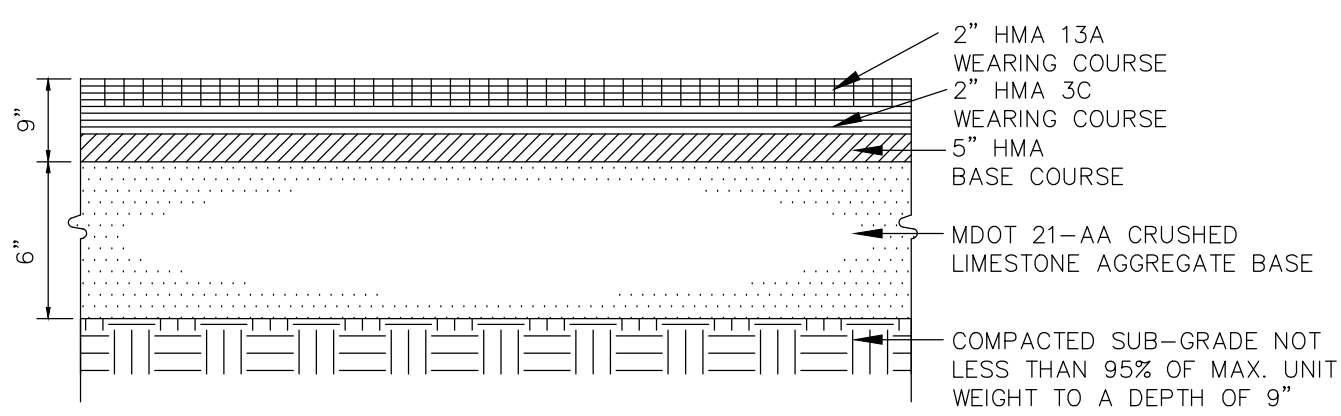
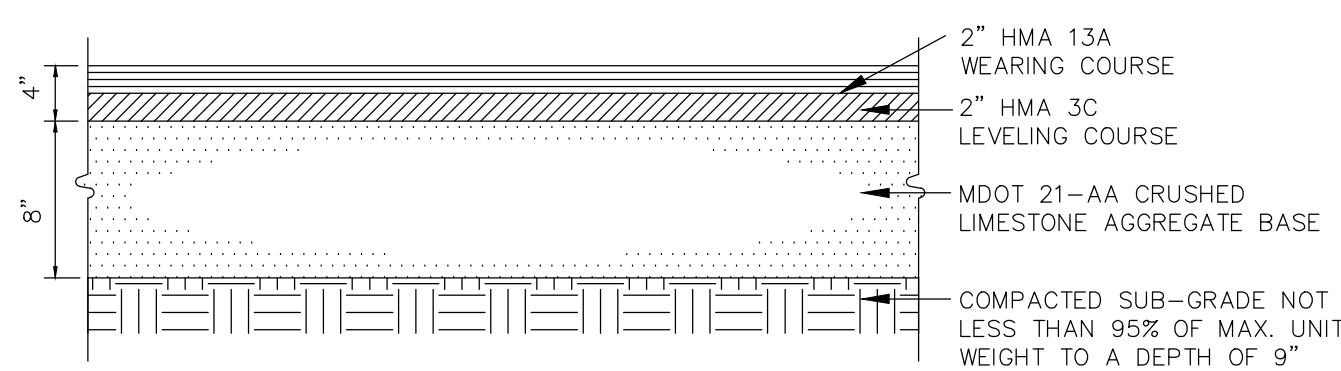
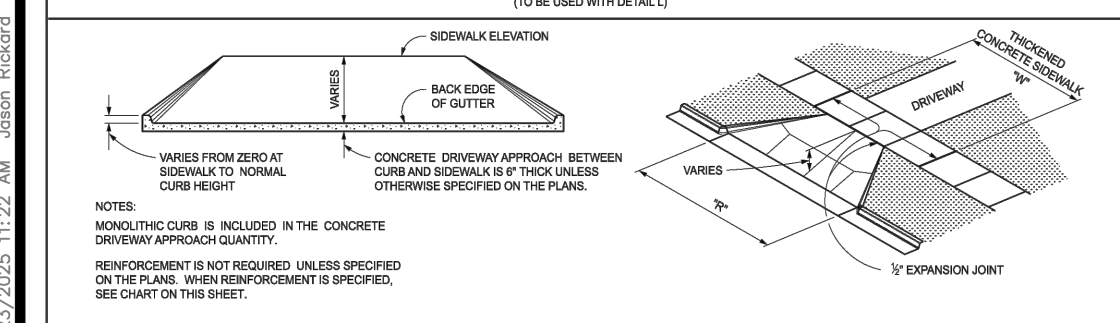
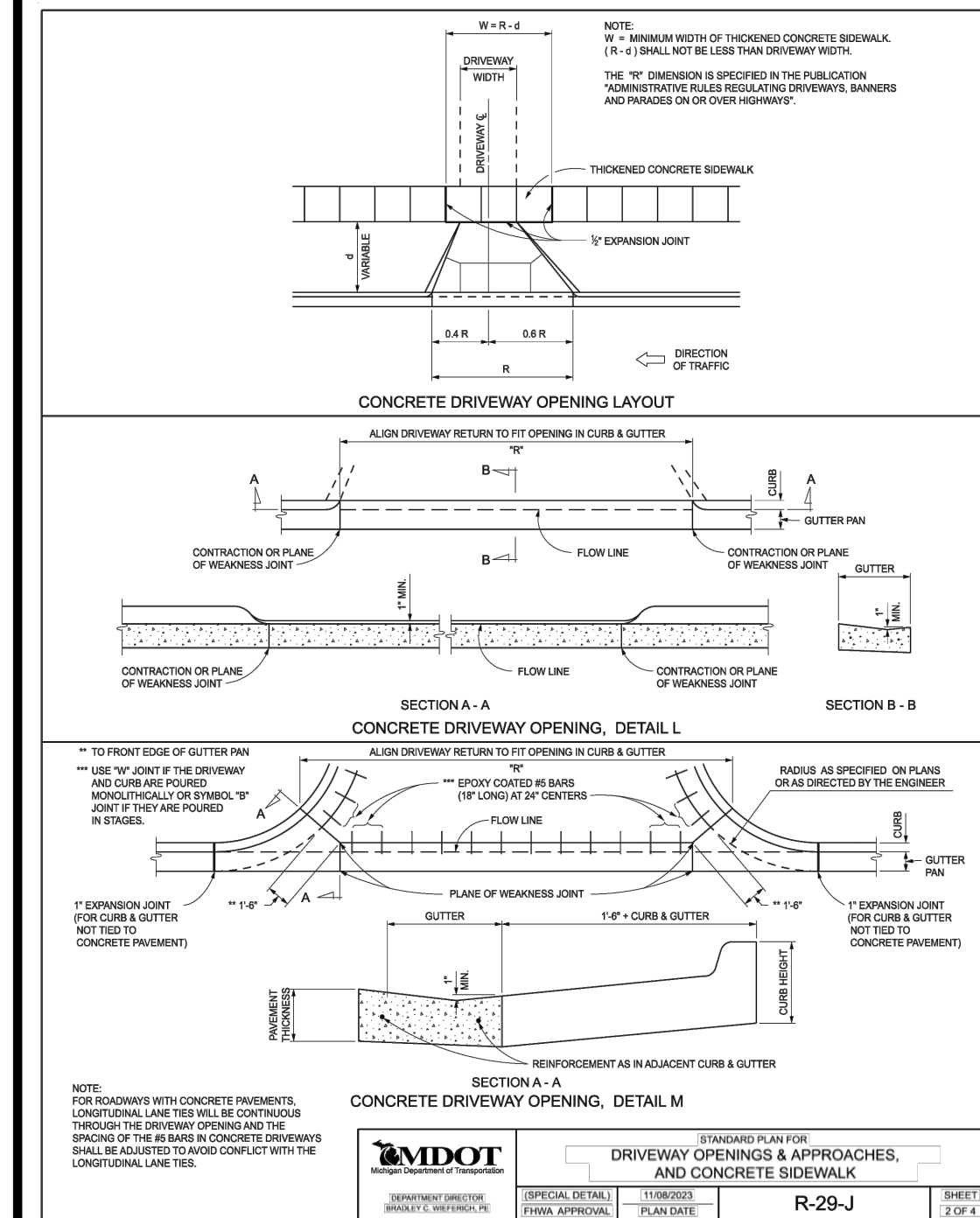
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COMMERCIAL DRIVEWAY PROFILE FOR MAJOR TRAFFIC GENERATORS



CS-4
CASCADE SEPARATOR
STANDARD DETAIL

CITY FILE #24-0183 SECTION #34

1. 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 RCOCC's Notice to Bidders, Contractor Material Disposal Notice and Form for all materials that are disposed of off the project site.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

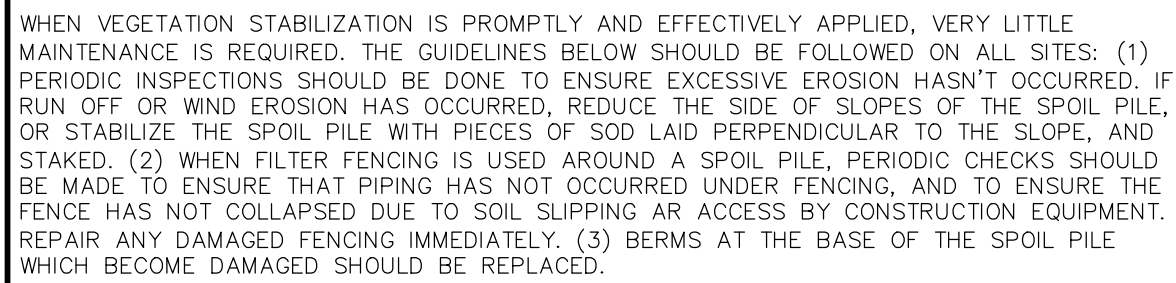
9. If runoff occurs from soil stockpiles, sediment control fencing will be placed at the base of the stockpile to retain soil, or as directed by the Engineer.

10. 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*.

11. 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.

12. Turf Establishment is the responsibility of the Contractor as specified in the *Turf Establishment Special Provision*.

13. 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.



EFFECTIVE FILTERS WILL COLLECT SEDIMENT, PARTICULARLY WHEN THE SOIL IS SANDY. THESE FILTERS MUST BE CLEANED PERIODICALLY, SO THEY DON'T BECOME CLOGGED AND CAUSE FLOODING CONDITIONS, PIPING, OR OVERTOPPING OF THE CONTROL STRUCTURES. MAINTENANCE OF THESE ITEMS REQUIRES INSPECTION WEEKLY OR AFTER EACH RAIN EVENT. ALSO, THESE ITEMS ARE REUSABLE IF MAINTAINED CORRECTLY. THEY CAN BE REMOVED, EMPTIED, CLEANED AND REPLACED WITHOUT PURCHASING NEW ONES.

SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED RAINFALLS. IF THE FENCE IS SAGGING OR THE SOIL HAS REACHED ONE HALF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC MUST BE REMOVED AND THE FENCE REINSTALLED IMMEDIATELY. IF THE FENCE IS SAGGING BUT THE SOIL BEHIND THE FABRIC IS BEING UNDERCUT (I.E. IF THE WATER IS SEEPING UNDER THE FENCE), THE FENCE SHOULD BE REMOVED AND REINSTALLED FOLLOWING THE GIVEN PROCEDURES. FABRIC WHICH DECOMPOSES OR OTHERWISE BECOMES INEFFECTIVE SHOULD BE REMOVED AND REPLACED WITH NEW FILTER FABRIC IMMEDIATELY. SLOPE FENCES SHOULD BE REMOVED ON VEGETATION IS WELL ESTABLISHED AND THE SLOPE AREA IS FULLY STABILIZED OR UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

SEEDS, SODDED OR MULCHED AREAS SHOULD BE CHECKED FOLLOWING EACH RAIN TO ENSURE THE MATERIAL IS STAYING IN PLACE. ADDITIONAL TACKING MATERIALS OR NETTING MAY BE NEEDED TO BE APPLIED TO HOLD THE AFOREMENTIONED MATERIALS IN PLACE. MAINTENANCE PROCEDURES SHOULD ALSO BE FOLLOWED FOR THE BMP'S WHICH WERE IMPLEMENTED TO KEEP ERODED SOIL OR CONCENTRATED RUNOFF AWAY FROM THESE TARGET AREAS.

PROPER MAINTENANCE INCLUDE ADDING ADDITIONAL LAYERS OF STONE WHEN THE ORIGINAL STONE BECOMES COVERED WITH MUD. AFTER EACH STORM EVENT, INSPECT THE ROAD FOR EROSION AND MAKE ANY NECESSARY REPAIRS. IT IS ALSO IMPORTANT TO CHECK AND MAINTAIN ANY BMP'S WHICH ARE USED IN CONJUNCTION WITH THIS BMP, ESPECIALLY THOSE FOR DRAINAGE. ALL SEDIMENT DROPPED OR ERODED ONTO PUBLIC RIGHT-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY SWEEPING.

1. IF THE STATIC GROUNDWATER LEVEL IS HIGHER THAN THE ELEVATION AT WHICH PROPOSED CONSTRUCTION WORK WILL TAKE PLACE, WHETHER DETERMINED BY INITIAL SOIL BORINGS OR DURING CONSTRUCTION, SO THAT IT WILL BE NECESSARY TO DEWATER AN AREA TO CONTINUE CONSTRUCTION, THEN THE CITY WILL REQUIRE A WRITTEN DEWATERING PROCEDURE PRIOR TO COMMENCEMENT OF THE DEWATERING OPERATION.

(NOT TO SCALE)

50' MIN.

6" MIN.

EXISTING PAVEMENT

PROFILE

EXISTING GROUND

FILTER CLOTH

MOUNTABLE BERM (OPTIONAL)

50' MIN.

10' MIN.

10' MIN.

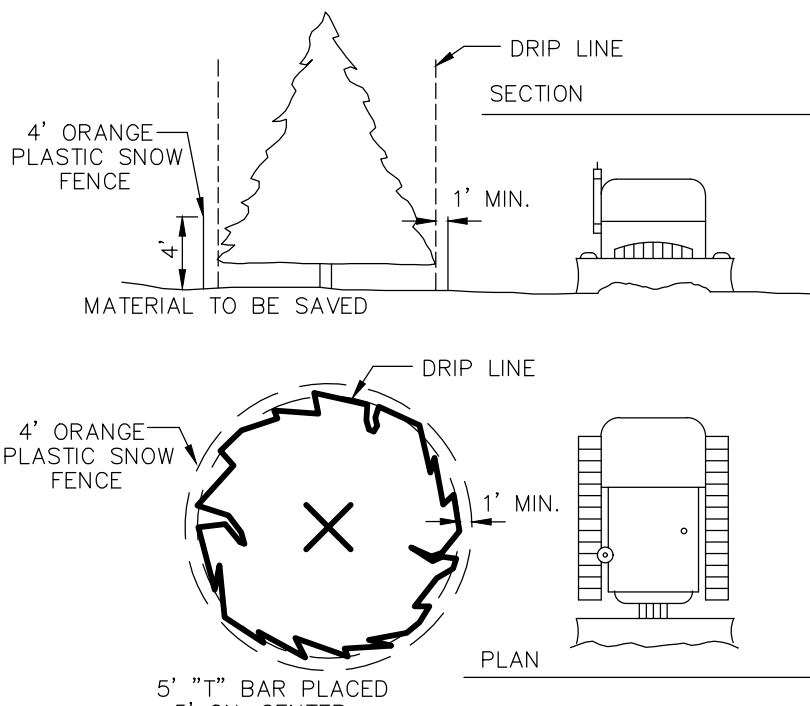
10' MIN.

EXISTING PAVEMENT

PLAN VIEW

Detailed description: The drawing consists of two parts. The top part is a 'PROFILE' view showing a cross-section of a road. It features a horizontal line for 'EXISTING PAVEMENT' and a wavy line below it for 'EXISTING GROUND'. A 'FILTER CLOTH' is indicated between the pavement and ground. A 'MOUNTABLE BERM (OPTIONAL)' is shown as a raised area on the right. Dimensions include a horizontal length of '50' MIN.' and a vertical height of '6" MIN.' for the berm. The bottom part is a 'PLAN VIEW' showing a top-down perspective. It shows a road with a '50' MIN.' width. On the right side, there is a '10' MIN.' wide area labeled 'EXISTING PAVEMENT'. A '10' MIN.' wide area is also indicated on the left side of the road. The drawing uses hatching to represent different materials or ground conditions.

1' HIGH ORANGE PLASTIC SNOW FENCE TO BE INSTALLED AT LEAST 1' OUTSIDE DRIP LINE OF TREES TO BE SAVED PRIOR TO ANY LAND CLEARING OR CONSTRUCTION. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE FENCED AREAS.

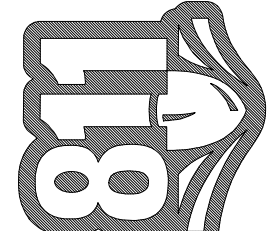


The technical drawings illustrate the Silt Fence System components and installation:

- PLAN VIEW:** Shows the layout of the fence. It includes a central section labeled "UNDISTURBED VEGETATION" flanked by "SILT FENCE JOINT SECTION B-B". The fence is supported by "SUPPORT FENCE" posts. The distance between fence posts is labeled "SPACING 6' MAX". The fence posts are "FENCE POSTS DRIVEN INTO GROUND 1' MIN.". The width of the fence is "6" ANCHOR TRENCH".
- FRONT VIEW:** Shows the cross-section of the fence. It features a "SILT FENCE A" and a "SILT FENCE B" joined by a "FABRIC WRAPPED FENCE PO COUPLER". The fence is supported by a "SUPPORT FENCE". The distance between fence posts is labeled "SPACING 6' MAX". The fence is "FENCE POSTS DRIVEN INTO GROUND 1' MIN.". The width of the fence is "6" ANCHOR TRENCH".
- SECTION A-A:** Shows the cross-section of the fence. It includes a "GEOTEXTILE FILTER FABRIC FASTENED ON UPHEIL SIDE TOWARDS EARTH DISRUPTION". The fence is supported by a "SUPPORT FENCE". The distance between fence posts is labeled "SPACING 6' MAX". The fence is "FENCE POSTS DRIVEN INTO GROUND 1' MIN.". The width of the fence is "6" ANCHOR TRENCH".
- SECTION B-B:** Shows the cross-section of the fence. It includes a "GEOTEXTILE FILTER FABRIC FASTENED ON UPHEIL SIDE TOWARDS EARTH DISRUPTION". The fence is supported by a "SUPPORT FENCE". The distance between fence posts is labeled "SPACING 6' MAX". The fence is "FENCE POSTS DRIVEN INTO GROUND 1' MIN.". The width of the fence is "6" ANCHOR TRENCH".

