ROCHESTER HILLS MICHIGAN

J2024-0393
PSP2024-0039
Revision #2
Received 3/25-2025

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:04/01/2025
Fire	Lt. Walter Murphy 248-841-2712 MurphyW@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

SP — Final wetland size to be determined by survey of wetland delineating markers. If surveyed area totals more than 2 acres, additional reviews may be necessary pursuant to Ordinance.

LB — $6,550 for landscaping, $2,700 for irrigation.

LIP

BP

PCM

TRP — 25 trees ($8,350) to be paid into the City Tree Fund

ADM

Next Steps: Schedule for the next available Planning Commission agenda

SITE PLAN

AUBURN ROAD 3600, LLC

SITE ADDRESS: 3600 AUBURN RD.

PART OF THE S.W. 1/4 SECTION 30, T.3N., R.11E.,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTION:

A PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, T.3N., R.11E., CITY OF ROCHESTER HILLS, MICHIGAN, OAKLAND COUNTY MORE PARTICULARLY DESCRIBED AS: COMMENCING AT SOUTHWEST CORNER OF SAID SECTION 30, N.89°08'46"E., 1424.78 FT. ALONG THE SOUTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF AUBURN ROAD TO THE POINT OF BEGINNING; THENCE CONTINUING N.89°08'46"E., 457.22 FT. ALONG THE SOUTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF AUBURN ROAD TO THE S.W. CORNER OF ROCHESTER HILLS CORPORATE CENTER SUBDIVISION AS RECORDED IN L.193 OF PLATS, P.32–35, OAKLAND COUNTY RECORDS; THENCE N.02°56'39"W., 793.89 FT.; THENCE S.89°06'28"W., 393.53 FT.; THENCE S.02°56'39"E., 240.00 FT.; THENCE S.89°06'28"W., 156.68 FT.; THENCE S.02°56'39"E., 460.53 FT. ALONG THE EAST LINE OF WHEATON & WORRALL'S AVON HILLS ESTATES NO. 1, AS RECORDED IN L.40 OF PLATS, P.31, OAKLAND COUNTY RECORDS AND THE CENTERLINE OF YORK RD. (60 FT. WIDE); THENCE S46°53'37"E., 133.90 FT. TO THE POINT OF BEGINNING. CONTAINING 394,522.81 S.F. OR 9.057 AC. OF LAND MORE OR LESS. TOGETHER WITH THE RIGHTS OF THE PUBLIC OVER YORK RD. AND AUBURN RD. ALL OF THE ABOVE BEING SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT–OF–WAYS OF RECORD, IF ANY.

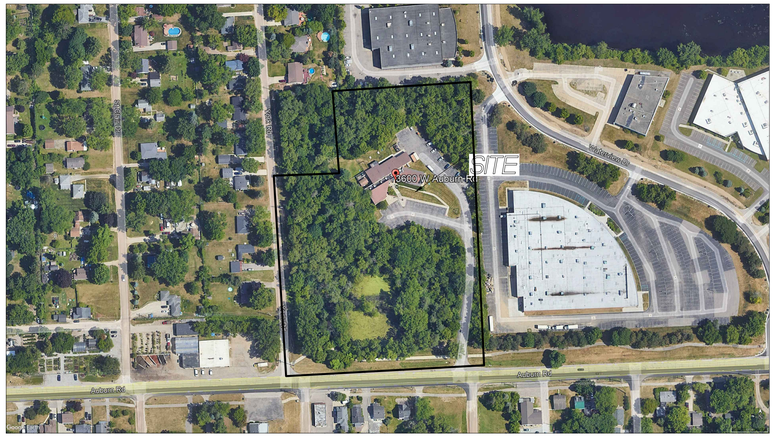
COMMONLY KNOWN AS: 3600 AUBURN RD., ROCHESTER HILLS, MI 48307; PARCEL ID#15–30–376–032

OWNER:

AUBURN ROAD 3600, LLC
215 MONTMORENCY ROAD
(248) 875-3531
ATTN: MAX NIEDZWIECKI

OVERALL LOCATION MAP:

DETAIL LOCATION MAP:



SHEET INDEX:

Maintenance. The owner, tenant, occupant or person responsible for any property which was the subject of an approved site plan shall maintain the property and the improvements thereon in accordance with the approved site plan or an approved amendment thereof. This responsibility shall include the duty to maintain in a condition substantially similar as approved, including the duty to replace, if necessary, all improvements such as, but not by way of limitation, all greenbelts, planting, walls, fences, paving, trash receptacles, handicapped parking areas, etc.

REICHERT SURVEYING INC.
P 248.651.0592
Mail@ReichertSurveying.com
140 Flumerfelt Lane
Rochester, MI 48306

STATE OF MICHIGAN
BRADLEY GEORGE REICHERT
LICENSE NO. 4001055823
LICENSED PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION	By
1	1/17/25	REV. PER CITY	BGR
2	1/30/25	REMOVE SIDEWALK PER CITY	BGR
3	3/20/25	REV. PER CITY REVIEW	BGR
4	3/25/25	ADD WETLANDS	BGR

SCALE: N.T.S.	DRAWN: B.G.R.
DATE: 11/18/24	CHECK: G.H.R.
JOB # 23-140	SHEET: COVER

The applicant will need to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process.

COVER SHEET

CITY FILE #24-0393 SECTION 30

SITE SURVEY

LEGAL DESCRIPTION:

A PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, T.3N., R.11E., CITY OF ROCHESTER HILLS, MICHIGAN, OAKLAND COUNTY MORE PARTICULARLY DESCRIBED AS: COMMENCING AT SOUTHWEST CORNER OF SAID SECTION 30, N.89°08'46"E., 1424.78 FT. ALONG THE SOUTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF AUBURN ROAD TO THE POINT OF BEGINNING; THENCE CONTINUING N.89°08'46"E., 457.22 FT. ALONG THE SOUTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF AUBURN ROAD TO THE S.W. CORNER OF ROCHESTER HILLS CORPORATE CENTER SUBDIVISION AS RECORDED IN L.193 OF PLATS, P.32–35, OAKLAND COUNTY RECORDS; THENCE N.02°56'39"W., 793.89 FT.; THENCE S.89°06'28"W., 393.53 FT.; THENCE S.02°56'39"E., 240.00 FT.; THENCE S.89°06'28"W., 156.68 FT.; THENCE S.02°56'39"E., 460.53 FT. ALONG THE EAST LINE OF WHEATON & WORRALL'S AVON HILLS ESTATES NO. 1, AS RECORDED IN L.40 OF PLATS, P.31, OAKLAND COUNTY RECORDS AND THE CENTERLINE OF YORK RD. (60 FT. WIDE); THENCE S46°53'37"E., 133.90 FT. TO THE POINT OF BEGINNING. CONTAINING 394,522.81 S.F. OR 9.057 AC. OF LAND MORE OR LESS. TOGETHER WITH THE RIGHTS OF THE PUBLIC OVER YORK RD. AND AUBURN RD. ALL OF THE ABOVE BEING SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT–OF–WAYS OF RECORD, IF ANY.

COMMONLY KNOWN AS: 3600 AUBURN RD., ROCHESTER HILLS, MI 48307
PARCEL ID#15-30-376-032

BENCHMARK:

BM #1: EAST SIDE OF CONCRETE BASE ON LIGHT POLE LOCATED ON THE WEST SIDE OF DRIVE 240' NORTH OF ENTRANCE.
ELEVATION:862.58 NAVD88 DATUM

BM #2: MAG NAIL IN THE EAST FACE OF UTILITY POLE LOCATED ON THE EAST SIDE OF YORK RD. MIDDLE OF SITE.
ELEVATION:868.73 NAVD88 DATUM

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SCALE: 1" EQ. 40'

LEGEND:

◎	FOUND IRON
◉	SET IRON
R	RECORD DISTANCE
M	MEASURED DISTANCE
▨	EXISTING GRAVEL
■	EXISTING BUILDING
▨	EXISTING CONCRETE
▢	EXISTING ASPHALT
— — —	EXISTING STORM SEWER
—SS—	EXISTING SANITARY SEWER
—W—	EXISTING WATERMAIN
—OHW—	EXISTING OVERHEAD WIRES
—x—x—	EXISTING FENCE
	EXISTING UTILITY POLE
WSO	EXISTING WATER SHUT OFF
GV	EXISTING GATE VALVE
HYD	EXISTING HYDRANT
Ⓦ	EXISTING WELL
GSO	EXISTING GAS SHUT OFF
Ⓢ	EXISTING SANITARY STRUCTURE
Ⓓ	EXISTING STORM STRUCTURE
DS	EXISTING DOWN SPOUT
⊠	EXISTING UTILITY PEDESTAL
x 655.00	EXISTING GRADE

REICHERT
SURVEYING INC.
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SITE SURVEY

A PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, T.3N., R.11E., CITY OF ROCHESTER HILLS, MICHIGAN, OAKLAND COUNTY, MICHIGAN
COMMONLY KNOWN AS: 3600 AUBURN RD., ROCHESTER HILLS, MI 48307; PARCEL ID#15-30-376-032

PREPARED FOR:
AUBURN ROAD 3600 LLC
215 MONTMORENCY RD.
ROCHESTER HILLS, MI 48307
(248) 875-3531

SEAL:
BRADLEY GEORGE REICHERT
LICENSE NO. 4001055923
Bradley G. Reichert

NO.	DATE	DESCRIPTION	BY
1	3/20/25	REV. PER CITY	BGR
2	3/25/25	ADD WETLANDS	BGR

SCALE: 1"=40'	DRAWN: B.G.R.
DATE: 11/18/24	CHECK: G.H.R.
JOB # 23-140	SHEET: SURVEY

J2024-0393
PSP2024-0039
Revision #2

Received
3/25/2025

City of Rochester Hills
Planning & Economic
Development

CITY FILE #24-0393 SECTION 30

SITE & GRADING PLAN

STORM CALCULATION:

EX. BUILDING TO REMAIN UNAFFECTED; NEW ADDITION, 4,763.2 S.F. PARKING LOT IMPROVEMENT

Ex. Development Area Rational Coefficient		
	ft^2	Acres
Total Impervious Area	52,214.5	1.20
$C_{impervious}$		0.95
Total Pervious Area	342,308.3	7.86
$C_{pervious}$		0.35
Total Used Area	394,522.8	**9.06**
C_w		**0.43**

Pr. Development Area Rational Coefficient		
	ft^2	Acres
Total Impervious Area	62,129.8	1.43
$C_{impervious}$		0.95
Total Pervious Area	332,393.0	7.63
$C_{pervious}$		0.35
Total Used Area	394,522.8	**9.06**
C_w		**0.44**

SANITARY BASIS OF DESIGN

EX. BUILDING TO REMAIN UNAFFECTED; NEW ADDITION TO BE STORAGE/WAREHOUSE AREA.

SITE NOTES:

ALL BUILDING MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW WITH APPROPRIATE ARCHITECTURAL TREATMENT.

ALL GROUND MOUNTED UTILITIES SHALL BE FULLY SCREENED FROM VIEW.

ALL EXTERIOR LIGHTING IN NON-RESIDENTIAL DISTRICTS SHALL INCORPORATE AUTOMATIC TIMERS AND SHALL BE TURNED OFF BETWEEN THE HOURS OF MIDNIGHT AND SUNRISE, EXCEPT FOR LIGHTING NECESSARY FOR SECURITY PURPOSES OR ACCESSORY TO A USE THAT CONTINUES AFTER MIDNIGHT.

BENCHMARK:

BM #1: EAST SIDE OF CONCRETE BASE ON LIGHT POLE LOCATED ON THE WEST SIDE OF DRIVE 240' NORTH OF ENTRANCE. ELEVATION:862.58 NAVD88 DATUM

BM #2: MAG NAIL IN THE EAST FACE OF UTILITY POLE LOCATED ON THE EAST SIDE OF YORK RD. MIDDLE OF SITE. ELEVATION:868.73 NAVD88 DATUM

	ESTIMATED	PAVING QUANTITY	MEASURED
1	1,500.3 SF	REMOVE ON-SITE CONC. WALK AND PATIOS	
2	6,141 SF	RESURFACE ASPHALT PARKING LOT	
3	50 LF	REMOVE CONC. CURB AND GUTTER	
4	241 LF	6" CONCRETE CURB TYPE "F2"	
5	390 SF	8" CONCRETE PAVEMENT-DUMPSTER PAD	
6	40 LF	CONCRETE DUMPSTER ENCLOSURE	
7	1,129 SF	PR. ASPHALT PARKING IMPROVEMENTS	

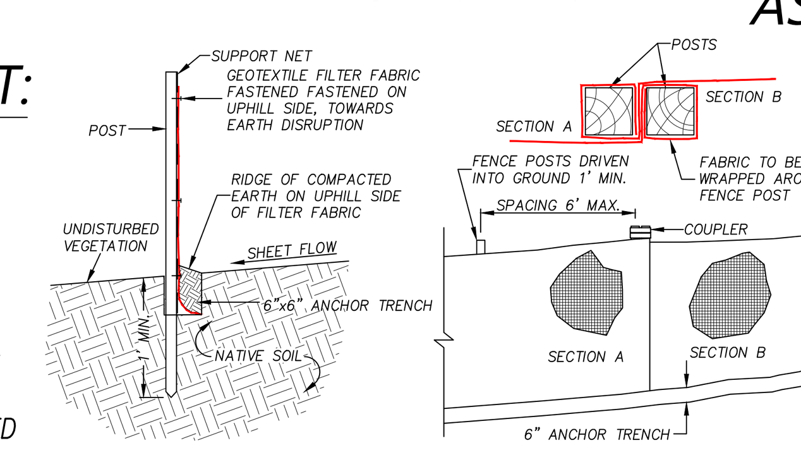
	ESTIMATED	PAVING QUANTITY	MEASURED
1	197 LF	RETAINING WALL	

PARKING COUNT:

EX. SPACES: 34 EX.
EX. SPACES ADA: 2
EX. TOTAL: 36 SPACE

REQUIRED:
PR. 4,893.2 S.F. ADDITION (STORAGE/WAREHOUSE)
4,893.2/1700= 2.87 SPACES

PROVIDED: EX. LOT RE-STRIPED
15 SPACES
4 SPACES NEW SPACES
53 TOTAL + 2 BARRIER FREE



FABRIC FILTER FENCE DETAIL
NO SCALE

SITE NOTES:

ZONING: CITY EC & R-4:
EMPLOYMENT CENTER &
ONE-FAMILY RESIDENTIAL DISTRICT

AREA & WIDTH:

E. NONRESIDENTIAL LOT REQUIREMENTS. THE MINIMUM LOT AREA AND MINIMUM LOT WIDTH SHALL BE DETERMINED BY THE USE MEETING ALL MINIMUM YARD REQUIREMENTS AND ALL OTHER REQUIREMENTS OF THIS ORDINANCE. IN CB DISTRICTS, PARCELS WITH LESS AREA OR WIDTH THAN THE MINIMUM REQUIREMENT MAY BE PERMITTED PROVIDED ALL OF THE FOLLOWING EXIST:

1. THE PARCEL IS ACCESSED THROUGH EXISTING ACCESS POINTS. ADDITIONAL ACCESS POINTS MAY ONLY BE CONSTRUCTED UPON APPROVAL BY THE PLANNING COMMISSION.
2. A COVENANT RESTRICTION PROHIBITING ADDITIONAL INGRESS/EGRESS DRIVES FROM ABUTTING PUBLIC THOROUGHFARES WITHOUT PLANNING COMMISSION APPROVAL, SHALL BE RECORDED AT OAKLAND COUNTY.
3. CROSS ACCESS EASEMENT(S) MUST BE PROVIDED TO NEIGHBORING PARCELS, IF FEASIBLE.
4. ANY PARCEL CREATED AS A RESULT OF THIS ORDINANCE SHALL NOT BE ENTITLED TO A SEPARATE FREESTANDING MONUMENT SIGN.

