

# OAK RIDGE PLAZA

3250 S ROCHESTER ROAD  
ROCHESTER HILLS, MI. 48307



36880 WOODWARD AVENUE , BLOOMFIELD HILLS, MI. 48304  
CELL: 313-482-0645  
EMAIL: JOHN@MARUSICHARCHITECTURE.COM

Site Plan Review		
Reviewed for compliance to the City Ordinance, Building and Fire Codes		
Department	Reviewer	Approved
Planning	Chris McLeod 248-841-2572 mcleodc@RochesterHills.org	No
Building	Mark Artinian 248-841-2446 ArtinianM@RochesterHills.org	No
Engineering	Jason Boughton 248-841-2490 BoughtonJ@RochesterHills.org	No
Traffic	Keith Depp 248-841-2503 DeppK@RochesterHills.org	Yes
Nat. Resources	Matt Einheuser 248-841-2551 EinheuserM@RochesterHills.org	No
Fire	Capt. Ann Echols 248-841-2701 EcholsA@RochesterHills.org	No

**City of Rochester Hills**  
**Planning & Economic Development**

Conditions and mark-ups noted throughout the plan set must be addressed prior to final approval.

JNRA2022-0012  
PSP2022-0028  
Revision 1

Received  
1/20/2023

City of Rochester Hills  
Planning & Economic  
Development

DRAWING INDEX	
DRAWING #	DRAWING TITLE
SP-0	COVER SHEET
SP-1	SITE PLAN
SP-2	FIRE PROTECTION PLAN
SP-3	PERVIOUS / IMPERVIOUS CALC PLAN
A-1	ELEVATIONS
A-2	EXISTING & PROPOSED PLANS
S-1	ALTA SURVEY

PROJECT DESCRIPTION	
(6 UNITS) 3 STORY RESIDENTIAL TOWNHOUSES	

35.01 BUILDING CODE REVIEW	
CLASSIFICATION OF WORK : NEW CONSTRUCTION	
BUILDING	2015 MICHIGAN BUILDING CODE (R2 STRUCTURE)
ENERGY	2015 MICHIGAN ENERGY CODE- ASHRAE 90.1.2007
FIRE	2015 INTERNATIONAL FIRE CODE
PLUMBING	2018 2015 MICHIGAN PLUMBING CODE
MECHANICAL	2015 MICHIGAN MECHANICAL CODE
ELECTRICAL	2017 NATIONAL ELECTRIC CODE

35.03 BUILDING INFORMATION	
USE CLASSIFICATION	COMMERCIAL RETAIL
CONSTRUCTION CLASSIFICATION	TYPE : 3A UNPROTECTED
GROSS BUILDING AREA	31,557 S.F. (EX.) 33,057 (PROP.)
35.02 Occupancy Groups	(RETAIL) Assembly Group A2 / (RESTAURANT) Group M
35.06 FIRE DEPT. CONNECTION (FDC)	DOES NOT EXIST
REQUIRED EXITS PER SEC. 1006	MICHIGAN BUILDING CODE 2015
SPRINKLER SYSTEM REQUIRED	MICHIGAN BUILDING CODE 2015

NOTES:	
Per section 903.2.8 2015 Michigan Building Code, an automatic sprinkler system is required for occupancies with a group R fire area.	
APPLICANT NEEDS TO SUBMIT A LAND IMPROVEMENT PERMIT (LIP) APPLICATION WITH ENGINEERS ESTIMATE, FEE, & CONSTRUCTION PLANS TO PROCEED WITH REVIEW PROCESS.	

35.07 PROJECT SETBACKS	
DISTANCE	PROPERTY EDGE
25' (MAX.) / 78.54' (MEASURED)	FRONT SETBACK
50' (MAX.) / 50.39' (MEASURED)	REAR SETBACK
50' (MAX.) / 61' (PROPOSED ADDITION)	SIDE SETBACK (1 SIDE -NAWAKWA ROAD)

SITE INFO & LEGAL DESCRIPTION	
ZONED	B-2
SITE AREA	138,009 SF = 3.168 ACRES
BLDG. AREA	31,557 SF (EX.) 33,057 (PROP.)
SITE COVERAGE	22.86% (EX.) 23.95% (PROP.)

**Legal Description:**  
Land Situated in the City of Rochester Hills in the County of Oakland in the State of Michigan, Lot 25 and 26, of AVONCROFTS SUBDIVISION according to the plot thereof as recorded in Liber 19 of Plots, Page 15, Oakland County Records, EXCEPT that part of Lot 25, deeded to Michigan State Highway Commission by Quit-Claim Deed recorded in Liber 5932, Page 640, Oakland County Records, with lies Easterly of a line described as: Beginning at the Northeast corner of Lot 25; thence Southerly to a point of the Southerly line of Lot 66 of said subdivision, which is 21 feet Westerly of the Southeast corner of said Lot 66.

AND  
Lot 67 and Lot 66, of AVONCROFTS SUBDIVISION according to the plot thereof as recorded in Liber 19 of Plots, Page 15, Oakland County Records, Except that part of Lot 66, deeded to Michigan State Highway Commission by Warranty Deed recorded in Liber 5980, Page 633, Oakland County Records, which lies Easterly of a line described as: Beginning at the Northeast corner of Lot 25, of said AVONCROFTS SUBDIVISION; thence Southerly to a point on the Southerly line of said Lot 66 which is 21 feet Westerly of the Southeast corner of said Lot 66.

- ITEMS STILL NEEDED:**
- (BUILDING AREA ANALYSIS) 35.05
  - CIVIL ENGINEERING W/ GRADING INFORMATION 35.13
- Provide spot elevations at all new accessible parking space, access aisles showing compliance with A117.1, Section 502.5. Provide details for the proposed curb ramps.

These items are required for a Building Department review/approval for this site plan review. Refer the previously issued "Commercial Site Plan Review Checklist" and review previous comments noted on the first submittal.



VICINITY MAP

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

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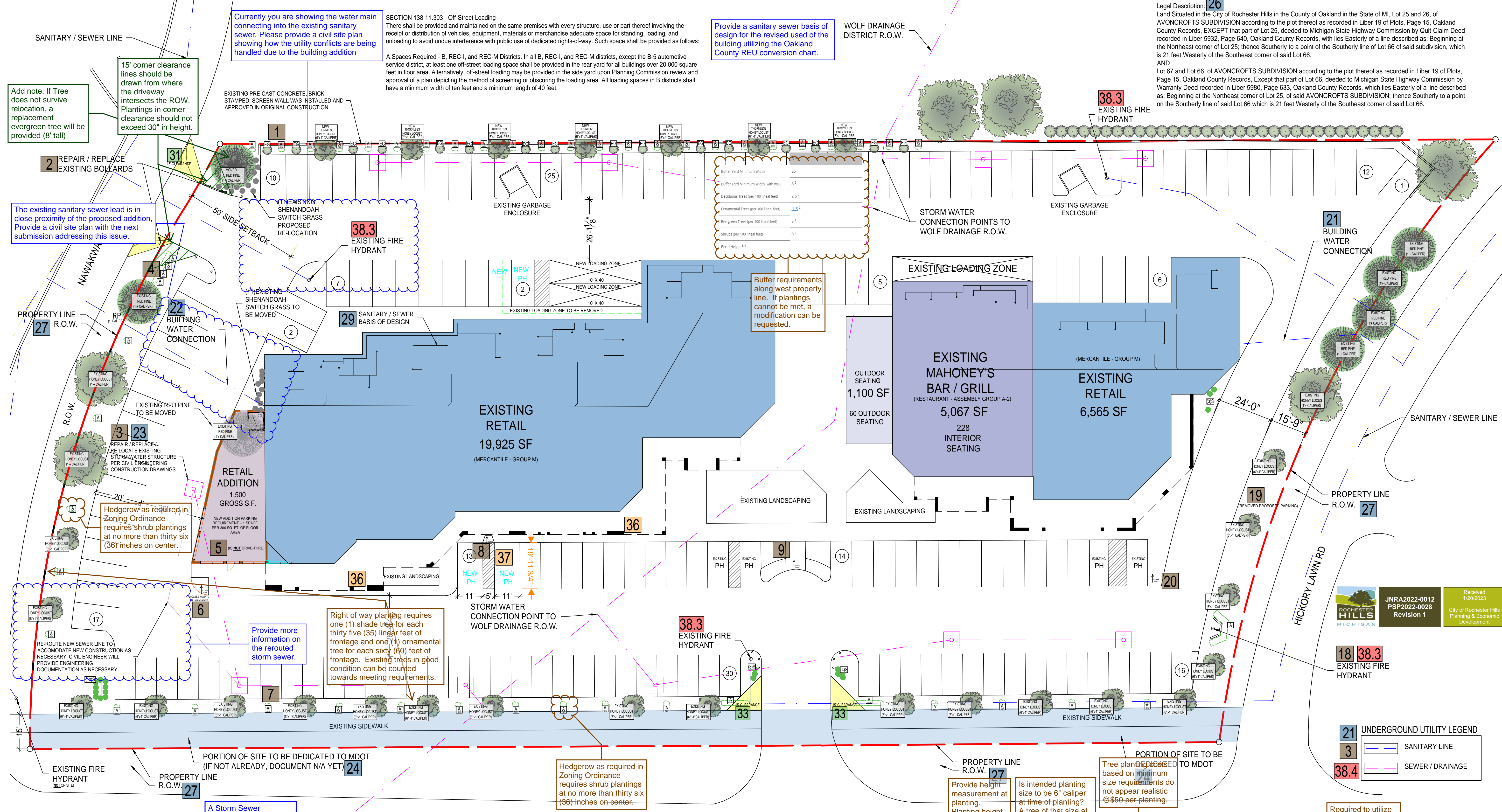
**OWNER**  
**RALPH FORANSO AF PROPERTIES**  
**PROJECT NAME**  
**OAKRIDGE PLAZA**  
 3238-3250 ROCHESTER RD  
 ROCHESTER HILLS, MI  
 OAKLAND COUNTY