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CLIENT INFO:		PROJECT NUMBER: 24-100	
BRODER SACHSE		PROJECT MANAGER: J.R.	
REAL ESTATE		DRAWN BY: N.G.	
3663 WOODWARD AVE.		CHECKED BY: J.R.	
SUITE 550		SUBMITTAL DATE: 07/02/2024	
DETROIT, MICHIGAN 48201		OFFICE: FARMINGTON HILLS	
PHONE: 313.765.1000			

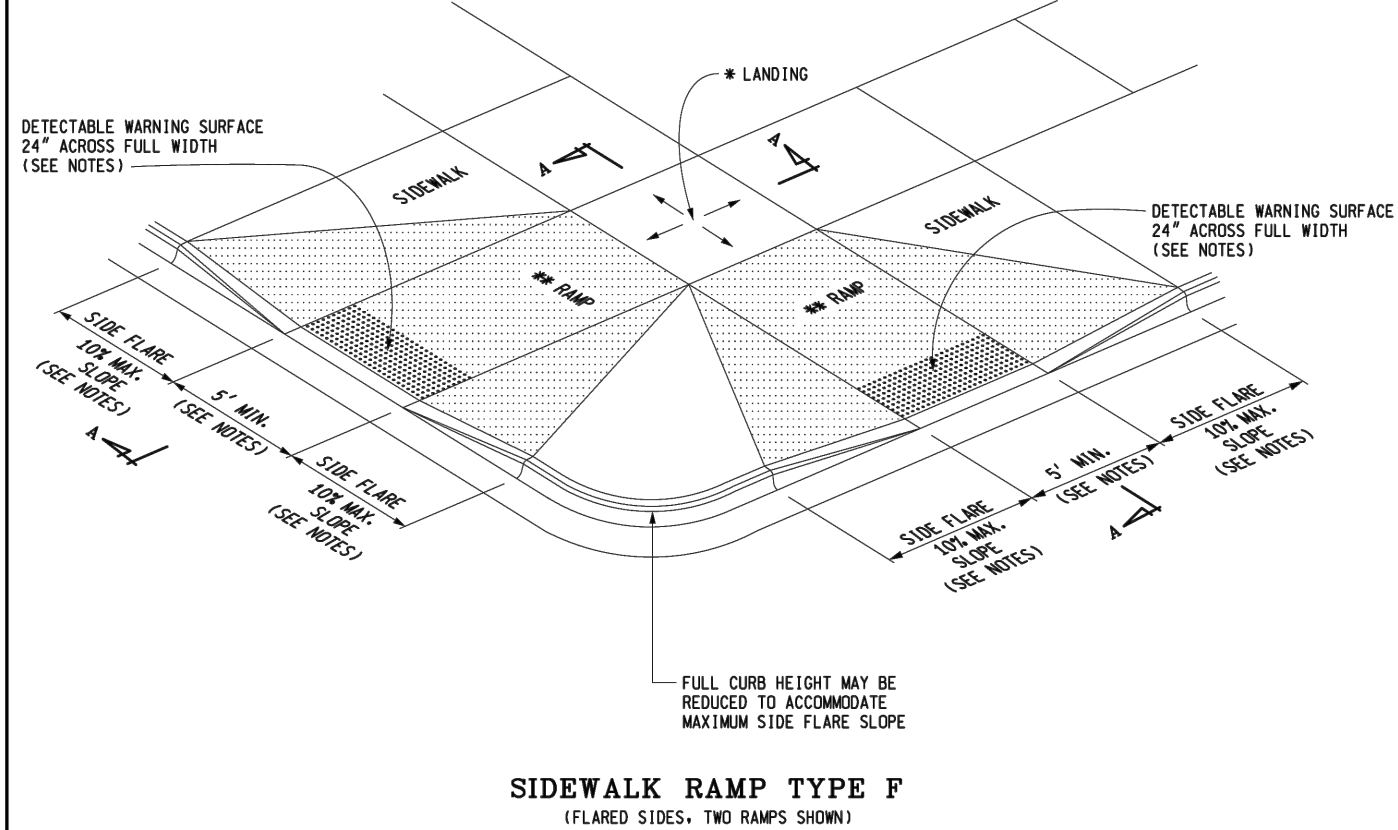
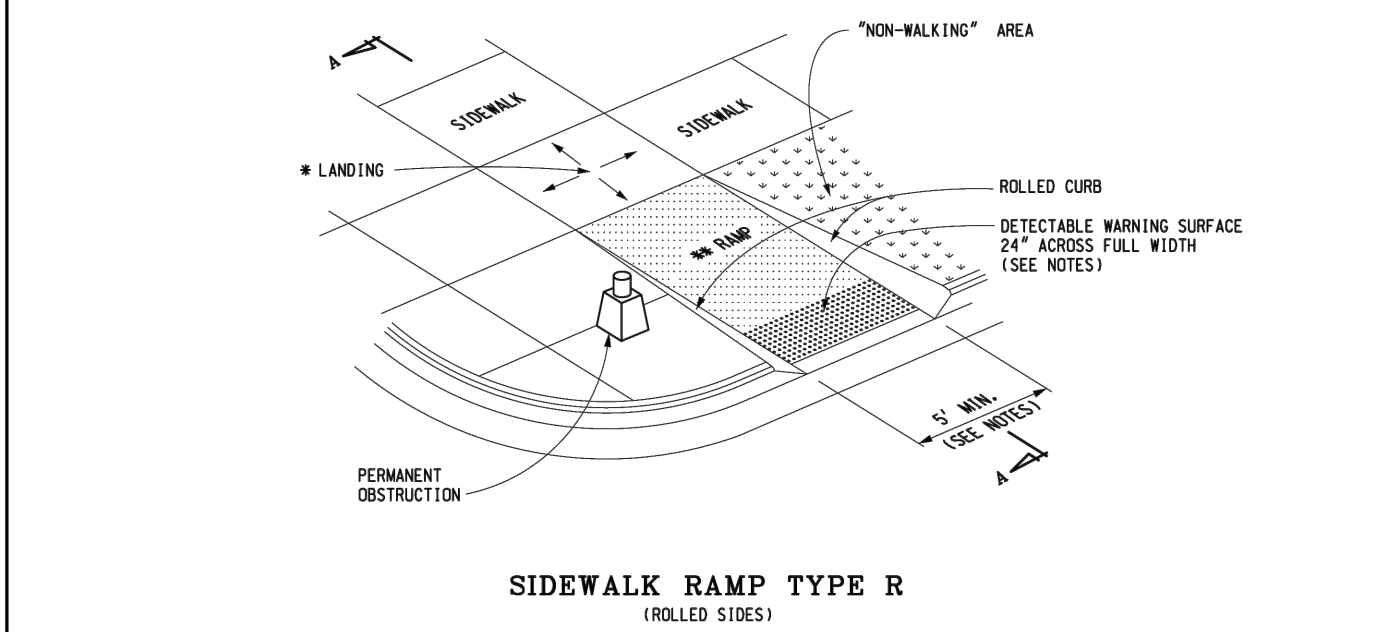
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11	
MICHIGAN	

PROJECT NAME:
3200 ROCHESTER ROAD
SECTION 34, TOWN 3 NORTH – RANGE 1
ROCHESTER HILLS, OAKLAND COUNTY,
MICHIGAN

SHEET TITLE:
NOTES AND DETAILS

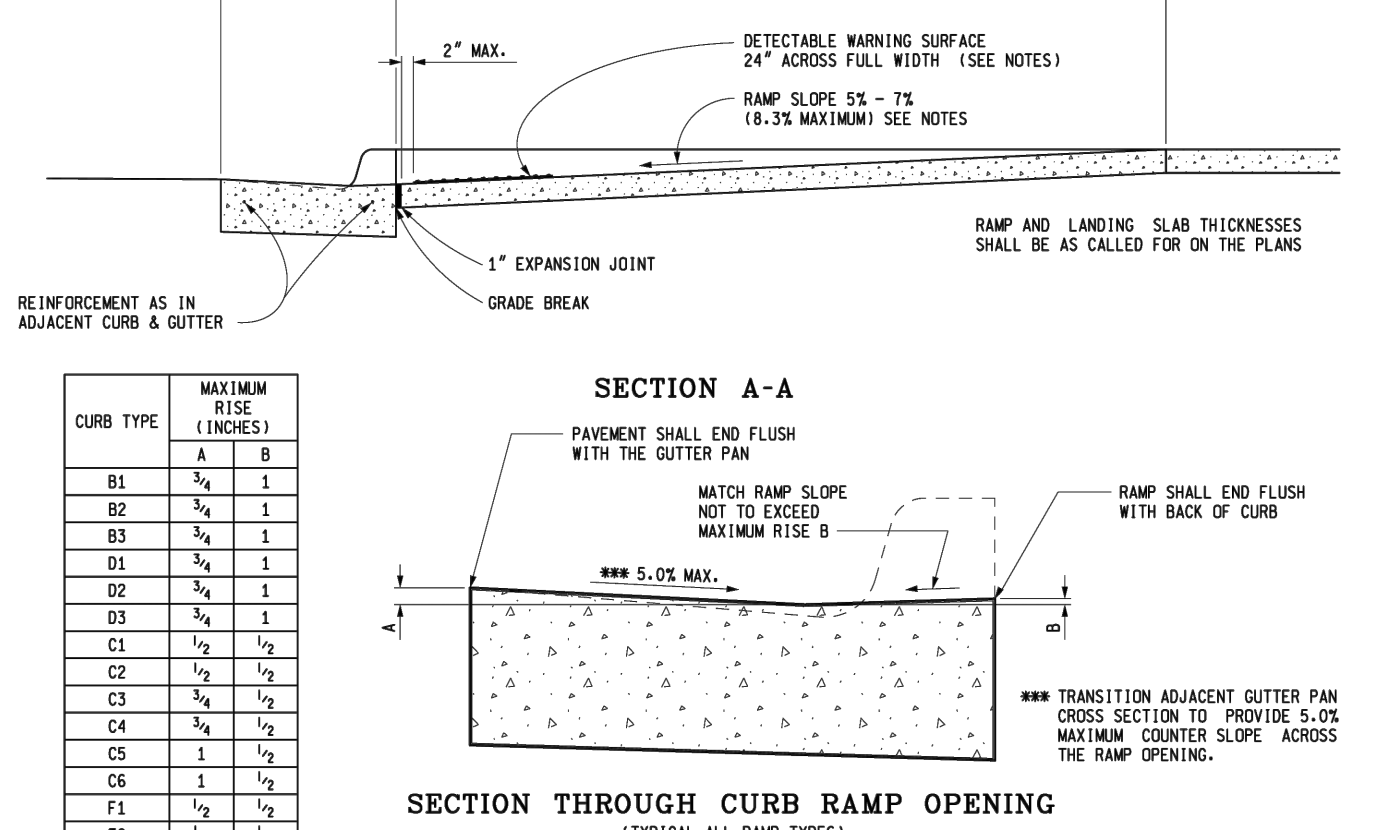
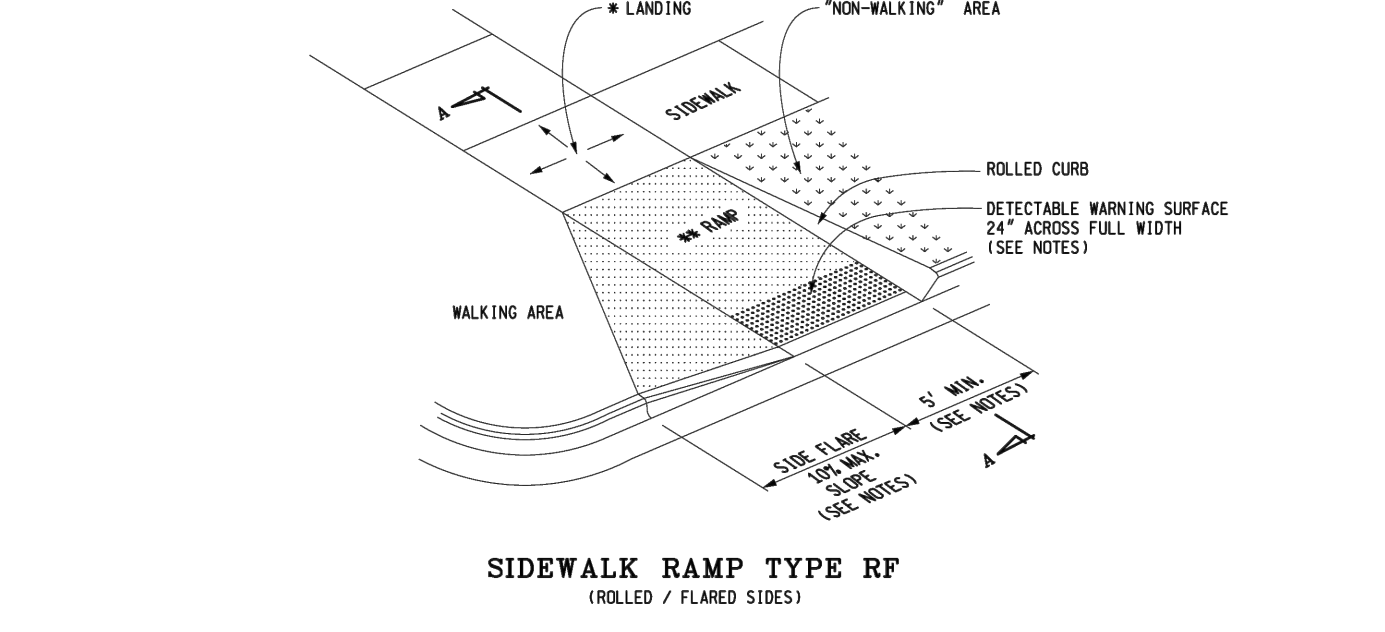
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• MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.
• MAXIMUM RAMP CROSS SLOPE IS 2.0% RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



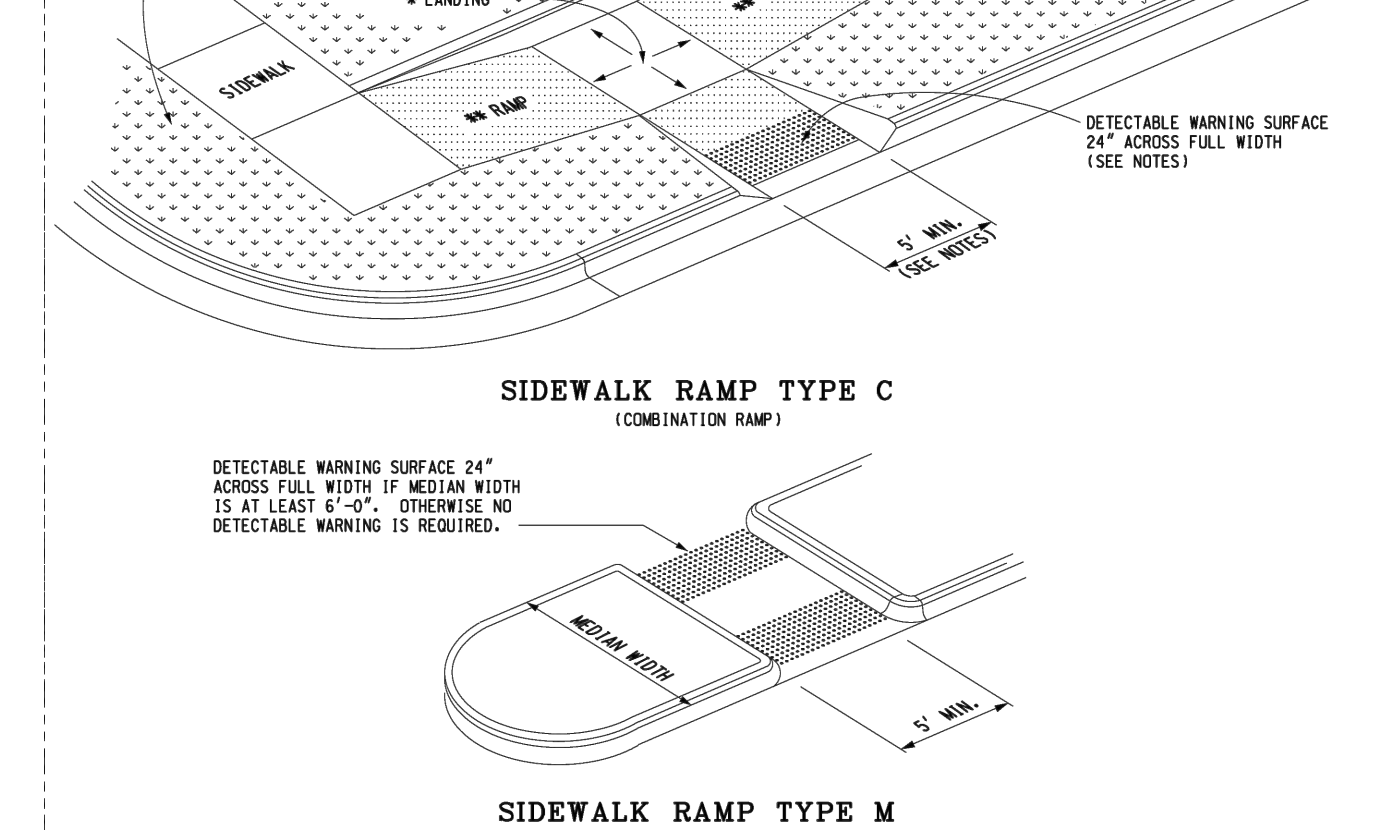
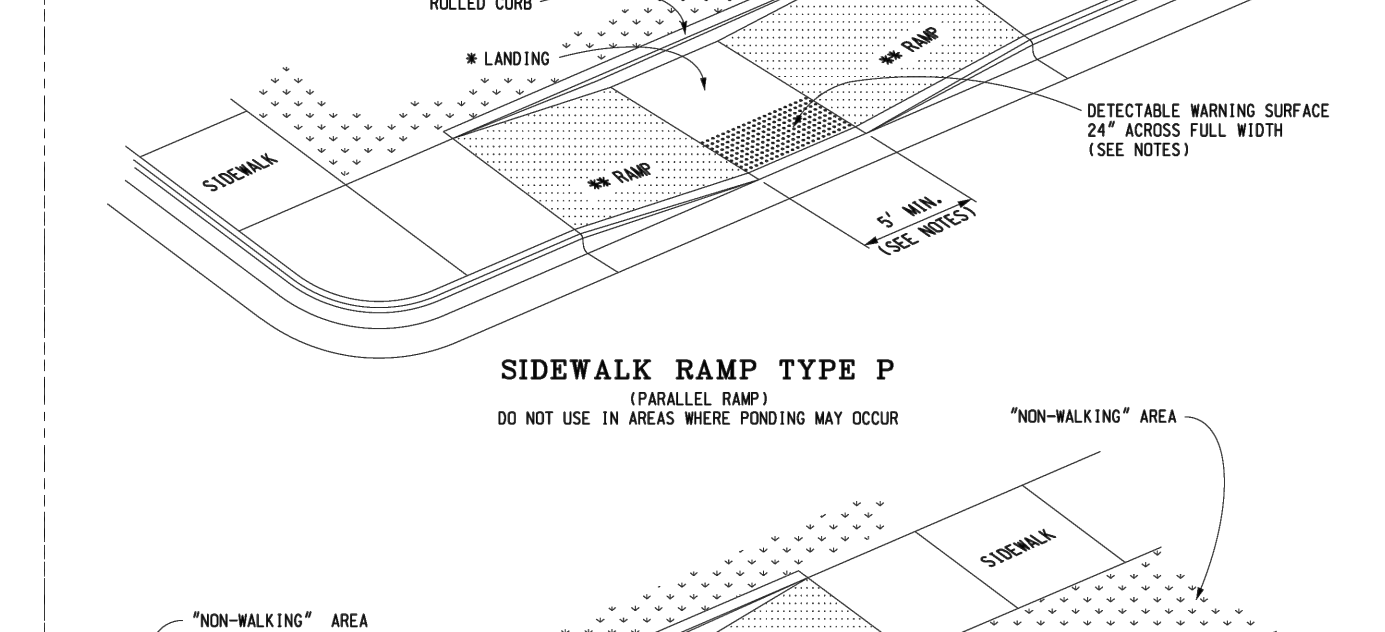
MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR	
SIDWALK RAMP AND DETECTABLE WARNING DETAILS	
PREPARED BY: DESIGN DIVISION	APPROVED BY: DIRECTOR, BUREAU OF FIELD SERVICES
DRAWN BY: B.L.L.	APPROVED BY: DIRECTOR, BUREAU OF DEVELOPMENT
CHECKED BY: M.L.P.	
F.I.R.A. APPROVAL	12-11-2017 PLAN DATE
R-28-J	SHEET 1 OF 1

• MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.
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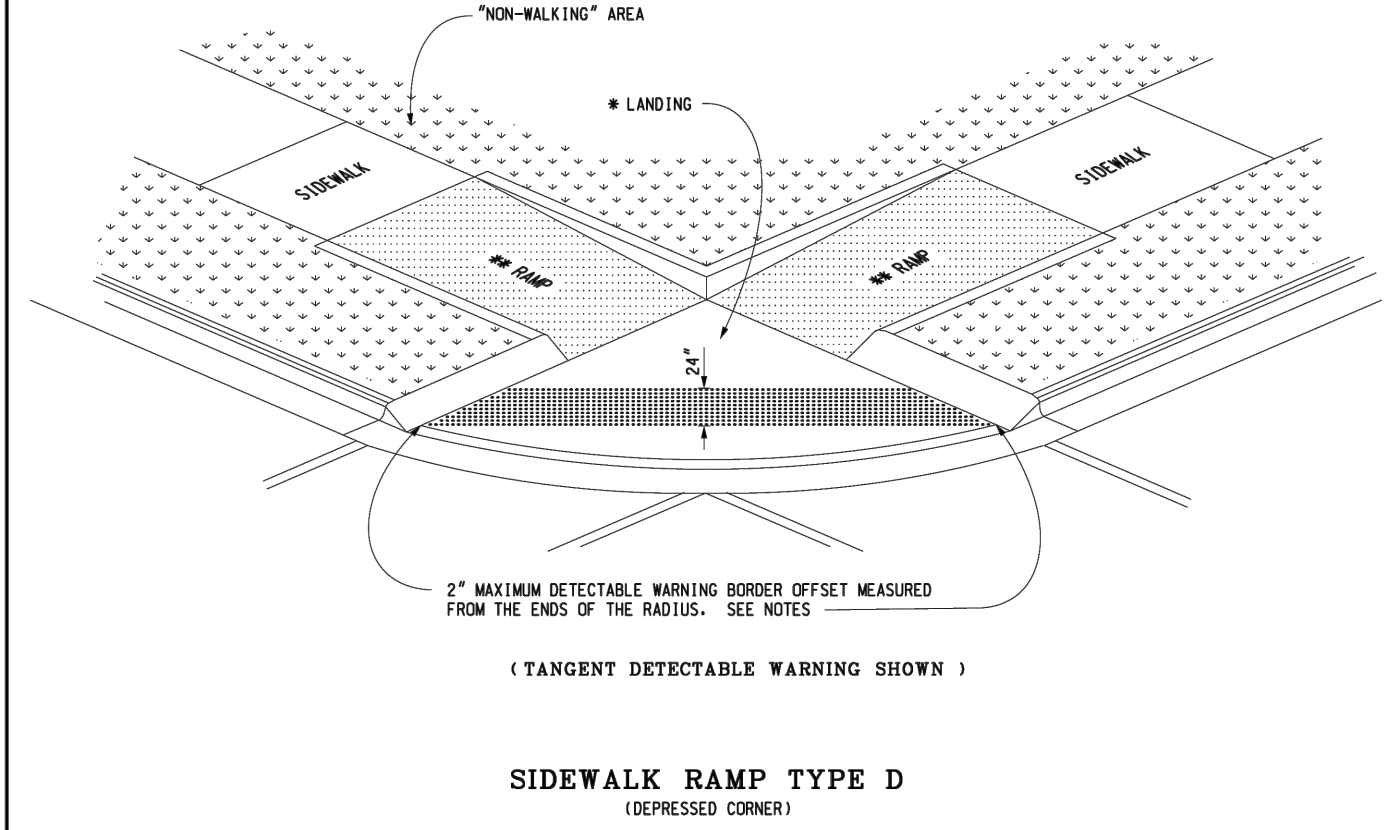
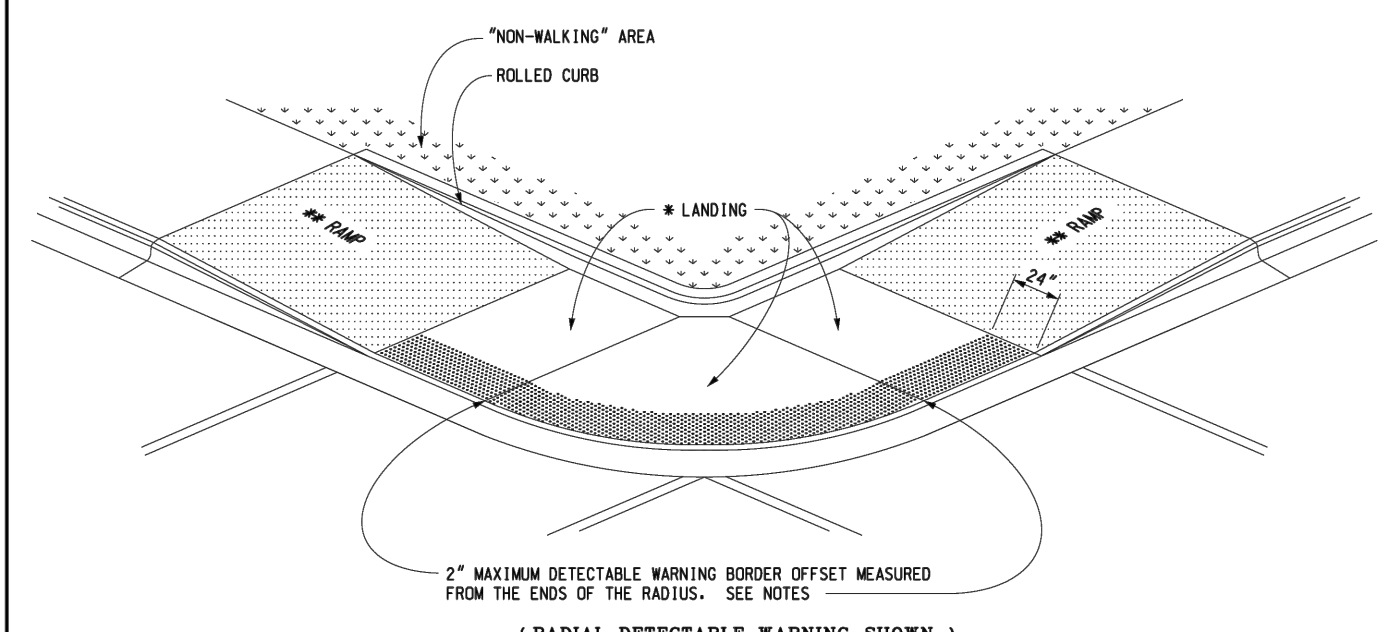
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F.I.R.A. APPROVAL	12-11-2017 PLAN DATE
R-28-J	SHEET 2 OF 1

• MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.
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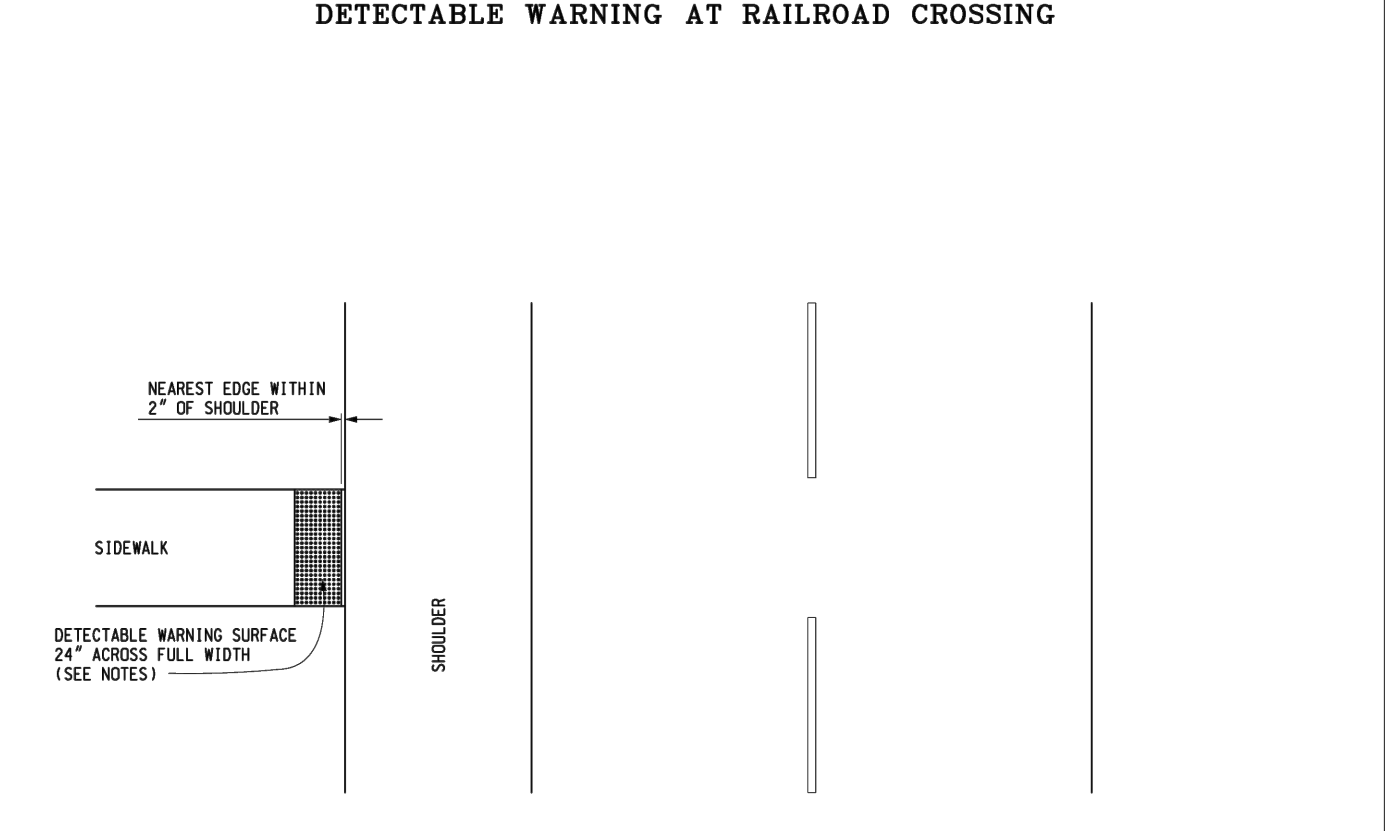
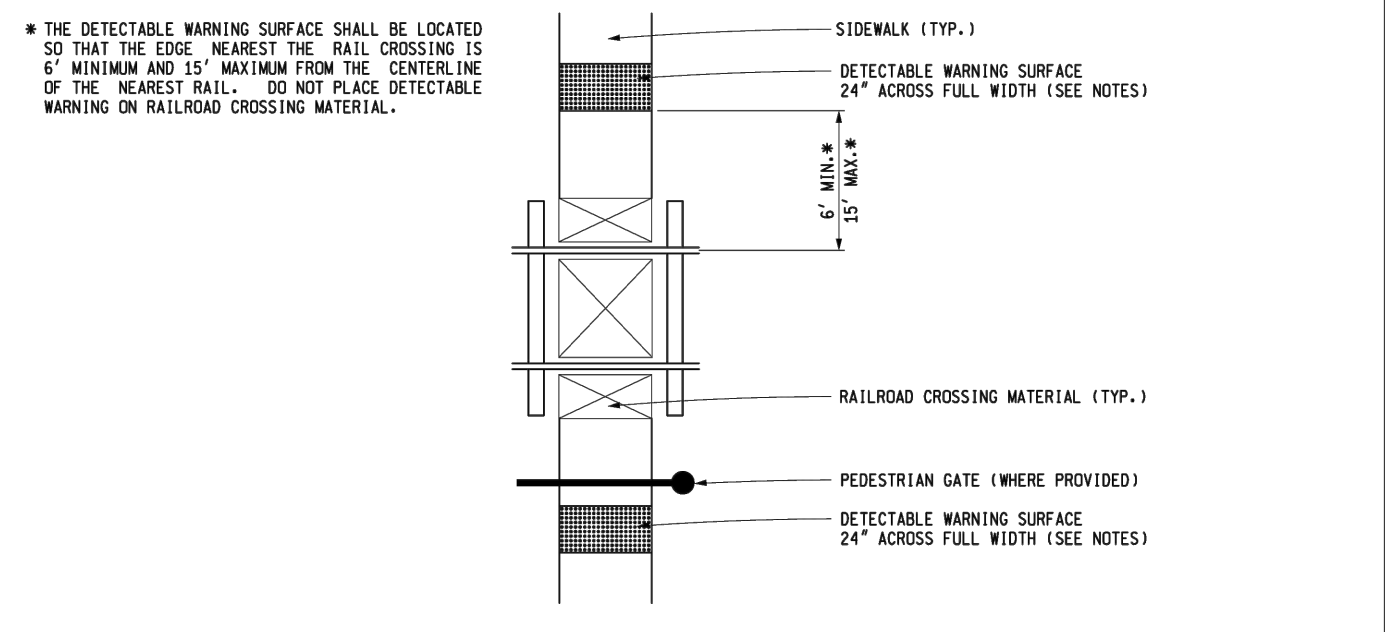


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F.I.R.A. APPROVAL	12-11-2017 PLAN DATE
R-28-J	SHEET 3 OF 7