MAX. HEIGHT:
STORIES: 3 STORIES Q OR 42' Q

Q. INCREASED BUILDING HEIGHT. THE MAXIMUM HEIGHT FOR BUILDINGS IN THE O-1 AND EC DISTRICTS MAY EXCEED THE MAXIMUM NOTED IN SECTION 138-5.100 IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. HEIGHT MODIFICATIONS FOR PROJECTS LOCATED ON SITES WITH LESS THAN FIVE ACRES SHALL REQUIRE CONDITIONAL USE APPROVAL IN ACCORDANCE WITH THE PROCEDURES OF ARTICLE 2, CHAPTER 3 (CONDITIONAL USE APPROVAL).
2. HEIGHT MODIFICATIONS FOR PROJECTS LOCATED ON SITES WITH FIVE OR MORE ACRES OF LAND ARE SUBJECT TO PLANNING COMMISSION APPROVAL.
3. FOR THOSE BUILDINGS WITH A PITCHED ROOF, THE MAXIMUM HEIGHT MAY NOT EXCEED 55 FEET AS MEASURED TO THE MID-POINT OF THE ROOF SYSTEM.
4. ANY STRUCTURE IN THE O OR EC DISTRICT ABUTTING LAND PLANNED FOR ONE-FAMILY RESIDENTIAL LAND USES ON THE MASTER LAND USE PLAN FUTURE LAND USE MAP SHALL INCREASE THE REQUIRED YARD ABUTTING THE RESIDENTIAL DISTRICT BY TWO FEET FOR EVERY FOOT IN HEIGHT ABOVE 30 FEET AS MEASURED TO THE TOP OF THE HIGHEST BEAM FOR FLAT ROOF SYSTEMS OR TO THE MID-POINT OF PITCHED ROOFS.

MINIMUM SETBACK:
FRONT SETBACK: 25 FT.
SIDE: 25 FT.O / TOTAL: 50 FT.
REAR: 30 FT

Area Table	
Parcel #	Area
GROSS SITE	394,522.81S.F. OR 9.057 AC.
NET SITE	364,623.36S.F. OR 8.371 AC.

Area Table	
Parcel #	Area
GROSS SITE	394,522.81S.F.
EX. ASPHALT & SIDEWALKS	43,078.41S.F.
PR. BUILDING	14,029.32S.F.
EX. BUILDING	9,136.11S.F.
PR. GRAVEL ACCESS DRIVE	2,504.40S.F.
PR. ASPHALT LOT	1,128.91S.F.
PR. CONC. DUMPSTER	402.25S.F.
PR. CONC. CURB	241.60S.F.
PR. ASPHALT REMOVAL	15.44S.F.

EXISTING COVERAGE:
EX. BUILDING
$\frac{9,136.1\ S.F.}{394,522.81\ S.F.} =$ 0.0232 OR 2.31%

EXISTING COVERAGE:
EX. IMPERVIOUS
$\frac{52,214.52\ S.F.}{394,522.81\ S.F.} =$ 0.1432 OR 14.32%

PROPOSED COVERAGE:
PR. BUILDING
$\frac{14,029.31\ S.F.}{394,522.81\ S.F.} =$ 0.0356 OR 3.56%

PROPOSED COVERAGE:
PR. IMPERVIOUS
$\frac{62,129.79\ S.F.}{394,522.81\ S.F.} =$ 0.1704 OR 17.04%

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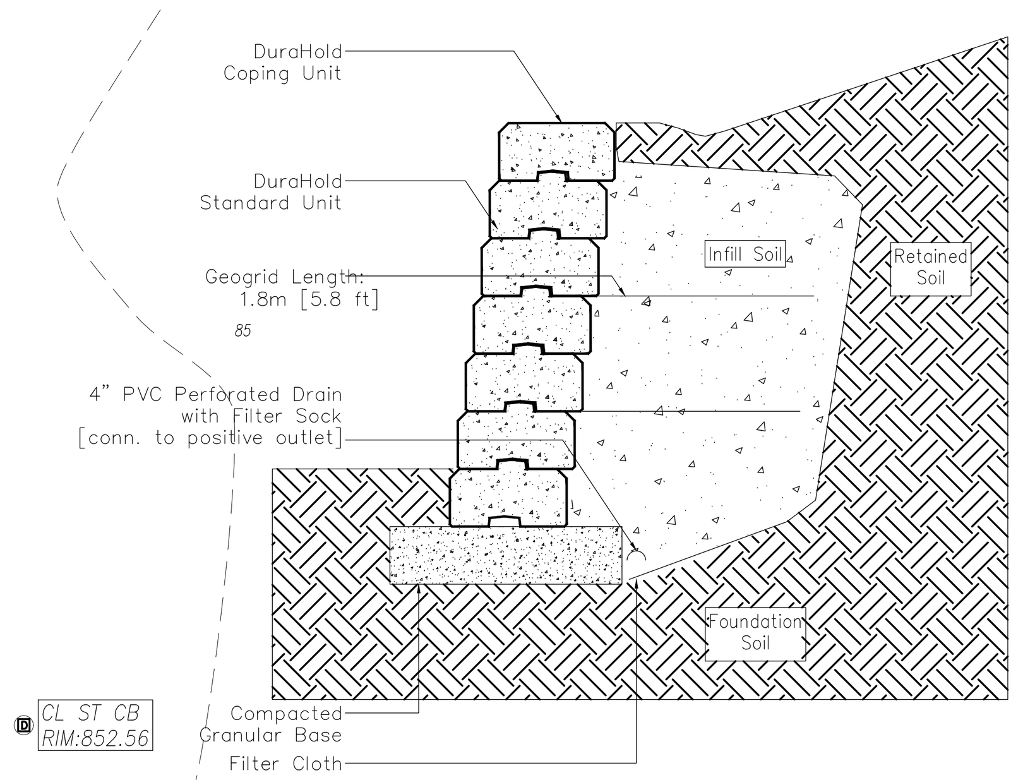
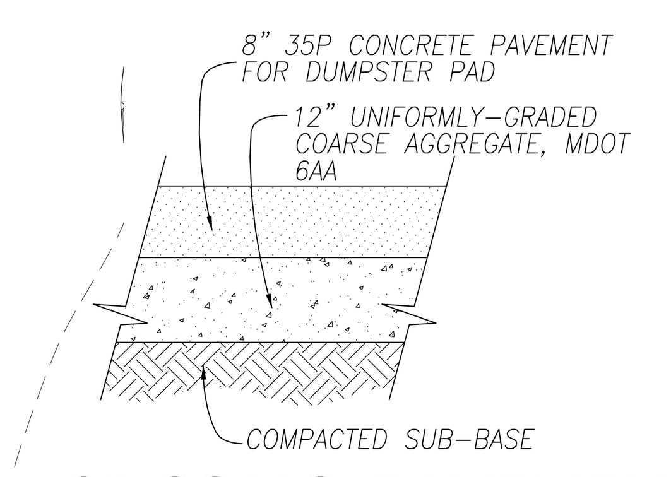
SCALE: 1" EQ. 20'

LEGEND:

- FOUND IRON
- SET IRON
- R — RECORD DISTANCE
- M — MEASURED DISTANCE
- EXISTING GRAVEL
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING OVERHEAD WIRES
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING WATER SHUT OFF
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WELL
- EXISTING GAS SHUT OFF
- EXISTING SANITARY STRUCTURE
- EXISTING STORM STRUCTURE
- EXISTING DOWN SPOUT
- EXISTING UTILITY PEDESTAL
- x 655.00 EXISTING GRADE
- 100.00 PR. GRADE
- PR. CONCRETE
- PR. BUILDING
- PR. SILT FENCE
- TREE PROTECTION
- PR. DRAINAGE ARROW
- 875 PR. MAJOR CONTOURS
- 874 PR. MINOR CONTOURS
- PR. ASPHALT PARKING LOT

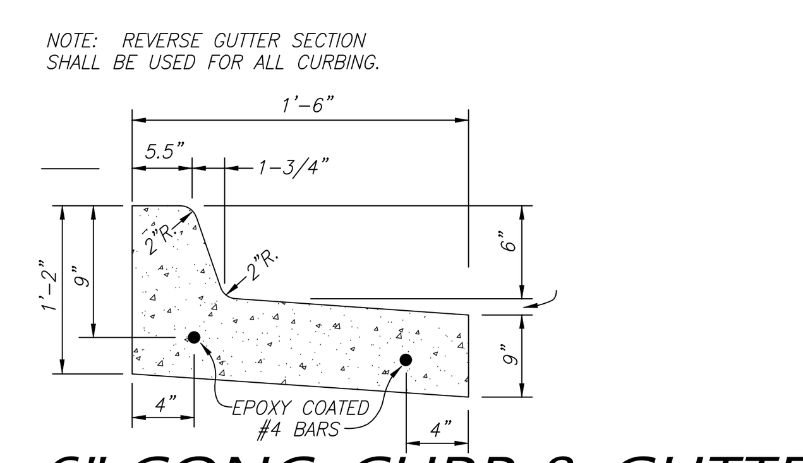
RETAINING WALL DETAIL:





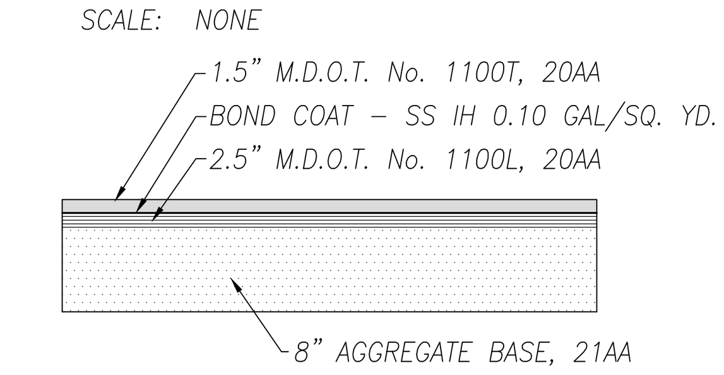
8" CONC. PAVEMENT

SCALE: NONE



6" CONC. CURB & GUTTER

M.D.O.T. R-30-E, TYPE "F2"
SCALE: NONE

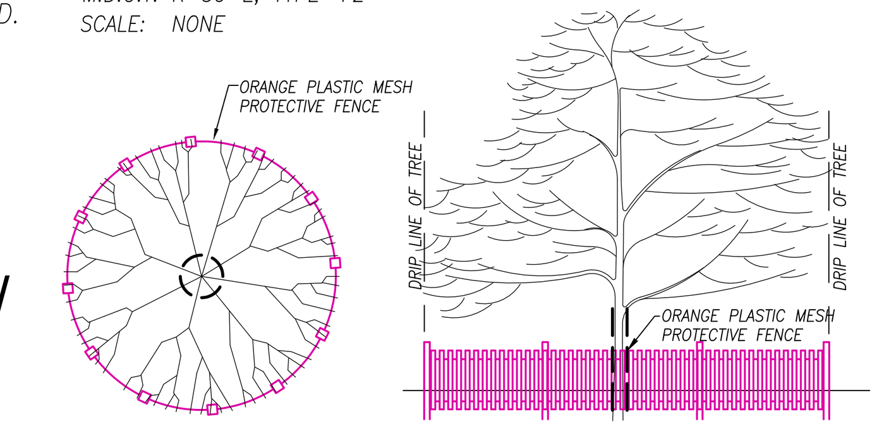


ASPHALT PAVEMENT SECTION

(DRIVE AND PARKING)

NOTES:

1. INSTALL SOIL EROSION CONTROLS PRIOR TO CONSTRUCTION.
2. COMPLETE ALL EARTH DISRUPTION.
3. RIGHT-OF-WAY, ALL SWALE AREAS, ALL SLOPES GREATER THAN 1 ON 5 AND 10' AROUND ALL STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
4. AFTER PERMANENT EARTH STABILIZATION IS COMPLETE, REMOVE EROSION CONTROL MEASURES.
5. SOIL EROSION CONTROL WILL BE MAINTAINED WEEKLY AND AFTER ANY MAJOR STORM EVENT
6. SUMP LEAD TO BE CONNECTED TO AN APPROVED DRAINAGE SYSTEM.
7. DRIVE APPROACH NOT TO CROSS PROPERTY LINE PROJECTED.



1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE. THE FORESTRY DIVISION SHALL BE NOTIFIED AFTER TREE PROTECTION IS IN PLACE; PROIR TO CONSTRUCTION ACTIVITIES, INCLUDING DELIVERY OF MATERIALS.
2. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN; INCLUDING, BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
3. GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINES OF PROTECTED TREES.
4. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR IRE TO ANY REMAINING TREE.
5. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROECTIVE FENCING.
6. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
7. IF TREE PROTECTION CANNOT BE MAINTAINED FOR A TREE THROUGHTOUT THE CONSTRUCTION PERIOD, REPLACEMENT OF THAT TREE MAY BE REQUIRED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
8. REGULATED TREE LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.

