


Site plan.pdf Markup Summary

Building Department (2)

	Subject: Building Department Author: J Rhoades Date: 10/30/2025 4:10:29 PM Status:	J Rhoades 248-841-2435 RhoadesJa@RochesterHills.org
Yes	Subject: Building Department Author: J Rhoades Date: 10/30/2025 4:10:47 PM Status:	Yes

Ellipse (1)

	Subject: Ellipse Author: C.McLeod Date: 11/6/2025 8:39:42 AM Status:	
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Engineering Department (1)

	Subject: Engineering Department Author: Jason Boughton Date: 10/24/2025 8:47:26 AM Status:	
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Fire Department (1)

	Subject: Fire Department Author: Lieutenant W. Murphy Date: 10/30/2025 7:13:08 AM Status:	
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Group (14)

	Subject: Group Author: macdonaldj Date: 10/22/2025 11:12:07 AM Status:	City of Rochester Hills Planning & Economic Development
	Subject: Group Author: C.McLeod Date: 11/6/2025 8:41:31 AM Status:	
	Subject: Group Author: C.McLeod Date: 10/31/2025 11:37:30 AM Status:	LB
	Subject: Group Author: C.McLeod Date: 10/31/2025 11:37:34 AM Status:	Tree Removal Permit



N /

Subject: Group
Author: C.McLeod
Date: 10/31/2025 11:37:37 AM
Status:

LIP

CITY



Subject: Group
Author: C.McLeod
Date: 10/31/2025 11:37:27 AM
Status:



Subject: Group
Author: C.McLeod
Date: 10/31/2025 11:40:12 AM
Status:

REVISION: Revision #3



Subject: Group
Author: C.McLeod
Date: 10/31/2025 11:40:19 AM
Status:

REVISION: Revision #3



Subject: Group
Author: C.McLeod
Date: 10/31/2025 11:40:23 AM
Status:

REVISION: Revision #3



Subject: Group
Author: C.McLeod
Date: 10/31/2025 11:40:28 AM
Status:

REVISION: Revision #3



Subject: Group
Author: C.McLeod
Date: 10/31/2025 11:41:16 AM
Status:

REVISION: Revision #3



Subject: Group
Author: C.McLeod
Date: 10/31/2025 11:41:26 AM
Status:

REVISION: Revision #3



Subject: Group
Author: C.McLeod
Date: 10/31/2025 11:41:31 AM
Status:

REVISION: Revision #3



Subject: Group
Author: C.McLeod
Date: 10/31/2025 11:41:36 AM
Status:

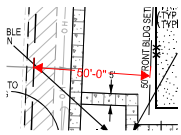
REVISION: Revision #3

Jenny McGuckin - YES (1)



Subject: Jenny McGuckin - YES
Author: Seth Bucholz
Date: 11/3/2025 11:57:46 AM
Status:

Length Measurement (1)



Subject: Length Measurement
Author: C.McLeod
Date: 11/6/2025 8:43:34 AM
Status:

50'-0"

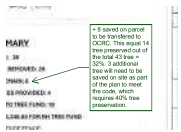
50-foot dimension added to plan

Natural Resources (1)



Subject: Natural Resources
Author: Matt Einheuser
Date: 11/3/2025 12:02:11 PM
Status:

Natural Resources (10)



Subject: Natural Resources
Author: Matt Einheuser
Date: 11/3/2025 11:54:43 AM
Status:

+ 8 saved on parcel to be transferred to OCRC. This equal 14 tree preserved out of the total 43 tree = 32%. 3 additional tree will need to be saved on site as part of the plan to meet the code, which requires 40% tree preservation.



Subject: Natural Resources
Author: Matt Einheuser
Date: 11/3/2025 11:55:03 AM
Status:

\$334/tree

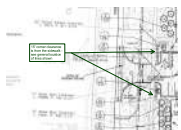
Amount Revised



Subject: Natural Resources
Author: Matt Einheuser
Date: 11/3/2025 11:55:57 AM
Status:



Subject: Natural Resources
Author: Matt Einheuser
Date: 11/3/2025 11:56:23 AM
Status:



Subject: Natural Resources
Author: Matt Einheuser
Date: 11/3/2025 11:57:20 AM
Status:

15' corner clearance is from the sidewalk - see general location of lines shown

Revised location of corner clearance



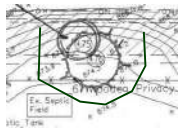
Subject: Natural Resources
Author: Matt Einheuser
Date: 11/3/2025 12:00:36 PM
Status:

4 replacements provided + 19 into the the tree fund = 23 trees. Make sure all regulated trees proposed for removal are replaced. This total should equal your total trees removed number.