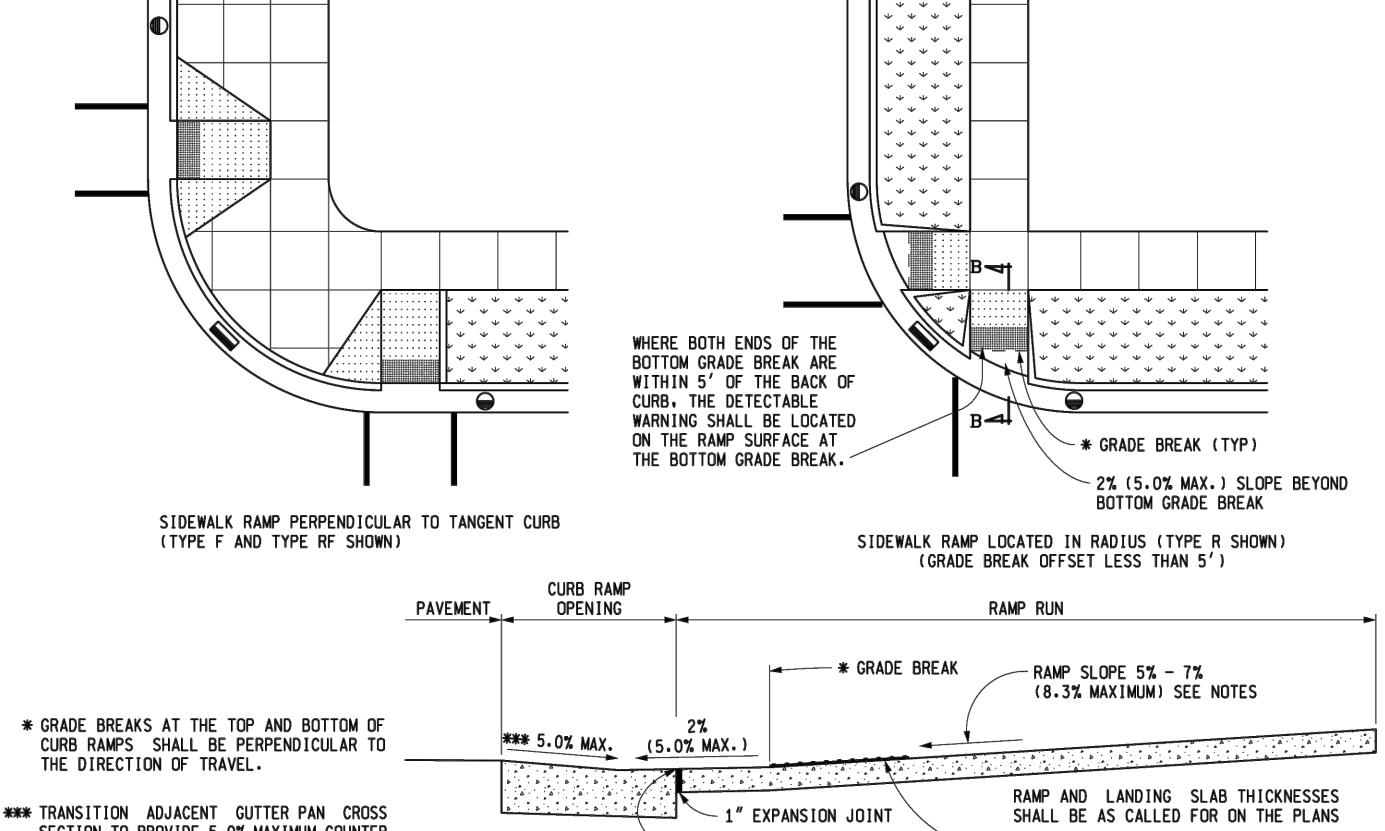
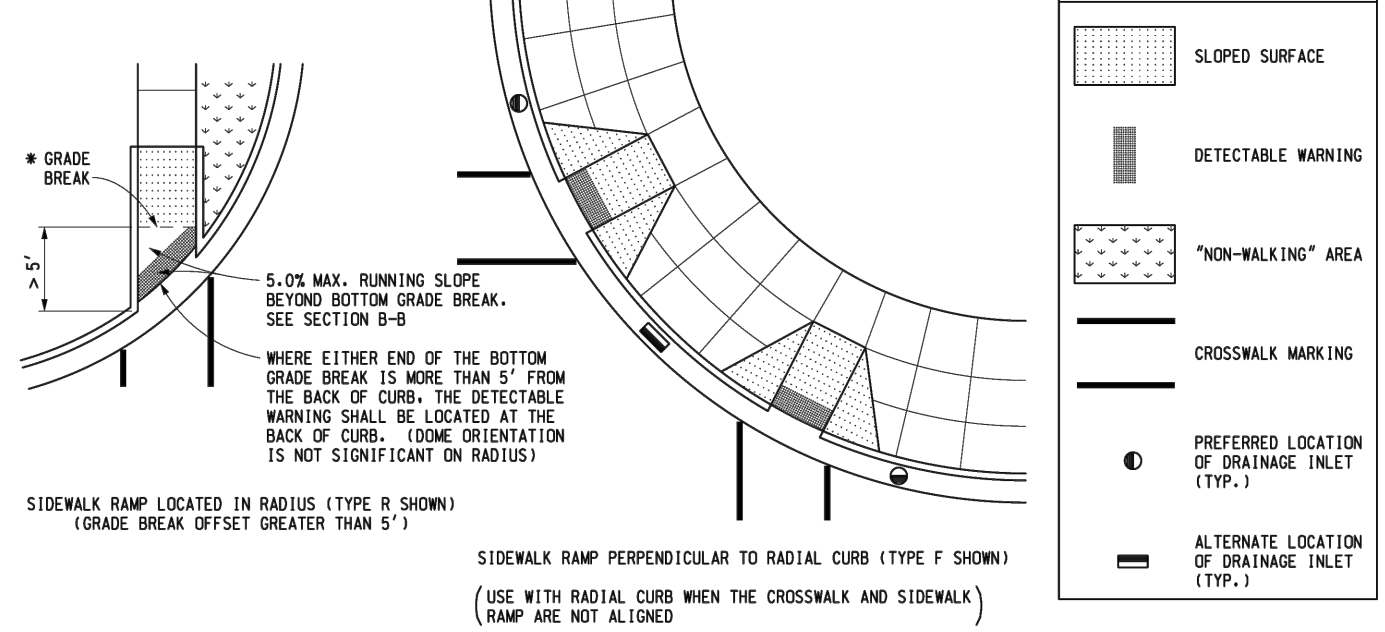
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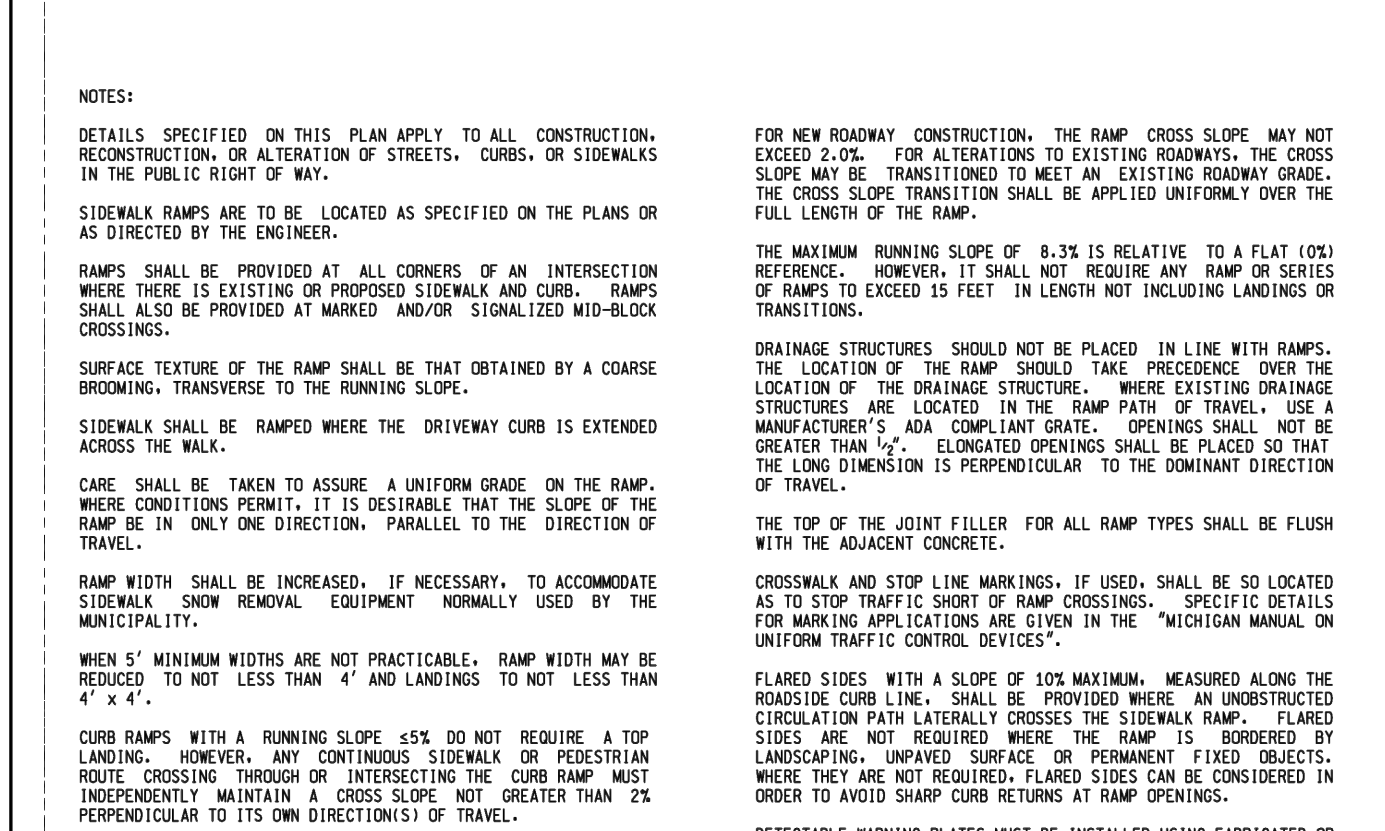
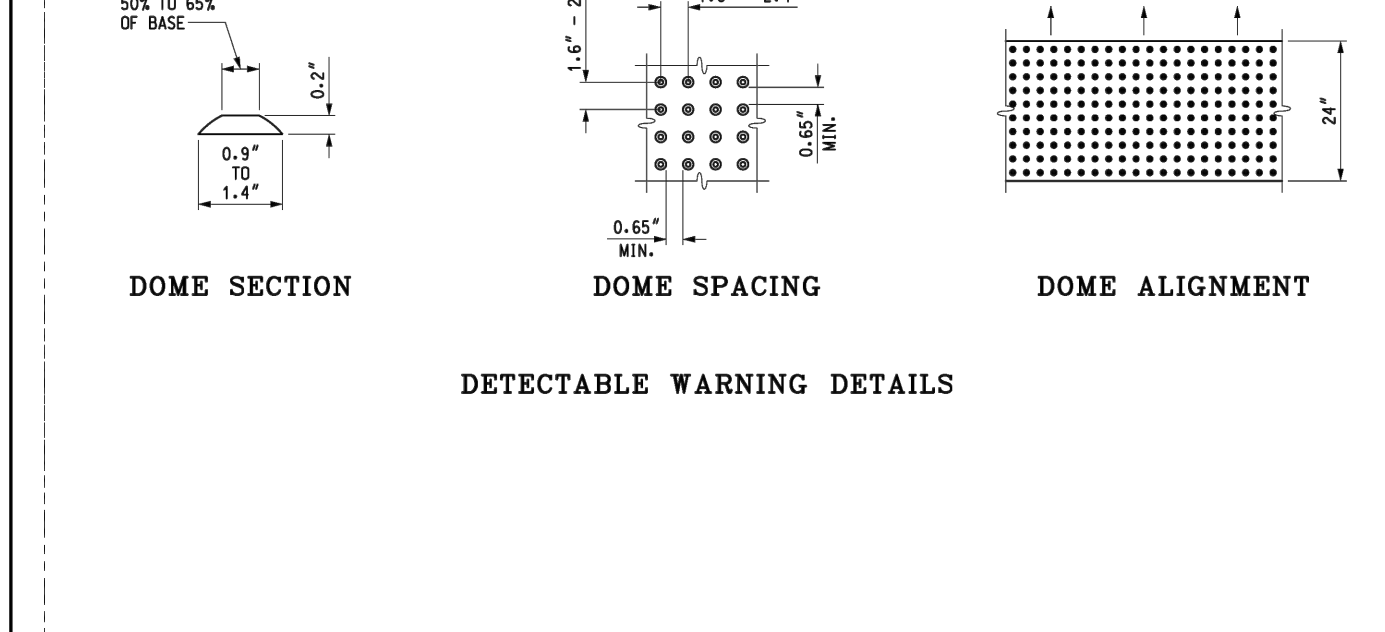
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DRAWN BY: B.L.L.	APPROVED BY: DIRECTOR, BUREAU OF DEVELOPMENT
CHECKED BY: M.L.P.	
F.I.R.A. APPROVAL	12-11-2017 PLAN DATE
R-28-J	SHEET 4 OF 7



MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR	
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R-28-J	SHEET 5 OF 7



MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR	
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R-28-J	SHEET 6 OF 7



MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR	
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CHECKED BY: M.L.P.	
F.I.R.A. APPROVAL	12-11-2017 PLAN DATE
R-28-J	SHEET 7 OF 7

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
FARMINGTON HILLS OFFICE
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
248.308.3331
CLINTON TOWNSHIP OFFICE
1700 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
248.412.7050

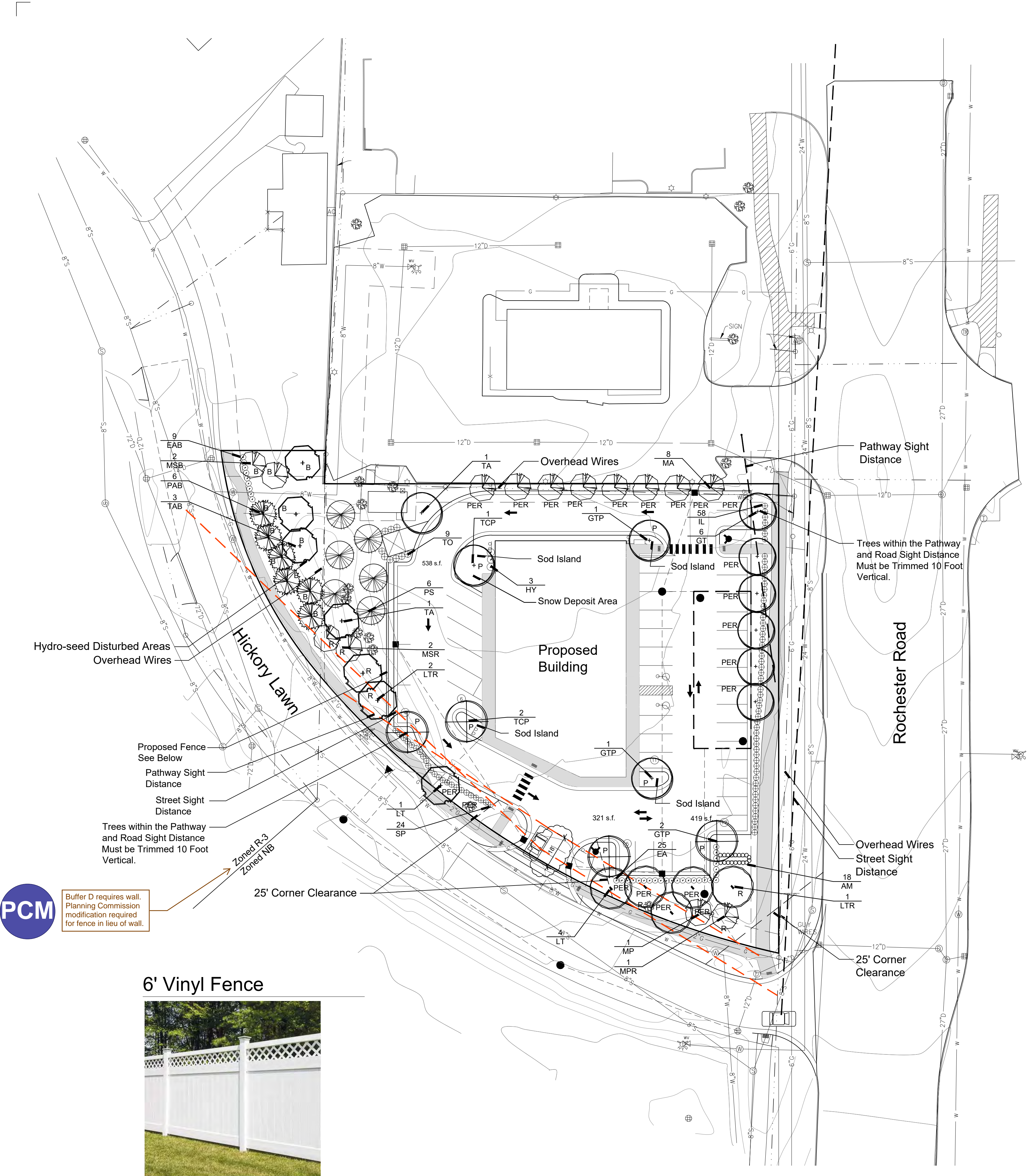
NO.	DATE	REVISIONS
1	11/19/23	PER CITY REVIEW
2	1/22/25	PER CITY REVIEW

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

811
PROJECT NUMBER:
24-100
PROJECT MANAGER:
J.R.E.
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
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



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

6' Vinyl Fence



Size: 6' High, 8' Long Panels with Lattice Top
Color: Neutral Color

Landscape Summary

Parking Lot Landscaping
Vehicular Use Area* 21,230 s.f.
Landscape Area Required 1,061.5 s.f. (21,230 x 5%)
Landscape Area Provided 1,278 s.f.*
Trees Required 7.1 Trees (1,062 / 150)
Trees Provided 7 Trees

Parking Lot Perimeter
Rochester Road
Frontage 170 l.f.
Trees Required 6.8 Trees (170 / 25)
Trees Provided 6 Trees
Remaining 1 Tree Cannot be Planted Due to Pathway and Sight Vision Clear Areas



Ornamental Trees Required 4.8 Trees (170 / 35)
Ornamental Trees Provided 5 Trees (5 Planted Along North Property)

Hickory Lawn
Frontage 144 l.f.
Trees Required 5.8 Trees (144 / 25)
Trees Provided 6 Trees (1 Existing)
Ornamental Trees Required 4.1 Trees (144 / 35)
Ornamental Trees Provided 4 Trees (3 Planted Along North Property)



Right of Way Landscaping
Rochester Road
Frontage 254 l.f.
Trees Required 7.3 Trees (254 / 35)
Trees Provided 1 Tree. Remaining 6 Trees Paid into Tree Fund
Ornamental Trees Required 4.2 Trees (254 / 60)
Ornamental Trees Provided 0 Trees



Hickory Lawn
Frontage 429 l.f.
Trees Required 12.3 Trees (429 / 35)
Trees Provided 3 Trees. Remaining 9 Trees Paid into Tree Fund
Ornamental Trees Required 7.1 Trees (429 / 60)
Ornamental Trees Provided 0 Trees



Buffer Landscaping Type D
Buffer Length 117'
Canopy Trees Required 2.9 Trees (117 / 100) x 2.5
Canopy Trees Provided 3 Trees
Evergreen Trees Required 5.9 Trees (117 / 100) x 5
Evergreen Trees Provided 6 Trees
Ornamental Trees Required 1.8 Trees (117 / 100) x 1.5
Ornamental Trees Provided 2 Trees
Shrubs Required 9.4 Shrubs (117 / 100) x 8
Shrubs Provided 9 Shrubs

Detention Pond
Not Applicable with Underground Detention

Woodland Replacement
Regulated Trees Removed 11 Trees
Replacement Trees Provided 8 Trees
Trees Paid into Tree Fund 3 Trees (\$334 x 3 = \$1,002)



* As Measured from the Back of Curb and Excluding Sidewalks.

Utility Maintenance Statement:

If, in the event, Utility Maintenance Results in the Removal of Landscaping, as Shown on this Plan, it Will be the Owner's Responsibility to Repair and Replace Shrubs and Trees that are Located within the Utility Easements.

Overhead Line Statement:
Overhead Lines Exist Along Rochester Road and Across the Western and Northern Portions of the Site

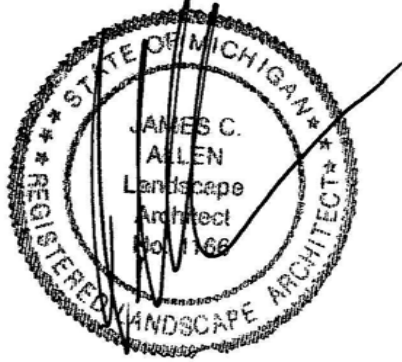
Loading Area Statement:
Proposed Landscaping and/or Walls Shall Adequately Screen Loading Areas from Public R.O.W.

Ground Mounted Utilities:
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

Plant List

Sym.	Qty.	botanical name	common name	caliper	spacing	root	height	price	total
Parking Lot Island Trees									
GTP	4	Gleditsia triacanthos var. inermis	Honey Locust	3.0"	as shown	B&B		\$ 425.00	\$ 1,700.00
TCP	3	Tilia cordata 'Greenspire'	Greenspire Linden	3.0"	as shown	B&B		\$ 425.00	\$ 1,275.00
	7		Trees Provided						
Parking Lot Perimeter									
GT	6	Gleditsia triacanthos var. inermis	Honey Locust	3.0"	as shown	B&B		\$ 425.00	\$ 2,550.00
LT	5	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B		\$ 425.00	\$ 2,125.00
MA	8	Malus 'Ivory Spear'	Ivory Spear Crab	2.0"	as shown	B&B		\$ 200.00	\$ 1,600.00
MP	1	Malus 'Profusion'	Profusion Crab	2.0"	as shown	B&B		\$ 200.00	\$ 200.00
Right of Way Trees									
LTR	3	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B		\$ 425.00	\$ 1,275.00
MPR	1	Malus 'Profusion'	Profusion Crab	2.0"	as shown	B&B		\$ 200.00	\$ 200.00
MSR	2	Malus 'Spring Snow'	Spring Snow Crab	2.0"	as shown	B&B		\$ 200.00	\$ 400.00
Buffer Trees									
EAB	9	Euonymus alata 'Compacta'	Compact Burning Bush		as shown	cont.	30"	\$ 50.00	\$ 450.00
MSB	2	Malus 'Spring Snow'	Spring Snow Crab	2.0"	as shown	B&B		\$ 200.00	\$ 400.00
PAB	6	Picea abies	Norway Spruce		as shown	B&B	10'	\$ 300.00	\$ 1,800.00
TAB	3	Tilia americana 'Redmond'	Basswood	2.0"	as shown	B&B		\$ 425.00	\$ 1,275.00
General Plantings									
AM	18	Aronia melanocarpa 'Low-Scape Hedge'	Chokeberry		as shown	cont.	30"	\$ 50.00	\$ 900.00
EA	25	Euonymus alata 'Compacta'	Compact Burning Bush		as shown	cont.	30"	\$ 50.00	\$ 1,250.00
HY	3	Hydrangea p. 'Little Quick Fire'	Little Quick Fire Hydrangea		as shown	cont.	30"	\$ 50.00	\$ 150.00
IL	58	Ilex glabra 'Nordic'	Nordic Inkberry		as shown	cont.	30"	\$ 50.00	\$ 2,900.00
SP	24	Spiraea 'Little Princess'	Little Princess Spiraea		as shown	cont.	30"	\$ 50.00	\$ 1,200.00
TO	9	Thuja occidentalis 'Techny'	Techny Arborvitae		as shown	B&B	6'	\$ 200.00	\$ 1,800.00
	358	Kentucky Blue Grass, (S.Y.)						\$ 4.00	\$ 1,432.00
Woodland Replacement									
TA	2	Tilia americana 'Redmond'	Basswood	2.0"	as shown	B&B		\$ 425.00	\$ 850.00
PS	6	Pinus strobus	White Pine		as shown	B&B	8'	\$ 425.00	\$ 2,550.00
	8		Trees Provided						
			Irrigation System						\$ 25,000.00
								Total	\$ 53,282.00