**PROJECT #** 20 - 27  
**ISSUE DATE #** 07/29/2020

REVISION HISTORY	
OWNER REVIEW	
SITE PLAN	09/17/2022
SITE PLAN REVISION	09/20/2022
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SITE PLAN REVISION	12/29/2022
SITE PLAN REVISION	01/04/2023

**DRAWN BY:** D.C.  
**CHECKED BY:** JM

**SHEET CONTENTS**  
**PROPOSED SITE PLAN REVISED**  
 SP-1.1  
 DATE: / / 2020



**SITE MAINTENANCE NOTES (SECTION 138-12.109):**

- Landscaping shall be kept in a neat, orderly and healthy growing condition, free from debris and refuse.
- Pruning shall be minimal at the time of installation, only to remove dead or diseased branches. Subsequent pruning shall assure proper maturation of plants to achieve their approved purpose.
- All dead, damaged, or diseased plant material shall be removed immediately and replaced within six (6) months after it dies or in the next planting season, whichever occurs first. For purposes of this section, the planting season for deciduous plants shall be between March 1 and June 1 and from October 1 until the prepared soil becomes frozen. The planting season for evergreen plants shall be between March 1 and June 1. Plant material installed to replace dead or diseased material shall be as close as practical to the size of the material it is intended to replace. The City may notify property owners of the need to replace dead, damaged, or diseased material.
- The approved landscape plan shall be considered a permanent record and integral part of the Site Plan Approval. Unless otherwise approved in accordance with the aforementioned procedures, any revisions to or removal of plant materials, or non-compliance with the maintenance requirements of this Section 138-12.109 will place the parcel in non-conformity with the approved landscape plan and be a violation of this ordinance.
- If protected trees are damaged, a fine shall be issued on an inch-by-inch basis at a monetary rate as defined by the Forestry Department.

**SECTION 138-11.303 - Off-Street Loading**  
 There shall be provided and maintained on the same premises with every structure, use or part thereof involving the receipt or distribution of vehicles, equipment, materials or merchandise adequate space for standing, loading, and unloading to avoid undue interference with public use of dedicated rights-of-way. Such space shall be provided as follows:  
 A. Spaces Required - B, REC-1, and REC-M Districts. In all B, REC-1, and REC-M districts, except the B-5 automotive service district, at least one off-street loading space shall be provided in the rear yard for all buildings over 20,000 square feet in floor area. Alternatively, off-street loading may be provided in the side yard upon Planning Commission review and approval of a plan depicting the method of screening or obscuring the loading area. All loading spaces in B districts shall have a minimum width of ten feet and a minimum length of 40 feet.

**10 32 PLANT SCHEDULE (ONLY SITE PERIMETER PLANTINGS)**

key	EXISTING / MOVED / NEW	SPECIES	#	CALIPER / SIZE	COST EST.
HL	EXISTING	Honey Locust	20	6" - 1'	N/A
HL	EXISTING	Honey Locust	03	1'+	N/A
RP	EXISTING	Red Pine	05	1'+	N/A
S	EXISTING	Shenandoah Switch Grass	20	1'+	N/A
A	EXISTING	American Boxwood	03	1'+	N/A
S	MOVED	Shenandoah switch grass	11	6" - 1' width	N/A
RP	MOVED	RED PINE	01	1'+	N/A
THL	NEW	THORN-LESS HONEY LOCUST	07	6" - 1'	07 X \$50 = \$350
EG	NEW	EMERALD GREEN ARBORVITAE	16	2' width mature	16 X \$25 = \$400
A	NEW	American Boxwood (2 GAL.)	47	5' width	47 X \$60 = \$2,820
				<b>\$ TOTAL \$</b>	<b>\$ 3,570 EST.</b>

**11 PARKING:**  
 RESTAURANT: 1 SPACE PER 2 PERSONS PERMITTED @ MAX OCCUPANCY  
 RETAIL / SALES: 1 SPACE PER 300 S.F. OF FLOOR AREA  
 EXISTING RETAIL: 26,490 S.F. X 0.8% = 21,192 SF / 300 = 70 REQUIRED SPACES  
 EXISTING MAHONEY'S: MAX OCCUPANCY = 228 / 2 = 114 REQUIRED SPACES  
 +60 OUTDOOR / 2 = 30 REQUIRED SPACES  
**214 PARKING REQUIRED**  
**34.10 160 EXISTING SPACES INCLUDING (7) PH. SPACES**

Parking for existing center is not sufficient based on Zoning Ordinance requirements. Additional retail space that requires additional parking spaces is not permissible without modification from the Planning Commission based on evidence submitted by the applicant that another standard would be more reasonable because of the level of current or future employment of customer traffic.

**16** PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPING PLANTINGS.  
**15** ANY PLANT MATERIAL THAT IS DESIGNATED TO BE MAINTAINED THAT DIES OR DAMAGED DURING OR AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN KIND WITH LIKE SPECIES AND SIZES.  
**14** ALL SIGNS MUST MEET THE REQUIREMENTS OF THE CITY AND BE APPROVED UNDER SEPARATE PERMITS ISSUED BY THE BUILDING DEPARTMENT.  
**13** ALL GROUND MOUNTED UTILITIES SHALL BE FULLY SCREENED FROM VIEW.  
**12** ALL LANDSCAPING REQUIRED PURSUANT TO CITY OF ROCHESTER CODES AND ORDINANCES SHALL BE MAINTAINED IN PERPETUITY  
**11** **12** **13** **14** **15** **16**

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OWNER

RALPH FORANSO AF PROPERTIES

PROJECT NAME

OAKRIDGE PLAZA  
3236-3250 ROCHESTER RD  
ROCHESTER HILLS, MI  
OAKLAND COUNTY

PROJECT #

20 - 27

ISSUE DATE #

07/29/2020

REVISION HISTORY

OWNER REVIEW	DATE
SITE PLAN	09/17/2022
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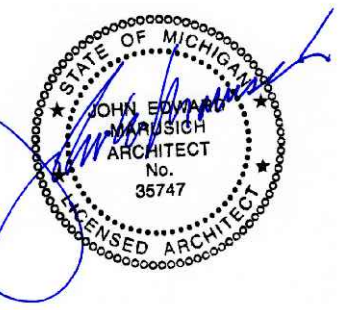
D.C.

CHECKED BY:

JM

SHEET CONTENTS

FIRE PROTECTION PLAN

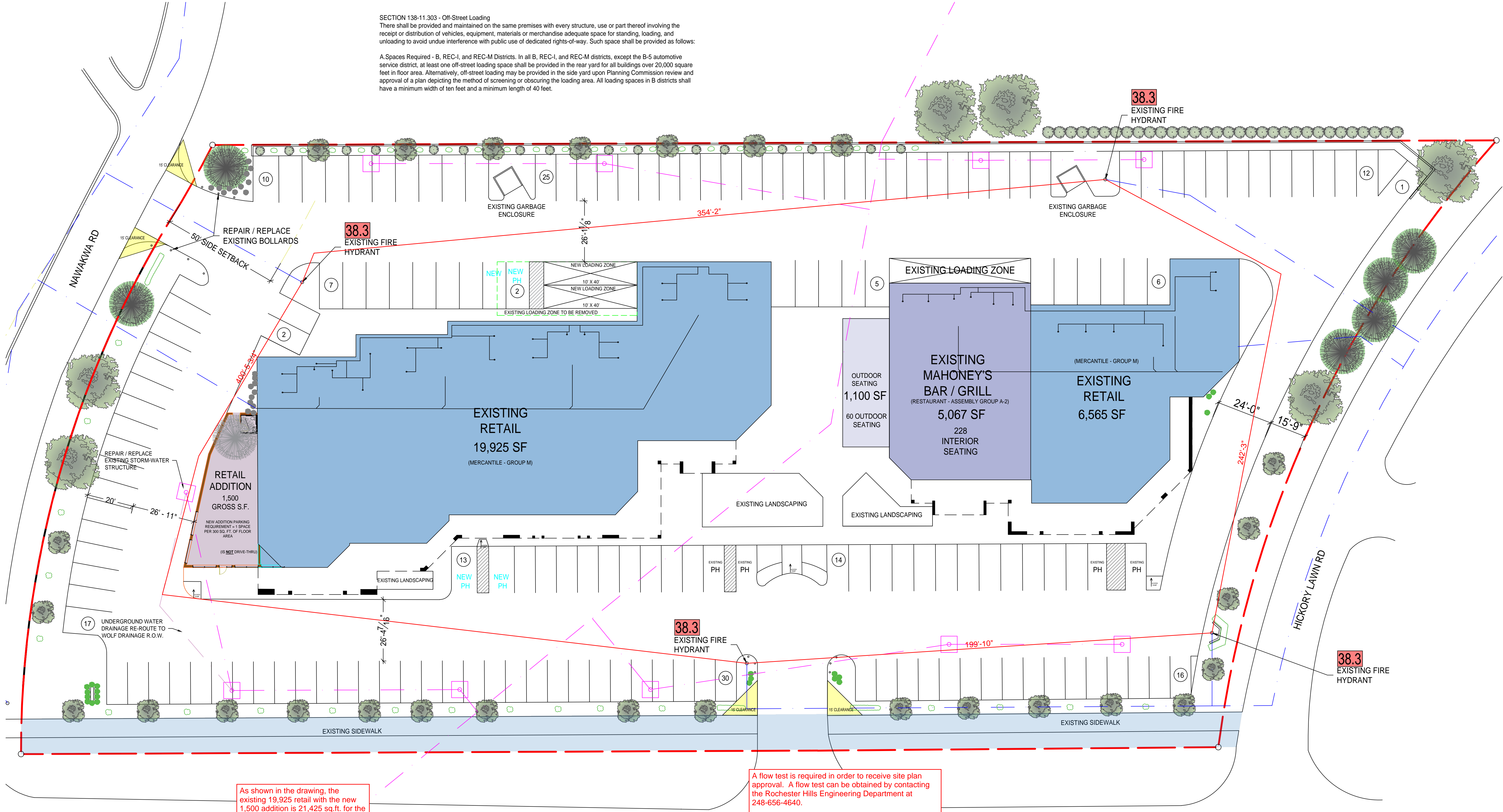


SHEET #

SP-2.1

SECTION 138-11.303 - Off-Street Loading  
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A Spaces Required - B, REC-1, and REC-M Districts. In all B, REC-1, and REC-M districts, except the B-5 automotive service district, at least one off-street loading space shall be provided in the rear yard for all buildings over 20,000 square feet in floor area. Alternatively, off-street loading may be provided in the side yard upon Planning Commission review and approval of a plan depicting the method of screening or obscuring the loading area. All loading spaces in B districts shall have a minimum width of ten feet and a minimum length of 40 feet.



As shown in the drawing, the existing 19,925 retail with the new 1,500 addition is 21,425 sq.ft. for the existing building. Correct either this comment or the drawing calculations.

A flow test is required in order to receive site plan approval. A flow test can be obtained by contacting the Rochester Hills Engineering Department at 248-656-4640.

Based on type IIIB construction with 21,425 sq.ft., a minimum of 3 on site hydrants with an average spacing of 400 ft is required, along with a fire flow of 3,000 GPM.

The existing number and spacing of hydrants meets this requirement and no alterations are necessary.

FIRE PROTECTION PLAN  
SCALE: 1" = 20'-0"  
NORTH

39 FIRE DEPARTMENT NOTES:

1. Fire Lanes shall be designated by the Fire Code Official, and shall be conspicuously posted on both sides of the fire lane, with fire lane signs spaced not more than 100 feet apart. Fire lane signs shall read "No Stopping, Standing, Parking, Fire Lane" and shall conform to the Michigan Manual of Uniform Traffic Control Devices (Fire Prevention Ordinance Chapter 58, sec 503).
2. Construction Sites shall be safeguarded in accordance with IFC 2006 Chapter 14.
3. Open burning is not permitted, including the burning of trash, debris, or land clearing. Open burning for warming of sand and / or water for the preparation of mortar shall be within the city of Rochester Hills Burn Permit Guidelines. (Fire Prevention Ordinance Chapter 58, sec 307.6.2 & 307.6.2.3) Mortar permit can be applied for online at www.rochesterhills.org/fire in the "For Your Business" section.

38 Project Info:

- Construction Type - 3B Protected
- Square footage - 1,500 SF (Addition) = (29,800 FULL EXISTING BUILDING)
- # of Fire hydrants - (4) Four
- No Overhangs into fire apparatus access road.
- (NO EXISTING STORM WATER RETENTION. STORM-WATER CONNECTS TO EXISTING CITY STORM WATER THAT RUNS THROUGH THE CENTER OF THE SITE. SEE CE-1 'GRADING & STORM SEWER' & OUR SITE PLAN THAT OUTLINES RE-DIRECTION OF STORM WATER PIPE AROUND PROPOSED NEW ADDITION

NOTE: FLOW TEST IS REQUIRED TO EVALUATE WATER SUPPLY CAPABILITIES

SETBACK INFORMATION

- FRONT SETBACK 25' (MAX.) 78.54' (MEAS.)
- REAR SETBACK 50' (MAX.) 50.39' (MEAS.)
- SIDE SETBACK 25' (MAX.) 35.09' (MEAS.)
- BLDG. HEIGHT 45' (MAX.) 19.92' (MEAS.)
- PARKING SPACES 160 (7 HAND.)

(NO FLOOD MAP FOR THE AREA)

ROCHESTER HILLS MICHIGAN

JNR A2022-0012  
PSP2022-0028  
Revision 1

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OWNER / OWNER'S AGENT APPROVED & ACCEPTED

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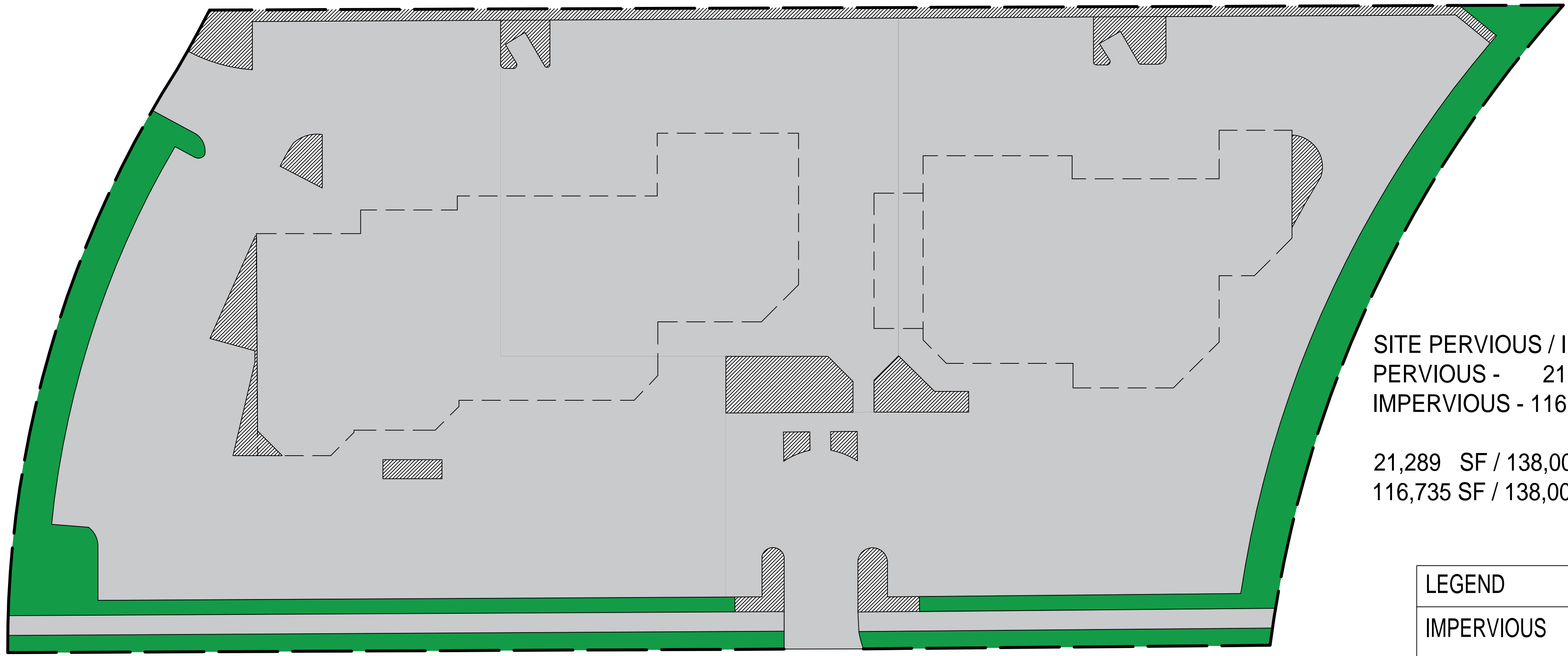
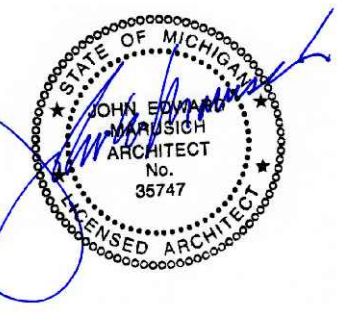
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DRAWN BY: D.C.