STANDARD TREE PROTECTION

NOT TO SCALE

REICHERT SURVEYING INC.
P 248.651.0592
Mail@ReichertSurveying.com
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SITE PLAN

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COMMONLY KNOWN AS: 3600 AUBURN RD., ROCHESTER HILLS, MI 48307; PARCEL ID#15-30-376-032

PREPARED FOR:
AUBURN ROAD 3600 LLC
215 MONTMORENCY RD.
ROCHESTER HILLS, MI 48307
(248) 875-3531

SEAL: STATE OF MICHIGAN — BRADLEY GEORGE REICHERT — LICENSE NO. 4001055923 — LICENSED PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION	BY
1	1/30/25	REMOVE SIDEWALK	BGR

SCALE: 1"=20' | DRAWN: B.G.R.
DATE: 11/18/24 | CHECK: G.H.R.
JOB # 23-140 | SHEET: SITE

ROCHESTER HILLS MICHIGAN
J2024-0393 PSP2024-0039 Revision #2
Received 3/25/2025 City of Rochester Hills Planning & Economic Development

CITY FILE #24-0393 SECTION 30

TREE INVENTORY & REPLACEMENT

TREE TABLE		
#	DESC.	ELEV.
301	13" 18" PINE	868.27
302	12" CHERRY	867.71
303	7" BOXELDER	868.04
304	7" CHERRY	868.20
307	8" BOXELDER	865.31
308	13" BOXELDER	865.28
309	6" BOXELDER	865.15
310	8" BOXELDER	865.06
311	6" BOXELDER	864.73
312	7" BOXELDER	865.07
313	13" BOXELDER	864.64
314	11" BOXELDER	864.37
315	7" MULBERRY	864.19
316	10" BOXELDER	864.19
317	6" BOXELDER	864.08
318	6" BOXELDER	864.04
319	13" BOXELDER	864.07
320	6" BOXELDER	863.36
321	6" BOXELDER	863.11
322	9" BOXELDER	863.38
323	9" BOXELDER	863.60
324	10" OAK	864.47
325	6" BOXELDER	864.05
326	11" BOXELDER	863.21
327	9" BOXELDER	862.06
328	7" POPLAR	861.11
329	6" CHERRY	858.49
330	7" CHERRY	858.65
331	6" CHERRY	858.31
332	9" BOXELDER	862.98
333	9" BOXELDER	864.44
334	9" BOXELDER	864.40
335	7" ELM	863.83
336	7" ELM	860.00
337	11" CHERRY	858.54
338	12" CHERRY	858.57
339	6" BOXELDER	865.20
344	10" MULBERRY	865.94
345	8" 8" MULBERRY	866.09
346	12" BOXELDER	865.85
347	14" BOXELDER	865.76
348	6" BOXELDER	865.92
349	10" BOXELDER	865.46
350	9" MULBERRY	865.92
351	11" BOXELDER	865.37
352	8" BOXELDER	865.24
353	8" BOXELDER	865.13
354	14" BOXELDER	865.67
355	14" BOXELDER	865.32
356	15" ELM	859.54
357	8" BOXELDER	859.25
358	11" BOXELDER	859.50
359	8" BOXELDER	860.89
360	6" BOXELDER	861.70
361	9" BOXELDER	862.12
362	6" BOXELDER	861.80
363	8" BOXELDER	860.80
364	7" BOXELDER	862.59
365	11" BOXELDER	863.64
366	9" BOXELDER	864.26
367	11" ELM	857.34
368	13" ELM	856.85
369	7" BOXELDER	859.43
370	15" POPLAR	870.17
371	12" 13" 14" CHERRY	865.83
372	13" MAPLE	866.09
373	8" OAK	866.54

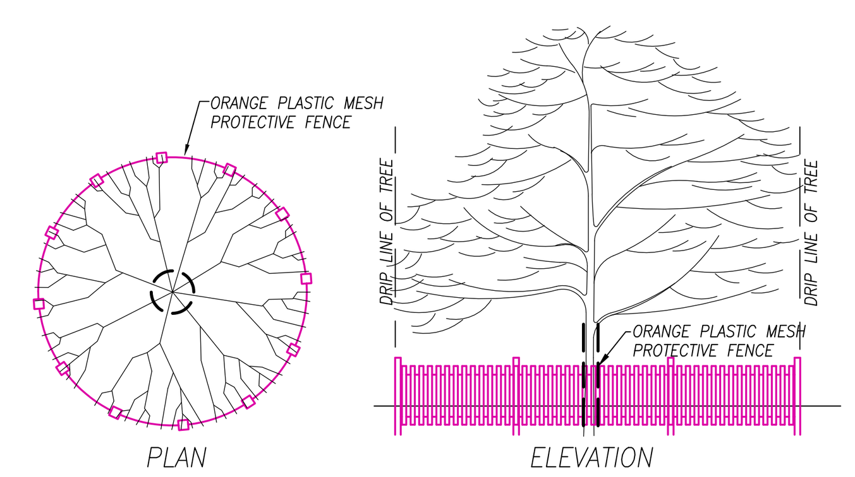
TREE TABLE		
#	DESC.	ELEV.
374	6" OAK	864.63
375	6" OAK	863.49
376	24" POPLAR	863.31
377	12" POPLAR	870.09
393	21" POPLAR	866.92
394	7" OAK	868.11
395	20" POPLAR	867.24
396	7" CHERRY	867.81
398	9" APPLE	868.99
399	10" SASSAFRAS	869.55
409	7" WALNUT	870.26
410	7" BOXELDER	869.68
411	10" SASSAFRAS	869.97
412	6" BOXELDER	869.65
413	22" ELM	869.88
414	8" BOXELDER	870.56
415	24" POPLAR	871.60
417	7" CRAB APPLE	863.55
418	24" POPLAR	866.55
419	11" 12" BOXELDER	866.46
420	11" PINE	866.72
421	18" PINE	865.43
422	8" 8" MAPLE	866.36
423	12" BOXELDER	864.12
424	9" BOXELDER	862.71
425	13" BOXELDER	862.04
426	8" BOXELDER	860.79
427	7" BOXELDER	861.04
428	6" APPLE	861.22
429	10" BOXELDER	862.76
430	11" ELM	864.24
431	9" MULBERRY	864.01
432	8" BOXELDER	864.79
433	7" WALNUT	864.08
434	24" 28" POPLAR	860.39
435	12" BOXELDER	859.16
436	10" OAK	860.72
437	10" 11" BOXELDER BAD	850.97
438	7" CHERRY	851.73
439	16" WALNUT	852.64
440	8" WALNUT	853.89
441	12" BOXELDER	852.00
442	8" BOXELDER	852.61
443	12" POPLAR POOR	852.56
444	12" WALNUT	855.46
445	10" WALNUT	856.32
446	5" 6" BOXELDER	856.70
447	12" 15" BOXELDER	857.23
448	6" CATALPA	854.38
449	27" POPLAR	850.86
450	16" BOXELDER	851.83
451	8" WALNUT	853.14
452	9" WALNUT	853.97
453	9" BOXELDER	852.78
454	9" BOXELDER POOR	853.48
455	8" APPLE	857.22
456	8" BOXELDER	854.40
457	9" BOXELDER	854.64
458	8" CHERRY	857.49
459	10" 12" CHERRY	856.45
460	12" BOXELDER	857.62
461	14" CHERRY	857.51
462	14" 14" CHERRY VERY POOR	860.16
463	10" MULBERRY	859.18
464	16" CHERRY	856.80
465	10" BOXELDER	864.86
480	11" PINE	858.18

TREE TABLE		
#	DESC.	ELEV.
481	10" PINE	858.28
482	13" PINE	858.31
483	12" PINE	858.08
484	11" PINE	858.16
485	13" PINE	858.09
486	8" BOXELDER	862.92

REMOVAL TREE TABLE		
#	DESC.	ELEV.
305	11" WALNUT	867.29
306	7" 10" MULBERRY	868.56
340	6" BOXELDER	866.39
341	6" BOXELDER	866.83
342	14" CHERRY POOR	867.05
343	6" MULBERRY	866.43
378	9" 11" BOXELDER	871.57
379	8" 8" 9" BOXELDER	869.50
380	10" 15" BOXELDER	869.73
381	9" 9" BOXELDER POOR	869.45
382	11" 12" BOXELDER	869.60
383	7" 9" 10" BOXELDER	872.64
384	8" POPLAR	872.41
385	14" POPLAR	872.59
386	16" POPLAR	872.84
387	7" ELM	873.42
388	6" 10" 12" 15" BOXELDER	869.95
389	8" 10" 17" BOXELDER	869.04
390	14" BOXELDER	868.33
391	7" BOXELDER	870.71
392	10" BOXELDER	871.32
397	8" BOXELDER	871.35
400	6" WALNUT	867.91
401	10" WALNUT	867.25
402	10" BOXELDER	869.46
403	13" 13" BOXELDER	868.94
404	7" BOXELDER	870.75
405	7" BOXELDER	871.10
406	10" BOXELDER	871.56
407	10" 13" 14" BOXELDER	871.64
408	8" BOXELDER	872.03
416	8" BOXELDER	871.57

SPECIMEN TREE TABLE		
#	DESC.	ELEV.
301	13" 18" PINE	868.27
376	24" POPLAR	863.31
415	24" POPLAR	871.60
418	24" POPLAR	866.55
421	18" PINE	865.43
434	24" 28" POPLAR	860.39
449	27" POPLAR	850.86

TREE PROTECTION
SPECIMEN TREES
TREE REMOVAL PER PLAN
XXX TREE REMOVAL SYMBOL PER PLAN
PR. #1 PR. TREE 10' OF GREATER FOR CONIFEROUS PER PLAN IN BUFFER
PR. #1 DECIDUOUS SHADE TREE



1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE. THE FORESTRY DIVISION SHALL BE NOTIFIED AFTER TREE PROTECTION IS IN PLACE; PROIR TO CONSTRUCTION ACTIVITIES, INCLUDING DELIVERY OF MATERIALS.
2. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN; INCLUDING, BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
3. GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINES OF PROTECTED TREES.
4. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR IRE TO ANY REMAINING TREE.
5. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROECTIVE FENCING.
6. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
7. IF TREE PROTECTION CANNOT BE MAINTAINED FOR A TREE THROUGHTOUT THE CONSTRUCTION PERIOD, REPLACEMENT OF THAT TREE MAY BE REQUIRED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
8. REGULATED TREE LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.

STANDARD TREE PROTECTION
NOT TO SCALE

TREE PRESERVATION REQUIREMENTS

A. NUMBER OF REGULATED TREES (> 6") OUTSIDE OF BUILDING ENVELOPE (SEE SEC. 126–327 (1) A.) FOR DESCRIPTION OF BUILDING ENVELOPES BASED ON LOT AND DEVELOPMENT TYPE (DO NOT COUNT DEAD TREES – EXCEPTIONS) — 157

B. NUMBER OF REGULATED TREES OUTSIDE OF BUILDING ENVELOPE BEING PRESERVED — 125

C. PRESERVATION PERCENTAGE =B / A — 120/157 OR 0.796 79.6%>40 %
MUST BE MIN. OF 40% – SEC.126–324(2)

TREE REPLACEMENT

A. TOTAL NUMBER OF REGULATED TREES BEING REMOVED ON SITE (BOTH INSIDE AND OUTSIDE OF BUILDING ENVELOPE). (DO NOT COUNT DEAD TREES – EXCEPTIONS) — 32 (1 INSIDE, 31 OUTSIDE)

B. NUMBER OF REGULATED "NUISSANCE TREES" BEING REMOVED ON SITE (SEE SEC. 126–397 (4)) **REQUIRES ONE FOR ONE REPLACEMENT** — 0

C. NUMBER OF REGULATED TREES (NONNUISANCE) BEING REMOVED THAT ARE NOT OF SIZE TO BE CONSIDERED "SPECIMEN TREES" ON SITE (SEE SEC. 126–397 A.) REQUIRES ONE FOR ONE REPLACEMENT — 32

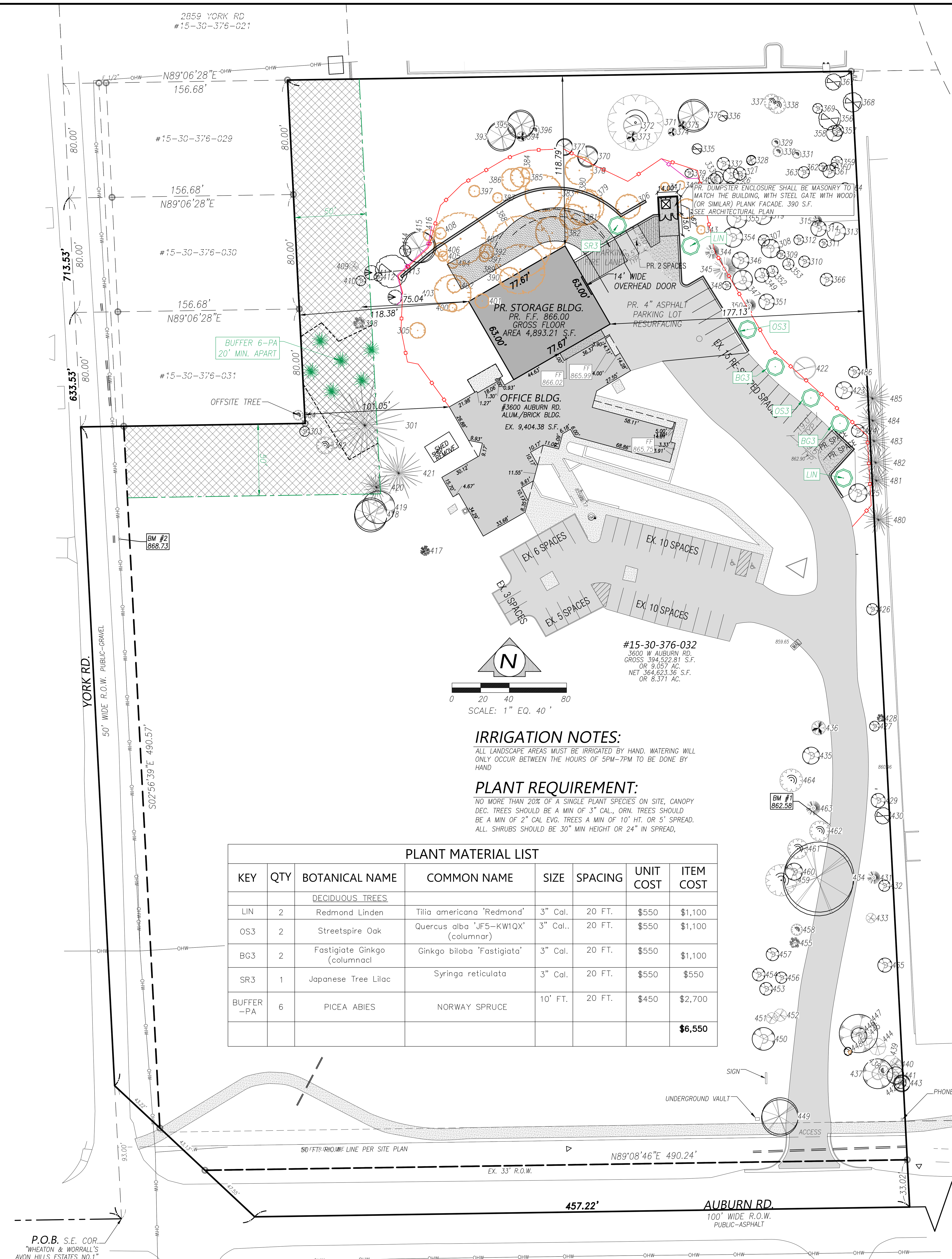
D. TOTAL DBH OF "SPECIMENT TREES" BEING REMOVED ON SITE (SEE SEC. 126–397 (3) A.) REQUIRES 50% REPLACEMENT — 0

E. TOTAL NUMBER OF "SPECIMEN TREES" BEING PRESERVED ON SITE (SEE SEC. 126–397 (3)) 2" TREE CREDIT GIVEN FOR EACH SPECIMENT TREE PRESERVED — 7