Seal:

Title:

Landscape Plan

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:

Review
Revised
Revised
Revised

Issued:

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

Job Number:

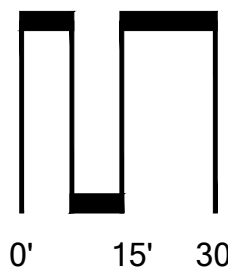
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Drawn By:

jca

Checked By:

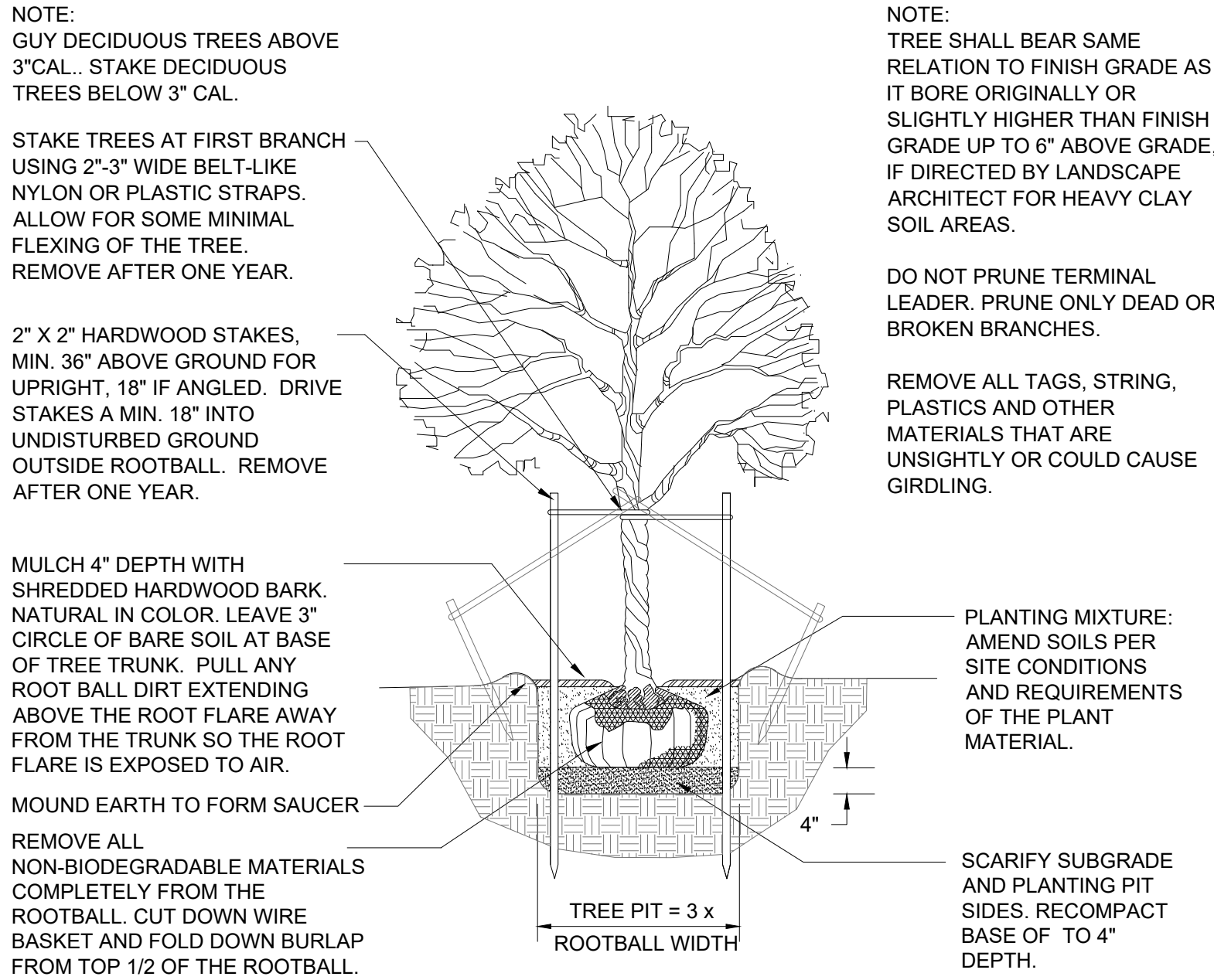
jca



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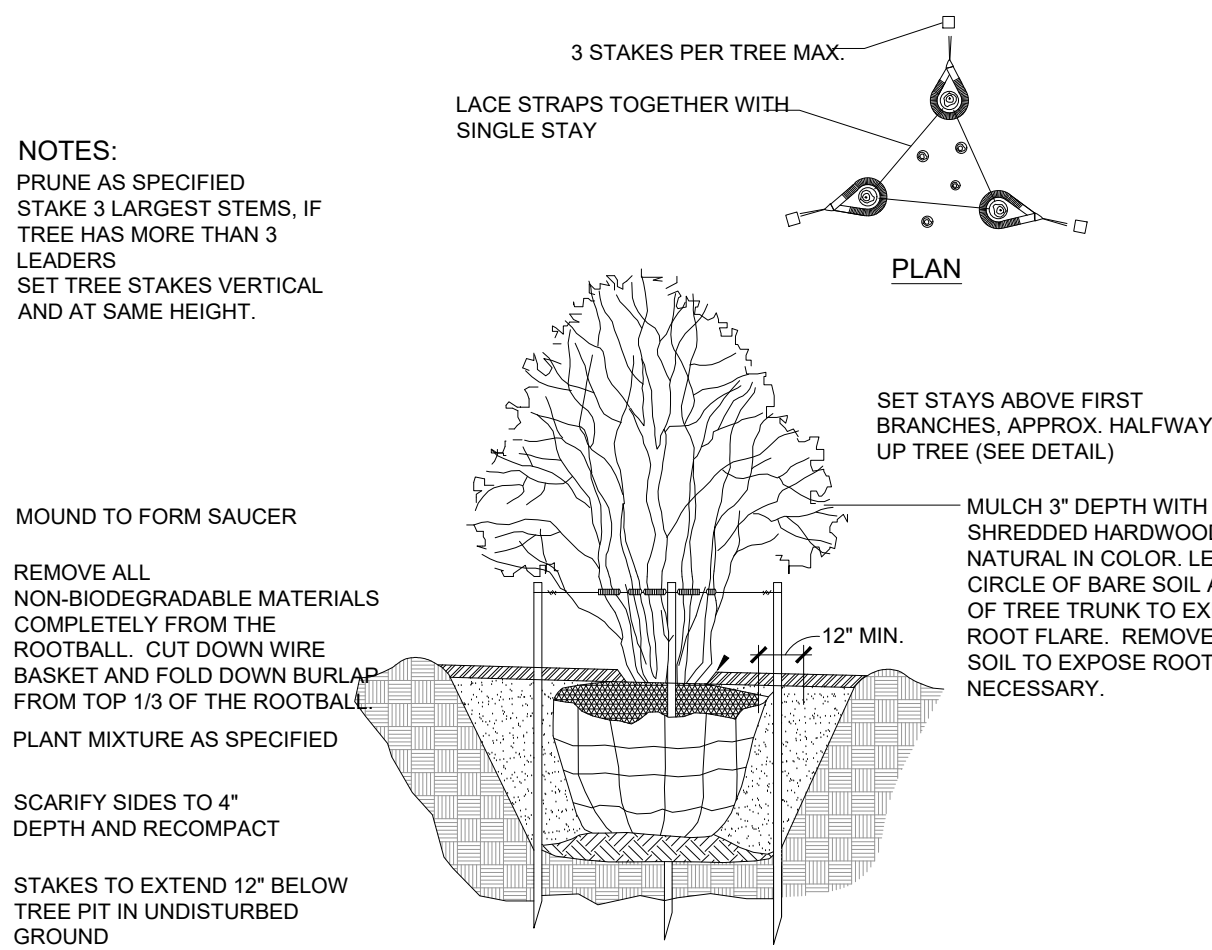


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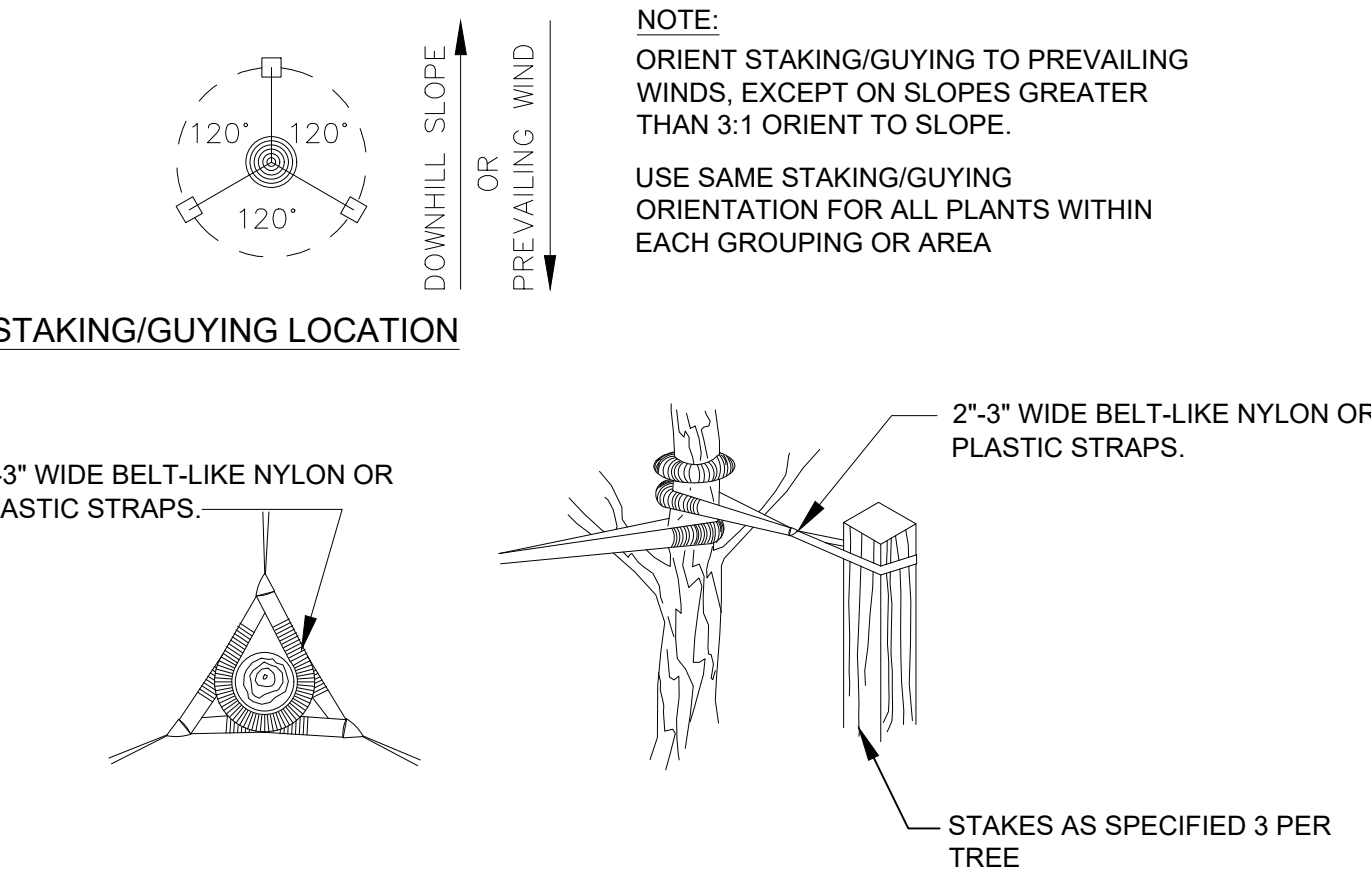
DECIDUOUS TREE PLANTING DETAIL