Revised quantity of trees to be included in tree fund



Subject: Natural Resources
Author: Matt Einheuser
Date: 11/3/2025 12:01:29 PM
Status:



Subject: Natural Resources
Author: Matt Einheuser
Date: 11/3/2025 12:01:36 PM
Status:



Subject: Natural Resources
Author: Matt Einheuser
Date: 11/3/2025 12:01:41 PM
Status:



Subject: Natural Resources
Author: Matt Einheuser
Date: 11/3/2025 12:02:00 PM
Status:

Add tree protection fencing

Tree protection fencing added to plans

Planning Department (8)



Subject: Planning Department
Author: C.McLeod
Date: 10/31/2025 10:01:20 AM
Status:

If area is not dedicated to RCOC, appropriate landscaping pursuant to ordinance will be required in this area.

Signed quit claim deed was submitted to RCOC 11/20/25. Awaiting recording.



Subject: Planning Department
Author: C.McLeod
Date: 11/6/2025 8:40:18 AM
Status:

Next Steps: Next Steps: Submit revised site plans addressing reviewers comments. Application will need Planning Commission approval for a Tree Removal Permit and Site Plan Approval



Subject: Planning Department
Author: C.McLeod
Date: 11/6/2025 8:39:42 AM
Status:

ADM



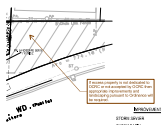
Subject: Planning Department
Author: C.McLeod
Date: 11/6/2025 8:40:29 AM
Status:



Subject: Planning Department
Author: C.McLeod
Date: 11/6/2025 8:41:15 AM
Status:

Assessing

Yes



Subject: Planning Department
Author: C.McLeod
Date: 11/6/2025 8:44:52 AM
Status:

If excess property is not dedicated to OCRC or not accepted by OCRC then appropriate improvements and landscaping pursuant to Ordinance will be required.

Signed quit claim deed was submitted to RCOC 11/20/25. Awaiting recording.

Landscape Bond = \$98,410 plus applicable landscape inspection fees.

Subject: Planning Department
Author: C.McLeod
Date: 11/6/2025 8:46:27 AM
Status:

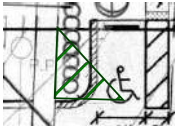
Landscape Bond = \$98,410 plus applicable landscape inspection fees.

11111111
CITY OF ROCH

Subject: Planning Department
Author: C.McLeod
Date: 11/6/2025 9:06:23 AM
Status:

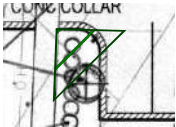
Based on Natural Resources denial

Polygon Sketch to Scale (2)



Subject: Polygon Sketch to Scale
Author: Matt Einheuser
Date: 11/3/2025 11:55:43 AM
Status:

124.67 sf



Subject: Polygon Sketch to Scale
Author: Matt Einheuser
Date: 11/3/2025 11:56:11 AM
Status:

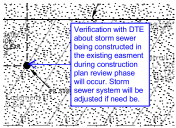
115.33 sf

Traffic (1)



Subject: Traffic
Author: Keith
Date: 11/5/2025 3:05:54 PM
Status:

Underground Utilities (1)

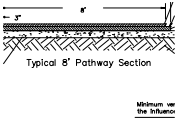


Subject: Underground Utilities
Author: Jason Boughton
Date: 10/24/2025 8:47:04 AM
Status:

Noted

Verification with DTE about storm sewer being constructed in the existing easement during construction plan review phase will occur. Storm sewer system will be adjusted if need be.

(59)



Subject:
Author: AutoCAD SHX Text
Date:
Status:

Typical 8' Pathway Section

8'

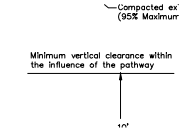
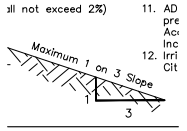
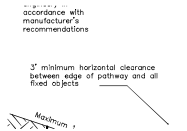
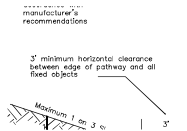
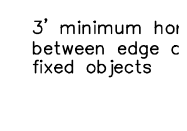
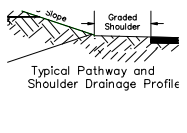
Subject:
Author: AutoCAD SHX Text
Date:
Status:

8'

8'-6"

Subject:
Author: AutoCAD SHX Text
Date:
Status:

8'-6"