F. NUMBER OF 2" TREE REPLACEMENTS REQUIRED FOR SPECIMEN TREES =(0.5* D) / 2 — 0

G. TOTAL NUMBER OF 2" TREES REQUIRING REPLACEMENT =(B+C+F) – E — 25 (0+32+0)-7

25 TREES TO BE ACCOUNTED FOR IN TREE FUND
25 TREES * $334=$8,350.00



IRRIGATION NOTES:

ALL LANDSCAPE AREAS MUST BE IRRIGATED BY HAND. WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 5PM–7PM TO BE DONE BY HAND

PLANT REQUIREMENT:

NO MORE THAN 20% OF A SINGLE PLANT SPECIES ON SITE, CANOPY DEC. TREES SHOULD BE A MIN OF 3" CAL., ORN. TREES SHOULD BE A MIN OF 2" CAL EVG. TREES A MIN OF 10' HT. OR 5' SPREAD. ALL. SHRUBS SHOULD BE 30" MIN HEIGHT OR 24" IN SPREAD,

PLANT MATERIAL LIST							
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	UNIT COST	ITEM COST
		DECIDUOUS TREES					
LIN	2	Redmond Linden	Tilia americana 'Redmond'	3" Cal.	20 FT.	$550	$1,100
OS3	2	Streetspire Oak	Quercus alba 'JF5–KW1QX' (columnar)	3" Cal..	20 FT.	$550	$1,100
BG3	2	Fastigiate Ginkgo (columnar)	Ginkgo biloba 'Fastigiata'	3" Cal.	20 FT.	$550	$1,100
SR3	1	Japanese Tree Lilac	Syringa reticulata	3" Cal.	20 FT.	$550	$550
BUFFER –PA	6	PICEA ABIES	NORWAY SPRUCE	10' FT.	20 FT.	$450	$2,700
							$6,550

REICHERT SURVEYING INC.
P 248.651.0592
Mail@ReichertSurveying.com
140 Flumerfelt Lane
Rochester, MI 48306

TREE PLAN

A PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, T.3N., R.11E., CITY OF ROCHESTER HILLS, MICHIGAN, OAKLAND COUNTY, MICHIGAN COMMONLY KNOWN AS: 3600 AUBURN RD., ROCHESTER HILLS, MI 48307, PARCEL ID#15-30-376-032

PREPARED FOR:
AUBURN ROAD 3600 LLC
215 MONTMORENCY RD.
ROCHESTER HILLS, MI 48307
(248) 875-3531

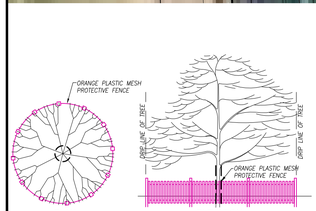
SEAL: STATE OF MICHIGAN BRADLEY GEORGE REICHERT LICENSED PROFESSIONAL SURVEYOR LICENSE NO. 4001055925

NO.	DATE	DESCRIPTION	BY
1	1/30/25	REV. TREE COUNT	DGR
2	3/12/25	REV. PER CITY	DGR

SCALE: 1"=40'	DRAWN: B.G.R.
DATE: 11/18/24	CHECK: G.H.R.
JOB # 23-140	SHEET: TREE

ROCHESTER HILLS MICHIGAN
J2024-0393 PSP2024-0039 Revision #2
Received 3/25/2025 City of Rochester Hills Planning & Economic Development
CITY FILE #24-0393 SECTION 30

LANDSCAPE BUFFER PLAN



1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE. THE FORESTRY DIVISION SHALL BE NOTIFIED AFTER TREE PROTECTION IS IN PLACE, PRIOR TO CONSTRUCTION ACTIVITIES, INCLUDING DELIVERY OF MATERIALS.
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3. GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINES OF PROTECTED TREES.
4. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE.
5. ALL SITE PERSONNEL SHALL BE GIVEN TRAINING, INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
6. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
7. IF TREE PROTECTION CANNOT BE MAINTAINED FOR A TREE THROUGHOUT THE CONSTRUCTION PERIOD, REPLACEMENT OF THAT TREE MAY BE REQUIRED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
8. REGULATED TREE LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.

STANDARD TREE PROTECTION
NOT TO SCALE

N
0 10 20 40
SCALE: 1" EQ. 20 '

LANDSCAPE BUFFER REQUIREMENTS

EXISTING SITE AREA: 394,522.81 S.F. OR 9.057 ACRES
BUFFER REQUIREMENT
TYPE "E" NORTHWEST PROPERTY LINE: 396.68 FT. OR 3.96 PER 100 FT.

2.5 DECIDUOUS TREES, 1.5 ORNAMENTAL TREES
6 EVERGREEN TREES AND 10 SHRUBS PER 100 FT.
REQUIRED: 10 DECIDUOUS TREES, 6 ORNAMENTAL TREES, 24 EVERGREENS AND 40 SHRUBS
PROVIDED:ENTIRE AREA IS DENSELY WOOD, SEE BUFFER PLAN
AREA EFFECTED BY FENCE REMOVED TO BE PLANTED AND SCREENED EX. DECIDUOUS TREES ON-SITE, 6 EVERGREENS, WATERED BY HOSE.

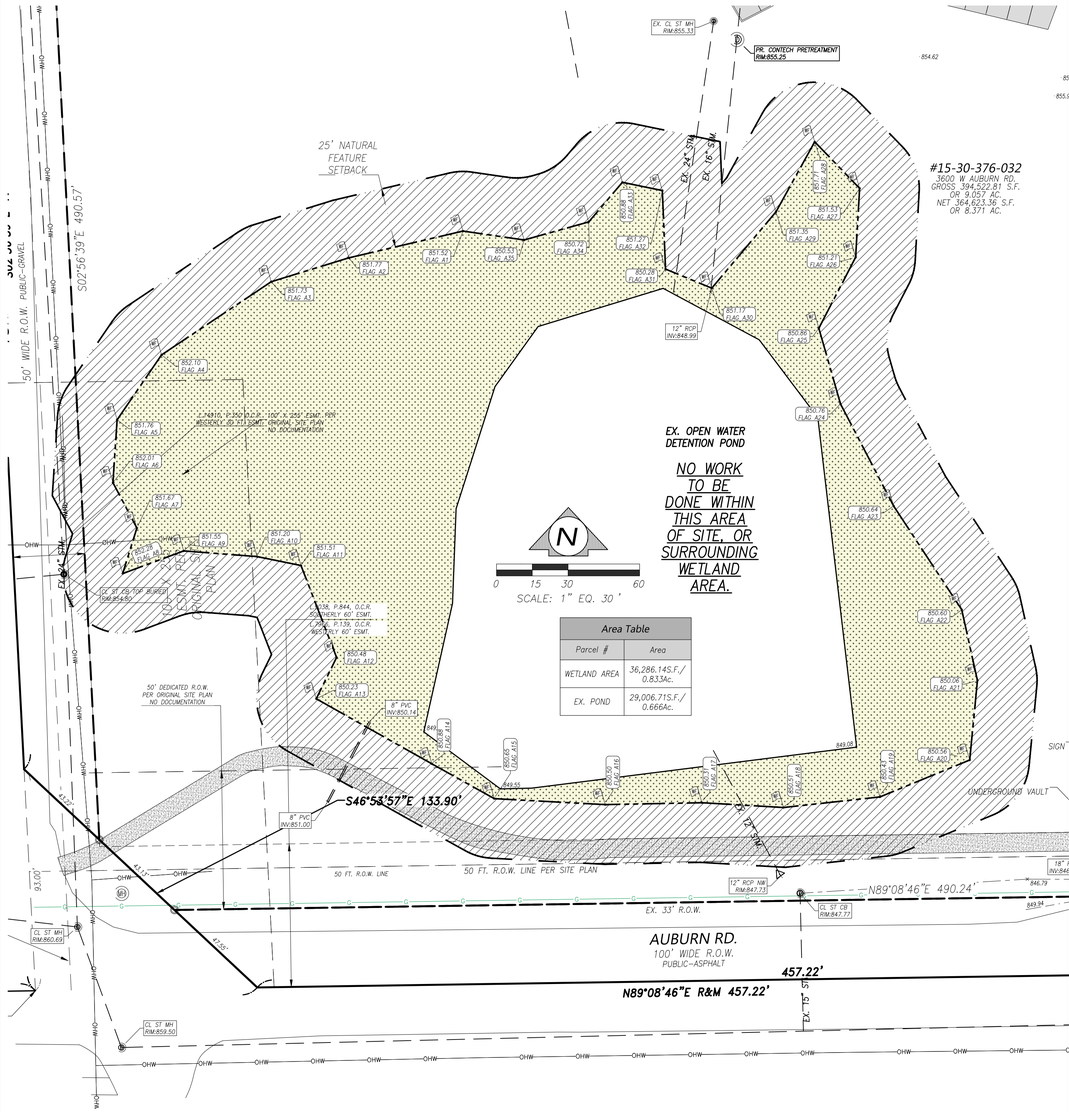
LANDSCAPE BUFFER AREA

PCM

Planning Commission to review level of screening being provided by existing vegetation. Proposed building addition is approximately 118 feet from abutting residential property line.

BUFFER PLANT MATERIAL LIST								
KEY	QTY	BOTANICAL NAME	COMMON NAME	IRRIGATION	SIZE	SPACING	UNIT COST	ITEM COST
		EVERGREENS						
BUFFER-PA	6	PICEA ABIES	NORWAY SPRUCE	HAND/HOSE	10' HT.	20' MAX.	±$450	**$2,700**

WETLAND AREA DETAIL



LEGEND:

EXISTING WETLANDS AREA PER ASTI

EXISTING ENVIRONMENTAL FEATURES SETBACK

REICHERT SURVEYING INC.
P 248.651.0592
Mail@ReichertSurveying.com
140 Flumerfelt Lane
Rochester, MI 48306

LANDSCAPE BUFFER PLAN

A PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, T.3N., R.11E., CITY OF ROCHESTER HILLS, MICHIGAN, OAKLAND COUNTY, MICHIGAN. PARCEL COMMONLY KNOWN AS: 3600 AUBURN RD., ROCHESTER HILLS, MI 48307. PARCEL ID#15-30-376-032

PREPARED FOR:
AUBURN ROAD 3600 LLC
215 MONTMORENCY RD.
ROCHESTER HILLS, MI 48307
(248) 875-3531

SEAL:
STATE OF MICHIGAN
BRADLEY GEORGE REICHERT
LICENSE NO. 400105992
LICENSED PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION	BY

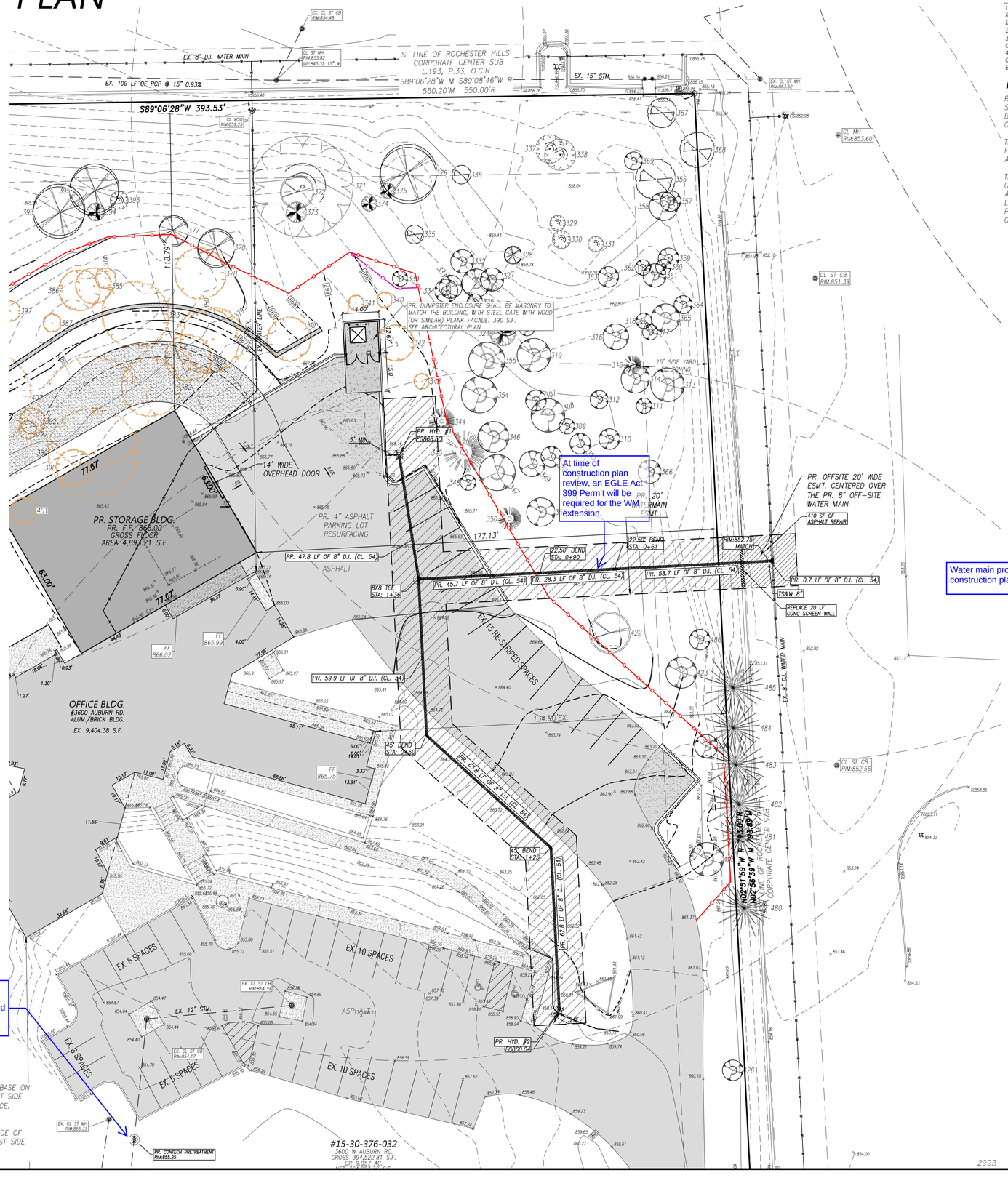
SCALE:SEE DETAIL	DRAWN: B.G.R.
DATE: 3/20/25	CHECK: G.H.R.
JOB # 23-140	SHEET: BUFFER

J2024-0393
PSP2024-0039
Revision #2

Received 3/25/2025
City of Rochester Hills Planning & Economic Development

CITY FILE #24-0393 SECTION 30

UTILITY PLAN



GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE CURRENT REQUIREMENTS OF THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY WATER RESOURCES COMMISSIONER, DEPARTMENT OF EGLE AND ANY OTHER APPLICABLE AUTHORITIES.
2. PROPOSED WATERMAIN TO SERVE TAX ID #15-30-376-032
3. WATERMAIN TO BE WITHIN 20' WIDE UTILITY EASEMENT WHEN OUTSIDE OF RIGHT OF WAY.
4. NO TREES PROPOSED TO BE REMOVED. IF THIS CHANGES CONTRACTOR MUST CONTACT CITY OF ROCHESTER HILLS AND GET APPROVAL OF ANY INDIVIDUAL TREE BEING REMOVED.