Not to scale



MULTI-STEM TREE PLANTING DETAIL

NOT TO SCALE

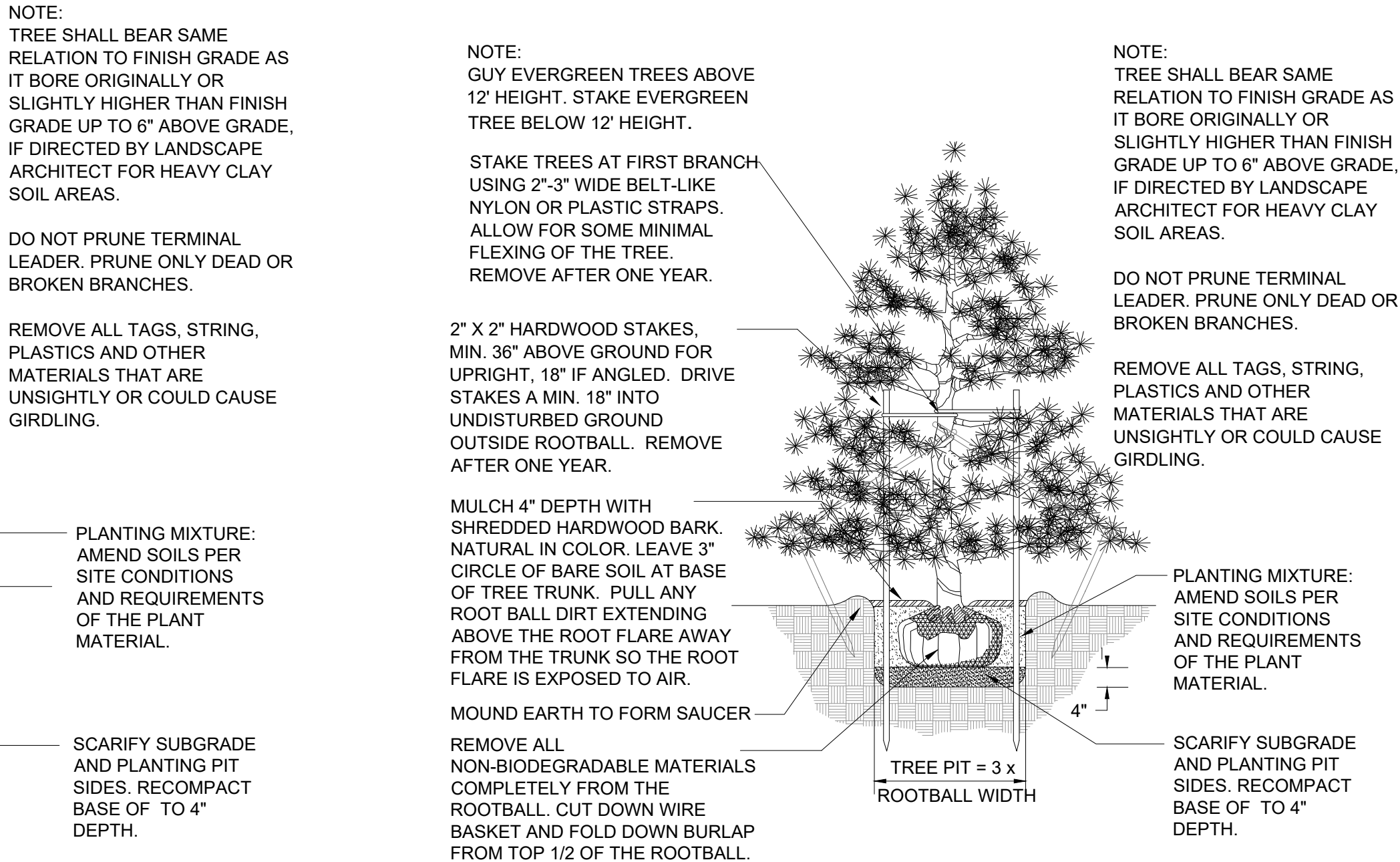


GUYING DETAIL

STAKING DETAIL

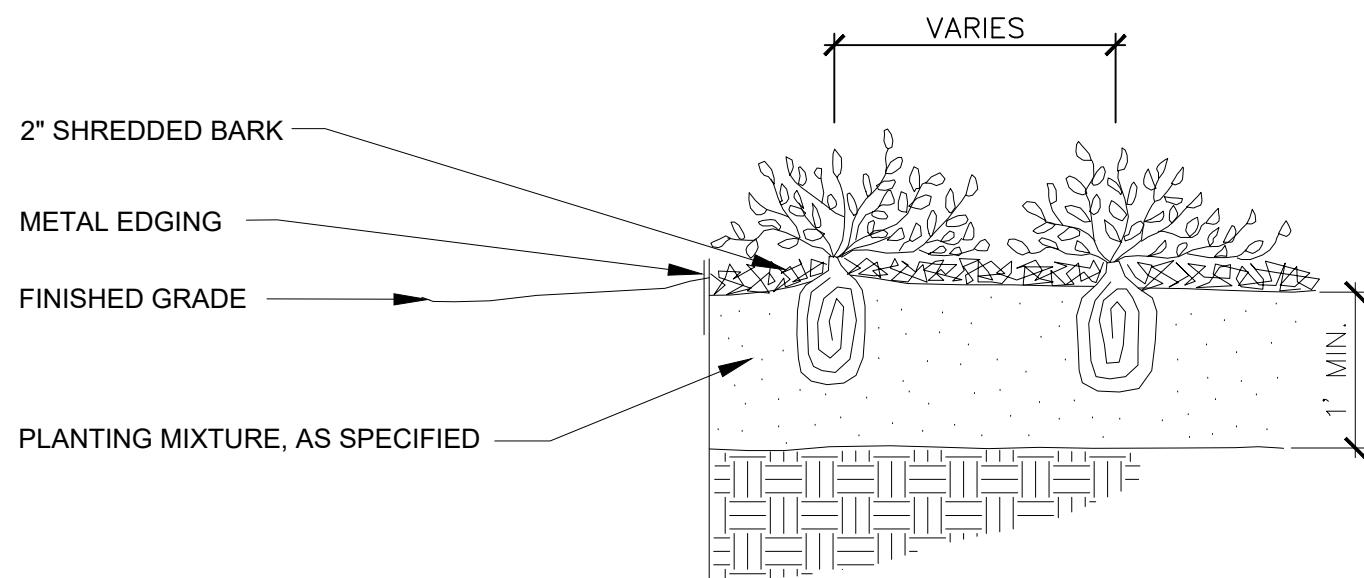
TREE STAKING DETAIL

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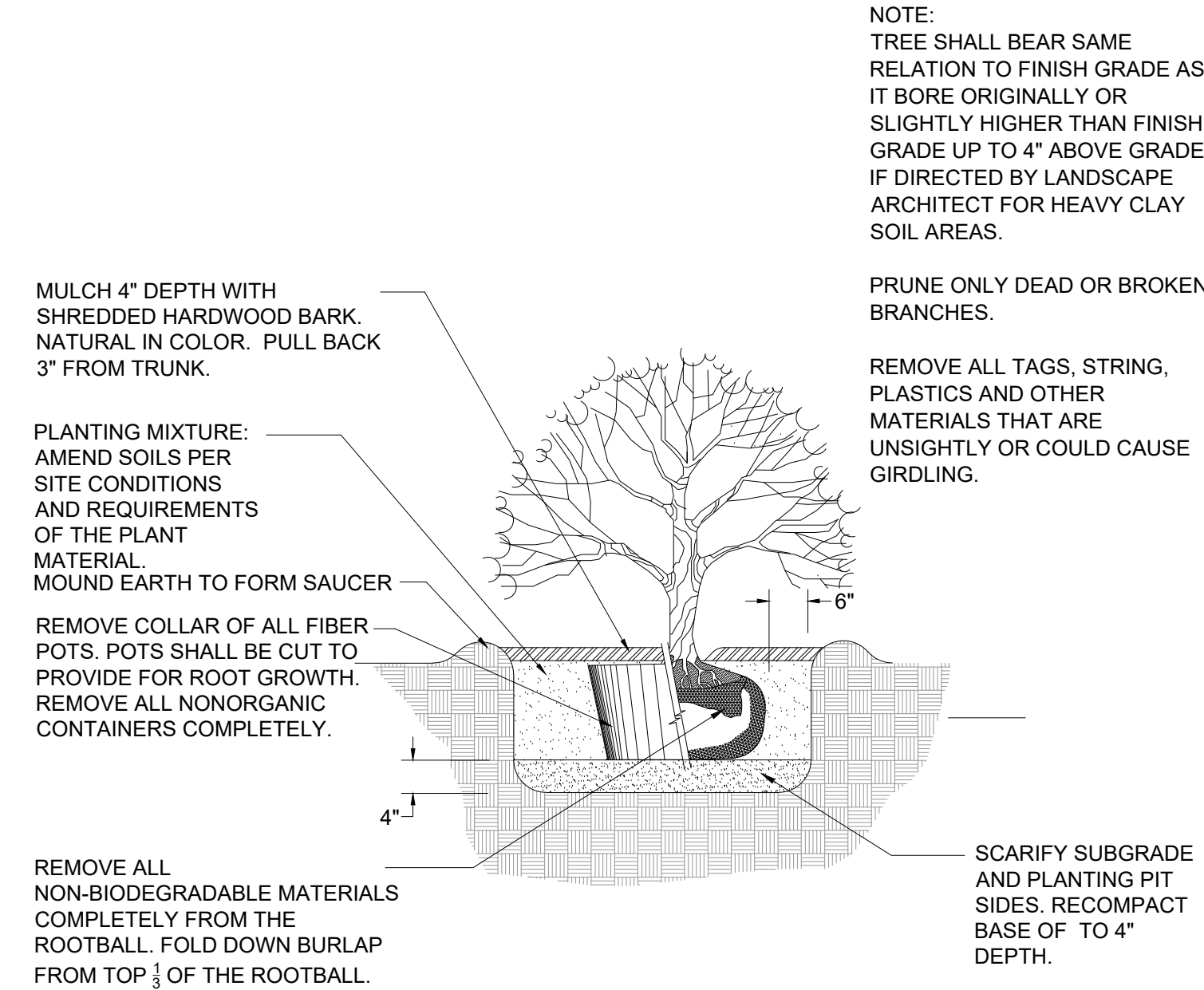
EVERGREEN TREE PLANTING DETAIL

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PERENNIAL PLANTING DETAIL

Not to scale



SHRUB PLANTING DETAIL

NOT TO SCALE

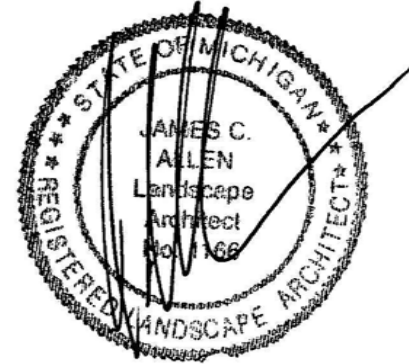
LANDSCAPE NOTES

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following Township approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 peat, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The 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 and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- All lawn and landscaped areas shall be provided with an underground automatic sprinkler system.
- Sod shall be two year old "Baron/Cheriadelpi" Kentucky Blue Grass grown in a sod nursery on loam soil.
- All Disturbed Areas to Receive 4" of Topsoil. Planting Beds to Receive 4" of Shredded Hardwood Mulch.

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.

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:

Review
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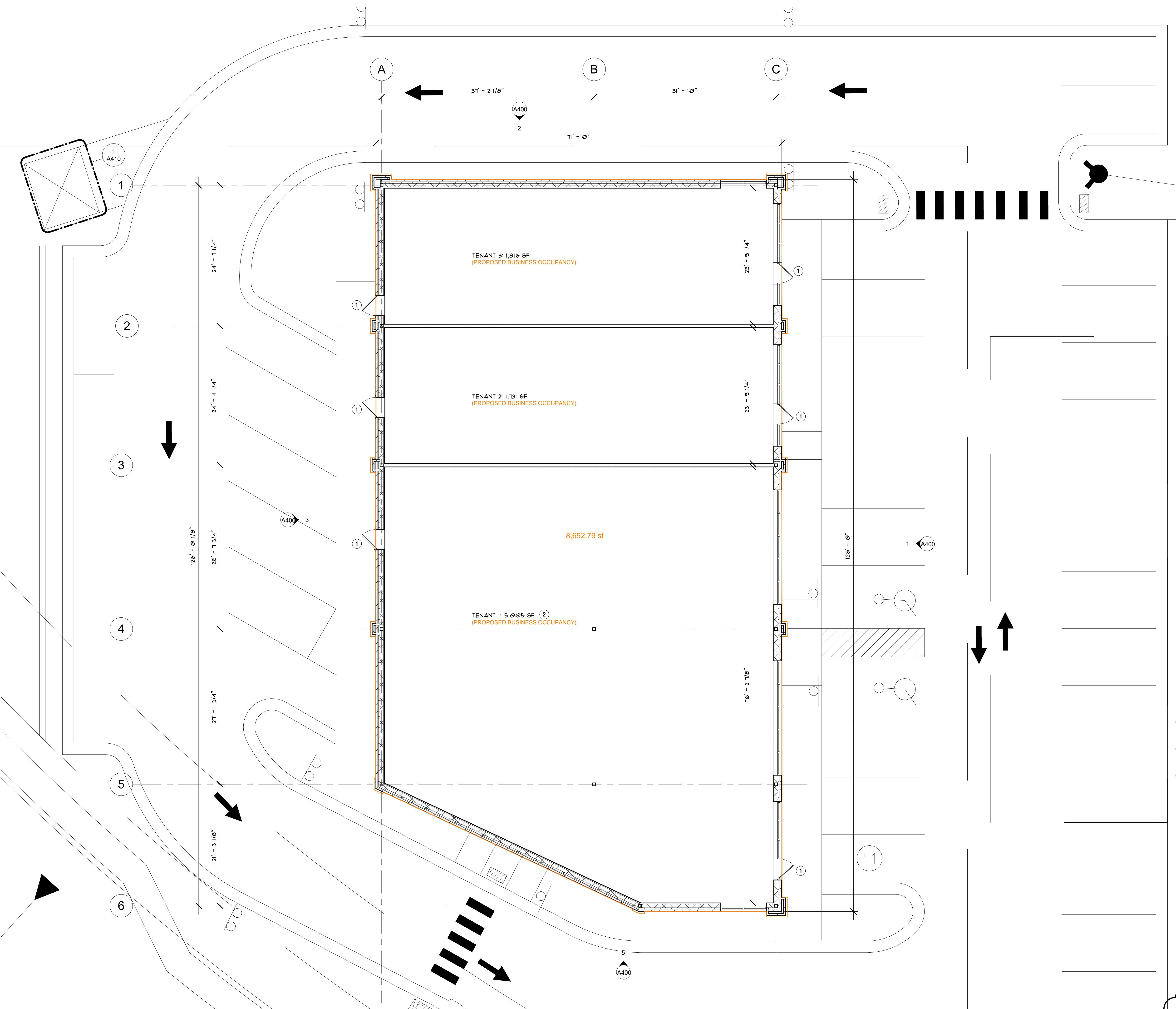
Drawn By:

jca

Checked By:

jca

Sheet No.



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 RHFD 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 A117.1-2009)
2015 MICHIGAN BUILDING CODE, CHAPTER 11 / ASHRAE 90.1-2013

OCCUPANCY CLASSIFICATION

B - BUSINESS

REQUIRED SEPARATION OF OCCUPANCIES (TABLE 502.4)

1-HOUR (NOT SPRINKLED)

CONSTRUCTION TYPE (TABLE 601)

II-B

BUILDING AREA:

TENANT 1: 5,005 SF
TENANT 2: 1,131 SF
TENANT 3: 1,816 SF
TOTAL: 8,552 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 / 8,552 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		SITE PLAN APPROVAL
11-14-2024		SITE PLAN RESPONSE
01-07-2025		SITE PLAN RESPONSE



Drawn By: APT
Checked By: BSG

OVERALL FLOOR PLAN

Project Number

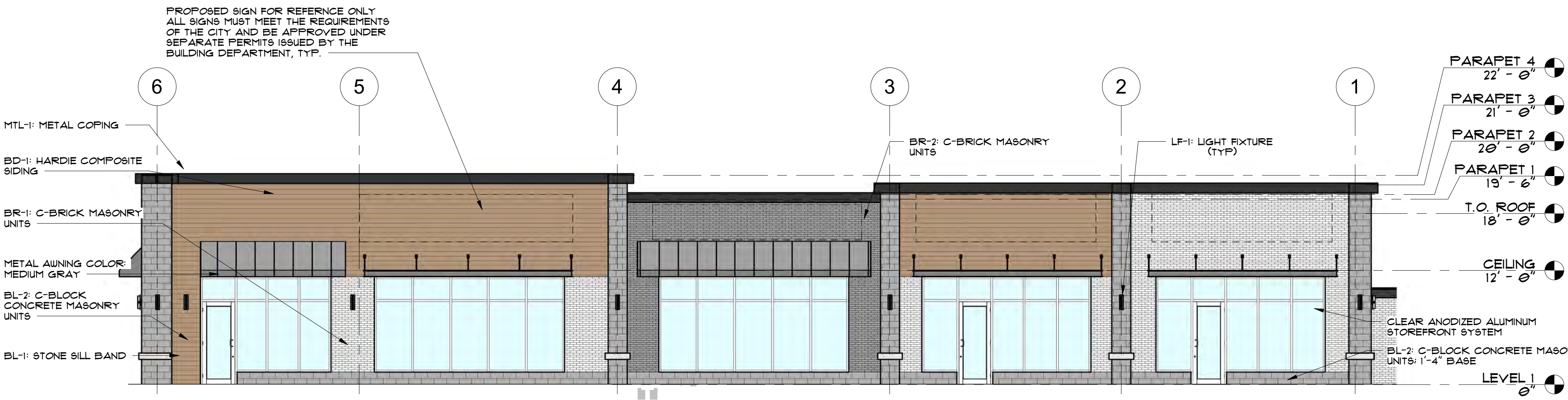
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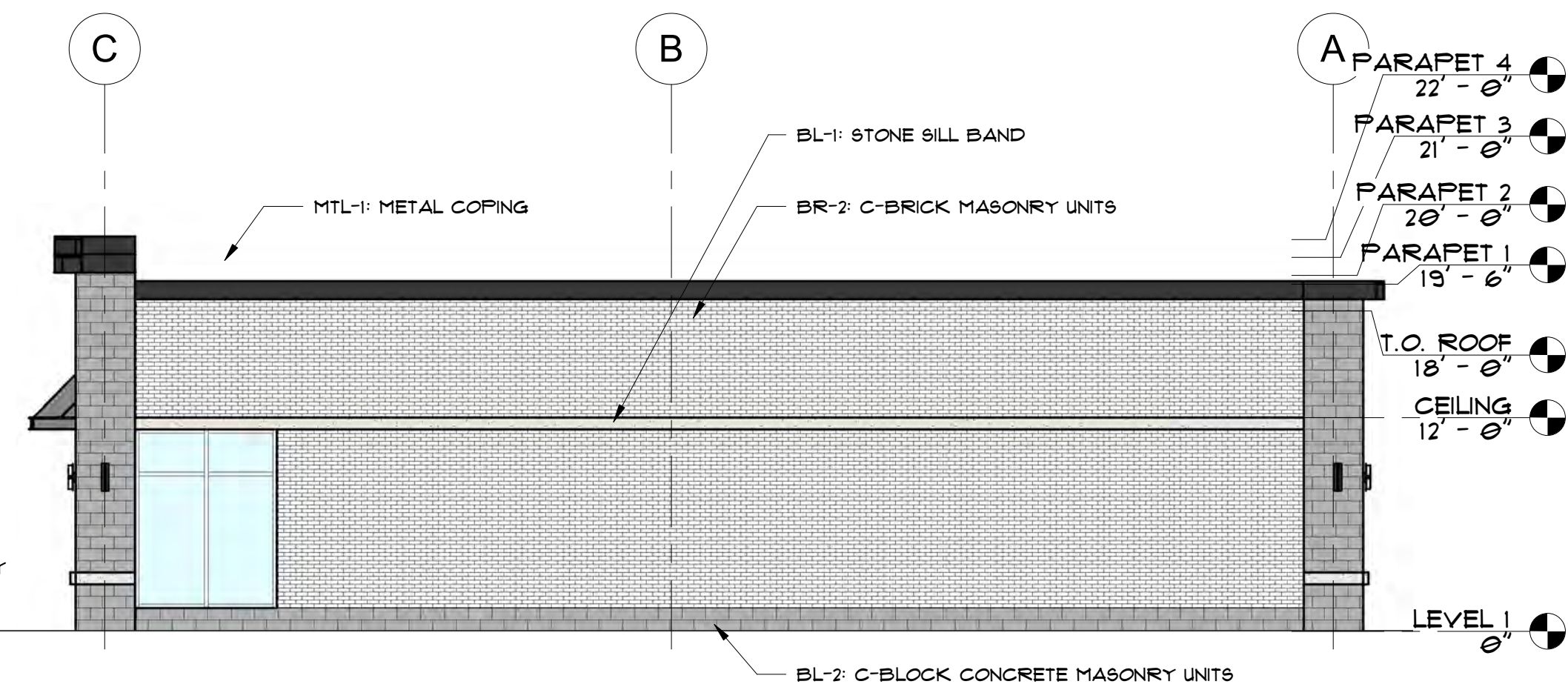
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1/10/2025 11:14:46 AM

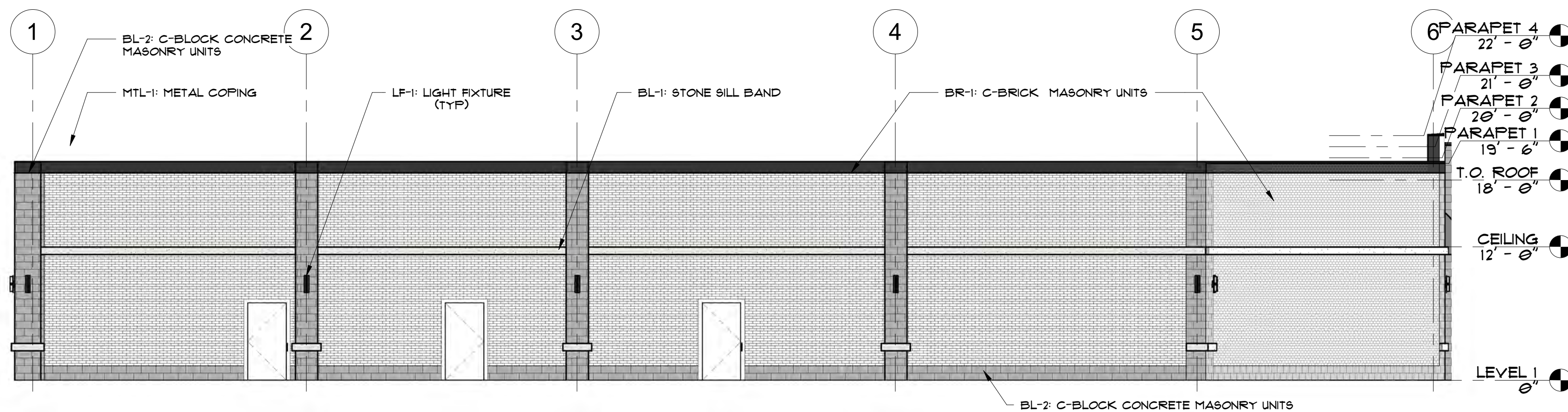
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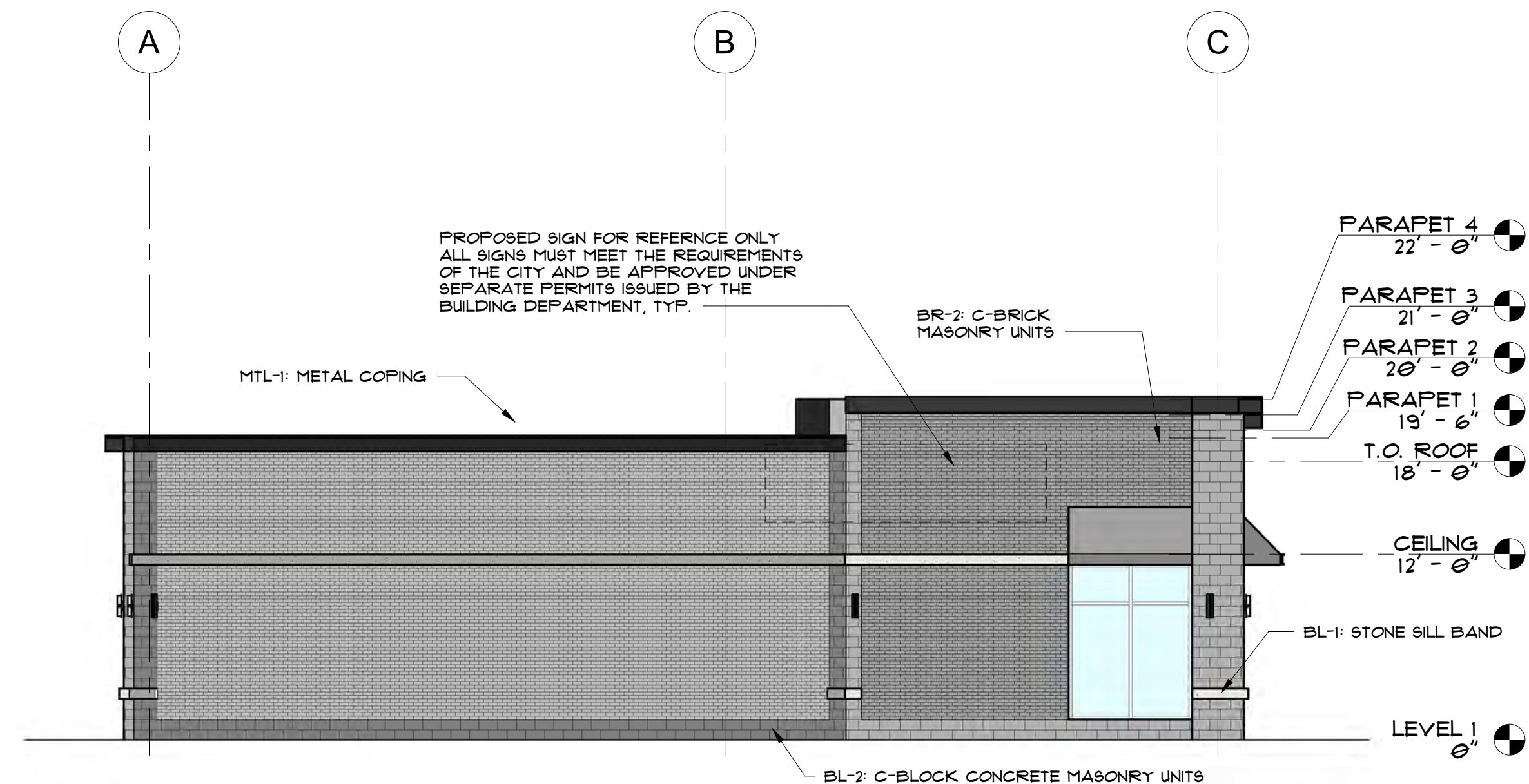
1 East (Front) Elevation
1/8" = 1'-0"