<p>9'-0"</p>	<p>Subject:</p> <p>Author: AutoCAD SHX Text</p> <p>Date:</p> <p>Status:</p> <p>9'-0"</p>
<p>3"</p>	<p>Subject:</p> <p>Author: AutoCAD SHX Text</p> <p>Date:</p> <p>Status:</p> <p>3"</p>
<p>3"</p>	<p>Subject:</p> <p>Author: AutoCAD SHX Text</p> <p>Date:</p> <p>Status:</p> <p>3"</p>
<p>- 3'-0"</p> <p>Graded</p>	<p>Subject:</p> <p>Author: AutoCAD SHX Text</p> <p>Date:</p> <p>Status:</p> <p>3'-0"</p>
	<p>Subject:</p> <p>Author: AutoCAD SHX Text</p> <p>Date:</p> <p>Status:</p> <p>the influence of the pathway</p>
	<p>Subject:</p> <p>Author: AutoCAD SHX Text</p> <p>Date:</p> <p>Status:</p> <p>Maximum 1 on 3 Slope</p>
	<p>Subject:</p> <p>Author: AutoCAD SHX Text</p> <p>Date:</p> <p>Status:</p> <p>3' minimum horizontal clearance</p>
	<p>Subject:</p> <p>Author: AutoCAD SHX Text</p> <p>Date:</p> <p>Status:</p> <p>between edge of pathway and all</p>
	<p>Subject:</p> <p>Author: AutoCAD SHX Text</p> <p>Date:</p> <p>Status:</p> <p>fixed objects</p>
	<p>Subject:</p> <p>Author: AutoCAD SHX Text</p> <p>Date:</p> <p>Status:</p> <p>Typical Pathway and</p>

- 8' Pathway -

Subject:
Author: AutoCAD SHX Text
Date:
Status:

8' Pathway

3'
Graded
Shoulder

Subject:
Author: AutoCAD SHX Text
Date:
Status:

3' Graded Shoulder

3'
Graded
Shoulder

Subject:
Author: AutoCAD SHX Text
Date:
Status:

3' Graded Shoulder

10'
|

Subject:
Author: AutoCAD SHX Text
Date:
Status:

10'

1 1/2" HMA, 5EL
[PG 64-22 (Final Grade)]
92% to 96% of the Theoretical
Maximum Density (TMD)
Apply bituminous bond tack
coat SS-1H at an application
rate of 0.10 gallons/sq.yd.
or adjusted by the engineer
as conditions warrant
2 1/2" HMA, 4EL
[PG 64-22 (Final Grade)]
92% to 96% of the Theoretical
Maximum Density (TMD)

Subject:
Author: AutoCAD SHX Text
Date:
Status:

coat SS-1H at an application

[PG 64-22 (Final Grade)]
92% to 96% of the Theoretical
Maximum Density (TMD)
Apply bituminous bond tack
coat SS-1H at an application
rate of 0.10 gallons/sq.yd.
or adjusted by the engineer
as conditions warrant
2 1/2" HMA, 4EL
[PG 64-22 (Final Grade)]
92% to 96% of the Theoretical
Maximum Density (TMD)

Subject:
Author: AutoCAD SHX Text
Date:
Status:

rate of 0.10 gallons/sq.yd.

[PG 64-22 (Final Grade)]
92% to 96% of the Theoretical
Maximum Density (TMD)
Apply bituminous bond tack
coat SS-1H at an application
rate of 0.10 gallons/sq.yd.
or adjusted by the engineer
as conditions warrant
2 1/2" HMA, 4EL
[PG 64-22 (Final Grade)]
92% to 96% of the Theoretical
Maximum Density (TMD)

Subject:
Author: AutoCAD SHX Text
Date:
Status:

or adjusted by the engineer

1 1/2" HMA, 5EL
[PG 64-22 (Final Grade)]
92% to 96% of the
Maximum Density (TMD)

Subject:
Author: AutoCAD SHX Text
Date:
Status:

1 1/2" HMA, 5EL

coat SS-1H at an application
rate of 0.10 gallons/
or adjusted by the engineer
as conditions warrant
2 1/2" HMA, 4EL
[PG 64-22 (Final Grade)]
92% to 96% of the
Maximum Density (TMD)

Subject:
Author: AutoCAD SHX Text
Date:
Status:

2 1/2" HMA, 4EL

or adjusted by the engineer
as conditions warrant
2 1/2" HMA, 4EL
[PG 64-22 (Final Grade)]
92% to 96% of the Theoretical
Maximum Density (TMD)
4" (CIP) of 21AA aggregate base
(98% Maximum Density)
Compacted existing subgrade
(95% Maximum Density)