NOTES:

REICHERT SURVEYING INC., SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR FOR SAFETY ON THE JOB SITE, NOR SHALL REICHERT SURVEYING INC., BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS, THE OWNER AND SURVEYING FROM ALL LIABILITIES FOR INJURY TO PERSON, OR DAMAGE TO OR LOSS OF PROPERTY, OR ANY OTHER LOSS, COST OF EXPENSE, AS A RESULT OF THE ACTIONS OF THE CONTRACTOR, HIS EMPLOYEES, AGENTS, OR SUBCONTRACTORS.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF THE EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLAN.

3 FULL WORKING DAYS BEFORE YOU DIG CALL 811
Know what's below Call before you dig
MISS DIG System, Inc. 1-800-482-7171 (TOLL FREE) www.missdig.net

N
0 10 20 40
SCALE: 1" EQ. 20 '

STORM CALCULATION:

EX. BUILDING TO REMAIN UNAFFECTED; NEW ADDITION, 4,763.2 S.F. PARKING LOT IMPROVEMENT

Ex. Development Area Rational Coefficient		
	ft^2	Acres
Total Impervious Area	52,214.5	1.20
$C_{impervious}$		0.95
Total Pervious Area	342,308.3	7.86
$C_{pervious}$		0.35
Total Used Area	394,522.8	**9.06**
C_w		**0.43**
Pr. Development Area Rational Coefficient		
	ft^2	Acres
Total Impervious Area	62,129.8	1.43
$C_{impervious}$		0.95
Total Pervious Area	332,393.0	7.63
$C_{pervious}$		0.35
Total Used Area	394,522.8	**9.06**
C_w		**0.44**

SANITARY BASIS OF DESIGN

EX. BUILDING TO REMAIN UNAFFECTED; NEW ADDITION TO BE STORAGE/WAREHOUSE AREA.

Confirm if warehouse will have fixtures (i.e. sinks, toilets, drinking fountain, mop sink, etc.). If so additional REUs will be calculated and a BOD will be required.

LEGEND:

- FOUND IRON
- SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE
- EXISTING GRAVEL
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING OVERHEAD WIRES
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING WATER SHUT OFF
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WELL
- EXISTING GAS SHUT OFF
- EXISTING SANITARY STRUCTURE
- EXISTING STORM STRUCTURE
- EXISTING DOWN SPOUT
- EXISTING UTILITY PEDESTAL
- x 655.00 EXISTING GRADE
- 100.00 PR. GRADE
- PR. CONCRETE
- PR. BUILDING
- PR. SILT FENCE
- TREE PROTECTION
- PR. DRAINAGE ARROW
- 875 PR. MAJOR CONTOURS
- 874 PR. MINOR CONTOURS

Water main profiles must be provided at time of construction plan review.

At time of construction plan review, an EGLE Act 399 Permit will be required for the WM extension.

ESTIMATED	WATER MAIN QUANTITY	MEASURED
1	383 LF	8" D.I. CL54 WATERMAIN	
2	2 EA	FIRE HYDRANT	
3	2 EA	SHUT OFF – D-BOX	
4	1 EA	8" TAPPING SLEEVE & WELL	
5	1 EA	D.I. TEE 8X8X8	
6	2 EA	45° BEND	
7	2 EA	22.5° BEND	

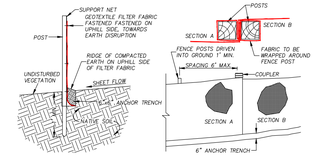
ESTIMATED	STORM QUANTITY	MEASURED
1	1 EA	CONTECH PRETREATMENT	

Further details on the pre-treatment structure and model selected will be required at time of construction plan review.

BENCHMARK:

BM #1: EAST SIDE OF CONCRETE BASE ON LIGHT POLE LOCATED ON THE WEST SIDE OF DRIVE 240' NORTH OF ENTRANCE. ELEVATION:862.58 NAVD88 DATUM

BM #2: MAG NAIL IN THE EAST FACE OF UTILITY POLE LOCATED ON THE EAST SIDE OF YORK RD. MIDDLE OF SITE. ELEVATION:868.73 NAVD88 DATUM



FENCE SECTION — JOINING OF FENCE

FABRIC FILTER FENCE DETAIL
NO SCALE

REICHERT SURVEYING INC.
P 248.651.0592
Mail@ReichertSurveying.com
140 Flumerfelt Lane
Rochester, MI 48306

UTILITY PLAN
A PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, T.3N., R.11E., CITY OF ROCHESTER HILLS, MICHIGAN, OAKLAND COUNTY, MICHIGAN, COMMONLY KNOWN AS: 3600 AUBURN RD., ROCHESTER HILLS, MI 48307; PARCEL ID#15-30-376-032

PREPARED FOR:
AUBURN ROAD 3600 LLC
215 MONTMORENCY RD.
ROCHESTER HILLS, MI 48307
(248) 875-3531

SEAL:
STATE OF MICHIGAN
BRADLEY GEORGE REICHERT
LICENSE NO. 400105927
REGISTERED PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION	BY

SCALE: 1"=20'	DRAWN: B.G.R.
DATE: 11/18/24	CHECK: G.H.R.
JOB # 23-140	SHEET: UTIL.

ROCHESTER HILLS MICHIGAN
J2024-0393
PSP2024-0039
Revision #2
Received 3/25/2025
City of Rochester Hills Planning & Economic Development

CITY FILE #24-0393 SECTION 30

FIRE PROTECTION PLAN

SITE NOTES:

ZONING: CITY EC & R-4:
EMPLOYMENT CENTER &
ONE-FAMILY RESIDENTIAL DISTRICT

AREA & WIDTH:
E. NONRESIDENTIAL LOT REQUIREMENTS. THE MINIMUM LOT AREA AND MINIMUM LOT WIDTH SHALL BE DETERMINED BY THE USE MEETING ALL MINIMUM YARD REQUIREMENTS AND ALL OTHER REQUIREMENTS OF THIS ORDINANCE. IN CB DISTRICTS, PARCELS WITH LESS AREA OR WIDTH THAN THE MINIMUM REQUIREMENT MAY BE PERMITTED PROVIDED ALL OF THE FOLLOWING EXIST:
1. THE PARCEL IS ACCESSED THROUGH EXISTING ACCESS POINTS. ADDITIONAL ACCESS POINTS MAY ONLY BE CONSTRUCTED UPON APPROVAL BY THE PLANNING COMMISSION.
2. A COVENANT RESTRICTION PROHIBITING ADDITIONAL INGRESS/EGRESS DRIVES FROM ABUTTING PUBLIC THOROUGHFARES WITHOUT PLANNING COMMISSION APPROVAL, SHALL BE RECORDED AT OAKLAND COUNTY.
3. CROSS ACCESS EASEMENT(S) MUST BE PROVIDED TO NEIGHBORING PARCELS, IF FEASIBLE.
4. ANY PARCEL CREATED AS A RESULT OF THIS ORDINANCE SHALL NOT BE ENTITLED TO A SEPARATE FREESTANDING MONUMENT SIGN.

MAX. HEIGHT:
STORIES: 3 STORIES ^{O} OR 42' ^{O}

Q. INCREASED BUILDING HEIGHT. THE MAXIMUM HEIGHT FOR BUILDINGS IN THE O-1 AND EC DISTRICTS MAY EXCEED THE MAXIMUM NOTED IN SECTION 138-5.100 IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
1. HEIGHT MODIFICATIONS FOR PROJECTS LOCATED ON SITES WITH LESS THAN FIVE ACRES SHALL REQUIRE CONDITIONAL USE APPROVAL IN ACCORDANCE WITH THE PROCEDURES OF ARTICLE 2, CHAPTER 3 (CONDITIONAL USE APPROVAL).
2. HEIGHT MODIFICATIONS FOR PROJECTS LOCATED ON SITES WITH FIVE OR MORE ACRES OF LAND ARE SUBJECT TO PLANNING COMMISSION APPROVAL.
3. FOR THOSE BUILDINGS WITH A PITCHED ROOF, THE MAXIMUM HEIGHT MAY NOT EXCEED 55 FEET AS MEASURED TO THE MID-POINT OF THE ROOF SYSTEM.
4. ANY STRUCTURE IN THE O OR EC DISTRICT ABUTTING LAND PLANNED FOR ONE-FAMILY RESIDENTIAL LAND USES ON THE MASTER LAND USE PLAN FUTURE LAND USE MAP SHALL INCREASE THE REQUIRED YARD ABUTTING THE RESIDENTIAL DISTRICT BY TWO FEET FOR EVERY FOOT IN HEIGHT ABOVE 30 FEET AS MEASURED TO THE TOP OF THE HIGHEST BEAM FOR FLAT ROOF SYSTEMS OR TO THE MID-POINT OF PITCHED ROOFS.

MINIMUM SETBACK:

FRONT SETBACK:	25 FT.
SIDE:	25 FT.^{O} / TOTAL: 50 FT.
REAR:	30 FT

LEGEND:

- FOUND IRON
- SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE
- EXISTING GRAVEL
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING OVERHEAD WIRES
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING WATER SHUT OFF
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WELL
- EXISTING GAS SHUT OFF
- EXISTING SANITARY STRUCTURE
- EXISTING STORM STRUCTURE
- DS EXISTING DOWN SPOUT
- EXISTING UTILITY PEDESTAL
- x 655.00 EXISTING GRADE
- 100.00 PR. GRADE
- PR. CONCRETE
- PR. BUILDING
- PR. SILT FENCE
- PR. DRAINAGE ARROW
- 875 PR. MAJOR CONTOURS
- 874 PR. MINOR CONTOURS

FIRE DEPARTMENT NOTES:

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

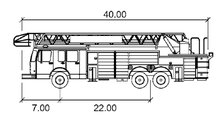
OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING SAND AND/OR WATER FOR PREPARATION OF MORTAR SHALL BE WITHIN CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. CONTACT ROCHESTER HILLS FIRE DEPARTMENT FOR PERMIT INFORMATION.

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".

FIRE LANES SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS SPACED NOT MORE THAN 100 FT. APART. FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE", AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

PROVIDE A "NO PARKING FIRE DEPARTMENT CONNECTION" SIGN OVER THE FIRE DEPARTMENT CONNECTION.

A WHITE/CLEAR STOBE LIGHT SHALL BE TIED INTO THE FIRE ALARM SYSTEM AND INSTALLED OVER THE FIRE DEPARTMENT CONNECTION.



Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

BENCHMARK:

BM #1: EAST SIDE OF CONCRETE BASE ON LIGHT POLE LOCATED ON THE WEST SIDE OF DRIVE 240' NORTH OF ENTRANCE. ELEVATION:862.58 NAVD88 DATUM

BM #2: MAG NAIL IN THE EAST FACE OF UTILITY POLE LOCATED ON THE EAST SIDE OF YORK RD. MIDDLE OF SITE. ELEVATION:868.73 NAVD88 DATUM

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N
0 10 20 40
SCALE: 1" EQ. 20'

REICHERT SURVEYING INC.
P 248.651.0592
Mail@ReichertSurveying.com
140 Flumerfelt Lane
Rochester, MI 48306

FIRE PROTECTION PLAN
A PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, T.3N., R.11E., CITY OF ROCHESTER HILLS, MICHIGAN, OAKLAND COUNTY, MICHIGAN
COMMONLY KNOWN AS: 3600 AUBURN RD., ROCHESTER HILLS, MI 48307; PARCEL ID#15-30-376-032

PREPARED FOR:
AUBURN ROAD 3600 LLC
215 MONTMORENCY RD.
ROCHESTER HILLS, MI 48307
(248) 875-3531

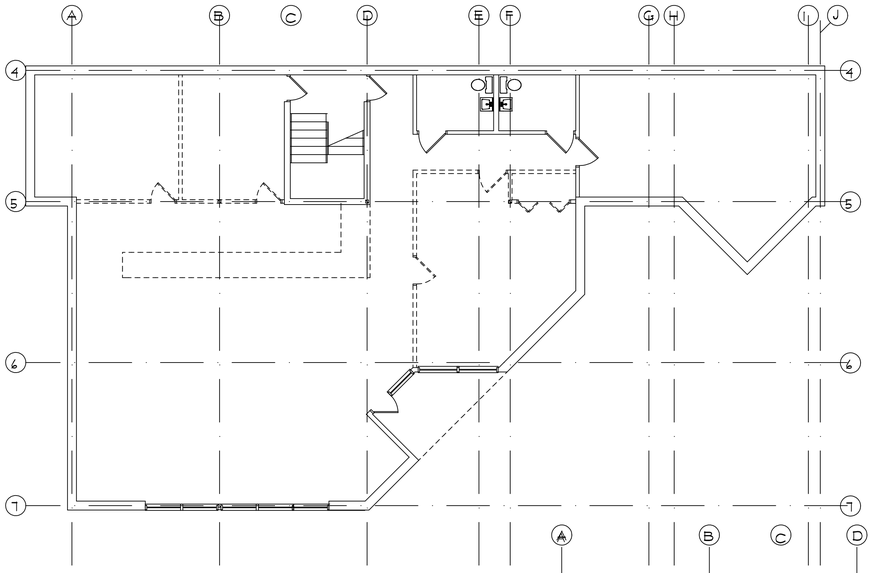
SEAL:
STATE OF MICHIGAN
BRADLEY GEORGE REICHERT
LICENSE NO. 400105972
LICENSED PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION	BY