CHECKED BY: JM

SHEET CONTENTS  
IMPERVIOUS / PERVIOUS  
CALCULATION PLANS



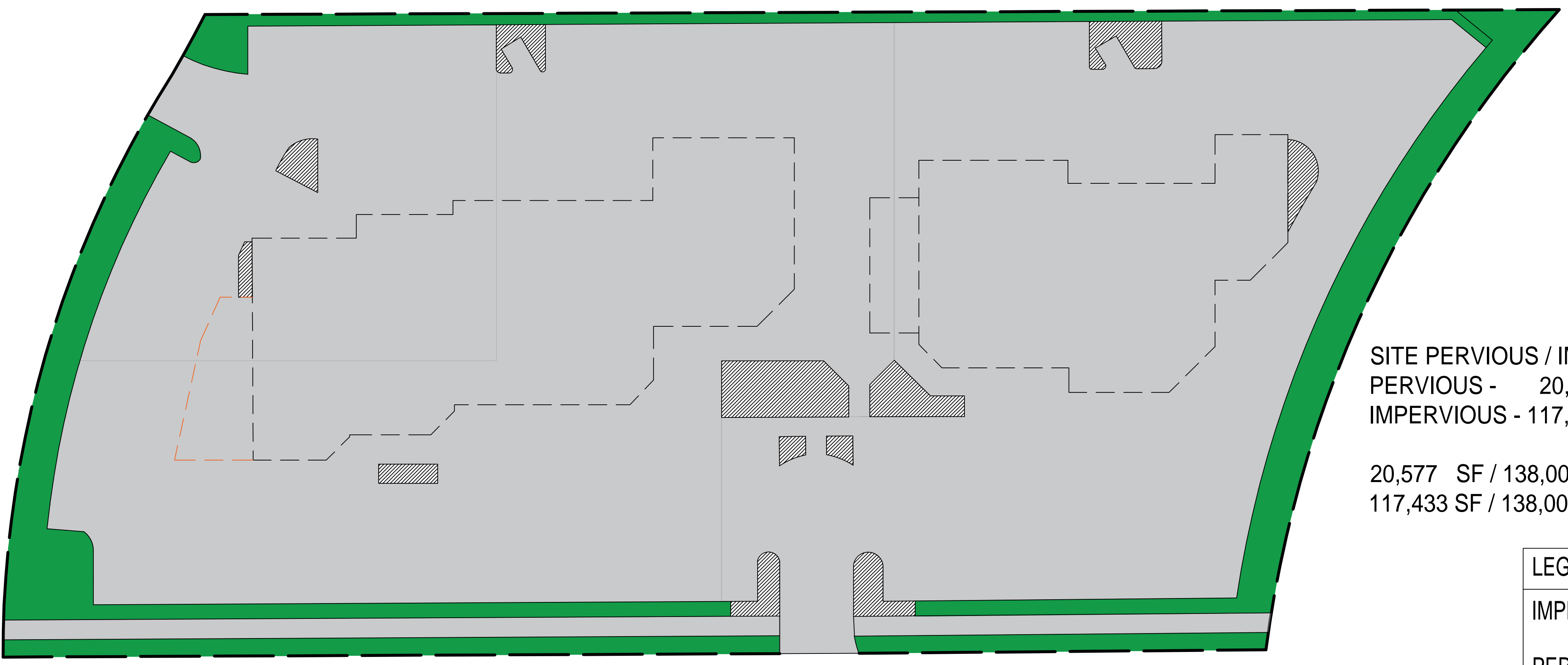
**SITE PERVIOUS / IMPERVIOUS CALCULATION EXISTING**  
PERVIOUS - 21,289 SF  
IMPERVIOUS - 116,735 SF

$21,289 \text{ SF} / 138,009 \text{ SF} = 15.4\%$   
 $116,735 \text{ SF} / 138,009 \text{ SF} = 84.6\%$

**LEGEND**

IMPERVIOUS	
PERVIOUS (GRASS)	
PERVIOUS (GRAVEL BED)	

**30 EXISTING**  
PERVIOUS / IMPERVIOUS PLAN  
SCALE: 1" = 30'-0"  
NORTH



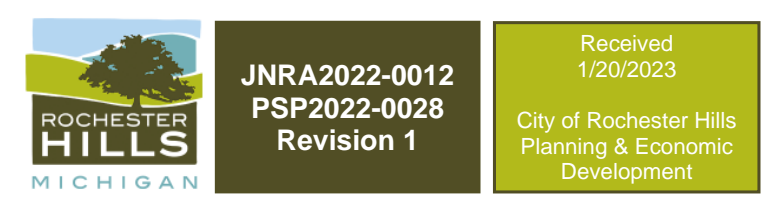
**SITE PERVIOUS / IMPERVIOUS CALCULATION PROPOSED:**  
PERVIOUS - 20,687 SF  
IMPERVIOUS - 117,328 SF

$20,577 \text{ SF} / 138,009 \text{ SF} = 14.9\%$   
 $117,433 \text{ SF} / 138,009 \text{ SF} = 85.1\%$

**LEGEND**

IMPERVIOUS	
PERVIOUS (GRASS)	
PERVIOUS (GRAVEL BED)	

**30 PROPOSED**  
PERVIOUS / IMPERVIOUS PLAN  
SCALE: 1" = 30'-0"  
NORTH



OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: \_\_\_/\_\_\_/2020

SHEET # SP-3.1



MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE  
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SUITE 100

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**OWNER**

**RALPH FORANSO AF PROPERTIES**

**PROJECT NAME**

**OAKRIDGE PLAZA**  
3236-3250 ROCHESTER RD  
ROCHESTER HILLS, MI  
OAKLAND COUNTY

PROJECT # 20 - 27

ISSUE DATE # 07/29/2020

**REVISION HISTORY**

OWNER REVIEW	
SITE PLAN	09/17/2022
SITE PLAN REVISION	09/20/2022
SITE PLAN REVISION	10/27/2022
SITE PLAN REVISION	10/31/2022
SITE PLAN REVISION	12/05/2022
SITE PLAN REVISION	12/13/2022
SITE PLAN REVISION	12/19/2022
SITE PLAN REVISION	12/29/2022
SITE PLAN REVISION	01/04/2023

DRAWN BY: M.R./D.C.

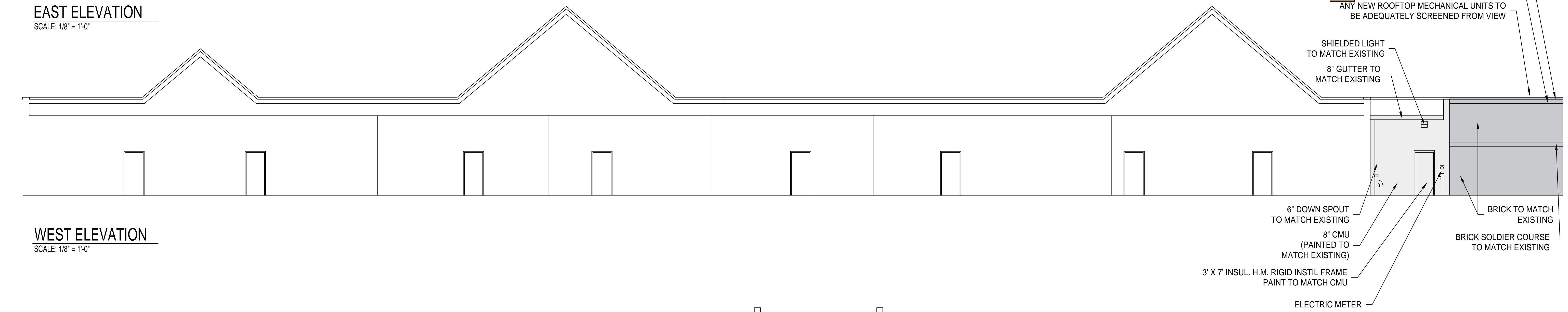
CHECKED BY: JM

SHEET CONTENTS

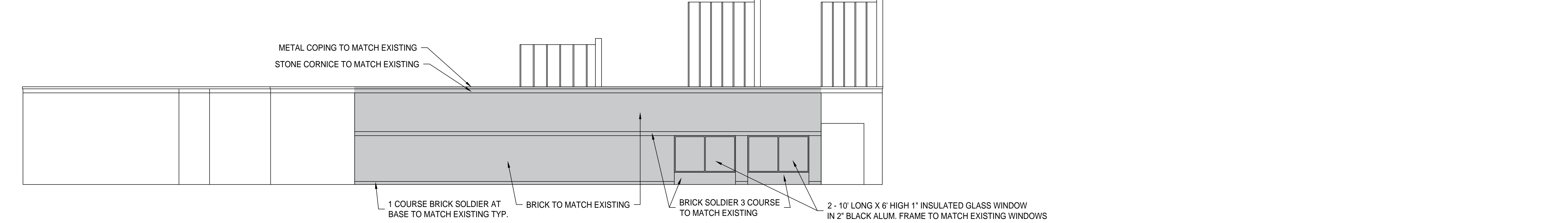
**PROPOSED ELEVATIONS**



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**PROPOSED ELEVATIONS**  
SCALE: 1/8" = 1'-0"



JNRA2022-0012  
PSP2022-0028  
Revision 1

Received  
1/20/2023  
City of Rochester Hills  
Planning & Economic  
Development

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: \_\_\_/\_\_\_/2020

SHEET #

**A-1**



MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE  
BLOOMFIELD HILLS, MI 48304  
SUITE 100