Subject:
Author: AutoCAD SHX Text
Date:
Status:

4" (CIP) of 21AA aggregate base

1 1/2" HMA, 5EL
[PG 64-22 (Final Grade)]
92% to 96% of the Theoretical
Maximum Density (TMD)
Apply bituminous bond tack
coat SS-1H at an application
rate of 0.10 gallons/sq.yd.
or adjusted by the engineer
as conditions warrant

Subject:
Author: AutoCAD SHX Text
Date:
Status:

92% to 96% of the Theoretical

[PG 64-22 (Final Grade)]
92% to 96% of the Theoretical
Maximum Density (TMD)
4" (CIP) of 21AA aggregate base
(98% Maximum Density)
Compacted existing subgrade
(95% Maximum Density)

3' clearance within
f the pathway

Subject:
Author: AutoCAD SHX Text
Date:
Status:

Compacted existing subgrade

BRIDGE/UTILITY CLEARANCE (1 MIN.)
4" (CIP) of 21AA aggregate b
(98% Maximum Density)
Compacted existing subgrad
(95% Maximum Density)

1' clearance within
the pathway

Subject:
Author: AutoCAD SHX Text
Date:
Status:

(95%%% Maximum Density)

3"
Apply Pramitol 25E
or equivalent (as
approved by the
engineer) in
accordance with

Subject:
Author: AutoCAD SHX Text
Date:
Status:

Apply Pramitol 25E

Apply Pramitol 25E
or equivalent (as
approved by the
engineer) in
accordance with
manufacturer's

Subject:
Author: AutoCAD SHX Text
Date:
Status:

or equivalent (as

or equivalent (as
approved by the
engineer) in
accordance with
manufacturer's

Subject:
Author: AutoCAD SHX Text
Date:
Status:

engineer) in

or equivalent (as
approved by the
engineer) in
accordance with
manufacturer's
recommendations

Subject:
Author: AutoCAD SHX Text
Date:
Status:

accordance with

approved by the
engineer) in
accordance with
manufacturer's
recommendations

Subject:
Author: AutoCAD SHX Text
Date:
Status:

manufacturer's

approved by the
engineer) in
accordance with
manufacturer's
recommendations

Subject:
Author: AutoCAD SHX Text
Date:
Status:

recommendations

1 1/2" HMA, 5EL
[PG 64-22 (Final Grade)]
92% to 96% of the Theoretical
Maximum Density (TMD)
Apply bituminous bond tack
coat SS-1H at an application
rate of 0.10 gallons/sq.yd.
or adjusted by the engineer
as conditions warrant
2 1/2" HMA, 4EL
[PG 64-22 (Final Grade)]

Subject:
Author: AutoCAD SHX Text
Date:
Status:

Apply bituminous bond tack

Apply bituminous bond tar coat SS-1H at an applica rate of 0.10 gallons/sq.yd or adjusted by the engine as conditions warrant
2 1/2" HMA, 4EL [PG 64-22 (Final Grade)] 92% to 96% of the Theor Maximum Density (TMD)

Subject:
Author: AutoCAD SHX Text
Date:
Status:

as conditions warrant

[PG 64-22 (Final Grade)] 92% to 96% of the Theoret Maximum Density (TMD)
4" (CIP) of 21AA aggregate (98% Maximum Density)
Compacted existing subgrc (95% Maximum Density)

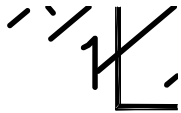
Subject:
Author: AutoCAD SHX Text
Date:
Status:

(98%% Maximum Density)

Apply Pramitol 25E or equivalent (as approved by the engineer) in accordance with manufacturer's

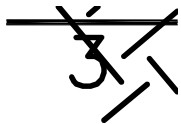
Subject:
Author: AutoCAD SHX Text
Date:
Status:

approved by the



Subject:
Author: AutoCAD SHX Text
Date:
Status:

1



Subject:
Author: AutoCAD SHX Text
Date:
Status:

3

3

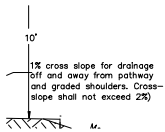
Subject:
Author: AutoCAD SHX Text
Date:
Status:

3



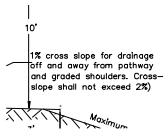
Subject:
Author: AutoCAD SHX Text
Date:
Status:

1



Subject:
Author: AutoCAD SHX Text
Date:
Status:

1%% cross slope for drainage



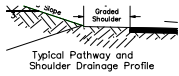
Subject:
Author: AutoCAD SHX Text
Date:
Status:

off and away from pathway

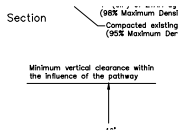


Subject:
Author: AutoCAD SHX Text
Date:
Status:

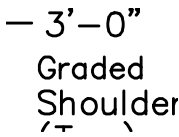
and graded shoulders. Cross-



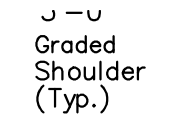
Subject: Shoulder Drainage Profile
Author: AutoCAD SHX Text
Date:
Status:



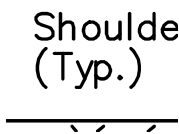
Subject: Minimum vertical clearance within
Author: AutoCAD SHX Text
Date:
Status:



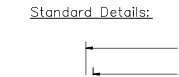
Subject: Graded
Author: AutoCAD SHX Text
Date:
Status:



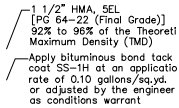
Subject: Shoulder
Author: AutoCAD SHX Text
Date:
Status:



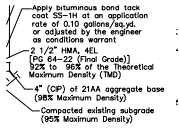
Subject: (Typ.)
Author: AutoCAD SHX Text
Date:
Status:



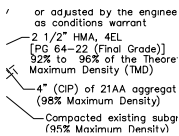
Subject: %%UStandard Details:
Author: AutoCAD SHX Text
Date:
Status:



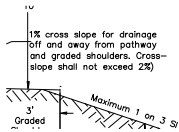
Subject: Maximum Density (TMD)
Author: AutoCAD SHX Text
Date:
Status:



Subject: 92%% to 96%% of the Theoretical
Author: AutoCAD SHX Text
Date:
Status:



Subject: Maximum Density (TMD)
Author: AutoCAD SHX Text
Date:
Status:

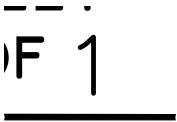


Subject: slope shall not exceed 2%%
Author: AutoCAD SHX Text
Date:
Status:



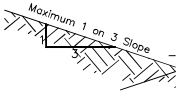
Subject:
Author: AutoCAD SHX Text
Date:
Status:

1



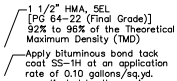
Subject:
Author: AutoCAD SHX Text
Date:
Status:

1



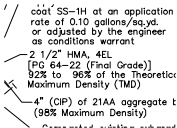
Subject:
Author: AutoCAD SHX Text
Date:
Status:

Maximum 1 on 3 Slope



Subject:
Author: AutoCAD SHX Text
Date:
Status:

[PG 64-22 (Final Grade)]



Subject:
Author: AutoCAD SHX Text
Date:
Status:

[PG 64-22 (Final Grade)]



Subject:
Author: AutoCAD SHX Text
Date:
Status:

Standard Notes: 1. Maximum grade of 8.33% along pathway (less than 5% is recommended). 2. 1% cross slope (i.e. super elevation) for drainage off and away from pathway and graded shoulders (2% maximum cross-slope). 3. 60' minimum center line radii for pathway 60' minimum center line radii for pathway horizontal alignment. 4. Provide a minimum of 3' horizontal Provide a minimum of 3' horizontal clearance and 10' vertical clearance from all fixed objects and the edge of pathway surface. Relocation of existing objects (i.e. mail boxes, signs, etc.) shall be considered incidental work items. 5. Pathway ramps shall be constructed in Pathway ramps shall be constructed in accordance with MDOT standard detail R-28 Series and shall have a minimum clear opening of 8' wide. 6. A clean saw cut joint shall be provided A clean saw cut joint shall be provided wherever new pavement matches existing pavement (incidental work item). 7. Utility structures shall be adjusted in Utility structures shall be adjusted in accordance with the City of Rochester Hills standards and shall match the proposed grade of the pathway. 8. Pathway shall be 6 inch thick HMA or Pathway shall be 6 inch thick HMA or concrete through residential drives and 9 inch thick HMA or 8 inch thick concrete through commercial drives. 9. Pathway asphalt shall be paid for as Pathway asphalt shall be paid for as "Shared Use Path, HMA" when part of public improvement project. 10. Ramps and landings shall be 6 inch thick Ramps and landings shall be 6 inch thick concrete. 11. ADA detectable warning plates shall be ADA detectable warning plates shall be preformed and brick red in color. Acceptable products included ADA Solutions, Inc., Armor-Tile, E.J., or approved equal 12. Irrigation overspray shall not broadcast onto Irrigation overspray shall not broadcast onto City pathway or sidewalk .