SCALE: 1"=20'	DRAWN: B.G.R.
DATE: 11/18/24	CHECK: G.H.R.
JOB # 23-140	SHEET: FIRE

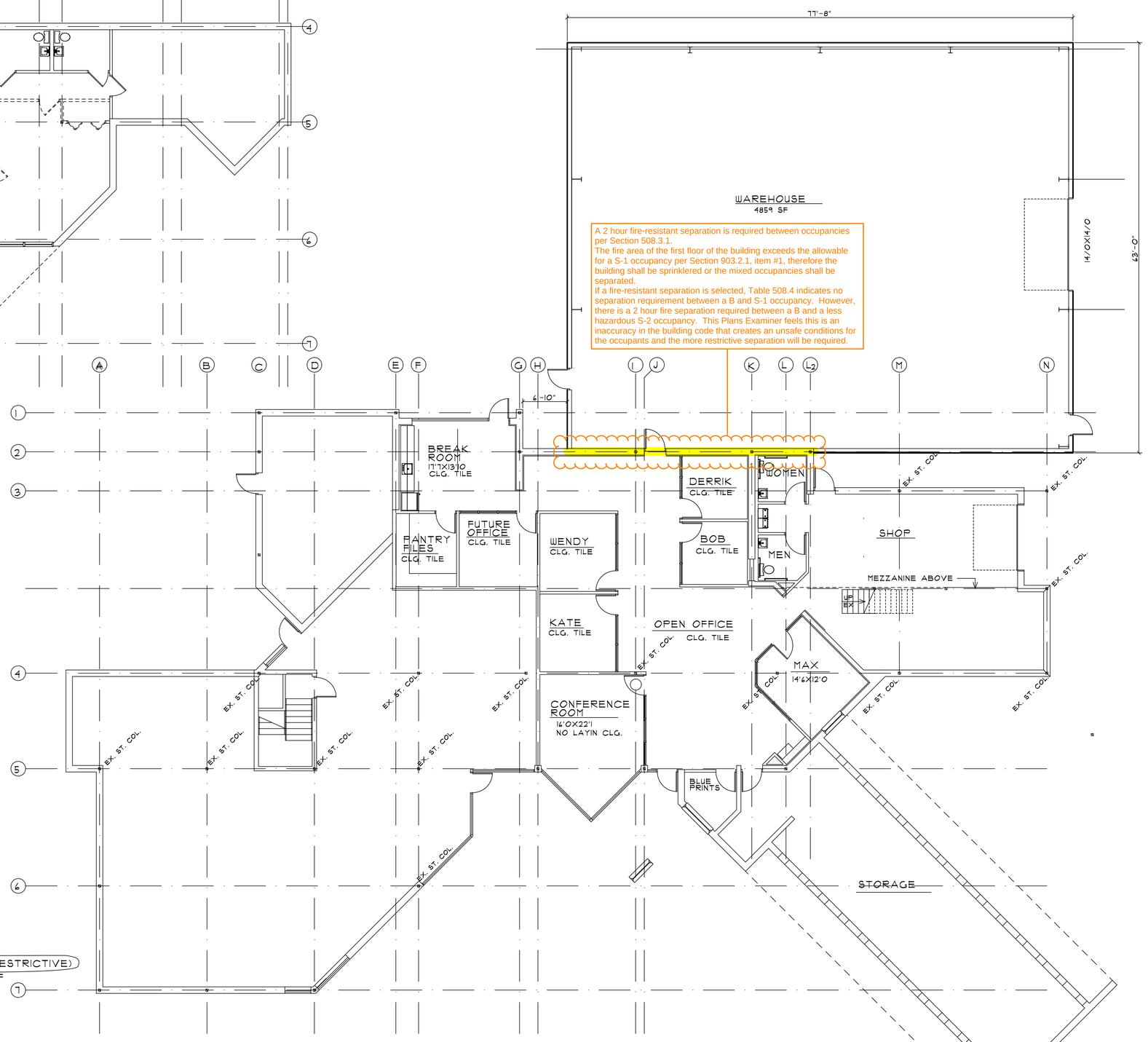
ROCHESTER HILLS MICHIGAN
J2024-0393
PSP2024-0039
Revision #2
Received 3/25/2025
City of Rochester Hills Planning & Economic Development

CITY FILE #24-0393 SECTION 30



LOWER LEVEL
FLOOR PLAN

SCALE: 1/8"=1'-0"



BUILDING FLOOR PLAN

SCALE: 1/8"=1'-0"

This project is being reviewed under the 2021 Michigan Building Code which goes into effect on April 9, 2025.

CODE EVAULATION

USE GROUP B & S-2
CONSTRUCTION CLASS IIB
BUILDING IS NOT SPRINKLED
ALLOWABLE FLOOR AREA PER TABEL 506.2

USE GROUP	CLASSIFICATION
B	23,000 SF ALLOWABLE SF
S-1	17,500 SF ALLOWABLE SF (MOST RESTRICTIVE)

TOTAL SF BUILDING 16,589 SF TOTAL ACTUAL SF

NO REVISIONS TO EXISTING SITE LIGHTING

AREA: BUILDING FIRST FLOOR 8,941 SF EXISTING
LOWER LEVEL AREA 2,789 SF EXISTING
TOTAL AREA FIRST AND LOWER FLOOR 11,730 SF (TOTAL EXISTING SF)
NEW ADDITION 4859 SF (PROPOSED ADDITION)

HEINS & KWAPIS ARCHITECTS P.C.

126 E. THIRD STREET
ROCHESTER, MICHIGAN
48307
PH: 248-651-6766
FAX: 248-651-8969
heinsandkwapis@sbcglobal.net

PROPOSED
REONOBVATION AND ADDITION
3600 W. AUBURN ROAD
CASTLE COMMERCIAL CARPENTRY

3-11-2025
1-17-2025
12-3-2024
6-10-2024
6-6-2024
~~5-13-2024~~
4-2-2024

REVISION:

DRAWN BY:

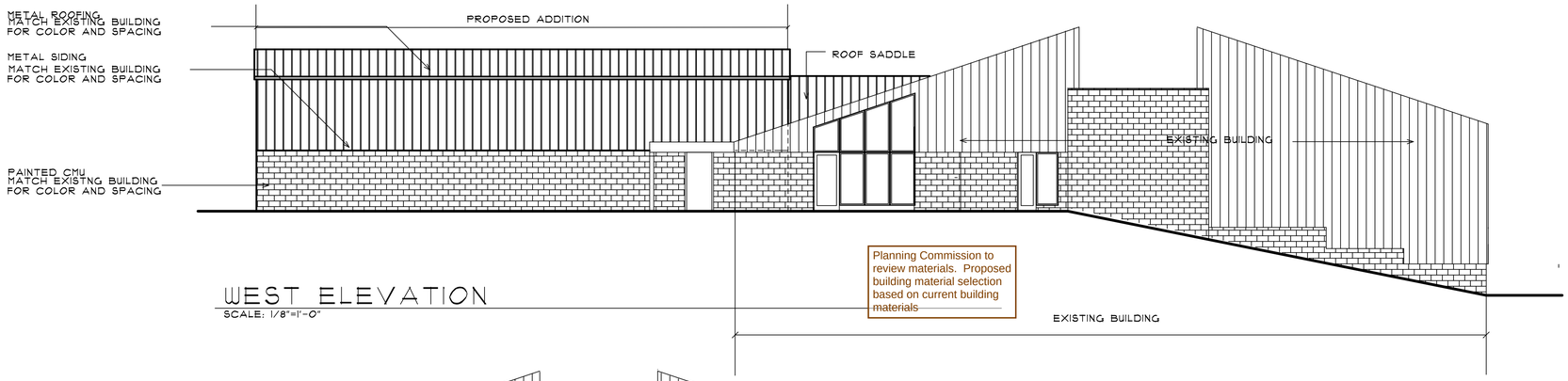
CHECKED BY:

3-22-2024
DATE:

SEAL

SHEET NO.
A 100

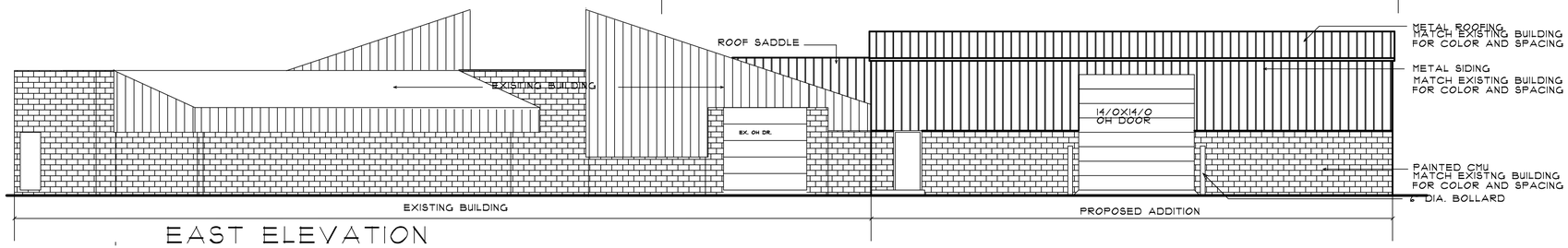
JOB NUMBER
24-007-C



WEST ELEVATION

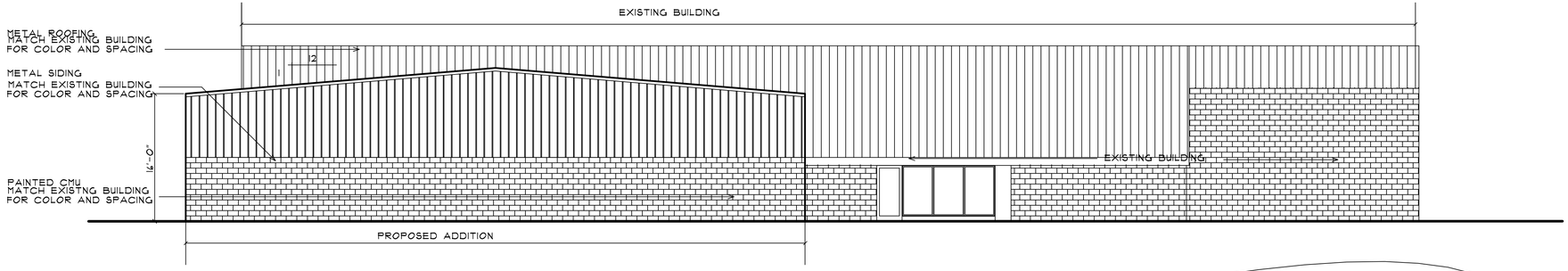
SCALE: 1/8"=1'-0"

Planning Commission to review materials. Proposed building material selection based on current building materials



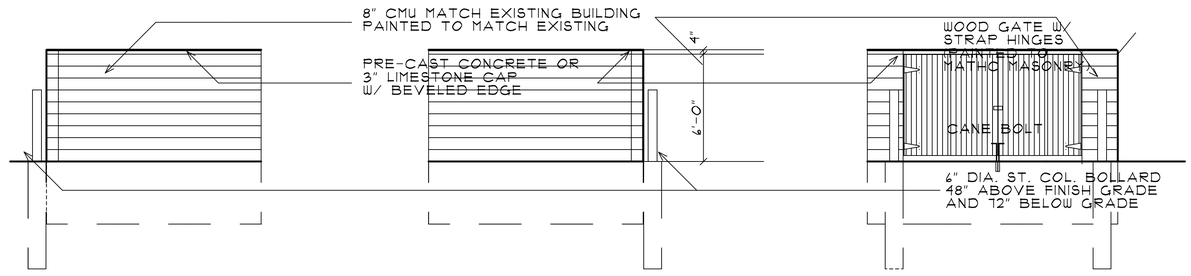
EAST ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"



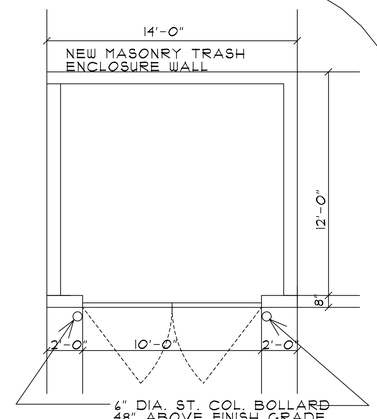
NORTH ELEVATION TRASH ENCLOSURE

SOUTH ELEVATION TRASH ENCLOSURE

WEST ELEVATION TRASH ENCLOSURE

SCALE: 1/4"=1'-0"

NOTE: SEE SITE PLAN FOR BOTH LOCATIONS



FLOOR PLAN
TRASH ENCLOSURE

SCALE: 1/4"=1'-0"

HEINS & KWAPIS
ARCHITECTS P.C.

126 E. THIRD STREET
ROCHESTER, MICHIGAN
48307
PH: 248-651-6766
FAX: 248-651-8969
heinsandkwapis@sbcglobal.net

PROPOSED
REONOBVATION AND ADDITION
3600 W. AUBURN ROAD
CASTLE COMMERCIAL CARPENTRY

3-11-2025
1-17-2025
REVISION 12-3-2024
DRAWN BY:
CHECKED BY:
DATE: 8-22-2024

SEAL

SHEET NO.
A 200

JOB NUMBER
24-007-C

ASTI ENVIRONMENTAL

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10448 Citation Drive, Suite 100
Brighton, MI 48116

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Brighton, MI 48116-2160

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Fax: 810.225.3800

www.asti-env.com

Sent Via Email Only

March 26, 2025

Chris McLeod, Planning Manager
Department of Planning and
Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033

Subject: **3600 Auburn Road Development**
3600 Auburn Road (Sidwell No. 15-30-376-032)
Site Plan Review #1
Site Plans dated March 25, 2025
ASTI File No. A25-1482.08

Applicant: **Auburn Road 3600 LLC**

Dear Mr. McLeod:

The above-referenced project proposes to construct and addition to an existing commercial building, a drive extension near the proposed building, and resurface a portion of an existing parking lot on approximately nine acres of land located at 3600 Auburn Road. The site includes one wetland not regulated by the City of Rochester Hills and also not likely regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

ASTI has reviewed the site plans, dated March 25, 2025 (Current Plans), for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance and offers the following comments for your consideration.

COMMENTS

1. **Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing, and the proposed activity has not been previously authorized.

2. **Wetland and Watercourse Determinations (§126-531).** This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.

    a. This review has been undertaken in the context of a Wetland and Watercourse Boundary Determination completed on-site by ASTI on March 6, 2025. All flagging is shown on the Current Plans with alpha-numeric flagging as placed in the field by ASTI. *The Current Plans do not indicate that ASTI completed the delineation or what date it was completed; this must be shown on revised plans. Revised plans should also show the total wetland area including the open water portion of the wetland (1.5 aces) on all applicable sheets.*

    The Applicant should be advised that wetland delineations are only considered valid by the City and EGLE for a period of three years.

    b. One wetland was found on-site as shown on the Current Plans (Wetland A). Wetland A's quality assessments is below.

    Wetland A
    Wetland A is a forested and emergent/open water wetland. Vegetation within the forested portion of Wetland A was dominated by the common native tree species of box elder, cottonwood, and green ash; the shrub layer was dominated by the non-native species of glossy buckthorn. The herbaceous understory was generally very sparse at the time of the inspection and was dominated by the common native species of eastern wood sedge (*Carex blanda*) and calico aster (*Symphyotrichum lateriflorum*) and the non-native species of garlic mustard (*Allaria petiolata*), generally in equal distribution. The tree layer of the forested portion of Wetland A was dominated by common native species; the shrub layer was dominated by non-native species and the herbaceous layer was generally equal in distribution of non-native and native species. Overall, Wetland A was dominated by native wetland species estimated at 65%.

Primary wetland hydrology indicators, such as surface water, a high-water table, soil saturation, and oxidized rhizospheres on living roots were observed throughout Wetland A. Soils within Wetland A were comprised of sandy loams and appeared to be in a natural state. Along with observations of surface water, these hydrological indicators show Wetland A is likely in contact with groundwater to some depth.

Wetland A is isolated and does not extend off-site. Review of historic aerial photography dating to the 1940s indicates Wetland A has been persistent for decades and may be a groundwater recharge wetland. However, Wetland A is very small (1.5 total acres) and, thus, does not likely provide significant wildlife habitat, water filtration (except site-specific), flood protection, or other recognized wetland functions. Based on these factors, it is ASTI's opinion that Wetland A of low ecological quality and function.