OFFICE: (248) 792-2949  
CELL: (313) 482-0645

www.marusicharchitecture.com  
johnm@marusicharchitecture.com

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**OWNER**

RALPH FORANSO AF PROPERTIES

**PROJECT NAME**

OAKRIDGE PLAZA  
3236-3250 ROCHESTER RD  
ROCHESTER HILLS, MI  
OAKLAND COUNTY

PROJECT # 20-27

ISSUE DATE # 07/29/2020

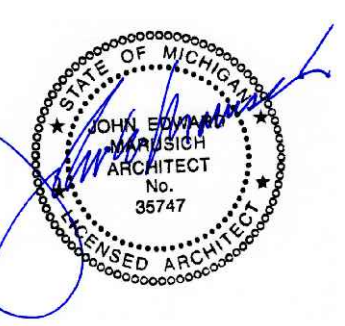
**REVISION HISTORY**

OWNER REVIEW	
SITE PLAN	09/17/2022
SITE PLAN REVISION	09/20/2022
SITE PLAN REVISION	10/27/2022
SITE PLAN REVISION	10/31/2022
SITE PLAN REVISION	12/05/2022
SITE PLAN REVISION	12/13/2022
SITE PLAN REVISION	12/19/2022
SITE PLAN REVISION	12/29/2022
SITE PLAN REVISION	01/04/2023

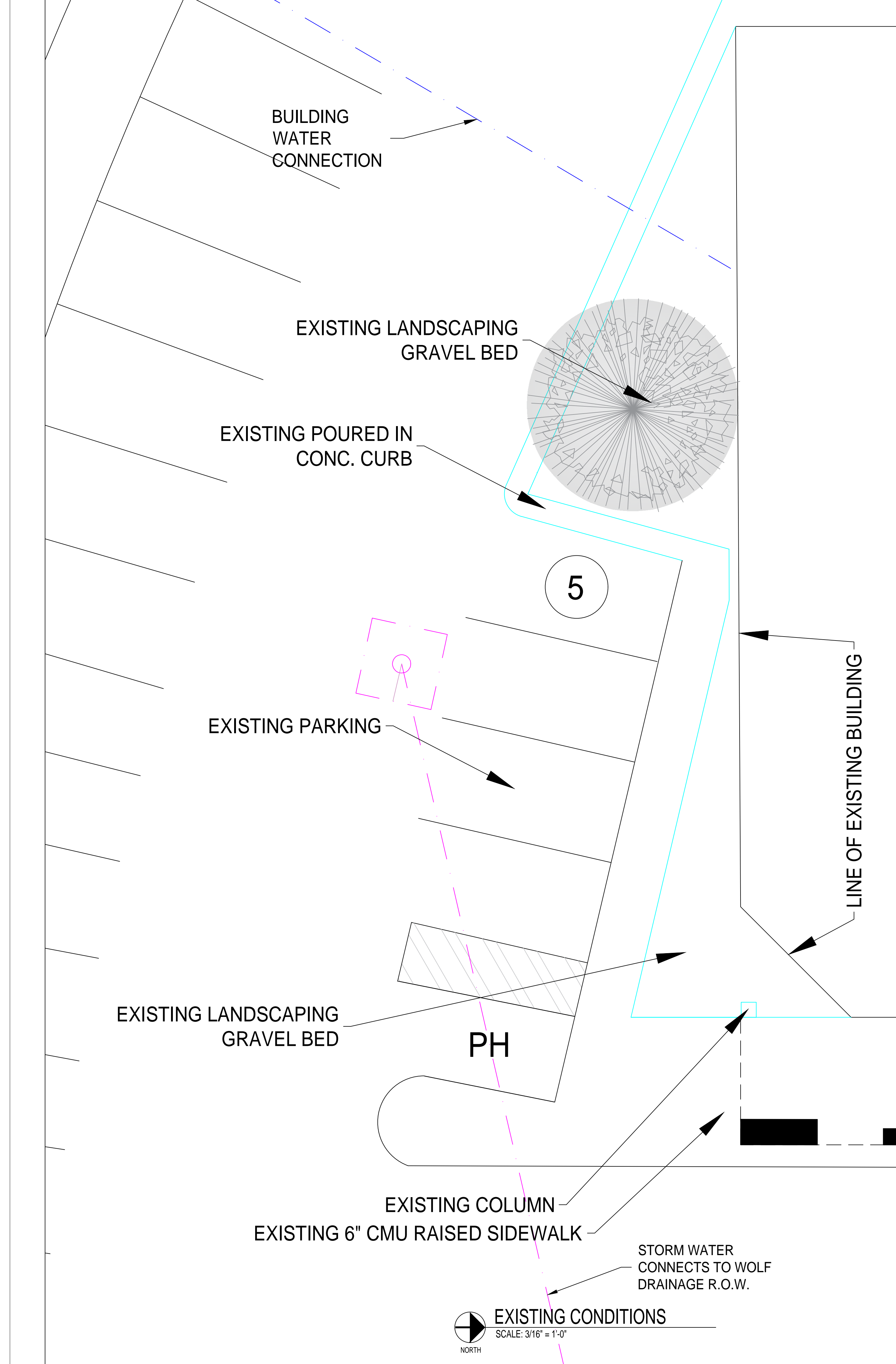
DRAWN BY: M.R./D.C.

CHECKED BY: JM

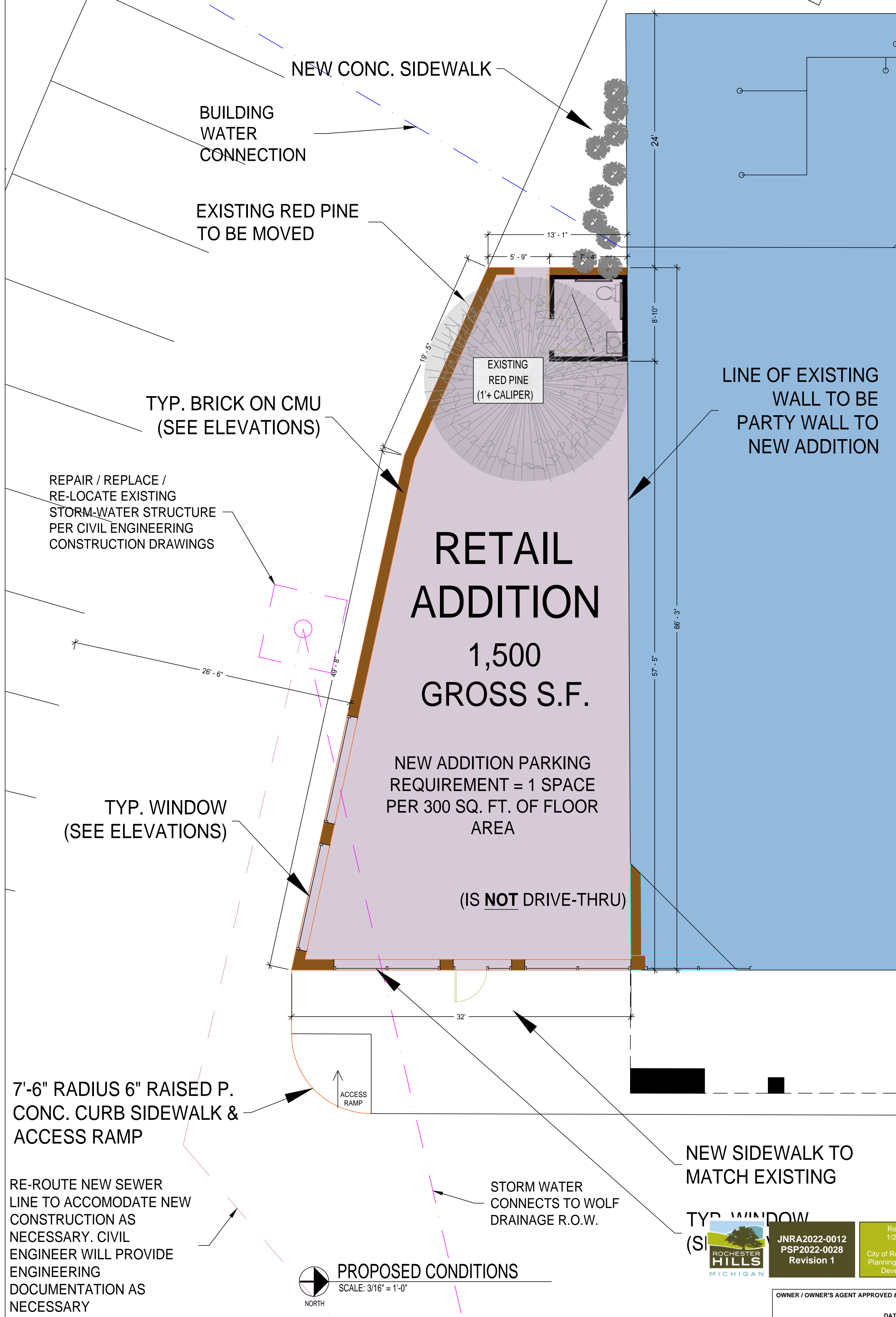
SHEET CONTENTS  
EXISTING AND PROPOSED CONDITIONS PLAN



OWNER / OWNER'S AGENT APPROVED & ACCEPTED  
DATE: / / 2020  
SHEET # A-2



EXISTING CONDITIONS  
SCALE: 3/16" = 1'-0"  
NORTH



PROPOSED CONDITIONS  
SCALE: 3/16" = 1'-0"  
NORTH

ROCHESTER HILLS MICHIGAN

JNRA2022-0012  
PSP2022-0028  
Revision 1

Received 1/20/2023  
City of Rochester Hills  
Planning & Economic  
Development

OWNER / OWNER'S AGENT APPROVED & ACCEPTED  
DATE: / / 2020

SURVEYOR'S CERTIFICATE

TO: Rochester Oakridge Plaza, LLC, a Michigan limited liability company, FIRST AMERICAN TITLE INSURANCE COMPANY