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

Drawing Title
EXTERIOR ELEVATIONS

Project Number

23-393

Drawing Number

A400

1/10/2025 11:14:50 AM



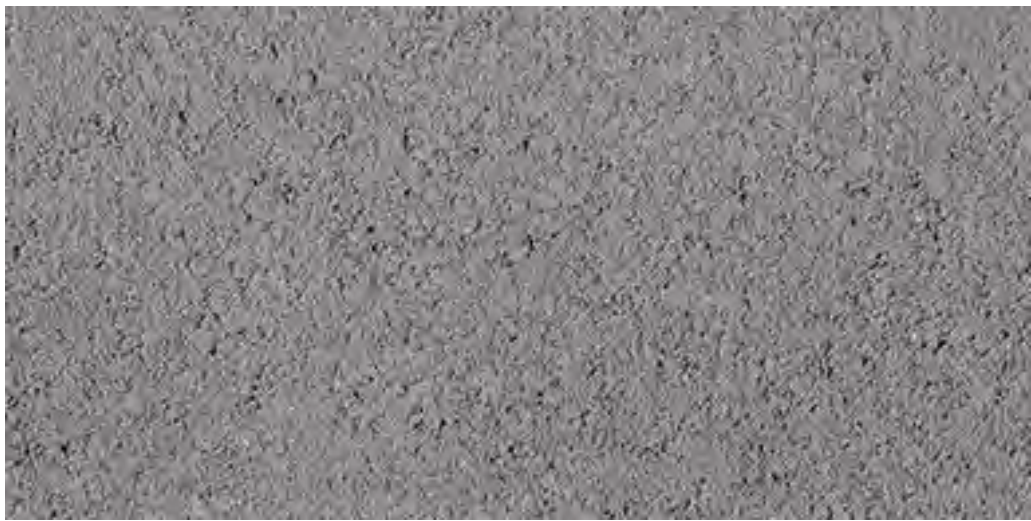
BR-1 - C BRICK COLOR - CREAM



BR-2 - C BRICK COLOR - DARK GREY



BL-1 - C BLOCK BAND COLOR - CREAM



BL-2 - C BLOCK 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

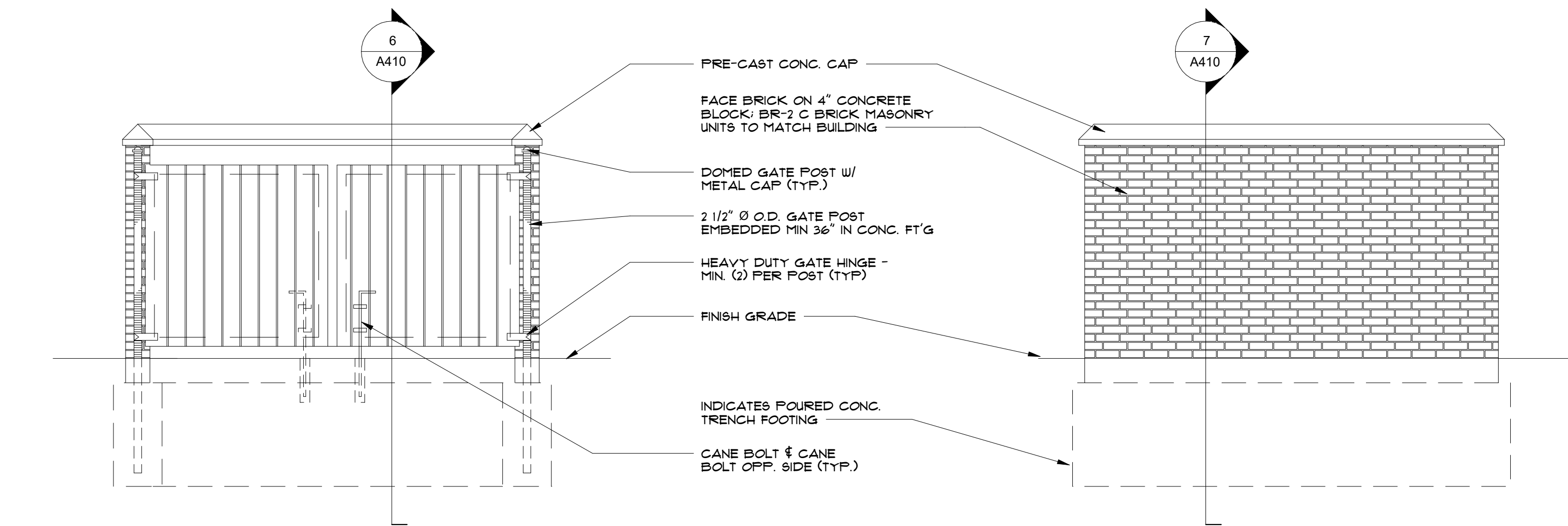


Drawn By: APT
Checked By: BSG

EXTERIOR FACADE MATERIALS

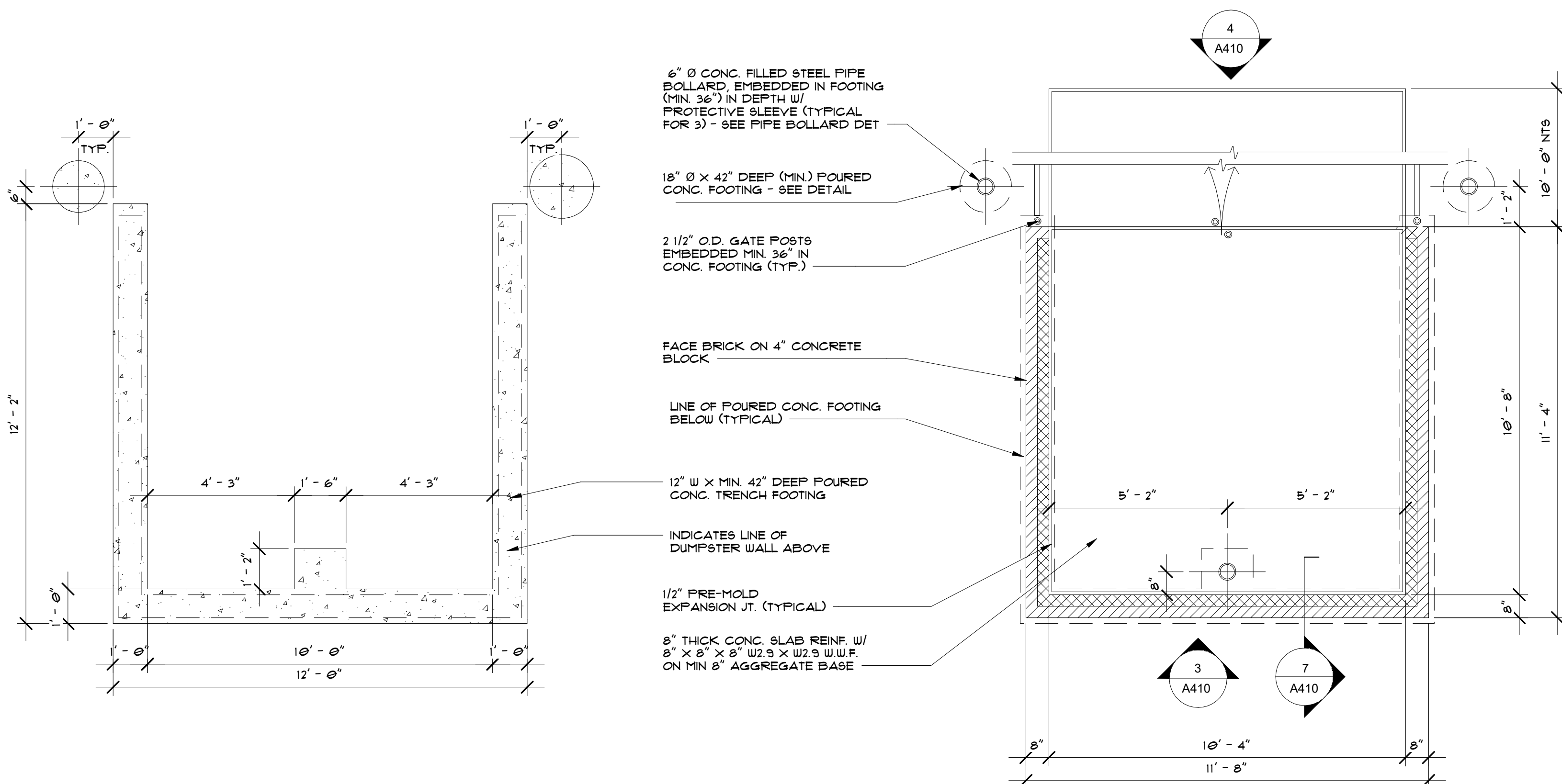
Project Number
23-393
Drawing Number
A401

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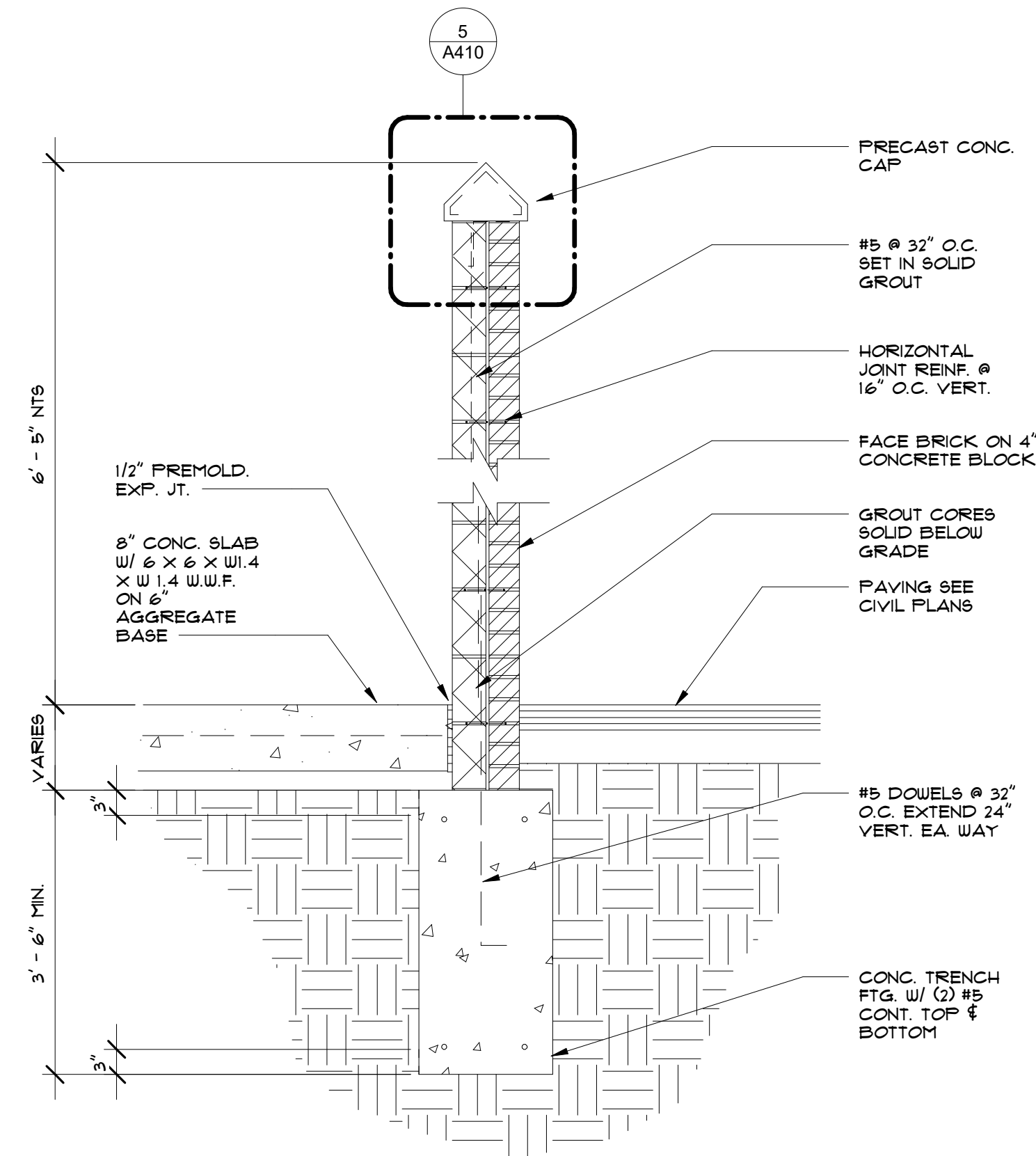
4 Dumpster Gate Elevation
A410 3/8" = 1'-0"

3 Dumpster Elevation
A410 3/8" = 1'-0"

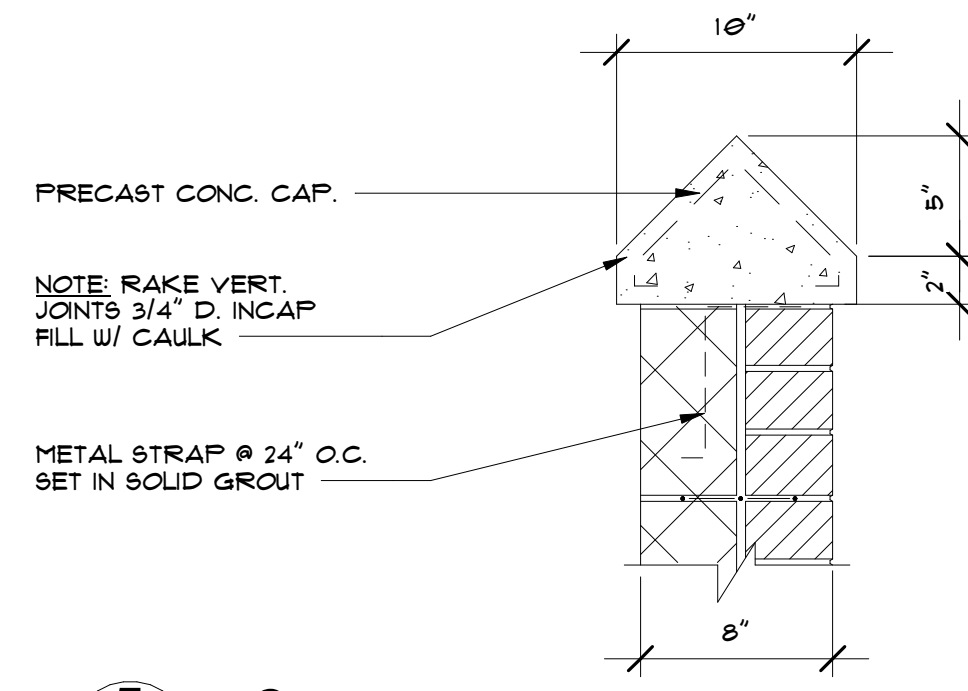


2 Dumpster Foundation Plan
A410 3/8" = 1'-0"

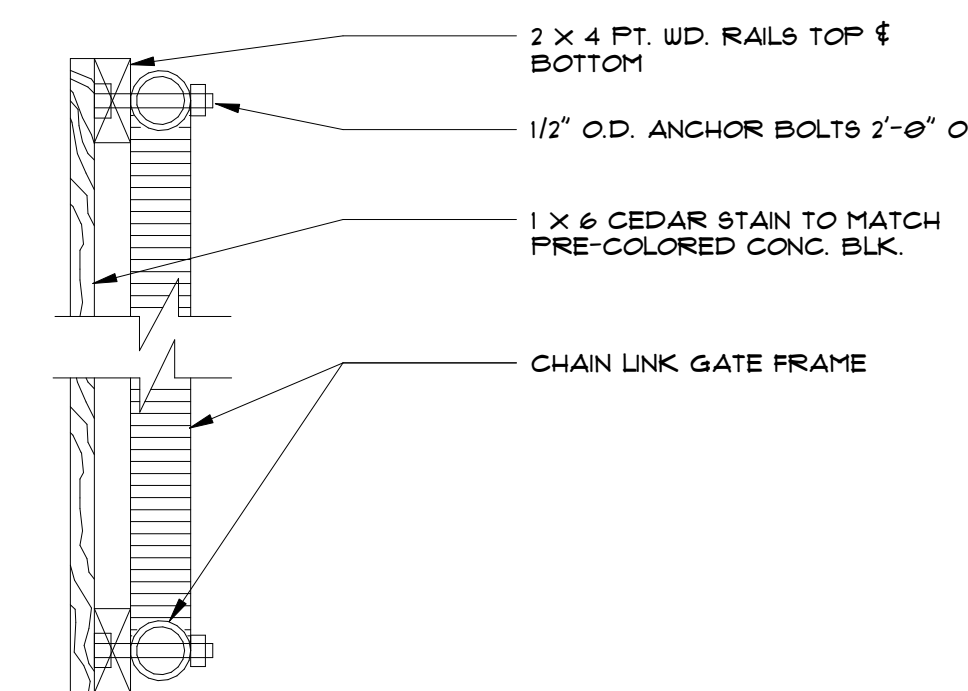
1 Dumpster Plan
A410 3/8" = 1'-0"



7 Section Thru Dumpster Screenwall
A410 3/4" = 1'-0"



5 Cap
A410 1 1/2" = 1'-0"

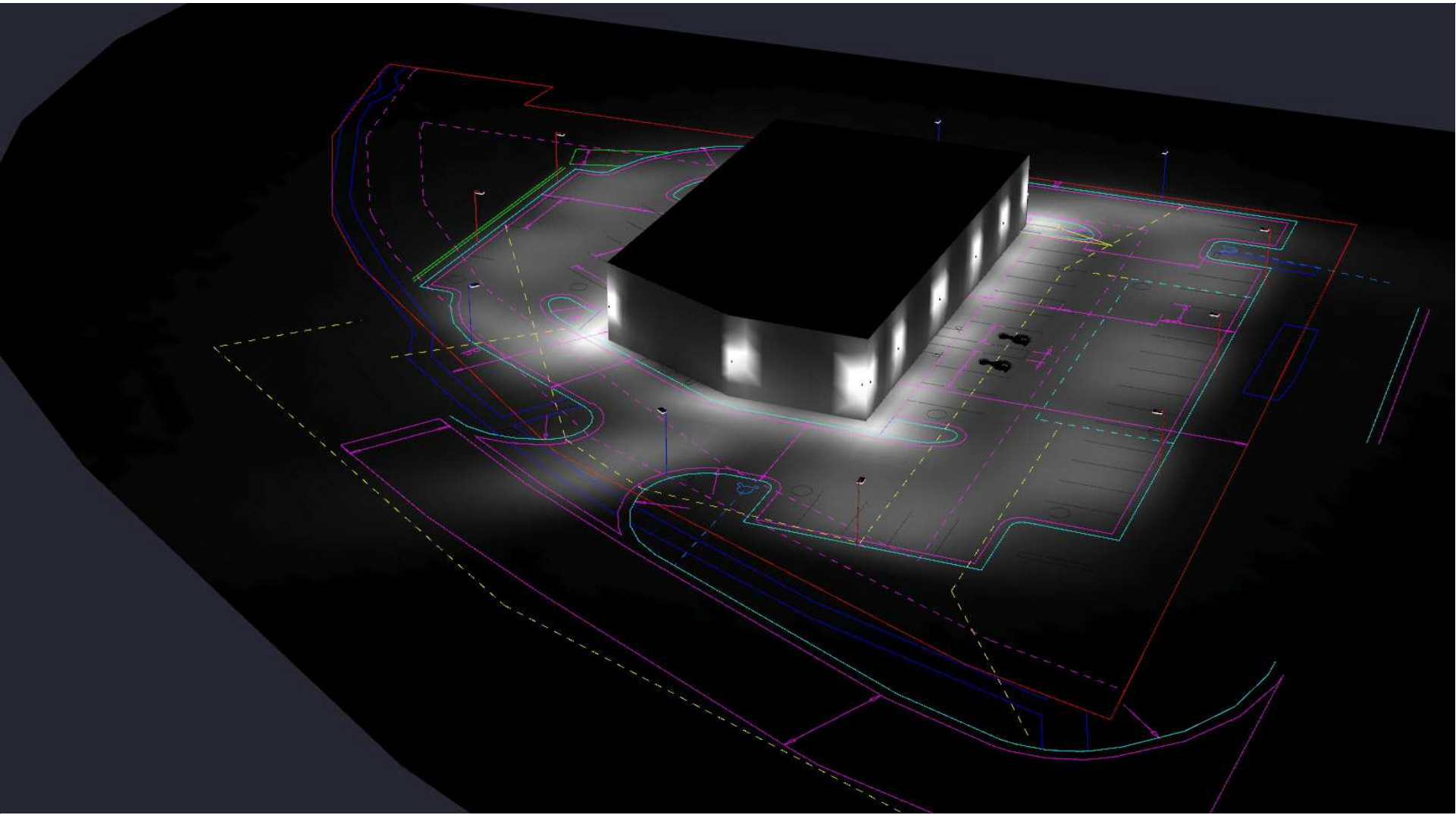
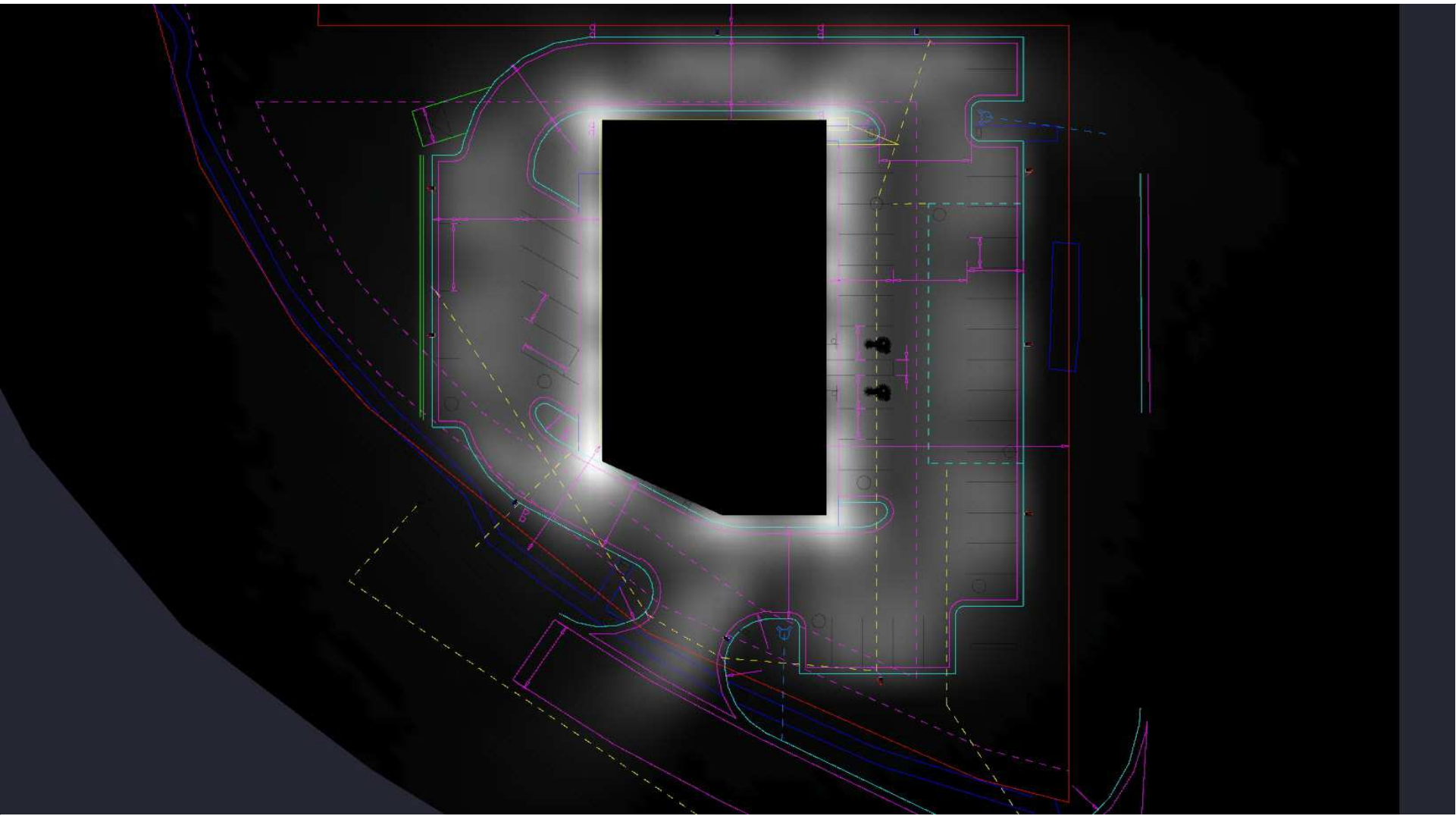
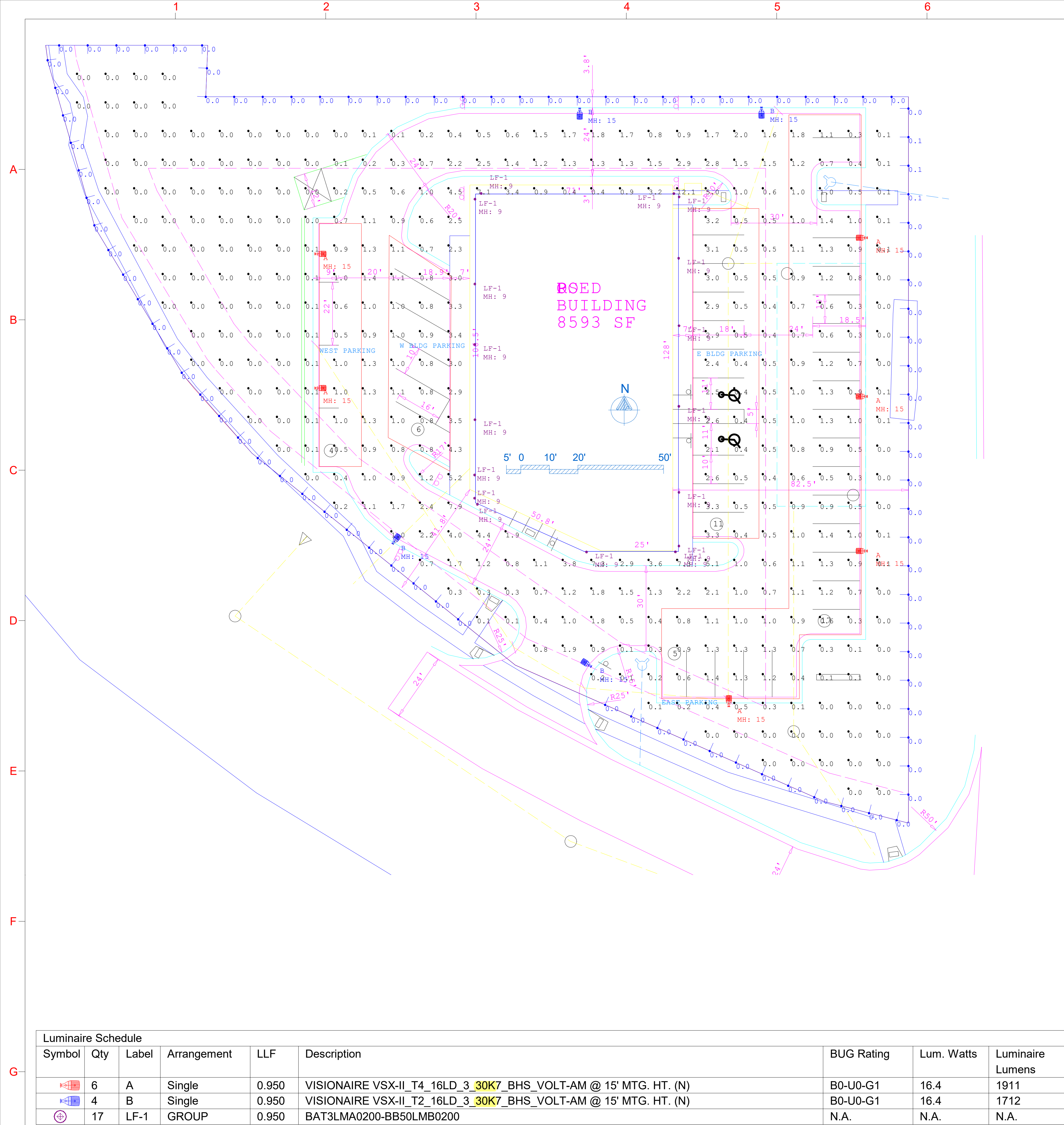


6 Section Thru Dumpster Gate
A410 1 1/2" = 1'-0"

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

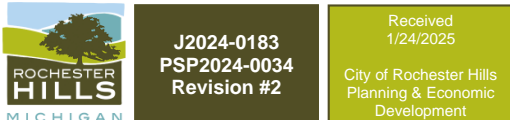


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GRID @ GRADE	Illuminance	Fc	0.92	12.1	0.0	N.A.	N.A.
PROPERTY LINE @ 5 FT AFG	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
E BLDG PARKING	Illuminance	Fc	1.64	3.3	0.4	4.10	8.25
EAST PARKING	Illuminance	Fc	0.91	1.8	0.3	3.03	6.00
W BLDG 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

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.

DISCLAIMER
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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www.visionairelighting.com
Phone: (310) 512-6480 Fax: (310) 512-6486
19645 Rancho Way-Rancho Dominguez, CA. 90220
POINT-BY-POINT CALCULATION
Illuminance at Grade (Footcandles), unless otherwise specified.



VSX-II LED Specifications



*Universal Arm Mount (UAM) Version Shown.

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 capless 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.

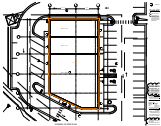
Ordering Information

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 PCR-208 PCR-240	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-277 PCR-347 PCR-480 Enduser & Recessed	WSC-20 Motion Sensor 9-20' Mounting Height	ROT-R Rotated Optics Right Side
	T3R Type 3 Round	48LD	7 700mA	50K7 4000K & 7000K	5 480V		GY Grey			
	T3W Type 3 Wide		10 1050mA			UAM Universal Arm W/ Terminal Block Mount (Retrofit)	SBK Smooth Black	PER 5PINPER 7PINPER 3, 5, or 7 Pin Photo Mounting Height The PCC option will require a minimum height of 10' to clear the obstacle.	WSC-40 Motion Sensor 2'-40' Mounting Height The PCC option will require a minimum height of 10' to clear the obstacle.	ROT-L Rotated Optics Left Side
	T4A Type 4 Automotive		12 1200mA			MAF Mast Arm Filter	WH White			CLS Backside cutoff shield Used to be combined with BMA
	T4W Type 4 Wide					KM Knuckle Mount	SWH Smooth White			RCLS Right side cutoff shield Used to be combined with BMA
	T5 Type 5					WM Wall Mount *Requires BAWP	GP Graphite	DIM 0-10v Dimming Driver	UMAP Universal Mast arm filter	LCLS Left side cutoff shield Use to be used with BMA
	T5W Type 5 Wide					AWM Adjustable Wall Mount	GY Grey	RPP-3" RPP-4" RPP-5" Round Pole Adjustable Louver Light Shield	ECLS Egg Crate Louver Shield	
	FN Flood Narrow					*Round Pole Plate Adapters (RPP) are to be ordered separately	SL Silver Metallic			BHS House shield
	FM Flood Medium					*BAWP to be ordered separately	ZFP Zinc-Free Primer Coat	BAWP Cast Wall Plate		
							CC Custom Color	BD Barn Door Shield		

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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 I 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 I.F. 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 I.F. 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)	Subject: Contractor Author: C.McLeod Date: 2/5/2025 1:26:52 PM Status:	3 Trees (\$334 x 3 = \$1,002)
k of Curb and Excluding Sidewalks. t:		
3 Trees. Remaining 9 Trees Paid into Tree Fund (1)		
0 Trees 429 I.F. 12.3 Trees (429 / 35) 3 Trees. Remaining 9 Trees Paid into Tree Fund 7.1 Trees (429 / 50) 0 Trees	Subject: Contractor Author: C.McLeod Date: 2/5/2025 1:50:23 PM Status:	3 Trees. Remaining 9 Trees Paid into Tree Fund
117		
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

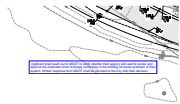
Subject: Contractor
Author: C.McLeod
Date: 2/5/2025 1:59:25 PM
Status: 30K

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
8 Trees (170 / 35)
Trees (5 Planted Along North Property)
14 LF
8 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

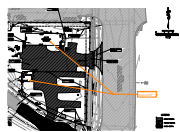
\$53,282 for landscape bond to be provided plus inspection fees (1)

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)

	Subject: Building Department Author: Mark Artinian Date: 2/3/2025 12:01:16 PM Status:	(PROPOSED BUSINESS OCCUPANCY)
	Subject: Building Department Author: Mark Artinian Date: 2/3/2025 12:01:45 PM Status:	(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)
-----------	---------

<div>Assessing</div> <div>Yes</div>	<div>Subject: Planning Department</div> <div>Author: C.McLeod</div> <div>Date: 2/5/2025 4:05:51 PM</div> <div>Status:</div>	Assessing	Yes
-------------------------------------	---	-----------	-----

BP (1)

	<div>Subject: Group</div> <div>Author: C.McLeod</div> <div>Date: 2/5/2025 2:20:03 PM</div> <div>Status:</div>	BP
---	---	----

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

	<div>Subject: Planning Department</div> <div>Author: C.McLeod</div> <div>Date: 2/5/2025 1:47:40 PM</div> <div>Status:</div>	Buffer D requires wall. Planning Commission modification required for fence in lieu of wall.
---	---	--

City of Rochester Hills Planning & Economic Development (1)

	<div>Subject: Group</div> <div>Author: macdonaldj</div> <div>Date: 1/24/2025 11:43:42 AM</div> <div>Status:</div>	City of Rochester Hills Planning & Economic Development
---	---	---

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

	<div>Subject: Planning Department</div> <div>Author: C.McLeod</div> <div>Date: 2/5/2025 2:01:37 PM</div> <div>Status:</div>	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)

<div>Overhead Lines East Along Rochester Road and Across the Western and Northern Portions of the Site</div> <div>Loading Area Statement:</div> <div>Planned Loading Area: 100' x 100' (10,000 sq ft)</div> <div>Screen Loading Area: 100' x 100' (10,000 sq ft)</div> <div>Ground Mounted Utilities:</div> <div>Ground Mounted Utilities will be screened with Evergreen Plant Material Equal to Cabinet Height</div> <div>Plant List</div> <div>SPIN 07 Botanical Name</div> <div>Planting L&S Seed Trees</div>	<div>Subject: Contractor</div> <div>Author: C.McLeod</div> <div>Date: 2/5/2025 1:57:05 PM</div> <div>Status:</div>	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)

	<div>Subject: Planning Department</div> <div>Author: C.McLeod</div> <div>Date: 2/5/2025 1:54:17 PM</div> <div>Status:</div>	Irrigation plan to be provided as part of conditions review (if approved)
---	---	---

LB (1)

	<div>Subject: Group</div> <div>Author: C.McLeod</div> <div>Date: 2/5/2025 1:55:45 PM</div> <div>Status:</div>	LB
---	---	----

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)



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

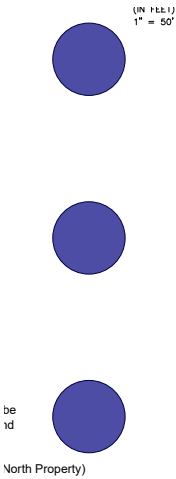
Pay \$1,002 into City Tree Fund + additional funds if landscape modifications are approved. (1)



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)



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

PCM



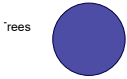
Subject: Group
Author: C.McLeod
Date: 2/5/2025 1:47:44 PM
Status:

PCM



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

PCM



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

PCM



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)

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 Pk)
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



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

Received
1/24/2025







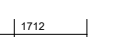

City of Rochester Hills Planning & Economic
Development



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
	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
	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

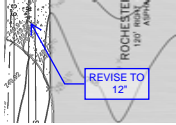
Remaining 1 Tree Cannot be (1)

170 I.F. 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 I.F. 7.3 Trees (254 / 35) 1 Tree. Remaining 6 Trees Paid into Tree Fund 4.2 Trees (254 / 60) 0 Trees 429 I.F.	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"

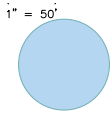
Seal & Signature needed on second page, but otherwise looks great! (1)

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 Results in the
Removal of Landscapes, as Shown on this Plan, it

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)

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

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 Bucholz.S@rochesterhills.org Yes

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:



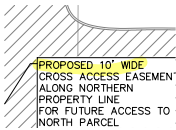
Subject: Group
Author: C.McLeod
Date: 2/5/2025 1:27:10 PM
Status:

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

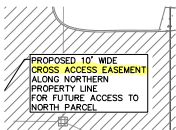


Subject: Group
Author: C.McLeod
Date: 2/5/2025 2:20:12 PM
Status:

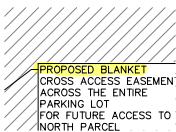
Subject: Planning Department
Author: C.McLeod
Date: 2/5/2025 4:05:16 PM
Status:



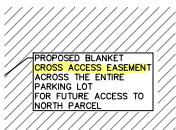
Subject: Contractor
Author: C.McLeod
Date: 2/5/2025 1:29:08 PM
Status:



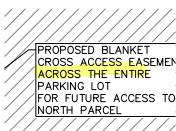
Subject: Contractor
Author: C.McLeod
Date: 2/5/2025 1:29:10 PM
Status:



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 BLANK
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:

\$	2,500.00
\$	25,000.00
\$	53,282.00

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