3. **Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review of the Current Plans has been undertaken in the context of those general parameters, as well as the specific requirements listed below.

   a. Wetland A is not regulated by the City and likely not regulated by EGLE, because it is isolated and less than two acres in size. The applicant is advised to obtain EGLE concurrence regarding EGLE-regulation prior to impacting Wetland A.

4. **Use Permit Approval Criteria (§126-565).** This Section lists criteria that shall govern the approval or denial of an application for a Wetland and Watercourse Use Permit. The following items must be addressed on a revised and dated Wetland and Watercourse Use Permit application and additional documentation submitted for further review:

   a. A Wetland and Watercourse Use Permit from the City is not required for this project as proposed on the Current Plans. It is also not likely that a Part 303/301 permit from EGLE will also be required. However, EGLE should be contacted to confirm this assertion. Any applicable permits from EGLE and any other applicable agencies must be obtained by the applicant prior to construction activities.

5. **Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.

    a. All Natural Features Setbacks are shown on the plans to ASTI's satisfaction. The on-site natural features Setbacks were generally of the same low quality ecological character as Wetland A and should be considered to be of low quality and function. Moreover, Wetland A is not regulated by the City and, thus, the Natural Features Setbacks regulations per applicable City ordinances are not applicable to this project as proposed.

RECOMMENDATION

ASTI recommends the City approve the Current Plans on the condition that the items in Comment 2.a are addressed on final plans.

Respectfully submitted,

ASTI ENVIRONMENTAL

Kyle Hottinger
Wetland Ecologist
Professional Wetland Scientist #2927

ASTI Environmental

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10448 Citation Drive, Suite 100
Brighton, MI 48116

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March 10, 2025

Chris McLeod, Planning Manager
Department of Planning and
Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033

Subject: **Wetland and Watercourse Boundary Determination**
3600 Auburn Road (Sidwell No. 15-30-376-032)
City of Rochester Hills, Oakland County, Michigan
ASTI File No. A25-1482.06

Applicant: **3600 Auburn Road LLC**

Dear Mr. McLeod:

The City of Rochester Hills requested that a Wetland and Watercourse Boundary Determination be completed for the property at 3600 Auburn Road (Sidwell No. 15-30-376-032) located within the City of Rochester Hills, Oakland County, Michigan (Property).

ASTI Environmental (ASTI) completed a Wetland and Watercourse Boundary Determination in accordance with the City of Rochester Hills Wetland and Watercourse Protection Ordinance for the Property on March 6, 2025. One wetland not regulated by the City of Rochester Hills and not likely regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) was observed on the Property (Figure 1 – *Approximate Wetland Boundaries*). ASTI offers the following comments for your consideration.

COMMENTS

1. Wetland and Watercourse Determinations (§ 126-531). This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.

This Determination has been completed in the context of those requirements.

2. Data Used (§ 126-532). This Section lists sources available for use in investigating or determining location, boundaries, and features of watercourses and wetlands.

The United States Geological Survey (USGS) Rochester, Michigan 7.5' Quadrangle Maps, the USDA Web Soil Survey (WSS), the National Wetland Inventory Map (NWI), the EGLE Wetlands Map Viewer website, and digital aerial photographs were all used to support the wetland determination and subsequent regulatory status of ASTI's determination. All reviewed data indicated the presence of wetland in the southern portion of the Property.

The WSS indicates the Property is comprised of the soil complexes of Fox sandy loam (till plain, 2-6% slopes), Thetford loamy fine sand (0-3% slopes), Urban land-Marlette complex (0-8% slopes), and Urban land-Spinks complex (0-8% slopes). According to the WSS, none of these soil complexes are hydric soils.

3. Additional Investigation (§ 126-533). This Section stipulates that the City may request information or documentation as necessary to facilitate determination of watercourse or wetland boundaries in relation to proposed activity.

See Section 4 below.

4. Criteria and Evidence (§ 126-534). This Section lists criteria that shall govern the determination of wetland and watercourse boundaries. A discussion of these criteria, as they apply to the Property, can be found below:

ASTI investigated the Property for the presence of lakes, ponds, wetlands, and watercourses. This work is based on MCL 324 Part 301, Inland Lakes and Streams, Part 303, Wetlands Protection, and the City of Rochester Hills Wetland and Watercourse Protection Ordinance.

The delineation protocol used by ASTI for this delineation is based on the US Army Corps of Engineers' *Wetland Delineation Manual,* 1987, the *Regional Supplement to the Corps of Engineer Wetland Delineation Manual: Midwest Region*, and related guidance/documents, as appropriate. Wetland vegetation, hydrology, and soils were used to locate wetland boundaries.

One wetland was found on the Property as discussed below.

Wetland A
Wetland A is a forested and emergent/open water wetland approximately 1.8 acres in size located in the south-central portion of the Property (Figure 1). Vegetation within the forested portion of Wetland A was dominated by box elder (*Acer negundo),* green ash

(*Fraxinus pennsylvanica*), cottonwood (*Populus deltoides*), and glossy buckthorn (*Frangula alnus*); the remaining portion of Wetland A was comprised of open water (~0.6 acres). Soils within Wetland A were comprised of sandy loams and are considered hydric because criteria for depleted matrix were met. Indicators of wetland hydrology observed within Wetland A included saturated soils, surface water, water-stained leaves, and oxidized rhizospheres on living roots.

Dominant vegetation observed within the upland adjacent to Wetland A included glossy buckthorn, box elder, black cherry (*Prunus serotina*), and honeysuckle (*Lonicera maackii*). Upland soils were comprised of sand loams and loamy sands that did not meet hydric soil criteria. No indicators of wetland hydrology were observed.

It is ASTI's opinion that Wetland A is not regulated by the City under the City's Wetland and Watercourse Protection Ordinance and not likely regulated by EGLE under Part 303 because it is less than two acres in size and is not connected to, or within 500 feet of, an inland lake or stream as defined under Part 301 and Article IV.

Please note that the acreage of Wetland A as detailed in this report and Figure 1 is approximate and that the exact acreage of Wetland A will be determined through a professional survey to be completed by the applicant of the on-site flagging as placed by ASTI in the field. ASTI will review the City-regulatory status of Wetland A based on this survey through review of site plans for the Property as provided to the City by the applicant.

On-site Flagging
Wetland boundaries were marked in the field with pink and black striped flagging and numbered as follows:

Wetland A = A-1 through A-35

Please note all wetland flagging should be located in the field by a professional surveyor to determine the exact on-site acreage of Wetland A.

Wetland and Watercourse Quality Assessments

Wetland A
Wetland A is a forested and emergent/open water wetland. Vegetation within the forested portion of Wetland A was dominated by the common native tree species of box elder, cottonwood, and green ash; the shrub layer was dominated by the non-native species of glossy buckthorn. The herbaceous understory was generally very sparse at the time of the inspection and was dominated by the common native species of eastern wood sedge (*Carex blanda*) and calico aster (*Symphyotrichum lateriflorum*) and the non-native species of garlic mustard (*Allaria petiolata*), generally in equal distribution. The tree layer of the forested portion of Wetland A was dominated by common native species; the shrub layer was dominated by non-native species and the herbaceous layer was generally equal in distribution of non-native and native species. Overall, Wetland A was dominated by native wetland species estimated at 60% with significant non-native species inclusions (40%).

Primary wetland hydrology indicators, such as surface water, a high-water table, soil saturation, and oxidized rhizospheres on living roots were observed throughout Wetland A. Soils within Wetland A were comprised of sandy loams and appeared to be in a natural state. Along with observations of surface water, these hydrological indicators show Wetland A is likely in contact with groundwater to some depth.

Wetland A is isolated and does not extend off-site. Review of historic aerial photography dating to the 1940s indicates Wetland A has been persistent for decades and may be a groundwater recharge wetland. However, Wetland A is very small (~1.8 acres) and, thus, does not have the capability of providing significant wildlife habitat, water filtration (except site-specific), flood protection, or other recognized wetland functions. Based on these factors, it is ASTI's opinion that Wetland A is of low ecological quality and function.

SUMMARY

Based upon the data, information, criteria, and evidence noted above, ASTI finds that the Property contains one wetland (Wetland A) that is not regulated by the City under the City's Natural Resource Ordinance, Article IV, Wetland and Watercourse Protection, and not likely to be regulated by EGLE under Part 303, Wetland Protection. Any impacts Wetland A will not require a Wetland Use Permit from the City. However, please note that EGLE has the final authority on the extent of regulated wetlands, lakes, and streams in the State of Michigan. Any proposed impact to the areas that ASTI has identified as unregulated by EGLE should be verified with EGLE prior to any proposed impacts.

Respectfully submitted,

ASTI ENVIRONMENTAL

Kyle A. Hottinger
Wetland Ecologist
Professional Wetland Scientist #2927

Attachments: Figure 1 – Approximate Wetland Boundaries
Completed USACE Wetland Data Sheets

3600 Auburn Road
(Sidwell No. 15-30-376-032)

Rochester Hills,
Oakland County, MI

0 50 100 200 Feet

N

ASTI Environmental

Client: City of Rochester Hills
Created by: RMH, March 10, 2025, ASTI Project A25-1482.06
Imagery: Oakland County 2023

Figure 1 - Approximate Wetland Boundaries

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 3600 Auburn Road (Sidwell No. 15-30-376-032) City/County: Rochester Hills-Oakland Co. Sampling Date: 3-6-25

Applicant/Owner: 3600 Auburn Road LLC State: MI Sampling Point: UP1

Investigator(s): ASTI-KAH Section, Township, Range: Sec 30 T3N R11E

Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave

Slope (%): 1-3 Lat: 42.6362 Long: -83.2034 Datum: WGS84

Soil Map Unit Name: Fox sandy loam (till plain, 2-6% slopes) NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ____ (If no, explain in Remarks.)

Are Vegetation____, Soil____, or Hydrology____ significantly disturbed? Are "Normal Circumstances" present? Yes x No ____

Are Vegetation____, Soil____, or Hydrology____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Representative conditions in the NE portion of the site.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Prunus serotina*	20	Yes	FACU
2. *Acer negundo*	20	Yes	FAC
3.			
4.			
5.			
	40	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Frangula alnus*	40	Yes	FACW
2. *Lonicera maackii*	30	Yes	UPL
3. *Prunus serotina*	10	No	FACU
4.			
5.			
	80	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Lonicera maackii*	5	Yes	UPL
2. *Frangula alnus*	5	Yes	FACW
3. *Alliaria petiolata*	10	Yes	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	20	=Total Cover	
Woody Vine Stratum (Plot size: 15')			
1.	0		
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 57.1% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	45	x 2 =	90
FAC species	30	x 3 =	90
FACU species	30	x 4 =	120
UPL species	35	x 5 =	175
Column Totals:	140 (A)		475 (B)
Prevalence Index = B/A =			3.39

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 5/6	100					Sandy	
12-18	10YR 5/6	90	10YR 4/6	10	C	M	Sandy	Faint redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: none

Depth (inches): ___

Hydric Soil Present? Yes ___ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No x	Depth (inches): ___
Water Table Present?	Yes ___	No x	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No x	Depth (inches): ___

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 3600 Auburn Road (Sidwell No. 15-30-376-032) City/County: Rochester Hills-Oakland Co. Sampling Date: 3-6-25

Applicant/Owner: 3600 Auburn Road LLC State: MI Sampling Point: UP2

Investigator(s): ASTI-KAH Section, Township, Range: Sec 30 T3N R11E

Landform (hillside, terrace, etc.): plain Local relief (concave, convex, none): flat

Slope (%): 1-3 Lat: 42.6360 Long: -83.2044 Datum: WGS84

Soil Map Unit Name: Fox sandy loam (till plain, 2-6% slopes) NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes x No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Representative conditions in the north-central portion of the site.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Prunus serotina*	10	No	FACU
2. *Acer negundo*	30	Yes	FAC
3. *Juglans nigra*	10	No	FACU
4. *Populus deltoides*	20	Yes	FAC
5.			
	70	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Populus deltoides*	10	No	FAC
2. *Lonicera maackii*	40	Yes	UPL
3. *Acer negundo*	15	Yes	FAC
4.			
5.			
	65	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Rosa multiflora*	5	Yes	FACU
2. *Carex blanda*	5	Yes	FAC
3. *Alliaria petiolata*	5	Yes	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	15	=Total Cover	
Woody Vine Stratum (Plot size: 15')			
1.	0		
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 71.4% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	85	x 3 =	255
FACU species	25	x 4 =	100
UPL species	40	x 5 =	200
Column Totals:	150 (A)		555 (B)
Prevalence Index = B/A =			3.70

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 4/3	100					Sandy	
5-18	10YR 5/8	95	10YR 4/3	5	C	M	Sandy	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: none

Depth (inches): ___

Hydric Soil Present? Yes ___ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No x	Depth (inches): ___
Water Table Present?	Yes ___	No x	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No x	Depth (inches): ___

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 3600 Auburn Road (Sidwell No. 15-30-376-032) City/County: Rochester Hills-Oakland Co. Sampling Date: 3-6-25

Applicant/Owner: 3600 Auburn Road LLC State: MI Sampling Point: UP3

Investigator(s): ASTI-KAH Section, Township, Range: Sec 30 T3N R11E

Landform (hillside, terrace, etc.): slope Local relief (concave, convex, none): slope

Slope (%): 3-5 Lat: 42.6351 Long: -83.2043 Datum: WGS84

Soil Map Unit Name: Thetford loamy fine sand (0-3% slopes) NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes x No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Representative conditions adjacent to Wetland A in the west-central portion of the site.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Prunus serotina*	30	Yes	FACU
2. *Acer negundo*	30	Yes	FAC
3. *Populus deltoides*	15	Yes	FAC
4.			
5.			
	75	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Prunus serotina*	10	No	FACU
2. *Lonicera maackii*	20	Yes	UPL
3. *Acer negundo*	10	No	FAC
4. *Frangula alnus*	20	Yes	FACW
5.			
	60	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Lonicera maackii*	10	Yes	UPL
2. *Geum canadense*	5	Yes	FAC
3. *Alliaria petiolata*	10	Yes	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	25	=Total Cover	
Woody Vine Stratum (Plot size: 15')			
1.	0		
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 62.5% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	20	x 2 =	40
FAC species	70	x 3 =	210
FACU species	40	x 4 =	160
UPL species	30	x 5 =	150
Column Totals:	160 (A)		560 (B)
Prevalence Index = B/A =			3.50

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 4/3	100					Sandy	
5-18	10YR 6/8	80	10YR 4/3	20	C	M	Sandy	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: none

Depth (inches): ___

Hydric Soil Present? Yes ___ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No x	Depth (inches): ___
Water Table Present?	Yes ___	No x	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No x	Depth (inches): ___

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 3600 Auburn Road (Sidwell No. 15-30-376-032) City/County: Rochester Hills-Oakland Co. Sampling Date: 3-6-25