RE: Survey Entitled "ALTA Survey"

dated MARCH 22, 2017, prepared by THOMAS M SMITH, PS

The undersigned hereby certifies that the above-referenced survey was prepared from an actual on-the-ground instrument survey of the subject premises; that the same accurately shows the location of all streets, highways, alleys and public ways crossing or abutting said premises; that the dimensions of the improvements and the locations thereof with respect to the boundaries are accurately shown as the same were situated on MARCH 22, 2017; that there are no encroachments by improvements appurtenant to adjoining premises upon the subject premises, nor from the subject premises, unless shown thereon; that all buildings and structures, if any, lie wholly within all applicable building restriction lines, if any, and do not violate any restriction or other recorded agreements set forth in the title insurance commitment for the subject premises dated FEBRUARY 9, 2017, issued to you by FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment No. 62945918; that all easements and rights of way which are appurtenant to or burden the subject premises and (i) are referred to in the Title Commitment or (ii) are apparent from a visual inspection are delineated thereon; and are located other than through the existing building shown hereon; that all parking spaces, if any, are delineated thereon; and that, except as otherwise shown thereon, the subject premises are not located within any flood hazard or flood way area or district as designed by Federal, state or municipal authority.

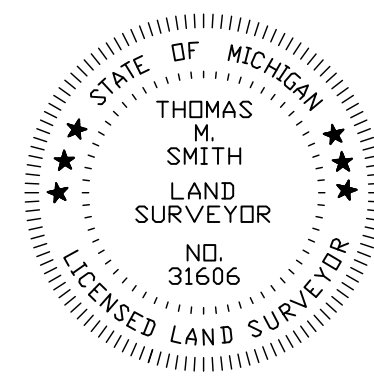
Access to and egress from the subject premises and the improvements and structures thereon to ROCHESTER ROAD, a public way, are provided by the means indicated thereon. Municipal water, storm sewer facilities and telephone, gas and electric services of public utilities are available in the locations indicated thereon.

The undersigned hereby certifies that the square footage of each parcel delineated on the above referenced survey is as set forth thereon, that all such parcels are contiguous without any strips, gaps or gores existing between any of said parcels, and that said parcels, when combined, form and create one complete and uninterrupted parcel without any strips, gaps or gores.

This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2016.

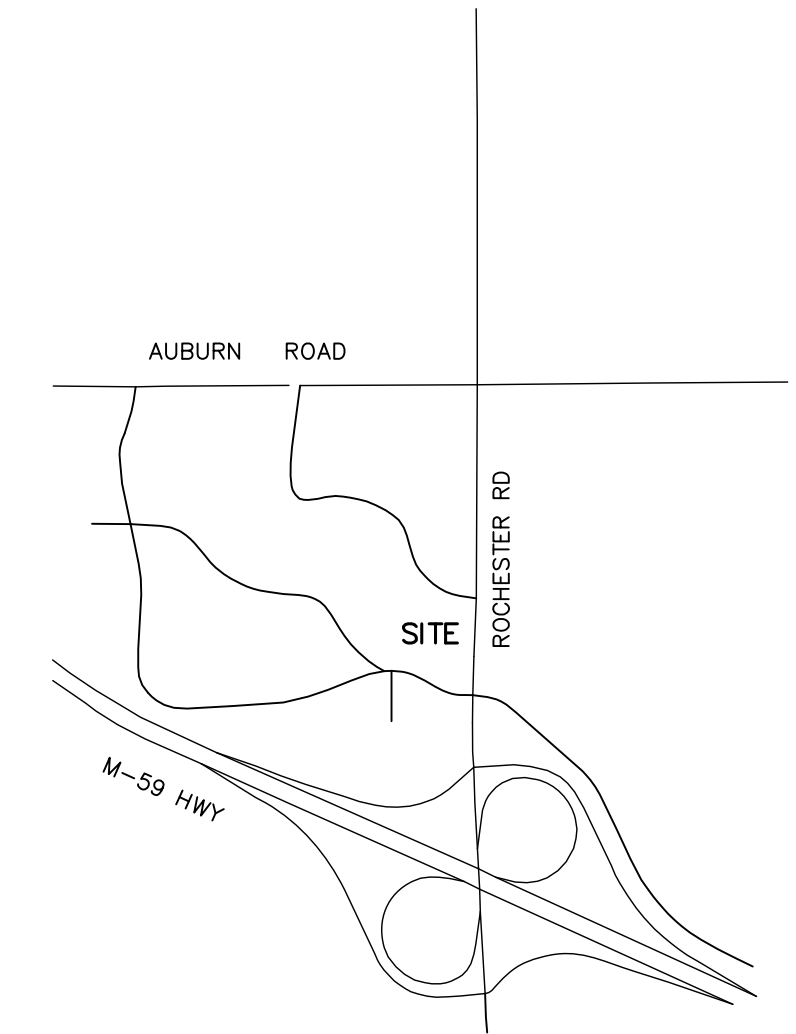
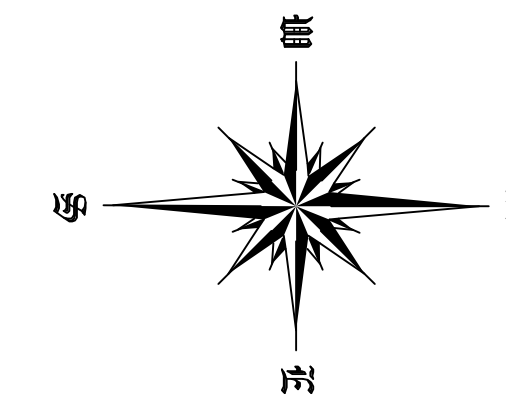
Dated: MARCH 22, 2017

THOMAS M SMITH, PS #31606



TITLE COMMITMENT INFORMATION:

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
ITEM 8	L.7185, P.609	EASEMENT-COUNTY OF OAKLAND SANITARY SEWER	PLOTTED
ITEM 9	L.7343, P.605	EASEMENT- COUNTY OF OAKLAND SANITARY SEWER	PLOTTED
ITEM 10	L.7893, P.558	NOTICE OF SEWER OBLIGATION	BLANKET TYPE
ITEM 11	L.10773, P.18	NOTICE OF SEWER OBLIGATION	BLANKET TYPE
ITEM 12	L.10306, P.657	DET. EDISON RIGHT OF WAY	PLOTTED
ITEM 13	L.10435, P.446	WATERMAIN EASEMENT-ROCH. HILLS	PLOTTED
ITEM 14	L.10843, P.459, & 463	AREA MAINT. METER AGREEMENT	BLANKET TYPE
ITEM 15	L.15988, P.325 L.15981, P.628	EASEMENT FOR WATER SYSTEM COUNTY OF OAKLAND	PLOTTED
ITEM 16	L.20471, P.895	WOLF DRAINAGE DISTRICT RIGHT OF WAY	PLOTTED



PROPERTY INFORMATION:

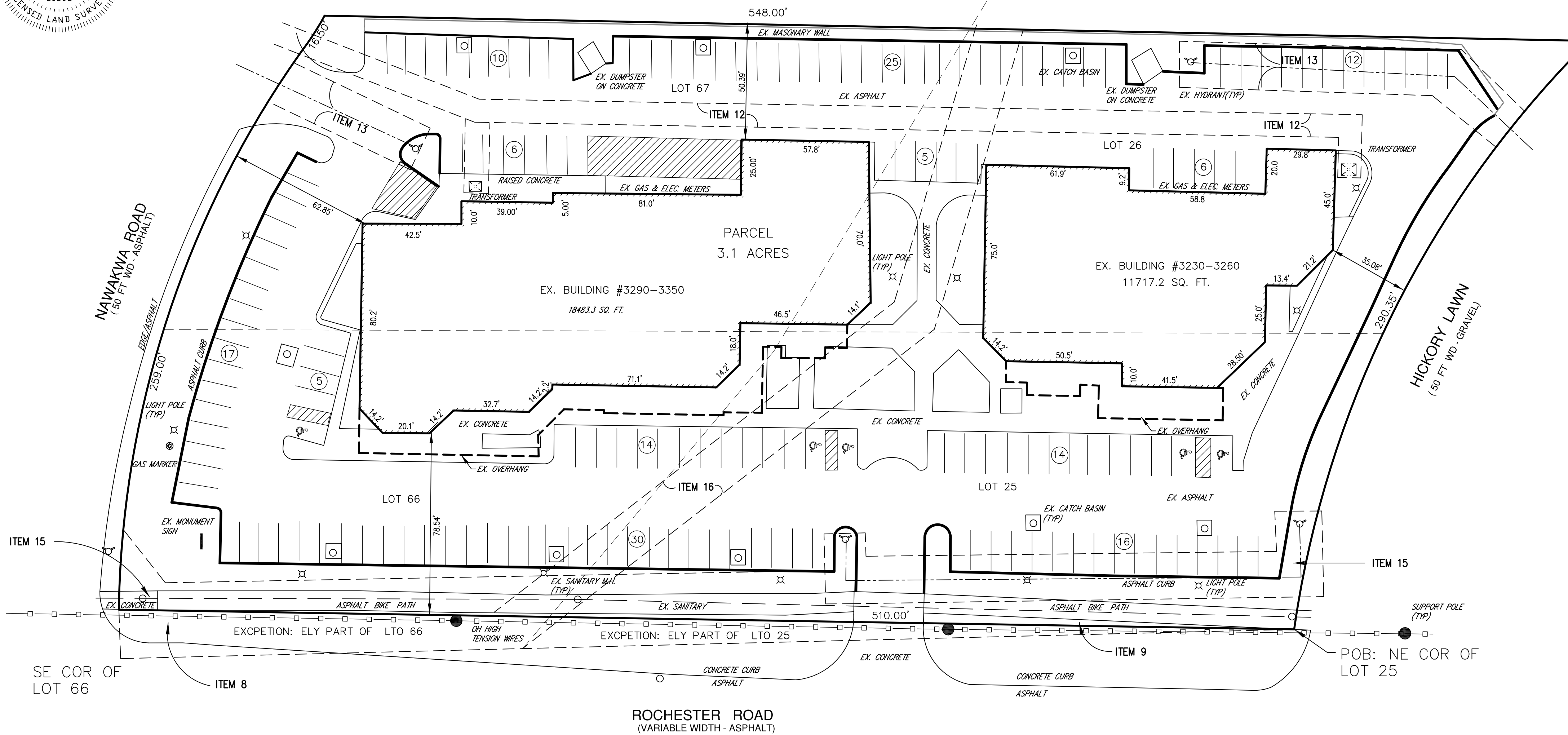
GARY M BERRY  
70 NAWAKWA RD

LOT 68

PROPERTY INFORMATION:

JOHN G ARSENEAU  
3320 HICKORY LAWN RD

LOT 27



LOCATION MAP

NO SCALE



SCALE: 1" = 30'

LEGEND

- EX. GRADE
- EX. CONTOUR
- EX. WATER MAIN
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. OVERHEAD
- EX. GA

- HYDRANT
- CATCH BASIN
- MANHOLE
- SIGN
- GATE VALVE
- LIGHT POLE
- UTILITY POLE

NOTES:

- THERE IS NO FLOOD DMAP PRINTED FOR THIS AREA.
- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANIES RECORDS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY IN THE FIELD THE LOCATION OF ALL UTILITIES. ANY POTENTIAL CONFLICT SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

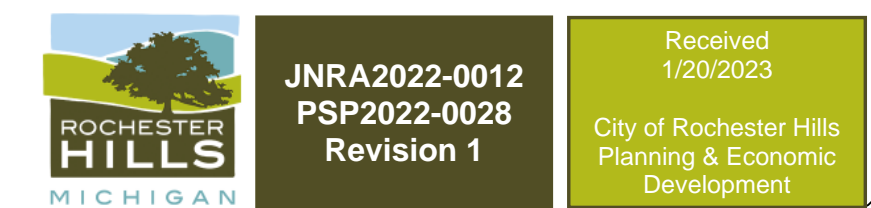
LEGAL DESCRIPTION:

Land Situated in the City of Rochester Hills in the County of Oakland in the State of MI Lot 25 and Lot 26, of AVONCROFTS SUBDIVISION according to the plat thereof as recorded in Liber 19 of Plats, Page 15, Oakland County Records, EXCEPT that part of Lot 25, deeded to Michigan State Highway Commission by Quit-Claim Deed recorded in Liber 5932, Page 640, Oakland County Records, which lies Easterly of a line described as: Beginning at the Northeast corner of Lot 25; thence Southerly to a point of the Southerly line of Lot 66 of said subdivision, which is 21 feet Westerly of the Southeast corner of said Lot 66. AND Lot 67 and Lot 66, of AVONCROFTS SUBDIVISION according to the plat thereof as recorded in Liber 19 of Plats, Page 15, Oakland County Records, EXCEPT that part of Lot 66, deeded to Michigan State Highway Commission by Warranty Deed recorded in Liber 5980, Page 633, Oakland County Records, which lies Easterly of a line described as: Beginning at the Northeast corner of Lot 25, of said AVONCROFTS SUBDIVISION; thence Southerly to a point on the Southerly line of said Lot 66 which is 21 feet Westerly of the Southeast corner of said Lot 66.

PROPERTY INFORMATION:

ZONING: FB2 (Flexible Business Overlay)  
FRONT SETBACK: 25 FT (MAX.) 78.54 FT (MEAS.)  
REAR SETBACK: 50 FT (MAX.) 50.39 FT (MEAS.)  
SIDE SETBACK: 25 FT (MAX.) 35.09 FT (MEAS.)  
BLDG. HEIGHT: 45 FT (MAX.) 19.92 FT (MEAS.)  
PARKING SPACES: 160 (5 HAND.)

THERE IS NO FLOOD DMAP PRINTED FOR THIS AREA.



THOMAS M. SMITH P.S.  
PROFESSIONAL LAND SURVEYOR

7559 OLDE STURBRIDGE TRAIL CLARKSTON, MICHIGAN 48348 tsmith7559@yahoo.com PHONE: (248) 625-3276

PROJECT	3260-3390 ROCHESTER OAK PLAZA	DRAWN BY:	TMS
ISSUED FOR:	TITLE	CHECKED BY:	TMS
ISSUED FOR:	ALTA/NSPS SURVEY	APPROVED BY:	TMS
ISSUED FOR:	CLIENT	SCALE HORIZ.	1" = 30'
ISSUED FOR:		SCALE VERT.	N/A
ISSUED FOR:		DATE	03-22-2017
ISSUED FOR:		PROJECT No.	17-120
ISSUED FOR:		SHEET No.	1 of 1



November 30, 2022

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

Reference: **Oakridge Plaza-CAMS #202200882**  
**Part of the NE ¼ of Section 34, City of Rochester Hills**

Dear Ms. MacDonald,

This office has received a set of plans for the Oakridge Plaza Project to be developed in part of the Northeast ¼ of Section 34, City of Rochester Hills.

Our stormwater system review indicates that the proposed project may have an involvement with the Wolf 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/water/projects/Pages/Permitting.aspx>.

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,

A handwritten signature in blue ink, appearing to read "B. Bennett", is written over a white background.

Brian Bennett, P.E.  
Civil Engineer III



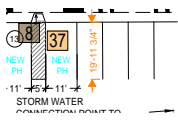


# SITE PLAN PACKAGE.pdf Markup Summary

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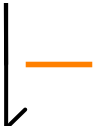
## Building Department (15)

---

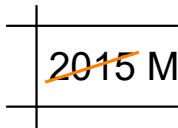


**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 1/20/2023 12:38:41 PM  
**Status:**

19'-11 3/4"



**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 1/20/2023 12:38:51 PM  
**Status:**

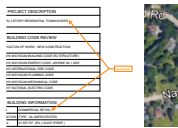


**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 1/20/2023 12:40:14 PM  
**Status:**



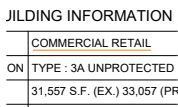
**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 1/20/2023 12:41:02 PM  
**Status:**

2018



**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 1/20/2023 12:46:54 PM  
**Status:**

Coordinate.



**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 1/20/2023 12:47:07 PM  
**Status:**



**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 1/20/2023 12:47:19 PM  
**Status:**



**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 1/20/2023 1:33:46 PM  
**Status:**



**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 1/20/2023 1:34:07 PM  
**Status:**

IIIA



**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 1/20/2023 1:40:52 PM  
**Status:**

Type 'A' designates a protected building with fire rated building elements such as structural frame, bearing walls, floors and roofs etc.



**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 1/20/2023 2:56:13 PM  
**Status:**

These items are required for a Building Department review/approval for this site plan review. Refer the previously issued "Commercial Site Plan Review Checklist" and review previous comments noted on the first submittal.

ANALYSIS) 35.05

W / GRADING INFORMATION 35.

**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 1/20/2023 2:27:15 PM  
**Status:**



**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 1/20/2023 2:55:12 PM  
**Status:**

Provide spot elevations at all new accessible parking space, access aisles showing compliance with A117.1, Section 502.5. Provide details for the proposed curb ramps.

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

**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 1/20/2023 3:21:37 PM  
**Status:**

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

No

**Subject:** Building Department  
**Author:** Mark Artinian  
**Date:** 1/20/2023 3:22:04 PM  
**Status:**

No

## Engineering Department (10)



**Subject:** Engineering Department  
**Author:** Jason Boughton  
**Date:** 1/9/2023 9:37:05 AM  
**Status:**

The existing sanitary sewer lead is in close proximity of the proposed addition, Provide a civil site plan with the next submission addressing this issue.



**Subject:** Engineering Department  
**Author:** Jason Boughton  
**Date:** 1/9/2023 9:38:48 AM  
**Status:**

Currently you are showing the water main connecting into the existing sanitary sewer. Please provide a civil site plan showing how the utility conflicts are being handled due to the building addition



**Subject:** Engineering Department  
**Author:** Jason Boughton  
**Date:** 1/9/2023 9:39:37 AM  
**Status:**

Provide more information on the rerouted storm sewer.



The 2023 City of Rochester Engineering Department

**Subject:** Engineering Department  
**Author:** Jason Boughton  
**Date:** 1/9/2023 9:40:13 AM  
**Status:**

City File #22-035 Section #34 in the lower right hand corner of each sheet



**Subject:** Engineering Department  
**Author:** Jason Boughton  
**Date:** 1/9/2023 9:40:23 AM  
**Status:**

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

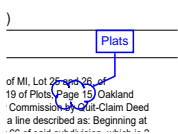
Jason Boughton 248-641-3400  
 Boughton@RochesterHills.org No

**Subject:** Engineering Department  
**Author:** Jason Boughton  
**Date:** 1/9/2023 9:40:38 AM  
**Status:**

**Subject:** Engineering Department  
**Author:** Jason Boughton  
**Date:** 1/9/2023 9:51:25 AM  
**Status:**

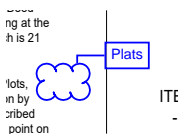
Provide a sanitary sewer basis of design for the revised used of the building utilizing the Oakland County REU conversion chart.

Provide a sanitary sewer basis of design for the revised used of the building utilizing the Oakland County REU conversion chart. WC DIS



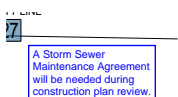
**Subject:** Engineering Department  
**Author:** Jenny McGuckin  
**Date:** 1/11/2023 2:56:46 PM  
**Status:**

Plats



**Subject:** Engineering Department  
**Author:** Jenny McGuckin  
**Date:** 1/11/2023 2:57:46 PM  
**Status:**

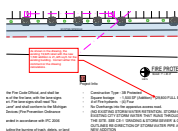
Plats



**Subject:** Engineering Department  
**Author:** Jenny McGuckin  
**Date:** 1/12/2023 3:45:18 PM  
**Status:**

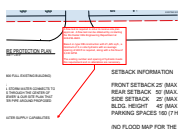
A Storm Sewer Maintenance Agreement will be needed during construction plan review.

## Fire Department (7)



**Subject:** Fire Department  
**Author:** Ann Echols  
**Date:** 1/5/2023 10:31:43 AM  
**Status:**

As shown in the drawing, the existing 19,925 retail with the new 1,500 addition is 21,425 sq.ft. for the existing building. Correct either this comment or the drawing calculations.

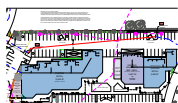


**Subject:** Fire Department  
**Author:** Ann Echols  
**Date:** 1/5/2023 10:34:47 AM  
**Status:**

A flow test is required in order to receive site plan approval. A flow test can be obtained by contacting the Rochester Hills Engineering Department at 248-656-4640.

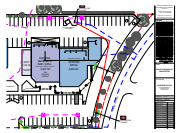
Based on type IIIB construction with 21,425 sq.ft., a minimum of 3 on site hydrants with an average spacing of 400 ft is required, along with a fire flow of 3,000 GPM.

The existing number and spacing of hydrants meets this requirement and no alterations are necessary.



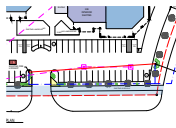
**Subject:** Fire Department  
**Author:** Ann Echols  
**Date:** 1/5/2023 10:00:59 AM  
**Status:**

354'-2"



**Subject:** Fire Department  
**Author:** Ann Echols  
**Date:** 1/5/2023 10:01:11 AM  
**Status:**

242'-3"



**Subject:** Fire Department  
**Author:** Ann Echols  
**Date:** 1/5/2023 10:01:15 AM  
**Status:**

199'-10"



**Subject:** Fire Department  
**Author:** Ann Echols  
**Date:** 1/5/2023 10:01:32 AM  
**Status:**

400'-5 3/4"



**Subject:** Fire Department  
**Author:** Ann Echols  
**Date:** 1/5/2023 10:35:04 AM  
**Status:**

Cap: Ann Echols 248-841-2701 No  
 EcholsA@rochesterhills.org

Group (7)



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 1/5/2023 9:21:56 AM  
**Status:**

Received  
 1/20/2023

City of Rochester Hills Planning & Economic  
 Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 1/20/2023 10:33:35 AM  
**Status:**

Received  
 1/20/2023

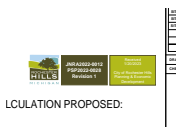
City of Rochester Hills Planning & Economic  
 Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 1/20/2023 10:33:50 AM  
**Status:**

Received  
 1/20/2023

City of Rochester Hills Planning & Economic  
 Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 1/20/2023 10:34:01 AM  
**Status:**

Received  
 1/20/2023

City of Rochester Hills Planning & Economic  
 Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 1/20/2023 10:34:22 AM  
**Status:**

Received  
 1/20/2023

City of Rochester Hills Planning & Economic  
 Development



**Subject:** Group  
**Author:** C.McLeod  
**Date:** 1/20/2023 10:34:34 AM  
**Status:**

Received  
 1/20/2023

City of Rochester Hills Planning & Economic  
 Development

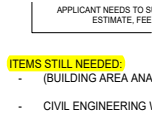


**Subject:** Group  
**Author:** C.McLeod  
**Date:** 1/20/2023 10:34:45 AM  
**Status:**

Received  
1/20/2023

City of Rochester Hills Planning & Economic  
Development

Highlight (1)



**Subject:** Highlight  
**Author:** Mark Artinian  
**Date:** 1/20/2023 2:55:38 PM  
**Status:**

ITEMS STILL NEEDED:

Image (1)



**Subject:** Image  
**Author:** C.McLeod  
**Date:** 1/20/2023 10:20:33 AM  
**Status:**

Natural Res. (1)



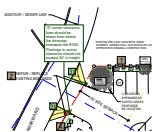
**Subject:** Natural Resources  
**Author:** Matt Einheuser  
**Date:** 1/17/2023 11:11:57 AM  
**Status:**

Natural Resources (2)



**Subject:** Natural Resources  
**Author:** Matt Einheuser  
**Date:** 1/17/2023 11:02:48 AM  
**Status:**

Add note: If Tree does not survive relocation, a replacement evergreen tree will be provided (8' tall)



**Subject:** Natural Resources  
**Author:** Matt Einheuser  
**Date:** 1/17/2023 11:11:14 AM  
**Status:**

15' corner clearance lines should be drawn from where the driveway intersects the ROW. Plantings in corner clearance should not exceed 30" in height.

Planning Department (10)



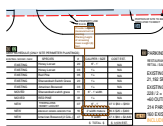
**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 1/5/2023 4:40:41 PM  
**Status:**

Required to utilize gross floor area for parking calculations for retail establishments.



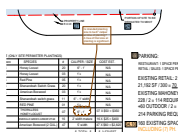
**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 1/9/2023 11:31:59 AM  
**Status:**

Parking for existing center is not sufficient based on Zoning Ordinance requirements. Additional retail space that requires additional parking spaces is not permissible without modification from the Planning Commission based on evidence submitted by the applicant that another standard would be more reasonable because of the level of current or future employment or customer traffic.



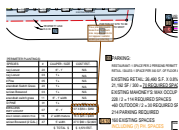
**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 1/19/2023 2:20:12 PM  
**Status:**

Provide height measurement at planting. Planting height of screening trees is eight (8) feet.



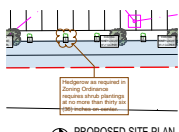
**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 1/19/2023 1:24:50 PM  
**Status:**

Is intended planting size to be 6" caliper at time of planting? A tree of that size at planting is significant.



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 1/19/2023 1:26:51 PM  
**Status:**

Tree planting costs based on minimum size requirements do not appear realistic @\$50 per planting.



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 1/19/2023 2:31:28 PM  
**Status:**

Hedgerow as required in Zoning Ordinance requires shrub plantings at no more than thirty six (36) inches on center.

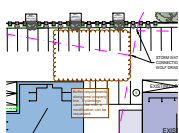


**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 1/20/2023 10:22:36 AM  
**Status:**

Hedgerow as required in Zoning Ordinance requires shrub plantings at no more than thirty six (36) inches on center.



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 1/20/2023 9:42:47 AM  
**Status:**



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 1/20/2023 10:25:12 AM  
**Status:**

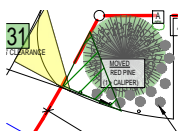
Buffer requirements along west property line. If plantings cannot be met, a modification can be requested.



**Subject:** Planning Department  
**Author:** C.McLeod  
**Date:** 1/20/2023 10:22:46 AM  
**Status:**

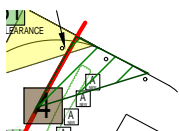
Right of way planting requires one (1) shade tree for each thirty five (35) linear feet of frontage and one (1) ornamental tree for each sixty (60) feet of frontage. Existing trees in good condition can be counted towards meeting requirements.

**Polygon Sketch to Scale (2)**



**Subject:** Polygon Sketch to Scale  
**Author:** Matt Einheuser  
**Date:** 1/17/2023 11:09:53 AM  
**Status:**

105.12 sf



**Subject:** Polygon Sketch to Scale  
**Author:** Matt Einheuser  
**Date:** 1/17/2023 11:10:25 AM  
**Status:**

116.55 sf

**Site Plan Review (1)**



**Subject:** Site Plan Review  
**Author:** macdonaldj  
**Date:** 1/5/2023 8:21:22 AM  
**Status:**

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Traffic (1)

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**Subject:** Traffic  
**Author:** Keith  
**Date:** 1/9/2023 11:45:18 AM  
**Status:**

Keith Duggan 248.641.2023  
keith@homeremedy.com