Applicant/Owner: 3600 Auburn Road LLC State: MI Sampling Point: UP4

Investigator(s): ASTI-KAH Section, Township, Range: Sec 30 T3N R11E

Landform (hillside, terrace, etc.): plain Local relief (concave, convex, none): flat

Slope (%): 1-3 Lat: 42.6351 Long: -83.2043 Datum: WGS84

Soil Map Unit Name: Urban land-Spinks complex (0-8% slopes) NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes x No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Conditions adjacent to Wetland A in the SW portion of the site.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Prunus serotina*	10	Yes	FACU
2. *Pinus sylvestris*	15	Yes	UPL
3.			
4.			
5.			
	25	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Prunus serotina*	10	No	FACU
2. *Lonicera maackii*	10	No	UPL
3. *Frangula alnus*	60	Yes	FACW
4.			
5.			
	80	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Lonicera maackii*	10	Yes	UPL
2. *Frangula alnus*	5	Yes	FACW
3. *Alliaria petiolata*	10	Yes	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	25	=Total Cover	
Woody Vine Stratum (Plot size: 15')			
1.	0		
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	65	x 2 =	130
FAC species	10	x 3 =	30
FACU species	20	x 4 =	80
UPL species	35	x 5 =	175
Column Totals:	130 (A)		415 (B)
Prevalence Index = B/A =			3.19

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-17	10YR 3/2	100					Sandy	
17-19	10YR 3/2	80	10YR 7/8	20	C	M	Sandy	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: none

Depth (inches): ___

Hydric Soil Present? Yes ___ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No x	Depth (inches): ___
Water Table Present?	Yes ___	No x	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No x	Depth (inches): ___

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 3600 Auburn Road (Sidwell No. 15-30-376-032) City/County: Rochester Hills-Oakland Co. Sampling Date: 3-6-25

Applicant/Owner: 3600 Auburn Road LLC State: MI Sampling Point: UP5

Investigator(s): ASTI-KAH Section, Township, Range: Sec 30 T3N R11E

Landform (hillside, terrace, etc.): slight slope Local relief (concave, convex, none): slope

Slope (%): 2-4 Lat: 42.6352 Long: -83.2035 Datum: WGS84

Soil Map Unit Name: Fox sandy loam (till plain, 2-6% slopes) NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes x No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Conditions adjacent to Wetland A in the east-central portion of the site.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer negundo*	15	Yes	FAC
2. *Acer saccharinum*	15	Yes	FACW
3.			
4.			
5.			
	30	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Prunus serotina*	5	No	FACU
2. *Lonicera maackii*	25	Yes	UPL
3. *Frangula alnus*	35	Yes	FACW
4.			
5.			
	65	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Lonicera maackii*	25	Yes	UPL
2. *Alliaria petiolata*	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	35	=Total Cover	
Woody Vine Stratum (Plot size: 15')			
1.	0		
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	50	x 2 =	100
FAC species	25	x 3 =	75
FACU species	5	x 4 =	20
UPL species	50	x 5 =	250
Column Totals:	130 (A)		445 (B)
Prevalence Index = B/A =			3.42

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
____ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UP5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/2	100					Sandy	
16-18	10YR 7/4	85	10YR 3/2	20	C	M	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: none

Depth (inches): ___

Hydric Soil Present? Yes ___ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No x	Depth (inches): ___
Water Table Present?	Yes ___	No x	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No x	Depth (inches): ___

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 3600 Auburn Road (Sidwell No. 15-30-376-032) City/County: Rochester Hills-Oakland Co. Sampling Date: 3-6-25

Applicant/Owner: 3600 Auburn Road LLC State: MI Sampling Point: WT1

Investigator(s): ASTI-KAH Section, Township, Range: Sec 30 T3N R11E

Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave

Slope (%): 2-4 Lat: 42.6345 Long: -83.2044 Datum: WGS84

Soil Map Unit Name: Thetford loamy fine sand (0-3% slopes) NWI classification: PFO1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ____ (If no, explain in Remarks.)

Are Vegetation____, Soil____, or Hydrology____ significantly disturbed? Are "Normal Circumstances" present? Yes x No ____

Are Vegetation____, Soil____, or Hydrology____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** Yes X No ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Wetland A - forested portion in the SW portion of the site.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer negundo*	20	Yes	FAC
2. *Acer saccharinum*	10	No	FACW
3. *Fraxinus pennsylvanica*	15	Yes	FACW
4. *Populus deltoides*	15	Yes	FAC
5.			
	60	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Fraxinus pennsylvanica*	25	Yes	FACW
2. *Cornus racemosa*	5	No	FAC
3. *Frangula alnus*	50	Yes	FACW
4.			
5.			
	80	=Total Cover	
Herb Stratum (Plot size: 5')			
1.	0		
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
		=Total Cover	
Woody Vine Stratum (Plot size: 15')			
1.	0		
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	100	x 2 =	200
FAC species	40	x 3 =	120
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	140 (A)		320 (B)
Prevalence Index = B/A =			2.29

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WT1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 4/1	80	10YR 4/6	20	C	PL/M	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: none

Depth (inches): ___

Hydric Soil Present? Yes X No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- x Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- x Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- x Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes x	No ___	Depth (inches): 0.1
Water Table Present?	Yes x	No ___	Depth (inches): 12
Saturation Present? (includes capillary fringe)	Yes x	No ___	Depth (inches): 3

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WRC
WATER RESOURCES COMMISSIONER
Jim Nash

December 11, 2024

Jennifer MacDonald
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Reference: **Auburn Road 3600, LLC - CAMS #202400797**
Part of the SW ¼ of Section 30, City of Rochester Hills

Dear Ms. MacDonald,

This office has received a set of plans for the Auburn Road 3600, LLC Project to be developed in part of the Southwest ¼ of Section 30, City of Rochester Hills.

Our stormwater system review indicates that the proposed project may have an involvement with the Chester Drain, which is a legally established County Drain under the jurisdiction of this office. Therefore, a storm drain permit may be required from this office. Please submit a set of plans through our online permitting portal at https://www.oakgov.com/government/water-resources-commissioner/stormwater/drain-use-permit-applications.

The water system is operated and maintained by the City of Rochester Hills and plans must be submitted to the City of Rochester Hills for review.

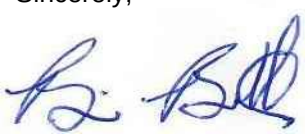
The sanitary sewer is within the Clinton Oakland Sewage Disposal System. Any proposed sewers of 8" or larger may require a permit through this office.

Any related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. Applications should be submitted to our office for the required soil erosion permit.

Please note that all applicable permits and approvals from federal, state or local authorities, public utilities and private property owners must be obtained.

If there are any questions regarding this matter, please contact Dan Butkus at 248-897-2744.

Sincerely,



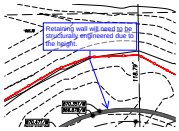
Brian Bennett, P.E.
Assistant Chief Engineer

Site and Arch With Wetlands.pdf Markup Summary

Angie (6)

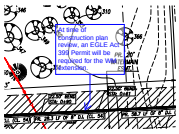
Subject: Underground Utilities
Author: Angie
Date: 4/3/2025 11:40:42 AM
Status:

The applicant will need to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process.



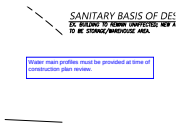
Subject: Underground Utilities
Author: Angie
Date: 4/1/2025 3:34:25 PM
Status:

Retaining wall will need to be structurally engineered due to the height.



Subject: Underground Utilities
Author: Angie
Date: 4/1/2025 3:41:37 PM
Status:

At time of construction plan review, an EGLE Act 399 Permit will be required for the WM extension.

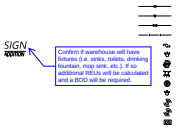


Subject: Underground Utilities
Author: Angie
Date: 4/1/2025 3:42:24 PM
Status:

Water main profiles must be provided at time of construction plan review.

Subject: Underground Utilities
Author: Angie
Date: 4/3/2025 11:35:11 AM
Status:

Further details on the pre-treatment structure and model selected will be required at time of construction plan review.



Subject: Underground Utilities
Author: Angie
Date: 4/3/2025 11:35:55 AM
Status:

Confirm if warehouse will have fixtures (i.e. sinks, toilets, drinking fountain, mop sink, etc.). If so additional REUs will be calculated and a BOD will be required.

C.McLeod (24)

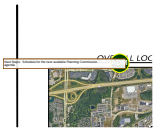
Subject: Planning Department
Author: C.McLeod
Date: 4/9/2025 1:57:38 PM
Status:

Maintenance. The owner, tenant, occupant or person responsible for any property which was the subject of an approved site plan shall maintain the property and the improvements thereon in accordance with the approved site plan or an approved amendment thereof. This responsibility shall include the duty to maintain in a condition substantially similar as approved, including the duty to replace, if necessary, all improvements such as, but not by way of limitation, all greenbelts, planting, walls, fences, paving, trash receptacles, handicapped parking areas, etc.

Subject: Planning Department
Author: C.McLeod
Date: 4/9/2025 2:07:53 PM
Status:

Assessing Yes

Subject: Planning Department
Author: C.McLeod
Date: 4/9/2025 2:08:05 PM
Status:



Subject: Group
Author: C.McLeod
Date: 4/9/2025 2:08:44 PM
Status:

Subject: Group
Author: C.McLeod
Date: 4/9/2025 2:09:22 PM
Status:

SP

Subject: Group
Author: C.McLeod
Date: 4/9/2025 2:09:28 PM
Status:

LB

Subject: Group
Author: C.McLeod
Date: 4/9/2025 2:09:32 PM
Status:

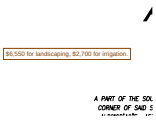
LIP

Subject: Group
Author: C.McLeod
Date: 4/9/2025 2:09:37 PM
Status:

BP

Subject: Group
Author: C.McLeod
Date: 4/9/2025 2:09:46 PM
Status:

PCM



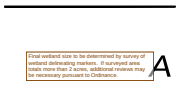
Subject: Planning Department
Author: C.McLeod
Date: 4/9/2025 2:17:02 PM
Status:

$6,550 for landscaping, $2,700 for irrigation.

Subject: Group
Author: C.McLeod
Date: 4/9/2025 2:17:11 PM
Status:

Subject: Planning Department
Author: C.McLeod
Date: 4/9/2025 2:18:47 PM
Status:

25 trees ($8,350) to be paid into the City Tree Fund



Subject: Planning Department
Author: C.McLeod
Date: 4/9/2025 4:06:35 PM
Status:

Final wetland size to be determined by survey of wetland delineating markers. If surveyed area totals more than 2 acres, additional reviews may be necessary pursuant to Ordinance.

Subject: Group
Author: C.McLeod
Date: 4/9/2025 2:10:40 PM
Status:

Received
3/25/2025

City of Rochester Hills Planning & Economic Development

Subject: Group
Author: C.McLeod
Date: 4/9/2025 2:10:49 PM
Status:

Received
3/25/2025

City of Rochester Hills Planning & Economic Development

Subject: Group
Author: C.McLeod
Date: 4/9/2025 2:10:53 PM
Status:

Received
3/25/2025

City of Rochester Hills Planning & Economic Development

Subject: Group
Author: C.McLeod
Date: 4/9/2025 2:10:58 PM
Status:

Received
3/25/2025

City of Rochester Hills Planning & Economic Development

Subject: Group
Author: C.McLeod
Date: 4/9/2025 2:13:36 PM
Status:

PCM

Subject: Planning Department
Author: C.McLeod
Date: 4/9/2025 2:15:20 PM
Status:

Planning Commission to review level of screening being provided by existing vegetation. Proposed building addition is approximately 118 feet from abutting residential property line.

Subject: Group
Author: C.McLeod
Date: 4/9/2025 2:11:02 PM
Status:

Received
3/25/2025

City of Rochester Hills Planning & Economic Development

Subject: Group
Author: C.McLeod
Date: 4/9/2025 2:11:07 PM
Status:

Received
3/25/2025

City of Rochester Hills Planning & Economic Development

Subject: Group
Author: C.McLeod
Date: 4/9/2025 2:11:11 PM
Status:

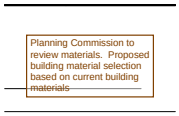
Received
3/25/2025

City of Rochester Hills Planning & Economic Development

Subject: Group
Author: C.McLeod
Date: 4/9/2025 2:11:15 PM
Status:

Received
3/25/2025

City of Rochester Hills Planning & Economic Development



Subject: Planning Department
Author: C.McLeod
Date: 4/9/2025 2:12:14 PM
Status:

Planning Commission to review materials. Proposed building material selection based on current building materials

Jason Boughton (1)

Subject: Engineering Department
Author: Jason Boughton
Date: 4/7/2025 11:42:28 AM
Status:

Keith (1)

Subject: Traffic
Author: Keith
Date: 4/1/2025 7:25:23 AM
Status:

Lieutenant W. Murphy (1)

Subject: Fire Department
Author: Lieutenant W. Murphy
Date: 4/2/2025 3:10:35 PM
Status:

macdonaldj (1)

Subject: Group
Author: macdonaldj
Date: 3/25/2025 4:10:32 PM
Status:

City of Rochester Hills Planning & Economic Development

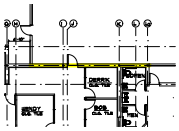
Mark Artinian (5)

Subject: Building Department
Author: Mark Artinian
Date: 4/8/2025 12:46:01 PM
Status:

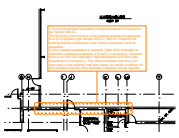
Mark Artinian 248-841-2446
ArtinianM@RochesterHills.org

Subject: Building Department
Author: Mark Artinian
Date: 4/8/2025 12:46:33 PM
Status:

Yes

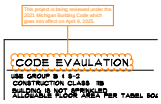


Subject: Highlight
Author: Mark Artinian
Date: 4/8/2025 4:10:21 PM
Status:



Subject: Building Department
Author: Mark Artinian
Date: 4/9/2025 11:28:03 AM
Status:

A 2 hour fire-resistant separation is required between occupancies per Section 508.3.1.
The fire area of the first floor of the building exceeds the allowable for a S-1 occupancy per Section 903.2.1, item #1, therefore the building shall be sprinklered or the mixed occupancies shall be separated.
If a fire-resistant separation is selected, Table 508.4 indicates no separation requirement between a B and S-1 occupancy. However, there is a 2 hour fire separation required between a B and a less hazardous S-2 occupancy. This Plans Examiner feels this is an inaccuracy in the building code that creates an unsafe conditions for the occupants and the more restrictive separation will be required.



Subject: Building Department
Author: Mark Artinian
Date: 4/8/2025 4:42:01 PM
Status:

This project is being reviewed under the 2021 Michigan Building Code which goes into effect on April 9, 2025.

Matt Einheuser (1)

Subject: Natural Resouces
Author: Matt Einheuser
Date: 4/4/2025 8:10:26 AM
Status:

Seth Bucholz (1)

Subject: Jenny McGuckin - YES
Author: Seth Bucholz
Date: 4/1/2025 8:04:55 AM
Status: