City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 733-3700
F: (248) 733-3170
www.rochestermi.org

PLANNING COMMISSON
REGULAR MEETING AGENDA

Chair Richard Kendziuk
Vice Chair & Council Member Christian Hauser
Mayor Debbie Jones
Members: Daniel Bachmann, David Berletich, David Hardin, Laura Murphy & Matthew Stone

See Attached Document for Virtual Meeting Instructions

400 Sixth Street	**April 6, 2026**	**7:00 PM**

1. Call to Order and Roll Call

2. Pledge of Allegiance

3. Public Comment

4. Approval of the Minutes

   A. Consideration of the Minutes of the Regular Meeting of March 2, 2026.

5. Public Hearings

   A. Notice of Public Hearing: 239-265 South Street: Site Plan Review for Facade Material Modification

   B. Notice of Public Hearing: 235 S. Main: Site Plan Review, Facade Change & Payment in Lieu of Parking

6. Considerations:

   A. Consideration of 134 S. Main St: Site Plan Review for Facade Modification. Request to Set a Public Hearing.

   B. Consideration of 426 W. University: Site Plan Review for Facade Modification. Request to Set a Public Hearing.

   C. Consideration of 824 Miller Rd: Site Plan Review for Existing Natural Gas Regulator Station. Request to Set a Public Hearing.

7. Miscellaneous

    A. Discussion on Planning Commission Sub Committees

8. Public Comment

9. Adjourn

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-733-3700 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.

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Procedure for Hybrid Public Meeting

The City has returned to in-person public meetings as of September 7, 2023, with limited online capabilities. The public bodies (our boards and commissions) are meeting in-person; however, some staff, consultants, and guests will still be able to participate remotely. While in-person audience seating is now available, with limited COVID-19 procedures in place, staff asks that anyone who feels sick not attend in-person.

If you choose to participate virtual, please follow the links and information below:

- Live stream audio and video content on two (2) separate streaming platforms available at the City's YouTube and at the City's website at www.rochestermi.org/201/City-Webcasts. (Click the "Live" links to go there.)

- The City remains committed to accessibility; however, due to the limitations of technology, City staff encourages residents to send an email with your comments to rsvp@rochestermi.org prior to the meeting, but not later than Noon on the day of the meeting, so that your comments can be read into the record. This will decrease the demand on our virtual meeting infrastructure. (After Noon on the day of the meeting, email comments to: (bdannunzio@rochestermi.org)

- For those who prefer to use a telephone to participate, you will need to call (312) 626-6799 and enter meeting **ID: 824 1949 8154** When prompted, enter a participant number or just touch the # key. During the call, use *9 to raise hand and you will be "called on" by the last 3-digits of your phone number. (For example, my last digits are 8029. Callers will be asked to speak by referencing the last 4-digits of their phone number.) Note: Phone participants will have their numbers masked, for privacy.

- To provide additional opportunity to participate, members of the public are welcome to join the meeting by copying and pasting the following link in their browser: **https://us02web.zoom.us/j/82419498154** (Downloading Zoom is required.)

- We appreciate your understanding as staff will do our best to assist everyone; but, **please be advised for virtual meetings there is a three (3) minute limit for public comments**.

ROCHESTER
Where you live.

1. CALL TO ORDER AND ROLL CALL

A meeting of the City of Rochester Planning Commission (PC) was called to order on March 2, 2026, at 7:00 p.m. by Chairman Kendziuk.

PRESENT: Richard Kendziuk, Chairman
Debbie Jones, Mayor
Dan Bachmann, Commissioner
David Hardin, Commissioner
Matt Stone, Commissioner

ABSENT: Christian Hauser, Vice Chairman
David Berletich, Commissioner
Laura Murphy, Commissioner

quorum was present.

Also Present: Nik Banda, City Manager
Jeff Kragt, City Attorney (Zoom)
Vidya Krishnan, McKenna Planner (Zoom)
Jeremy Peckens, Planning and Zoning Administrator
Rose McKinney, Building and Planning Clerk (Zoom)

2. PLEDGE OF ALLEGIANCE

Chairman Kendziuk led the reciting of the Pledge of Allegiance.

3. PUBLIC COMMENT NON-AGENDA ITEMS

There was no public online or in person that wished to be heard.

4. APPROVAL OF MINUTES

A. Consideration of the Minutes of the Planning Commission Meeting of February 2, 2026.

MOTION by Stone supported by Bachmann to approve the minutes of February 2, 2026.

Ayes: Kendziuk, Jones, Bachmann, Hardin, Stone
Nays:
Absent: Hauser, Berletich, Murphy

MOTION Carried.

5. PUBLIC HEARINGS

A. Notice of Public Hearing: 215 S. Main - Site Plan Review for Facade Material Modification. Request For Site Plan Approval.

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Vidya McKenna planner gave her overview of the request. The billiards parlor is classified as an indoor recreation facility and is not permitted in the CBD. The existing pool house is a legal nonconforming use. The building has an entrance off both frontages and occupies the parcel lot line to lot line. This is an existing nonconformity. We had previously asked for clarification regarding trash removal from the site; however, no information has been provided. The plans submitted include no rear elevation.

We have recommended that some improvements be made to the rear façade to enhance it to the same level as the front façade. The applicant lists the scope of work for the project as being limited to Main Street facades update only, with no changes proposed to any other aspect of the site. It is recommended that the Planning Commission grant site plan approval for Main Street Billiards located at 215 S. Main Street, with a clear determination on the items listed in Mckenna letter dated February 22, 2026.

Vidya reminded the commission that five members are present. All five votes are needed for approval.

Discussion ensued for clarification on rear façade improvements. Some were change of use and some were reviewed when parking requirements were needed. Some applicants were asked for small improvements such as painting and screening mechanical equipment.

Larry Larson presenting Franklin properties and Architect Roger Berent were present. Roger stated that the owner and the tenant discussed the back of the building and the tenant wants to leave the back of the building the way it is. The longevity of the cedar-stained siding will be refinished every seven to ten years. The rooftop mechanical equipment is not visible from the street. The applicant was also comfortable proceeding with a vote tonight.

The public hearing was opened at 7:18 p.m.

There was no public online that wished to be heard.

The public hearing was closed at 7:18 p.m.

MOTION by Jones supported by Bachmann to approve the site plan façade modification

Ayes: Kendziuk, Jones, Bachmann, Hardin, Stone
Nays:
Absent: Hauser, Berletich, Murphy

MOTION Carried.

DRAFT

B. Notice of Public Hearing: 413 S. Main: Request for Payment in Lieu of Parking.

Jeremy Peckens Planning and Zoning Administrator provided information of the request. The request for payment in lieu of parking, based on the change from general office to general retail on the first floor. This property is credited with 7 parking spaces, this change in use requires 8 total spaces, putting them into a parking deficit of required parking by 1 space. They are now seeking a Special Exception for payment in lieu of providing for 1 space.

Staff are in support of their request. We think the use of this space fits nicely into our downtown retail/service offerings. Along with the space being retail on the first floor going forward.

The public hearing was opened at 7:20 p.m.

There was no public online that wished to be heard.

The public hearing was closed at 7:20 p.m.

Steve, owner of the Candy Attic, is excited to open downtown.

MOTION by Jones supported by Bachmann to approve Payment for parking in lieu of for one space.

Ayes: Kendziuk, Jones, Bachmann, Hardin, Stone
Nays:
Absent: Hauser, Berletich, Murphy

MOTION Carried.

6. CONSIDERATIONS

A. Consideration of 239-265 South Street: Site Plan Review for Facade Material Modification. Request to Set a Public Hearing.

Vidya gave the background on the request. The applicant received site plan approval from the Planning Commission on August 5, 2024, to construct two (2) speculative multi-tenant industrial buildings with a combined area of 19,293.75 sq. ft. The subject site comprises two (2) parcels of land, one of which was occupied by a nonconforming single family residential structure. The site plan approved by the Planning Commission included building architecture which proposed buildings to be constructed predominantly of ribbed panel metal siding, with a small foundation band of burnished concrete block. The plans at this time propose buildings constructed entirely of masonry. Both buildings are shown with a 4’ height foundation course of smooth face block in dark grey, with the remaining building constructed of split face masonry block in deep red with an aluminum coping on top.

DRAFT

The split face block is accented with horizontal rows of smooth face block along the top of overhead doors, windows and top of the wall. The facades facing South Street to the south, the river to the north and the interior of the site are provided with significant glazing.

The proposed change to building material aligns more closely with the City's long-term vision for this area being developed with a high-tech campus environment with businesses that present attractive façades and are not merely utilitarian. Therefore, we recommend that the Planning Commission schedule the project for Public Hearing of amended site plan approval on the next available agenda.

Ian Hurst Vice President of Kemp building was present and passed samples of the material to the commission.

MOTION by Stone supported by Jones to approve for a public hearing

Ayes: Kendziuk, Jones, Bachmann, Hardin, Stone
Nays:
Absent: Hauser Berletich, Murphy

MOTION Carried.

B. Consideration of 1120 N Main: Request for Extension of an Approved Site Plan and to set a public hearing.

Jeremy Peckens, Planning and Zoning Administrator, updated the Commission. The Planning Commission is requested to consider a site plan approval extension for the project located at 1120 N. Main Street. The applicant, Alexander V. Bogaerts & Associates, P.C., on behalf of the project team, has submitted a formal request to extend the previously granted site plan approval. The project received initial site plan approval in April 2023 and was most recently approved at the September 3, 2024, Planning Commission meeting.

The request is administrative in nature and does not include any proposed changes to the previously approved site plan. Staff have not identified any changes in site conditions, surrounding land use, or applicable ordinance standards that would warrant reconsideration of the original approval. Granting the extension would allow the applicant additional time to finalize construction documents. Based on the information provided, staff recommend approval of the requested site plan extension for 1120 N. Main Street, subject to the same conditions as previously approved.

No public hearing is needed.

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MOTION by Bachmann supported by Jones to approve Site Plan extension.

Ayes: Kendziuk, Jones, Bachmann, Hardin, Stone
Nays:
Absent: Hauser, Berletich, Murphy

MOTION Carried.

7.MISCELLANEOUS

A. 2026 Rochester Planning Commission Goals and Objectives

At our Planning Commission meeting on February 2nd, Vidya presented a document outlining the 2025 Accomplishments and 2026 Goals and Objectives. The following week, our accomplishments were presented to City Council; however, the goals and objectives were held back so that we could provide input and add any items we believe are necessary to improve our process.

Open Meetings Act (OMA) Reminder When communicating about our goals and objectives outside a public meeting, we must ensure that we do not violate the Open Meetings Act (OMA). Two documents are attached for your reference:
1. The full text of the law
2. A handbook from the Michigan Attorney General, which is easier to read and includes relevant court cases from the past 50 years The most important point to remember is that all deliberations must occur in a public meeting. This means we may not discuss, persuade, reason, argue, or debate an issue via email, text, phone, or in person.

When communicating about your goals and objectives:
• Do not “reply all” or copy another commissioner
• State the goal or objective only — do not include justification or reasoning
• Do not argue for or against any item already listed

Commission Bachmann submitted the following suggestions/revision to Chairman Kendziuk regarding 2026 Goals and Objectives memo submitted in the Planning Commission packet.

2026 Goals and Objectives

1. Establish a special committee to develop Zoning Ordinance revision recommendations for the Planning Commission to consider, within the following scope:
    - Develop in-depth design standard recommendations for the downtown area~~, specifically for CBD, O-1, O-2, DE-1, DE-2, MU, MU-1, and T~~
    - Develop recommendations to eliminate discrepancies, contradictions, and inconsistencies with the newly revised zoning map and districts
    - Develop recommendations to improve and streamline the development process
2. Establish a special committee for future planning applications to develop recommendations for the Planning Commission to consider, within the following scope:

- Fulfill the capital improvements program requirements listed in Section 65 of the Michigan Planning Enabling Act (MPEA)
- Prepare for the 2027 Master Plan
    - Develop a subarea plan for South Street
    - Conduct an in-depth housing study

3. Develop a special committee to recommend Bylaws amendments and an education program for the Planning Commission to consider, within the following scope:
    - Recommend amendments to the Planning Commission Bylaws and Rules of Procedure
    - Prescribe an onboarding and continuing education program for Commissioners

MOTION by Bachmann supported by Jones to accept the 2026 Rochester Planning Commission Goals and Objectives.

Ayes: Kendziuk, Jones, Bachmann, Hardin, Stone
Nays:
Absent: Hauser, Berletich, Murphy

MOTION Carried.

B. Special Committee: to recommend Bylaws amendments and an education program

That the Planning Commission establish a special committee comprised of three Commissioners appointed by the Chairperson, with the objective of recommending amendments to the Planning Commission Bylaws and Rules of Procedure and prescribing an onboarding and continuing education program for Commissioners - consulting City personnel, including its counsel and planner, through the City Manager, as necessary - and reporting these recommendations for Planning Commission consideration no later than the regular meeting scheduled for June 1, 2026.

MOTION by Bachmann supported by Jones to recommend Bylaws amendments and an education program.

Ayes: Kendziuk, Jones, Bachmann, Hardin, Stone
Nays:
Absent: Hauser, Berletich, Murphy

MOTION Carried.

Chairman Kenziuk appointed Commissioners Bachmann, Jones and Hauser to the special committee responsible for reviewing Planning Commission bylaws and education.

DRAFT

8.PUBLIC COMMENT
There was no public online or in person that wished to speak.

9.ADJOURNMENT
Hearing there is no further business to discuss, the meeting was Adjourned at 8:35 P.M.

Respectfully Submitted,
Rose McKinney, Building and Planning Clerk

DRAFT

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 733-3700
F: (248) 733-3170
www.rochestermi.org

Planning Commission

NOTICE OF PUBLIC HEARING

400 Sixth Street	**April 6, 2026**	**7:00 pm**

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration for facade material change on a approved site plan at 239 and 265 South Street, multi-tenant industrial buildings with a combined area of 19,293.75 sq. The public hearing is scheduled for Monday, April 6th, 2026, at 7:00 p.m. at the Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307.

All interested citizens are requested to attend the Hearing. Public comments may be submitted in writing or presented orally at the time of the meeting. To submit written comments in advance, or for assistance and questions about accessing and/or making public comment during the meeting, our Planning Coordinator can provide assistance; please reach out to Jeremy Peckens at (248) 733-3700 or by email: **Jpeckens@rochestermi.org**.

If you are unable to be present at the Public Hearing, please submit your written comments to the Office of the City Manager, Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307, PRIOR to the scheduled Public Hearing.

For further information, please contact **Jeremy Peckens**, **Planning and Zoning Administrator, at 248-733-3700**. See Planning Commission Agenda Packet for Zoom participation information.

Publish on or before *March 22, 2026*

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-733-3700 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.

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MCKENNA

March 20, 2026

Planning Commission
City of Rochester
400 Sixth Street
Rochester, MI 48307

Subject: **Kemp Development Industrial Buildings/239 and 265 S. Street; site plan review; Elevations dated 1/7/2026.**

Dear Commissioners:

At the City's request, we have reviewed a request for amendment to a previously approved site plan from Kemp Brothers Investment LLC.

Background

The applicant received site plan approval from the Planning Commission on August54, 2024, to construct two (2) speculative multi-tenant industrial buildings with a combined area of 19,293.75 sq. ft. The subject site comprises two (2) parcels of land, one of which was occupied by a nonconforming single family residential structure. The parcels with a combined area of 1.47 acres are located on the north side of South Street in the I-2 (Industrial-2) District. At this time the applicant is proposing a change to the exterior building materials which requires an amendment to the approved site plan. The applicant appeared before the Planning Commission for a preliminary hearing on 3/2/2026 and was scheduled for a public hearing and consideration of site plan.

REVIEW COMMENTS

Article 27, Section 2701 of the Zoning Ordinance, outlines the requirements for site plan review. We offer the following comments for your consideration:

1. **Use.** *No change to the use is proposed as part of this amendment.* The applicant is proposing to construct two speculative light industrial warehouse buildings. Section 1801 of the Zoning ordinance permits uses by right in the I-2 District. However, if any proposed future user of the site is a use listed under Section 1803, additional special exception approval may be required from the Planning Commission. The subject site comprises two (2) parcels of land which must be combined into a single tax parcel ID. The existing detached accessory structure located within the floodplain is to be used for industrial storage/warehouse use.

2. **Site Plan Information.** The site plan indicates a 12' wide recorded private easement traversing through the middle of the eastern portion of the site, owned by DTE and used to service a dwelling that previously existed. The applicant had noted that new easements will be executed with DTE.

3. **Setbacks.** *No change to the setbacks is proposed as part of this amendment.* The proposed structures comply with the required front, side and rear yard setbacks of 25 feet, 15 feet (combined 40') and 20 feet, respectively. The northeast corner of the site has an existing building which is to be retained. The building is non-conforming and extends beyond the property lines. The structure and access to it is located within the 30' landscape stabilization zone abutting the Clinton River, which does not permit any *"construction of buildings, fences, retaining walls or the like*." The landscape plan notes the use of heavy-duty grass pavers as a permeable surface material for the area in front of the building.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167
O 248.596.0920
F 248.596.0930
MCKA.COM

4. **Vehicle Access.** *Vehicle access will remain unchanged since the original plan approval.* The site plan proposes a single 24' wide two-way access drive off South Street. The south side of the street has numerous driveways, many of which are extra-wide and vast expanses of concrete. The proposed driveway lines up approximately with the driveway across the street.

   Truck Circulation. Due to South Street having only one lane in each direction, turns in and out of the site for any larger trucks will impact the traffic on South Street. The two buildings are separated by a distance of 70' and have several overhead doors facing each other. Parking spaces are striped right next to it. A truck circulation diagram shows a truck driving ***through*** the site, not backing to the overhead doors. We had previously noted our concerns that any industrial user with larger trucks, semis or a trailer will be unable to maneuver on the site and will have to park in the main drive aisle for loading/unloading activity. Per the applicant this is not a "*traditional industrial development. This will not require the need for semi-truck traffic. The largest vehicle would be construction/commercial box truck.*

5. **Pedestrian Access.** *Sidewalks previously approved on the site plan are to remain.* The site has an existing sidewalk along a portion of its frontage. The plan proposes to fill in the sidewalk gaps with new 4' wide concrete slabs. A public sidewalk is typically 5' wide; however, if the existing sidewalk is only 4' wide, the gaps may correspondingly be narrower.

6. **Parking.** *No change is proposed to the parking.* Parking for the subject site is noted based upon the use of all spaces for manufacturing use at the rate of 1 space/800 sq ft of GFA. Should any of the spaces be used for warehousing, the parking requirement will be less. The site plan notes the provision of 26 parking spaces including 2 barrier fere accessible spaces. The dimensions of the spaces comply with ordinance standards.

7. **Dumpster.** *Location and access to the dumpster remains the same as the originally approved site plan.* The site plan indicates a proposed single unit trash enclosure on the northeast corner of the east building. The enclosure is to be constructed of concrete with simulated brick pattern and provided with steel reinforced wooden gates. No exterior storage is proposed on the site, and none will be permitted without additional Planning Commission approval.

8. **Lighting.** The plan proposes wall-mounted light fixtures on the inner walls of the building facing each other, and fixtures proposed for the north side of both buildings, which accommodate a tenant space (west building) and the dumpster and parking area. There is a single light pole on South Street along the site's frontage, but the site's main access drive has inadequate illumination since the photometric plan shows the levels from 0.1-0.2 footcandles at the entrance. The Planning Commission condition site plan approval on placement of a light pole at the entrance drive to the site. The light pole is not shown on the photometric plan sheet and must be installed. A photometric plan for the site shows the light intensity tapering off to zero at the side and rear property lines. Typical fixture details have been noted and comprise of a downward directed fixture with flat lens.

9. **Architecture.** The site plan approved by the Planning Commission included building architecture which proposed buildings to be constructed predominantly of ribbed panel metal siding, with a small foundation band of burnished concrete block. At the time we had noted that the area is envisioned in the City's Master plan as an area of future growth for research and technology-based uses and had recommended revisions to the building architecture to incorporate additional masonry to create columns or other features that will break up the facades of the building. The elevations, however, were approved as presented by the applicant.

Since then, the applicant has been working on site engineering and is ready to begin construction. The plans at this time propose buildings constructed entirely of masonry. Both buildings are shown with a 4' height foundation course of smooth face block in dark grey, with the remaining building constructed of split face masonry block in deep red with an aluminum coping on top. The split face block is accented with horizontal rows of smooth face block along the top of overhead doors, windows and top of the wall. The facades facing South Street to the south, the river to the north and the interior of the site are provided with significant glazing.

10. **Landscaping and Tree Removal.** *Landscape plan submitted is consistent with the originally approved plan.* The applicant has submitted a landscape plan for the site which proposes extensive plantings over the entire site. The Ordinance does not have specific greenbelt planting requirements; therefore, most of the site's landscaping involves replacement trees for the existing regulated trees to be removed from the site. The plan proposes a mix of large evergreen and deciduous trees along the east and west property lines and within the landscape stabilization zones on the north side of the parcel. The frontage is to be attractively landscaped with a mix of deciduous trees and perennial shrubs and groundcover along the building foundation. All landscape areas are to be provided with automatic irrigation.

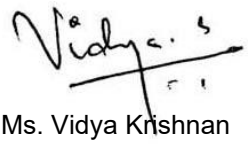
11. **Signage.** No signage is proposed for the site at this time. Any signs installed at a future date must be approved administratively by the City, prior to installation.

12. **Engineering Approval.** All of the utilities and storm water detention needs of the site are subject to review and approval by the City's engineer and DPW Department.

RECOMMENDATION

The proposed change to building material aligns more closely with the City's long-term vision for this area being developed with a high-tech campus environment with businesses that present attractive façades and are not merely utilitarian. Therefore, we recommend that the Planning Commission grant amended site plan approval for the proposed change to the Kemp Industrial Buildings located at 239 and 265 South Street subject to installation of a light pole at the entrance to the site as previously required.

Respectfully,
McKENNA



Ms. Vidya Krishnan
Senior Principal Planner

Cc: Jeremy Peckens
Nik Banda
Jeff Kragt
Rose McKinney

Owner / Developer

KEMP BUILDING & DEVELOPMENT
275 West Girard Ave.
Madison Heights, MI 48071
Tel. (248) 583-9030
Fax. (248) 660-6784
Contact: Tommy Kemp

Architect

FRANK SALAMONE ARCHITECT
48701 Hayes Rd.
Shelby, MI 48315
Tel. (586) 532-0091
Contact: Frank Salamone

Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257
Contact: Alan Panley, PE

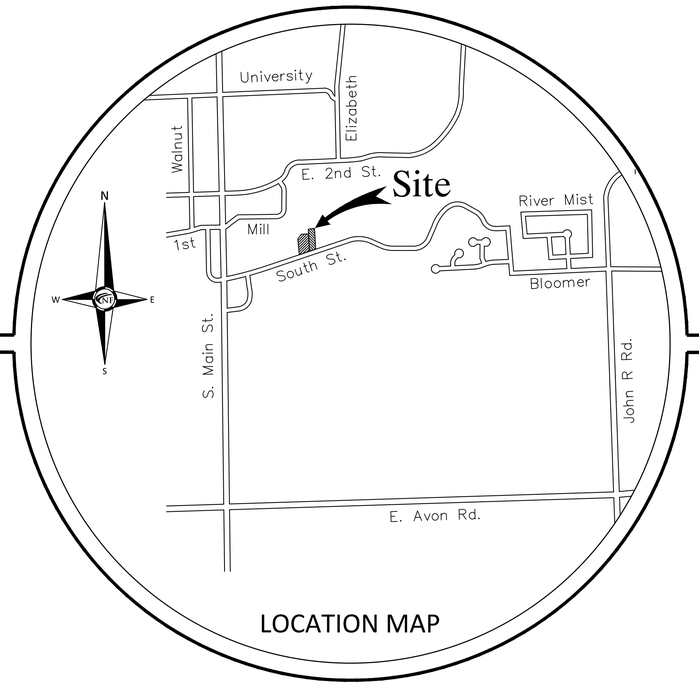
Landscape Architect

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257
Contact: George A. Ostrowski, PLA, LEED AP

City of Rochester, Oakland County, Michigan SITE PLAN DOCUMENTS Prepared For Kemp Building & Development

SHEET INDEX

SP0	Cover Sheet
SP1	Boundary - Topographic - Tree Survey Plan
SP2	Tree List
SP4	Engineering Site Plan
SP5	Preliminary Paving and Grading Plan
SP6	Project Notes And Details Plan
L1	Tree Preservation Plan
L2	Landscape Plan
P1	Photometric Plan
A1	Building 1 Floor Plan
A2	Building 2 Floor Plan
A3	Building 1 Elevations
A4	Building 2 Elevations



LOCATION MAP

LEGAL DESCRIPTION

LEGAL DESCRIPTION - PER TAX RECORD (239 SOUTH ST.)

TOWN 3 NORTH, RANGE 11 EAST, SECTION 14, SUPERVISOR'S PLAT NO. 2 (L.54A, P.92), LOT 45.

TAX ID NUMBER: 15-14-153-009

ADDRESS: 239 SOUTH STREET, ROCHESTER, MI 48307

CONTAINS: 37,716 SQUARE FEET OR 0.86 ACRES

LEGAL DESCRIPTION PER TAX RECORD (265 SOUTH ST.)

TOWN 3 NORTH, RANGE 11 EAST, SECTION 14, DAHLMANN RIVERVIEW SUB (L.81, P.28), LOT 1, ALSO PART OF LOT 2 ALL DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 2; THENCE S 75-41-50 W 63.70 FEET; THENCE N 01-27-40 E 310.55 FEET; THENCE N 87-00-00 E 87.49 FEET; THENCE S 01-15-36 W 292.45 FEET; THENCE S 75-41-50 W 28.00 FEET TO BEGINNING.

TAX ID NUMBER: 15-14-153-038

ADDRESS: 265 SOUTH STREET, ROCHESTER, MI 48307

CONTAINS: 26,461 SQUARE FEET OR 0.61 ACRES

TOTAL: 64,177 SQUARE FEET OR 1.47

ZONING

EXISTING ZONING: I-2 (Industrial 2)

PROPOSED ZONING: I-2 (Industrial 2)

REVISIONS:
03-05-24 ISSUED FOR SITE PLAN REVIEW
04-04-24 REVISED PER CITY REVIEW

Project Name

239 / 265 South Street Rochester, MI 48037-2239

Know what's below Call before you dig.

NFE JOB #N797

STATE OF MICHIGAN
ALAN M. PANLEY
ENGINEER NO. 11769
LICENSED PROFESSIONAL ENGINEER

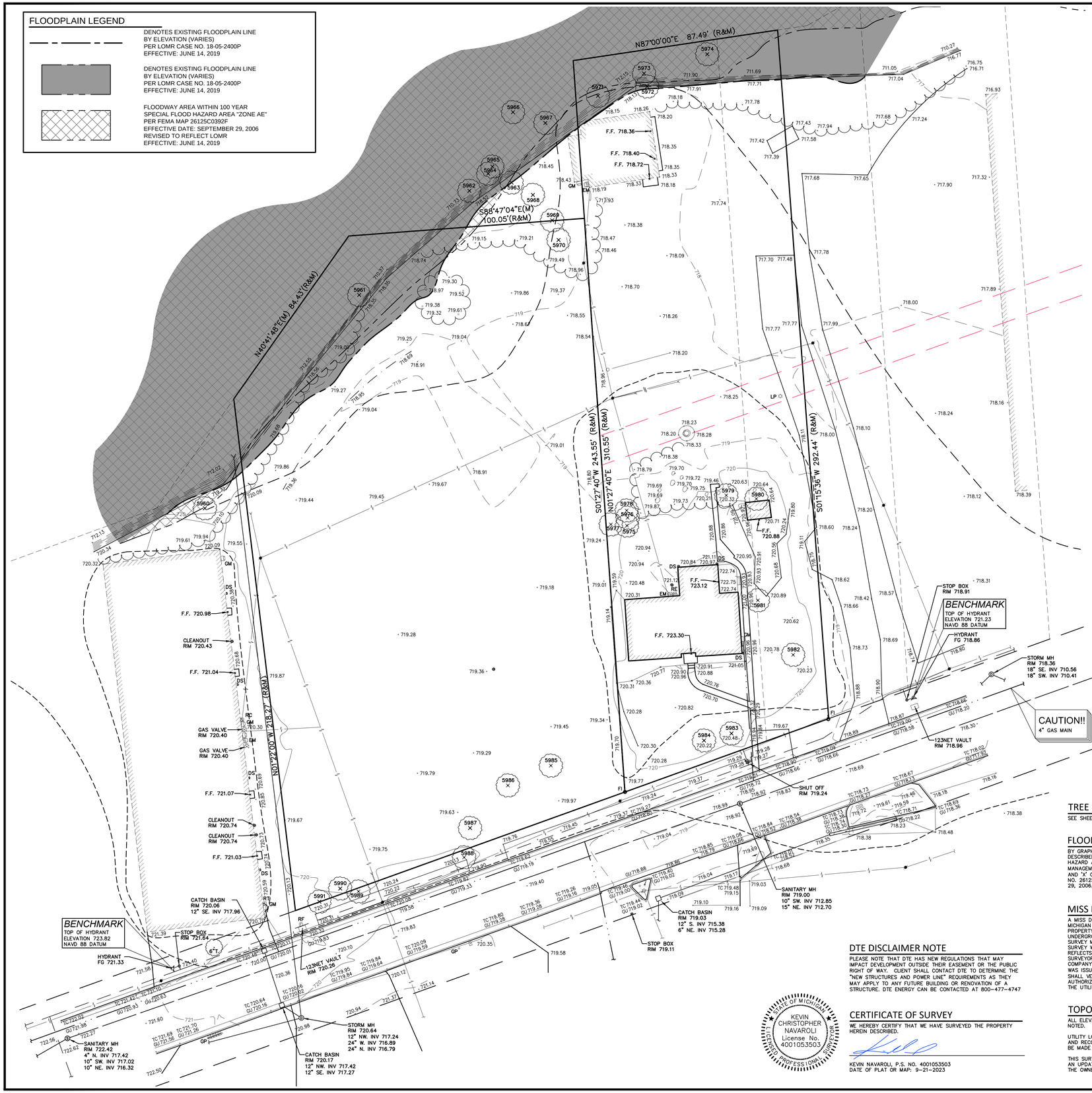
NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

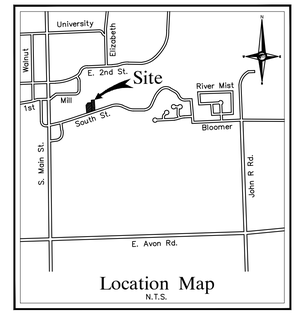
FLOODPLAIN LEGEND

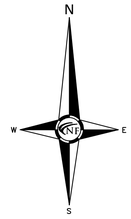
DENOTES EXISTING FLOODPLAIN LINE
BY ELEVATION (VARIES)
PER LOMR CASE NO. 18-05-2400P
EFFECTIVE: JUNE 14, 2019

DENOTES EXISTING FLOODPLAIN LINE
BY ELEVATION (VARIES)
PER LOMR CASE NO. 18-05-2400P
EFFECTIVE: JUNE 14, 2019

FLOODWAY AREA WITHIN 100 YEAR
SPECIAL FLOOD HAZARD AREA "ZONE AE"
PER FEMA MAP 26125C0392F
EFFECTIVE DATE: SEPTEMBER 29, 2006
REVISED TO REFLECT LOMR
EFFECTIVE: JUNE 14, 2019







LEGAL DESCRIPTION - PER TAX RECORD (239 SOUTH ST.)

TOWN 3 NORTH, RANGE 11 EAST, SECTION 14, SUPERVISOR'S PLAT NO. 2 (L.54A, P.92), LOT 45.

TAX ID NUMBER: 15-14-153-009

ADDRESS: 239 SOUTH STREET, ROCHESTER, MI 48307

CONTAINS: 37,716 SQUARE FEET OR 0.86 ACRES

LEGAL DESCRIPTION - PER TAX RECORD (265 SOUTH ST.)

TOWN 3 NORTH, RANGE 11 EAST, SECTION 14, DAHLMANN RIVERVIEW SUB (L.81, P.28), LOT 1, ALSO PART OF LOT 2 ALL DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 2; THENCE S 75-41-50 W 63.70 FEET; THENCE N 01-27-40 E 310.55 FEET; THENCE N 87-00-00 E 87.49 FEET; THENCE S 01-15-36 W 292.45 FEET; THENCE S 75-41-50 W 28.00 FEET TO BEGINNING.

TAX ID NUMBER: 15-14-153-038

ADDRESS: 265 SOUTH STREET, ROCHESTER, MI 48307

CONTAINS: 26,461 SQUARE FEET OR 0.61 ACRES

SURVEY DATA

SITE AREA:
37,716 SQUARE FEET OR 0.86 ACRES (239 SOUTH ST. -009)
26,461 SQUARE FEET OR 0.61 ACRES (265 SOUTH ST. -038)

ZONED:
I-2 INDUSTRIAL 2 DISTRICT
AND
RV, RIVER VALLEY (PORTION)

PARKING SPACES:
NO STRIPED PARKING SPACES

A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. A ZONING ENDORSEMENT LETTER SHOULD BE OBTAINED FROM THE CITY OF ROCHESTER TO INSURE CONFORMITY AS WELL AS MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK REQUIREMENTS.

BASIS OF BEARING NOTE

ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED NORTHERLY RIGHT-OF-WAY LINE OF SOUTH STREET (50' WIDE) OF SUPERVISOR'S PLAT NO. 2 BEING A REPLAT OF LOTS 134 TO 149 INCL. OF RICHARDSON & ADAMS ADDITION ALSO PART OF THE WEST 1/2 OF SECTION 14 AS RECORDED IN LIBER 54A OF PLATS, PAGE 92, OAKLAND COUNTY RECORDS. (N.75°41'50"E.)

LEGEND

MANHOLE(MH)	EXISTING SANITARY SEWER
CO	EXISTING SAN. CLEAN OUT
HYDRANT(HYD) / GATE VALVE(GVW)	EXISTING WATER MAIN
MANHOLE(MH) / CATCH BASIN(CB)	EXISTING STORM SEWER
CBB	EX. BEEHIVE CATCH BASIN
UTILITY POLE / GUY POLE	EX. UNDERGROUND (UG.) CABLE
UP / GUY WIRE	OVERHEAD (OH.) LINES
LP	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
ASPH.	ASPHALT
CONC.	CONCRETE
FD. / FND.	FOUND
RET. WALL	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
SPK	SET PK NAIL
(TYP)	TYPICAL
(R)	RECORD
(M)	MEASURED
C/L	CENTERLINE
P/L	PROPERTY LINE
GM	GAS METER
EM	ELECTRIC METER
LS	LANDSCAPE
DS	DOWNSPOUT
GP	GUARD POST
MB	MAIL BOX

TREE LIST

SEE SHEET 2 OF 2.

FLOOD HAZARD NOTE

BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE(S) 'AE' AND 'X' OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26125C0392F BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 20230912006I6, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON SEPTEMBER 21, 2023. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

DTE DISCLAIMER NOTE

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

CERTIFICATE OF SURVEY

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED.

KEVIN NAVAROLI, P.S. NO. 4001053503
DATE OF PLAT OR MAP: 9-21-2023

STATE OF MICHIGAN
KEVIN CHRISTOPHER NAVAROLI
License No. 4001053503
LICENSED PROFESSIONAL SURVEYOR

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL

PROJECT
239 / 265 South Street
Rochester, MI 48037-2239

CLIENT
Kemp Building
& Development

Contact: Tom Kemp
Phone: 248.583.3140
Email:
tom@kemp-company.com

PROJECT LOCATION
Part of the NW 1/4
of Section 14
T.3N., R.11E.,
City of Rochester,
Oakland County, Michigan

SHEET
Boundary - Topographic -
Tree Survey Plan

811 Know what's below Call before you dig.

DATE	ISSUED/REVISED
03-05-24	ISSUED FOR SITE PLAN REVIEW
04-04-24	REVISED PER CITY REVIEW
05-09-24	REVISED PER CITY REVIEW
08-12-24	REVISED PER PLANNING COMMISSION

DRAWN BY:
M. Carnaghi

DESIGNED BY:

APPROVED BY:
K. Navaroli

DATE:
September 21, 2023

SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. N797
SHEET NO. SP1

Table 1: Tree Inventory: 239 and 265 South Street, Rochester, Oakland Co. (ASTI # 12949)

Latitude (decimal degrees)	Longitude (decimal degrees)	Tree Tag #	Common Name	Scientific Name	# DBHs	DBH1 (inches)	DBH2 (inches)	DBH3 (inches)	DBH4 (inches)	DBH5 (inches)	DBH6 (inches)	Condition	Bat Tree	Landmark	Nuisance Tree	Tree location	Assessment	Justification	Inspect	Notes	Max PDOP	Vert Prec (feet)	Horz Prec (feet)
42.676311	-83.129816	5960	Black Walnut	*Juglans nigra*	1	11.7	0.0	0.0	0.0	0.0	0.0	Good	No			Woodland	NULL	NA	NA		2.6	3.2	2.3
42.676556	-83.129568	5961	Black Walnut	*Juglans nigra*	3	12.0	9.0	7.0	0.0	0.0	0.0	Good	No			Woodland	NULL	NA	NA		5.9	2.3	2
42.676675	-83.129393	5962	Siberian Elm	*Ulmus pumila*	1	9.3	0.0	0.0	0.0	0.0	0.0	Good	No		NT	Woodland	NULL	NA	NA		2.8	2.3	1.9
42.676684	-83.129326	5963	White Mulberry	*Morus alba*	1	8.3	0.0	0.0	0.0	0.0	0.0	Good	No		NT	Woodland	NULL	NA	NA		57.2	3	4
42.676694	-83.129362	5964	Silver Maple	*Acer saccharinum*	4	21.0	18.0	14.7	11.3	0.0	0.0	Fair	No		NT	Woodland	Structure	Deadwood (DW)	Stem	Old tag 2651	5.5	2.1	2
42.676703	-83.129356	5965	Silver Maple	*Acer saccharinum*	2	20.3	9.5	0.0	0.0	0.0	0.0	Good	No		NT	Woodland	NULL	NA	NA		8.7	2.8	2.3
42.676766	-83.129322	5966	Silver Maple	*Acer saccharinum*	1	9.1	0.0	0.0	0.0	0.0	0.0	Fair	No		NT	Woodland	Structure	Dead (DE)	Stem	Leader broken.	3	2.3	1.9
42.676753	-83.129271	5967	Black Walnut	*Juglans nigra*	1	11.3	0.0	0.0	0.0	0.0	0.0	Good	No			Woodland	NULL	NA	NA		16.6	9.3	8.1
42.676669	-83.129293	5968	Box-edler	*Acer negundo*	1	8.5	0.0	0.0	0.0	0.0	0.0	Good	No		NT	Woodland	NULL	NA	NA		12.2	2.2	2.8
42.676639	-83.129263	5969	Box-edler	*Acer negundo*	1	8.0	0.0	0.0	0.0	0.0	0.0	Fair	No		NT	Woodland	Structure	Excessive leaning	Stem	Leaner.	19.4	1.8	1.5
42.676616	-83.129253	5970	Black Walnut	*Juglans nigra*	1	30.2	0.0	0.0	0.0	0.0	0.0	Good	No	L		Woodland	NULL	NA	NA		3.1	4.8	4.4
42.676783	-83.129188	5971	Black Walnut	*Juglans nigra*	1	8.0	0.0	0.0	0.0	0.0	0.0	Good	No			Woodland	NULL	NA	NA		2.9	4.9	3.9
42.676793	-83.12911	5972	Black Walnut	*Juglans nigra*	1	10.4	0.0	0.0	0.0	0.0	0.0	Good	No			Woodland	NULL	NA	NA		6.2	2.7	1.9
42.676808	-83.129115	5973	Silver Maple	*Acer saccharinum*	1	12.5	0.0	0.0	0.0	0.0	0.0	Fair	No		NT	Woodland	Structure	Deadwood (DW)	Stem		31.9	2.1	1.8
42.67683	-83.129015	5974	Northern Catalpa	*Catalpa speciosa*	1	13.6	0.0	0.0	0.0	0.0	0.0	Good	No			Woodland	NULL	NA	NA		2.5	3.5	2.8
42.676283	-83.129152	5975	Sugar Maple	*Acer saccharum*	1	17.5	0.0	0.0	0.0	0.0	0.0	Good	No			Woodland	NULL	NA	NA		3.6	2.9	2.5
42.676292	-83.129151	5976	Sugar Maple	*Acer saccharum*	1	13.2	0.0	0.0	0.0	0.0	0.0	Good	No			Woodland	NULL	NA	NA		2.9	4.7	4
42.676285	-83.129178	5977	Sugar Maple	*Acer saccharum*	1	20.1	0.0	0.0	0.0	0.0	0.0	Good	No			Woodland	NULL	NA	NA		11.1	2	1.8
42.676301	-83.129152	5978	Sugar Maple	*Acer saccharum*	1	27.1	0.0	0.0	0.0	0.0	0.0	Good	No	L		Woodland	NULL	NA	NA		4.8	3.1	3
42.676317	-83.128995	5979	Silver Maple	*Acer saccharinum*	2	22.0	8.1	0.0	0.0	0.0	0.0	Good	No		NT	Woodland	NULL	NA	NA		6.3	1.9	1.8
42.676305	-83.128948	5980	Box-edler	*Acer negundo*	3	8.3	8.3	7.0	0.0	0.0	0.0	Good	No		NT	Woodland	NULL	NA	NA		3.6	5.6	4.9
42.676194	-83.128948	5981	Crimson King Maple	*Acer platanoides* 'Crimson King'	1	18.5	0.0	0.0	0.0	0.0	0.0	Good	No	L		Woodland	NULL	NA	NA		141.3	5.1	3.5
42.67613	-83.128894	5982	Black Locust	*Robinia pseudoacacia*	1	30.0	0.0	0.0	0.0	0.0	0.0	Good	No	L		Woodland	NULL	NA	NA		5.5	4.4	3.9
42.67604	-83.128993	5983	Blue Spruce	*Picea pungens*	1	17.8	0.0	0.0	0.0	0.0	0.0	Fair	No			Woodland	NULL	NA	NA	Needlecast disease.	4	3.1	3.6
42.676032	-83.129036	5984	Blue Spruce	*Picea pungens*	1	12.3	0.0	0.0	0.0	0.0	0.0	Fair	No			Woodland	NULL	NA	NA	Needlecast disease.	3.7	2.6	2.4
42.676006	-83.129278	5985	Norway Spruce	*Picea abies*	1	20.5	0.0	0.0	0.0	0.0	0.0	Good	No	L		Woodland	NULL	NA	NA		6.3	2.4	2.5
42.675983	-83.129346	5986	Norway Spruce	*Picea abies*	1	16.7	0.0	0.0	0.0	0.0	0.0	Good	No			Woodland	NULL	NA	NA		3	2.4	1.9
42.675935	-83.129406	5987	White Spruce	*Picea glauca*	2	18.0	15.5	0.0	0.0	0.0	0.0	Good	No	L		Woodland	NULL	NA	NA		3	3	3.2
42.675901	-83.129416	5988	White Mulberry	*Morus alba*	1	7.1	0.0	0.0	0.0	0.0	0.0	Good	No		NT	Woodland	NULL	NA	NA		3	2	1.5
42.675863	-83.129583	5989	White Cedar	*Thuja occidentalis*	1	13.1	0.0	0.0	0.0	0.0	0.0	Poor	No			Woodland	NULL	Dead (DE)	NA		2.7	1.7	1.5
42.675866	-83.129612	5990	White Cedar	*Thuja occidentalis*	1	16.0	0.0	0.0	0.0	0.0	0.0	Good	No			Woodland	NULL	NA	NA		3	2.2	1.7
42.675851	-83.129645	5991	White Cedar	*Thuja occidentalis*	1	19.0	0.0	0.0	0.0	0.0	0.0	Good	No	L		Woodland	NULL	NA	NA		3.5	1.9	1.6
				Total Number of Trees		32																	
				Total DBH (all live trees)		491.4	68.4	28.7	11.3	0.0	0.0												
				Total DBH (all healthy trees)		478.3																	

Dead and severely diseased and/or damaged trees scoring less than 50% ISA Health & Condition Standard are noted in red.
"L" indicates Landmark trees by Ordinance Code of the City of Rochester: Article II. Tree Ordinance
"NT" indicates Nuisance Trees by Ordinance Code of the City of Rochester: Article II. Tree Ordinance

Above GPS data uses the coordinate system NAD 1983 for Southern Michigan.
Tree Inventory conducted 9/6/2023

Submitted September 8, 2023
Collected and Certified by:

Shane Jennings, Arborist/ Ecologist
ISA-Certified Arborist MI-4668A
ASTI Environmental

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL

PROJECT
239 / 265 South Street
Rochester, MI 48037-2239

CLIENT
Kemp Building
& Development

Contact: Tom Kemp
Phone: 248.583.3140
Email:
tom@kemp-company.com

PROJECT LOCATION
Part of the NW 1/4
of Section 14
T.3N., R.11E.,
City of Rochester,
Oakland County, Michigan

SHEET
Tree List

811 Know what's below Call before you dig.

DATE	ISSUED/REVISED
03-05-24	ISSUED FOR SITE PLAN REVIEW
04-04-24	REVISED PER CITY REVIEW
05-09-24	REVISED PER CITY REVIEW
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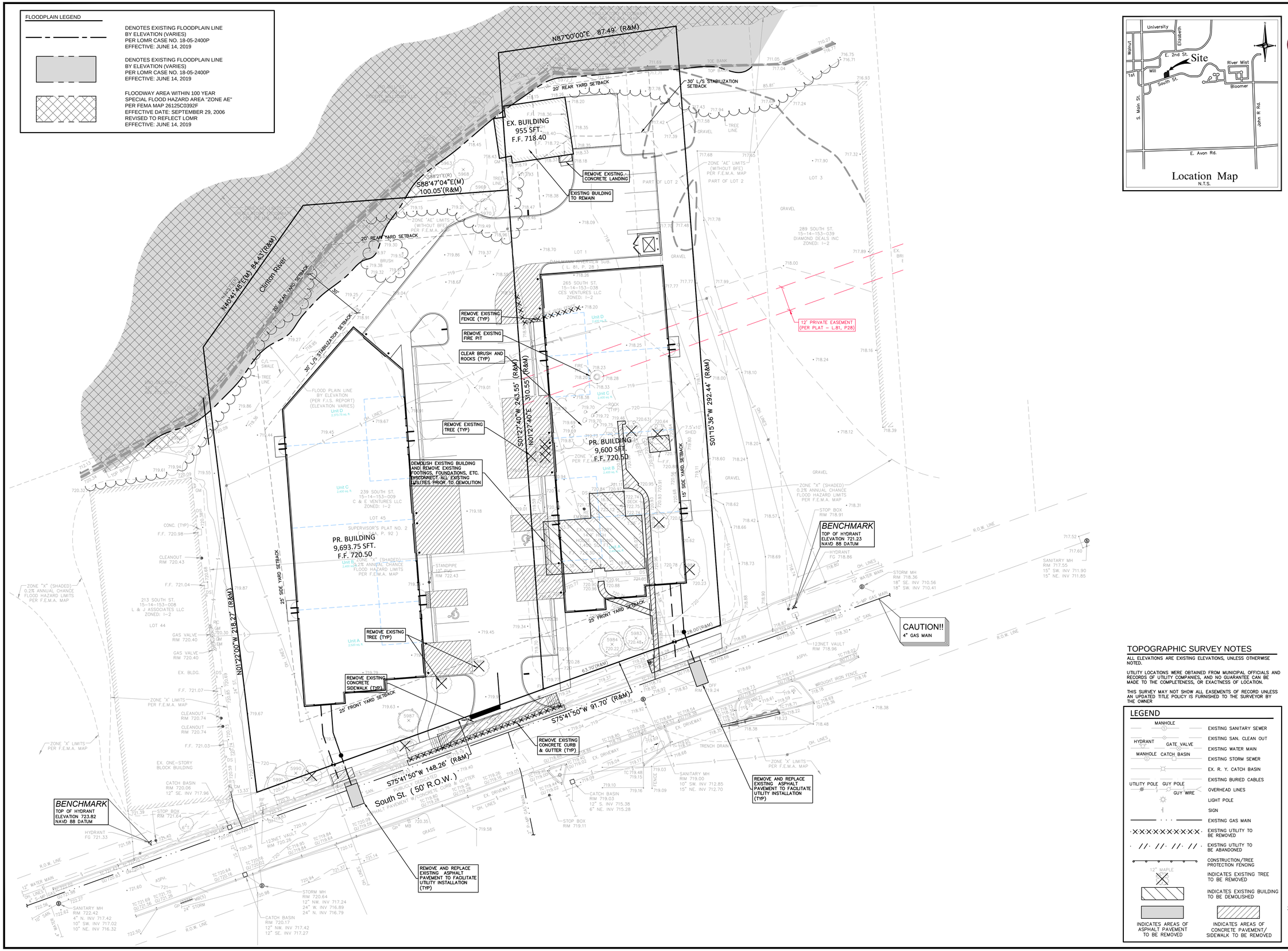
DRAWN BY: M. Carnaghi
DESIGNED BY:
APPROVED BY: K. Navaroli
DATE: September 21, 2023
SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. N797
SHEET NO. SP2


FLOODPLAIN LEGEND
DENOTES EXISTING FLOODPLAIN LINE BY ELEVATION (VARIES) PER LOMR CASE NO. 18-05-2400P EFFECTIVE: JUNE 14, 2019
DENOTES EXISTING FLOODPLAIN LINE BY ELEVATION (VARIES) PER LOMR CASE NO. 18-05-2400P EFFECTIVE: JUNE 14, 2019
FLOODWAY AREA WITHIN 100 YEAR SPECIAL FLOOD HAZARD AREA "ZONE AE" PER FEMA MAP 26125C0392F EFFECTIVE DATE: SEPTEMBER 29, 2006 REVISED TO REFLECT LOMR EFFECTIVE: JUNE 14, 2019
N87°00'00"E 87.49' (R&M)
EX. BUILDING 955 SFT. F.F. 718.40
20' REAR YARD SETBACK
30' L/S STABILIZATION SETBACK
REMOVE EXISTING CONCRETE LANDING
EXISTING BUILDING TO REMAIN
S88°47'04"E(M) 100.05'(R&M)
N40°41'48"E(M) 84.43'(R&M)
Clinton River
25' REAR YARD SETBACK
ZONE "AE" LIMITS (WITHOUT BFE) PER F.E.M.A. MAP
PART OF LOT 2
LOT 3
LOT 1
GRAVEL
289 SOUTH ST. 15-14-153-039 DIAMOND DEALS INC ZONED: I-2
265 SOUTH ST. 15-14-153-038 CES VENTURES LLC ZONED: I-2
239 SOUTH ST. 15-14-153-009 C & E VENTURES LLC ZONED: I-2
213 SOUTH ST. 15-14-153-008 L & J ASSOCIATES LLC ZONED: I-2
12' PRIVATE EASEMENT (PER PLAT – L.81, P.28)
REMOVE EXISTING FENCE (TYP)
REMOVE EXISTING FIRE PIT
CLEAR BRUSH AND ROCKS (TYP)
REMOVE EXISTING TREE (TYP)
DEMOLISH EXISTING BUILDING AND REMOVE EXISTING FOOTINGS, FOUNDATIONS, ETC. DISCONNECT ALL EXISTING UTILITIES PRIOR TO DEMOLITION
PR. BUILDING 9,600 SFT. F.F. 720.50
S01°27'40"W 243.55' (R&M)
N01°27'40"E 310.55' (R&M)
S01°15'36"W 292.44' (R&M)
15' SIDE YARD SETBACK
PR. BUILDING 9,693.75 SFT. F.F. 720.50
25' SIDE YARD SETBACK
25' FRONT YARD SETBACK
N01°22'00"W 218.27' (R&M)
REMOVE EXISTING CONCRETE SIDEWALK (TYP)
REMOVE EXISTING CONCRETE CURB & GUTTER (TYP)
S75°41'50"W 91.70' (R&M)
S75°41'50"W 148.26' (R&M)
South St. (50' R.O.W.)
REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT TO FACILITATE UTILITY INSTALLATION (TYP)
REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT TO FACILITATE UTILITY INSTALLATION (TYP)
BENCHMARK
TOP OF HYDRANT
ELEVATION 723.82
NAVD 88 DATUM
BENCHMARK
TOP OF HYDRANT
ELEVATION 721.23
NAVD 88 DATUM
CAUTION!!
4" GAS MAIN
ZONE "X" (SHADED) 0.2% ANNUAL CHANCE FLOOD HAZARD LIMITS PER F.E.M.A. MAP
ZONE "X" LIMITS PER F.E.M.A. MAP
FLOOD PLAIN LINE BY ELEVATION (PER F.I.S. REPORT) (ELEVATION VARIES)
PR. BUILDING 9,693.75 SFT. F.F. 720.50
EX. ONE-STORY BLOCK BUILDING
CATCH BASIN RIM 720.06 12" SE. INV 717.96
CATCH BASIN RIM 720.17 12" NW. INV 717.42 12" SE. INV 717.27
STORM MH RIM 720.64 12" NW. INV 717.24 24" W. INV 716.89 24" N. INV 716.79
SANITARY MH RIM 722.42 4" N. INV 717.42 10" SW. INV 717.02 10" NE. INV 716.32
SANITARY MH RIM 719.00 10" SW. INV 712.85 15" NE. INV 712.70
CATCH BASIN RIM 719.03 12" S. INV 715.38 6" NE. INV 715.28
STOP BOX RIM 719.11
STOP BOX RIM 718.91
STORM MH RIM 718.36 18" SE. INV 710.56 18" SW. INV 710.41
SANITARY MH RIM 717.55 15" SW. INV 711.90 15" NE. INV 711.85
12" WATER MAIN
8" GAS MAIN
15" SAN.
123NET VAULT RIM 718.96
123NET VAULT RIM 720.26
HYDRANT FG 721.33
HYDRANT FG 718.86
STANDPIPE RIM 722.43
CLEANOUT RIM 720.43
GAS VALVE RIM 720.40
GAS VALVE RIM 720.40
CONC. (TYP) F.F. 720.98
F.F. 721.04
F.F. 721.07
F.F. 721.03
CLEANOUT RIM 720.74
CLEANOUT RIM 720.74
EX. BLDG.
ZONE "X" LIMITS PER F.E.M.A. MAP
ZONE "X" LIMITS PER F.E.M.A. MAP
ZONE "AE" LIMITS (WITHOUT BFE) PER F.E.M.A. MAP
TOE BANK
TOP BANK
TREE LINE
OH. LINES
R.O.W. LINE
ASPH.
GRASS
GRAVEL
BRUSH
CONCRETE
WROUGHT IRON FENCE
TRENCH DRAIN
EX. DRIVEWAY
SHED
DECK
ROCK (TYP)
FIRE
Unit A 2,820 sq. ft.
Unit B 2,400.46 sq. ft.
Unit C 2,400.46 sq. ft.
Unit D 2,233.79 sq. ft.
LOT 45 SUPERVISOR'S PLAT NO. 2 (54/2, P. 92)
LOT 44
PART OF LOT 2
LOT 1 DAHLMANN BREWSTER SUB (L. 81, P. 28)
ZONE "X" (SHADED) 0.2% ANNUAL CHANCE FLOOD HAZARD LIMITS PER F.E.M.A. MAP
ZONE "X" LIMITS PER F.E.M.A. MAP
6.70'(R&M)
5984
5983
5987
5990
5968
5969
5970
5971
5972
5973
5974
5975
5976
5977
5978
5979
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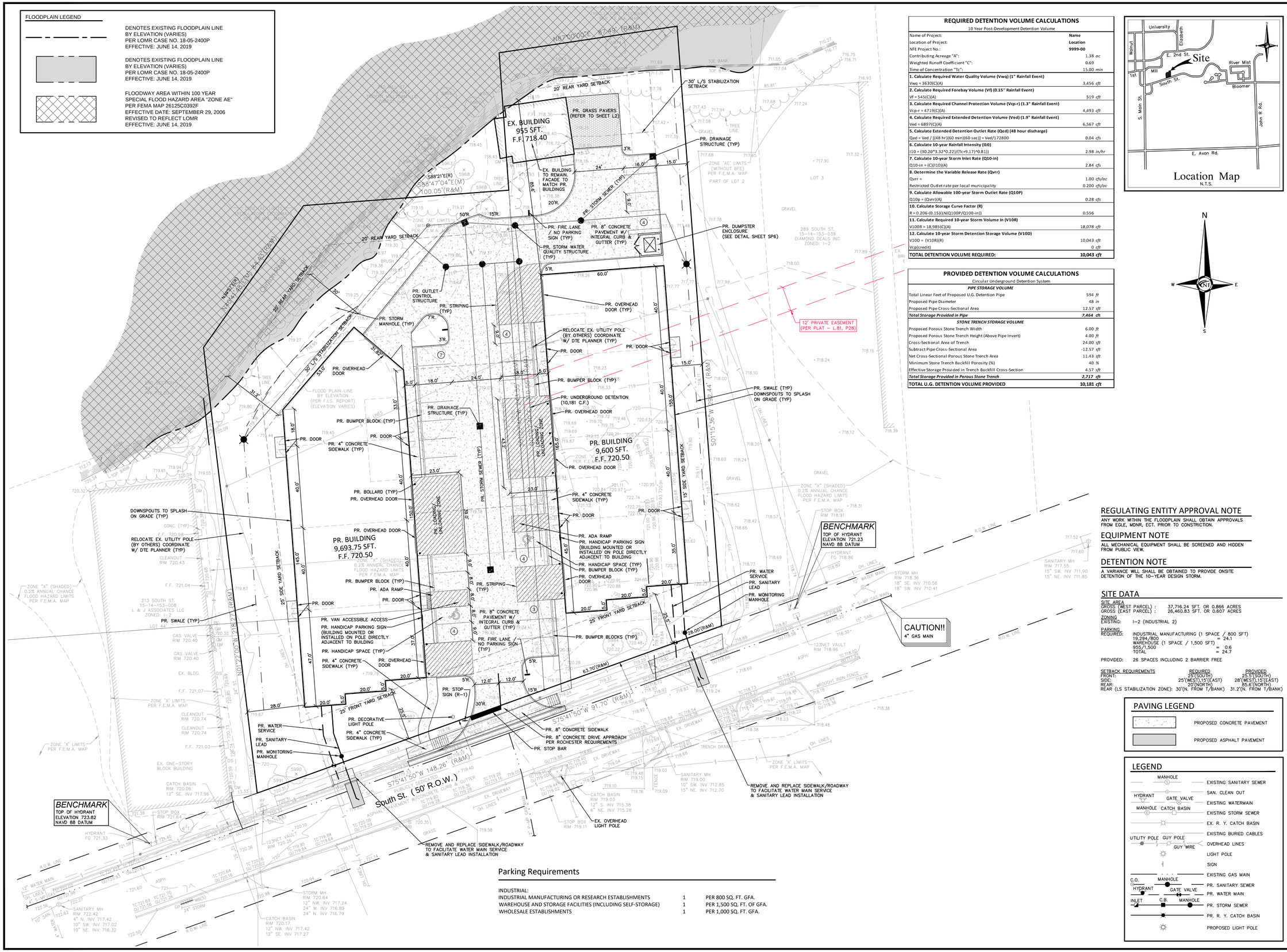
FLOODPLAIN LEGEND

DENOTES EXISTING FLOODPLAIN LINE BY ELEVATION (VARIES) PER LOMR CASE NO. 18-05-2400P EFFECTIVE: JUNE 14, 2019

DENOTES EXISTING FLOODPLAIN LINE BY ELEVATION (VARIES) PER LOMR CASE NO. 18-05-2400P EFFECTIVE: JUNE 14, 2019

FLOODWAY AREA WITHIN 100 YEAR SPECIAL FLOOD HAZARD AREA "ZONE AE" PER FEMA MAP 26125C0392F EFFECTIVE DATE: SEPTEMBER 29, 2006 REVISED TO REFLECT LOMR EFFECTIVE: JUNE 14, 2019



REQUIRED DETENTION VOLUME CALCULATIONS

10 Year Post-Development Detention Volume

Name of Project:	**Name**
Location of Project:	**Location**
NFE Project No.:	**9999-00**
Contributing Acreage "A":	1.38 *ac*
Weighted Runoff Coefficient "C":	0.69
Time of Concentration "Tc":	15.00 *min*
1. Calculate Required Water Quality Volume (Vwq) (1" Rainfall Event)	
Vwq = 3630(C)(A)	3,456 *cft*
2. Calculate Required Forebay Volume (Vf) (0.15" Rainfall Event)	
Vf = 545(C)(A)	519 *cft*
3. Calculate Required Channel Protection Volume (Vcp-r) (1.3" Rainfall Event)	
Vcp-r = 4719(C)(A)	4,493 *cft*
4. Calculate Required Extended Detention Volume (Ved) (1.9" Rainfall Event)	
Ved = 6897(C)(A)	6,567 *cft*
5. Calculate Extended Detention Outlet Rate (Qed) (48 hour discharge)	
Qed = Ved / [(48 hr)(60 min)(60 sec)] = Ved/172800	0.04 *cfs*
6. Calculate 10-year Rainfall Intensity (I10)	
I10 = (30.20*3.32*0.22)/(Tc+9.17)^0.81))	2.98 *in/hr*
7. Calculate 10-year Storm Inlet Rate (Q10-in)	
Q10-in = (C)(I10)(A)	2.84 *cfs*
8. Determine the Variable Release Rate (Qvrr)	
Qvrr =	1.00 *cfs/ac*
Restricted Outlet rate per local municipality	0.200 *cfs/ac*
9. Calculate Allowable 100-year Storm Outlet Rate (Q10P)	
Q10p = (Qvrr)(A)	0.28 *cfs*
10. Calculate Storage Curve Factor (R)	
R = 0.206-(0.15)(LN(Q100P/Q100-in))	0.556
11. Calculate Required 10-year Storm Volume In (V10R)	
V100R = 18,985(C)(A)	18,078 *cft*
12. Calculate 10-year Storm Detention Storage Volume (V10D)	
V10D = (V10R)(R)	10,043 *cft*
Vcp(credit)	0 *cft*
TOTAL DETENTION VOLUME REQUIRED:	**10,043 *cft***

PROVIDED DETENTION VOLUME CALCULATIONS

Circular Underground Detention System

PIPE STORAGE VOLUME	
Total Linear Feet of Proposed U.G. Detention Pipe	594 *ft*
Proposed Pipe Diameter	48 *in*
Proposed Pipe Cross-Sectional Area	12.57 *sft*
Total Storage Provided in Pipe	***7,464 cft***
STONE TRENCH STORAGE VOLUME	
Proposed Porous Stone Trench Width	6.00 *ft*
Proposed Porous Stone Trench Height (Above Pipe Invert)	4.00 *ft*
Cross-Sectional Area of Trench	24.00 *sft*
Subtract Pipe Cross-Sectional Area	-12.57 *sft*
Net Cross-Sectional Porous Stone Trench Area	11.43 *sft*
Minimum Stone Trench Backfill Porosity (%)	40 %
Effective Storage Provided in Trench Backfill Cross-Section	4.57 *sft*
Total Storage Provided in Porous Stone Trench	***2,717 cft***
TOTAL U.G. DETENTION VOLUME PROVIDED	**10,181 *cft***

Parking Requirements

INDUSTRIAL:		
INDUSTRIAL MANUFACTURING OR RESEARCH ESTABLISHMENTS	1	PER 800 SQ. FT. GFA.
WAREHOUSE AND STORAGE FACILITIES (INCLUDING SELF-STORAGE)	1	PER 1,500 SQ. FT. OF GFA.
WHOLESALE ESTABLISHMENTS	1	PER 1,000 SQ. FT. GFA.

REGULATING ENTITY APPROVAL NOTE

ANY WORK WITHIN THE FLOODPLAIN SHALL OBTAIN APPROVALS FROM EGLE, MDNR, ECT. PRIOR TO CONSTRICTION.

EQUIPMENT NOTE

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED AND HIDDEN FROM PUBLIC VIEW.

DETENTION NOTE

A VARIANCE WILL SHALL BE OBTAINED TO PROVIDE ONSITE DETENTION OF THE 10-YEAR DESIGN STORM.

SITE DATA

SITE AREA
GROSS (WEST PARCEL) : 37,716.24 SFT. OR 0.866 ACRES
GROSS (EAST PARCEL) : 26,460.83 SFT. OR 0.607 ACRES

ZONING
EXISTING: I-2 (INDUSTRIAL 2)

PARKING
REQUIRED: INDUSTRIAL MANUFACTURING (1 SPACE / 800 SFT) 19,294/800 = 24.1
WAREHOUSE (1 SPACE / 1,500 SFT) 955/1,500 = .6
TOTAL = 24.7

PROVIDED: 26 SPACES INCLUDING 2 BARRIER FREE

SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT:	25'(SOUTH)	20.5'(SOUTH)
SIDE:	25'(WEST),15'(EAST)	28'(WEST),15'(EAST)
REAR:	20'(NORTH)	85.6'(NORTH)
REAR (LS STABILIZATION ZONE):	30'(N. FROM T/BANK)	31.2'(N. FROM T/BANK)

PAVING LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED ASPHALT PAVEMENT

LEGEND

EXISTING SANITARY SEWER
SAN. CLEAN OUT
EXISTING WATERMAIN
EXISTING STORM SEWER
EX. R. Y. CATCH BASIN
EXISTING BURIED CABLES
OVERHEAD LINES
LIGHT POLE
SIGN
EXISTING GAS MAIN
PR. SANITARY SEWER
PR. WATER MAIN
PR. STORM SEWER
PR. R. Y. CATCH BASIN
PROPOSED LIGHT POLE

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL

STATE OF MICHIGAN
ALAN M. PANLEY
ENGINEER
NO. 11769
LICENSED PROFESSIONAL ENGINEER

PROJECT
239 / 265 South Street
Rochester, MI 48037-2239

CLIENT
Kemp Building & Development

Contact: Tom Kemp
Phone: 248.583.3140
Email: tom@kemp-company.com

PROJECT LOCATION
Part of the NW 1/4 of Section 14 T.3N., R.11E., City of Rochester, Oakland County, Michigan

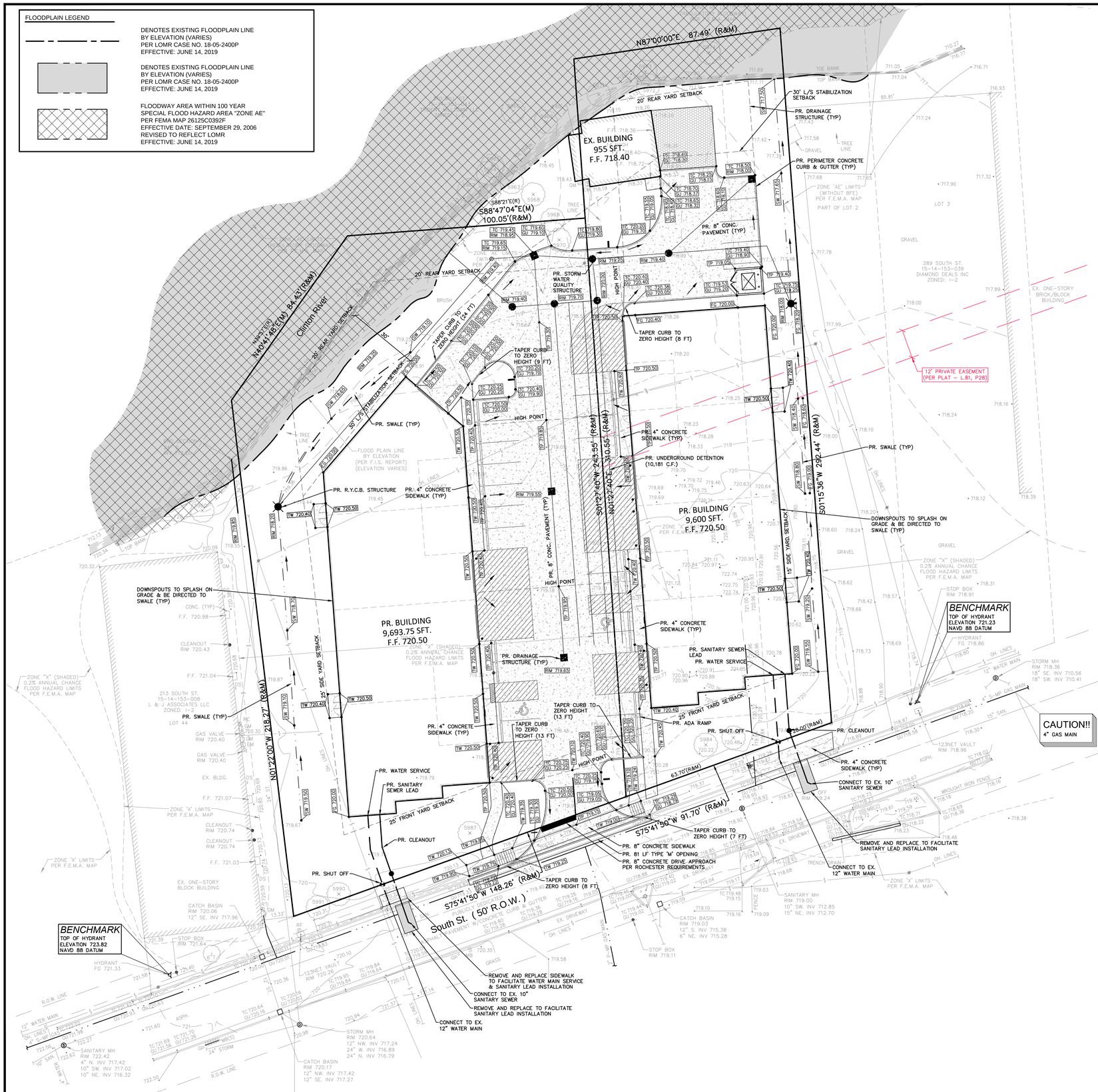
SHEET
Engineering Site Plan

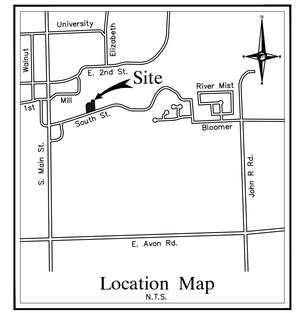
811 Know what's below Call before you dig.

DATE	ISSUED/REVISED
03-05-24	ISSUED FOR SITE PLAN REVIEW
04-04-24	REVISED PER CITY REVIEW
05-09-24	REVISED PER CITY REVIEW
08-12-24	REVISED PER PLANNING COMMISSION

DRAWN BY: R. Johnson
DESIGNED BY: A. Panley
APPROVED BY: A. Panley
DATE: September 21, 2023
SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. N797
SHEET NO. SP4





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PROJECT LOCATION

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SHEET

Preliminary Paving and Grading Plan

Know what's below Call before you dig.

DATE ISSUED/REVISED

03-05-24 ISSUED FOR SITE PLAN REVIEW
04-04-24 REVISED PER CITY REVIEW
05-09-24 REVISED PER CITY REVIEW
08-12-24 REVISED PER PLANNING COMMISSION

DRAWN BY: A. Panley
DESIGNED BY: A. Panley
APPROVED BY: A. Panley
DATE: September 21, 2023
SCALE: 1" = 20'

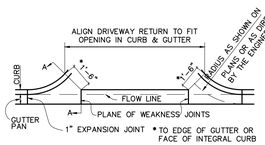
NFE JOB NO. N797
SHEET NO. SP5

PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

LEGEND

- MANHOLE
- HYDRANT
- GATE VALVE
- MANHOLE CATCH BASIN
- UTILITY POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SIGN
- C.O. MANHOLE
- INLET C.B. MANHOLE
- EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- EXISTING GAS MAIN
- PR. SANITARY SEWER
- PR. WATER MAIN
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE
- TC 600.00 PR. TOP OF CURB ELEVATION
- GU 600.00 PR. GUTTER ELEVATION
- TW 600.00 PR. TOP OF WALK ELEVATION
- TP 600.00 PR. TOP OF PVMT. ELEVATION
- FG 600.00 FINISH GRADE ELEVATION



MDOT DRIVEWAY OPENING DETAIL 'M'

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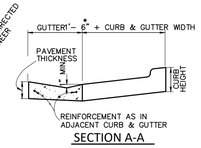
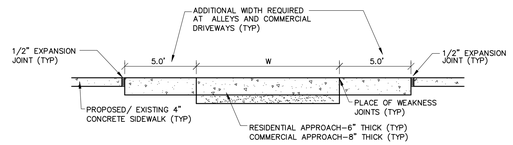


SECTION A-A



COMMERCIAL CONCRETE SIDEWALK DETAIL

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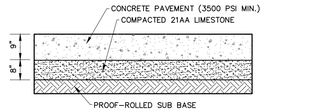

9" CONCRETE SECTION

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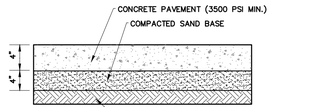

4" CONCRETE SECTION

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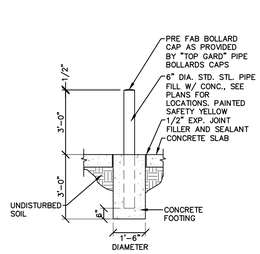
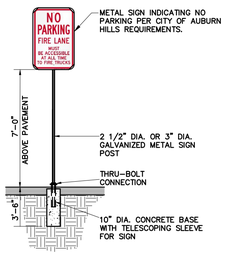
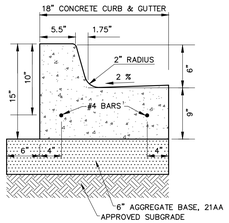


PIPE BOLLARD



NO PARKING SIGN DETAIL



CONCRETE CURB DETAIL 'A'

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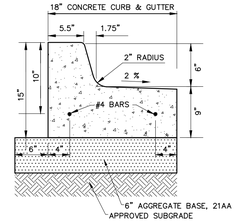

CONCRETE CURB DETAIL 'B'

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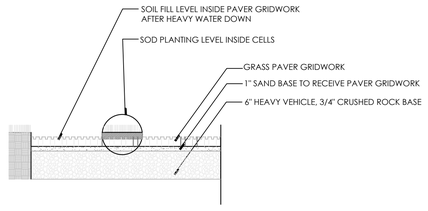
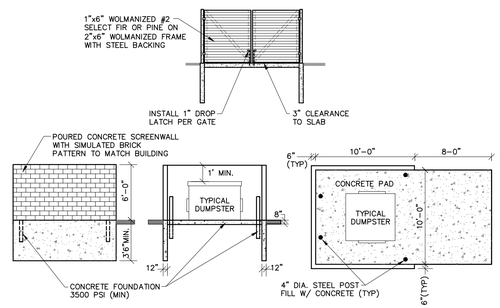


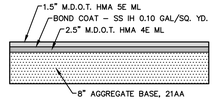
GRASS PAVER DETAIL

NTS



DUMPSTER ENCLOSURE DETAIL

N.T.S.



ASPHALT PAVEMENT SECTION

(R.O.W.)

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE – MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE – MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT – MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

UTILITIES

AT LEAST 72 HOURS (3 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY MISS DIG AND THE LOCAL COMMUNITY (WHERE APPLICABLE) TO STAKE LOCATIONS OF EXISTING UTILITIES.

THE CONTRACTOR SHALL EXPOSE AND VERIFY EXISTING UTILITIES FOR LOCATION, SIZE, DEPTH, MATERIAL AND CONFIGURATION PRIOR TO CONSTRUCTION. COSTS FOR EXPLORATORY EXCAVATION IS AN INCIDENTAL COST AND SHALL NOT BE CONSIDERED AN EXTRA TO THE CONTRACT.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING UTILITIES WHICH DO NOT MATCH THE PLANS AND SPECIFICATIONS PRIOR TO COMMENCING WORK. ANY FIELD CHANGES OF THE PROPOSED UTILITIES SHALL BE APPROVED BY THE OWNER AND ENGINEER BEFORE THE WORK IS DONE.

THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE. ANY SERVICE OR UTILITY DAMAGED OR REMOVED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR, IN CONFORMANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY PROVIDER.

DAMAGE TO PRIVATE PROPERTY

ALL SIDEWALKS, DRIVEWAYS, LAWNS, FENCING, TREES, SHRUBS, SPRINKLERS, LANDSCAPING, ETC., THAT ARE DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED, IN KIND OR BETTER, BY THE CONTRACTOR. ALL STREET SIGNS, MAIL BOXES, ETC., REMOVED SHALL BE REPLACED IN KIND OR BETTER, BY THE CONTRACTOR. ALL THE REPAIRS OR REPLACEMENTS DUE TO THE CONTRACTOR'S WORK ARE TO BE INCLUDED IN THE CONTRACT PRICE(S) AND SHALL NOT BE AN EXTRA TO THE CONTRACT.

THE CONTRACTOR SHALL SECURE PERMISSION IN WRITING FROM ADJACENT PROPERTY OWNERS PRIOR TO ENTERING UPON ANY ADJOINING PROPERTIES, UNLESS OFFSITE PERMITS HAVE ALREADY BEEN OBTAINED BY THE OWNER AND ARE PART OF THE CONTRACT DOCUMENTS.

DEWATERING OF TRENCH AND EXCAVATIONS

IF NOT SPECIFICALLY PROVIDED FOR IN THE CONSTRUCTION DESIGN DOCUMENTS, THE DESIGN OR QUALITATIVE ANALYSIS OF GROUND WATER DEWATERING SYSTEMS IS BEYOND THE SCOPE OF DESIGN FOR THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING AND PROVIDING APPROPRIATE EXCAVATION DEWATERING SYSTEMS FOR USE DURING CONSTRUCTION.

THE DEWATERING METHOD SELECTED BY THE CONTRACTOR WILL NOT ADVERSELY AFFECT ADJACENT PAVEMENTS OR STRUCTURES PRIOR TO BEGINNING DEWATERING CONDITIONS. MEANS AND METHODS OF DEWATERING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF DEWATERING WILL BE CONSIDERED INCLUDED IN THE WORK OF CONSTRUCTING THE UNDERGROUND UTILITIES UNLESS SPECIFICALLY INDICATED OTHERWISE.

BY-PASS PUMPING

FROM TIME TO TIME IT MAY BE NECESSARY FOR THE CONTRACTOR TO BY-PASS PUMP TO COMPLETE THE WORK INDICATED ON THE PLANS. THE COST OF BY-PASS PUMPING, THE METHODS, EQUIPMENT AND MEANS OF PROVIDING THAT WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSIDERED PART OF THE WORK WHETHER SPECIFICALLY CALLED OUT ON THE PLANS OR NOT.

MEANS AND METHODS FOR PIPE CONSTRUCTION

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEANS AND METHODS FOR CONSTRUCTING THE UNDERGROUND PIPE SYSTEMS PROPOSED ON THE PLANS, INCLUDING BUT NOT LIMITED TO THE NEED FOR SHORING/BRACING OF TRENCHES, DEWATERING OF TRENCHES, SCHEDULING THE WORK AT OFF PEAK HOURS, AND/OR MAINTAINING EXISTING FLOWS THAT MAY BE ENCOUNTERED VIA PUMPING, BY-PASS PIPING OR OTHER MEANS. THE CONTRACTOR SHALL NOT BE PAID ANY ADDITIONAL COMPENSATION TO IMPLEMENT ANY MEANS AND METHODS TO SATISFACTORILY COMPLETE THE CONSTRUCTION.

PAVEMENT REMOVAL

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE THICKNESS OF THE PAVEMENT REMOVAL. PAVEMENT CORE SAMPLES ARE FOR INFORMATIONAL PURPOSES ONLY AS TO THE THICKNESS OF THE PAVEMENT AT THE LOCATION OF THE SAMPLE. THE OWNER AND ENGINEER MAKE NO REPRESENTATION, WARRANTY OR GUARANTY THAT THE SAMPLES ACCURATELY REFLECT THE PAVEMENT THICKNESS ON THE PROJECT.

MAINTENANCE OF TRAFFIC

DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL ACCOMMODATE BOTH VEHICULAR AND PEDESTRIAN TRAFFIC IN THE ROAD RIGHTS OF WAY. THE CONTRACTOR'S EQUIPMENT AND OPERATIONS ON PUBLIC STREETS SHALL BE GOVERNED BY ALL APPLICABLE LOCAL, COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS. THE CONTRACTOR SHALL OBTAIN AND SATISFY ANY AND ALL PERMIT REQUIREMENTS BY THE LOCAL, COUNTY AND STATE GOVERNMENTAL AGENCIES.

IN ADDITION, WHERE THE WORK REQUIRES THE CLOSURE OF ONE OR MORE LANES OR IS WITHIN THE INFLUENCE OF THE ROAD OR PEDESTRIAN RIGHT OF WAY, THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLAG PERSONS AND OTHER TRAFFIC CONTROL MEASURES AS REQUIRED BY MDOT, THE COUNTY, OR THE COMMUNITY HAVING JURISDICTION OF THE ROAD AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

COMPENSATION FOR TRAFFIC CONTROL SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE(S) UNLESS SPECIFIC TRAFFIC CONTROL ITEMS ARE INCLUDED IN THE ACCEPTED BID PROPOSAL.

IRRIGATION

THE CONTRACTOR SHALL MAINTAIN OR REPAIR ANY EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT AREA UNLESS THE DRAWINGS CALL FOR THE IRRIGATION SYSTEM TO BE REMOVED. THE OWNER AND NFE MAKE NO REPRESENTATIONS, WARRANTY OR GUARANTY AS TO THE LOCATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT THE IRRIGATION SYSTEM DURING CONSTRUCTION ACTIVITIES. COMPENSATION FOR MAINTAINING OR REPAIRING EXISTING IRRIGATIONS SYSTEMS SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE(S) UNLESS SPECIFIC IRRIGATION SYSTEM REPAIR ITEMS ARE INCLUDED IN THE ACCEPTED BID PROPOSAL.

SUB-SOIL CONDITIONS

ANY SOIL BORING PROVIDED BY THE OWNER AND/OR ENGINEER IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THIS INFORMATION IS NOT OFFERED AS EVIDENCE OF GROUND CONDITIONS THROUGHOUT THE PROJECT AND ONLY REFLECT THE GROUND CONDITIONS AT THE LOCATION OF THE BORING ON THE DATE THEY WERE TAKEN.

THE ACCURACY AND RELIABILITY OF THE SOIL LOGS AND REPORT ARE NOT WARRANTED OR GUARANTEED IN ANY WAY BY THE OWNER OR ENGINEER AS TO THE SUB-SOIL CONDITIONS FOUND ON THE SITE. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION AND SUB-SOIL INVESTIGATION AND SECURE OTHER SUCH INFORMATION AS THE CONTRACTOR CONSIDERS NECESSARY TO DO THE WORK PROPOSED AND IN PREPARATION OF THEIR BID.

SUBGRADE UNDERCUTTING AND PREPARTION

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY AND ALL SOILS WHICH DO NOT CONFORM TO THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A SUBGRADE IN CONFORMANCE WITH THE PROJECT PLANS AND/OR SPECIFICATIONS. THE MEANS AND METHODS USED TO ACHIEVE THE REQUIRED RESULT SHALL REST SOLELY WITH THE CONTRACTOR.

ANY AREAS OF UNDERCUTTING THAT RESULT IN ADDITIONAL OR EXTRA WORK BECAUSE THEY COULD NOT BE IDENTIFIED BY THE CONTRACTOR'S PRE-BID SITE OBSERVATION OR ARE NOT SET FORTH IN THE PLANS AND SPECIFICATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE ANY EXTRA WORK IS PERFORMED. THE CONTRACTOR SHALL MAKE A REQUEST FOR ANY ADDITIONAL COMPENSATION FOR THE UNDERCUTTING IN WRITING AND THE REQUEST SHALL CONFORM TO THE CONTRACT'S CHANGE ORDER PROVISIONS.

STRUCTURE BACKFILL

STRUCTURAL BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PROJECT PLANS, SPECIFICATIONS OR AS REQUIRED BY THE COMMUNITY, GOVERNMENT AGENCY OR UTILITY THAT HAS JURISDICTION OVER THE WORK.

TRENCH BACKFILL

TRENCH BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PLANS AND/OR SPECIFICATIONS. TRENCH BACKFILL SHALL ALSO BE INSTALLED IN CONFORMANCE WITH THE COMMUNITY REQUIREMENTS OR AGENCY/UTILITY GOVERNING SAID TRENCH CONSTRUCTION. IN THE CASE OF CONFLICTING REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.

EARTH BALANCE / GRADING

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHETHER THE SITE EARTHWORK BALANCES OR NOT. ANY EXCESS CUT MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR. IN A LIKE MANNER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT APPROVED FILL MATERIAL AND PLACE IT AS REQUIRED TO ATTAIN THE SITE GRADE AND COMPACTION REQUIREMENTS PER THE ENGINEER'S PLAN AND ALL APPLICABLE GOVERNMENTAL STANDARDS. THE ENGINEER AND OWNER MAKE NO REPRESENTATION AS TO THE QUANTITIES THAT MAY BE NEEDED TO CREATE A BALANCED EARTHWORK CONDITION OR THAT THE SITE EARTHWORK IS BALANCED.

SOIL EROSION / SEDIMENTATION CONTROL

THE CONTRACTOR SHALL OBTAIN THE REQUIRED SOIL EROSION PERMIT AND SATISFY ALL REGULATORY REQUIREMENTS FOR CONTROLLING SOIL EROSION AND SEDIMENT TRANSPORT. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR INSPECTION OR APPROVAL OF THE CONTRACTOR'S WORK IN CONNECTION WITH SATISFYING THE SOIL EROSION PERMIT REQUIREMENTS UNLESS SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS.

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL

STATE OF MICHIGAN
ALAN M. PANLEY
ENGINEER
NO. 11769
LICENSED PROFESSIONAL ENGINEER

PROJECT

239 / 265 South Street
Rochester, MI 48037-2239

CLIENT

Kemp Building & Development

Contact: Tom Kemp
Phone: 248.583.3140
Email: tom@kemp-company.com

PROJECT LOCATION

Part of the NW 1/4 of Section 14 T.3N., R.11E., City of Rochester, Oakland County, Michigan

SHEET

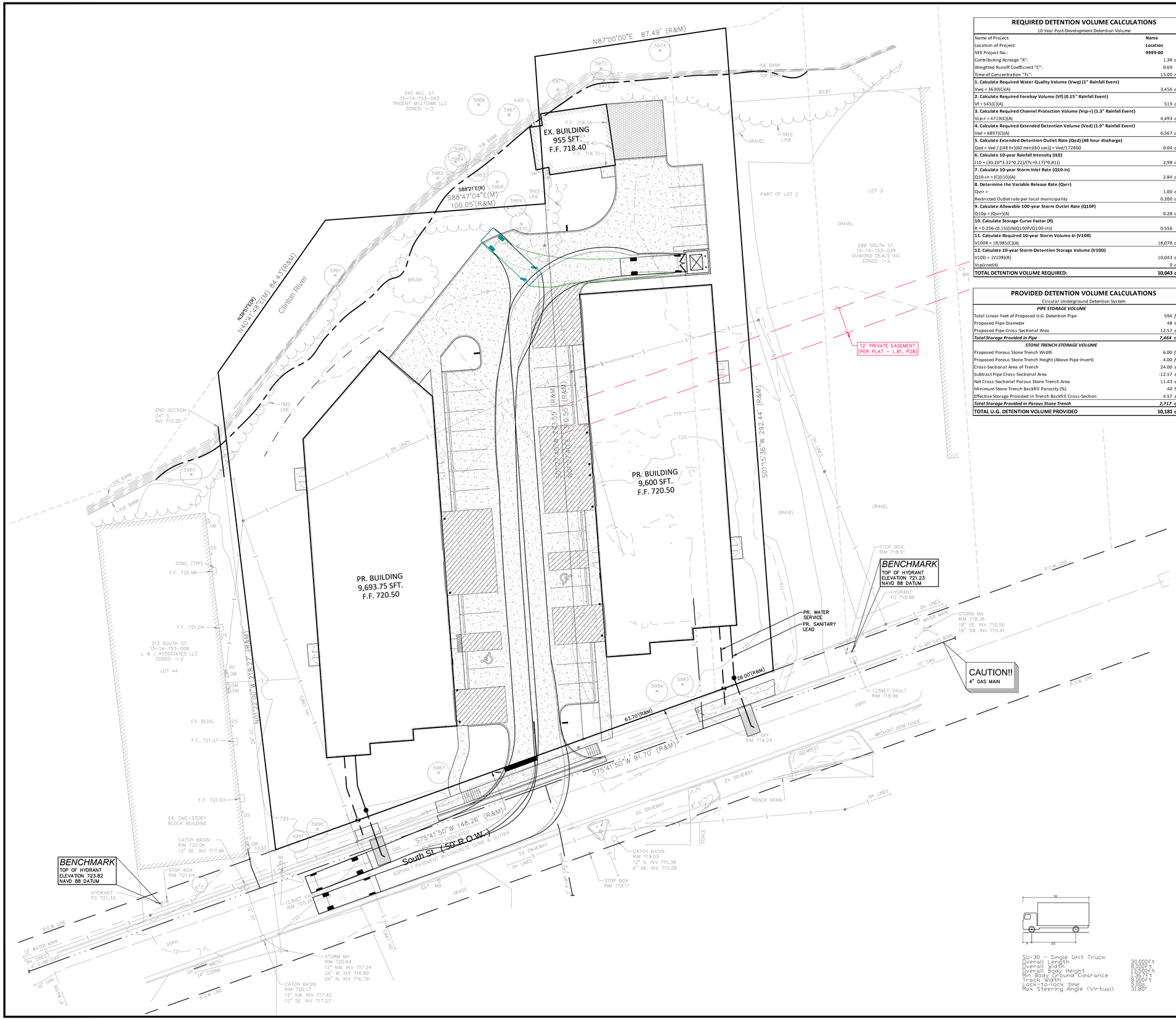
Project Notes and Details Plan

Know what's below Call before you dig.

DATE	ISSUED/REVISED
03-05-24	ISSUED FOR SITE PLAN REVIEW
04-04-24	REVISED PER CITY REVIEW
05-09-24	REVISED PER CITY REVIEW
08-12-24	REVISED PER PLANNING COMMISSION

DRAWN BY: A. Panley
DESIGNED BY: A. Panley
APPROVED BY: A. Panley
DATE: September 21, 2023
SCALE: N.T.S.

NFE JOB NO. N797
SHEET NO. SP6



REQUIRED DETENTION VOLUME CALCULATIONS

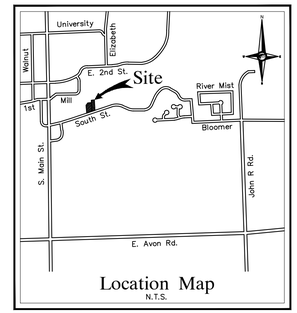
10 Year Post-Development Detention Volume

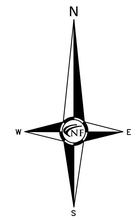
Name of Project:	**Name**
Location of Project:	**Location**
NFE Project No.:	**9999-00**
Contributing Acreage "A":	1.38 *ac*
Weighted Runoff Coefficient "C":	0.69
Time of Concentration "Tc":	15.00 *min*
1. Calculate Required Water Quality Volume (Vwq) (1" Rainfall Event)	
Vwq = 3630(C)(A)	3,456 *cft*
2. Calculate Required Forebay Volume (Vf) (0.15" Rainfall Event)	
Vf = 545(C)(A)	519 *cft*
3. Calculate Required Channel Protection Volume (Vcp-r) (1.3" Rainfall Event)	
Vcp-r = 4719(C)(A)	4,493 *cft*
4. Calculate Required Extended Detention Volume (Ved) (1.9" Rainfall Event)	
Ved = 6897(C)(A)	6,567 *cft*
5. Calculate Extended Detention Outlet Rate (Qed) (48 hour discharge)	
Qed = Ved / [(48 hr)(60 min)(60 sec)] = Ved/172800	0.04 *cfs*
6. Calculate 10-year Rainfall Intensity (I10)	
I10 = (30.20*3.32^0.22)/(Tc+9.17)^0.81))	2.98 *in/hr*
7. Calculate 10-year Storm Inlet Rate (Q10-in)	
Q10-in = (C)(I10)(A)	2.84 *cfs*
8. Determine the Variable Release Rate (Qvrr)	
Qvrr =	1.00 *cfs/ac*
Restricted Outlet rate per local municipality	0.200 *cfs/ac*
9. Calculate Allowable 100-year Storm Outlet Rate (Q10P)	
Q10p = (Qvrr)(A)	0.28 *cfs*
10. Calculate Storage Curve Factor (R)	
R = 0.206-(0.15)(LN(Q100P/Q100-in))	0.556
11. Calculate Required 10-year Storm Volume In (V10R)	
V100R = 18,985(C)(A)	18,078 *cft*
12. Calculate 10-year Storm Detention Storage Volume (V10D)	
V10D = (V10R)(R)	10,043 *cft*
Vcp(credit)	0 *cft*
TOTAL DETENTION VOLUME REQUIRED:	**10,043** *cft*

PROVIDED DETENTION VOLUME CALCULATIONS

Circular Underground Detention System

PIPE STORAGE VOLUME	
Total Linear Feet of Proposed U.G. Detention Pipe	594 *ft*
Proposed Pipe Diameter	48 *in*
Proposed Pipe Cross-Sectional Area	12.57 *sft*
Total Storage Provided in Pipe	***7,464 cft***
STONE TRENCH STORAGE VOLUME	
Proposed Porous Stone Trench Width	6.00 *ft*
Proposed Porous Stone Trench Height (Above Pipe Invert)	4.00 *ft*
Cross-Sectional Area of Trench	24.00 *sft*
Subtract Pipe Cross-Sectional Area	-12.57 *sft*
Net Cross-Sectional Porous Stone Trench Area	11.43 *sft*
Minimum Stone Trench Backfill Porosity (%)	40 %
Effective Storage Provided in Trench Backfill Cross-Section	4.57 *sft*
Total Storage Provided in Porous Stone Trench	***2,717 cft***
TOTAL U.G. DETENTION VOLUME PROVIDED	**10,181** *cft*





DETENTION NOTE

A VARIANCE WILL SHALL BE OBTAINED TO PROVIDE ONSITE DETENTION OF THE 10-YEAR DESIGN STORM.

SITE DATA

SITE AREA
GROSS (WEST PARCEL) : 37,716.24 SFT. OR 0.866 ACRES
GROSS (EAST PARCEL) : 26,460.83 SFT. OR 0.607 ACRES

ZONING
EXISTING: I-2 (INDUSTRIAL 2)

PARKING
REQUIRED: 1 SPACE 800 SFT. OF GROSS BUILDING AREA
19,294/800 = 25

PROVIDED: 26 SPACES INCLUDING 2 BARRIER FREE

SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT:	25'(SOUTH)	25.5'(SOUTH)
SIDE:	25'(WEST),15'(EAST)	28'(WEST),15'(EAST)
REAR:	20'(NORTH)	85.6'(NORTH)
REAR (LS STABILIZATION ZONE):	30'(N. FROM T/BANK)	31.2'(N. FROM T/BANK)

SU-30 - Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.267ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

LEGEND

- MANHOLE
- HYDRANT
- GATE VALVE
- MANHOLE CATCH BASIN
- UTILITY POLE GUY POLE
- GUY WIRE
- C.O.
- INLET
- C.B.
- EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- PR. SANITARY SEWER
- PR. WATER MAIN
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE

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STATE OF MICHIGAN
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239 / 265 South Street
Rochester, MI 48037-2239

CLIENT
Kemp Building
& Development

Contact: Tom Kemp
Phone: 248.583.3140
Email:
tom@kemp-company.com

PROJECT LOCATION
Part of the NW 1/4
of Section 14
T.3N., R.11E.,
City of Rochester,
Oakland County, Michigan

SHEET
Truck Turning Plan

811 Know what's below Call before you dig.

DATE	ISSUED/REVISED
03-05-24	ISSUED FOR SITE PLAN REVIEW
04-04-24	REVISED PER CITY REVIEW
05-09-24	REVISED PER CITY REVIEW
08-12-24	REVISED PER PLANNING COMMISSION

DRAWN BY:
R. Johnson
DESIGNED BY:
A. Panley
APPROVED BY:
A. Panley
DATE:
September 21, 2023
SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. N797
SHEET NO. SP7

gypsum board note:

ALL GYPSUM BOARD MATERIALS AND ACCESSORIES TO CONFORM TO TABLE 2506.2

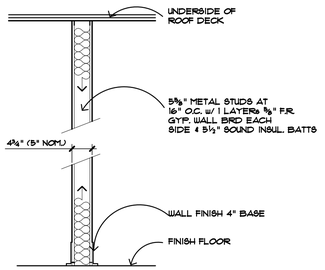
MATERIAL	STANDARD
GYPSUM SHEATHING	ASTM C79
GYPSUM WALLBOARD	ASTM C36
JOINT REIN. TAPE & COMPOUND	ASTM C474; C475
NAILS FOR GYPSUM BOARDS	ASTM C514
	ASTM C954; C1002
STEEL SCREWS FOR LOAD BEARING	ASTM C645
WATER-RESISTANT GYPSUM BOARD BACKING	ASTM C630

address note:

OWNER TO PROVIDE ADDRESS IN NUMERICAL BLOCK FORM FOR EACH TENANT SPACE AND BE DISPLAYED AT THE FRONT AND REAR OF THE BUILDING. ALL NUMBERS SHALL BE VISIBLE TO OCCUPANTS OF VEHICLES ON THOROUGHFARES AND THE COLORS SHALL BE IN CONTRAST WITH THE BACKGROUND IN WHICH THEY ARE MOUNTED.

rigid insulation note:

ALL FOAM PLASTIC AND PLASTIC CORES OF MANUFACTURED ASSEMBLIES SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND A SMOKE DEVELOPED RATING OF 450 OR LESS IN ACCORDANCE W/ ASTM E 84.



A / A-1 **partition type**

TYPICAL DEMISING WALL

note:

ALL EXIT DOORS MUST BE OPERABLE FROM INSIDE WHEN LOCKED IN ONE MOTION WITHOUT A KEY REQUIRED.

PROVIDE 5'-0" x 6'-0" CLEAR AREA W/ MAX ¼" PER FOOT SLOPE AWAY FROM BUILDING W/ MAX. ½" DOORSILL (TYP. AT ALL EGRESS DOORS)

MAXIMUM SLOPE ON SIDEWALK RAMP IS 1:12 W/ 1:12 MAX. TAPER AND MINIMUM WIDTH IS 5'-0"

FRONT APPROACHES TO PUSH SIDE OF SLIDING DOORS, EQUIPPED WITH A CLOSURE AND A LATCH, SHALL HAVE MANEUVERING SPACE THAT EXTENDS 12" x 48" BEYOND THE LATCH SIDE OF THE DOOR.

egress notes:

INSTALL ILLUMINATED EXIT SIGNS OVER EXIT DOORS. DIRECTIONAL EXIT SIGNS MAY ALSO BE REQUIRED TO PROPERLY IDENTIFY THE PATHWAY LEADING TO THE EXIT ITSELF. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHAL FOR PROPER PLACEMENT OF EXIT LIGHTING UNITS.

PROVIDE EMERGENCY LIGHTING AS DESIGNATED BY THE FIRE MARSHAL TO ILLUMINATE THE EXIT ACCESS IN CASES OF A COMMERCIAL POWER OUTAGE. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHAL FOR PROPER PLACEMENT OF EMERGENCY LIGHTING UNITS. ADDITIONAL UNITS MAY BE NEEDED IN OFFICE AREA.

ALL EXIT DOORS MUST BE OPERABLE FROM INSIDE WHEN LOCKED IN ONE MOTION WITHOUT A KEY.

PROVIDE 5'-0" x 6'-0" CLEAR AREA W/ MAXIMUM ¼" PER FOOT SLOPE AWAY FROM BUILDING. (TYPICAL AT ALL EGRESS DOORS.) MAXIMUM SLOPE ON SIDEWALK RAMP IS 1:12 AND MINIMUM WIDTH IS 5'-0".

FRONT APPROACHES TO PUSH SIDE OF SLIDING DOORS, EQUIPPED WITH A CLOSURE AND A LATCH, SHALL HAVE MANEUVERING SPACE THAT EXTENDS 12" x 48" BEYOND THE LATCH SIDE OF THE DOOR.

exit and emergency lighting notes:

INSTALL ILLUMINATED EXIT SIGNS OVER EXIT DOORS. DIRECTIONAL EXIT SIGNS MAY ALSO BE REQUIRED TO PROPERLY IDENTIFY THE PATHWAY LEADING TO THE EXIT ITSELF. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHAL FOR PROPER PLACEMENT OF EXIT LIGHTING UNITS.

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PROVIDE LOCK ON DEVICES ON ALL CIRCUIT BREAKERS PROTECTING EMERGENCY LIGHT AND EXIT LIGHT CIRCUITS.

fire extinguisher note

TYPE
APPROVED ABC DRY CHEMICAL OR EQUIVALENT WITH MINIMUM 2A RATING
EXTINGUISHERS TO BE COMPATIBLE WITH THE HAZARD PROTECTED.

AMOUNT
LIGHT HAZARD: AN ADEQUATE NUMBER TO PROVIDE A MAXIMUM NORMAL TRAVEL DISTANCE OF 75 FEET BETWEEN OR TO EXTINGUISHERS.
ORDINARY HAZARD: A MINIMUM OF TWO REQUIRED TO PROVIDE A MAXIMUM NORMAL TRAVEL DISTANCE OF 75 FEET BETWEEN OR TO EXTINGUISHERS.

MOUNTING
EXTINGUISHERS SHALL BE INSTALLED ON HANGERS OR IN THE BRACKETS SUPPLIED, OR IN APPROVED TYPE EXTINGUISHER CABINETS UNLESS THE EXTINGUISHERS ARE OF WHEELED TYPE.

EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY WILL BE READILY ACCESSIBLE AND ~~IMMEDIATELY~~ AVAILABLE IN CASES OF FIRE. THEY SHALL BE LOCATED ALONG NORMAL PATHS OF ~~TRAVEL, UNLESS SUCH PROTECTION IS NOT~~

EXTINGUISHERS SHALL BE INSTALLED SO THAT THE TOP OF THE EXTINGUISHER IS NOT MORE THAN FIVE FEET ABOVE THE FLOOR.

allowable area:

Type VB Construction:
ALLOWABLE AREA PER MBC, TABLE 506.2: 8,500 SF.

(F-1) Factory & Industrial - Moderate

ALLOWABLE AREA CALCULATIONS:
TOTAL AREA: 9,694 SQUARE FEET

STREET FRONTAGE INCREASE PER SECTION 506.3 FIRE AREA 1
(30' MIN. SEP. DISTANCE) N: 60'-0" S: 60'-0" W: 182'-6" E: 182'-6"

OPEN PERIMETER: 485'-0"
TOTAL PERIMETER: 485'-0"
% TABULAR AREA INCREASE=

$$\left(\frac{\text{OPEN PERIMETER}}{\text{TOTAL PERIMETER}} - .025\right) \times \left(\frac{\text{MINIMUM WIDTH OF OPEN SPACE}}{30}\right)$$

$$\left(\frac{485'-0"}{485'-0"} - .025\right) \times \left(\frac{30}{30}\right) = .975$$

% ALLOWABLE TABULAR AREA:	100%
% REDUCTION FOR HEIGHT:	NONE
% INCREASE FOR SPRINKLER:	NONE
% STREET FRONTAGE INCREASE (FROM CALCS.):	+75%
TOTAL PERCENTAGE FACTOR (T.P.F.):	+175%
CONVERSION FACTOR (T.P.F./ 100):	1.75

(ALLOWABLE FLOOR AREA/ CONVERSION FACTOR):
8,500 SF. x 1.75 = 14,875 SF. AREA

NOTE:
FIRE AREA IS UNDER ALLOWABLE AREA.

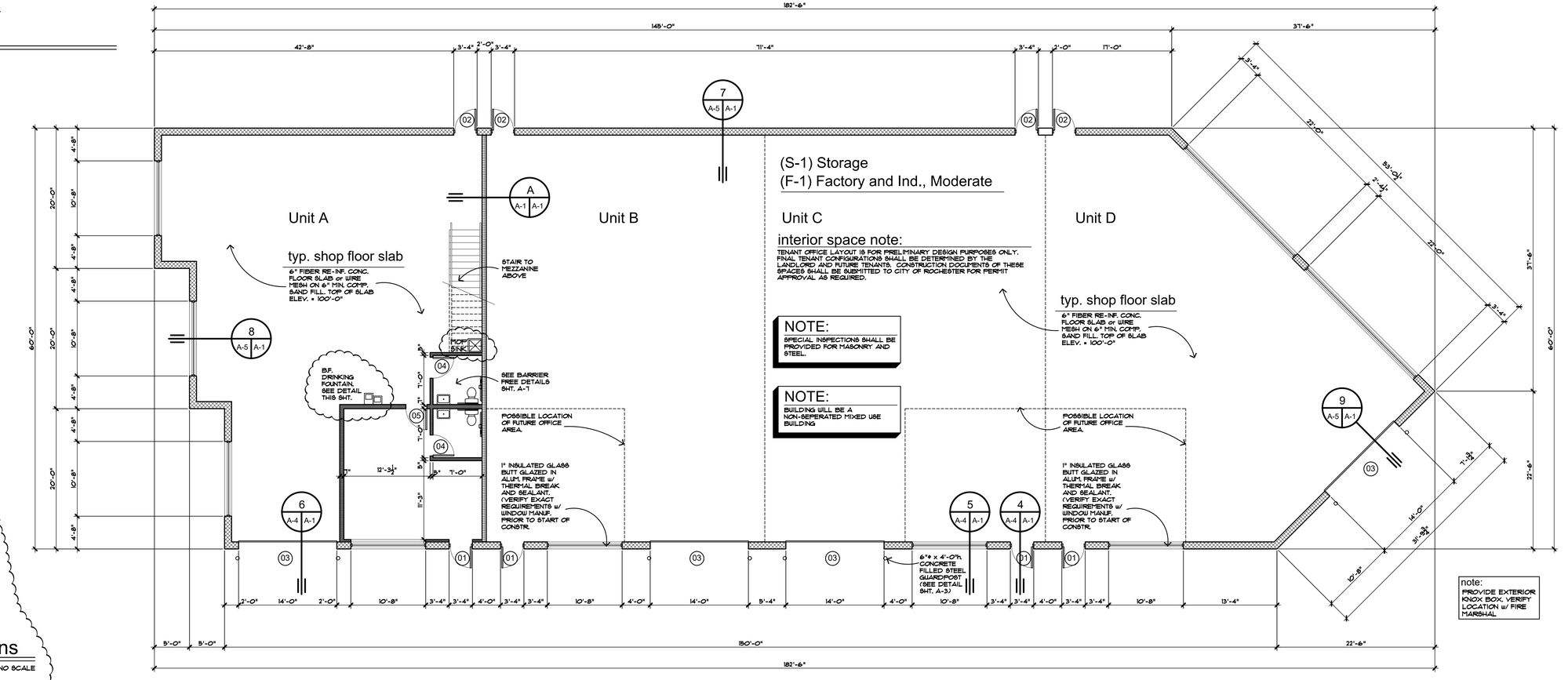
building data

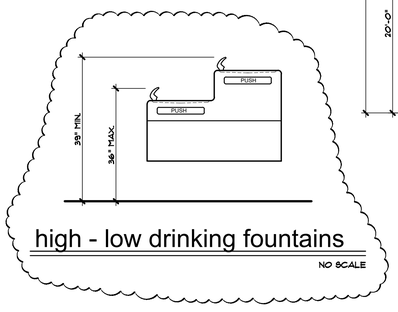
LOCAL AGENCY:	CITY OF ROCHESTER DEPARTMENT OF BUILDING AND SAFETY 400 SIXTH STREET ROCHESTER, MI 48307
REFERENCE CODE:	2021 MICHIGAN BUILDING CODE WITH STATE AMENDMENTS 2021 MICHIGAN PLUMBING CODE WITH STATE AMENDMENTS 2021 MICHIGAN MECHANICAL CODE WITH STATE AMENDMENTS 2023 NATIONAL ELECTRICAL CODE WITH STATE AMENDMENTS MICHIGAN ENERGY CODE ASHRAE 90.1 - 2019
BUILDING AREA:	9,694 SQ. FT.
USE GROUP:	(F-1) FACTORY AND INDUSTRIAL, MODERATE (S-1) STORAGE
CONSTRUCTION TYPE:	VB (COMBUSTIBLE, UNPROTECTED)
PROPOSED USE:	SHOP / WAREHOUSE FACILITY
OCCUPANT LOAD:	SHOP AREA: 1 PER 100 S.F. GROSS = 8,094 / 100 = 81 OCCUPANTS (TABLE 1004.1.2) OFFICE AREA: 1 PER 150 S.F. GROSS = 1,600 / 150 = 11 OCCUPANTS (TABLE 1004.1.2) MEZZ. AREA: 1 PER 100 S.F. GROSS = 400 / 100 = 4 OCCUPANTS (TABLE 1004.1.2) TOTAL: 96 OCCUPANTS

FIRE RESISTANCE RATING OF STRUCTURAL ELEMENTS PER TABLE 601:	0 HOURS
FIRE RESISTANCE RATING OF EXTERIOR NON-LOADBEARING WALLS PER TABLE 601:	0 HOURS
FIRE RESISTANCE RATING OF EXTERIOR LOAD BEARING PARTITION WALLS PER TABLE 601:	0 HOURS
FIRE RESISTANCE RATING OF NON-LOAD BEARING PARTITION WALLS PER TABLE 601:	0 HOURS
FIRE RESISTANCE RATING OF INTERIOR LOAD-BEARING WALLS, LOAD BEARING PARTITIONS, COLUMNS, GIRDERS, PER TABLE 601:	0 HOURS
FIRE RESISTANCE RATING OF TENANT SEPERATION WALLS PER TABLE 601:	1 HOUR
FIRE RESISTANCE RATING OF ROOF CONSTRUCTION INCLUDING BEAMS, TRUSSES AND FRAMING, ARCHES AND ROOF DECK PER TABLE 601	0 HOURS
FIRE RESISTANCE RATING OF INTERIOR FINISH PER TABLE 803.11:	REQUIRED VERTICAL EXITS & PASSAGEWAYS = CLASS B CORRIDORS PROVIDING EXIT ACCESS = CLASS C ROOMS OR ENCLOSED SPACES = CLASS C
MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD PER TABLE 1006.3.1	(2) TWO EXITS
MINIMUM LENGTH OF EXIT ACCESS TRAVEL PER TABLE 1017.2 (WITHOUT FIRE SUPPR. SYSTEM):	250 FEET

note:

FRANK SALAMONE ARCHITECT SHALL ACT AS THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.
FRANK SALAMONE, LICENSED ARCHITECT





high - low drinking fountains

NO SCALE

North

floor plan

1/8" = 1'-0"

legend

(X) SEE DOOR SCHEDULE SHEET A-6

Frank Salamone
architects
engineers
planners
Architect
48701 hayes rd
shelby, mi 48315
586.532.0091
fsalamone@fsarchitect.com

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Date Issued:

Revised:	01/27/26
Bid & Permit:	01/07/26
S.P.A.	05/08/24

Project:
Proposed Multi-tenant Industrial Building for:
Building I
239 / 265
South Street
Rochester, MI 48037

Client:
Kemp Building & Development Co.
275 West Girard
Madison Hts, MI 48071

Sheet Title:
FLOOR PLAN

Project Number:
24-123

Drawn By:
JFN

Checked By:
F.S.

STATE OF MICHIGAN · FRANCESCO SALAMONE · ARCHITECT · No. 48... · LICENSED ARCHITECT

Issue:
- ☐ preliminary
- ■ construction
- ☐ record

Sheet Number:
A-1

gypsum board note:

ALL GYPSUM BOARD MATERIALS AND ACCESSORIES TO CONFORM TO TABLE 2506.2

MATERIAL	STANDARD
GYPSUM SHEATHING	ASTM C79
GYPSUM WALLBOARD	ASTM C36
JOINT REIN. TAPE & COMPOUND	ASTM C474; C475
NAILS FOR GYPSUM BOARDS	ASTM C514
	ASTM C1513; C1002
STEEL SCREWS FOR LOAD BEARING	ASTM C645
WATER-RESISTANT GYPSUM BOARD BACKING	ASTM C630

address note:

OWNER TO PROVIDE ADDRESS IN NUMERICAL BLOCK FORM FOR EACH TENANT SPACE AND BE DISPLAYED AT THE FRONT AND REAR OF THE BUILDING. ALL NUMBERS SHALL BE VISIBLE TO OCCUPANTS OF VEHICLES ON THOROUGHFARES AND THE COLORS SHALL BE IN CONTRAST WITH THE BACKGROUND IN WHICH THEY ARE MOUNTED.

rigid insulation note:

ALL FOAM PLASTIC AND PLASTIC CORES OF MANUFACTURED ASSEMBLIES SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND A SMOKE DEVELOPED RATING OF 450 OR LESS IN ACCORDANCE W/ ASTM E 84.

note:

ALL EXIT DOORS MUST BE OPERABLE FROM INSIDE WHEN LOCKED IN ONE MOTION WITHOUT A KEY REQUIRED.

PROVIDE 5'-0" x 6'-0" CLEAR AREA W/ MAX ¼" PER FOOT SLOPE AWAY FROM BUILDING W/ MAX. ½" DOORSILL (TYP AT ALL EGRESS DOORS)

MAXIMUM SLOPE ON SIDEWALK/ RAMP IS 1:12 W/ 1/2 MAX. TAPER AND MINIMUM WIDTH IS 5'-0"

FRONT APPROACHES TO PUSH SIDE OF SWINGING DOORS, EQUIPPED WITH A CLOSURE AND A LATCH, SHALL HAVE MANEUVERING SPACE THAT EXTENDS 12" x 48" BEYOND THE LATCH SIDE OF THE DOOR.

egress notes:

INSTALL ILLUMINATED EXIT SIGNS OVER EXIT DOORS. DIRECTIONAL EXIT SIGNS MAY ALSO BE REQUIRED TO PROPERLY IDENTIFY THE PATHWAY LEADING TO THE EXIT ITSELF. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHAL FOR PROPER PLACEMENT OF EXIT LIGHTING UNITS.

PROVIDE EMERGENCY LIGHTING AS DESIGNATED BY THE FIRE MARSHAL TO ILLUMINATE THE EXIT ACCESS IN CASES OF A COMMERCIAL POWER OUTAGE. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHAL FOR PROPER PLACEMENT OF EMERGENCY LIGHTING UNITS. ADDITIONAL UNITS MAY BE NEEDED IN OFFICE AREA.

ALL EXIT DOORS MUST BE OPERABLE FROM INSIDE WHEN LOCKED IN ONE MOTION WITHOUT A KEY.

PROVIDE 5'-0" x 6'-0" CLEAR AREA W/ MAXIMUM 1/4" PER FOOT SLOPE AWAY FROM BUILDING. (TYPICAL AT ALL EGRESS DOORS.) MAXIMUM SLOPE ON SIDEWALK/ RAMP IS 1:12 AND MINIMUM WIDTH IS 5'-0".

FRONT APPROACHES TO PUSH SIDE OF SWINGING DOORS, EQUIPPED WITH A CLOSURE AND A LATCH, SHALL HAVE MANEUVERING SPACE THAT EXTENDS 12" x 48" BEYOND THE LATCH SIDE OF THE DOOR.

exit and emergency lighting notes:

INSTALL ILLUMINATED EXIT SIGNS OVER EXIT DOORS. DIRECTIONAL EXIT SIGNS MAY ALSO BE REQUIRED TO PROPERLY IDENTIFY THE PATHWAY LEADING TO THE EXIT ITSELF. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHAL FOR PROPER PLACEMENT OF EXIT LIGHTING UNITS.

PROVIDE EMERGENCY LIGHTING AS DESIGNATED BY THE FIRE MARSHAL TO ILLUMINATE THE EXIT ACCESS IN CASES OF A COMMERCIAL POWER OUTAGE. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHAL FOR PROPER PLACEMENT OF EMERGENCY LIGHTING UNITS. ADDITIONAL UNITS MAY BE NEEDED IN OFFICE AREA.

PROVIDE LOCK ON DEVICES ON ALL CIRCUIT BREAKERS PROTECTING EMERGENCY LIGHT AND EXIT LIGHT CIRCUITS.

fire extinguisher note

TYPE
APPROVED ABC DRY CHEMICAL OR EQUIVALENT WITH MINIMUM 2A RATING
EXTINGUISHERS TO BE COMPATIBLE WITH THE HAZARD PROTECTED.

AMOUNT
LIGHT HAZARD: AN ADEQUATE NUMBER TO PROVIDE A MAXIMUM NORMAL TRAVEL DISTANCE OF 75 FEET BETWEEN OR TO EXTINGUISHERS.
ORDINARY HAZARD: A MINIMUM OF TWO REQUIRED TO PROVIDE A MAXIMUM NORMAL TRAVEL DISTANCE OF 75 FEET BETWEEN OR TO EXTINGUISHERS.

MOUNTING
EXTINGUISHERS SHALL BE INSTALLED ON HANGERS OR IN THE BRACKETS SUPPLIED, OR IN APPROVED TYPE EXTINGUISHER CABINETS UNLESS THE EXTINGUISHERS ARE OF WHEELED TYPE.

EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY WILL BE READILY ACCESSIBLE AND ~~PROMPTLY RECOGNIZABLE WHEN NEEDED~~ IN CASE OF FIRE. THEY SHALL BE LOCATED ALONG NORMAL PATHS OF TRAVEL.

EXTINGUISHERS SHALL BE INSTALLED SO THAT THE TOP OF THE EXTINGUISHER IS NOT MORE THAN FIVE FEET ABOVE THE FLOOR.

allowable area:

Type VB Construction:
ALLOWABLE AREA PER MBC, TABLE 506.2; 8,500 SF.

(F-1) Factory & Industrial - Moderate

ALLOWABLE AREA CALCULATIONS:
TOTAL AREA: 9,600 SQUARE FEET

STREET FRONTAGE INCREASE PER SECTION 506.3 FIRE AREA 1
(30' MIN. SEP. DISTANCE) N: 60'-0" S: 60'-0" W: 182'-6" E: 182'-6"

OPEN PERIMETER: 485'-0"
TOTAL PERIMETER: 485'-0"
% TABULAR AREA INCREASE=

$$\left(\frac{\text{OPEN PERIMETER}}{\text{TOTAL PERIMETER}} - .025\right) \times \left(\frac{\text{MINIMUM WIDTH OF OPEN SPACE}}{30}\right)$$

$$\left(\frac{485'-0"}{485'-0"} - .025\right) \times \left(\frac{30}{30}\right) = .975$$

% ALLOWABLE TABULAR AREA:	100%
% REDUCTION FOR HEIGHT:	NONE
% INCREASE FOR SPRINKLER:	NONE
% STREET FRONTAGE INCREASE (FROM CALCS.)	+75%
TOTAL PERCENTAGE FACTOR (T.P.F.)	+175%
CONVERSION FACTOR (T.P.F./ 100)	1.75

(ALLOWABLE FLOOR AREA/ CONVERSION FACTOR):
8,500 SF. x 1.75 = 14,875 SF. AREA

NOTE:
FIRE AREA IS UNDER ALLOWABLE AREA.

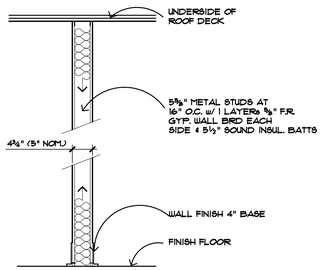
building data

LOCAL AGENCY:	CITY OF ROCHESTER DEPARTMENT OF BUILDING AND SAFETY 400 SIXTH STREET ROCHESTER, MI 48307
REFERENCE CODE:	2021 MICHIGAN BUILDING CODE WITH STATE AMENDMENTS 2021 MICHIGAN PLUMBING CODE WITH STATE AMENDMENTS 2021 MICHIGAN MECHANICAL CODE WITH STATE AMENDMENTS 2023 NATIONAL ELECTRICAL CODE WITH STATE AMENDMENTS MICHIGAN ENERGY CODE ASHRAE 90.1 - 2019
BUILDING AREA:	9,600 SQ. FT.
USE GROUP:	(F-1) FACTORY AND INDUSTRIAL, MODERATE (S-1) STORAGE
CONSTRUCTION TYPE:	VB (COMBUSTIBLE, UNPROTECTED)
PROPOSED USE:	SHOP / WAREHOUSE FACILITY
OCCUPANT LOAD:	SHOP AREA: 1 PER 100 S.F. GROSS = 8,000 / 100 = 80 OCCUPANTS (TABLE 1004.1.2) OFFICE AREA: 1 PER 150 S.F. GROSS = 1600 / 150 = 11 OCCUPANTS (TABLE 1004.1.2) MEZZ. AREA: 1 PER 100 S.F. GROSS = 400 / 100 = 4 OCCUPANTS (TABLE 1004.1.2) TOTAL: 95 OCCUPANTS

FIRE RESISTANCE RATING OF STRUCTURAL ELEMENTS PER TABLE 601:	0 HOURS
FIRE RESISTANCE RATING OF EXTERIOR NON-LOADBEARING WALLS PER TABLE 601:	0 HOURS
FIRE RESISTANCE RATING OF EXTERIOR LOAD BEARING PARTITION WALLS PER TABLE 601:	0 HOURS
FIRE RESISTANCE RATING OF NON-LOAD BEARING PARTITION WALLS PER TABLE 601:	0 HOURS
FIRE RESISTANCE RATING OF INTERIOR LOAD-BEARING WALLS, LOAD BEARING PARTITIONS, COLUMNS, GIRDERS, PER TABLE 601:	0 HOURS
FIRE RESISTANCE RATING OF TENANT SEPERATION WALLS PER TABLE 601:	1 HOUR
FIRE RESISTANCE RATING OF ROOF CONSTRUCTION INCLUDING BEAMS, TRUSSES AND FRAMING, ARCHES AND ROOF DECK PER TABLE 601	0 HOURS
FIRE RESISTANCE RATING OF INTERIOR FINISH PER TABLE 803.11:	REQUIRED VERTICAL EXITS & PASSAGEWAYS = CLASS B CORRIDORS PROVIDING EXIT ACCESS = CLASS C ROOMS OR ENCLOSED SPACES = CLASS C
MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD PER TABLE 1006.3.1	(2) TWO EXITS
MINIMUM LENGTH OF EXIT ACCESS TRAVEL PER TABLE 1017.2 (WITHOUT FIRE SUPPR. SYSTEM):	250 FEET

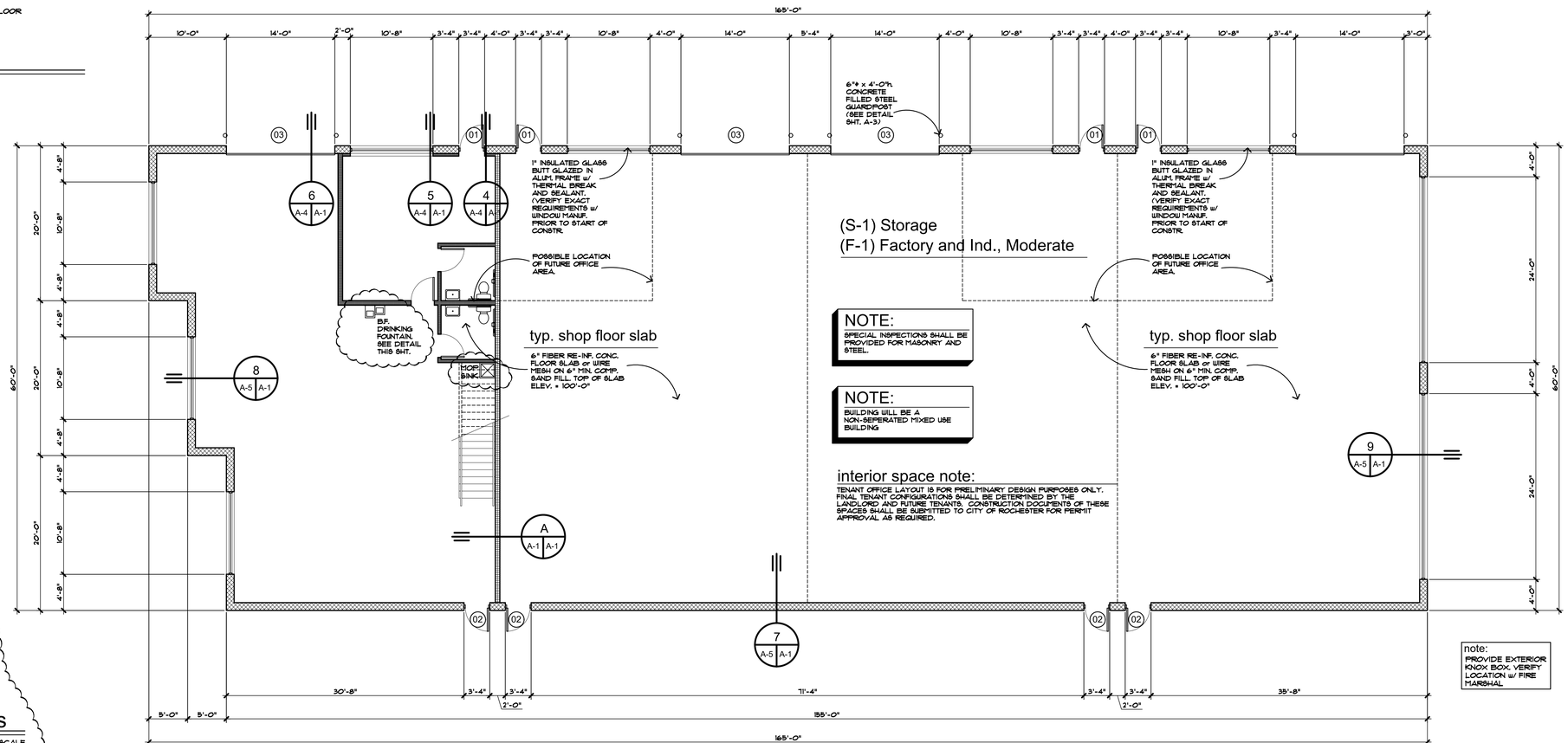
note:

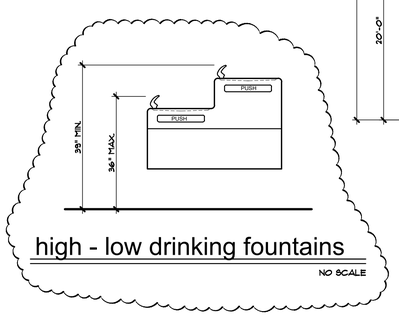
FRANK SALAMONE ARCHITECT SHALL ACT AS THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.
FRANK SALAMONE, LICENSED ARCHITECT



A / A-1 partition type

TYPICAL DEMISING WALL





high - low drinking fountains

NO SCALE

North

floor plan

1/8" = 1'-0"

legend

(X) SEE DOOR SCHEDULE SHEET A-6

Frank Salamone
architects
engineers
planners
48701 hayes rd
shelby, mi 48315
586.532.0091
fsalamone@fsarchitect.com
Architect

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Date Issued:

Revised:	01/27/26
Bid & Permit:	01/07/26
S.P.A.	05/08/24

Project:
Proposed Multi-tenant Industrial Building for:
Building II
239 / 265
South Street
Rochester, MI 48037

Client:
Kemp Building & Development Co.
275 West Girard
Madison Hts, MI 48071

Sheet Title:
FLOOR PLAN

Project Number:
124-123

Drawn By:
JFN

Checked By:
F.S.

STATE OF MICHIGAN FRANCESCO SALAMONE ARCHITECT No. 48706 LICENSED ARCHITECT

Issue:
- ☐ preliminary
- ■ construction
- ☐ record

Sheet Number:
A-1

masonry specifications:

1. ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH A.C.I. 530-92, AND SPECIFICATIONS FOR MASONRY STRUCTURES A.C.I. 530. 1-92. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C-90, GRADE N, TYPE I FOR HOLLOW CONCRETE MASONRY UNITS, AND ASTM C145, GRADE N, TYPE I FOR SOLID CONCRETE MASONRY UNITS. BRICK SHALL MEET THE LATEST REVISIONS OF ASTM C216, GRADE SW.

2. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S, MINIMUM COMPRESSIVE STRENGTH F'C=1800 PSI AT 28 DAYS.

3. ALL CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI.

4. EXPANSION JOINTS FOR BRICK MASONRY SHALL BE PLACED AT 20' TO 30' O.C. MAXIMUM.

5. CONTROL JOINTS FOR CONCRETE MASONRY SHALL BE PLACED AT 30' O.C. MAXIMUM, U.N.O.

6. ALL CONCRETE BLOCK WALLS SHALL HAVE 'DUR-O-WAL' OR EQUIVALENT TRUSS-TYPE HORIZONTAL REINFORCING INSTALLED AT EVERY OTHER COURSE. HORIZONTAL WIRE REINFORCEMENT SHALL BE #9 GA. WIRE WITH ASTM A641 GALVANIZED COATING UNLESS NOTED OTHERWISE. WALLS WITH VERTICAL REINFORCEMENT SHALL HAVE ONLY "LADDER" TYPE REINFORCEMENT. DO NOT EXTEND HORIZONTAL REINFORCING THROUGH CONTROL JOINTS.

7. INSTALL VERTICAL REINFORCING (AS NOTED OF PLANS) IN THE CENTER OF BLOCK CORES AND GROUT IN MAXIMUM OF FOUR FOOT HEIGHTS. ALL REINFORCING STEEL SHALL BE ASTM 615 GRADE 60. LAP AND TIE BAR SPLICES SHALL BE PLACED IN ACCORDANCE WITH ACI 530-92, SECTION 85.13.

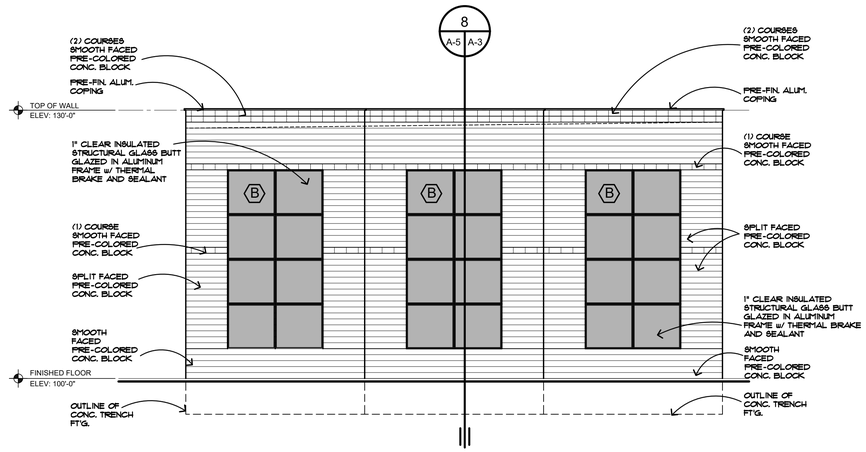
8. ALL BRICK WORK SHALL HAVE PROPER TIES TO THE STRUCTURE IN ACCORDANCE WITH THE MOST RECENT SPECIFICATIONS OF THE BRICK INSTITUTE OF AMERICA.

9. THE MASONRY CONTRACTOR IS SOLEY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL TEMPORARY SHORING AND FALSE WORK REQUIRED TO WITHSTAND WIND LOADS AND TEMPORARY CONSTRUCTION LOADS. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.

10. ALL BEAMS BEARING ON MASONRY WALLS SHALL HAVE A 7⅛" X 7½" X ⅜" BEARING PLATE WITH TWO ⅝" DIAMETER X 12" LONG ANCHOR BOLTS, U.N.O. THE TOP THREE COURSES OF BLOCK BELOW THE BEARING SHALL BE GROUTED SOLID.

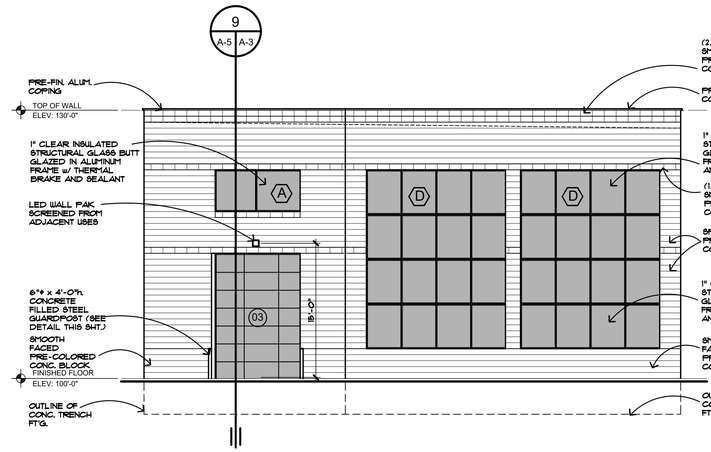
11. ALL LINTELS BEARING ON MASONRY SHALL HAVE 12" MINIMUM BEARING AT EACH END. STEEL BEAM LINTELS SUPPORTING MASONRY FROM THE BOTTOM FLANGE SHALL HAVE A CONTINUOUS 5/16" STEEL PLATE WELDED TO THE BOTTOM FLANGE AS REQUIRED.

NOTE:
ALL COLORS OF EXTERIOR MATERIALS TO BE COMPATIBLE.



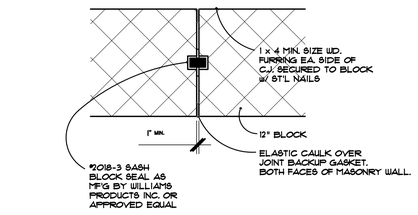
front (south) elevation

1/8" = 1'-0"



rear (north) elevation

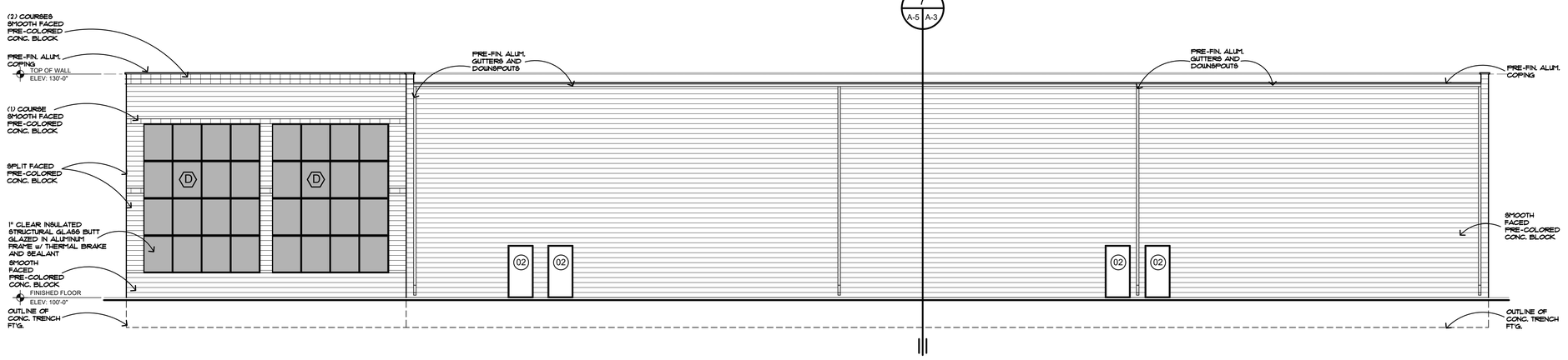
1/8" = 1'-0"



masonry wall C.J. plan detail

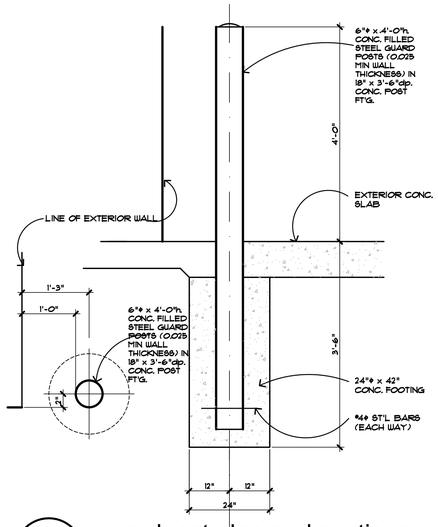
3
A-3 A-3

1 1/2" = 1'-0"



left side (west) elevation

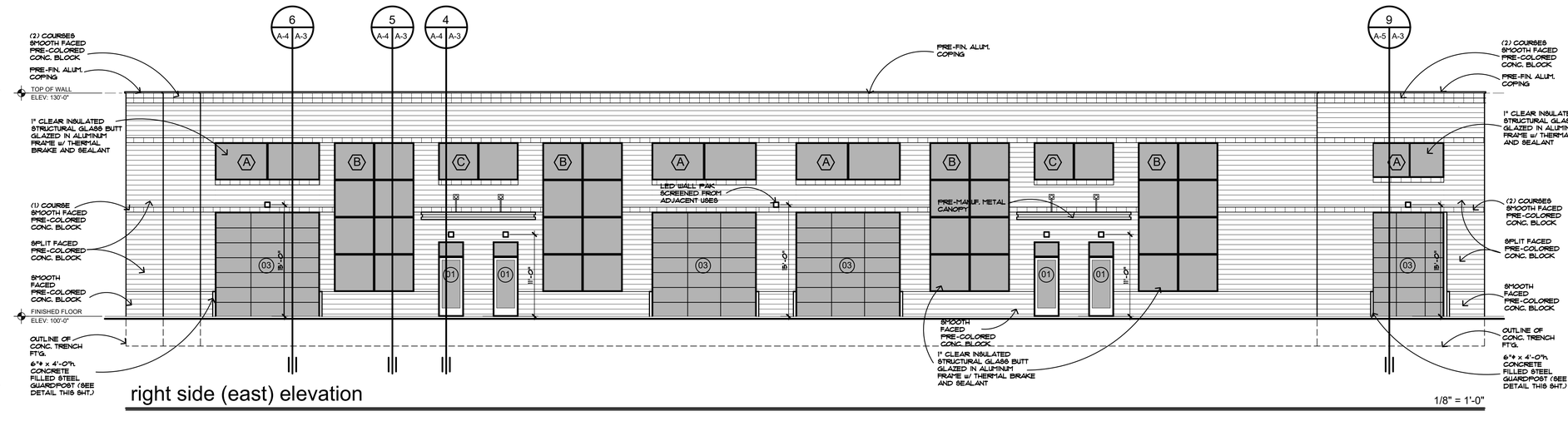
1/8" = 1'-0"



guardpost plan and sections

2
A-3 A-3

3/4" = 1'-0"



right side (east) elevation

1/8" = 1'-0"

Frank Salamone
architects
engineers
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48701 hayes rd
shelby, mi 48315
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fsalamone@sarchitect.com
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Date Issued:

Bid & Permit:	01/07/26
S.P.A.	05/08/24

Project:
Proposed Multi-tenant Industrial Building for:
Building I
239 / 265
South Street
Rochester, MI 48037

Client:
Kemp Building & Development Co.
275 West Girard
Madison Hts, MI 48071

Sheet Title:
ELEVATIONS

Project Number:
124-123

Drawn By:
JFN

Checked By:
F.S.

STATE OF MICHIGAN · FRANCESCO SALAMONE · ARCHITECT · No. 48701 · LICENSED ARCHITECT

Issue:
- ☐ preliminary
- ■ construction
- ☐ record

Sheet Number:
A-3

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NOTE:
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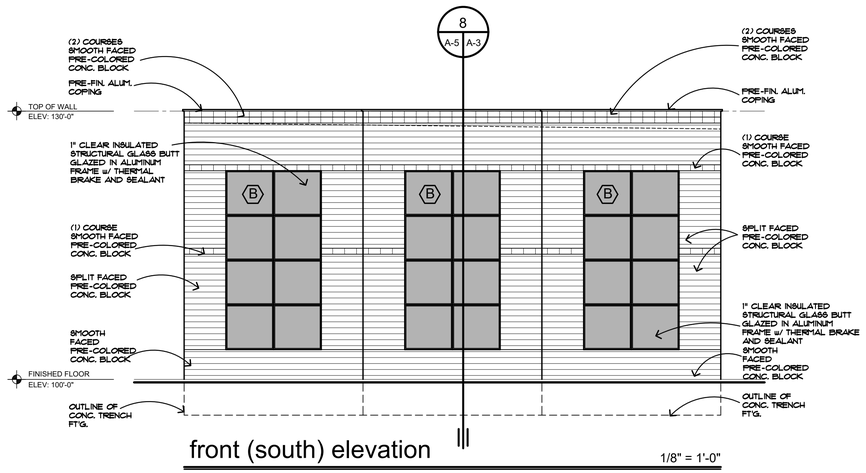
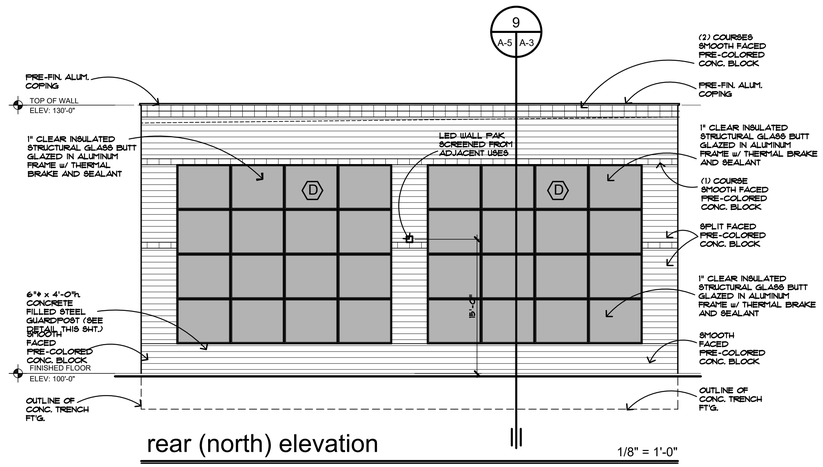


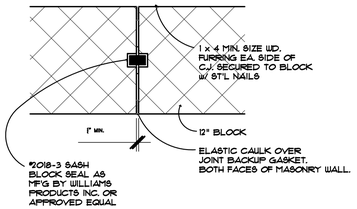
front (south) elevation

1/8" = 1'-0"



rear (north) elevation

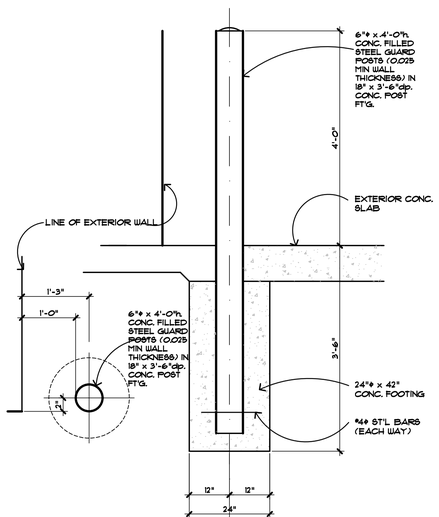
1/8" = 1'-0"



masonry wall C.J. plan detail

3 A-3 A-3

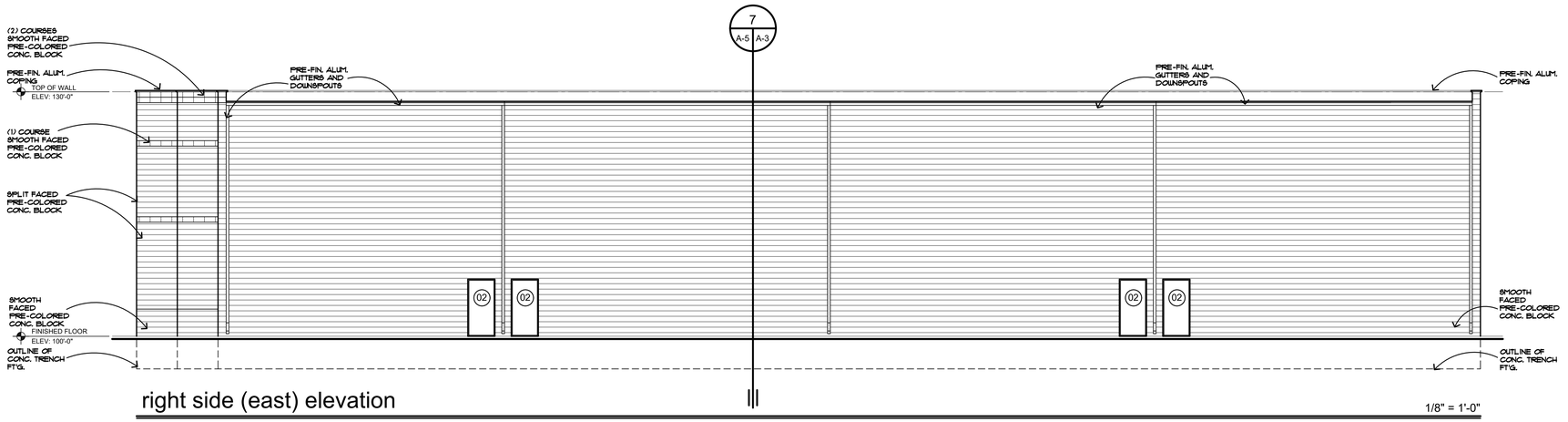
1 1/2" = 1'-0"



guardpost plan and sections

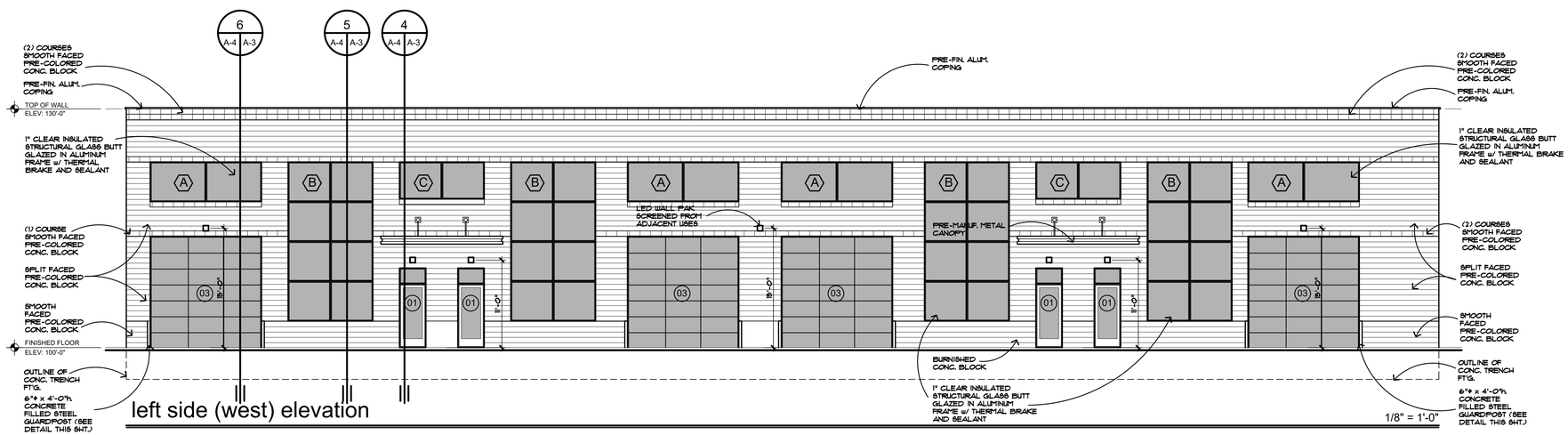
2 A-3 A-3

3/4" = 1'-0"



right side (east) elevation

1/8" = 1'-0"



left side (west) elevation

1/8" = 1'-0"

Frank Salamone
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Architect
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Date Issued:

Bid & Permit:	01/07/26
S.P.A.	05/08/24

Project:

Proposed Multi-tenant Industrial Building for:

Building II
239 / 265
South Street

Rochester, MI 48037

Client:

Kemp Building & Development Co.
275 West Girard
Madison Hts, MI 48071

Sheet Title:

ELEVATIONS

Project Number:

124-123

Drawn By:

JFN

Checked By:

F.S.

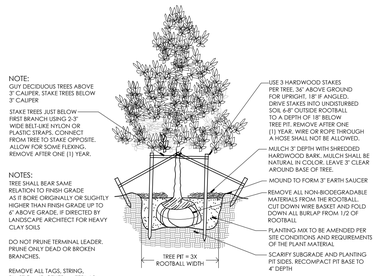
STATE OF MICHIGAN FRANCESCO SALAMONE ARCHITECT No. 48701 LICENSED ARCHITECT

Issue:

- ☐ preliminary
- ■ construction
- ☐ record

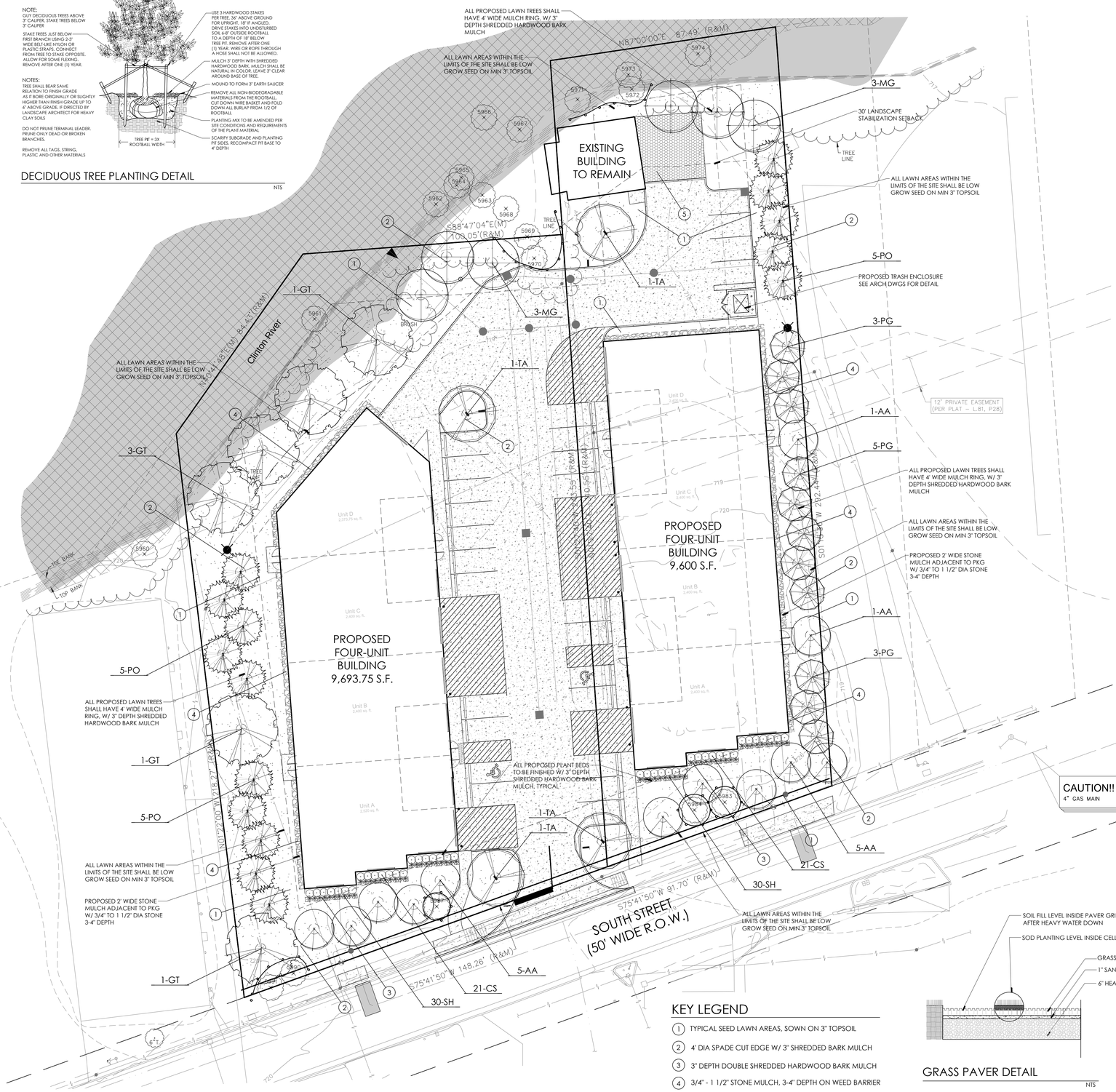
Sheet Number:

A-3



DECIDUOUS TREE PLANTING DETAIL

NTS

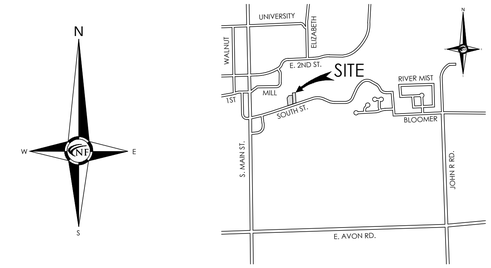


KEY LEGEND

1. TYPICAL SEED LAWN AREAS, SOWN ON 3" TOPSOIL
2. 4' DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
3. 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
4. 3/4" - 1 1/2" STONE MULCH, 3-4" DEPTH ON WEED BARRIER
5. HEAVY DUTY GRASS PAVER

GRASS PAVER DETAIL

NTS



LOCATION MAP

N.T.S.

LANDSCAPE REQUIREMENTS

EXISTING SITE ZONING: I-2, INDUSTRIAL 2 DISTRICT
EXISTING SITE AREA: 64,177.07 S.F. OR 1.47 ACRES

LANDSCAPE REQUIREMENT
10% OF SITE AREA SHALL BE PROVIDED AS LANDSCAPE AREA
64,177.07 S.F. X 10% = 6,418 S.F. REQUIRED
PROVIDED: 24,511.15 S.F. - 3,832.09 S.F. (CLINTON RIVER) = 20,679 S.F.

TREE REPLACEMENTS
LARGER TREES ARE PROPOSED TO LESSEN THE QUANTITY OF TREES REQUIRED GIVEN THE LACK OF SPACE
TOTAL LANDMARK REPLACEMENTS:
96.1" X 125% = 120" TO BE REPLACED
120" / 3.5" = 35 TREES (3.5" CALIPER OR 10 EVERGREEN TREES)
TOTAL REGULATED REPLACEMENTS:
67.5" X 100% = 68" TO BE REPLACED
68" / 3.5" = 19 TREES (3.5" CALIPER OR 10' EVERGREEN TREES)
TOTAL REPLACMENTS:
54 TREES TOTAL REQUIRED
54 TREES PROVIDED

LOW-GROW LAWN MIX:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDROSEEDED WITH LOW-GROW LAWN SEED MIX, AT A RATE OF 5 LBS/1,000 S.F.
SEED AVAILABLE FROM:
NATIVESCAPES, LLC
(T) 1-517-456-7245
* MIX IS COMPRISED OF
- 22.9% PENNLAWN RED FESCUE
- 22.5% CREEPING RED FESCUE
- 21.7% CHEWINGS FESCUE
- 11.8% VICTORY II CHEWINGS FESCUE
- 9.8% SPARTAN HEAD FESCUE
- 9.9% AZAY SHEEPS FESCUE

GENERAL SEED NOTE:

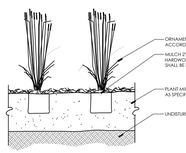
ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDRO-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE) . IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.
SEEDING INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL 1 TO JUNE1
FALL: AUGUST 15 TO OCTOBER 15

PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AA	12	Acer rubrum 'Armstrong' Armstrong Red Maple	3.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
GT	5	Gleditsia triacanthos 'Streetkeeper' Streetkeeper Honey Locust	3.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
MG	6	Metasequoia glyptostroboides Dawn Redwood	3.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
PG	11	Picea glauca 'Densata' Black Hills Spruce	10' HT	SEE PLAN	B&B	FULL TO GROUND
PO	15	Picea omorika Serbian Spruce	10' HT	SEE PLAN	B&B	FULL TO GROUND
TA	4	Tilia americana 'McKSentry' American Sentry Linden	3.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
SHRUBS						
CS	42	Cornus sericea 'Arctic Fire' Arctic Fire Red Twig Dogwood	30" HT	3' OC	B&B	
GROUNDCOVERS/PERENNIALS						
SH	60	Sporobolus heterolepis 'Tara' Tara Prairie Dropseed	2 GAL	24" OC	CONT	

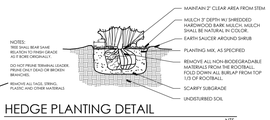
GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VIST SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
6. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK."
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
9. PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
10. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 "DARK GOLD" COMPOST. MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
12. ALL PLANTING SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES ON INCONSISTENT SIZE.
13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
16. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
17. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
18. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.



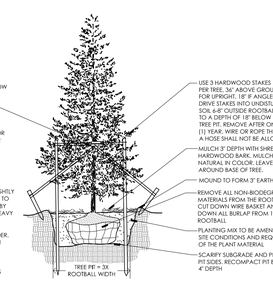
ORNAMENTAL GRASS PLANTING DETAIL

NTS



HEDGE PLANTING DETAIL

NTS



EVERGREEN TREE PLANTING DETAIL

NTS

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT
239 / 265 South Street
Rochester, MI 48037-2239

CLIENT
Kemp Building
& Development

Contact: Tom Kemp
Phone: 248.583.3140
Email:
tom@kemp-company.com

PROJECT LOCATION
Part of the NW 1/4
of Section 14
T.3N., R.11E.,
City of Rochester,
Oakland County, Michigan

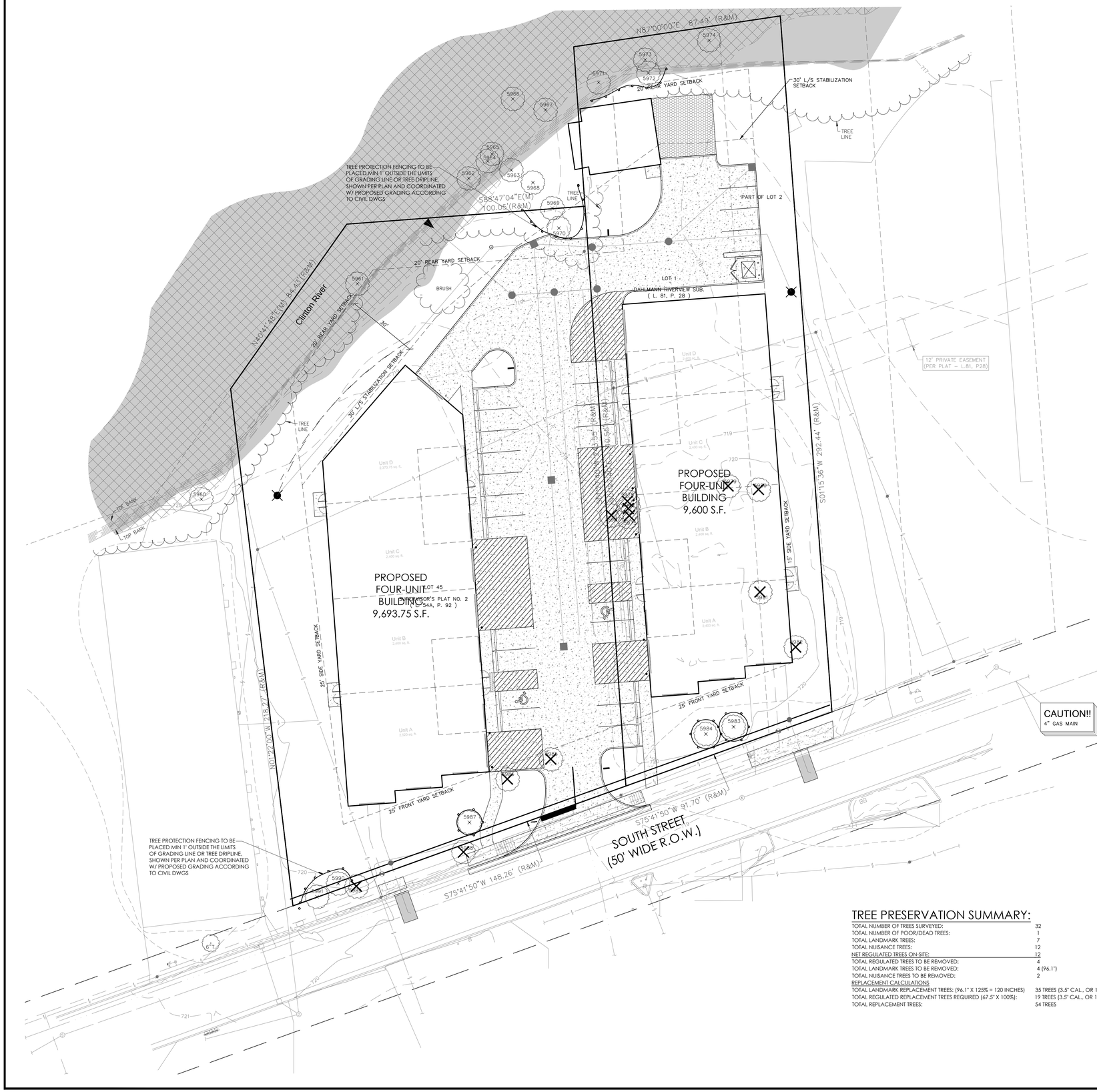
SHEET
Landscape Plan

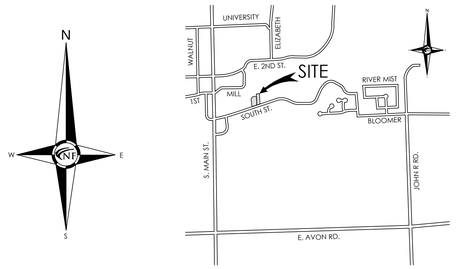
811 Know what's below Call before you dig.

REVISIONS
03/26/2024 REVISED PER CITY REVIEW

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
03-04-2024
SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. N797
SHEET NO. L2

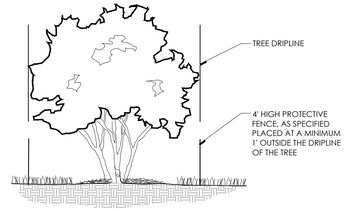




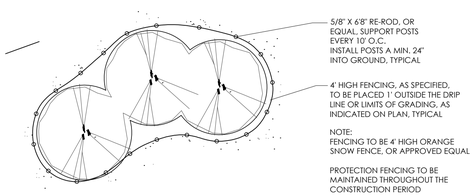
LOCATION MAP
N.T.S.

GENERAL TREE PROTECTION NOTES

1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. 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.
4. WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
5. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULED TO REMAIN.
6. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
7. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
8. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
9. ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
10. THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
11. THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
12. ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
13. THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
15. TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.



TREE PROTECTION DETAIL-SECTION
NTS



TREE PROTECTION DETAIL-PLAN
NTS

TREE PRESERVATION SUMMARY:

TOTAL NUMBER OF TREES SURVEYED:	32
TOTAL NUMBER OF POOR/DEAD TREES:	1
TOTAL LANDMARK TREES:	7
TOTAL NUISANCE TREES:	12
NET REGULATED TREES ON-SITE:	12
TOTAL REGULATED TREES TO BE REMOVED:	4
TOTAL LANDMARK TREES TO BE REMOVED:	4 (96.1")
TOTAL NUISANCE TREES TO BE REMOVED:	2
REPLACEMENT CALCULATIONS	
TOTAL LANDMARK REPLACEMENT TREES: (96.1" X 125% = 120 INCHES)	35 TREES (3.5" CAL., OR 10' HT EVERGREEN)
TOTAL REGULATED REPLACEMENT TREES REQUIRED (67.5" X 100%):	19 TREES (3.5" CAL., OR 10' HT EVERGREEN)
TOTAL REPLACEMENT TREES:	54 TREES

LEGEND:

- TREES TO BE REMOVED
- 950 — TREES TO REMAIN
- TREE PROTECTION FENCING

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
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PONTIAC, MI 48342-5032
TEL. (248) 332-7931
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T.3N., R.11E.,
City of Rochester,
Oakland County, Michigan

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Tree Preservation Plan

811 Know what's below Call before you dig.

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03/26/2024 REVISED PER CITY REVIEW

DRAWN BY:
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DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
03-04-2024
SCALE: 1" = 20'
20 10 0 10 20 30

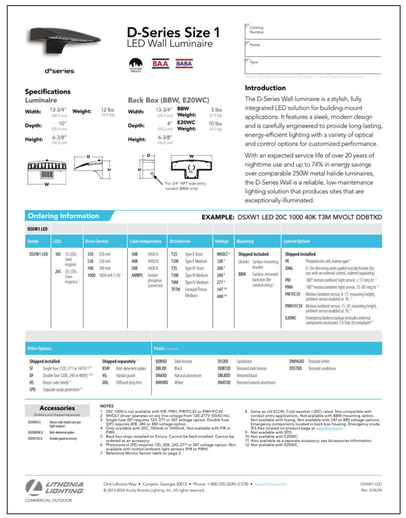
NFE JOB NO. **N797**
SHEET NO. **L1**

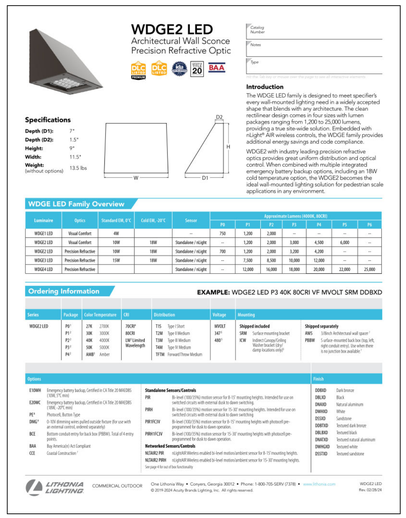
Schedule

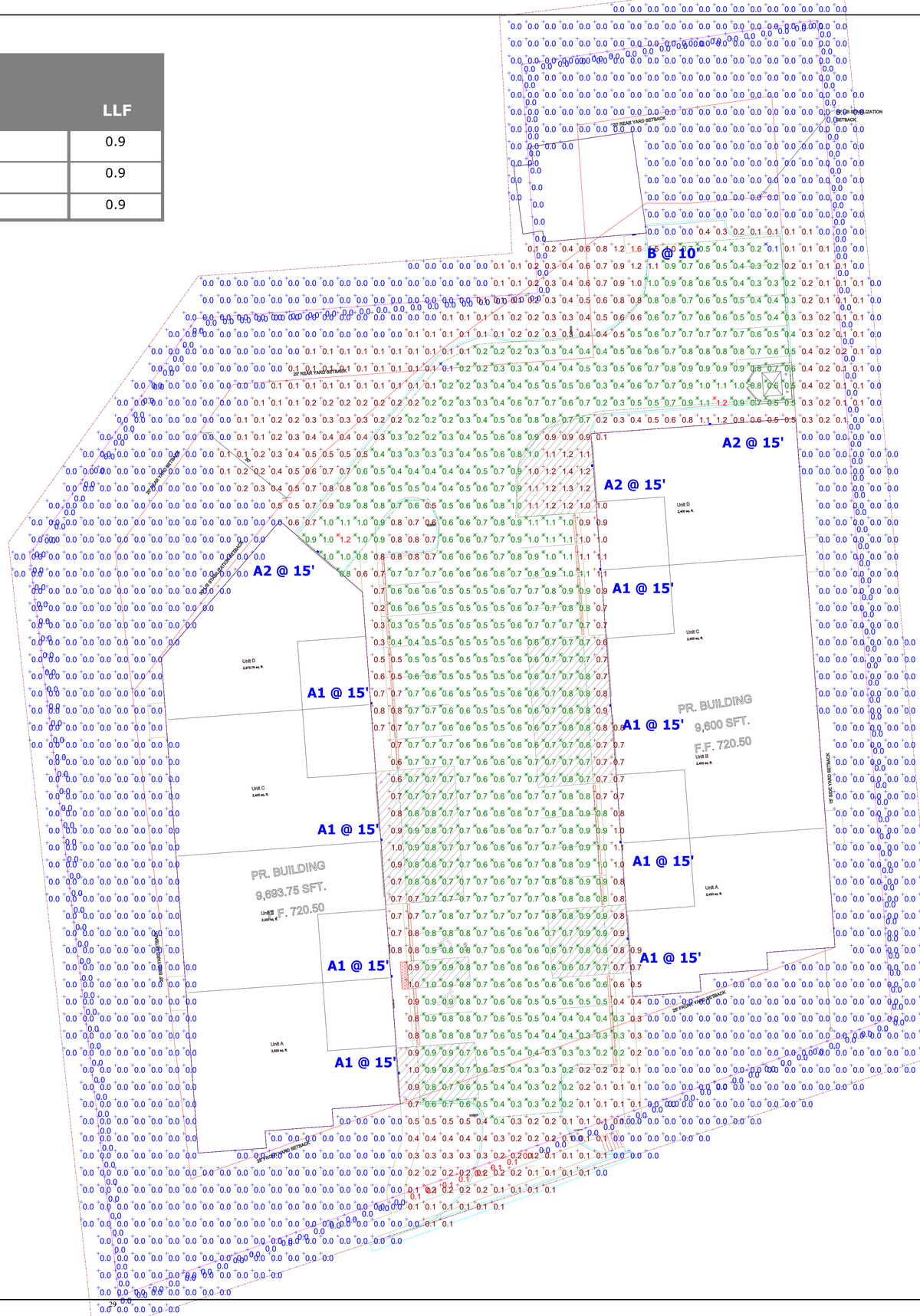
Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF
	A1	8	Lithonia Lighting	WDGE2 LED 40K 70CRI	WDGE2 LED, 4000K, 70CRI	0.9
	A2	3	Lithonia Lighting	WDGE2 LED 40K 70CRI	WDGE2 LED, 4000K, 70CRI	0.9
	B	1	Lithonia Lighting	DSXW1 LED 350 40K	DSXW1 LED, 4000K	0.9

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot		0.6 fc	1.2 fc	0.1 fc	12.0:1	6.0:1
Property Line		0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Overall		0.2 fc	1.6 fc	0.0 fc	N/A	N/A







General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0" & 5' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

Alternates Note

THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Mounting Height Note

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Designer
KS
Date
03/04/2024
Scale
Not to Scale
Drawing No.
#24-26477_V3

Kemp Building and Development

275 W. Girard Ave. Madison Heights, MI 48071
248-583-9030

February 3, 2026

To: Planning Commission - City of Rochester, MI

Ref: Ammendment to Site Plan Approval
Project: 239/265 South St. Rochester, MI

Dear Sir/Madam,

We are hereby requesting an amendment to the approved Site Plan packet to change the exterior walls at 239/265 South St from a mix of metal siding and block masonry to complete pre colored block masonry, as previously recommend by this Planning Commission.

The attached package reflects this change, nothing else was altered from last approval.

Thank you in advance for you attention to this matter,

Best Regards,

Thomas R. Kemp
Kemp Building and Development

City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 733-3700
F: (248) 733-3170
www.rochestermi.org

Planning Commission

NOTICE OF PUBLIC HEARING

400 Sixth Street	**April 6, 2026**	**7:00 pm**

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for the consideration of Lucido Fine Jewelry site plan approval located at 235 S. Main Street. The project is seeking to operate a retail store in an existing building and construct a second story. The public hearing is scheduled for Monday, April 6th 2026, at 7:00 p.m. at the Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307.

All interested citizens are requested to attend the Hearing. Public comments may be submitted in writing or presented orally at the time of the meeting. To submit written comments in advance, or for assistance and questions about accessing and/or making public comment during the meeting, our Planning Coordinator can provide assistance; please reach out to Jeremy Peckens at (248) 733-3700 or by email: **Jpeckens@rochestermi.org**.

If you are unable to be present at the Public Hearing, please submit your written comments to the Office of the City Manager, Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307, PRIOR to the scheduled Public Hearing.

For further information, please contact **Jeremy Peckens**, **Planning and Zoning Administrator, at 248-733-3700**. See Planning Commission Agenda Packet for Zoom participation information.

Publish on or before *March 22, 2026*

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-733-3700 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.

ROCHESTER
Where you live.

MCKENNA

March 27, 2026

Planning Commission
City of Rochester
400 Sixth Street
Rochester, MI 48307

Subject: **Lucido Fine Jewelry/235 S. Main Street; Site Plan Review**; Site plan dated 2/6/2026; Plans dated 1/8/26 and revision date 2/5/26.

Dear Commissioners:

At the City's request we have reviewed a proposal from Kreiger Klatt Architects on behalf of the property owner, Carat Capital LLC, to construct a second story and operate a retail store in an existing building downtown. The site is located at the southwest corner of Main Street and W. 3rd Street, is within the CBD (Central Business District) and was formerly the Hermitage Art Gallery and a couple of other stores.

COMMENTS

We have reviewed the request based on sound planning and design principles and offer the following comments for your consideration:

1. **Use.** The proposed use is for retail sales (jewelry and watches) which is a principal permitted use in the CBD per Section 1101 (1) of the Zoning Ordinance. The applicant is proposing to 'fill-in' recesses along the building's current frontages to create straight façade walls. The first floor of the building will have an area of 15,710 sq. ft with a 6,548 sq. ft second floor for a total building area of 22,258 sq. ft.

   The applicant appeared before the Planning Commission for a preliminary hearing on February 2, 2026, and was scheduled for a public hearing pending revisions to the plans and submission of additional information regarding parking.

2. **Access and vehicular circulation.** The subject site fronts Main Street to the east, W. 3rd Street to the north and Main Street Alley to the west. Main Street Alley is one-way heading south. The building has its main entrance at the northeast corner and a second entrance from the alley. The site has a few parking spaces on the west side of the building with direct access to the alley.

3. **Pedestrian circulation.** The plan proposes the filling in of jogs in the building walls on Main Street and W.3rd Street and addition of numerous planters. The plan notes a minimum clearance of 6'11" between the building and other DDA installed amenities on Main Street and minimum 6' on W.3rd Street, which ensures adequate pedestrian walkway area. There is no room for pedestrian travel within the alley.

4. **Parking.** The first floor of the building is predominantly for retail sales while the second floor is intended for office operations/inventory storage etc. At the preliminary hearing, the applicant was asked to provide an accurate parking calculation based upon the use of the various areas. Parking requirement for retail and office uses is 1 space per 200 sq. ft gross floor area and 1 space per 300 sq. ft gross floor area, respectively.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167
O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

Based upon the use of the areas, the parking requirement for the site is 86 spaces. Per the City, the site is grandfathered in for a total of 31 spaces based upon the prior use of the site. The plan shows 6 parking spaces on the rear (west) side of the building, resulting in a parking shortfall of 49 spaces. The applicant is seeking payment in lieu of parking for the shortfall. The Planning Commission has the authority to grant special exception approval for payment in lieu of parking *only to the extent that existing public parking in the immediate area exceeds the requirements of this ordinance for the existing contiguous buildings.* This has typically been satisfied by demonstration on the availability of parking at the closest parking decks/public parking lots. The site is located one block east of city owned public lot 12.

Per the applicant, the hours of operation will be 10 am – 6 pm Monday, Tuesday, Wednesday, and Friday, until 7 p on Thursday, until 6 pm on Friday, until 5 pm on Saturday and closed on Sundays (except for 2 Sundays in December). Per customer traffic data provided from their existing store located at 312 S. Main Street from Feb 1, 2025, to Jan 31, 2026, peak traffic to the site is between noon – 5 pm, maximum customer visits are on Friday and Saturday. The City conducted its own study for a one-week period in February, determining available parking spaces at 11 am and 4 pm within public lots and the deck on the west side of Main Street. The study indicates that while Lot 4 tends to reach closer to capacity, Lot 12 has several spaces available, and the West Deck appears to have significant number of surplus spaces available. It is significant to note that when the public lots are in peak demand in the evenings (after 5 pm) to support restaurant use within the downtown area, the subject site will be closed for business for the most part, especially in the weekends. ***If the Planning Commission finds the data satisfactory, we recommend considering the applicant's request for payment in lieu of parking. We defer to the City Attorney on what the City's position would be in the event of a change of use to another use of a lesser intensity.***

Of the four (4) parking spaces provided at the rear, one is barrier free accessible. All spaces are provided with bumper blocks to protect the building wall. The plan proposes the addition of two (2) new parallel parking spaces on the northwest corner of the site. The ordinance does not have dimensional requirements for parallel parking spaces. With a depth of 22 feet the proposed spaces are located in a manner that allows for maneuvering. The plan also notes a loading space along the alley which partially encroaches onto the alley r-o-w. The site has no other feasible location for a loadings space; therefore, *we find the location acceptable with the condition that such activity shall not take place during peak am and pm hours when the alley is used by commuter traffic or lunch/dinner hours.*

5. Dumpster. The site does not have a trash enclosure. With the size of the retail use, the site is likely to generate trash on a regular basis. The applicant notes their intention to use the trash enclosure located within the city owned parking lot 12.

6. **Façade changes.** The existing building is constructed of red brick, fieldstone, white siding and what appears to be black tile accents on the north façade. The applicant proposes to 'limewash' some of the red brick to a limestone color, replace other brick and tile areas with smooth cast stone veneer and create a focal entrance at the northeast corner of the building. The elevations also note the use of black metal siding extensively on the rear façade. The proposed changes use a modern color palette but retain traditional materials such as brick and stone.

The addition of a second story at a prominent corner in the downtown will have a visual impact on the massing and street wall view. As required of other projects, the applicant has provided north-south and east-west cross-section views of the block and across the street to enable the Planning

Commission to assess the impact. The creation of a focal point at the northeast corner enhances the appearance of this block within downtown.

7. **Lighting.** The applicant has submitted detailed photometric plans which propose numerous exterior wall mounted fixtures. All of the fixtures are downward directed with the exception of the 'Vex 12 outdoor light' which is an up/down wall mount. As recommended, a note has been added stating that that illumination from the fixtures will serve to accent the building walls and will not shine into the night sky.

8. **Landscaping.** The plan proposes concrete planters along both street frontages. Planter detail is noted on Sheet AS.101 and will be provided with evergreen shrubs and seasonal flowers.

9. **Signage.** The elevations show sign representations on various facades of the building. While signage is typically administratively reviewed and approved, the proposed 'clock' shown on the northeast corner above the main entrance forms an integral part of the building's architectural design.

10. **Mechanical Equipment.** At this time, the location of the rooftop mechanical equipment has not been finalized. The applicant notes that once the equipment location is determined, it will be screened from view of Main Street and W. 3rd Street.

RECOMMENDATION

The applicant has made revisions to the plans to address previously raised comments in our preliminary review letter and Planning Commission feedback. Therefore, we recommend that the Planning Commission grant site plan approval for Lucido Fine Jewelry to be located at 235 S. Main Street subject to the condition that loading activity for the site shall not unduly impede traffic on the alley.

The recommendation is also subject to the Planning Commission granting special exception approval for payment in lieu of 49 parking spaces, and City Attorney input on addressing any future change of use on site.

Respectfully,
McKENNA

Ms. Vidya Krishnan
Senior Principal Planner

Cc: Jeremy Peckens
Nik Banda
Rose McKinney
Jeff Kragt

West Lots Parking Study

LOT 4 (Total Spaces 97)	2/14/2026	2/17/2026	2/19/2026	2/23/2026	2/25/2026	2/27/2026
11AM	55	79	86	85	69	84
4PM	65	86	92	86	92	61
LOT 12 (Total Spaces 35)	2/14/2026	2/17/2026	2/19/2026	2/23/2026	2/25/2026	2/27/2026
11AM	9	18	16	25	19	24
4PM	11	17	20	17	23	10
WEST DECK (Total Spaces 297)	2/14/2026	2/17/2026	2/19/2026	2/23/2026	2/25/2026	2/27/2026
11AM	232	216	185	209	203	201
4PM	184	193	174	178	183	180
Numbers indicate available spaces in each lot.						

LUCIDO
FINE JEWELRY
of Rochester

02.05.2026

City of Rochester
c/o Vidya Krishnan (McKenna)
400 Sixth Street
Rochester, MI 48307

Re: Rochester Planning Commission – Parking Demand Narrative for Lucido Fine Jewelry (235 S. Main St.)

This letter is intended to provide a brief narrative overview of the business model and hours of operation for the proposed Lucido Fine Jewelry development at 235 S. Main Street, in support of the City's evaluation of anticipated parking impacts associated with the proposed renovation.

Lucido Fine Jewelry's current location at 312 S. Main Street operates approximately 313 days per year and serves an average of 8,700 guests annually. This equates to approximately 27–28 clients per day, with visits occurring relatively evenly throughout the day rather than being concentrated during peak periods. The business operates primarily by appointment, which helps regulate customer flow and limits surges in parking demand.

The business employs approximately 28 staff members working daily. Employee schedules are staggered and generally align with operating hours, further minimizing peak parking and traffic impacts.

The hours of operation are as follows:

- Monday: 10:00 AM – 6:00 PM
- Tuesday: 10:00 AM – 6:00 PM
- Wednesday: 10:00 AM – 6:00 PM
- Thursday: 10:00 AM – 7:00 PM
- Friday: 10:00 AM – 6:00 PM
- Saturday: 10:00 AM – 5:00 PM
- Sunday: Closed, except for two Sundays in December from 11:00 AM – 4:00 PM

Based on these operational characteristics, parking demand generated by the business is expected to be low in volume, consistent throughout the day, and compatible with the surrounding downtown context. Supporting geofencing data documenting typical visitation patterns has been provided for reference.

Please let us know if any additional information would be helpful.

Sincerely,

Joe V. Lucido

Lucido Fine Jewelry

Exterior Facade Renovation, Addition & Interior Renovation

235 S. Main St.
Rochester, MI 48307

General Scope of Work

1. Exterior facade renovation of /addition to existing building (includes new finishes & lighting).
2. Interior renovation of existing first floor.
3. Second floor addition at rear of building

(Note: All exterior signage to meet the city code of ordinances & be approved under a separate permit issued by the City of Rochester, MI. Signage has NOT been included within this submittal.)

Owner

Lucido Fine Jewelry
(Joe Lucido)
312 S. Main St.
Rochester, MI 48307
P.248.723.7800

General Contractor

Tower Construction
(Aric Wilcox)
2093 Orchard Lake
Sylvan Lake, MI 48320
P.248.410.5571

Architect

Krieger Klatt Architects
(Jason Krieger, R.A.)
400 E. Lincoln Ave., Ste. A
Royal Oak, MI 48067
P.248.414.9270

Civil Engineer (Surveyor)

KEM-TEC
(Reneta Garbarino)
22556 Gratiot Ave.
Eastpointe, MI 48021
P.586.772.2222

Structural Engineer

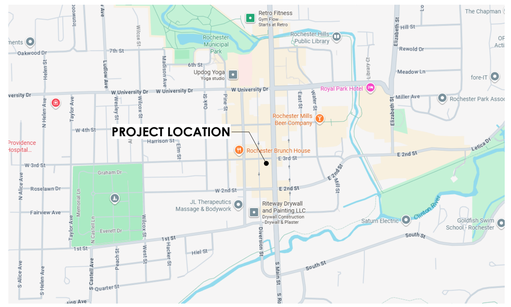
SJW Engineering
(Steven Whitican, P.E.)
7325 Triangle Dr.
Sterling Heights, MI 48314
P.810.292.9258

View of Northeast corner from Main St. & 3rd St. *(REFERENCE ONLY)*

RENDERING BY: STUDIO TONIC

North

Aerial Map
Scale: Not to Scale

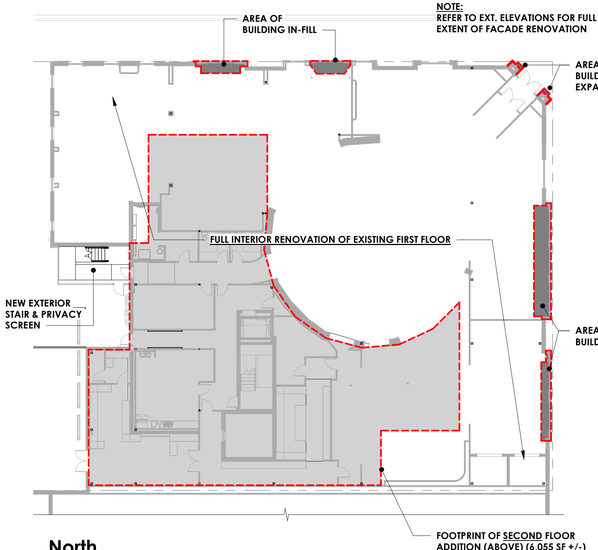


North

Location Map
Scale: Not to Scale

SHEET INDEX

#	SHEET NAME	01.08.2026 SPA	02.05.2026 SPA Rev.1
GENERAL			
G.001	Cover Sheet	•	•
G.002	Existing Exterior Conditions	•	•
G.003	Exterior Renderings	•	•
G.003.1	Interior Renderings		•
G.004	3D Views	•	•
CIVIL			
C-1	ALTA / NSPS Land Title Survey	•	•
ARCHITECTURAL SITE			
AS.101	Architectural Site Plan	•	•
AS.101.1	Architectural - Parking & Site Planning		•
AS.102	Photometric Plan	•	•
AS.103	Enlarged Photometric Plan (Terrace)	•	•
AS.104	Northeast Elevation Photometrics	•	•
AS.105	East Elevation Photometrics	•	•
AS.106	North Elevation Photometrics	•	•
AS.107	West Elevation Photometrics	•	•
AS.108	Exterior Stair Photometrics	•	•
AS.109	Lighting Specifications/Cutsheets	•	•
ARCHITECTURAL			
A.101	First Floor Plan	•	•
A.102	Second Floor Plan	•	•
A.201	Exterior Elevations	•	•
A.202	Exterior Elevations	•	•
A.203	Street Wall Elevations		•
A.301	Building Sections	•	•



North

Scope of Work Plan
Scale: 1" = 20'-0"

Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

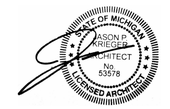
Client:
Lucido Fine Jewelry
312 S. Main St.
Rochester, MI 48307

Project:
Lucido Fine Jewelry
235 S. Main St.
Rochester, MI 48307

Issued	Description	By
2026-01-08	SPA	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Cover Sheet

Project Number:
25-194

Sheet Number:
G.001

View of existing East facade from S. Main St.

View of existing Northeast facade from the corner of Main St. & 3rd St.

View of existing North facade from W. 3rd St.

View of existing West rear facade from W. Main St. Alley

View of existing West rear facade from W. Main St. Alley

Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:
Lucido Fine Jewelry
312 S. Main St.
Rochester, MI 48307

Project:
Lucido Fine Jewelry
235 S. Main St.
Rochester, MI 48307

Issued	Description	By
2026-01-08	SPA	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:
STATE OF MICHIGAN
JASON T. KRIEGER
ARCHITECT
No. 53578
LICENSED ARCHITECT

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Existing Exterior Conditions

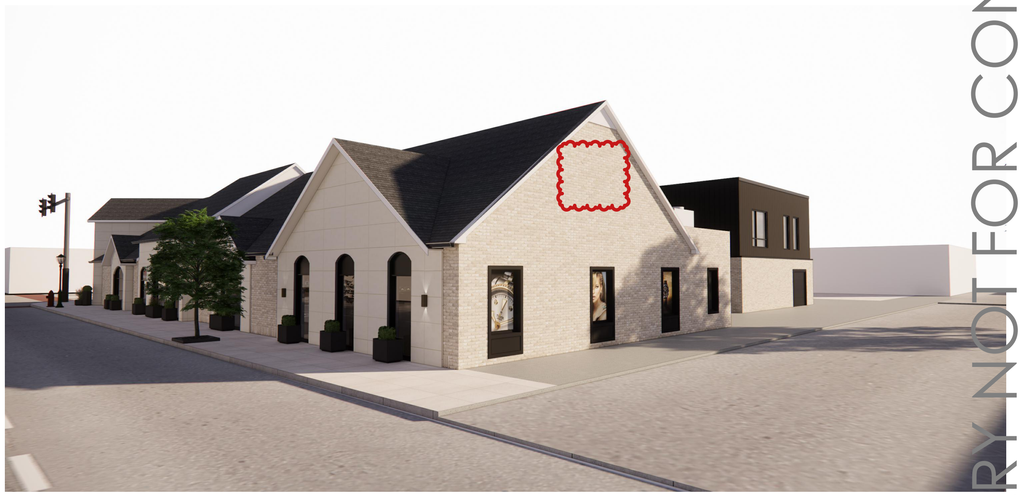
Project Number:
25-194

Sheet Number:
G.002

View of East facade from Main St.

View of Northeast facade from the corner of Main St. & 3rd St.

View of North facade from 3rd St.



View of Northwest facade from the corner of 3rd St. & W. Main St. Alley

View of West facade from W. Main St. Alley

RENDERINGS BY: STUDIO TONIC

PRELIMINARY NOT FOR CONSTRUCTION

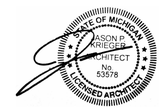
Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:
Lucido Fine Jewelry
312 S. Main St.
Rochester, MI 48307

Project:
Lucido Fine Jewelry
235 S. Main St.
Rochester, MI 48307

Issued	Description	By
2026-01-08	SPA	
2026-02-05	SPA Rev.1	

Seal:



Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Exterior Renderings

Project Number:
25-194

Sheet Number:
G.003

View of Service Area

View of Retail Area

View of Bar & Retail Area

View of Central Retail Area

RENDERINGS BY: STUDIO TONIC

Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:
Lucido Fine Jewelry
312 S. Main St.
Rochester, MI 48307

Project:
Lucido Fine Jewelry
235 S. Main St.
Rochester, MI 48307

Issued	Description	By
2026-02-05	SPA Rev.1	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

STATE OF MICHIGAN
JASON P. KRIEGER
ARCHITECT
No. 53578
LICENSED ARCHITECT

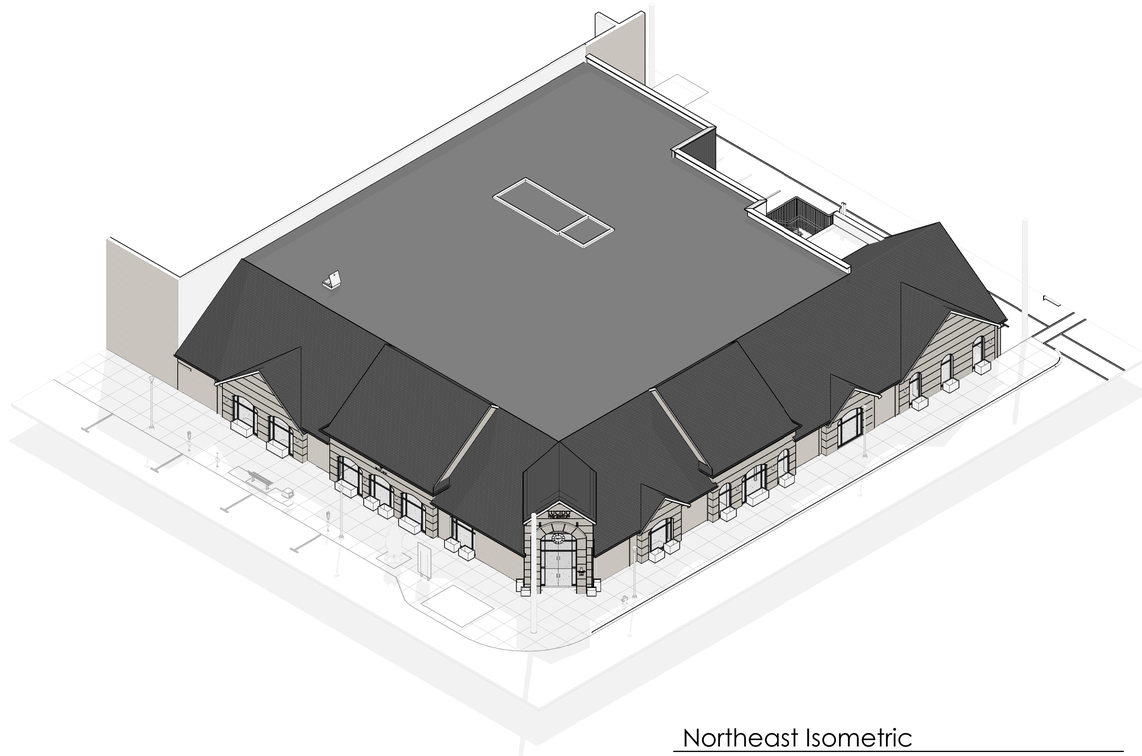
Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Interior Renderings

Project Number:
25-194

Sheet Number:
G.003.1



Northeast Isometric

Northwest Isometric

Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:

Lucido Fine Jewelry
312 S. Main St.
Rochester, MI 48307

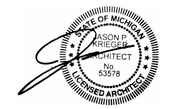
Project:

Lucido Fine Jewelry
235 S. Main St.
Rochester, MI 48307

Issued	Description	By
2026-01-08	SPA	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

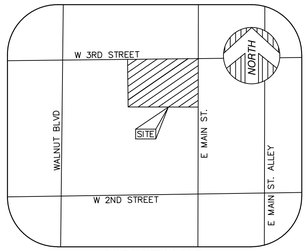
3D Views

Project Number:

25-194

Sheet Number:

G.004



VICINITY MAP
(NOT TO SCALE)

PARKING
NO MARKED PARKING ON SITE.

PARCEL AREA
17,999± SQUARE FEET = 0.41± ACRES

BASIS OF BEARING
SOUTH 00°10'15" WEST, BEING THE WEST LINE OF MAIN STREET, AS DESCRIBED.

BENCHMARK
SITE BENCHMARK #1
MAG NAIL IN WEST FACE OF UTILITY POLE, NORTHWEST CORNER OF PROPERTY.
ELEVATION = 757.39' (NAVD 88)

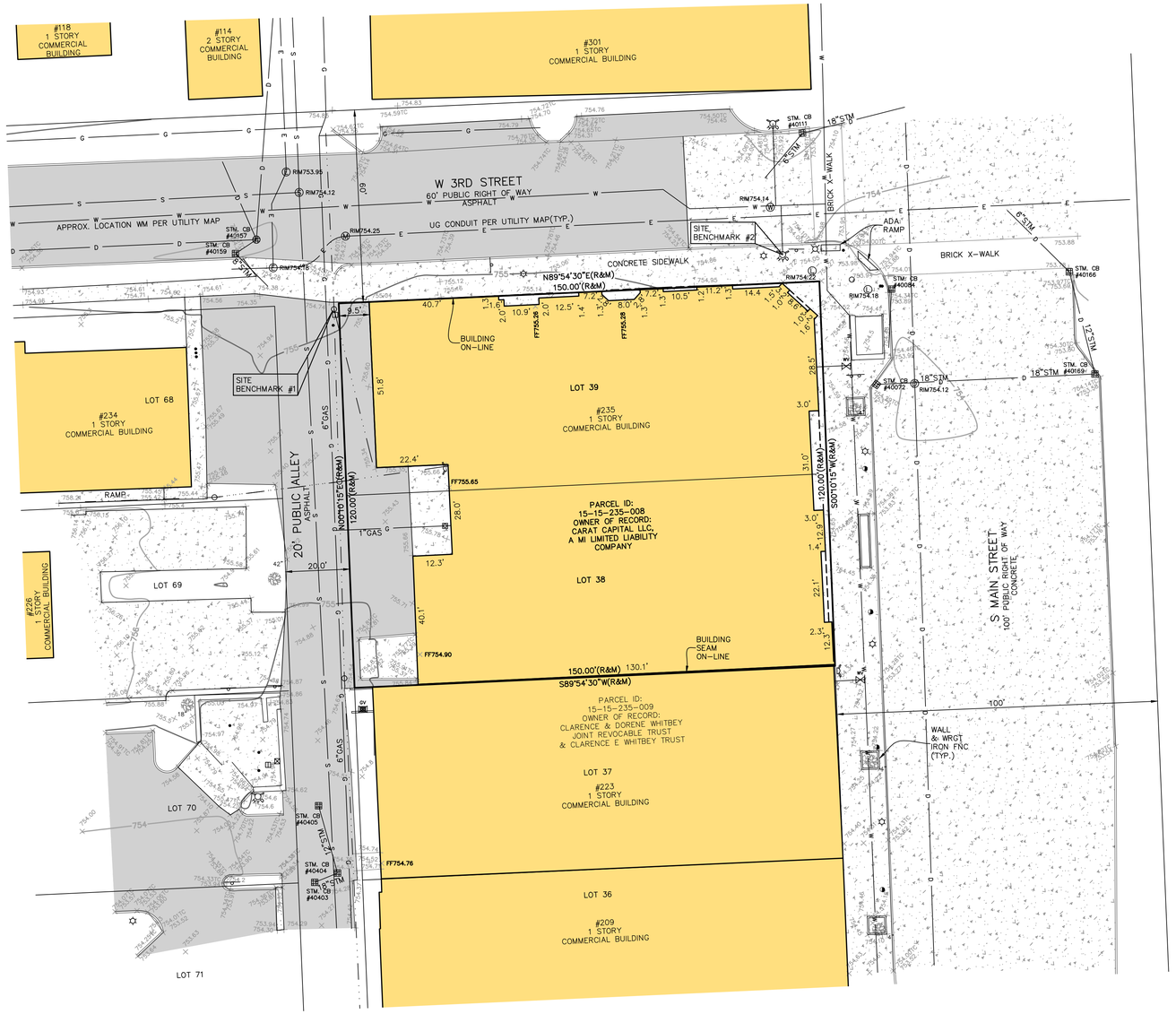
SITE BENCHMARK #2
ARROW ON HYDRANT, NORTHEAST CORNER OF PROPERTY.
ELEVATION = 757.00' (NAVD 88)

LEGEND

(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
+0.00	GROUND ELEVATION
Ⓔ	ELECTRIC MANHOLE
⊠	ELECTRIC METER
⊟	ELECTRIC PANEL
■	ELECTRIC RISER
○	UTILITY POLE
⊠	GAS METER
⋈	GAS VALVE
	LIGHT POLE WITH STREET LAMP
Ⓛ	PUBLIC LIGHTING MANHOLE
	TRAFFIC SIGNAL
Ⓢ	SANITARY MANHOLE
⊕	ROUND CATCH BASIN
▦	SQUARE CATCH BASIN
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
Ⓦ	WATER GATE MANHOLE
⋈	WATER VALVE
Ⓜ	UNKNOWN MANHOLE
•	BOLLARD
⚬	FLAGPOLE
✖	FENCE POST
☼	LIGHTPOST/LAMP POST
◑	PARKING METER
	SINGLE POST SIGN
	DOUBLE POST SIGN
	DECIDUOUS TREE (AS NOTED)
	PARCEL BOUNDARY LINE
	PLATTED LOT LINE
	BUILDING
	BUILDING OVERHANG
	ASPHALT CURB
	CONCRETE CURB
	EDGE OF CONCRETE (CONC.)
	EDGE OF ASPHALT (ASPH.)
	EDGE OF BRICK
	FENCE (AS NOTED)
	WALL (AS NOTED)
	OVERHEAD UTILITY LINE
E	ELECTRIC LINE
G	GAS LINE
S	SANITARY LINE
D	STORM LINE
W	WATER LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	BUILDING AREA
	ASPHALT
	CONCRETE

PRIOR TO CONSTRUCTION ALL LOCATIONS AND DEPTHS OF EXITING UTILITIES SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

811 Know what's below. 811 before you dig.



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PROPERTY DESCRIPTION
THE LAND IS DESCRIBED AS FOLLOWS:

LAND IN THE CITY OF ROCHESTER, COUNTY OF OAKLAND, STATE OF MICHIGAN

LOTS THIRTY-EIGHT (38) AND THIRTY NINE (39) OF ORIGINAL PLAT OF ROCHESTER, AS RECORDED IN LIBER 3, PAGE 30 OF PLATS, OAKLAND COUNTY RECORDS.

SAID PREMISES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ACCORDING TO A SURVEY THEREOF, DATED MARCH 6, 1961, MADE BY GEORGE JEROME & CO., CIVIL ENGINEERS AND SURVEYORS, DETROIT, MICHIGAN, AS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF MAIN STREET (100 FEET WIDE) AND THE SOUTH LINE OF THIRD STREET (60 FEET WIDE), BEING THE NORTHEAST COMER OF SAID LOT 39; THENCE SOUTH 0° 10' 15" WEST ALONG THE WEST LINE OF MAIN STREET (BEING THE EAST LINE OF SAID LOTS 39 AND 38) 120 FEET TO THE SOUTHEAST CORNER OF SAID LOT 38; THENCE SOUTH 89° 54' 30" WEST ALONG THE SOUTH LINE OF SAID LOT 38, 150 FEET TO A POINT ON THE EAST LINE OF A PUBLIC ALLEY (20 FEET WIDE), BEING THE SOUTHWEST COMER OF SAID LOT 38; THENCE NORTH 0° 10' 15" EAST ALONG THE EAST LINE OF SAID PUBLIC ALLEY (BEING THE WEST LINE OF SAID LOTS 38 AND 39) 120 FEET TO A POINT ON THE SOUTH LINE OF THIRD STREET, BEING THE NORTHWEST CORNER OF SAID LOT 39; THENCE NORTH 89°54' 30" EAST ALONG THE SOUTH LINE OF THIRD STREET (BEING THE NORTH LINE OF SAID TOT 39) 150 FEET TO THE POINT OF BEGINNING.

TITLE REPORT NOTE
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY) COMMITMENT No. C-187465, DATED FEBRUARY 26, 2025, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

(NO SPECIFIC EASEMENTS LISTED)

SURVEYOR'S NOTE
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS AND DRAWINGS PROVIDED BY VARIOUS UTILITY COMPANIES AND/OR MUNICIPAL AGENCIES. UNDERGROUND UTILITIES WHICH ARE LOCATED ON PRIVATE PROPERTY ARE TYPICALLY NOT NOT SHOWN ON PLANS PROVIDED BY THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

MANHOLE SCHEDULE

POINT#	TYPE	RIM(FT)	SIZE(IN)	DIR	INV(FT)
40072	SQCB	753.79	18	E	748.69
40084	SQCB	753.88	12	SW	751.53
			6	NE	751.88
40111	SQCB	753.88	18	NE	749.13
			6	SW	749.38
40159	SQCB	753.78	8	SE	751.38
40166	SQCB	753.70	12	SE	749.90
			6	NW	750.30
40169	SQCB	753.52	12	N	749.62
			18	W	749.52
40403	SQCB	754.22	18	E	751.47
40404	SQCB	754.35	12	NW	751.90
			18	W	751.25
40405	SQCB	754.21	UNABLE TO DIP		

SURVEYOR'S CERTIFICATION
TO TOWER CONSTRUCTION; CARAT CAPITAL LLC, A MICHIGAN LIMITED LIABILITY COMPANY; CHIRCO TITLE AGENCY, INC.; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 7A, 8, 9, AND 11A OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 12/17/25.

DATE OF PLAT OR MAP: 12/31/25

DRAFT

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemtec-survey.com

KEM-TEC
PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES
Eastpointe (800) 266.7222
Ann Arbor (734) 994.0888
Detroit (313) 758.0677
Grand Blanc (888) 694.0001
www.kemtecagroupofcompanies.com

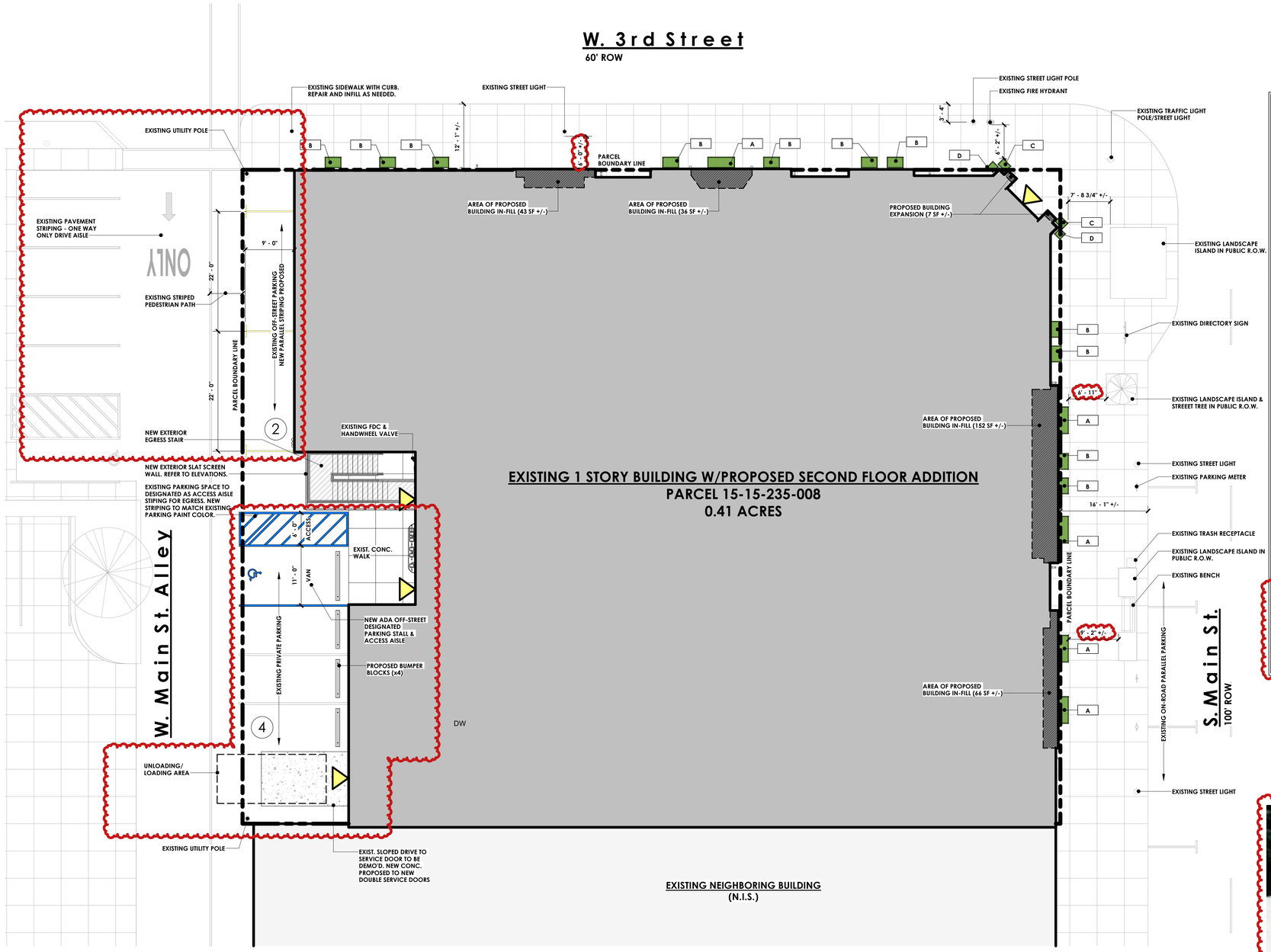
ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: TOWER CONSTRUCTION
235 S. MAIN STREET, ROCHESTER, MICHIGAN,
PART OF SECTION 15,
TOWN 3 NORTH, RANGE 11 EAST

REVISION	DATE	BY	DESCRIPTION

DRAWN BY: RDM
CHECKED BY: ATS
DATE: 12/30/25 12/31/25 DECEMBER 31, 2025
PROJECT NO. 25-02581
SCALE: 1" = 20'

1

1 OF 1 SHEETS



Architectural Site Plan

1" = 10'-0"

Zoning Information (City of Rochester)

PROJECT ADDRESS:	
235 S. MAIN STREET ROCHESTER, MI 48307	
APPLICABLE ORDINANCES:	
CITY OF ROCHESTER ZONING ORDINANCE	
CITY OF ROCHESTER ZONING MAP	
SUMMARY:	
TAX PARCEL NO.	15-15-235-008
LOTS	-
SUBDIVISION	-
ZONED	CBD (CENTRAL GENERAL BUSINESS)
PREVIOUS EXISTING USE:	ART GALLERY
PROPOSED USE:	JEWELRY & WATCH RETAILER (PERMITTED BY RIGHT)
LOT AREA	17,991 SQ. FT. (0.413 ACRES)
LOT COVERAGE (FOOTPRINT)	
EXISTING BUILDING + IN-FILLS	15,710 SQ. FT.
TOTAL:	15,710 / 17,991 = 87.3% LOT COVERAGE
MAX. COVERAGE ALLOWABLE:	N/A (SEC. 2000)
MINIMUM LOT SIZE	N/A (SEC. 2000)
BUILDING HEIGHT (SEC. 2000)	
MAXIMUM BUILDING HEIGHT:	2 STORIES
BUILDING HEIGHT	2 STORIES (EXISTING ROOF RIDGE LINE TO REMAIN - NO CHANGE)
SETBACKS (SEC. 2000)	
REQUIRED (CBD)	
FRONT	N/A (SEC. 2000)
SIDE	SETBACK REQUIRED 10' (MIN.) / TOTAL 35'
REAR	SETBACK REQUIRED 3' (MIN.)
PROPOSED:	
S. MAIN ST. & W. 3RD ST. (FRONT)	EXISTING SETBACK TO BE MAINTAINED - NO CHANGE
SIDE	N/A
W. MAIN ST. ALLEY (REAR)	EXISTING SETBACK TO BE MAINTAINED - NO CHANGE
OFF-STREET PARKING REQUIREMENTS (SEC. 2400):	
REFER TO SHEET AS.101.1 FOR OFF-STREET PARKING REQUIREMENTS	
HOURS OF OPERATION (RETAIL SPACE):	
REFER TO OWNER PARKING DEMAND LETTER	

= EXIT

IMAGE IS FOR REFERENCE ONLY

PROPOSED EXTERIOR UNFIXED PLANTER BOXES

BASIS OF DESIGN:	DOITY & SONS OR EQ.	
MODEL:	STANDARD RECTANGULAR PLANTER	
MATERIAL:	CONCRETE	
FINISH:	PRE-FINISHED	
COLOR:	GRAPHITE	
SIZES/QTY:	'A' 60"L x 24"W x 24"H	(x5)
	'B' 36"L x 24"W x 24"H	(x11)
	'C' 24"L x 18"W x 18"H	(x2)
	'D' 18"L x 18"W x 30"H	(x2)

(ALL PLANTER BOXES TO HAVE HOLES AT BOTTOM FOR PROPER DRAINAGE.)

Planter Box Detail

Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

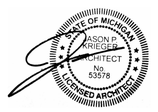
Client:
Lucido Fine Jewelry
312 S. Main St.
Rochester, MI 48307

Project:
Lucido Fine Jewelry
235 S. Main St.
Rochester, MI 48307

Issued	Description	By
2026-01-08	SPA	
2026-02-05	SPA Rev.1	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:



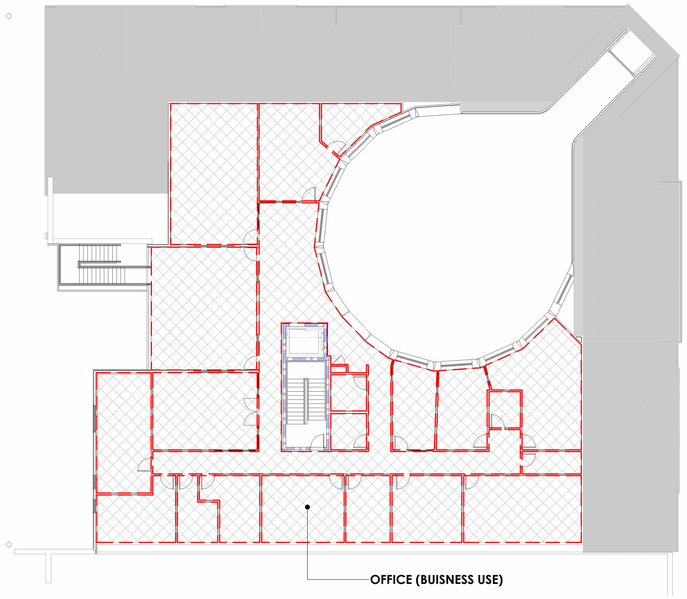
Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Architectural Site Plan

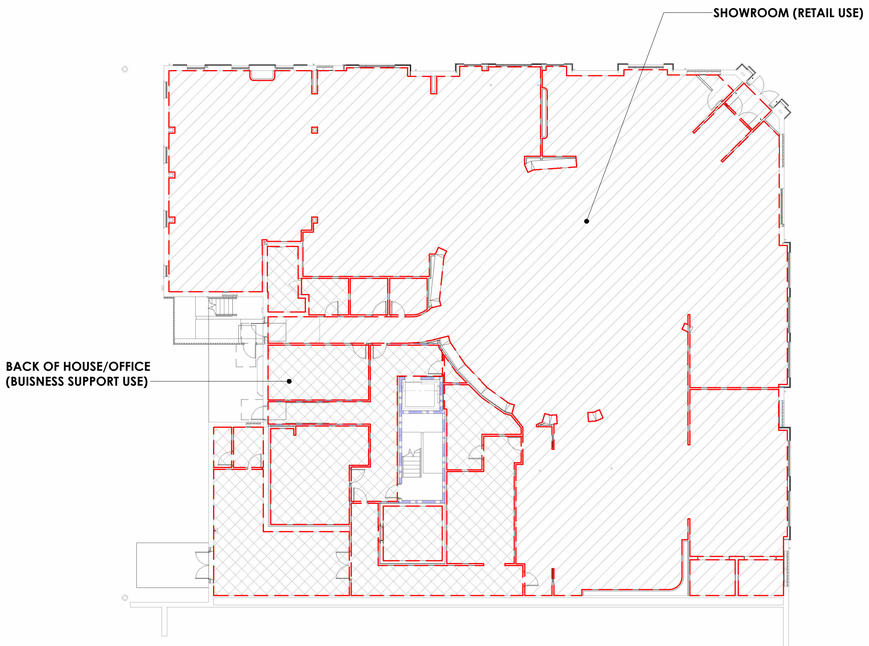
Project Number:
25-194

Sheet Number:
AS.101



Second Floor Plan - Parking Calculations

1/16" = 1'-0"



First Floor Plan - Parking Calculations

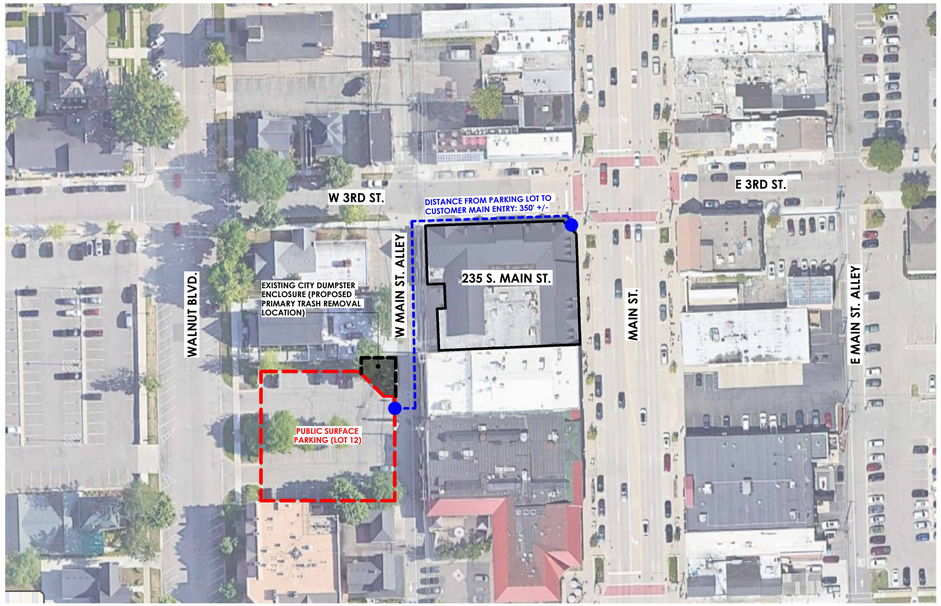
1/16" = 1'-0"

Parking Information

APPLICABLE ORDINANCES:

CITY OF ROCHESTER ZONING ORDINANCE // *OFF-STREET PARKING REQUIREMENTS (SEC. 2400):*

FIRST FLOOR:		
	BUSINESS USE 1 SPACE PER 300 SQ FT	**BUSINESS REQ'D PARKING :** • 3,074 SQ. FT. / 300 SQ. FT. = 10.25 SPACES REQ'D.
	RETAIL USE 1 SPACE PER 200 SQ FT	**RETAIL REQ'D PARKING:** • 10,958 SQ. FT. / 200 SQ. FT. = 55 SPACES REQ'D.
SECOND FLOOR:		
	BUSINESS USE 1 SPACE PER 300 SQ FT	**BUSINESS REQ'D PARKING :** • 6,160 SQ. FT. / 300 SQ. FT. = 20.5 SPACES REQ'D.
TOTAL PARKING REQUIREMENTS:		86 PARKING SPACES
		31 CURRENTLY ALOTTED PARKING SPACES
		6 EXISTING PARKING SPACES AT REAR (WEST) SIDE OF BUILDING
		49 PARKING SPACES (TO BE PAID IN LIEU OF ADDED SPACES)



North

Context Map

Scale: Not to Scale

Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

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Lucido Fine Jewelry
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PRELIMINARY NOT FOR CONSTRUCTION

Issued	Description	By
2026-02-05	SPA Rev.1	

Seal:

Note:

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North Arrow:

N

Sheet Title:

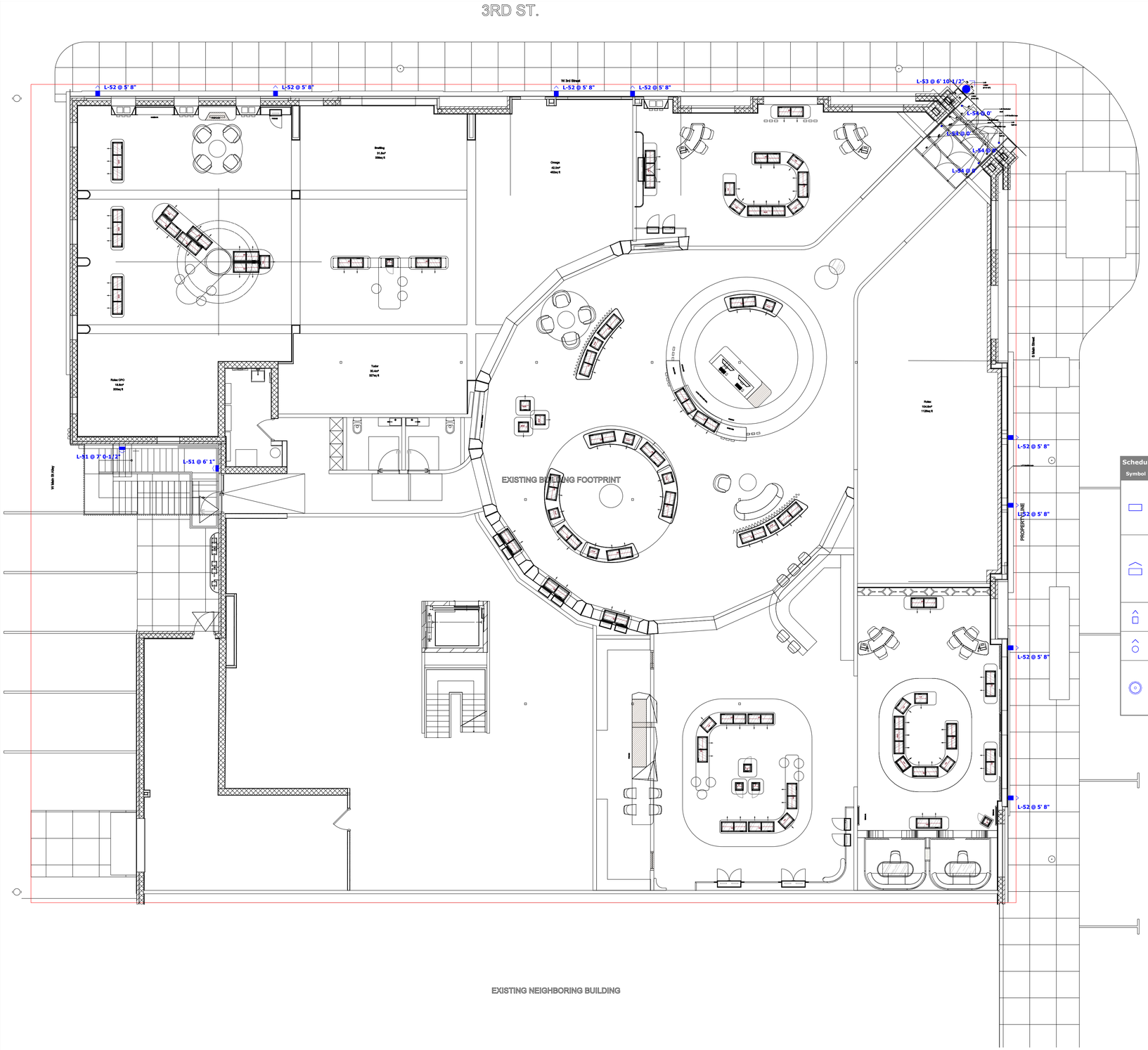
Architectural - Parking & Site Planning

Project Number:

25-194

Sheet Number:

AS.101.1



Plan View
Scale - 1" = 8ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Terrace	+	3.2 fc	5.9 fc	0.2 fc	29.5:1	16.0:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
▭	L-50	8	iGuzzini illuminazione S.p.A	I.LBIO2-TR-RF-930-WF-REM-02	Laser Blade InOut recessed – small body 2X – IP65 – Warm White LED – Remote power supply – Wide Flood optics	319	0.9	3.92
⌂	L-51	2	iGuzzini illuminazione S.p.A	IALL-S-830-AF2-120-02-F-02-D10	Wall-mounted luminaire - Warm White - Integrated power supply - AF (Up) optic + AF (Down) optic - 13W 1407.6lm - 3000K	1583	0.9	13
⌂	L-52	8	GENERATION BRANDS, LLC	700OWVEX93012BUDUNV	VEX 12 OUTDOOR WALL UP AND DOWNLIGHT	477	0.9	15.1
⌂	L-53	1	Generation Brands	700WSBOW6W-LED830	LED Wall Sconce	1152	0.9	47.9
◎	L-54	4	iGuzzini illuminazione S.p.A	ILUO80-MO-830WF-REM-13	Light UP Orbit: Floor recessed Orbit D=80mm - Wide Flood optic - 5.5W 610lm (500mA) - 3000K	500	0.9	5.5

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

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Alternates Note
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Drawing Note
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Ordering Note
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LUCIDO FINE JEWELRY - ROCHESTER
PHOTOMETRIC PLAN
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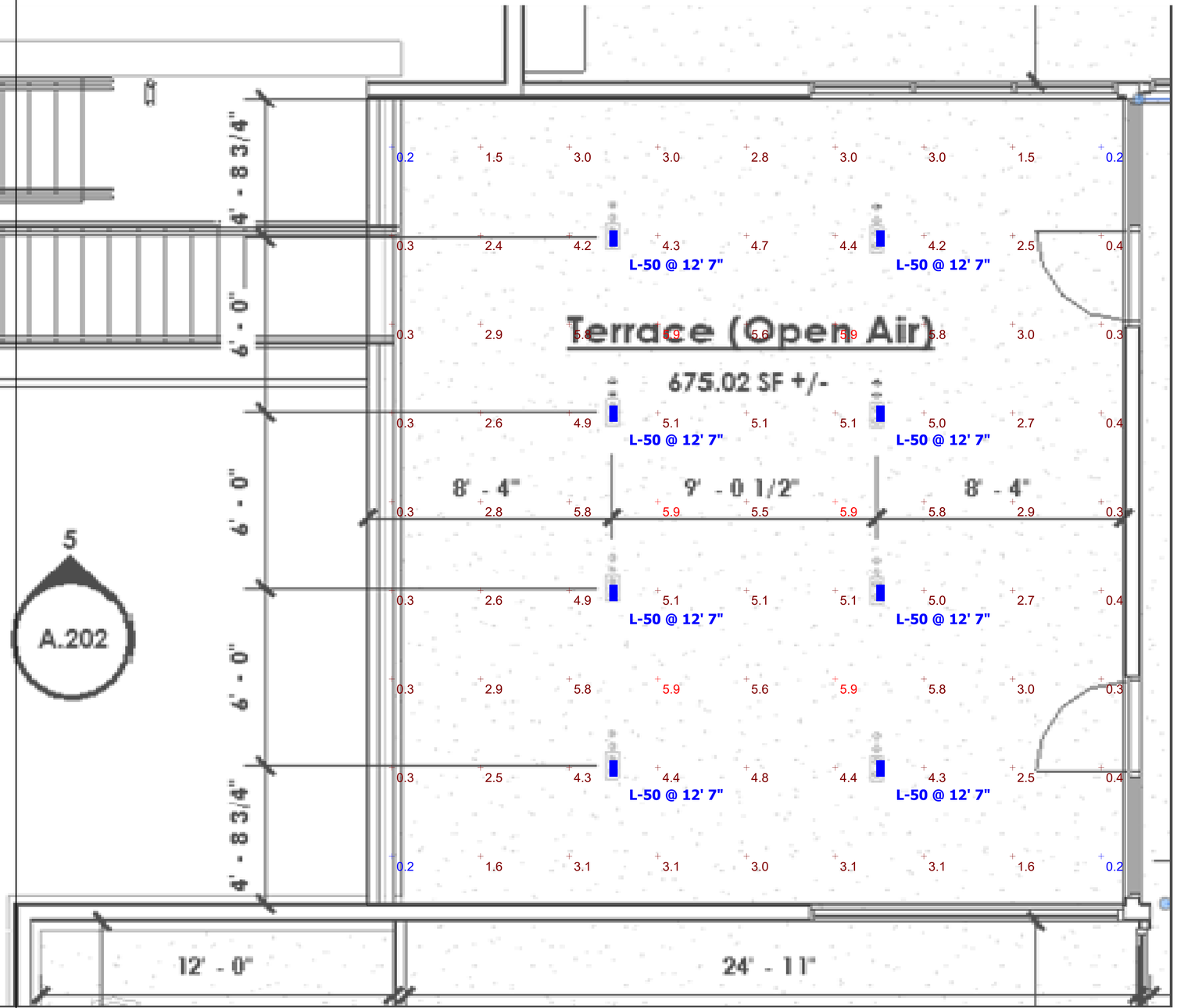
Designer
KS
Date
01/06/2026
Scale
Not to Scale
Drawing No.
#26-52683_V1



Plan View
Scale - 1" = 2ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Terrace	+	3.2 fc	5.9 fc	0.2 fc	29.5:1	16.0:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
▭	L-50	8	iGuzzini illuminazione S.p.A	I.LBIO2-TR-RF-930-WF-REM-02	Laser Blade InOut recessed – small body 2X – IP65 – Warm White LED – Remote power supply – Wide Flood optics	319	0.9	3.92
⌓	L-51	2	iGuzzini illuminazione S.p.A	IALL-S-830-AF2-120-02-F-02-D10	Wall-mounted luminaire - Warm White - Integrated power supply - AF (Up) optic + AF (Down) optic - 13W 1407.6lm - 3000K	1583	0.9	13
⌂	L-52	8	GENERATION BRANDS, LLC	700OWVEX93012BUDUNV	VEX 12 OUTDOOR WALL UP AND DOWNLIGHT	477	0.9	15.1
⌂	L-53	1	Generation Brands	700WSBOW6W-LED830	LED Wall Sconce	1152	0.9	47.9
◎	L-54	4	iGuzzini illuminazione S.p.A	ILUO80-MO-830WF-REM-13	Light UP Orbit: Floor recessed Orbit D=80mm - Wide Flood optic - 5.5W 610lm (500mA) - 3000K	500	0.9	5.5

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2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
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LUCIDO FINE JEWELRY - ROCHESTER
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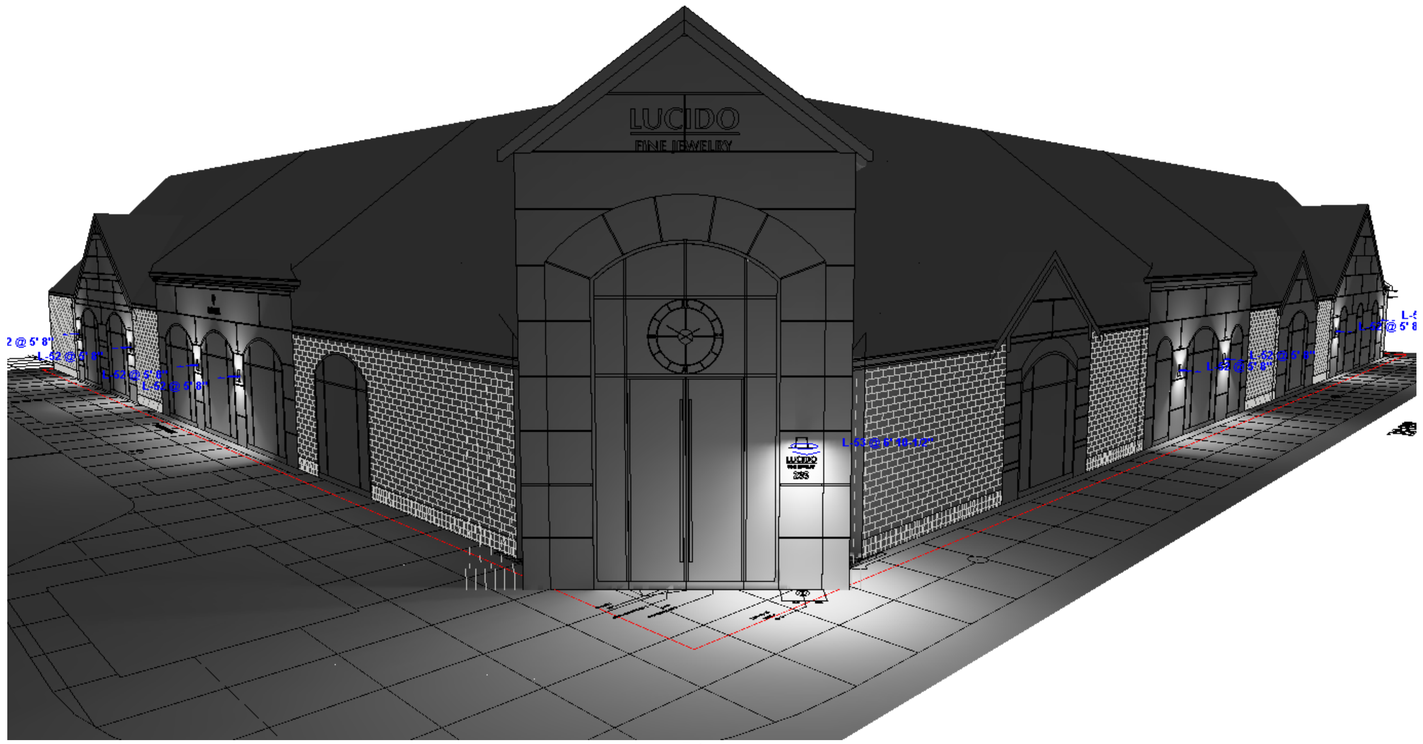
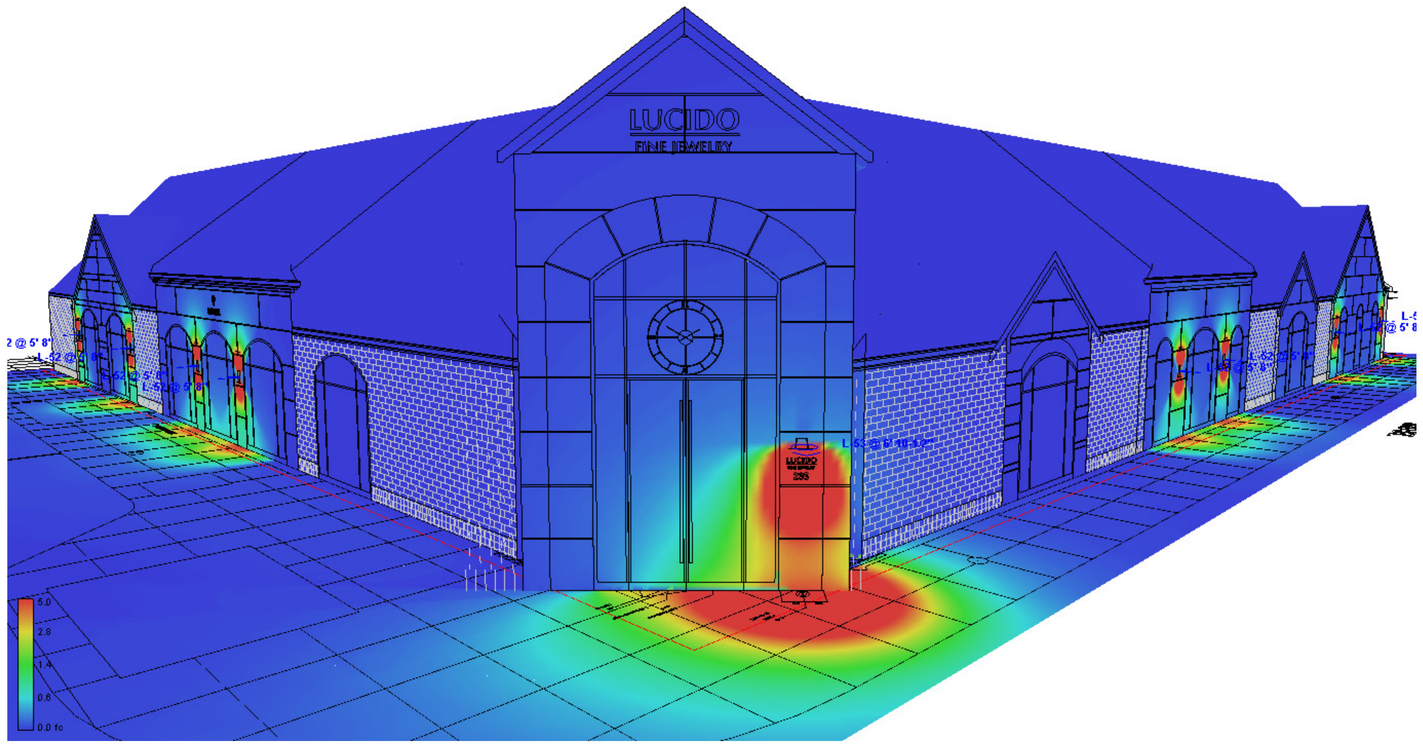
AS.103

Designer
KS
Date
01/06/2026
Scale
Not to Scale
Drawing No.
#26-52683_V1



Entrance



Entrance Pseudocolor

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Terrace	+	3.2 fc	5.9 fc	0.2 fc	29.5:1	16.0:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
▭	L-50	8	iGuzzini illuminazione S.p.A	I.LBIO2-TR-RF-930-WF-REM-02	Laser Blade InOut recessed – small body 2X – IP65 – Warm White LED – Remote power supply – Wide Flood optics	319	0.9	3.92
⌓	L-51	2	iGuzzini illuminazione S.p.A	IALL-S-830-AF2-120-02-F-02-D10	Wall-mounted luminaire - Warm White - Integrated power supply - AF (Up) optic + AF (Down) optic - 13W 1407.6lm - 3000K	1583	0.9	13
⌂	L-52	8	GENERATION BRANDS, LLC	700OWVEX93012BUDUNV	VEX 12 OUTDOOR WALL UP AND DOWNLIGHT	477	0.9	15.1
⌂	L-53	1	Generation Brands	700WSBOW6W-LED830	LED Wall Sconce	1152	0.9	47.9
◎	L-54	4	iGuzzini illuminazione S.p.A	ILUO80-MO-830WF-REM-13	Light UP Orbit: Floor recessed Orbit D=80mm - Wide Flood optic - 5.5W 610lm (500mA) - 3000K	500	0.9	5.5

NOTE:
ILLUMINATION FROM UP/DOWN FIXTURES (I.E. 'L-52') WILL SERVE TO ACCENT THE BUILDING WALLS & WILL NOT SHINE INTO THE NIGHT SKY.

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
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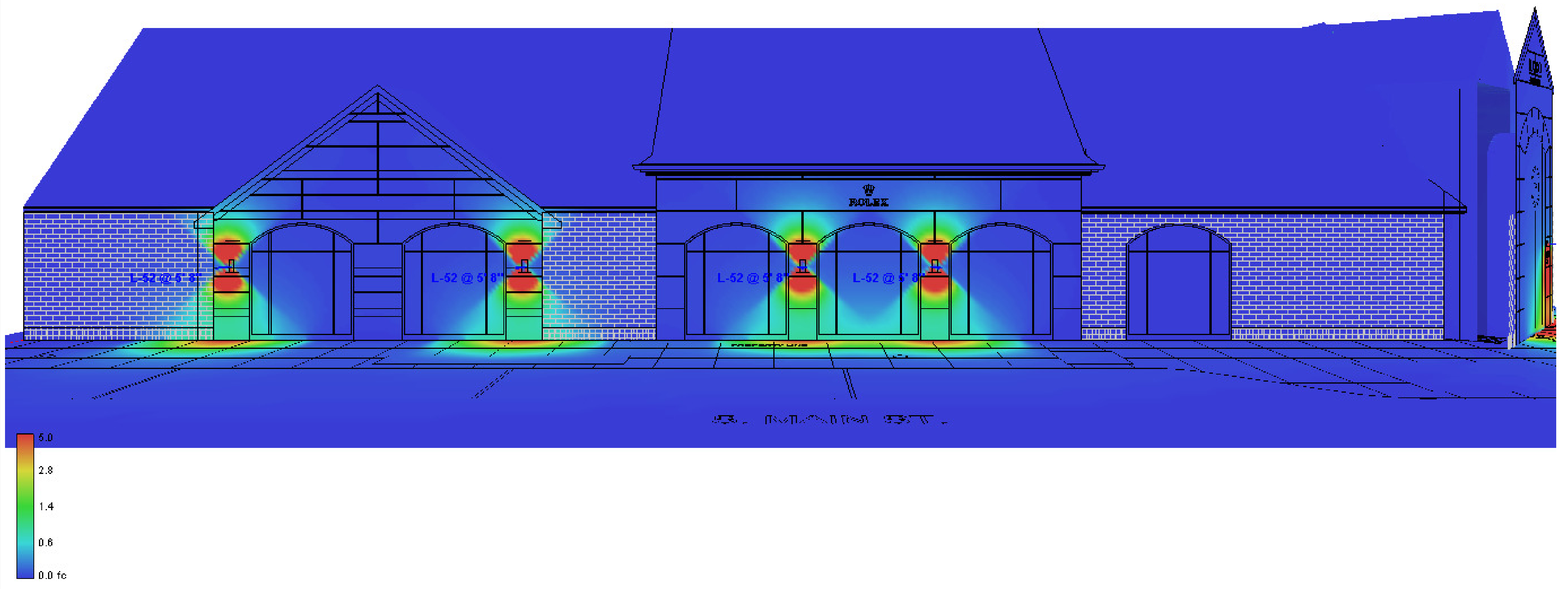
AS.104

Designer
KS
Date
01/06/2026
Scale
Not to Scale
Drawing No.
#26-52683_V1

S Main Street



S Main Street Pseudocolor

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Terrace	+	3.2 fc	5.9 fc	0.2 fc	29.5:1	16.0:1

Schedule

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⌂	L-52	8	GENERATION BRANDS, LLC	700OWVEX93012BUDUNV	VEX 12 OUTDOOR WALL UP AND DOWNLIGHT	477	0.9	15.1
⌂	L-53	1	Generation Brands	700WSBOW6W-LED830	LED Wall Sconce	1152	0.9	47.9
◎	L-54	4	iGuzzini illuminazione S.p.A	ILUO80-MO-830WF-REM-13	Light UP Orbit: Floor recessed Orbit D=80mm - Wide Flood optic - 5.5W 610lm (500mA) - 3000K	500	0.9	5.5

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GBA

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Designer
KS
Date
01/06/2026
Scale
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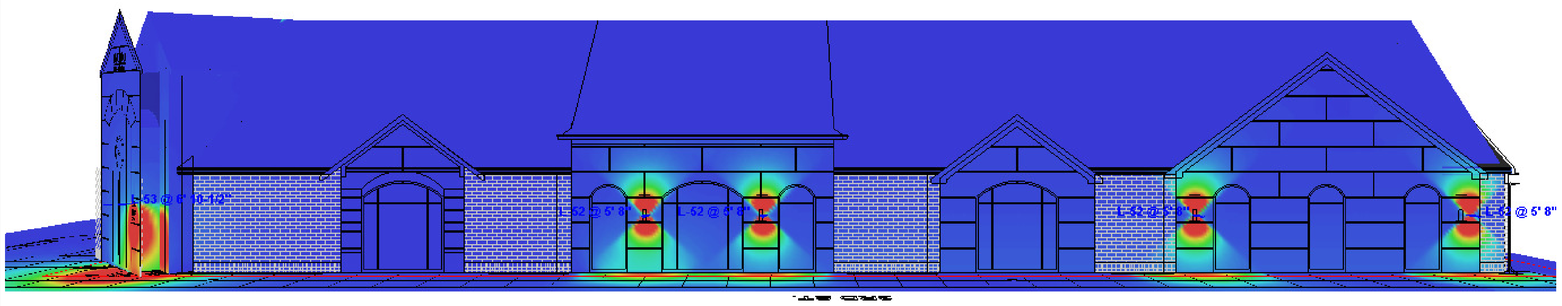
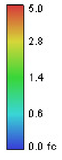
Drawing No.
#26-52683_V1

W 3rd Street





W 3rd Street Pseudocolor

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Terrace	+	3.2 fc	5.9 fc	0.2 fc	29.5:1	16.0:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
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⌂	L-52	8	GENERATION BRANDS, LLC	700OWVEX93012BUDUNV	VEX 12 OUTDOOR WALL UP AND DOWNLIGHT	477	0.9	15.1
⌂	L-53	1	Generation Brands	700WSBOW6W-LED830	LED Wall Sconce	1152	0.9	47.9
◎	L-54	4	iGuzzini illuminazione S.p.A	ILUO80-MO-830WF-REM-13	Light UP Orbit: Floor recessed Orbit D=80mm - Wide Flood optic - 5.5W 610lm (500mA) - 3000K	500	0.9	5.5

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LUCIDO FINE JEWELRY - ROCHESTER
PHOTOMETRIC PLAN
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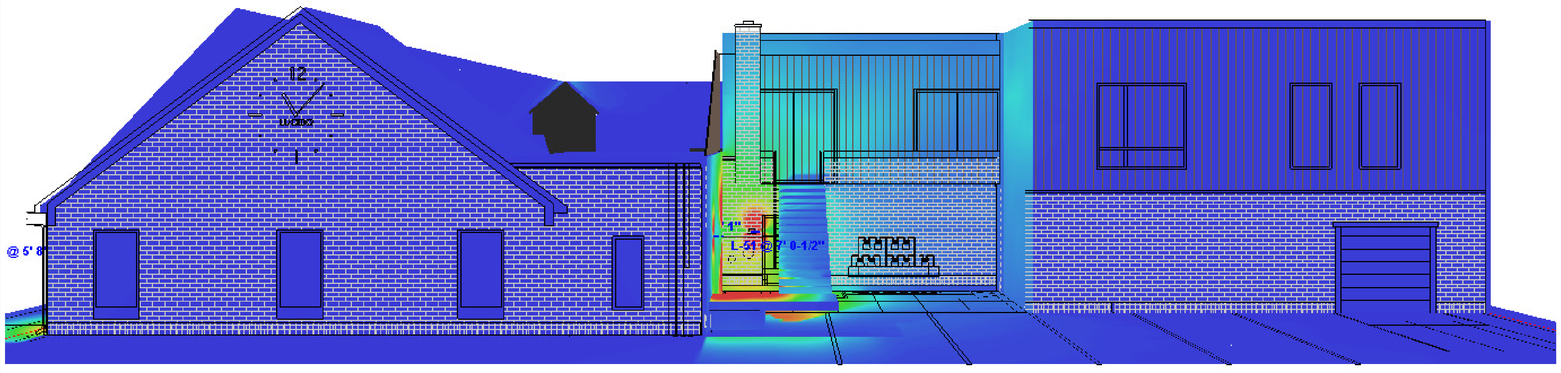
AS.106

Designer
KS
Date
01/06/2026
Scale
Not to Scale
Drawing No.
#26-52683_V1

W Main St Alley



5.0
2.8
1.4
0.6
0.0 fc

W Main St Alley Pseudocolor

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Terrace	+	3.2 fc	5.9 fc	0.2 fc	29.5:1	16.0:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
▭	L-50	8	iGuzzini illuminazione S.p.A	I.LBIO2-TR-RF-930-WF-REM-02	Laser Blade InOut recessed – small body 2X – IP65 – Warm White LED – Remote power supply – Wide Flood optics	319	0.9	3.92
⌂	L-51	2	iGuzzini illuminazione S.p.A	IALL-S-830-AF2-120-02-F-02-D10	Wall-mounted luminaire - Warm White - Integrated power supply - AF (Up) optic + AF (Down) optic - 13W 1407.6lm - 3000K	1583	0.9	13
⌂	L-52	8	GENERATION BRANDS, LLC	700OWVEX930128UDUNV	VEX 12 OUTDOOR WALL UP AND DOWNLIGHT	477	0.9	15.1
⌂	L-53	1	Generation Brands	700WSBOW6W-LED830	LED Wall Sconce	1152	0.9	47.9
◎	L-54	4	iGuzzini illuminazione S.p.A	ILUO80-MO-830WF-REM-13	Light UP Orbit: Floor recessed Orbit D=80mm - Wide Flood optic - 5.5W 610lm (500mA) - 3000K	500	0.9	5.5

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

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Alternates Note

THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Drawing Note

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Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Mounting Height Note

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LUCIDO FINE JEWELRY - ROCHESTER
PHOTOMETRIC PLAN
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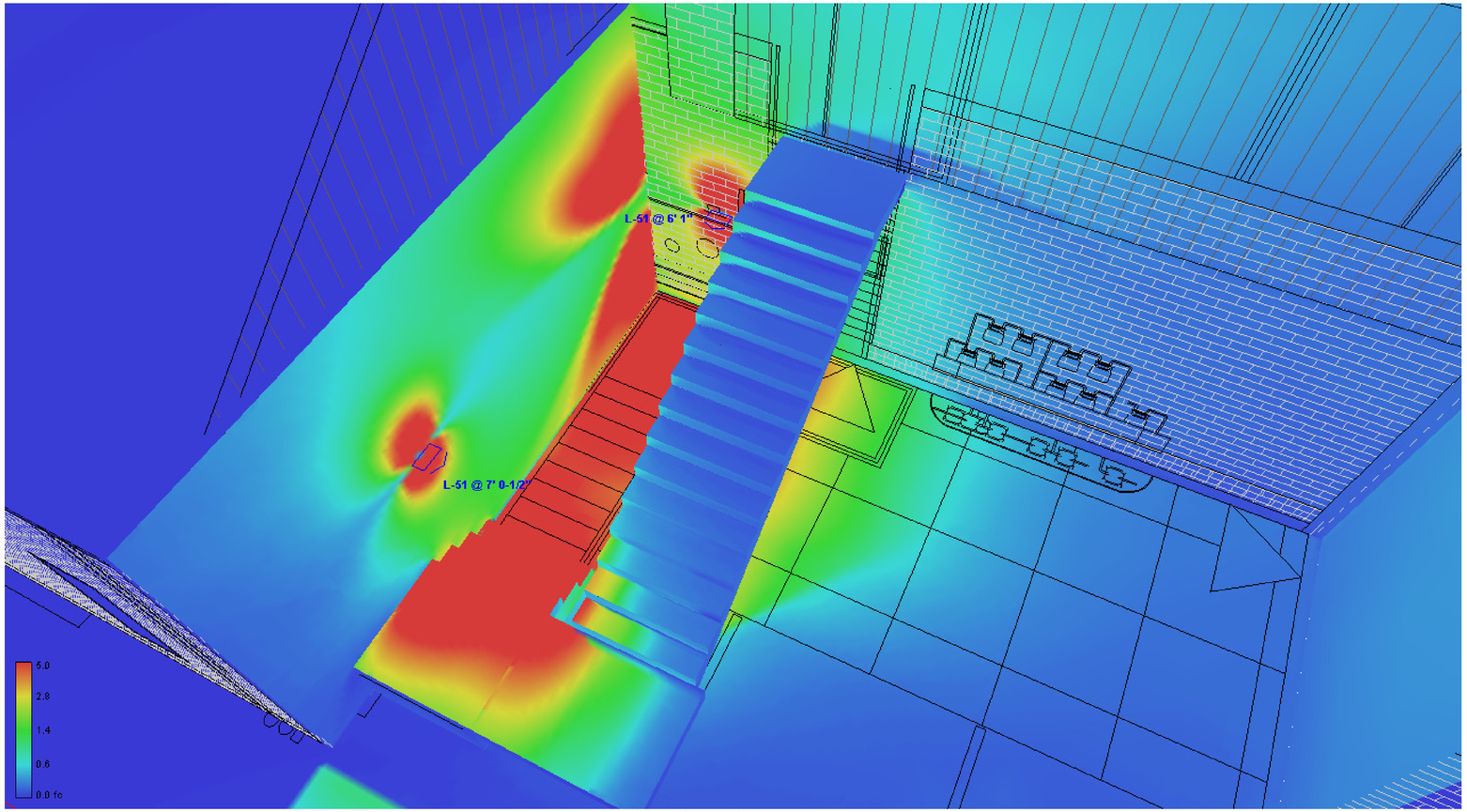
AS.107

Designer
KS
Date
01/06/2026
Scale
Not to Scale
Drawing No.
#26-52683_V1



W Main St Alley Alt Pseudocolor

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Schedule

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	L-53	1	Generation Brands	700WSBOW6W-LED830	LED Wall Sconce	1152	0.9	47.9
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PHOTOMETRIC PLAN
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AS.108

Designer
KS
Date
01/06/2026
Scale
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Drawing No.
#26-52683_V1

LASER BLADE INOUT 2

Recessed Downlight - Remote

Project: **L-50** **SPECIFICATION SHEET** | 1 of 5

Type:

Laser Blade InOut is the continuity of the Laser Blade family designed for wet or damp applications. The luminaires are equipped with high performance Opti Beam optics system for low luminance downlights (UGR < 10). Laser Blade InOut is available in 4 aperture sizes, trim or flush mount, 3 distributions, generous outputs of up to 2400 lumens and excellent chromatic performance.

PHOTOMETRIC SUMMARY

Optic	Lumens (lm)	Efficacy (lm/W)	Max Candela (cd)	BUG
FL - 30°	332	61	1,077	B1 U0 G0
WF - 48°	319	59	605	B1 U0 G0

For 3000K, 90CRI. Consult page 2 for full photometric data.

FINISH OPTIONS

01 02 15 F5

Consult factory for custom finishes

OPTIC OPTIONS

Flood Wide Flood

FEATURES

- 0-10V (120-277V) down to 1%
  Triac and ELV (120V) down to 15%
- Additional sizing available with integral driver: Ceiling 2, Ceiling 5, Wall 2 & Wall 5
- Additional sizing available with remote driver: Ceiling 4, Ceiling 6, Wall 4, Wall 6 Recessed 4, Recessed 10 & Recessed 15
- Consult factory for further customization
- Full specification available page 4

IK 06 · IP 65 · 5-Year Limited Warranty · CE · cULus

ORDERING INFO

PRODUCT CODE — EXAMPLE: ILBIO2-TR-RF-930-FL-REM-01

MODEL	MOUNTING	INSTALLATION TYPE	LED	OPTIC	VOLTAGE	FINISH (TRIM / BAFFLE)			
ILBIO2 Two Cells	**TR** Trim	**RF** Remodel	**927** 2700K, 90CRI	**FL** Flood 30°	**REM** Remote	**01** White / Black	**02** Black / Black	**15** Gray / Black	**I5** Rust Brown / Black
	FM Flush Mounted	**NC** New Construction Plaster Frame	**930** 3000K, 90CRI	**WF** Wide Flood 48°		**T4** White / Glossy Lead	**T0** Black / Glossy Lead	**T8** Gray / Glossy Lead	**U2** Rust Brown / Glossy Lead
		CP New Construction Chicago Plenum	**935** 3500K, 90CRI			**T3** White / Glossy Sand	**S9** Black / Glossy Sand	**T7** Gray / Glossy Sand	**U1** Rust Brown / Glossy Sand
			940 4000K, 90CRI			**T2** White / Glossy Copper	**S8** Black / Glossy Copper	**T6** Gray / Glossy Copper	**U0** Rust Brown / Glossy Copper
						T1 White / Glossy Urban Bronze	**S7** Black / Glossy Urban Bronze	**T5** Gray / Glossy Urban Bronze	**T9** Rust Brown / Glossy Urban Bronze

DRIVER CODE — EXAMPLE: 4548-0700-D38-UNV-ED10

DRIVER

Driver options are available on page 2.

DM-90 | Last Update: August 14, 2025

Due to continuous improvements, the information herein may be changed without notice.

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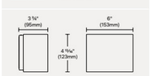
ALLURE 6

Wall - Integral

Project: **L-51** **SPECIFICATION SHEET** | 1 of 4

Type:



PHOTOMETRIC SUMMARY

Optic	Lumens (lm)	Efficacy (lm/W)	Max Candela (cd)
AFD	577	81	518
ASD	530	74	357
AFU	842	118	534
ASU	733	103	361
AF2	1407	108	528/528
AFS	1355	104	519/350
AS2	1252	96	362/332
ASF	TBC	TBC	TBC

For 3000K, 80CRI. Consult page 4 for full photometric data.

FEATURES

- 0-10V (120-277V) down to 10%
  Triac and ELV (120V) down to 10%
- Additional mounting available with integral driver: Allure 10
- Consult factory for further customization
- Full specification available page 3

FINISH OPTIONS

01 02 07 10 F5

Consult factory for custom finishes

OPTIC OPTIONS

AFD Down · ASD Down · AFU Up · ASU Up · AF2 Up/Down · AFS Up/Down · AS2 Up/Down · ASF Up/Down

IK 06 · IP 66 · 5-Year Limited Warranty · CE · cULus

ORDERING INFO

PRODUCT CODE — EXAMPLE: IALL-S-830-AF2-120-01-F-FS-LTE

MODEL	SIZE	LED	OPTIC	VOLTAGE	FINISH (BODY)	BAFFLE TYPE	FINISH (BAFFLE)		DIMMING
IALL Allure	**S** Small 6" (153mm)	**827** 2700K, 80CRI	DOWN: **AFD** Asymmetrical forward down	**120** [1] 120V	**01** White	**F** Flush	**01** White	**F7** Glossy Copper	**LTE** Leading (Triac) and trailing-edge (ELV)
		830 3000K, 80CRI	**ASD** Asymmetrical side down	**UNV** [1] 120-277V	**02** Black	**B** [1] Visible	**02** Black	**H3** Glossy Black	
		835 3500K, 80CRI	UP: **AFU** Asymmetrical forward up		**07** Green		**07** Green	**M3** Glossy Sand	**D10** 0-10V (down to 10%)
		840 4000K, 80CRI	**ASU** Asymmetrical side up		**15** Gray		**15** Gray	**M4** Glossy Lead	
			UP / DOWN: **AF2** Asymmetrical forward up and down		**FS** Rust Brown		**FS** Rust Brown	**M5** Glossy Urban Bronze	
			AFS Asymmetrical forward up and asymmetrical side down					**I3** [1] Satin Transparent	
			AS2 Asymmetrical side up and down						
			ASF Asymmetrical side up and asymmetrical forward down						

1 For LTE dimming
2 For D10 dimming
3 See page 3 for details: Border height is ¼" (3mm) except Satin Transparent (I9) is 1/4" (10mm)
4 Available only for baffle with visible ¼" (10mm) border (B)

DM-90 | Last Update: July 1, 2025

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VEX 12 OUTDOOR WALL

L-52

Visual Comfort & Co.

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- For up- and down-light option, light direction is independently controlled. Symmetric or asymmetric beam angles can be set from 10° - 120° with simple tool-free adjustment
- Angle markers ensure consistent and precise aiming and adjustment from fixture to fixture
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements. appropriate for commercial use. Available in modern finishes
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. suitable and safe for commercial use).
- The LED Driver is housed within the junction box. (L. 3.3" | W. 1.6" | H. 1")

Black

Black · Black 3/4 · Bronze · Bronze 3/4

LAMPING

ORDERING INFORMATION

7000WVEX	CRI	COLOR TEMP	LENGTH (A)	FINISH	FUNCTION	VOLTAGE
	9 90 CRI	30 3000K	12 12"	B BLACK Z BRONZE	DO DOWNLIGHT ONLY UD UPLIGHT & DOWNLIGHT	UNV UNIVERSAL 120V-277V

7000WVEX _____ _____ _____ _____ _____ _____

JOB NAME _____

NOTES _____

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7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

BOWMAN 6 OUTDOOR WALL

L-53

Visual Comfort & Co.

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements.
- Mid-century modern design inspiration.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
- The LED Driver is housed within the junction box. (L. 3.05" | W. 1.5" | H. .98")

Silver

Black · Bronze · Charcoal · Silver

To view all available finish options, please visit techlighting.com

LAMPING

ORDERING INFORMATION

700WSBOW	LENGTH (A)	FINISH	LAMP	VOLTAGE
	6 6"	B BLACK Z BRONZE H CHARCOAL I SILVER W WHITE	-LED827 LED 80 CRI 2700K 120V -LED827-277 LED 80 CRI 2700K 277V -LED830 LED 80 CRI 3000K 120V -LED830-277 LED 80 CRI 3000K 277V	120 277

700WSBOW _____ _____ _____ _____ _____

JOB NAME _____

NOTES _____

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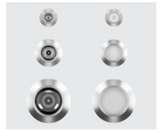
Light Up Orbit

Stainless steel

Type: **L-54** **SPECIFICATION SHEET**

Project : Page: 1 of 10



Collection of compact exterior luminaires for architectural lighting. Rugged stainless steel construction, with tempered glass lens, these luminaires are designed to perform in extreme conditions. This serie is available in 3 sizes, that can be installed for in-ground, wall or ceiling applications. Complete range of optic distributions for accent lighting, effects lighting and markers.

Luminaire characteristics:	**Power input:** 1W to 5.5W (fixture wattage) **Lumens:** 7lm to 531lm (for 3000K, 80CRI) **Luminaire efficacy:** Up to 99lm/W
Source:	LUXEON LED module (LM-80) 2700K: 80CRI, 3000K: 80CRI, 3500K: 80CRI, 4000K: 80CRI.
Lumen maintenance:	ILUO28: 90% of initial lumens at 100 000 hours (L90) ILUO50: 80% of initial lumens at 98 000 hours (L80) ILUO80: 80% of initial lumens at 98 000 hours (L80)
Optics:	Spot, medium, flood, wide flood with Opti Beam technology. Wall washer, diffuse or light blade.
Material:	Body and frame : AISI 304 stainless steel Diffuser: 6 to 8 mm extra-clear or opal sodium-calcium tempered glass. Optics: PMMA lens or PE film for diffuse optic, clear, black or metalized polycarbonate reflector
Mounting:	Concrete wall or concrete ceiling recessed installation using polypropylene back box. Concrete or pavement ground recessed installation. Optional mounting springs for floating concrete or pavement panels. Supplied with 6ft (2m) long outdoor rated power cable. 12" of gravel is required below the luminaire to allow proper drainage.
Electrical:	High efficiency LED driver, rated at 50 000 hours. See remote LED driver options on page 3.
Finish:	Stainless steel
Weight:	ILUO28: 0.4lb (0.2kg) ILUO50: 1.2lb (0.5kg) ILUO80: 2.8lb (1.3kg)
Load capacity:	4 409lb (2 000kg)
Glass surface temperature:	104°F (40°C)
Operating temperature:	ILUO28: -13 to 95°F (-25 to 35°C) ILUO50: -13 to 122°F (-25 to 50°C) ILUO80: -4 to 95°F (-20 to 35°C)
Warranty:	5 year limited warranty
Ratings:	ILUO28: IK09, IP66, IP68* ILUO50: IK07, IP66, IP68* ILUO80: IK09, IP66, IP68* * Complete immersion for 10 minutes, not suitable for use in swimming pools or fountains.
Certification:	cULus listed for wet location.

CG - R27 Last update: May 16, 2025

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GBA

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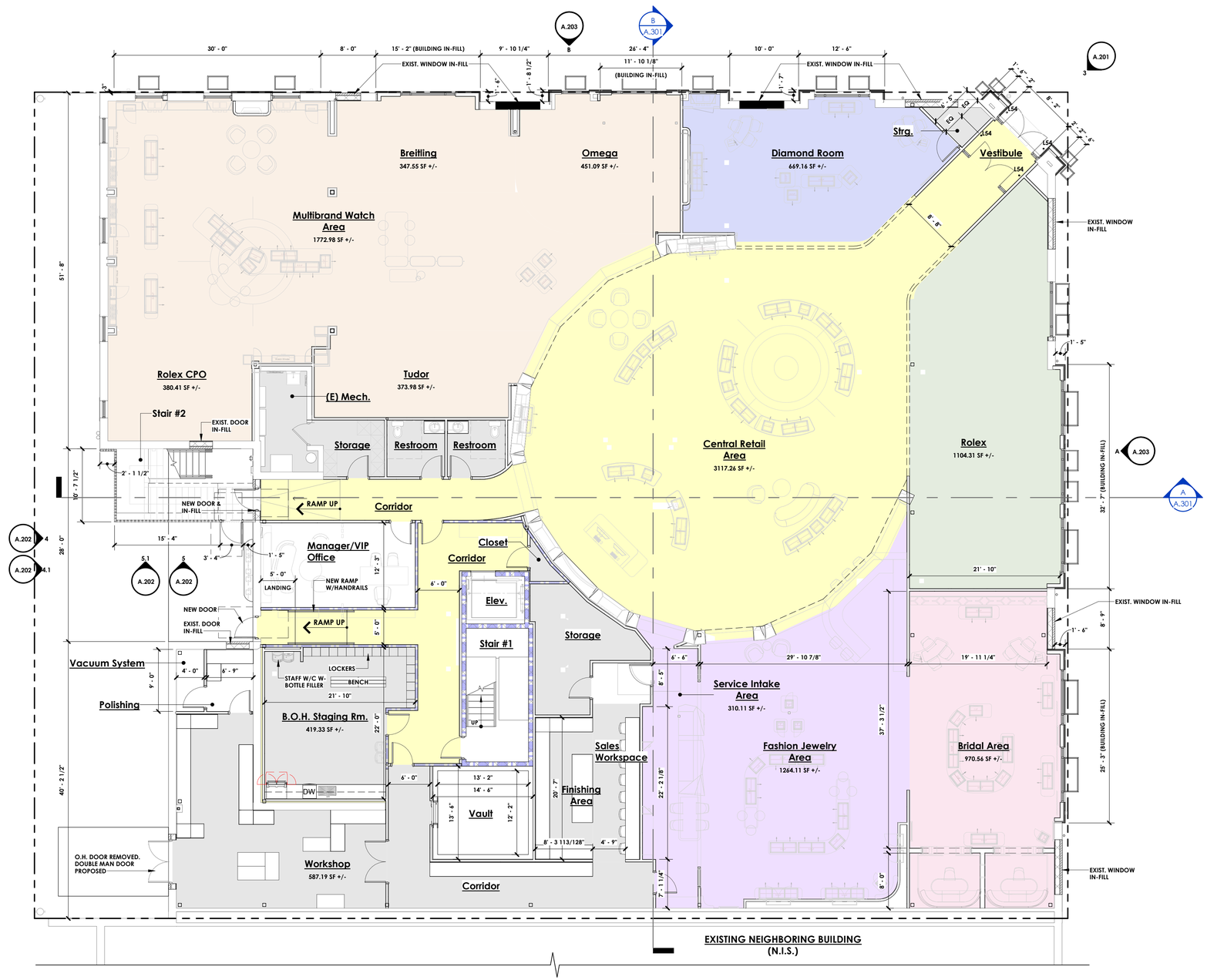
AS.109

Designer KS
Date 01/06/2026
Scale Not to Scale
Drawing No. #26-52683_V1



First Floor Plan

1/8" = 1'-0"

Krieger Klatt Architects

400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:

Lucido Fine Jewelry
312 S. Main St.
Rochester, MI 48307

Project:

Lucido Fine Jewelry
235 S. Main St.
Rochester, MI 48307

Issued	Description	By
2026-01-08	SPA	

PRELIMINARY NOT FOR CONSTRUCTION

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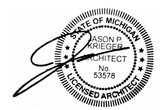


Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

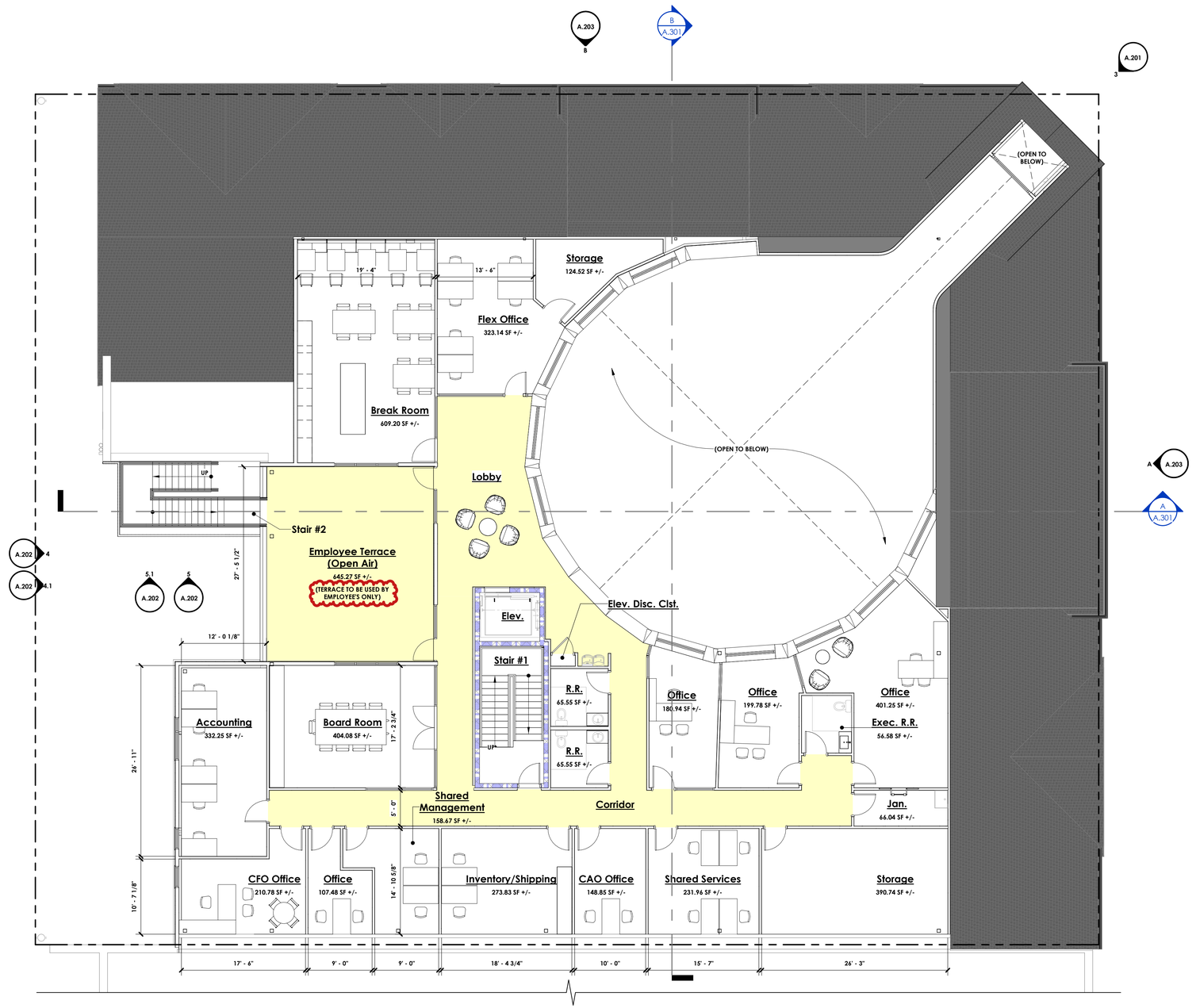
First Floor Plan

Project Number:

25-194

Sheet Number:

A.101



Second Floor Plan

1/8" = 1'-0"

Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:

Lucido Fine Jewelry
312 S. Main St.
Rochester, MI 48307

Project:

Lucido Fine Jewelry
235 S. Main St.
Rochester, MI 48307

Issued	Description	By
2026-01-08	SPA	
2026-02-05	SPA Rev.1	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

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North Arrow:

N

Sheet Title:

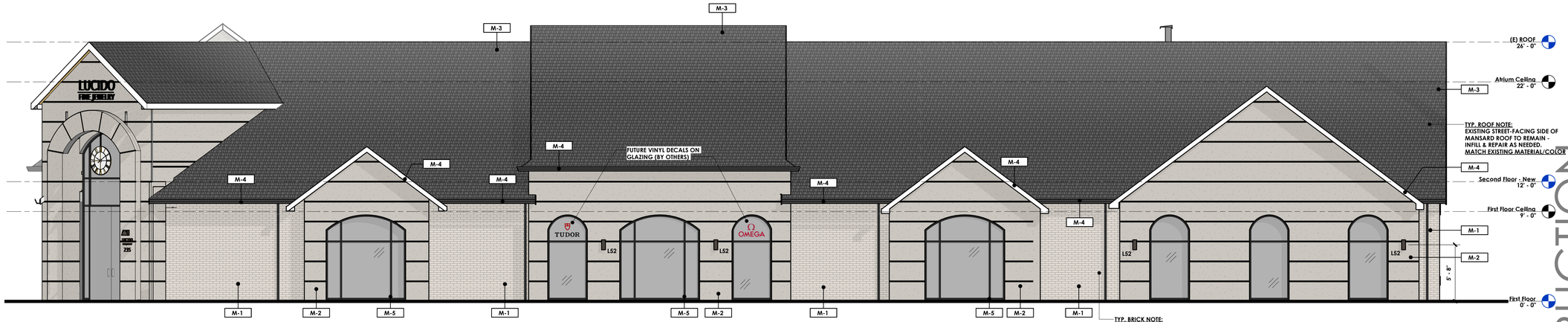
Second Floor Plan

Project Number:

25-194

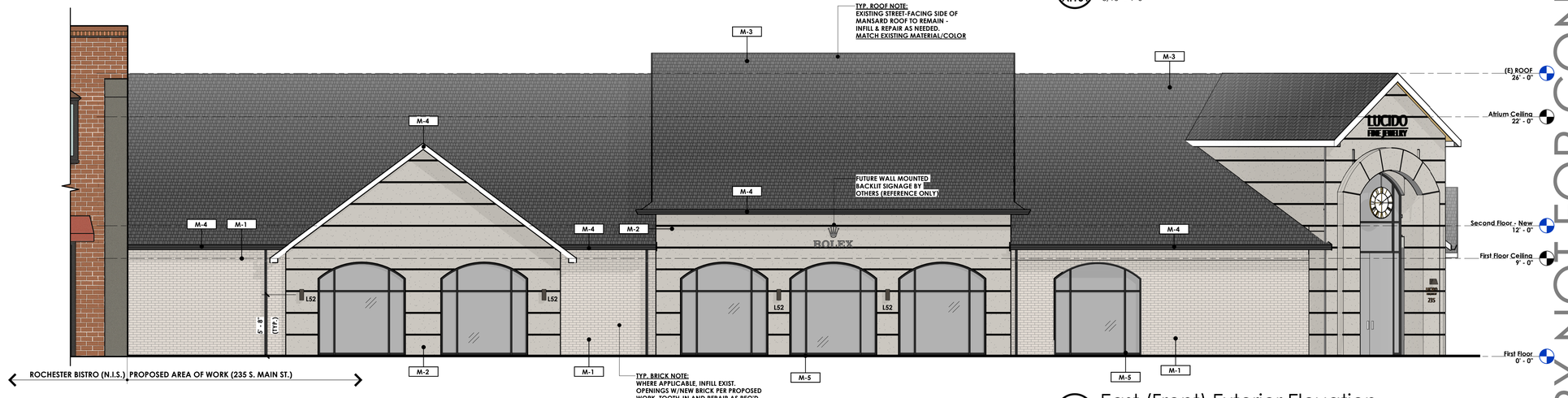
Sheet Number:

A.102



1 A.101 North (Side) Exterior Elevation

3/16" = 1'-0"



2 A.101 East (Front) Exterior Elevation

3/16" = 1'-0"

Downlight "L-50"

Make: iGuzzini
Model: Laser Blade InOut 2
Mounting Style: Recessed
Mounting Location: (See photometric)
Finish: Black (Body/Baffle)
Size: Two Cells
Lighting Direction: Down (Wide Flood)

Wall Sconce "L-51"

Make: iGuzzini
Model: Allure (SMART 120x150)
Mounting Style: Wall
Mounting Location: (See photometric)
Finish: Black (Body/Baffle)
Size: 6"
Lighting Direction: Asymmetrical forward up & down

Wall Sconce "L-52"

Make: Visual Comfort & Co.
Model: VEX 12 Outdoor Wall
Mounting Style: Wall
Mounting Hgt: 5'-8" A.F.F.
Finish: Bronze
Length: 12"
Lighting Direction: Up & Down

Wall Sconce "L-53"

Make: Visual Comfort & Co.
Model: BOWMAN 6 Outdoor Wall
Mounting Style: Wall
Mounting Hgt: 6'-10 1/2" A.F.F.
Finish: Bronze
Height/Depth: 6"
Lighting Direction: Down

Uplight "L-54"

Make: iGuzzini
Model: Light Up Orbit
Mounting Style: In-Ground
Mounting Location: (See photometric)
Finish: Stainless Steel
Size: 3" Diameter
Lighting Direction: Up (Wide Flood)

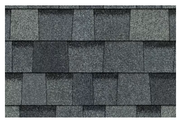
Masonry Brick Veneer "M-1"

Make: Existing brick to be limewashed
Size: Existing
Finish: Existing
Color: Existing Orange - to be limewashed

Cast Stone Veneer "M-2"

Make: Custom Cast Stone Or Eq.
Finish: Smooth
Color: Light Beige

Asphalt Shingles "M-3"

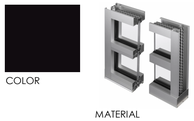


Make: Existing (New to match existing)
Finish: Asphalt
Color: Gray (New to match existing)

Trim Boards "M-4"

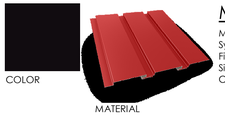
Make: Exterior Grade Trim Boards
Finish: Smooth - Painted
Size: Varies by location
Color: **White**
Locations: @ Fasica, Frieze, Soffit, Rake Boards
Comment: Intent is to match existing boards

Storefront Frame "M-5"



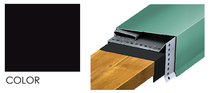
Make: Kawneer or Eq.
System: Trifab 451UT Framing System
Size: 4-1/2 deep w/2" sightline
Finish: Pre-finished Aluminum (Permafluor)
Color: **Anodized Black**

Metal Siding "M-6"



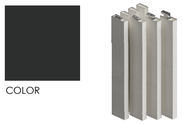
Make: Pac-Clad or Eq.
System: Reveal Wall Panels
Finish: Smooth - Prefinished
Size: 12' OC Panels
Color: **Black**

Metal Flashings "M-7"

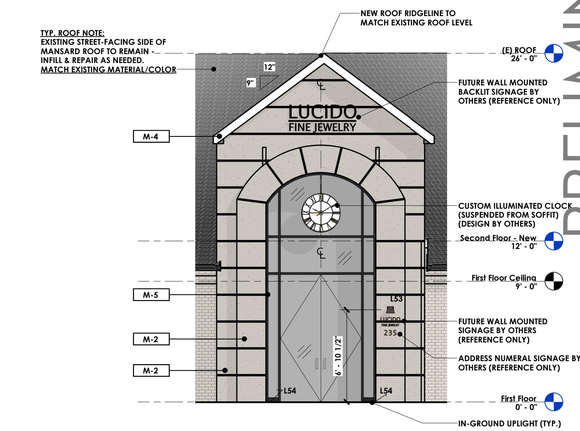


Make: Pac-Clad or Eq.
Finish: Smooth - Prefinished Aluminum
Color: **Black**
Locations: @ Coping System, Misc. Flashings

Privacy Screen "M-8"



Make: Knotwood
System: Stand-Up Battens
Finish: Smooth - Prefinished Aluminum
Slat Spacing: 5-1/2"
Color: **Obsidian (Black)**
Location: Rear Stairwell



3 A.101 Northeast (Corner) Exterior Elevation

3/16" = 1'-0"

Krieger Klatt Architects
400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:

Lucido Fine Jewelry
312 S. Main St.
Rochester, MI 48307

Project:

Lucido Fine Jewelry
235 S. Main St.
Rochester, MI 48307

Issued	Description	By
2026-01-08	SPA	
2026-02-05	SPA Rev.1	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 LICENSED ARCHITECT

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

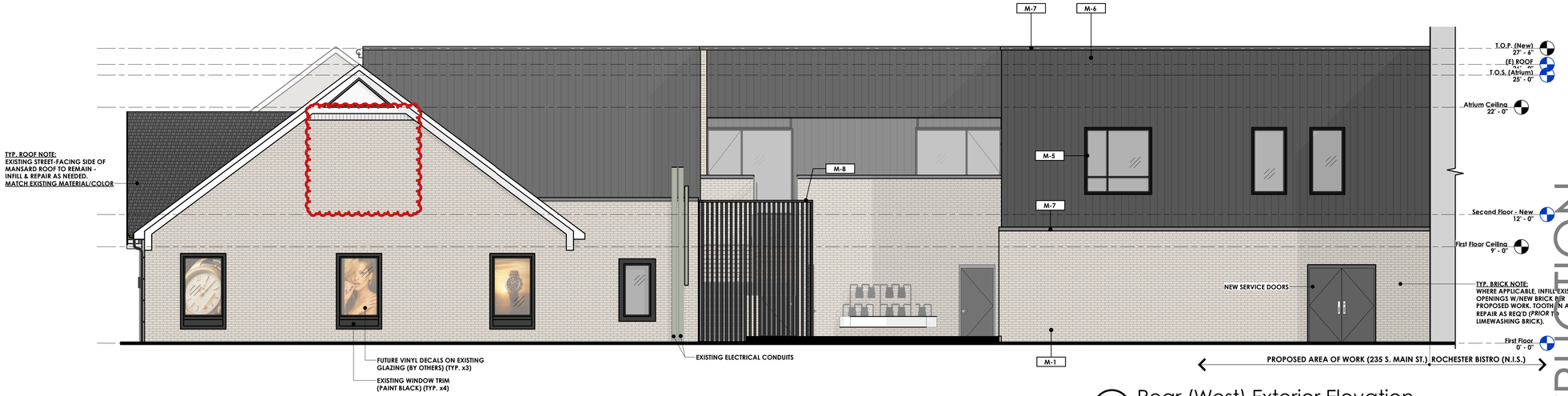
Exterior Elevations

Project Number:

25-194

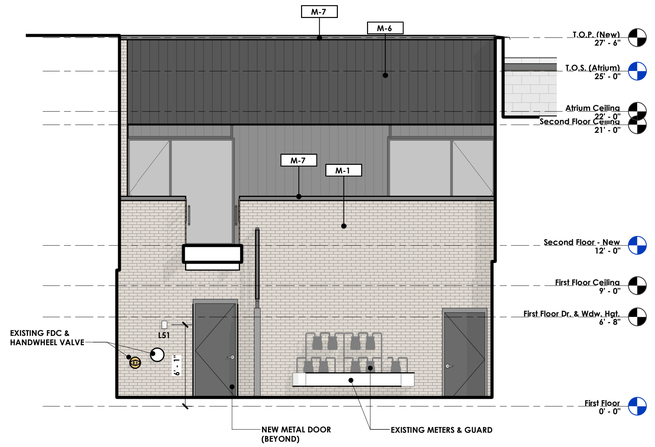
Sheet Number:

A.201



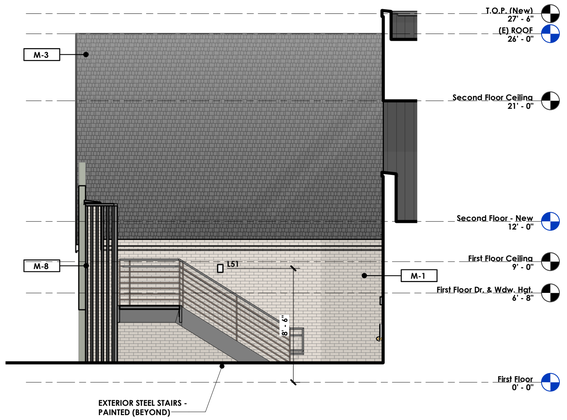
4 A.101 Rear (West) Exterior Elevation

3/16" = 1'-0"



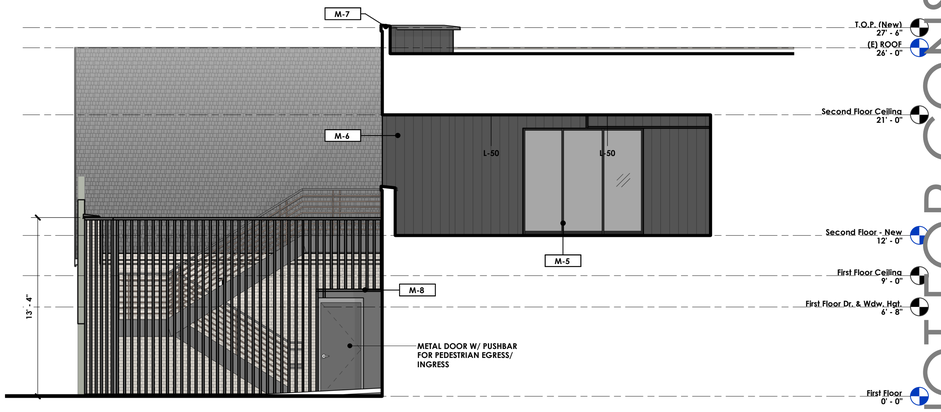
4.1 A.101 Rear (West) Exterior Elevation (Beyond)

3/16" = 1'-0"



5.1 A.101 Rear (North) Exterior Elevation (Beyond)

3/16" = 1'-0"



5 A.101 Rear (North) Exterior Elevation

3/16" = 1'-0"

Downlight "L-50"

Make: iGuzzini
Model: Laser Blade InOut 2
Mounting Style: Recessed
Mounting Location: (See photometric)
Finish: Black (Body/Baffle)
Size: Two Cells
Lighting Direction: Down (Wide Flood)

Wall Sconce "L-53"

Make: Visual Comfort & Co.
Model: BOWMAN 6 Outdoor Wall
Mounting Style: Wall
Mounting Hgt: 6'-10 1/2" A.F.F.
Finish: Bronze
Height/Depth: 6"
Lighting Direction: Down

Wall Sconce "L-51"

Make: iGuzzini
Model: Allure (SMART 120x150)
Mounting Style: Wall
Mounting Location: (See photometric)
Finish: Black (Body/Baffle)
Size: 6"
Lighting Direction: Asymmetrical forward up & down

Uplight "L-54"

Make: iGuzzini
Model: Light Up Orbit
Mounting Style: In-Ground
Mounting Location: (See photometric)
Finish: Stainless Steel
Size: 3" Diameter
Lighting Direction: Up (Wide Flood)

Wall Sconce "L-52"

Make: Visual Comfort & Co.
Model: VEX 12 Outdoor Wall
Mounting Style: Wall
Mounting Hgt: 5'-8" A.F.F.
Finish: Bronze
Length: 12"
Lighting Direction: Up & Down

Masonry Brick Veneer "M-1"

Make: Existing brick to be limewashed
Size: Existing
Finish: Existing
Color: Existing Orange - to be limewashed

Cast Stone Veneer "M-2"

Make: Custom Cast Stone Or Eq.
Finish: Smooth
Color: Light Beige

Asphalt Shingles "M-3"

Make: Existing (New to match existing)
Finish: Asphalt
Color: Gray (New to match existing)

Trim Boards "M-4"

Make: Exterior Grade Trim Boards
Finish: Smooth - Painted
Size: Varies by location
Color: **White**
Locations: @ Fasica, Frieze, Soffit, Rake Boards
Comment: Intent is to match existing boards

Storefront Frame "M-5"

COLOR / MATERIAL

Make: Kawneer or Eq.
System: Trifab 451UT Framing System
Size: 4-1/2 deep w/2" sightline
Finish: Pre-finished Aluminum (Permafluor)
Color: **Anodized Black**

Metal Siding "M-6"

COLOR / MATERIAL

Make: Pac-Clad or Eq.
System: Reveal Wall Panels
Finish: Smooth - Prefinished
Size: 12" OC Panels
Color: **Black**

Metal Flashings "M-7"

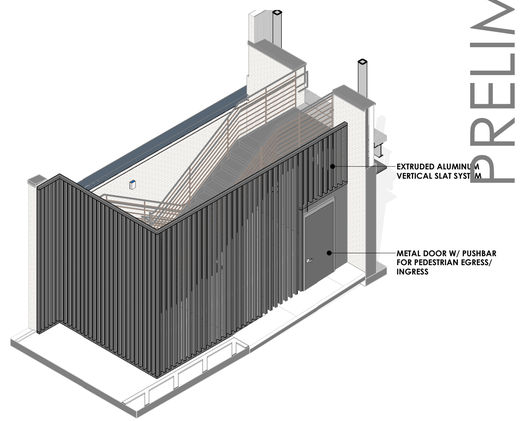
COLOR / MATERIAL

Make: Pac-Clad or Eq.
Finish: Smooth - Prefinished Aluminum
Color: **Black**
Locations: @ Coping System, Misc. Flashings

Privacy Screen "M-8"

COLOR / MATERIAL

Make: Knotwood
System: Stand-Up Battens
Finish: Smooth - Prefinished Aluminum
Slat Spacing: 5-1/2"
Color: **Obsidian (Black)**
Location: Rear Stairwell



Privacy Screen Wall Isometric

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235 S. Main St.
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2026-01-08	SPA	
2026-02-05	SPA Rev.1	

FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

Seal:
STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 LICENSED ARCHITECT

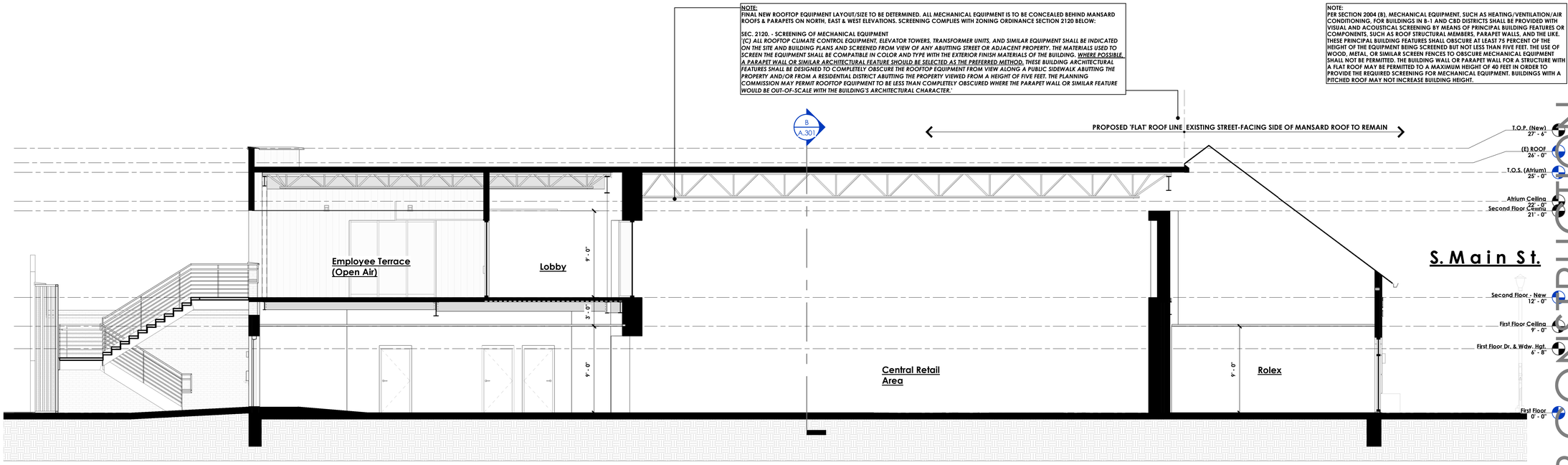
Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

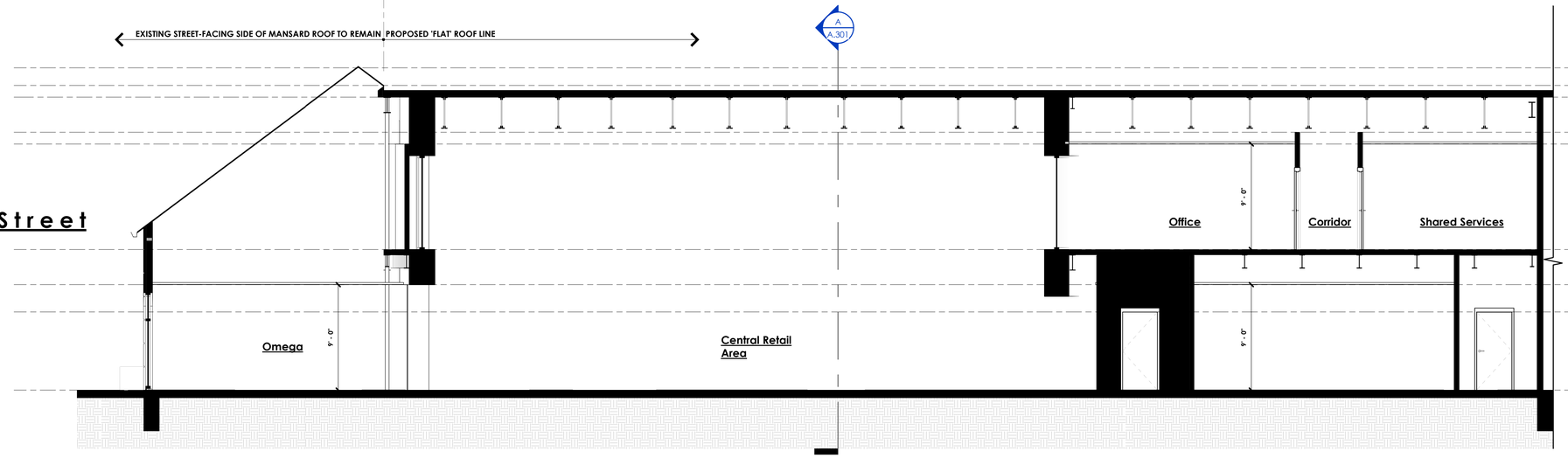
Sheet Title:
Exterior Elevations

Project Number:
25-194

Sheet Number:
A.202



A A.101 Building Section A
3/16" = 1'-0"



B A.101 Building Section B
3/16" = 1'-0"

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Client:
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Issued	Description	By
2026-01-08	SPA	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:
STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 LICENSED ARCHITECT

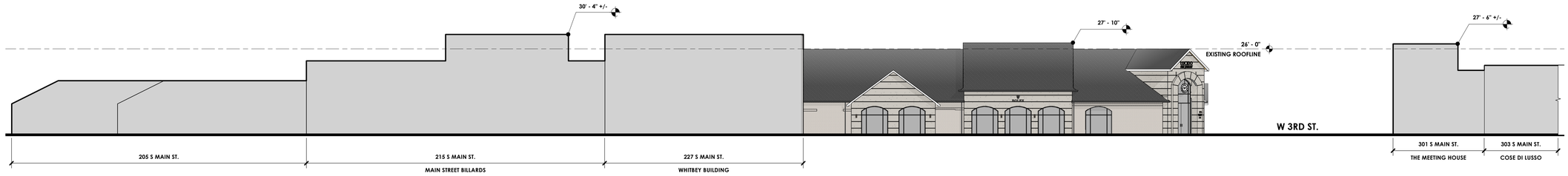
Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Building Sections

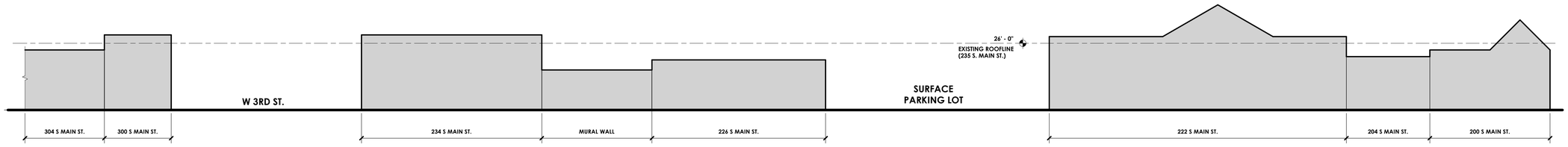
Project Number:
25-194

Sheet Number:
A.301



Street Wall Elevation - A

1/16" = 1'-0"



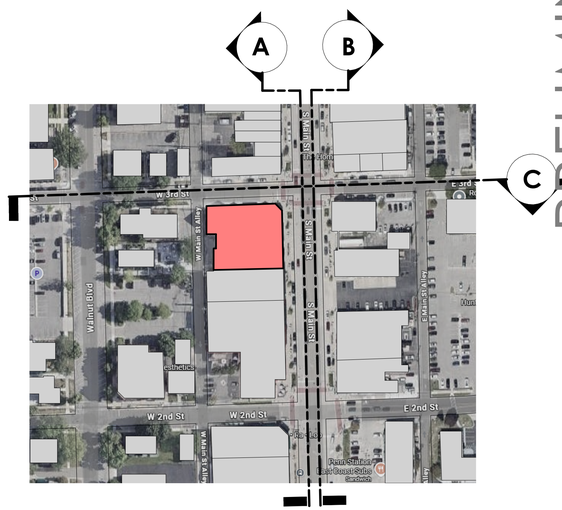
Street Wall Elevation - B

1/16" = 1'-0"

Street Wall Elevation - C

1/16" = 1'-0"

KEY PLAN:



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400 E. Lincoln Ave., Ste. A | Royal Oak, MI 48067
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Client:
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Rochester, MI 48307

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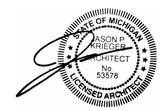
Seal:



Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Street Wall Elevations

Project Number:
25-194

Sheet Number:
A.203

Krieger Klatt Architects

02.05.2026

City of Rochester
c/o Vidya Krishnan (McKenna)
400 Sixth Street
Rochester, MI 48307

Re: Lucido Fine Jewelry – 235 S. Main St.
Preliminary Plan Review Applicant Response Letter

Thank you for the review of the Lucido Fine Jewelry project dated 01.08.2026. Below are responses to your January 25, 2026 review letter.

---

1. The first floor of the building will have an area of 15,710 sq. ft with a 6,548 sq. ft second floor for a total building area of 22,258 sq. ft.

2. Main Street Alley along the west property line is one-way heading south. Show pavement striping to delineate direction of travel

   Existing one way pavement striping now graphically indicated on architectural site plan. Refer to AS.101.

3. The plan proposes the filling in of jogs in the building wall on Main Street and E.3rd Street and addition of numerous planters. Note the width of sidewalks along both street frontages, especially in areas that already have planters and other DDA installed amenities, to ensure adequate pedestrian walkway area. There is no room for pedestrian travel within the alley.

   Existing streetscape elements are dimensioned to proposed planters to where conditions are tight, to demonstrate adequate pedestrian access & clearance along the city walkway.

4. The first floor of the building is for retail sales while the second floor appears to be for office operations/inventory storage etc. Based upon the use of the areas, the parking requirement for the site is 97 spaces. Per the City, the site is grandfathered in for a total of 31 spaces based upon the prior use of the site. The plan shows 4 parking spaces on the rear (west) side of the building, resulting in a parking shortfall of 62 spaces, not 66 as noted. The site plan does not clarify if the applicant is seeking approval for payment in lieu of parking for the shortfall.

   Yes, Applicant is seeking approval for payment in lieu of parking for the shortfall. For this resubmission, the parking calculations were reassessed. Refer to sheets AS.101 & AS.101.1

5. Clarify if the rear entrance is barrier free accessible. If yes, one of the spaces located in the rear must be designated as a barrier free accessible space.

   Yes, rear entrance is accessible. Barrier free accessible space is now designated. Refer to AS.101.

6. We recommend providing bollards or bumper blocks to protect the rear building wall from parked vehicles.

   Bumper blocks proposed. Refer to AS.101.

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Krieger Klatt Architects

7. Identify location of nearest public parking lot intended to serve the parking needs of customers.

   City surface parking lot (Lot 12) between W. Main St. Alley & Walnut Blvd. Refer to aerial with distance on sheet AS.101.1.

8. Clarify location of area for loading/unloading activity.

   At rear of building. Designation on sheet AS.101 indicates intended zone for deliveries.

9. Clarify proposed method of trash removal.

   Applicant intends to utilize the existing communal trash enclosure located at the city surface parking lot (Lot 12). This is now noted on aerial on sheet AS.101.1.

10. The applicant has submitted detailed photometric plans which propose numerous exterior wall mounted fixtures. All of the fixtures are downward directed with the exception of the 'Vex 12 outdoor light' which is an up/down wall mount. Add note specifying that illumination from the fixtures will serve to accent the building walls and will not shine into the night sky.

    Note added on AS.104.

11. Clarify location of mechanical equipment. If located on the rooftop, add a note that they will be concealed from view of Main Street and E. 3rd Street.

    Exact locations of rooftop equipment is to be determined. Mechanical equipment to be screened & concealed from view of Main St. & E. 3rd St.

12. The existing building is constructed of red brick, fieldstone, white siding and what appears to be black tile accents on the north façade. The applicant proposes to 'limewash' some of the red brick to a limestone color, replace other brick and tile areas with smooth cast stone veneer and create a focal entrance at the northeast corner of the building. The elevations also note the use of black metal siding extensively on the rear façade. The elevations on Sheet A.201 note the cast stone veneer's exact color 'TBD,' which is not acceptable. All materials and colors are subject to Planning Commission approval.

    Refer to A.201 for updated cast stone finish color.

13. The addition of a second story at a prominent corner in the downtown will have a visual impact on the massing and street wall view. As required of other projects, the applicant must provide north-south and east-west cross-section views of the block and across the street to enable the Planning Commission to assess the impact.

    Refer to sheet A.203 for added massing & street wall views.

14. The plan proposes concrete planters along both street frontages. The planter detail included on Sheet AS.101 does not match the shape, color or plantings shown on the renderings on Sheet G.003. The planters shown on the renderings with evergreen plants instead of seasonal flowers appear to be more in keeping with the upscale façade of the building. Add note specifying that plantings will include evergreen shrub species.

    Image on AS.101 revised to reflect planter color as shown on renderings. Planters will include evergreen shrub species & seasonal plantings.

Krieger Klatt Architects

15. The elevations show sign representations on various facades of the building. While signage is typically administratively reviewed and approved, the proposed 'clock' shown on the northeast corner above the main entrance and on the west facade forms an integral part of the building's architectural design. The applicant should be aware that addition of the word 'Lucido,' makes the clock a sign and not a design feature.

    Acknowledged. West façade clock removed from project entirely. Refer to revised West elevation & rendering.

Summary of Proposed Second Floor Outdoor Terrace

This project includes a proposed outdoor terrace area associated with the new second-floor office space. The terrace is intended for use by only building occupants as an amenity space for informal meetings, breaks, and outdoor seating. The terrace is located directly adjacent to the second-floor office area and is not intended for public use or event programming. No amplified sound, food service, or late-night activity is proposed. The space will be designed to comply with all applicable zoning, life safety & accessibility requirements. The intent of the terrace is to enhance employee wellness and functionality of the office environment while maintaining compatibility with the surrounding context.

If you have any further comments, concerns or questions; please do not hesitate to contact me.

Thank you,

Jason Krieger, AIA
Krieger Klatt Architects, Inc.

Placer.ai

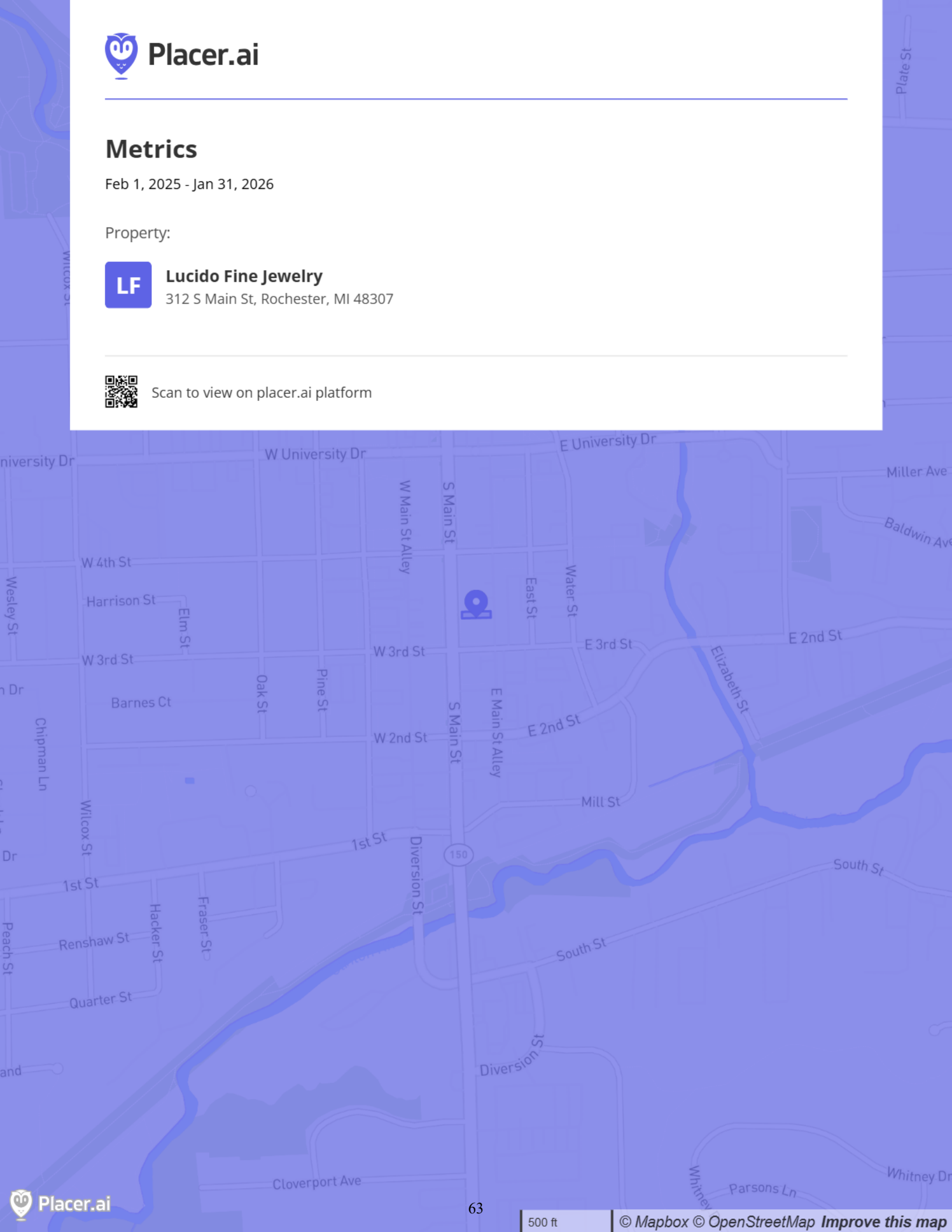
Metrics

Feb 1, 2025 - Jan 31, 2026

Property:

Lucido Fine Jewelry
312 S Main St, Rochester, MI 48307

Scan to view on placer.ai platform



Metrics

Feb 1, 2025 - Jan 31, 2026

Metrics

Lucido Fine Jewelry
S Main St, Rochester, MI

Visits	8.7K	Avg. Dwell Time	41 Min
Visits / sq ft	1.92	Panel Visits	642
Size - sq ft	4.5K	Visits YoY	<+0.5%
Visitors	6.2K	Visits Yo2Y	+35.4%
Visit Frequency	1.41	Visits Yo3Y	+5.8%

Feb 1st, 2025 - Jan 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

Placer.ai

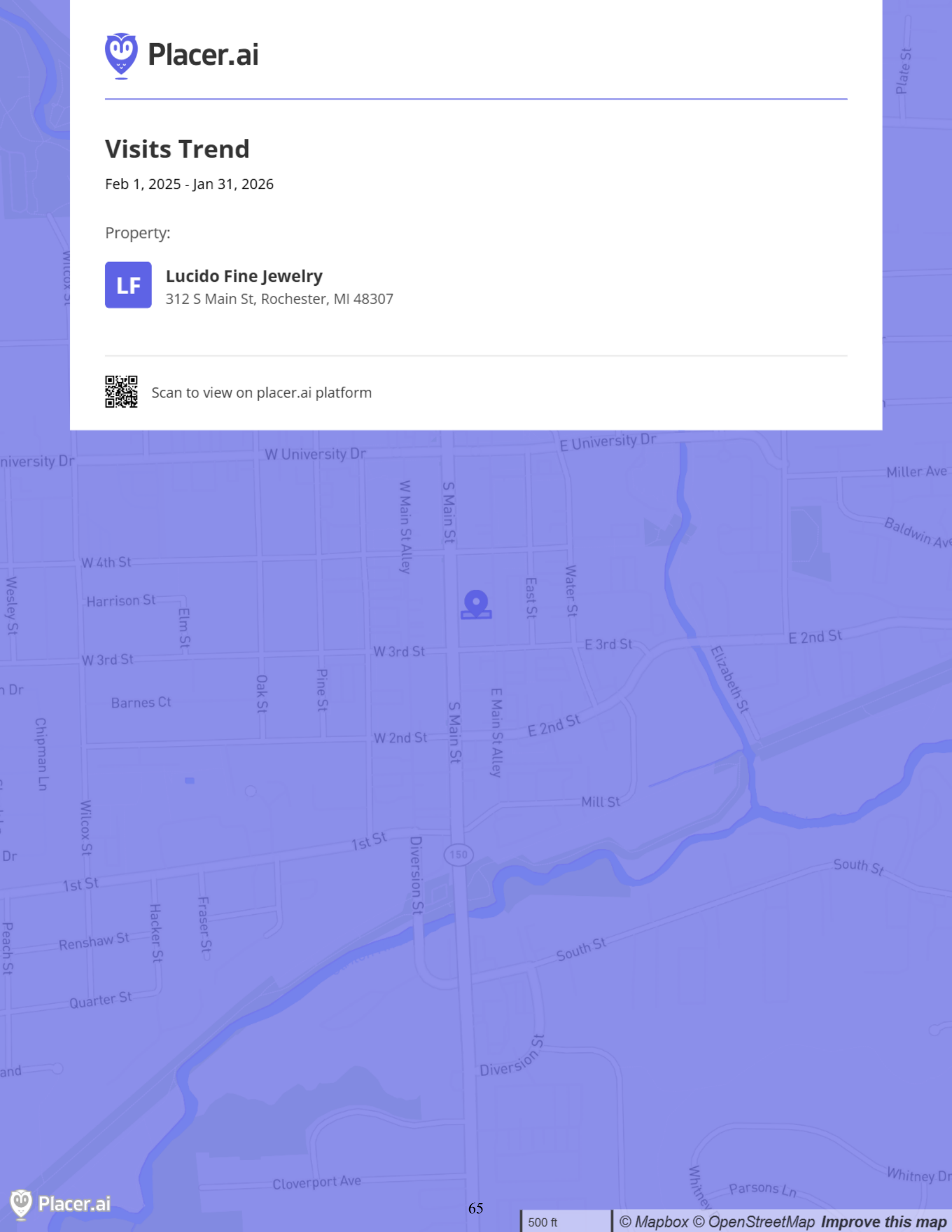
Visits Trend

Feb 1, 2025 - Jan 31, 2026

Property:

LF **Lucido Fine Jewelry**
312 S Main St, Rochester, MI 48307

Scan to view on placer.ai platform

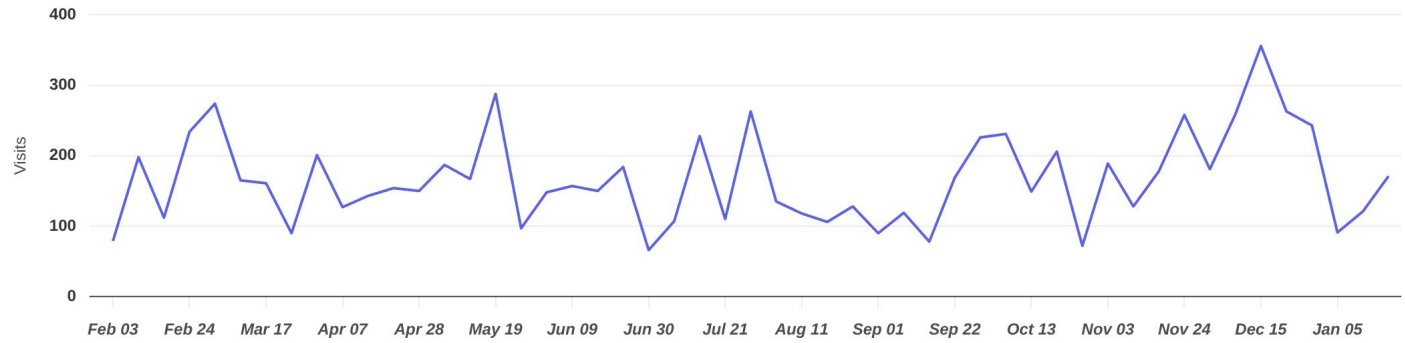


Visits Trend

Feb 1, 2025 - Jan 31, 2026

Visits Trend

Lucido Fine Jewelry
S Main St, Rochester, MI



Weekly | Visits | Feb 1st, 2025 - Jan 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

Placer.ai

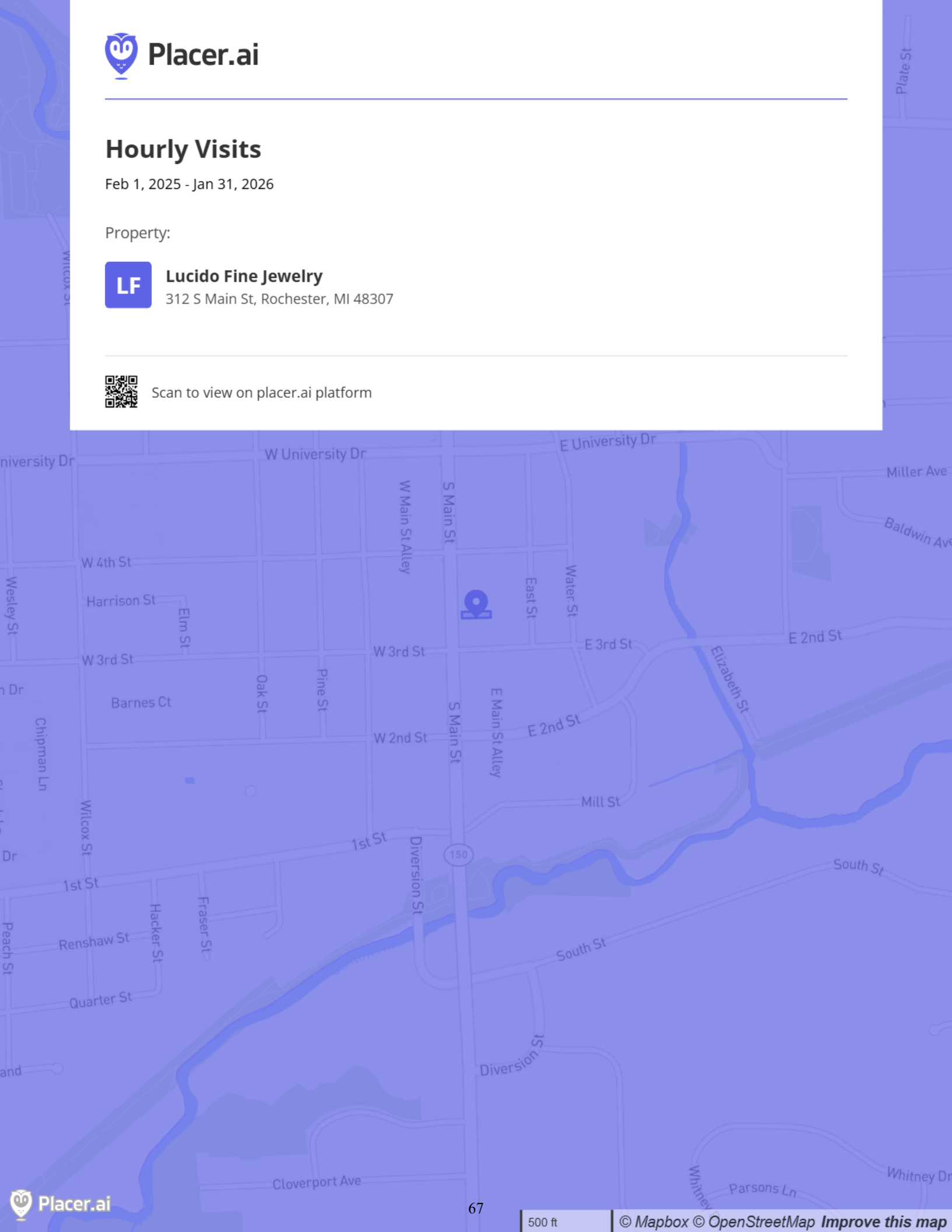
Hourly Visits

Feb 1, 2025 - Jan 31, 2026

Property:

Lucido Fine Jewelry
312 S Main St, Rochester, MI 48307

Scan to view on placer.ai platform

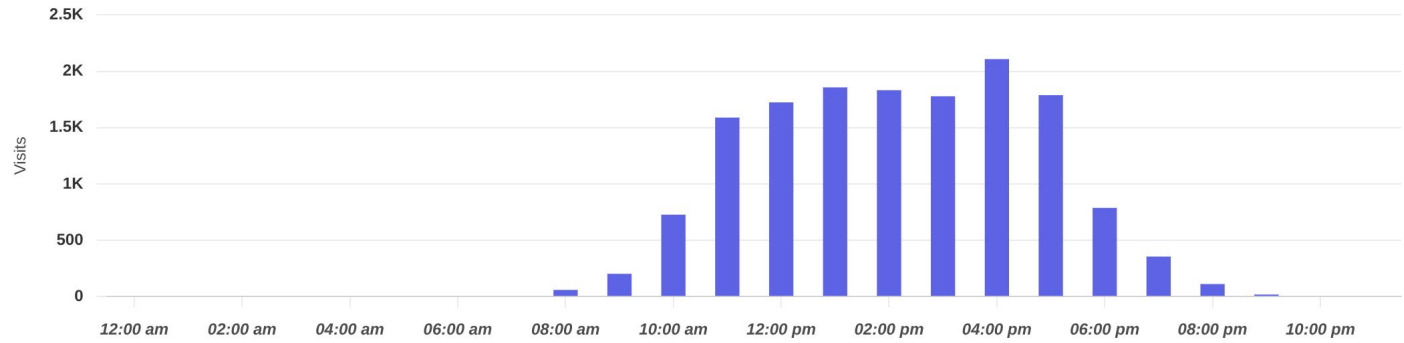


Hourly Visits

Feb 1, 2025 - Jan 31, 2026

Hourly Visits

Lucido Fine Jewelry
S Main St, Rochester, MI



Visits | Feb 1st, 2025 - Jan 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

Placer.ai

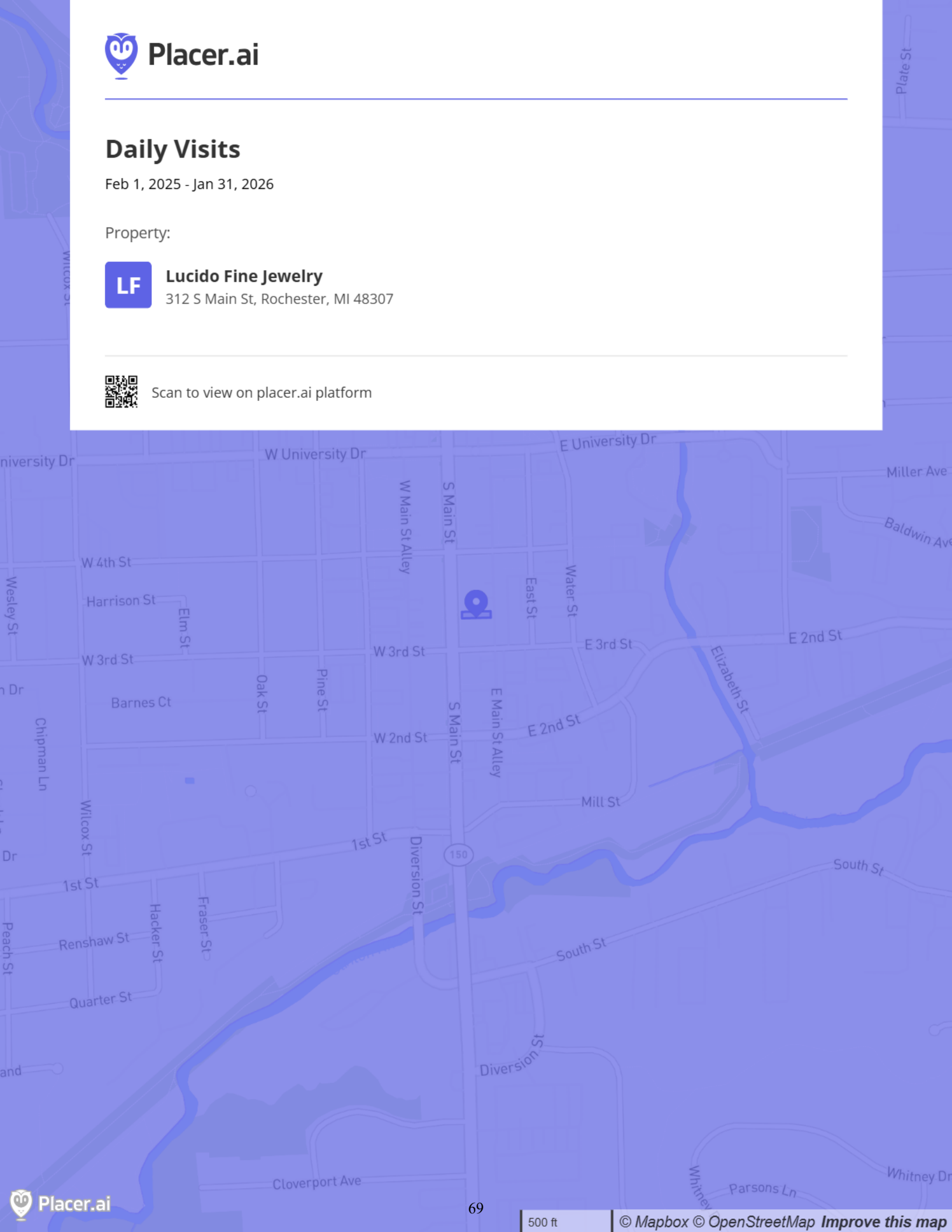
Daily Visits

Feb 1, 2025 - Jan 31, 2026

Property:

LF **Lucido Fine Jewelry**
312 S Main St, Rochester, MI 48307

Scan to view on placer.ai platform

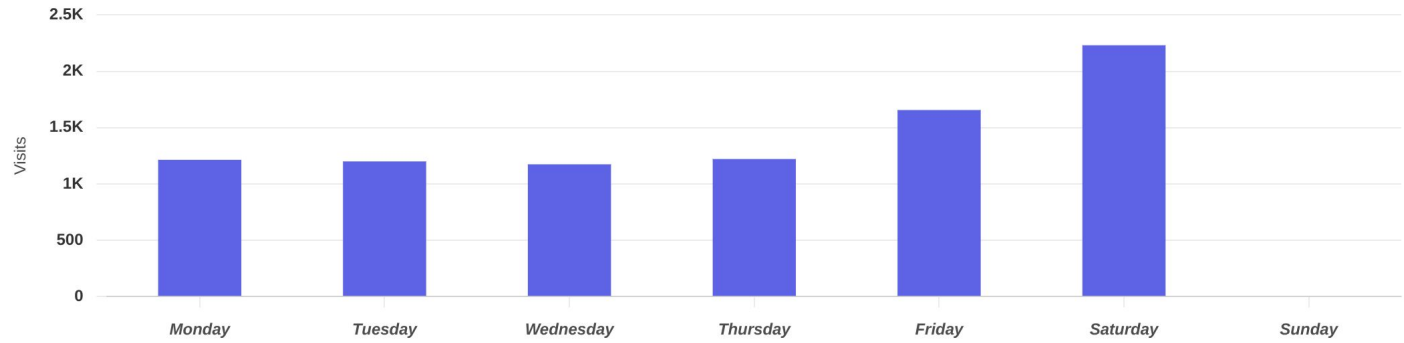


Daily Visits

Feb 1, 2025 - Jan 31, 2026

Daily Visits

Lucido Fine Jewelry
S Main St, Rochester, MI



Visits | Feb 1st, 2025 - Jan 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

MCKENNA

March 20, 2026

Planning Commission
City of Rochester
400 Sixth Street
Rochester, MI 48307

Subject: **Brillati Family Office/134 S. Main Development; Preliminary Plan Review; Site plan dated 8/12/2024; elevations dated 1/23/2026.**

Dear Commissioners:

At the City's request, we have reviewed a request by Roger Berent of Roger Berent Architects on behalf of the property owner for amendment to a previously approved site plan for 134 S. Main Street.

BACKGROUND

The applicant received site plan approval from the Planning Commission on January 5, 2026, to renovate an existing 3,220 sq. ft building located at the entrance to downtown in the Central Business District, CBD. The applicant proposes to use the building as a professional office intended for use by the owner and their family members. Per Section 1101 (5) Offices and office buildings of an executive, administrative, or professional nature are permitted on the first floor of buildings on Main Street, south of 2nd Street and north of University Drive.

REQUEST

The existing building is constructed of CMU blocks and is in a state of disrepair. The site plan approved by the Planning Commission proposed retaining the block and adding a façade of cast limestone and brick to the west (front) and north facades. The rear façade is to be provided with a new frosted glass garage door and new windows.

Subsequently, during demolition, the applicant uncovered an existing structural condition on the building wall, which per the applicant, necessitated a change in the facade design to make it feasible and preserve the existing structural supports. The change is located in the front portion of the building closest to Main Street. The approved plans indicated a façade constructed of limestone and brick with a flat roof and a suspended black metal awning. The revised plan proposes replacing the awning with a 'zinc colored roof panel'. A comparison of the façade changes is below:

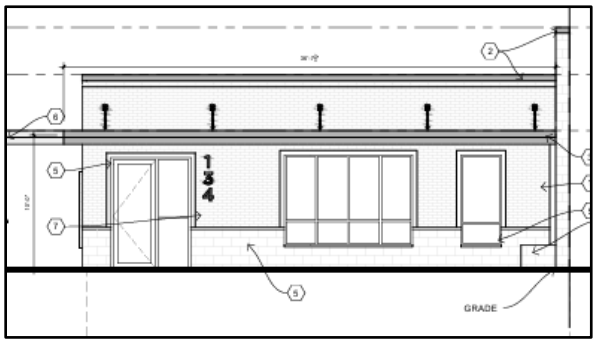
Approved

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

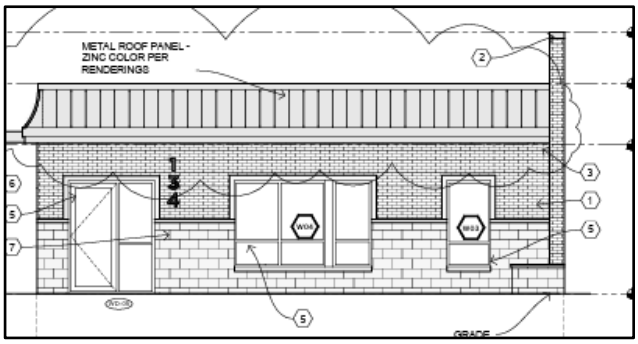
O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

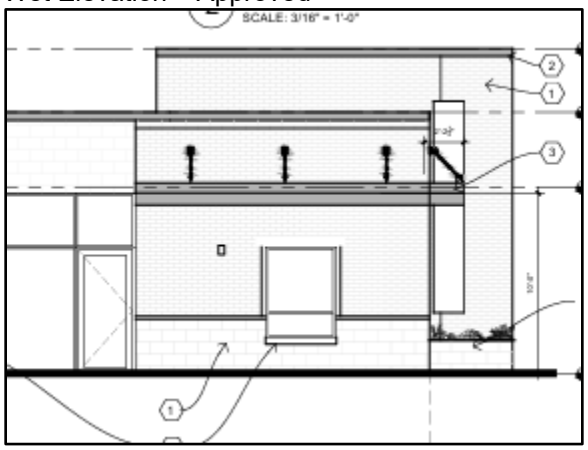
Proposed



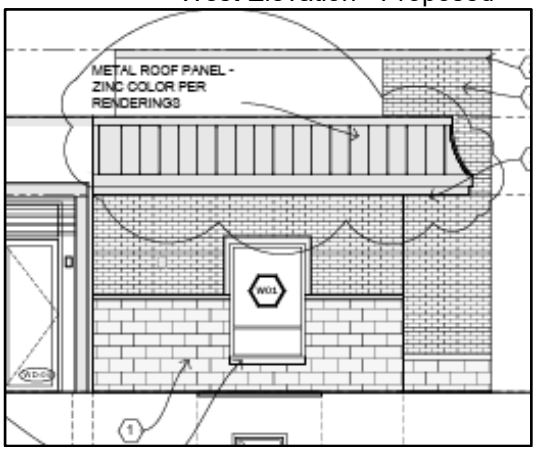
Wet Elevation – Approved



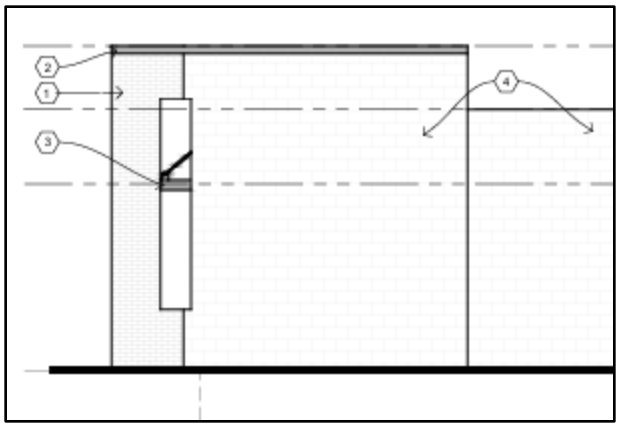
West Elevation - Proposed



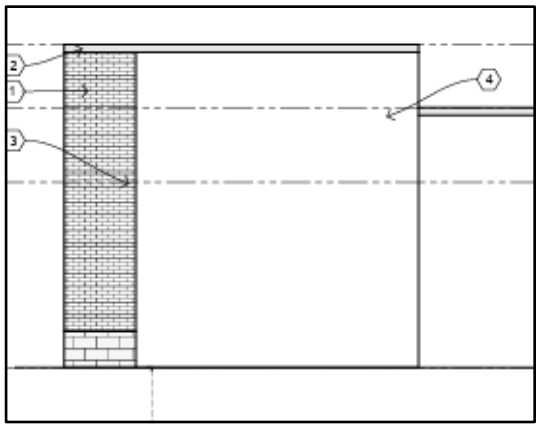
North elevation – Approved



North elevation – Proposed



South Elevation – Approved



South Elevation - Proposed

The change to the proposed building materials/appearance constitutes a major change as defined by Section 2700 (b)(9)(c) and requires Planning Commission approval.

The applicant proposes no other changes to any of the site design elements including but not limited to access, circulation, parking and loading, landscaping, lighting etc.

RECOMMENDATION

The project is before the Planning Commission for feedback. If the proposed changes are satisfactory, we recommend the Planning Commission schedule the project for consideration of amended site plan approval on the next available agenda.

Respectfully,
McKENNA

Ms. Vidya Krishnan
Senior Principal Planner

Cc: Jeremy Peckens
Nik Banda
Jeff Kragt
Rose McKinney

NATURE OF BUSINESS / PROJECT USE STATEMENT

PROJECT USE: PRIVATE FAMILY OFFICE (BUSINESS / PROFESSIONAL OFFICE CLASSIFICATION)

THIS FACILITY WILL SERVE AS A PRIVATE OFFICE FOR THE PROPERTY OWNER AND FAMILY MEMBERS, FUNCTIONING AS A PROFESSIONAL WORK ENVIRONMENT FOR PERSONAL BUSINESS, INVESTMENT MANAGEMENT, AND ADMINISTRATIVE ACTIVITIES.

THE SPACE WILL INCLUDE OFFICES, CONFERENCE AREAS, AND A SMALL LOUNGE/KITCHENETTE INTENDED SOLELY FOR USE BY THE FAMILY AND OCCASIONAL GUESTS OR ADVISORS. THERE WILL BE NO PUBLIC WALK-IN TRAFFIC, RETAIL COMPONENT, OR CUSTOMER-FACING OPERATIONS.

TYPICAL USE WILL RESEMBLE A LOW-INTENSITY PROFESSIONAL OFFICE, COMPARABLE IN CHARACTER AND ACTIVITY LEVEL TO A SINGLE-TENANT BUSINESS SUITE. STAFF PRESENCE WILL BE LIMITED, AND OPERATIONS ARE EXPECTED TO GENERATE MINIMAL VEHICLE TRAFFIC AND NEGLIGIBLE NOISE OR DELIVERIES BEYOND STANDARD MAIL OR PACKAGE SERVICE.

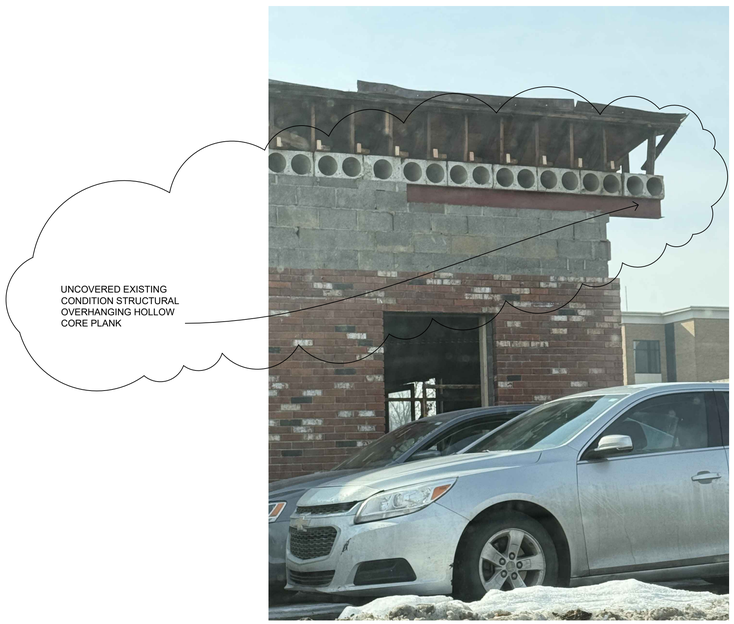
HOURS OF OPERATION ARE EXPECTED TO BE 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY, WITH OCCASIONAL AFTER-HOURS USE BY THE PROPERTY OWNER.

THIS OFFICE USE FULLY COMPLIES WITH THE CBD (CENTRAL BUSINESS DISTRICT) ZONING DISTRICT PROVISIONS PERMITTING GENERAL BUSINESS AND PROFESSIONAL OFFICES.

ENVIRONMENTAL REMEDIATION STATEMENT

BETWEEN OCTOBER 22 AND NOVEMBER 5, 2025, VAPOR CONTROL SOLUTIONS INSTALLED TWO SUB-SLAB DEPRESSURIZATION SYSTEMS TO MITIGATE POTENTIAL VAPOR INTRUSION ASSOCIATED WITH THE SITE'S HISTORICAL DRY-CLEANING USE. THE SYSTEMS INCLUDE TWO OBAR SYSTEMS GBR 76 UD FANS MOUNTED ON THE ROOFTOP AND NINE TOTAL EXTRACTION POINTS ACROSS TWO ZONES.

AIR IS DRAWN FROM BENEATH THE CONCRETE SLAB IN BOTH THE BASEMENT AND MAIN FLOOR AND EXHAUSTED ABOVE THE ROOFLINE, PREVENTING POTENTIALLY HARMFUL VAPORS FROM ENTERING THE OCCUPIED SPACE. INSTALLATION AND DOCUMENTATION WERE COMPLETED UNDER THE DIRECTION OF APPLIED ENVIRONMENTAL AND IN COORDINATION WITH EGLE (MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY).



PROJECT DATA

CITY OF ROCHESTER	
GOVERNING CODES	ADOPTED: 2021 MICHIGAN BUILDING CODE (2021 IBC WITH AMENDMENTS) PLUMBING: 2021 MICHIGAN PLUMBING CODE (2021 IPC WITH AMENDMENTS) MECHANICAL: 2021 MICHIGAN MECHANICAL CODE (2021 IMC WITH AMENDMENTS) ELECTRICAL: 2023 NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED BY MICHIGAN Michigan Energy Code (based on 2021 IECC with amendments)
BUILDING	USE: PROFESSIONAL GENERAL BUSINESS - PRIVATE FAMILY OFFICE - NO CUSTOMERS TYPE OF CONSTRUCTION: III-B FIRE SPRINKLERED: NO
ZONING	CBD - CENTRAL BUSINESS
ALLOWABLE HEIGHT	3 STORIES / 40'-0"
ACTUAL HEIGHT	1 STORY / 18-0"

AREA

BASEMENT			
	2,705 S.F.		
1st FLOOR			
	3,190 S.F.		

SETBACKS	REQUIRED:	PROVIDED:
FRONT/WEST	5'-0"	EXISTING TO REMAIN 33'-7"
SIDE/NORTH	0'-0":	EXISTING TO REMAIN 4'-9"
SIDE/SOUTH	0'-0":	EXISTING TO REMAIN 0'-0"
REAR/EAST	5'-0"	EXISTING TO REMAIN 24'-7"

ARCHITECTURAL COMPLIANCE STATEMENT – SOUTH FACADE

THE SOUTH FAÇADE OF THE BUILDING IS CURRENTLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY BUT IS LOCATED ON A ZERO-LOT-LINE CONDITION ADJOINING ANOTHER PARCEL WITHIN THE CENTRAL BUSINESS DISTRICT. THIS WALL HAS BEEN REPAIRED, PATCHED, AND PAINTED TO MATCH THE NEW BUILDING COLOR SCHEME TO ENSURE A CLEAN, UNIFORM APPEARANCE CONSISTENT WITH THE MAIN STREET ELEVATION. GIVEN THE CBD ZONING ALLOWS FOR FUTURE DEVELOPMENT DIRECTLY AGAINST THIS PROPERTY LINE, NO ADDITIONAL ARCHITECTURAL FEATURES OR OPENINGS ARE PROPOSED AT THIS TIME. THIS APPROACH MAINTAINS COMPLIANCE WITH THE INTENT OF SECTION 2118(1) BY ENSURING VISUAL COMPATIBILITY WHILE RECOGNIZING THE POTENTIAL FOR AN ADJOINING STRUCTURE TO BE CONSTRUCTED IN THE FUTURE.

PROPERTY OWNER IS OPEN TO COLLABORATING ON A MURAL FOR THE SOUTH FACADE.

PARKING SUMMARY
EXISTING: 5 SPACES ALONG MAIN STREET. NOTE: TWO OF THESE SPACES WILL BE REMOVED TO ACCOMMODATE THE CONTINUATION OF THE 5-FOOT LANDSCAPE STRIP ESTABLISHED ON THE ADJACENT PROPERTY TO THE SOUTH.
REAR PARKING: 5 SPACES ACCESSED FROM THE ALLEY. GARAGE PARKING: 2 ENCLOSED SPACES LOCATED IN THE LOWER-LEVEL GARAGE (ACCESSED VIA ALLEY). THE LOWER-LEVEL GARAGE IS USED EXCLUSIVELY BY THE PROPERTY OWNER AND STAFF. TANDEM SPACES ARE MANAGED INTERNALLY TO PREVENT VEHICLE CONFLICTS.

TOTAL PARKING PROVIDED: 10 SPACES. PARKING REQUIRED: 11 SPACES (3,109 SQ. FT. ÷ 300). DEFICENCY EXCEMPT PER PLANNING COMMISSION MOTION. NOTE: DEFICIENCY DUE TO CITY-REQUESTED 5' GREENBELT.

LOADING AREA
A DESIGNATED LOADING AND RECEIVING AREA WILL BE LOCATED AT THE REAR OF THE BUILDING, ACCESSED DIRECTLY FROM THE EXISTING ALLEY. ALL DELIVERIES AND SERVICE VEHICLES WILL USE THIS ALLEY ACCESS POINT.

TRASH REMOVAL
NO COMMERCIAL TRASH PICKUP SERVICE IS PROPOSED FOR THIS SITE. THIS PRIVATE FAMILY OFFICE WILL GENERATE MINIMAL WASTE, WHICH WILL BE COLLECTED AND DISPOSED OF OFF-SITE BY THE PROPERTY OWNER. NO DUMPSTER OR EXTERIOR TRASH ENCLOSURE IS PROPOSED.

RETAINING WALLS / OFF-SITE WORK
ALL PROPOSED CONSTRUCTION, IMPROVEMENTS, AND RETAINING WALLS ARE LOCATED ENTIRELY WITHIN THE PROPERTY BOUNDARIES. NO WORK IS PROPOSED OUTSIDE OF THE SITE LIMITS. ANY FUTURE OFF-SITE COORDINATION OR WORK ON ADJACENT PARCELS SHALL REQUIRE WRITTEN AUTHORIZATION FROM THE ADJOINING PROPERTY OWNER PRIOR TO CONSTRUCTION.

VEGETATION AND SIGHTLINES
ALL VEGETATION LOCATED ON THIS PROPERTY WILL BE TRIMMED OR REMOVED AS NECESSARY TO MAINTAIN CLEAR SIGHTLINES FOR SAFE VEHICLE MOVEMENT TO AND FROM THE ALLEY AND DRIVEWAY. EXISTING VEGETATION ENCROACHING FROM NEIGHBORING PARCELS IS NOT PART OF THIS SCOPE.

LIGHTING
SEE PROVIDED PHOTOMETRIC PLAN

MECHANICAL EQUIPMENT
NO ROOFTOP UNITS ARE PROPOSED. ANY GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING, DECORATIVE FENCING, OR ARCHITECTURAL ENCLOSURES IN ACCORDANCE WITH THE CITY ZONING ORDINANCE. SCREENING SHALL BE A MINIMUM HEIGHT EQUAL TO THE EQUIPMENT BEING SCREENED.

SIGNAGE
NO NEW EXTERIOR SIGNAGE IS PROPOSED AS PART OF THIS APPLICATION.

LANDSCAPE PLAN
A SEALED LANDSCAPE PLAN HAS BEEN PREPARED IN COMPLIANCE WITH ARTICLE XXI OF THE ZONING ORDINANCE. THE DESIGN PROVIDES 1,612 SQ. FT. OF LANDSCAPED AREA (APPROXIMATELY 18% OF THE SITE), EXCEEDING THE MINIMUM REQUIREMENT.
NATIVE AND ADAPTIVE PLANTINGS ARE USED THROUGHOUT, INCLUDING A LOW SHRUB BORDER ALONG THE MAIN STREET FRONTAGE TO ENHANCE PEDESTRIAN SAFETY AND VISUAL CONTINUITY.

HOURS OF OPERATION
TYPICAL HOURS: 7:00 AM – 7:00 PM, MONDAY THROUGH FRIDAY.

CODE COMPLIANCE
ALL WORK AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY ENGINEER AND BUILDING OFFICIAL. A PERFORMANCE GUARANTEE MAY BE REQUIRED IN AN AMOUNT DETERMINED BY THE CITY ENGINEER OR BUILDING OFFICIAL TO ENSURE COMPLETION OF ALL SITE IMPROVEMENTS. THE SITE PLAN SHALL MEET ALL APPLICABLE CODE AND ORDINANCE REQUIREMENTS PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, INCLUDING BUT NOT LIMITED TO: 2021 MICHIGAN BUILDING CODE (AS AMENDED), CITY OF ROCHESTER STORMWATER MANAGEMENT ORDINANCE, AND MICHIGAN MECHANICAL, PLUMBING, ELECTRICAL, AND ENERGY CODES.

SHEET INDEX

NUMBER	TITLE
A-000	TITLE AND DATA
C00	CIVIL COVER SHEET
C01	BOUNDARY TOPO SURVEY
C02	DEMOLITION PLAN
C03	DIMENSIONAL SITE PLAN
C04	VEHICLE TURNS
C05	LANDSCAPE PLAN
	PHOTOMETRIC PLAN
A-110	DEMO ELEVATIONS
A-120	FLOOR PLANS
A-121	FLOOR PLANS
A-200	ELEVATIONS
A-210	RENDERINGS
A-220	RENDERINGS

134 S. MAIN STREET

Structural Engineer:

Architect:
ROGER
BERENT
ARCHITECTS
6435 Apple Orchard Lane, Rochester Hills, MI 48306
248.800.6505
roger@rogerberent.com

Owner:

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Drawing Issue:

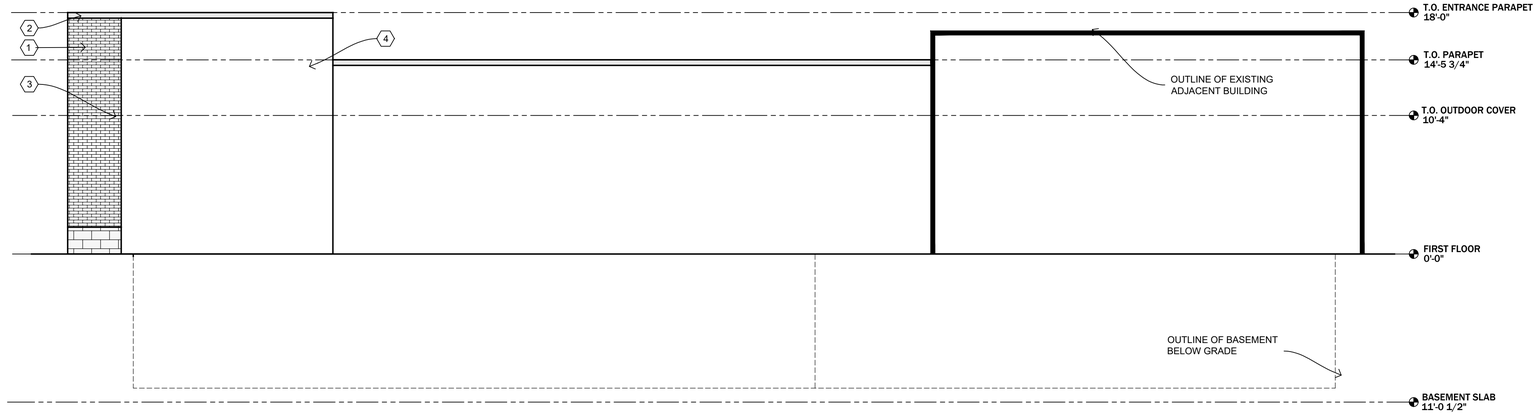
No.	Date	Description
	11.07.2025	SITE PLAN SUBMISSION
	12.08.2025	REVISED SITE PLAN SUBMISSION

Project:
134 S. MAIN ST.
Rochester, Michigan

Date: | Drawn By:
Scale: | Checked By:
DRAWING TITLE:

Drawing Number:
A-000
ARCHITECTURAL-000

Seal:
STATE OF MICHIGAN
ROGER JASON BERENT
ARCHITECT
No. 1301052381
REGISTERED ARCHITECT

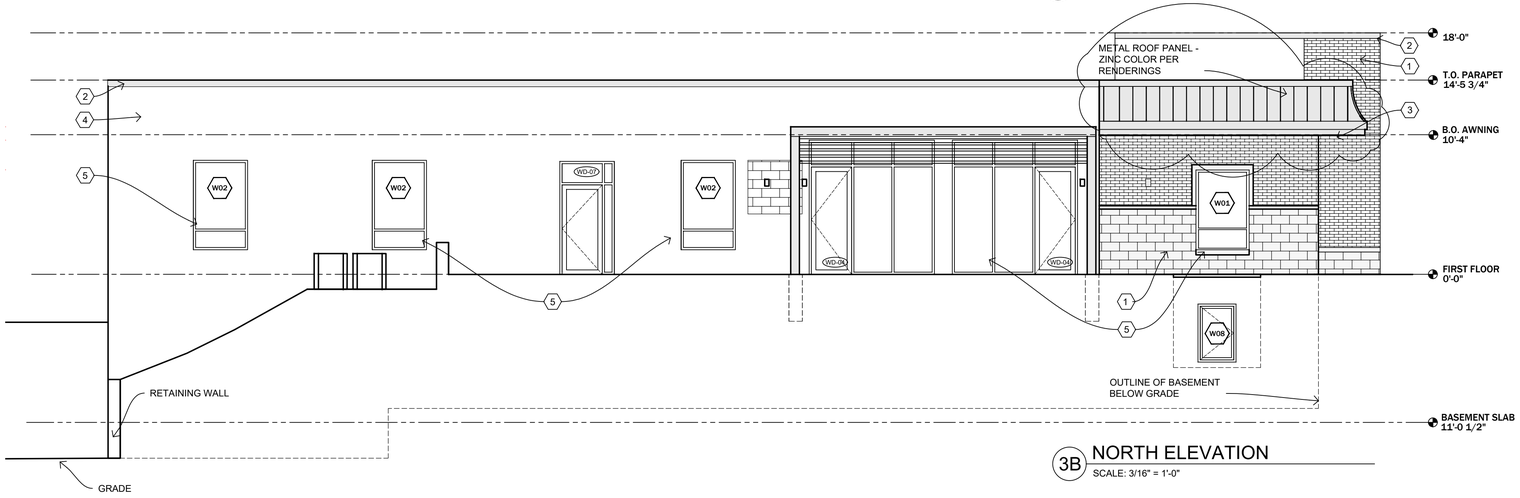


MATERIAL LEGEND

1. LIMESTONE PANEL - READING ROCK, ROCK CAST STONE VENEER, COLOR REISLING, OR APPROVED EQUAL. PROFILE AND COLOR TO BE VERIFIED WITH OWNER
2. BLACK ALUMINUM ROOF PARAPET - EXTRUDED ALUMINUM PARAPET CAP SYSTEM, PROFILE AND FINISH TO BE VERIFIED WITH OWNER, CONCEALED FASTENER DESIGN WITH CONTINUOUS CLEAT ATTACHMENT, INSTALLED PER MANUFACTURER'S GUIDELINES.
3. BLACK ALUMINUM OVERHANG ENTRANCE - ALUMINUM CANOPY SYSTEM, PROFILE, DEPTH, AND FINISH TO BE VERIFIED WITH OWNER, STRUCTURAL SUPPORT WITH CONCEALED CONNECTIONS, INSTALLED PER MANUFACTURER'S GUIDELINES AND STRUCTURAL ENGINEERING REQUIREMENTS.
4. PAINTED CMU BLOCKS - CONCRETE MASONRY UNIT WALL SYSTEM, BLOCK SIZE, TEXTURE, AND PAINT COLOR TO BE VERIFIED WITH OWNER, LAID IN RUNNING BOND WITH REINFORCED CELLS PER STRUCTURAL REQUIREMENTS, PAINTED WITH EXTERIOR-GRADE MASONRY COATING PER MANUFACTURER'S GUIDELINES.
5. BLACK ALUMINUM GLAZING AND DOOR SYSTEM - ALUMINUM FRAMED WINDOW AND DOOR ASSEMBLY, PROFILE, GLASS TYPE, AND FINISH TO BE VERIFIED WITH OWNER, THERMALLY BROKEN FRAMES WITH INSULATED GLAZING UNITS, INSTALLED PER MANUFACTURER'S GUIDELINES AND APPLICABLE BUILDING CODES.
6. BLACK ALUMINUM PATIO COVER - ALUMINUM FRAME PATIO STRUCTURE SYSTEM, PROFILE, INFILL MATERIAL, AND FINISH TO BE VERIFIED WITH OWNER, STRUCTURAL CONNECTIONS WITH CONCEALED FASTENERS, INSTALLED PER MANUFACTURER'S GUIDELINES AND STRUCTURAL ENGINEERING REQUIREMENTS.
7. ALUMINUM LETTERING - DIMENSIONAL ALUMINUM SIGNAGE SYSTEM, FONT, SIZE, FINISH, AND MOUNTING METHOD TO BE VERIFIED WITH OWNER, CONCEALED OR EXPOSED FASTENER ATTACHMENT PER DESIGN, INSTALLED PER MANUFACTURER'S GUIDELINES AND LOCAL SIGNAGE CODES.
8. LIGHT COLORED BRICK - GLEN-GERY COLOR IS BORDEAUX, BRICK SIZE, TEXTURE, COLOR, AND MORTAR TO BE VERIFIED WITH OWNER, LAID IN RUNNING BOND WITH WALL TIES AND WEEP SYSTEM, INSTALLED PER MANUFACTURER'S GUIDELINES AND APPLICABLE BUILDING CODES.
9. LOW WALL - READING ROCK, AB COURTYARD SEATING WALLS OR APPROVED EQUAL. GRANITE COLOR, PROFILE AND COLOR TO BE VERIFIED WITH OWNER

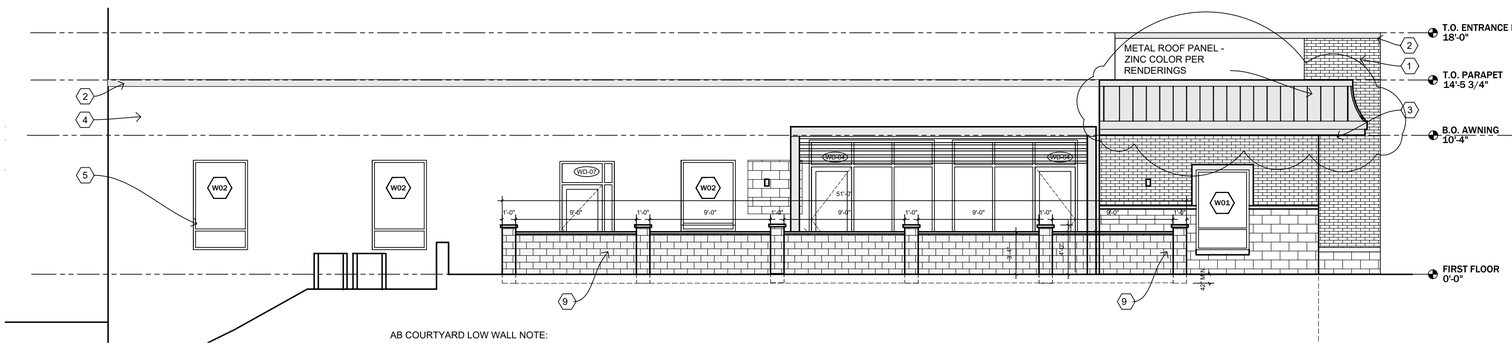
4 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



3B NORTH ELEVATION

SCALE: 3/16" = 1'-0"

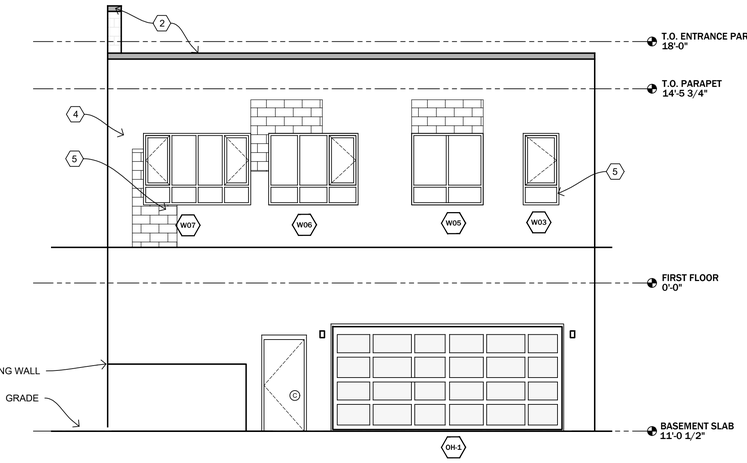


AB COURTYARD LOW WALL NOTE:

PROVIDE ALLAN BLOCK "AB COURTYARD COLLECTION" WALL SYSTEM (WALL PANELS, CAPS, AND ANY POSTS/PILLARS) AND INSTALL PER MANUFACTURER INSTALLATION MANUAL.
EXCAVATE LEVEL FOUNDATION TRENCH FOR WALL PANELS: 8" MIN DEPTH X 12" MIN WIDTH. PLACE 6" COMPACTED BASE ROCK AND LEVEL TO A UNIFORM, STABLE BASE. COMPACT BASE ROCK WITH HAND TAMPER.
SET FIRST COURSE LEVEL. PLACE WALL PANELS WITH RAISED RINGS UP. FILL PANEL CORES/OPENINGS WITH BASE ROCK FOR FIRST TWO COURSES. OFFSET VERTICAL SEAMS BETWEEN COURSES.
CAPS: INSTALL CAPS LEVEL AND SECURE WITH FLEXIBLE CONCRETE ADHESIVE. APPLY ADHESIVE ALONG BOTH SIDES OF RAISED RINGS AND ALONG SIDE OF EACH CAP PER MANUFACTURER.
HEIGHT / RETAINED SOIL LIMITATION: MAXIMUM OF TWO (2) COURSES MAY RETAIN SOIL. FOR WALLS RETAINING SOIL BEYOND TWO COURSES OR OTHER CONDITIONS REQUIRING RETAINING WALL DESIGN, PROVIDE DETAILS PER MANUFACTURER RETAINING WALL GUIDANCE.
POSTS/PILLARS (IF USED): EXCAVATE 24" X 24" PAD, 4" MIN DEPTH. PLACE 4" COMPACTED BASE ROCK AND INSTALL PER MANUFACTURER PATTERNS; SECURE CAPS WITH ADHESIVE.
VERIFY FINAL WALL HEIGHT, FREESTANDING CONDITION, WIND EXPOSURE, AND FROST/SOIL CONDITIONS. INSTALL PER MANUFACTURER REQUIREMENTS AND AHJ REQUIREMENTS; PROVIDE ENGINEERED DETAILS WHERE REQUIRED.

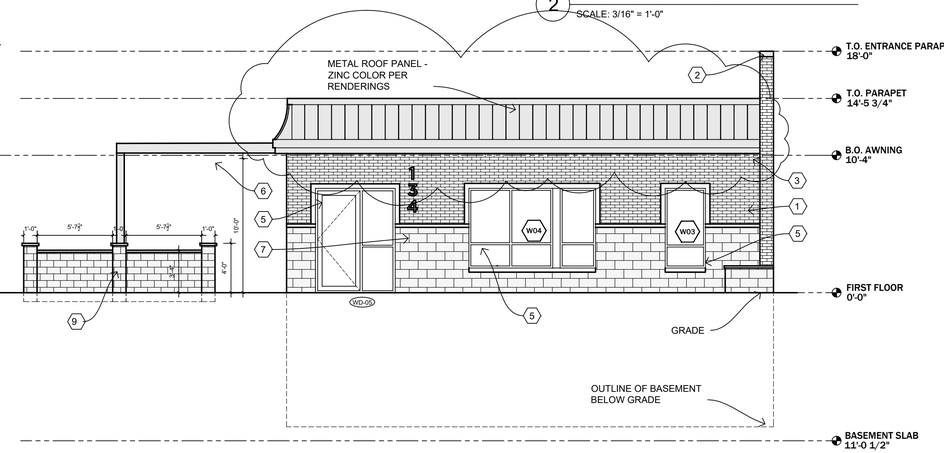
3A NORTH ELEVATION W/ SCREEN WALL

SCALE: 3/16" = 1'-0"



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"



1 WEST ELEVATION

SCALE: 3/16" = 1'-0"

Structural Engineer:	Architect: ROGER BERENT ARCHITECTS, 6435 Apple Orchard Lane, Rochester Hills, MI 48306, 248.800.6505, roger@rogerberent.com	Owner:	These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.

Drawing Issue:

No.	Date	Description
	12.12.2025	PROGRESS/PRELIMARY BID
	01.12.2026	BUILDING DEPT.
	01.23.2026	BUILDING DEPT. REVISIONS

Project: 134 S. MAIN ST., Rochester, Michigan

Date: | Drawn By:
Scale: | Checked By:
DRAWING TITLE: ELEVATIONS

Drawing Number: A-200 ARCHITECTURAL-200

Seal: STATE OF MICHIGAN ROGER JASON BERENT ARCHITECT No. 1301052381 REGISTERED

4 NORTH ELEVATION RENDER
SCALE: N.T.S.

2 SOUTH ELEVATION RENDER (W/EXAMPLE MURAL)
SCALE: N.T.S.

3 EAST ELEVATION RENDER
SCALE: N.T.S.

1 WEST ELEVATION RENDER
SCALE: N.T.S.

Structural Engineer:	Architect: ROGER BERENT ARCHITECTS 6435 Apple Orchard Lane, Rochester Hills, MI 48306 248.800.6505 roger@rogerberent.com	Owner:	These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.	Drawing Issue:			Project: 134 S. MAIN ST. Rochester, Michigan
				No.	Date	Description	
					11.07.2025	SITE PLAN SUBMISSION	
					12.08.2025	REVISED SITE PLAN SUBMISSION	

Date:	Drawn By:	Drawing Number:	Seal
Scale:	Checked By:	A-210	STATE OF MICHIGAN ROGER JASON BERENT ARCHITECT No. 1301052381 REGISTERED ARCHITECT
DRAWING TITLE:		ARCHITECTURAL-210	

4 INDOOR RENDER
SCALE: N.T.S.

2 VERANDA RENDER
SCALE: N.T.S.

3 VERANDA RENDER
SCALE: N.T.S.

1 FRONT DETAIL RENDER
SCALE: N.T.S.

Structural Engineer:	Architect: ROGER BERENT ARCHITECTS 6435 Apple Orchard Lane, Rochester Hills, MI 48306 248.800.6505 roger@rogerberent.com	Owner:	These drawings are instruments of service and as such are the property of the Architect. The Architect's drawings, specifications and related documents are not to be used by the Owner or others on other projects, for additions to this Project, or for completion of this Project by others.

Drawing Issue:

No.	Date	Description
	11.07.2025	SITE PLAN SUBMISSION
	12.08.2025	REVISED SITE PLAN SUBMISSION

Project: 134 S. MAIN ST. Rochester, Michigan

Date: | Drawn By:
Scale: | Checked By:
DRAWING TITLE:

Drawing Number: A-220 ARCHITECTURAL-220

Seal: STATE OF MICHIGAN ROGER JASON BERENT ARCHITECT No. 1301052381 LICENSED ARCHITECT

MCKENNA

March 25, 2026

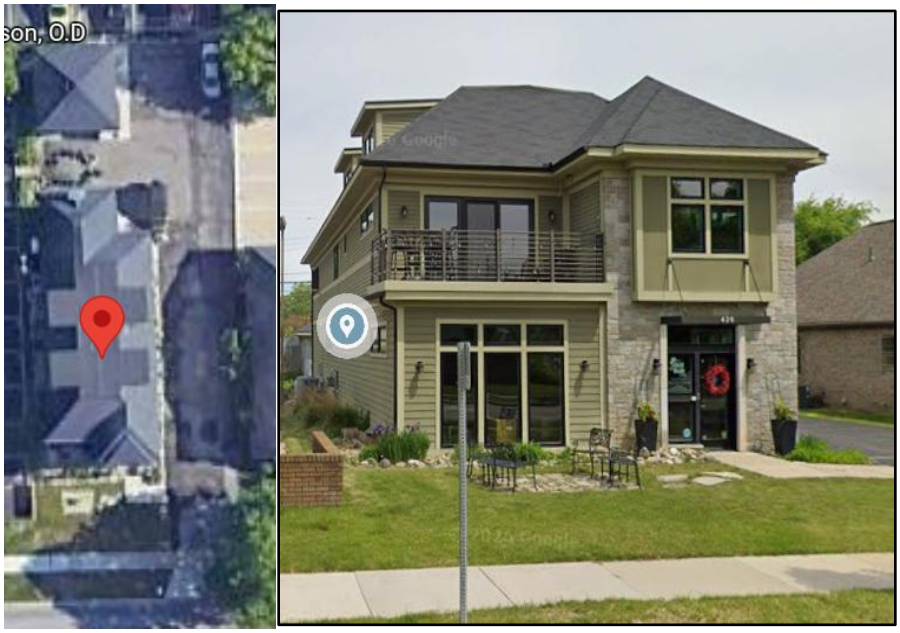
Planning Commission
City of Rochester
400 Sixth Street
Rochester, MI 48307

Subject: **426 W. University Drive;** Preliminary Plan Review; Site Plan Dated 3/6/2026.

Dear Commissioners:

At the City's request we have reviewed a proposal from Juan Pina of Designhaus Architects on behalf of the property owner, John Chase, to make façade and site changes to an existing building and site located at 426 W. University Drive. The subject site is located on the north side of University Drive between Madison and Oak Streets in the O-1 (Limited Office District).

The application notes the proposed use as an office use. Offices of various types, including business/administrative offices, professional offices, medical and dental offices are permitted by right in the district per Section 1401.



Source: Google Maps

This preliminary review is to ensure adequate information has been submitted for the plan to be forwarded to Planning Commission to set a date for its hearing and does not constitute a complete site plan review.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

REVIEW COMMENTS

The comments below are intended to provide a general summary of the project and any missing/required information is noted in underlined comments.

1. Clarify the type of office use on the site with a use statement and add clarification if any change of use is proposed in the current and proposed type of office use.

2. The site has 2 buildings – a two-story building a detached garage building. Clarify the use of the second story of the main building. It is our understanding it was/is being used as a residential unit.

3. Note width of access drive into the site off University Drive and label lanes of ingress-egress.

4. Note width of sidewalk along site's frontage and clarify if the main entry will remain barrier free accessible.

5. Include parking calculations to determine if the site meets its parking needs based on the existing/proposed uses. The site is not parking exempt.

6. The parking spaces are not numbered or labeled on the plan which is difficult to read since all site plan, landscape plan and engineering (drainage) related details are on one sheet. Include a notation of the number of spaces provided.

7. Note location of barrier free accessible space and clarify accessible pathway from parking to the building entrance.

8. The garage is shown with a door to the east which is blocked by parking spaces. Clarify how access to the garage is accomplished.

9. Provide floor plan for the buildings.

10. The existing building façade has stone around the main entryway to the top of the second story which wraps around to the east. The colors are natural stone and pale green with light colored trim. The applicant proposes replacing the natural stone with smooth limestone on the W. University façade, paint all the siding a dark grey color and paint the trim black color. The proposed changes create a modern striking contrast building façade when compared to the existing softer traditional appearance of the building. Planning Commission input is sought.

11. Provide elevations for the garage and clarify if any changes will be made to make it cohesive with the proposed changes to the main building.

12. The plan proposes the creation of an outdoor patio area fenced in with a 30" tall aluminum fence between 36" tall limestone pillars.

13. Provide cut-sheet details for the proposed planter boxes at the entrance with material and color specifications.

14. The existing main building has ornamental light fixtures which are to be retained.

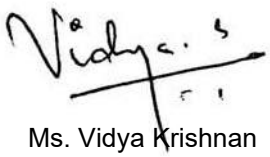
15. Trash removal is accomplished through roll-out trash containers placed on the north side of the garage.

16. The applicant is proposing extensive landscaping with ornamental plants in the patio area. All landscaping is provided with automatic irrigation.

RECOMMENDATION

We recommend that the Planning Commission place the above-mentioned plan on the next available agenda for public hearing and consideration of site plan approval, subject to the submission of a complete revised site plan set addressing all of the issues noted in underlined comments above and addressing any additional feedback from the Commission.

Respectfully,
McKENNA



Ms. Vidya Krishnan
Senior Principal Planner

Cc: Nik Banda
Jeremy Peckens
Jeff Kragt
Rose McKinney

UNIVERSITY DR ROCHESTER FACADE

426 W. UNIVERSITY DR

ROCHESTER, MI

STATEMENT OF SELECTED DESIGN PROFESSIONAL

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

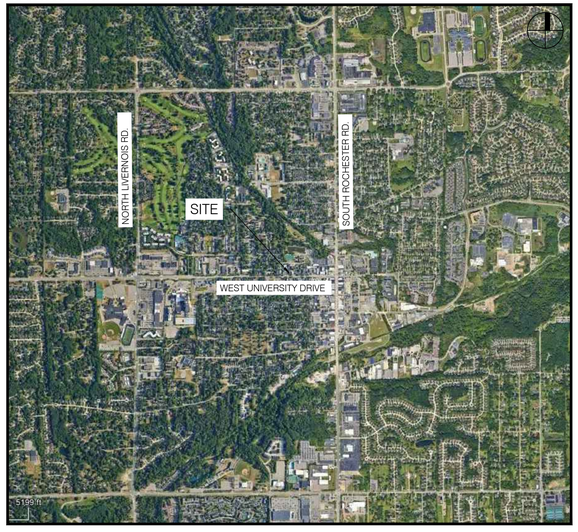
REGISTERED DESIGN PROFESSIONAL IN CHARGE:
PETER STUHLREYER. A.I.A.
MICHIGAN IDENTIFICATION # 44668
DESIGNHAUS ARCHITECTURE

PROJECT TEAM

OWNER
DECKER EQUIP
T: 248-840-0883
CONTACT: JOHN CHASE

ARCHITECT
DESIGNHAUS ARCHITECTURE
3300 AUBURN RD.
AUBURN HILLS, MI 48326
T: 248.601.4422
F: 248.453.5854
PROJECT MANAGER: JOE LATOZAS
PROJECT ARCHITECT:
PETER STUHLREYER, A.I.A

LOCATION MAP



INDEX OF DRAWINGS

SHEET NO:	DRAWING NAME
GENERAL	
G1.1	TITLE SHEET & INDEX
SITE & LANDSCAPE	
1 OF 1	PLOT PLAN
AS1.1	ARCHITECTURAL SITE PLAN
ARCHITECTURAL	
R1.1	ILLUSTRATIONS

SHEET NO:	DRAWING NAME

ISSUANCE	DATE
SPA	26.03.06

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AUBURN HILLS, MI 48326
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INFO@DESIGNHAUS.COM

PETER M. STUHLREYER
ARCHITECT
No. 44668

UNIVERSITY DR ROCHESTER FACADE
426 W. UNIVERSITY DR
ROCHESTER, MI

TITLE SHEET & INDEX

026025

G1.1

G1.1 Title Sheet & Index.dwg
3/6/2026
Juan Pina

PLOT PLAN

LOT 16 OF **"SPRAGUE'S ADDITION"** PART OF THE S.E. 1/4 OF SECTION 10, T.3N., R.11E., CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 3 OF PLATS, PAGE 33, OAKLAND COUNTY RECORDS.
ADDRESS: 426 UNIVERSITY DR., ROCHESTER, MI 48307
SIDWELL: 15-10-478-013

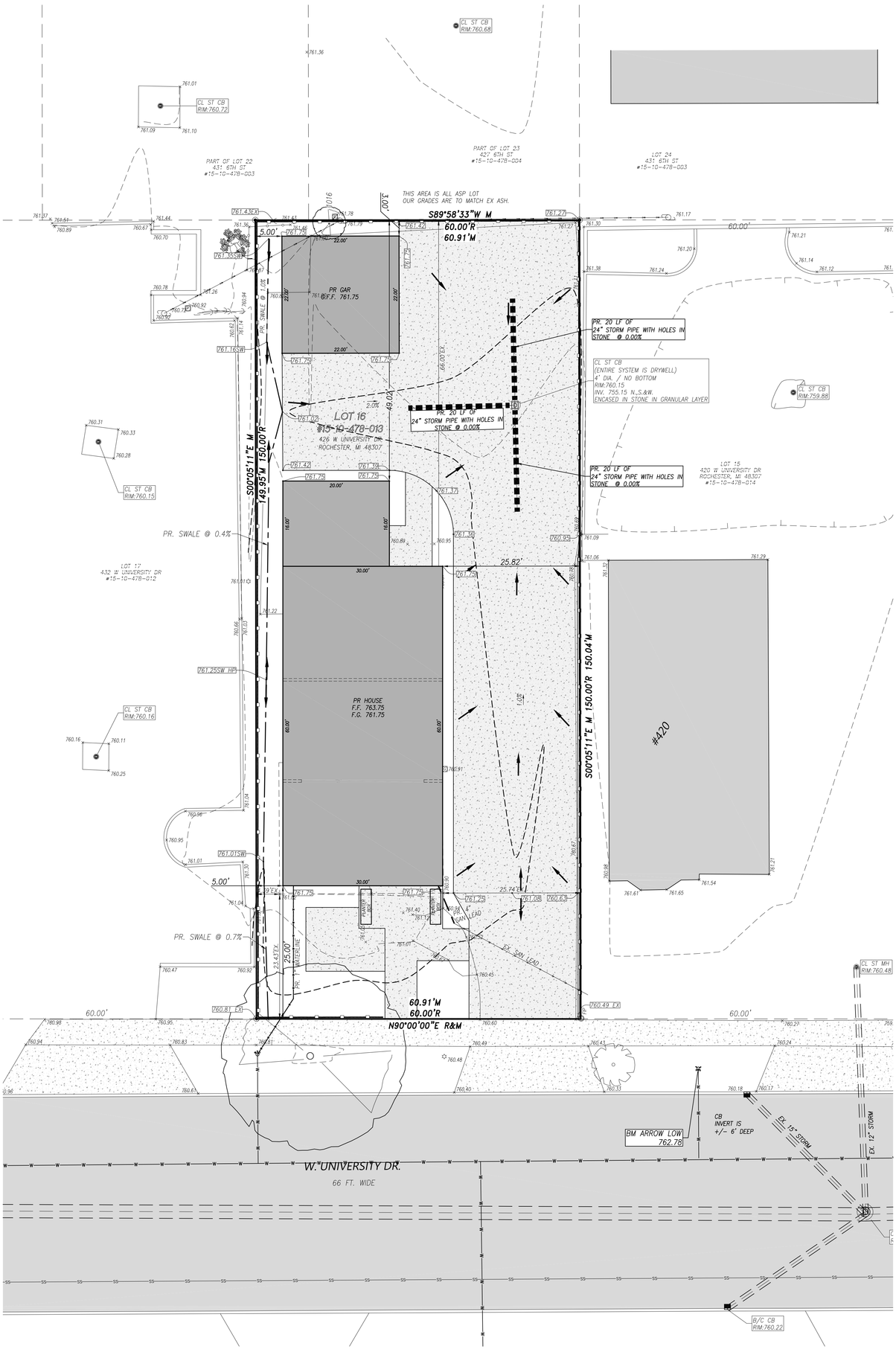
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE POLICY OR DEED THEREFORE, ALL EASEMENT OF RECORD AND OTHER FACTORS RELEVANT TO TITLE MAY NOT BE SHOWN. CLIENT PROVIDED DESCRIPTION FOR PROPERTY.

N

0 5 10 20

SCALE: 1" EQ. 10 '

TREE TABLE		
#	DESC.	ELEV.
1016	6" ELM	761.76
1024	6" APPLE	761.07
1077	34" ELM	761.09



BENCHMARK:

BM: ARROW ON HYDRANT NORTH SIDE OF UNIVERSITY, JUST EAST OF SITE.
ELEVATION: 762.78 NAVD88 DATUM

LEGEND:

FOUND IRON
SET IRON
R RECORD DISTANCE
M MEASURED DISTANCE

EXISTING GRAVEL
EXISTING PAVER STONE
EXISTING BUILDING
EXISTING CONCRETE
EXISTING ASPHALT
EXISTING LANDSCAPED AREA

EX. MAJOR CONTOURS
EX. MINOR CONTOURS
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
EXISTING BOULDER RET. WALL
EXISTING GRADE
PROPOSED GRADE

PROPOSED CONCRETE
PROPOSED BUILDING
PROPOSED SILT FENCE
PROP. DRAINAGE ARROW
PROP. MAJOR CONTOURS
PROP. MINOR CONTOURS

DATE: 5/10/18	SCALE: 1"=10'	DRAWN: B.G.R.
JOB # 17-152PP	SHEET: 1 OF 1	CHECK: G.H.R.

REICHERT SURVEYING INC
P 248.651.0592
F 248.656.7099
Mail@ReichertSurveying.com
140 Flumerfelt Lane
Rochester, MI 48306

NO.	DATE	DESCRIPTION	BY

SEAL:

PREPARED FOR:
JCM CONSTRUCTION INC.
412 WYNGATE
ROCHESTER, MI 483067
(248) 431-252

PLOT PLAN
LOT 16 OF "SPRAGUE'S ADDITION" PART OF THE S.E. 1/4 OF SECTION 10, T.3N., R.11E., CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 3 OF PLATS, PAGE 33, OAKLAND COUNTY RECORDS.
ADDRESS: 426 UNIVERSITY DR., ROCHESTER, MI 48307
SIDWELL: 15-10-478-013

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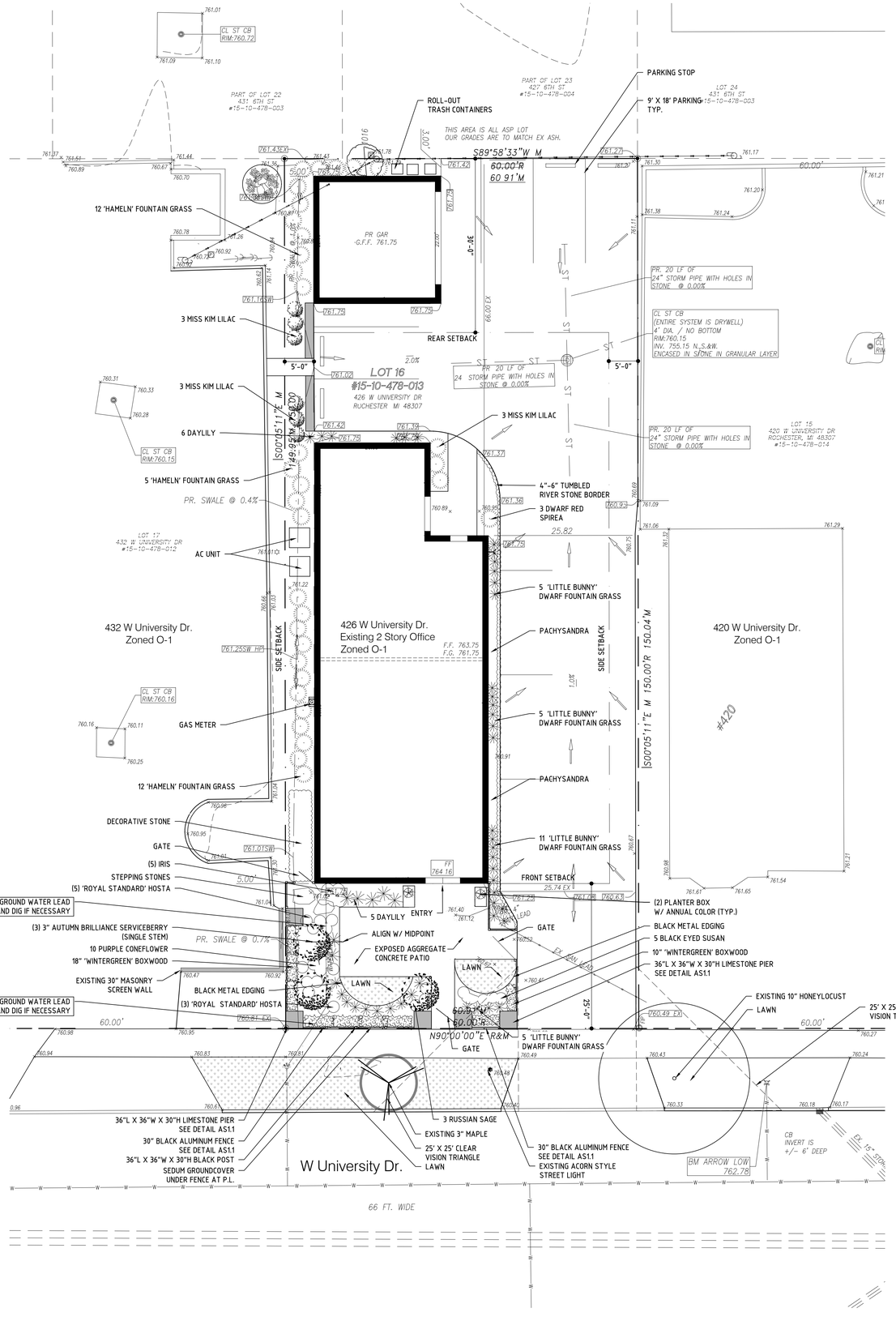


SITE DATA

	Details
Address	426 W University Dr, Rochester, MI 48307
Parcel ID	15-10-478-013
Zoning	O-1 Limited Office
Parcel Area	9,138 S.F. (0.21 ACRES)

* Minimum 10% / 914 SF Landscape Area Required
17% / 1,553 SF Provided

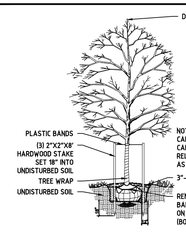
PLANT SCHEDULE

#	TAG	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
3	SB	AMELANCHIER l. ALLEGHENY	SINGLE STEM AUTUMN BRILLIANCE SERVICEBERRY	2.5" B&B
28	WG	BUXUS x MICROFILLA	WINTERGREEN BOXWOOD	24" CONT
9	MK	SIRINGA p MISS KIM	MISS KIM LILAC	30" B&B
3	SP	SPIREA COCCINEA	DWARF RED SPIREA	#2 CONT
26	LB	PENISETUM a 'LITTLE BUNNY'	'LITTLE BUNNY' DWARF FOUNTAIN GRASS	24" CONT
29	FG	PEINISETUM a 'HAMELN'	'HAMELN 'FOUNTAIN GRASS	24" CONT
11	DL	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#2 CONT
8	RS	HOSTA x ROYAL STANDARD	ROYAL STANDARD HOSTA	#2 CONT
10	PC	ECHANICEA PURPUREA	PURPLE CONEFLOEWR	#2 CONT
5	IR	IRIS	PURPLE IRIS	#2 CONT
5	R	RUDBECKIA HIRTA	BLACK EYED SUSAN	#2 CONT
3	S	SALVIA YANGII	RUSSIAN SAGE	#2 CONT
-	PS	PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	FLAT
-	SED	SEDUM GROUNDCOVER	STONECROP	FLAT

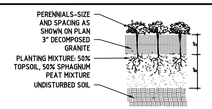
PROPOSED	ESTIMATED COSTS
3 TREE	$1,350
40 SHRUBS	$2,400
97 GRASSES PERENNIALS	$3,880
TOTAL	$7,630

LANDSCAPE DETAILS

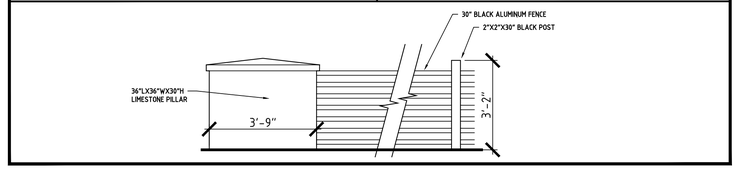
DECIDUOUS TREES



PERENNIALS



SHRUBS



GENERAL NOTES FOR LANDSCAPE DEVELOPMENT

1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
9. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
10. CONCERNING GROUND COVER, ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH, SEE SPECIFICATIONS. ALL OTHER DISTURBED AREAS SHALL BE SODDED.
11. LANDSCAPING SHALL BE MAINTAINED IN A GOOD CONDITION TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE FREE FROM REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OF THE NEXT APPROPRIATE PLANTING PERIOD.
12. OWNER TO ESTABLISH MAINTENANCE PROGRAM TO ENSURE GROUNDS AND LANDSCAPING TO REMAIN HEALTHY AND WELL GROOMED.
13. RECOMMENDED PLANTING DATES ARE MARCH 1ST TO MAY 15TH FOR ALL MATERIALS, AND OCTOBER 15TH TO DECEMBER 15TH FOR DECIDUOUS MATERIALS. PLANTINGS OUTSIDE THESE DATES SHALL HAVE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
14. UNDERGROUND IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY CONTRACTOR.
15. TURF GRASS TO BE COMMON TO OAKLAND COUNTY, MI.

DESIGNHAUS ARCHITECTURE EST 1998
3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

SPA	26.03.06
ISSUANCE	DATE

PETER M. STUHLREYER ARCHITECT 44008

UNIVERSITY DR ROCHESTER FACADE
426 W. UNIVERSITY DR
ROCHESTER, MI

ARCHITECTURAL SITE PLAN

026025

AS1.1

AS1.1 Architectural Site Plan.dwg
3/6/2026
Juan Pina

EXTERIOR FINISH LEGEND	
MARK	NOTE
A	EXISTING SIDING - PAINTED IRON ORE - SHERWIN WILLIAMS
B	EXISTING TRIM - PAINTED BLACK
C	EXISTING STUCCO - IRON ORE - SHERWIN WILLIAMS
D	PROPOSED - SMOOTH LIMESTONE - ARRISCRAFT

2 EXISTING FACADE

1 PROPOSED FACADE

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3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
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SPA	26.03.06
ISSUANCE	DATE

PETER M. STUHLREYER ARCHITECT No. 44608

UNIVERSITY DR ROCHESTER FACADE

426 W. UNIVERSITY DR
ROCHESTER, MI

ILLUSTRATIONS

026025

R1.1

R1.1 ILLUSTRATIONS.dwg
3/6/2026
Juan Pina

March 6, 2026

400 Sixth St.
Rochester, MI 48307
Phone: 248-733-3700
Fax: 248-733-3170

RE: University Drive Narrative

The proposed project involves façade improvements to the existing two-story office building located at 426 W University Drive in Rochester, Michigan. The intent of the project is to enhance the exterior appearance of the building through updated materials and the addition of a small landscaped patio area along the front of the property.

As part of the façade improvements, the existing stone will be replaced with smooth limestone to provide a cleaner and more refined appearance while maintaining compatibility with the surrounding architectural context. No modifications are proposed to the building's structure, footprint, height, or overall massing. The scope of work is limited to exterior finish updates and site enhancements.

The project also includes the addition of a small front patio area located along the primary building frontage facing W University Drive. The patio will be enclosed by a decorative aluminum fence designed to comply with the City of Rochester height regulations for cross-site visibility at street corners and along the frontage. Two access gates are proposed as part of the fence enclosure: one gate located along the front sidewalk for primary access from W University Drive and a second gate located along the side yard to provide secondary access to the patio area.

Landscape improvements are included to enhance the streetscape and soften the building frontage. The landscape plan provides new trees, shrubs, and perennial plantings consistent with the site plan and landscape requirements.

No changes are proposed to the building lighting or photometric conditions as part of this project. Existing lighting fixtures will remain in place, and no modifications to lighting levels or photometric performance are proposed.

Regards,

Juan Pina
Project Captain
Designhaus, LLC

MCKENNA

March 27, 2026

Planning Commission
City of Rochester
400 Sixth Street
Rochester, MI 48307

Subject: **Miller and Parkdale Regulator Station//824 Miller; Preliminary Plan Review;** Site Plan dated March 2026.

Dear Commissioners:

At the City's request we have reviewed a proposal from Amy Gilpin on behalf of Consumer's Energy to reconstruct an existing natural gas regulator station. The subject site is located on eth east side of Miller Street and is zoned R-1 One-Family Residential District.

The site is currently occupied by an existing building, piping, gravel driveway, and gas equipment. The applicant proposes to remove all existing improvements and construct a new 280 sq. ft (14' x 20') steel building, a new gravel driveway with parking, installation of an 8' tall concrete panel wall on 3 sides and an aluminum fence on the street side.

This preliminary review is to ensure adequate information has been submitted for the plan to be forwarded to Planning Commission to set a date for its hearing and does not constitute a complete site plan review.

REVIEW COMMENTS

1. **Use Interpretation**. Article 3, Section 300 (5) of the Zoning ordinance states: *Essential services shall be permitted as authorized and regulated by law and other ordinances of the municipality, it being the intention hereof to exempt such essential services [from] the application of this ordinance. See the definition of Essential services*.

   A review of the definition for essential services in Section 3902 specifies that the exemption is not applicable to any utility that involves the construction or erection of buildings or any structures over 4 feet in height. Therefore, the proposed regulator station is not considered an essential service and is not exempt from the ordinance provisions. Section 2108. Public utilities and facilities notes that any public utility which is not an 'essential service' can be allowed in any zoning district as a special exception. Therefore, the application will require site plan and special exception approval from the Planning Commission.

2. Note height of proposed heater and remote telemetry unit.

3. The plan notes that the area inside the fence will be provided with crushed limestone surface. Clarify why the surface is represented in two different tones – dark and light.

4. The proposed parking area is 12' deep x 32' wide. Clarify what type of vehicle it is intended for.

5. Clarify the purpose of the gate on the southeast side of the wall along the south property line. The distance between the wall and the property line is only 2'.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

6. Per Section 2125 (2)(a), the maximum permitted height of a fence on a residentially zoned parcel is 6 feet. The proposed 8 foot tall fence and wall will require approval from the Zoning Board of Appeals.

7. The plan proposes a light fixture on the front and rear sides of the building to be operated with a switch. Manufacturer's cut sheet detail has been provided, and the fixture indicates a dropped lens with an exposed light source which does not meet ordinance standards. The fixtures must be downward directed and shielded especially since the side abuts single family residential uses on either side, and the mounting height of 9 feet would mean the fixture will be visible above the walls.

8. The landscape plan does not include any irrigation. Since the site is unmanned, clarify how the how landscaping will be irrigated and maintained.

RECOMMENDATION

Subject to the items listed in underlined comments above being addressed, we recommend that the Planning Commission schedule the project for consideration of site plan and special exception approval on the next available agenda.

Respectfully
McKENNA

Ms. Vidya Krishnan
Senior Principal Planner

Cc: Jeremy Peckens
Nik Banda
Jeff Kragt
Rose McKinney

Miller & Parkdale Regulator Station
City of Rochester / Oakland County

ROWE PROFESSIONAL SERVICES COMPANY

Project Narrative – Special Exception

Consumers Energy (Consumers) currently operates a natural gas regulation / valve station on the east side of Miller Avenue, north of Parkdale Road in the City of Rochester. The proposed site (Parcel 15-11-328-004) is zoned R-1 and is currently being used as a natural gas regulator station. Consumers plans to reconstruct the existing facility. The work will include installation of a new 14' W x 20' L x 9' H steel building, new gas piping and equipment, remote telemetry unit (RTU), security fencing, and driveway. The construction is planned to commence in June 2026 and be completed by September 2026. Following is a brief narrative of the proposed project.

1. *Existing Site Information – 824 Miller Road*

Parcel #	#68-15-11-328-004
Current Zoning:	R-1 Family Residential
Lot Size:	0.17 Acres
Current Use:	Natural Gas Regulator Station
Proposed Use:	Natural Gas Regulator Station

2. *Existing and Proposed Use*

The site is currently used as a natural gas regulation / valve station. The proposed use is the same.

A natural gas regulator station serves as a regulation site to allow the Owner to provide safe and reliable natural gas service to the surrounding community by reducing the transmission line pressure to a lower distribution pressure that is common for residential use. The site also serves as a valve site to allow the owner to isolate specific lines / areas in the event of a leak or an incident.

The proposed project is a rebuild of the existing site with modern equipment that will allow Consumers to improve the reliability of the natural gas system and provide safer conditions for workers who maintain the facility. The site will include a new building to house valves which will allow maintenance to be performed out of the weather. The building will have no public utilities except for electrical service. This facility will also allow Consumers to remotely monitor the flow of gas through the system. The site will typically be visited by maintenance personnel on a weekly basis.

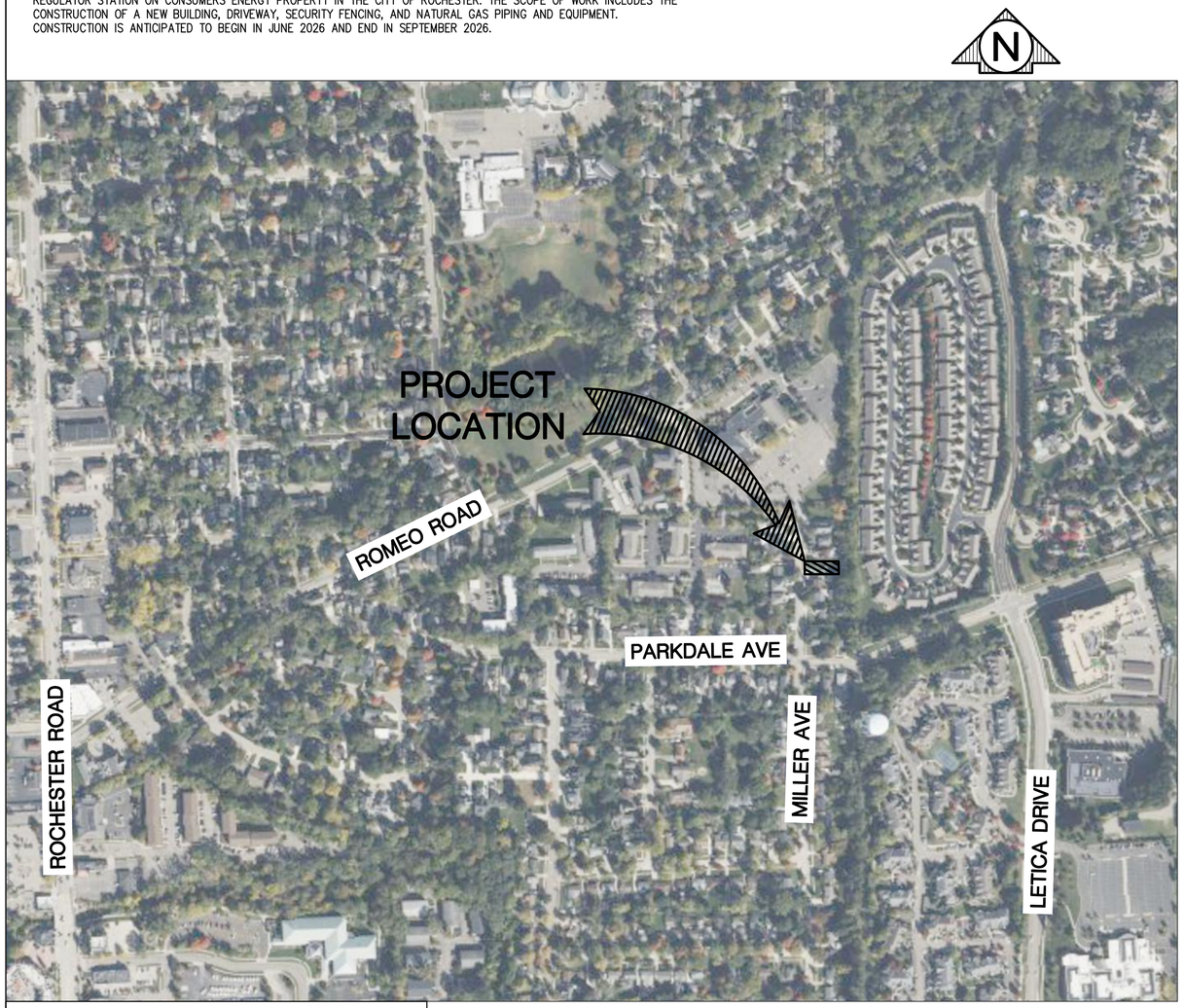
3. *Proposed Improvements*

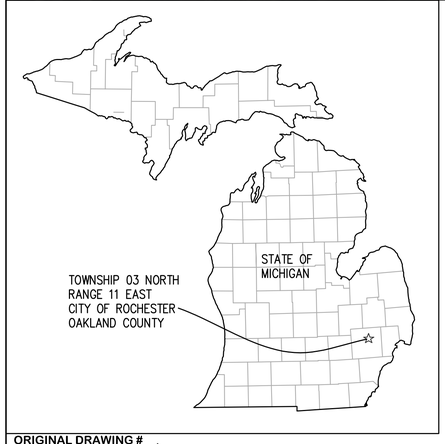
The proposed improvements will include the following:

a. Removal of the existing building, piping, gravel driveway, and gas equipment.
b. Installation of new gas piping, valves, and electrical monitoring equipment.
c. Construction of a new 14' W x 20' L x 9' H steel building.
d. Construction of new gravel driveway / parking area and placement of crushed limestone surface within the fenced perimeter.
e. Installation of 8' H concrete panel wall on the north, east, and south sides. Installation of 8' H decorative aluminum fence on the west side.

PROJECT SCOPE

PREPARE A SITE PLAN AND HELP OBTAIN ASSOCIATED PERMITS FOR THE RECONSTRUCTION OF THE MILLER AND PARKDALE REGULATOR STATION ON CONSUMERS ENERGY PROPERTY IN THE CITY OF ROCHESTER. THE SCOPE OF WORK INCLUDES THE CONSTRUCTION OF A NEW BUILDING, DRIVEWAY, SECURITY FENCING, AND NATURAL GAS PIPING AND EQUIPMENT. CONSTRUCTION IS ANTICIPATED TO BEGIN IN JUNE 2026 AND END IN SEPTEMBER 2026.





SITE PLAN FOR

CONSUMERS ENERGY
MILLER AND PARKDALE REG STATION

SECTION 21 T03S-R11E
824 MILLER AVENUE
ROCHESTER, MI 48307
CITY OF ROCHESTER, OAKLAND COUNTY

SHEET INDEX

C-2529-PMT-01 PERMIT COVER SHEET
C-2529-PMT-02 GENERAL NOTES
C-2529-PMT-03 EXISTING SURVEY AND REMOVALS SHEET
C-2529-PMT-04 SITE PLAN
C-2529-PMT-4A SITE PLAN
C-2529-SPL-02 GRADING AND SOIL EROSION
C-2529-PMT-05 LIGHTING PLAN
C-2529-PMT-06 LANDSCAPING PLAN
C-2529-PMT-07 OCWRC SESC DETAILS
C-2529-SAD-04 SITE DETAILS
C-2529-PMT-08 BUILDING PLAN AND ELEVATION VIEW
C-2529-PMT-09 PHOTO EXAMPLES

LOCAL AGENCY AND UTILITY INFORMATION

AGENCY	UTILITY
CITY OF ROCHESTER PLANNING & ZONING 400 SIXTH STREET ROCHESTER, MI 48307 248-733-3700	SITE PLAN
OAKLAND COUNTY WATER RESOURCES COMMISSIONER 120 W MICHIGAN JACKSON, MI 49201 517-788-4398	SOIL EROSION
CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS 400 SIXTH STREET ROCHESTER, MI 48307 248-733-3700	ROW

OWNER INFORMATION

CONSUMERS ENERGY
ONE ENERGY PLAZA
JACKSON, MI 49201
(517) 745-1639
AMY GILPIN

CIVIL ENGINEER INFORMATION

ROWE PROFESSIONAL SERVICES COMPANY
540 S. SAGINAW ST, SUITE 200
FLINT, MI 48502
(810) 341-7500
DOUGLAS SCOTT, P.E.

LEGAL DESCRIPTION

PARCEL ID# 15-11-328-004

PARCEL DESCRIPTION:
WARRANTY DEED DATED JUNE 4, 1962
LIBER 4317, PAGE 66, OAKLAND COUNTY RECORDS

LOT SIX (6) OF LILLIAN HILLS SUBDIVISION, PART OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION ELEVEN (11), TOWNSHIP THREE (3) NORTH, RANGE ELEVEN (11) EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 25 OF PLATS ON PAGE 27 OF OAKLAND COUNTY RECORDS.

TOTAL ACREAGE: 0.17 ACRES

STATEMENT OF USE

THIS IS A NATURAL GAS FACILITY THAT IS USED TO PROVIDE NATURAL GAS TO THE SURROUNDING AREA. THE PROPOSED BUILDING WILL BE USED TO ENCLOSE NATURAL GAS EQUIPMENT. THE BUILDING WILL HAVE ELECTRICAL SERVICE, BUT NO WATER OR SEWER SERVICES. THE SITE WILL NOT BE REGULARLY OCCUPIED. EMPLOYEES WILL ROUTINELY VISIT THE AREA TO PERFORM REGULAR INSPECTIONS AND ROUTINE MAINTENANCE. THE EXISTING ZONING IS R-1 FAMILY RESIDENTIAL AND THE PROPOSED ZONING IS R-1 FAMILY RESIDENTIAL.

ORIGINAL DRAWING # .

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.
	A		3/5/26	SITE PLAN SUBMITTAL					

DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

DESIGNER J. ELIZANDO DATE MAR 2026
ENGINEER K. LAMBERT DATE MAR 2026
PEER REV K. LAMBERT DATE MAR 2026
DESIGN APPROVAL D. SCOTT DATE MAR 2026
ENGINEER APPROVAL A. TRENT DATE MAR 2026

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ROWE PROFESSIONAL SERVICES COMPANY

Consumers Energy Count on Us®
GEO-SPATIAL & GAS ASSET MANAGEMENT
Gas Meter and Regulation Department

FILE: 670053-C-2529-PMT-01.DWG
RASTER FILE:
SCALE NONE
DO NOT SCALE DRAWING USE DIMENSIONS ONLY

MILLER AND PARKDALE REG STATION
2026 CONSTRUCTION

PERMIT COVER SHEET

FIELD AREA: ROYAL OAK

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01178	67-053	C-2529-PMT	01	

GENERAL CONSTRUCTION NOTES

EMERGENCY CONTACTS
BEFORE BEGINNING WORK ON THE PROJECT, THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE NAMES AND TELEPHONE NUMBERS OF EMERGENCY CONTACTS. AT LEAST ONE PERSON REPRESENTING THE CONTRACTOR SHALL BE AVAILABLE TO RESPOND TO EMERGENCIES THROUGHOUT THE LIFE OF THE PROJECT, 24 HOURS A DAY, 7 DAYS A WEEK.

UNDERGROUND UTILITY IDENTIFICATION AND LOCATION
THE CONTRACTOR SHALL CALL MISS DIG (811) A MINIMUM OF THREE WORK DAYS IN ADVANCE OF BEGINNING EXCAVATION. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND NOTIFY UTILITY AGENCIES WITHIN THE PROJECT AREA WHICH DO NOT PARTICIPATE IN THE MISS DIG NOTIFICATION PROGRAM.

PUBLIC UTILITIES
EXISTING UTILITIES ARE SHOWN BASED UPON RECORDS AND LOCATIONS PROVIDED BY UTILITY AGENCIES. THE INFORMATION SHOWN IS CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. UNLESS THE PLANS SPECIFICALLY SHOW THAT EXISTING UTILITIES ARE TO BE MOVED, THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN EXISTING UTILITIES.

VERIFICATION OF UNDERGROUND UTILITIES
THE CONTRACTOR SHALL EXCAVATE AND LOCATE ALL EXISTING UTILITIES IN THE PROJECT AREA IN ADVANCE OF CONSTRUCTION TO VERIFY THEIR ACTUAL LOCATION. POTENTIAL CONFLICTS SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL MAKE SUCH CHANGES TO GRADE AND ALIGNMENT OF PROPOSED WORK AS DIRECTED BY THE ENGINEER TO AVOID CONFLICTS, AT NO INCREASE IN COST TO THE OWNER.

UTILITY SERVICE
UNLESS SPECIFICALLY PROVIDED OTHERWISE IN THE CONTRACT DOCUMENTS, ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE DURING THE PROJECT.

SOIL BORINGS / PAVEMENT CORES
IF PROVIDED ON THE PLANS OR IN THE CONTRACT DOCUMENTS, LOGS OF SOIL BORINGS OR PAVEMENT CORES REPRESENT THE SUBSURFACE CONDITIONS ENCOUNTERED AT SPECIFIC POINTS. THE INFORMATION IS PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY.

MAINTAINING TRAFFIC
LOCAL AND EMERGENCY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES WITHIN THE PROJECT AREA.

WHEN EXCAVATION, FRESH CONCRETE, OR OTHER CONSTRUCTION WORK WILL RESULT IN THE CLOSURE OF A STREET OR DRIVEWAY FOR A PERIOD OF TIME, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL AFFECTED RESIDENTS AND BUSINESSES IN ADVANCE.

THE CONTRACTOR SHALL NOTIFY EMERGENCY RESPONSE AGENCIES IN ADVANCE OF ROAD CLOSURES OR THE ESTABLISHMENT OF DETOURS.

TRAFFIC SIGNS
TRAFFIC SIGNS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED AND REPLACED BY THE AGENCY HAVING JURISDICTION OVER THE STREETS OR ROADS IN THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE AGENCY TO ARRANGE FOR REMOVAL OF THE SIGN AND IS RESPONSIBLE TO PAY ANY FEES ASSOCIATED WITH THE REMOVAL AND REPLACEMENT OF THE SIGNS.

SCHEDULE
THE CONTRACTOR SHALL COMPLETE ALL WORK IN AN EXPEDITIOUS MANNER AND SHALL NOT STOP WORK ON THE PROJECT ONCE BEGUN.

ALIGNMENT
ALIGNMENT AND GRADES FOR CURB AND GUTTER (INCLUDING THROUGH RAMPS AND DRIVEWAY OPENINGS) SHOWN ON THE PLANS ARE FOR THE TOP, BACK OF CURB, UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE PLANS.

THE HORIZONTAL ALIGNMENT SHOWN ON THE DRAWINGS FOR DRAINAGE STRUCTURES LOCATED IN THE CURB LINE IS TO THE CENTER OF THE CASTING.

THE HORIZONTAL ALIGNMENT SHOWN ON THE DRAWINGS FOR DRAINAGE STRUCTURES WHICH ARE NOT IN THE CURB LINE AND FOR MANHOLES IS TO THE CENTER OF THE STRUCTURE.

WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR MANHOLE CASTINGS, THE ELEVATION PROVIDED IS FOR THE TOP OF THE CASTING.

WHERE RIM ELEVATIONS ARE PROVIDED FOR INLET TYPE CASTINGS, THE ELEVATIONS ARE PROVIDED AS FOLLOWS:
- CURB INLETS – THE ELEVATION OF THE TOP OF CURB
- ALL OTHER INLETS – THE ELEVATION OF THE FLOW LINE

WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR INLETS OR MANHOLE CASTINGS, THE ELEVATIONS PROVIDED ARE CONSIDERED PRELIMINARY. THE CONTRACTOR SHALL MAKE THE FINAL ADJUSTMENT FOLLOWING THE ESTABLISHMENT OF ACTUAL GRADING AND PAVEMENT ELEVATIONS.

SURVEY CORNERS, BENCHMARKS, AND CONTROL POINTS
THE CONTRACTOR SHALL PRESERVE ALL GOVERNMENT CORNERS, PROPERTY CORNERS, BENCHMARKS, SURVEY CONTROL POINTS AND OTHER SURVEY POINTS WITHIN THE PROJECT AREA. WHERE CORNERS, BENCHMARKS, OR SURVEY POINTS ARE ENCOUNTERED WHICH WILL BE DISTURBED BY THE CONTRACTOR'S ACTIVITIES; A LICENSED SURVEYOR SHALL WITNESS THE POINT BEFORE DISTURBANCE AND SHALL RE-SET THE POINT FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL PAY THE SURVEYOR TO WITNESS AND TO RE-SET THE POINTS.

PROTECTION OF TREES, SHRUBS, AND LANDSCAPING
ALL TREES, SHRUBS, AND LANDSCAPING WITHIN THE CONSTRUCTION AREA WHICH ARE NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED TREES, SHRUBS, AND LANDSCAPING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION SIGNING AND BARRICADING
THE CONTRACTOR SHALL PROTECT HAZARDOUS AREAS WITH BARRICADES. BARRICADES LEFT IN PLACE AFTER SUNSET SHALL BE LIGHTED.

THE CONTRACTOR SHALL PROVIDE SUITABLE SANDBAGS OR OTHER SUITABLE MEASURES FOR ANCHORING OF TEMPORARY SIGNS AND BARRICADES, TO PREVENT THEIR TIPPING OR DISPLACEMENT BY WIND OR AIR FLOW FROM VEHICLES.

THE CONTRACTOR SHALL PROVIDE SIGNING, BARRICADES, FLAGGERS, CONES, AND OTHER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCY HAVING JURISDICTION OVER STREETS OR ROADS IN THE PROJECT AREA, THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL COVER OR REMOVE TEMPORARY SIGNS DURING PERIODS WHEN THEY ARE NOT APPROPRIATE.

TURF ESTABLISHMENT
ALL DISTURBED AREAS WHICH ARE NOT TO BE SURFACED WITH PAVEMENT, AGGREGATE OR OTHER APPROVED SURFACES SHALL BE ESTABLISHED WITH TURF.

TURF AREAS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.

DISTURBED AREAS SHALL BE SURFACED WITH THREE INCHES OF SCREENED TOPSOIL.

THE CONTRACTOR IS RESPONSIBLE TO ESTABLISH TURF WHICH IS SUBSTANTIALLY FREE OF BARE SPOTS AND FREE OF WEEDS. THE GROUND SURFACE IN TURF AREAS SHALL BE SMOOTH AND PROVIDE A NATURAL TRANSITION TO ADJACENT, UNDISTURBED AREAS.

THE CONTRACTOR IS RESPONSIBLE TO PROVIDE WATERING, WEEDING, RESEEDING, AND REWORKING AS NECESSARY TO ESTABLISH TURF AREAS TO THE REQUIRED STANDARD.

ADA COMPLIANCE
ALL PROPOSED CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND APPLICABLE GUIDELINES OR STANDARDS. WHERE EXISTING CONDITIONS AND/OR THE REQUIREMENTS OF THE PLANS WILL RESULT IN FINISHED CONDITIONS THAT DO NOT MEET THE ADA REQUIREMENTS, GUIDELINES, OR STANDARDS; THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REMOVE AND REPLACE WORK DETERMINED TO BE NOT IN ACCORDANCE WITH APPLICABLE REQUIREMENTS, GUIDELINES, OR STANDARDS.

EARTHWORK
EARTHWORK QUANTITIES, IF PROVIDED, ARE PROVIDED FOR THE CONTRACTOR'S INFORMATION. THE QUANTITIES WERE DEVELOPED USING THE AVERAGE END AREA METHOD. ASSUMPTIONS REGARDING TOPSOIL AND SHRINKAGE ARE STATED WITH THE ESTIMATES OF EXCAVATION AND FILL.

THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF THE EARTHWORK QUANTITIES, AND BASE HIS BID ON HIS DETERMINATION OF THE QUANTITIES OF WORK REQUIRED.

IF ADDITIONAL FILL MATERIAL MUST BE PROVIDED TO ATTAIN THE FINISH GRADES SHOWN ON THE PLANS, THE CONTRACTOR SHALL PROVIDE THE REQUIRED FILL MATERIAL, UNLESS A SPECIFIC BORROW AREA IS IDENTIFIED ON THE PLANS.

EXCESS SOILS RESULTING FROM EXCAVATION AND EARTHWORK SHALL BECOME THE CONTRACTOR'S PROPERTY AND DISPOSED OF PROPERLY, UNLESS AN AREA(S) HAS BEEN DESIGNATED FOR STOCKPILING OR "BLENDING IN" THE EXCESS MATERIAL WITHIN THE PROJECT LIMITS.

BACKFILL AND EMBANKMENT
BACKFILL OF AN EXCAVATION UNDER OR WITHIN THE ONE ON ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE, SHALL BE SAND, MEETING THE REQUIREMENTS OF GRANULAR MATERIAL CLASS III AS DESCRIBED IN THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE SAND BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

BACKFILL OF AN EXCAVATION WHICH IS NOT UNDER OR WITHIN THE ONE ON ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE MAY BE SUITABLE EXCAVATED MATERIAL OR OTHER SOIL, WHICH IS FREE OF ORGANIC MATTER, STONES AND ROCKS, ROOTS, BROKEN CONCRETE, FROZEN MATERIAL, OR DEBRIS. THE BACKFILL SHALL BE COMPACTED TO AT LEAST 90% OF ITS MAXIMUM UNIT WEIGHT.

THE CONTRACTOR SHALL INDICATE THE SOURCE OF SAND USED FOR BACKFILL TO THE ENGINEER, AND PROVIDE THE ENGINEER WITH THE RESULTS OF A GRADATION TEST PERFORMED ON A SAMPLE OF THE SAND. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF USING SAND FROM OTHER SOURCES.

EMBANKMENT USED TO BUILD THE SUBGRADE TO REQUIRED ELEVATION SHALL BE SUITABLE SOIL EXCAVATED FROM THE PROJECT SITE, OR FURNISHED BY THE CONTRACTOR FROM OTHER SOURCES. SUITABLE SOIL IS FREE FROM ORGANIC MATTER, ROCKS AND STONES, FROZEN MATERIAL, BROKEN CONCRETE, AND DEBRIS.

EMBANKMENT CONSTRUCTED OF GRANULAR SOILS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 10 INCHES TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

EMBANKMENT CONSTRUCTED OF COHESIVE SOILS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 6 INCHES TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

DENSITY TESTING
THE MAXIMUM DRY DENSITY OF SAND AND OTHER GRANULAR SOILS WILL BE DEFINED BY THE MODIFIED PROCTOR ASTM D1557, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S DENSITY TESTING AND INSPECTION MANUAL.

THE MAXIMUM DRY DENSITY OF COHESIVE SOILS WILL BE DEFINED BY THE MODIFIED PROCTOR ASTM D1557, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S DENSITY TESTING AND INSPECTION MANUAL.

WORK HOURS
UNLESS PROVIDED OTHERWISE IN THE CONTRACT DOCUMENTS OR LIMITED BY LOCAL ORDINANCE, THE CONTRACTOR SHALL WORK WITHIN OF THE FOLLOWING TIMES, UNLESS OTHERWISE APPROVED BY THE OWNER:

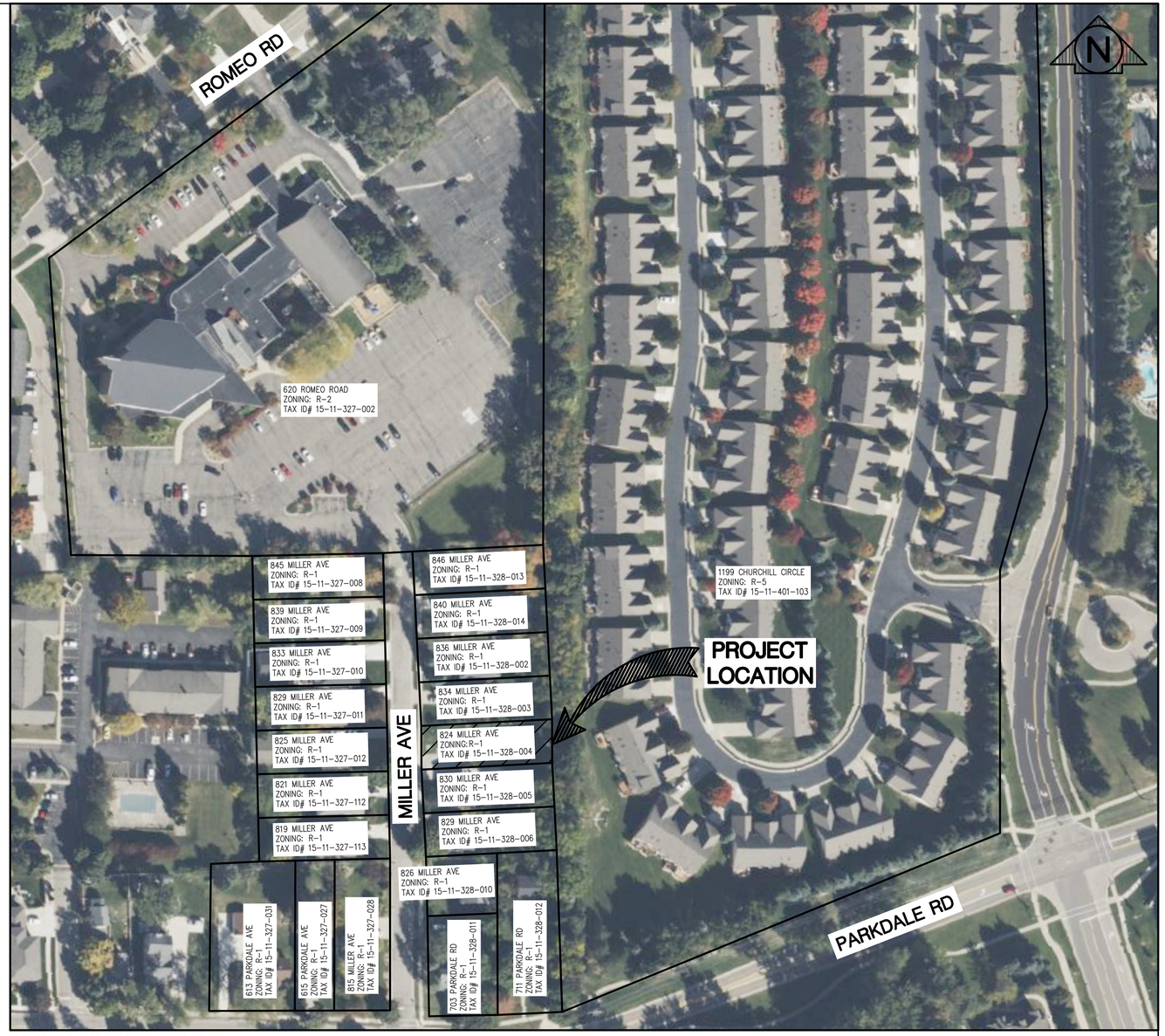
MONDAY THROUGH FRIDAY	7 A.M. TO 8 P.M.
SATURDAY	8 A.M. TO 6 P.M.

THE CONTRACTOR SHALL NOT WORK ON SUNDAYS OR HOLIDAYS, UNLESS OTHERWISE APPROVED BY THE OWNER.

DRAINAGE
THE CONTRACTOR SHALL MAINTAIN DRAINAGE OF THE PROJECT AREA AND ADJACENT AREAS. WHERE EXISTING DRAINAGE FACILITIES ARE DISTURBED OR BLOCKED BY CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY PROVISIONS FOR DRAINAGE.

WHERE CONSTRUCTION HAS DISTURBED EXISTING DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES; THE CONTRACTOR SHALL RESTORE THEM TO THEIR GRADES AND DIMENSIONS WHICH EXISTED PRIOR TO THE BEGINNING OF CONSTRUCTION, UNLESS DIRECTED OTHERWISE.

DRAINAGE SHALL NOT BE REROUTED ONTO ADJACENT PROPERTIES NOR ALLOWED TO DRAIN ONTO ADJACENT PROPERTIES AT AN INCREASED RATE, AS A RESULT OF THE CONTRACTOR'S WORK.



NOTE: PROPERTY LINES AND ZONING CLASSIFICATIONS SHOWN ON THE SITE VICINITY MAP ARE TAKEN FROM OAKLAND COUNTY GIS DATA AND THE CITY OF ROCHESTER ZONING MAP. ROWE HAS NOT FIELD VERIFIED THIS INFORMATION.

ZONING
R-1: ONE FAMILY RESIDENTIAL
R-2: ONE FAMILY RESIDENTIAL
R-5: ONE FAMILY RESIDENTIAL

MILLER AND PARKDALE REGULATOR STATION - SITE VICINITY MAP

811 Know what's below. Call before you dig. www.call811.com or MISSDIG @ 1-800-482-7171

CAUTION
IF INSTALLATION CANNOT BE COMPLETED AS DESIGNED
CONTACT PROJECT ENGINEER BEFORE PROCEEDING

ORIGINAL DRAWING # .

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.	REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.
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DESIGNER	J. ELIZANDO	DATE MAR 2026
ENGINEER	K. LAMBERT	DATE MAR 2026
PEER REV	K. LAMBERT	DATE MAR 2026
DESIGN APPROVAL	D. SCOTT	DATE MAR 2026
ENGINEER APPROVAL	A. TRENT	DATE MAR 2026

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ROWE PROFESSIONAL SERVICES COMPANY

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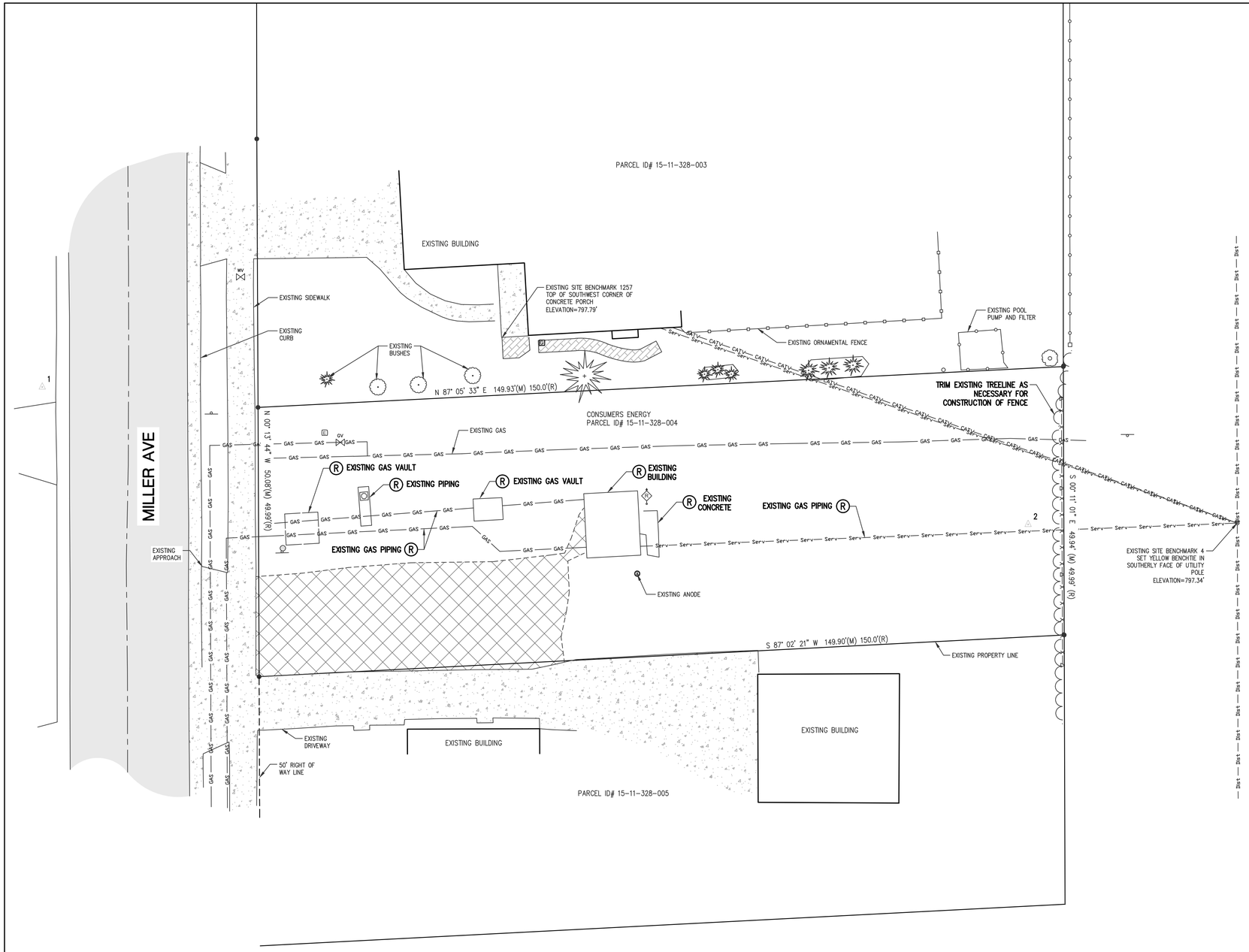
FILE: 670053-C-2529-PMT-02.DWG
RASTER FILE:
SCALE NONE
DO NOT SCALE DRAWING USE DIMENSIONS ONLY

MILLER AND PARKDALE REG STATION
2026 CONSTRUCTION

GENERAL NOTES

FIELD AREA: ROYAL OAK

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01178	67-053	C-2529-PMT	02	



SEC. 11 CITY OF ROCHESTER

LOCATION MAP

NOT TO SCALE

T03, R11 OAKLAND COUNTY

BASIS OF BEARING

MICHIGAN STATE PLANE COORDINATE SYSTEM
SOUTH ZONE – NAD83 2011
REFERENCED TO THE MICHIGAN SPATIAL REFERENCE NETWORK
VRS NETWORK SOLUTION
AVG. COMBINED SCALE FACTOR = 0.9998801998
GROUND DISTANCES ARE SHOWN.

BASIS OF ELEVATION

NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18)
MICHIGAN SPATIAL REFERENCE NETWORK
VRS SOLUTION
1 FOOT CONTOURS ARE SHOWN

SITE BENCHMARK #1257

TOP OF SOUTHWEST CORNER OF CONCRETE PORCH
NORTHING: 435206.9
EASTING: 13457501.6

SITE BENCHMARK #4

SET YELLOW BENCHTIE IN SOUTHERLY FACE OF UTILITY POLE
NORTHING: 435171.9
EASTING: 13457638.0

SURVEY CONTROL #1

SET 1/2" BAR AND CAP (CE CONTROL PT) 2.5' WEST OF WEST BACK OF CURB & 3.2' NORTH OF DRIVEWAY TO #825 MILLER AVE
NORTHING: 435197.62
EASTING: 13457416.17

SURVEY CONTROL #2

SET 1/2" BAR AND CAP (CE CONTROL PT) 72.2' EAST OF REG BUILDING & 29.3' SOUTH OF FENCE TO POOL FILTER
NORTHING: 435172.052
EASTING: 13457599.490

N

0 10 20
1 inch = 10 ft.

LEGEND

- FOUND SURVEY MARKER
- SURVEY TRAVERSE POINT
- BOLLARD
- EXISTING POLE
- SECTION CORNER
- TELEPHONE RISER
- [E] ELECTRICA METER
- GUY ANCHOR
- GAS VALVE
- SIGN
- BUSH
- DECIDUOUS TREE
- EXISTING PAVEMENT
- EXISTING CONCRETE
- EXISTING PAVERS
- REMOVE EXISTING GRAVEL
- PROPERTY LINE
- RIGHT OF WAY
- STORM SEWER
- CENTERLINE OF ROAD
- FENCE
- OVERHEAD TELEPHONE
- OVERHEAD DISTRIBUTION
- OVERHEAD SERVICE LINE
- UG GAS PIPELINE
- UG SANITARY SEWER
- TOP OF SLOPE
- TOE OF SLOPE
- TREE / BRUSH LINE
- [E] ELECTRICAL BOX
- TREE

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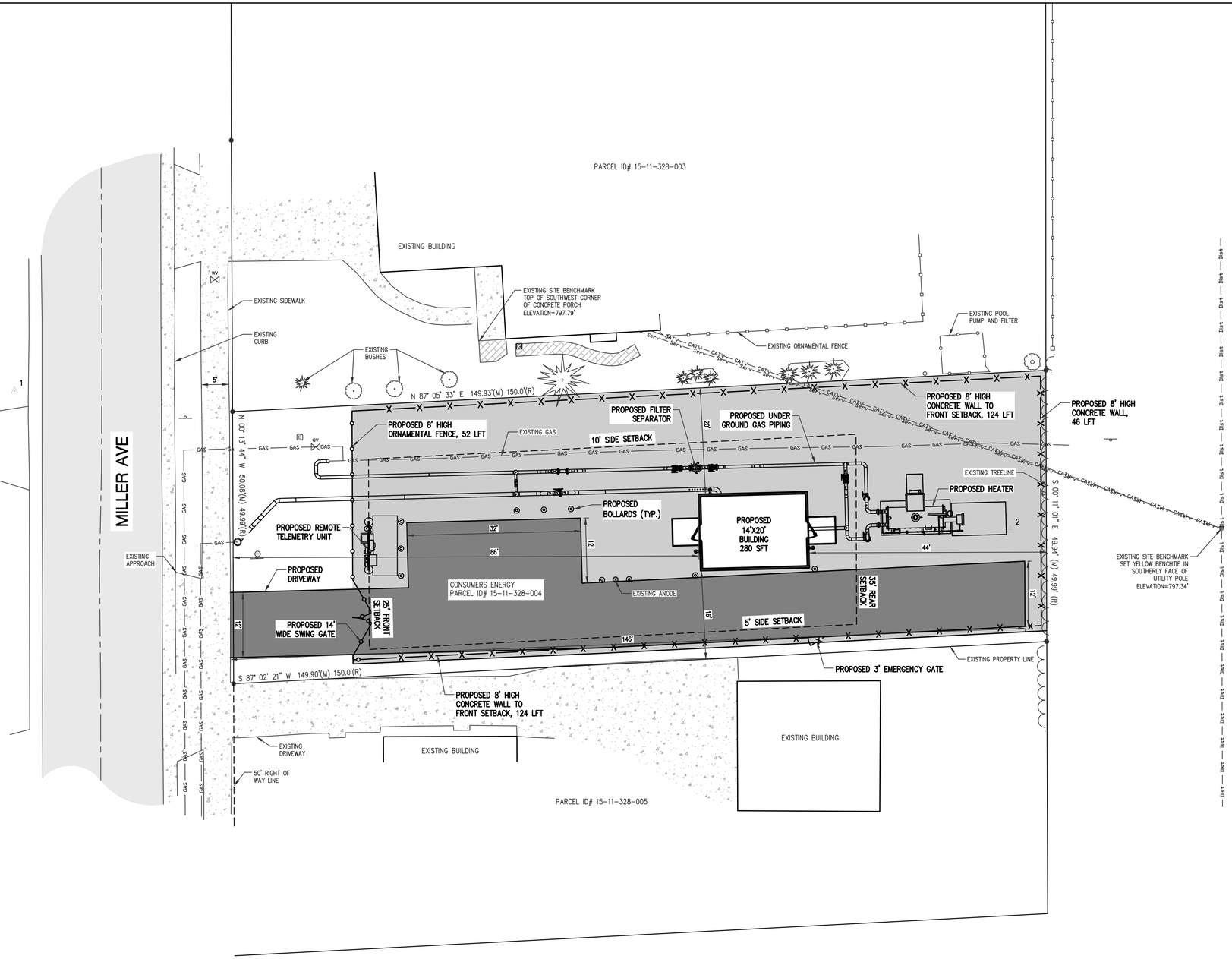
MILLER AND PARKDALE REG STATION 2026 CONSTRUCTION

EXISTING SURVEY AND REMOVALS

FIELD AREA: ROYAL OAK

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01178	67-053	C-2529-PMT	03	



DISTRICT SETBACK TABLE							
	DISTRICT	DESCRIPTION	MAX. HEIGHT	MINIMUM FRONT YARD	MINIMUM SIDE YARDS	MINIMUM REAR YARD	% BUILDING COVERAGE
REQUIRED	R-1 FAMILY RESIDENTIAL	PUBLIC UTILITY ESSENTIAL SERVICE	35'	25'	5' 15' TOTAL	35'	30%
PROVIDED	R-1 FAMILY RESIDENTIAL	PUBLIC UTILITY ESSENTIAL SERVICE	9' EAVE	86'	16'	44'	3.7%

SITE PLAN NOTES:

1. PERMANENT TRASH RECEPTACLES / DUMPSTERS ARE NOT PROPOSED FOR THIS SITE. ANY WASTE GENERATED ONSITE WILL BE REMOVED THE SAME DAY. TEMPORARY DUMPSTERS MAY BE ON SITE DURING CONSTRUCTION BUT WILL BE REMOVED PRIOR TO CONSTRUCTION COMPLETION.
2. THE SITE WILL NOT BE REGULARLY OCCUPIED. EMPLOYEES WILL ROUTINELY VISIT THE SITE TO PERFORM REGULAR INSPECTIONS AND ROUTINE MAINTENANCE. THERE IS SUFFICIENT SPACE FOR THE ANTICIPATED PARKING NEEDS. THESE SPACES WILL NOT BE DELINEATED IN THE FIELD.
3. THE FACILITY WILL NOT UTILIZE PUBLIC WATER OR SANITARY SEWER, NOR WILL THE SITE MAKE USE OF A PRIVATE WELL OR SEPTIC SYSTEM.
4. THE SITE WILL BE SERVED BY ELECTRICAL SERVICE.
5. THE PROPOSED PROJECT WILL NOT IMPACT ANY WETLANDS OR FLOODPLAINS.
6. THE PROPOSED BUILDING WILL HAVE A LIGHT FIXTURE ABOVE EACH DOOR. A POLE MOUNTED WORK LIGHT WILL BE PROVIDED OVER THE REMOTE TELEMETRY UNIT. THE FIXTURE HEIGHT WILL BE APPROXIMATELY NINE FEET ABOVE GRADE. THE LIGHT FIXTURES WILL BE SWITCH OPERATED AND WILL ONLY BE ON WHEN WORK IS BEING PERFORMED ONSITE.
7. THE SITE WILL UTILIZE THE EXISTING CONCRETE DRIVE APPROACH TO THE SITE. A PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE ROAD RIGHT OF WAY.
8. A CRUSHED LIMESTONE SURFACE WILL BE PROVIDED WITHIN THE PROPOSED FENCE AREA.
9. SIGNAGE WILL BE LIMITED TO 1' X 2' NO TRESPASSING/DANGER SIGNS MOUNTED ON THE FENCE.

N

0 10 20

1 inch = 10 ft.

LEGEND

- FOUND SURVEY MARKER
- SURVEY TRAVERSE POINT
- BOLLARD
- EXISTING POLE
- SECTION CORNER
- TELEPHONE RISER
- ELECTRICA METER
- GUY ANCHOR
- GAS VALVE
- SIGN
- BUSH
- DECIDUOUS TREE
- EXISTING PAVEMENT
- EXISTING CONCRETE
- EXISTING PAVERS
- PROPOSED GRAVEL DRIVE
- PROPOSED GRAVEL YARD
- PROPERTY LINE
- RIGHT OF WAY
- STORM SEWER
- CENTERLINE OF ROAD
- CONCRETE WALL
- ORNAMENTAL FENCE
- OVERHEAD TELEPHONE
- OVERHEAD DISTRIBUTION
- OVERHEAD SERVICE LINE
- UG GAS PIPELINE
- UG SANITARY SEWER
- TOP OF SLOPE
- TOE OF SLOPE
- TREE / BRUSH LINE
- ELECTRICAL BOX
- TREE

Know what's below. Call before you dig. www.call811.com or MISS DIG @ 1-800-482-7171

CAUTION
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DESIGNER	J. ELIZANDO	DATE MAR 2026
ENGINEER	K. LAMBERT	DATE MAR 2026
PEER REV	K. LAMBERT	DATE MAR 2026
DESIGN APPROVAL	D. SCOTT	DATE MAR 2026
ENGINEER APPROVAL	A. TRENT	DATE MAR 2026

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ROWE PROFESSIONAL SERVICES COMPANY

Consumers Energy Count on Us®

GEO-SPATIAL & GAS ASSET MANAGEMENT
Gas Meter and Regulation Department

MILLER AND PARKDALE REG STATION 2026 CONSTRUCTION

SITE PLAN

FIELD AREA: ROYAL OAK

FILE: 670053-C-2529-PMT-04.DWG
RASTER FILE:

SCALE 1" = 10'

DO NOT SCALE DRAWING USE DIMENSIONS ONLY

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01178	67-053	C-2529-PMT	04	

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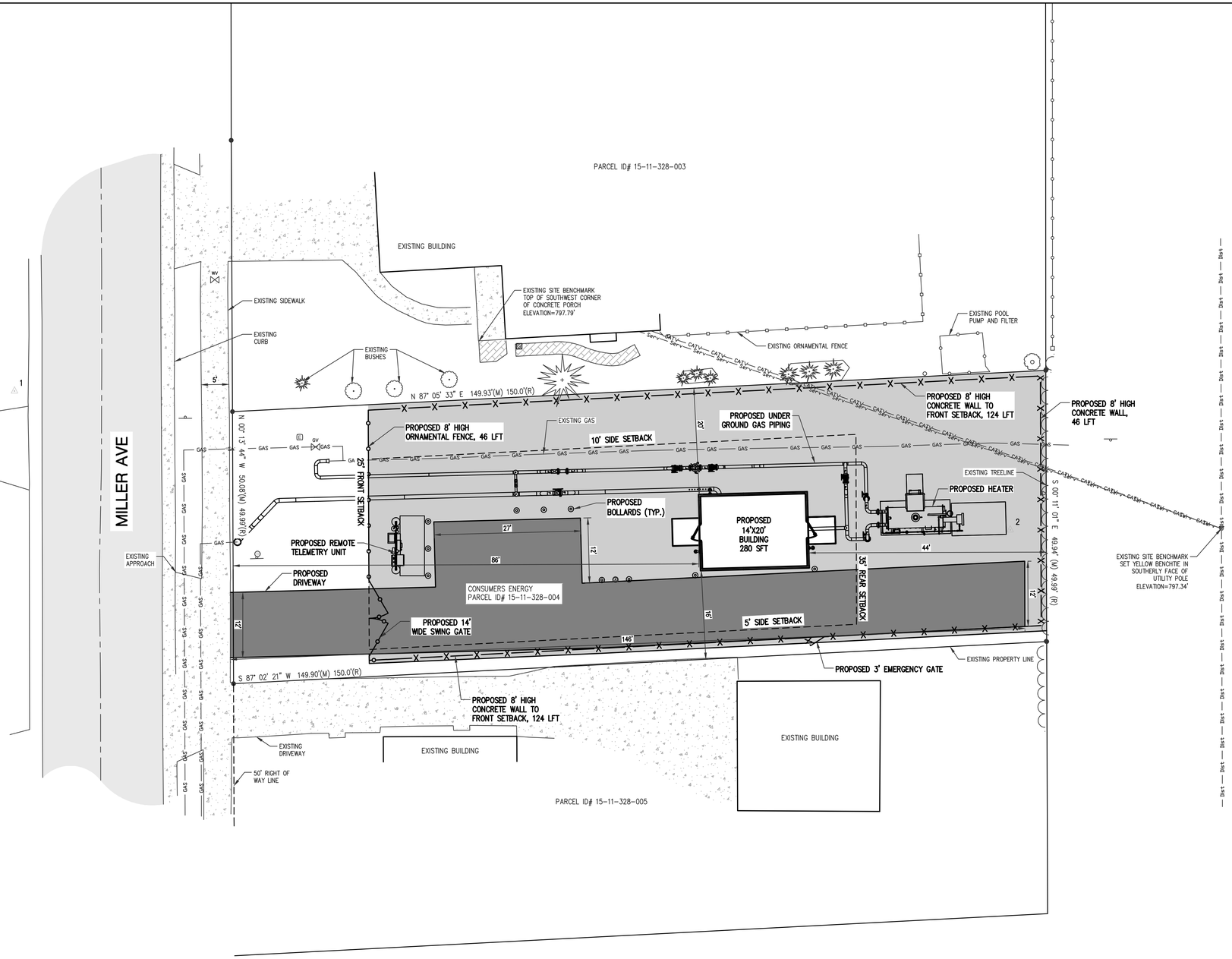

DISTRICT SETBACK TABLE							
	DISTRICT	DESCRIPTION	MAX. HEIGHT	MINIMUM FRONT YARD	MINIMUM SIDE YARDS	MINIMUM REAR YARD	% BUILDING COVERAGE
REQUIRED	R-1 FAMILY RESIDENTIAL	PUBLIC UTILITY ESSENTIAL SERVICE	35'	25'	5' 15' TOTAL	35'	30%
PROVIDED	R-1 FAMILY RESIDENTIAL	PUBLIC UTILITY ESSENTIAL SERVICE	9' EAVE	86'	16'	44'	3.7%

SITE PLAN NOTES:

1. PERMANENT TRASH RECEPTACLES / DUMPSTERS ARE NOT PROPOSED FOR THIS SITE. ANY WASTE GENERATED ONSITE WILL BE REMOVED THE SAME DAY. TEMPORARY DUMPSTERS MAY BE ON SITE DURING CONSTRUCTION BUT WILL BE REMOVED PRIOR TO CONSTRUCTION COMPLETION.
2. THE SITE WILL NOT BE REGULARLY OCCUPIED. EMPLOYEES WILL ROUTINELY VISIT THE SITE TO PERFORM REGULAR INSPECTIONS AND ROUTINE MAINTENANCE. THERE IS SUFFICIENT SPACE FOR THE ANTICIPATED PARKING NEEDS. THESE SPACES WILL NOT BE DELINEATED IN THE FIELD.
3. THE FACILITY WILL NOT UTILIZE PUBLIC WATER OR SANITARY SEWER, NOR WILL THE SITE MAKE USE OF A PRIVATE WELL OR SEPTIC SYSTEM.
4. THE SITE WILL BE SERVED BY ELECTRICAL SERVICE.
5. THE PROPOSED PROJECT WILL NOT IMPACT ANY WETLANDS OR FLOODPLAINS.
6. THE PROPOSED BUILDING WILL HAVE A LIGHT FIXTURE ABOVE EACH DOOR. A POLE MOUNTED WORK LIGHT WILL BE PROVIDED OVER THE REMOTE TELEMETRY UNIT. THE FIXTURE HEIGHT WILL BE APPROXIMATELY NINE FEET ABOVE GRADE. THE LIGHT FIXTURES WILL BE SWITCH OPERATED AND WILL ONLY BE ON WHEN WORK IS BEING PERFORMED ONSITE.
7. THE SITE WILL UTILIZE THE EXISTING CONCRETE DRIVE APPROACH TO THE SITE. A PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE ROAD RIGHT OF WAY.
8. A CRUSHED LIMESTONE SURFACE WILL BE PROVIDED WITHIN THE PROPOSED FENCE AREA.
9. SIGNAGE WILL BE LIMITED TO 1' X 2' NO TRESPASSING/DANGER SIGNS MOUNTED ON THE FENCE.

N

0 10 20

1 inch = 10 ft.

LEGEND

- FOUND SURVEY MARKER
- SURVEY TRAVERSE POINT
- BOLLARD
- EXISTING POLE
- SECTION CORNER
- TELEPHONE RISER
- ELECTRICA METER
- GUY ANCHOR
- GAS VALVE
- SIGN
- BUSH
- DECIDUOUS TREE
- EXISTING PAVEMENT
- EXISTING CONCRETE
- EXISTING PAVERS
- PROPOSED GRAVEL DRIVE
- PROPOSED GRAVEL YARD
- PROPERTY LINE
- RIGHT OF WAY
- STORM SEWER
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Count on Us®

GEO-SPATIAL & GAS ASSET MANAGEMENT
Gas Meter and Regulation Department

FILE: 670053-C-2529-PMT-04A.DWG
RASTER FILE:

SCALE 1" = 10'

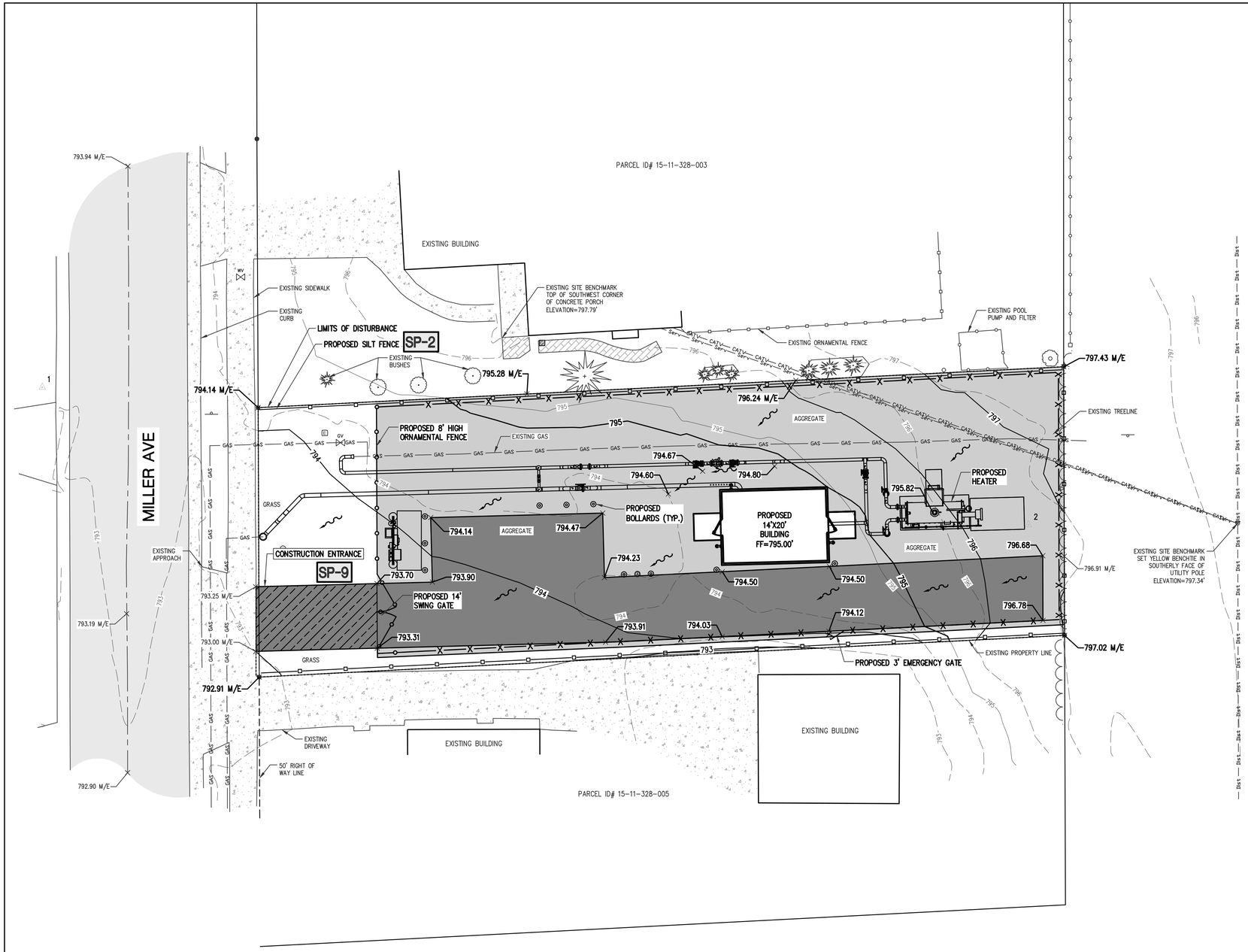
DO NOT SCALE DRAWING USE DIMENSIONS ONLY

MILLER AND PARKDALE REG STATION 2026 CONSTRUCTION

SITE PLAN A

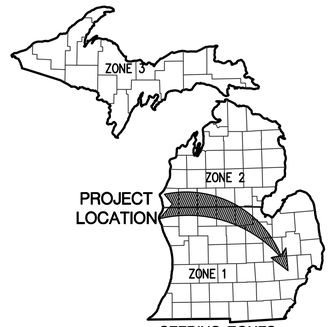
FIELD AREA: ROYAL OAK

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV.
GM-01178	67-053	C-2529-PMT	4A	



SOIL MAP
NOT TO SCALE

SOILS TYPE
62C: URBAN LAND–SPINKS COMPLEX, 8 TO 15% SLOPES



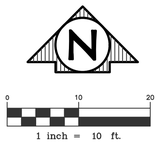
SEEDING ZONES

PERMANENT SEEDING GUIDE

	APR	MAY	JUN	JUL	AUG	SEP	OCT	
IRRIGATED AND/OR MULCH								ZONE 1
WITHOUT IRRIGATION OR MULCH								
IRRIGATED AND/OR MULCHED								ZONE 2
WITHOUT IRRIGATION OR MULCH								
IRRIGATED AND/OR MULCHED								ZONE 3
WITHOUT IRRIGATION OR MULCH								

TEMPORARY SEEDING GUIDE
ZONE 1

TYPE OF SEED	APR	MAY	JUN	JUL	AUG	SEP	OCT
SPRING OATS/BARLEY OR DOMESTIC RYEGRASS					15th		
SUDANGRASS							
RYE OR PERENNIAL RYE							
WHEAT							



LEGEND

- 870 / 869 — EXISTING CONTOUR
- 870 / 869 — PROPOSED CONTOUR
- SILT FENCE
- LIMITS OF DISTURBANCE
- 604.4 — PROPOSED SPOT ELEVATION
- SURFACE DRAINAGE FLOW
- M/E — MATCH EXISTING

SITE NOTES:

OWNER INFORMATION
CONSUMERS ENERGY
1945 W PARNALL ROAD
JACKSON, MI 49201

SITE ADDRESS
824 MILLER AVENUE
CITY OF ROCHESTER
OAKLAND COUNTY

PROJECT NAME
MILLER AND PARKDALE REG STATION

PROXIMITY TO WATERS OF STATE
BATEMAN DRAIN IS 1,941 FEET SOUTH WEST OF THE SITE.

100 YEAR FLOODPLAIN
PER THE FEMA FLOOD MAP CENTER, MAP PANEL NUMBER 26125C0411F DATED SEPTEMBER 29, 2006, THE SITE IS NOT LOCATED IN THE SPECIAL FLOOD AREA.

AREA OF DISTURBANCE
0.17 ACRES

PROJECT COMPLETION SCHEDULE
CONSTRUCTION OPERATIONS

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
STRIP & STOCKPILE TOPSOIL / GRAVEL											
DEMOLITION											
YARD PIPING REPLACEMENT											
BUILDING ERECTION											
ROUGH GRADING											
FINISH GRADING / RESTORATION											
FENCE / GATE REPLACEMENT											
PUNCH LIST COMPLETION											

SOIL EROSION/SEDIMENTATION CONTROL
OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
STRIP & STOCKPILE TOPSOIL											
ROUGH GRADE SEDIMENT CONTROL											
TEMP. CONTROL MEASURES											
STORM FACILITIES											
TEMP. CONSTRUCTION ROADS											
SITE CONSTRUCTION											
PERM. CONTROL MEASURES											
FINISH GRADING											
REMOVE TEMP. CONTROL MEASURES											

THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY THE CONTRACTOR.

Know what's **below.** **Call** before you dig.
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or MISS DIG @ 1-800-482-7171

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Gas Meter and Regulation Department

FILE: 670053-C-2529-SPL-02.DWG
RASTER FILE:

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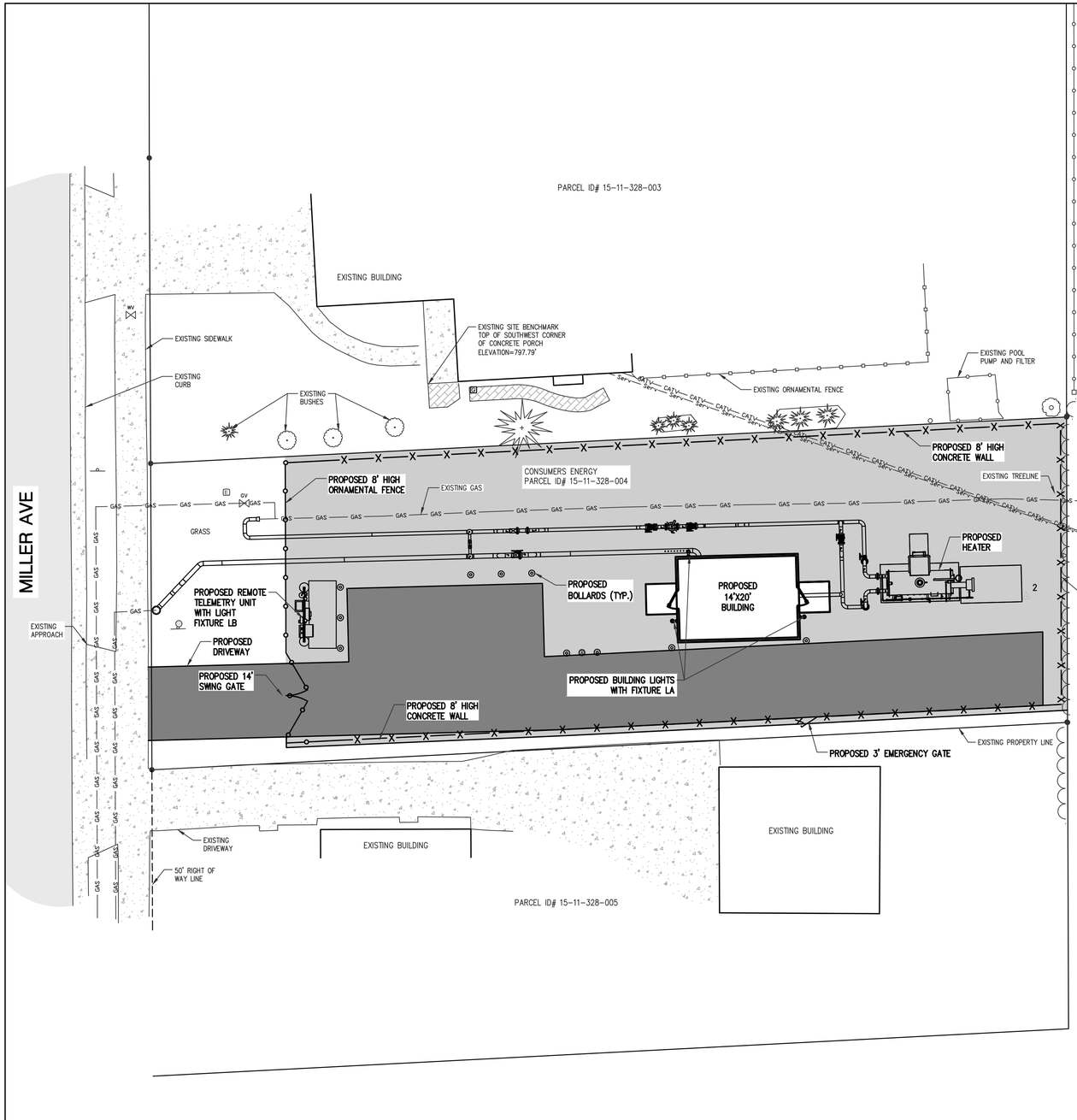
MILLER AND PARKDALE REG STATION 2026 CONSTRUCTION

GRADING AND SOIL EROSION

FIELD AREA: ROYAL OAK

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01178	67-053	C-2529-SPL	02	



EV LED explosionproof LED luminaires

Factory sealed

Cl. I, Div. 1, Groups C, D
Cl. I, Zones 1 & 2, Group IIB
Cl. II, Groups E, F, G
Cl. III & Simultaneous Presence

UL Listed
cUL Listed (certified by UL to CSA standards)
Marine & Wet Locations
Type 4X; IP66

2L

2L

EV LED luminaires are designed to provide durable and energy-efficient lighting in a variety of applications. Incandescent and HID general illumination models are available, along with a wildlife-friendly model and optional DC input voltage.

Model	Equivalent luminaire	Typical energy savings
201	100W-200W incandescent	Up to 85%
701	70W-100W HID	

Applications:

- Two lumen outputs for replacement of existing HID and incandescent luminaires
- Locations requiring continuous and consistent light levels in extreme ambient temperatures
- Areas requiring frequent on-and-off of lights
- Where flammable vapors, gases, ignitable dusts, fibers or flyings are present; indoors or outdoors
- Where extremely corrosive, wet, dusty, hot and/or cold conditions exist
- Type 4X, marine, wet locations and hose down environments
- Manufacturing plants, heavy industrial, chemical, petrochemical or pharmaceutical facilities, platforms, loading docks, tunnels, outdoor wall and stanchion mounted general area lighting

Certifications and compliances:

NEC/CEC:

- Class I, Division 1, Groups C, D
- Class I, Zones 1 & 2, Group IIB
- Class II, Groups E, F, G
- Marine and wet locations, Type 4X, IP66
- UL Listed
- cUL Listed (certified by UL to CSA standards)
- T6 temperature rating at 55°C

NEC:

- Class III, Simultaneous Presence

UL standards:

- UL844 – Electric Fixture Hangers for Hazardous Locations
- UL1598 – Luminaire
- UL1598A – Luminaire for Installation on Marine Vessels

CSA standard:

- C22.2 No. 137

Features:

- Instant illumination and re-strike
- Better visibility with crisp, white light
- T6 temperature rating – safely operate in the most hazardous environments
- Cold temperature operation/no warm-up required
- Easy installation – compact modular fixture attaches onto existing Champ® mounting module
- Energy-efficient – up to 85% reduction in energy used
- Provides up to 50,000 hours rated life – eliminates need for frequent lamp replacement
- Contains no mercury or other hazardous substances
- Shock- and vibration-resistant solid state luminaires have no filaments or glass components that could break – greatly reduces the risk of premature failure
- Operating ambient: -25°C to +55°C (AC), -25°C to +40°C (DC)
- 5 year limited fixture warranty

Standard materials:

- Body, mounting modules and guard – copper-free aluminum with Corro-free epoxy powder coat
- Globe – heat- and impact-resistant glass
- Gaskets – silicone
- External hardware – stainless steel

LED system:

- High brightness light emitting diode (LED) arrays
- Color temperature: 3000K (CRI 82) and 5600K (CRI 65) options available
- Amber color available for wildlife-friendly applications
- Advanced heat sink design ensures LED does not exceed manufacturer's temperature ratings across all specified ambient conditions
- LM-79 and LM-80 reports available

Photometrics:

- Refer to www.eaton.com (under the Resources tab of each product family) for specific photometric IES files

Electrical ratings:

	C201	C701	A201	C201/DC
Voltage range	100-277 VAC	100-277 VAC	100-277 VAC	12-24 VDC
Frequency	50/60 Hz	50/60 Hz	50/60 Hz	50/60 Hz
Lumens	1,500	2,900	1,647	1,500
Input power	15W	30W	14W	15W
Input amps	0.06 - 0.17A	0.11 - 0.30A	0.05 - 0.14A	0.60 - 1.18A
Power factor	> 0.90	> 0.90	> 0.95	--

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EATON CROUSE-HINDS SERIES

Champ VMVL LED luminaires

3,000 to 13,000 lumens

Cl. I, Div. 2, Groups A, B, C, D
Cl. I, Zone 2, AEx ec mb IICT❹GC
Cl. II, Groups E, F, G
Cl. III & Simultaneous Presence
Zone 21 tb IIIC

UL/CSA Listed
IEC/ATEX
Wet Locations
Type 4X; IP66

2L

2L

The Champ VMVL LED family

Champ® VMVL LED luminaires are engineered to provide maintenance-free illumination in the most demanding hazardous rated environments.

The Champ VMVL features a compact, high efficacy design with custom optics to ensure maximum efficiency and mounting flexibility, including the ability to retrofit the Crouse-Hinds installed base to service both LED upgrades and new projects.

Applications:

- For areas with mounting heights of up to 30 feet
- Oil and gas refineries, drilling rigs, petrochemical facilities, food and beverage facilities, platforms, loading docks, tunnels, indoor/outdoor spotlighting, outdoor wall and stanchion mounted general area lighting, and where flammable vapors, gases, ignitable dusts, fibers or flyings are present
- Locations requiring continuous and consistent light levels in extreme ambient temperatures
- Extremely corrosive, wet, dusty, hot and/or cold conditions
- Classified and hazardous locations

Features:

- Installation flexibility – seven mounting module styles help ensure that the fixtures are installed in the correct location to properly light your facility
- Energy-efficient technology – up to 77% energy savings over HID fixtures
- Contains no mercury or other hazardous substances
- Shock- and vibration-resistant solid state luminaires have no filaments or glass components that could break – greatly reduces the risk of premature failure
- Operating ambient: -40°C to 65°C
- Up to 60,000 hours lifetime at 55°C
- 5 year fixture warranty

Standard materials:

- Lamp housing and adapter – die cast aluminum with Corro-free® epoxy powder coat
- Lens – heat- and impact-resistant clear or diffused glass; polycarbonate (optional)
- Gaskets – silicone
- External hardware – stainless steel
- Factory sealed, no external seals required

Certifications and compliances:

NEC/CEC/IEC:

- Class I, Division 2, Groups A, B, C, D
- Class I, Zone 2, AEx ec mb IICT❹GC
- Class II, Groups E, F, G
- Class III
- Zone 21 tb IIIC
- Simultaneous Presence
- Wet locations, Type 4X, IP66

UL standards:

- UL844 – Hazardous (Classified)
- UL1598 – Luminaires
- UL1598A – Marine

CSA standard:

- CSA C22.2 No. 137

IEC/ATEX standards❷:

- IEC 60079-0:2011, 6th Edition / EN 60079-0:2012
- IEC 60079-7:2010, 5.1 Edition / EN 60079-7:2015
- IEC 60079-31:2008, 2nd Edition / EN 60079-31:2014
- IEC 60529:2001 / EN 60529:2001
- IEC 60598-1:2008 / EN 60598-1:2008
- IEC 60598-2:2008 / EN 60598-2:2008
- IEC 60079-18:2017, 4.1 Edition / EN 60079-18:2015 + A1:2017

Luminaire markings:

- IECEx UL 13.0052X
- DEMKO 13 ATEX 1305741X
- DEMKO 13 ATEX 1475031X

100-277 VAC/127-250 VDC (UNV1 luminaire only)

- ⟨Ex⟩ II 3 G EX ec mb IIC T5 Gc -40°C to +40°C
- ⟨Ex⟩ II 3 G EX ec mb IIC T5 Gc -40°C to +55°C
- ⟨Ex⟩ II 3 G EX ec mb IIC T4 Gc -40°C to +65°C
- ⟨Ex⟩ II 2 D Ex tb IIIC T72°C Db -40°C to +40°C
- ⟨Ex⟩ II 2 D Ex tb IIIC T87°C Db -40°C to +55°C
- ⟨Ex⟩ II 2 D Ex tb IIIC T92°C Db -40°C to +65°C

Qualifications and compliances:

- DesignLights Consortium® Qualified (pending)❸

LED system:

- High intensity discrete power emitters
- Cool white (5000K, 70 CRI) (standard); warm white (3000K, 80 CRI) or neutral white (4000K, 70 CRI) (optional)
- Custom Type I, III and V optics available

Enhanced surge protection:

- 6kV IEC rated (6 kV/3kA L-L, 10 kV/0.83kA L-G) (standard)
- 6kV IEC and ANSI rated (6kV/3kA L-L and L-G) (with SG1 option)

Colored LED options:

- Available in green or amber wildlife friendly applications❹
- Reduction in light pollution for night space observation and sky glow due to isolating blue wavelength in red and amber colors
- Improves visibility for telescopes in observatories during night sky space exploration

❷IEC/ATEX certifications applicable for voltage ranges: 100-277 VAC, 127-250 VDC.
❸Refer to www.designlights.org Qualified Products List under family models for full listing details. Not all models are approved for all application categories.
❹Custom optics not available with colored LEDs.

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EATON CROUSE-HINDS SERIES

FIXTURE LA

FIXTURE LB

LUMINAIRE LIST					
INDEX	FIXTURE HEIGHT	MODEL NUMBER	WATTAGE	LUMEN	QUANTITY
LA	9'	EVLEDBX2C701	30W	2900	3
LB	9'	CHAMP VMVL-7-J-G-UNV1-TB6	57W	7000	1

1. CONTRACTOR SHALL PROVIDE INDICATED LIGHTING OR OTHERWISE APPROVED EQUAL.
2. CONTRACTOR SHALL VERIFY AVAILABLE POWER IS COMPATIBLE WITH PROPOSED FIXTURES PRIOR TO ORDERING.
3. CONTRACTOR SHALL VERIFY THE LIGHT FIXTURES ARE DIRECTED DOWNWARD. POLE MOUNTED FIXTURES CAN BE INSTALLED AT A 90-DEGREE ANGLE.
4. YARD LIGHT FIXTURES HAVE THE ABILITY TO ACCEPT A HOUSE-SIDE SHIELD IF NEEDED.
5. LIGHT FIXTURES SHALL BE SWITCH OPERATED AND ONLY USED DURING MAINTENANCE OPERATIONS PERFORMED BY CE EMPLOYEES.
6. FIXTURE HEIGHT REPRESENTS THE HEIGHT OF THE FIXTURE – NOT POLE HEIGHT. POLES HEIGHT WILL BE ADJUSTED BASED UPON FIXTURE TYPE AND FOUNDATION HEIGHT TO PROVIDE THE TOTAL FIXTURE HEIGHT SHOWN.

811 Know what's below. Call before you dig. www.call811.com or MISSDIG @ 1-800-482-7171

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DESIGNER J. ELIZANDO DATE MAR 2026
ENGINEER K. LAMBERT DATE MAR 2026
PEER REV K. LAMBERT DATE MAR 2026
DESIGN APPROVAL D. SCOTT DATE MAR 2026
ENGINEER APPROVAL A. TRENT DATE MAR 2026

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ROWE PROFESSIONAL SERVICES COMPANY

Consumers Energy Count on Us®
GEO-SPATIAL & GAS ASSET MANAGEMENT
Gas Meter and Regulation Department

FILE: 670053-C-2529-PMT-05.DWG
RASTER FILE:
SCALE 1" = 10'
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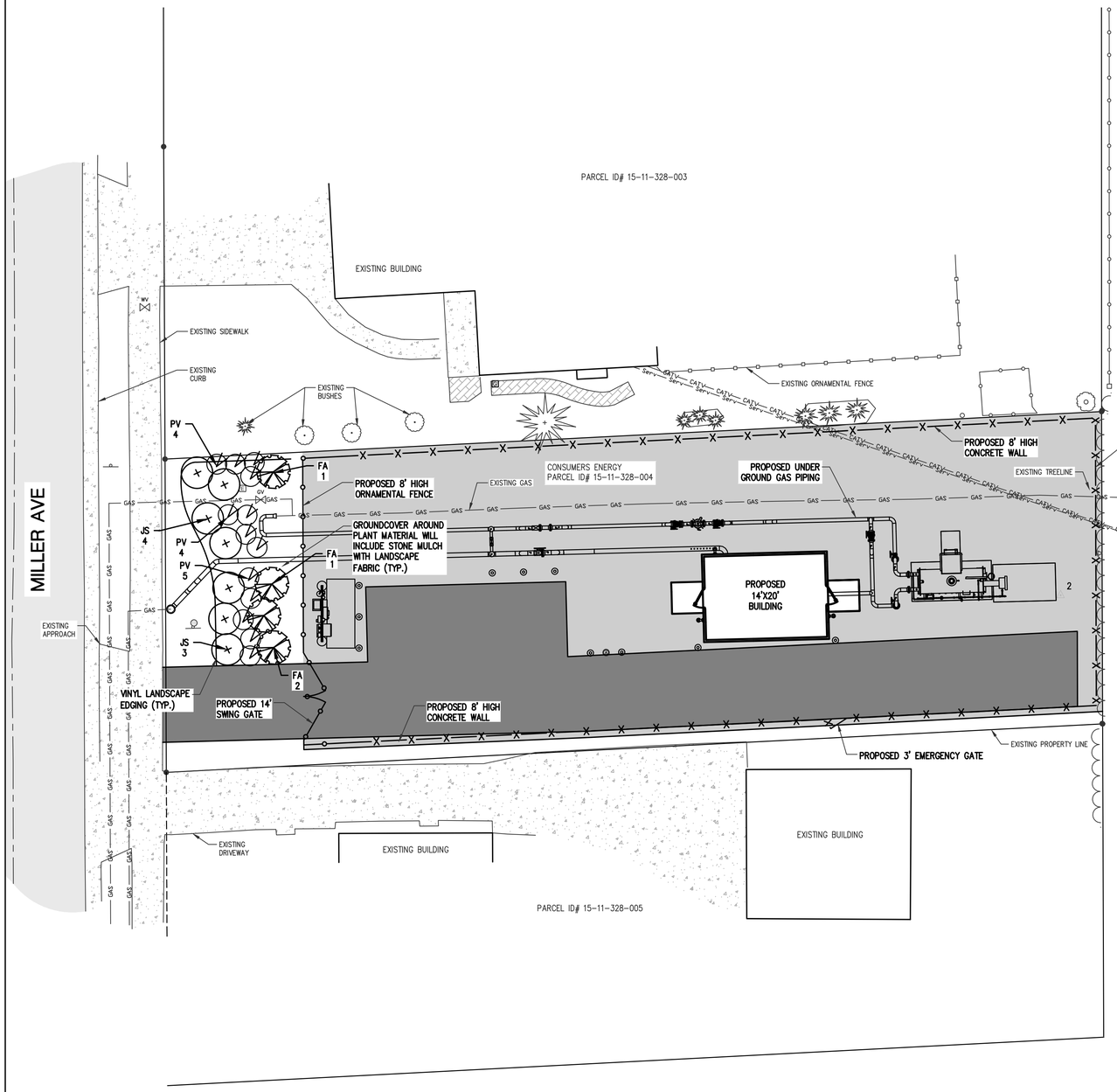
MILLER AND PARKDALE REG STATION 2026 CONSTRUCTION

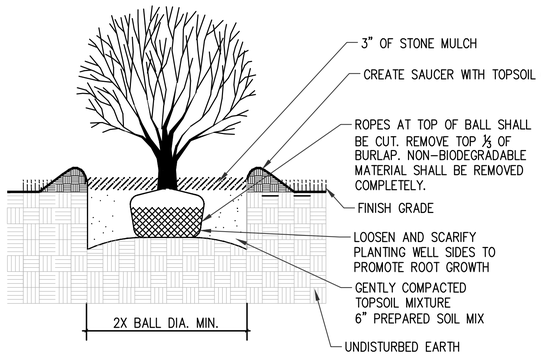
LIGHTING PLAN

FIELD AREA: ROYAL OAK

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01178	67-053	C-2529-PMT	05	

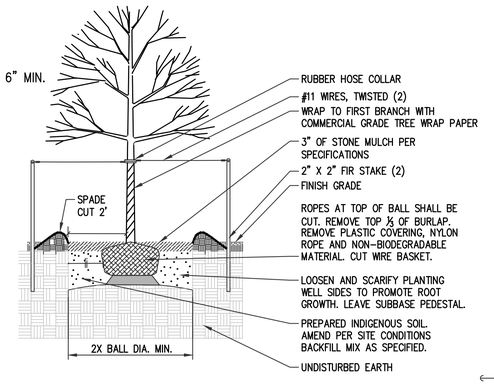
PLOT @ 11" X 17"





SHRUB PLANTING DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

PLANT SCHEDULE					
SYM	KEY	BOTANICAL NAME	COMMON NAME	NOTES	QUANTITY
	FA	FORSYHIA X 'ARNOLD DWARF'	ARNOLD DWARF FORSYTHIA	NO. 3 CONT. 2' HT.	4 @ 5' SPACING
	JS	JUNIPERUS SABINA	BUFFALO JUNIPER	NO. 5 CONT.; 18" HT.	7 @ 4' SPACING
	PV	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCHGRASS	NO. 3 CONT. 3' HT.	13 @ 1' SPACING

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIALS SHALL BE HEALTHY AT THE TIME OF INSTALLATION.
2. CONTRACTOR SHALL SUPPLY FINISH GRADE AND EXCAVATE AS NECESSARY TO SUPPLY A MINIMUM 6" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL IN ALL LAWN AREAS UNLESS NOTED OTHERWISE.
3. ALL TOPSOIL SHALL BE IMPORTED AND SCREENED. EXISTING TOPSOIL MAY ONLY BE REUSED IF APPROVED BY THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS TO BE IN A HEALTHY CONDITION FOR A PERIOD OF TWO YEARS FOLLOWING ACCEPTANCE. CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE OWNER'S REPRESENTATIVE DURING AND AT THE END OF THE GUARANTEE PERIOD.
5. ALL PLANTINGS SHALL CONFORM TO ANSI 260.1 OR CURRENT EDITION.
6. AREAS SPECIFIED WITH PLANT MATERIAL SHALL BE FINE GRADED AND SEEDED FOR TURF ESTABLISHMENT.
7. ALL EXCESS EXCAVATED MATERIALS AND DEBRIS WHICH ARE NOT ACCEPTED FOR DISPOSAL ON SITE BY THE OWNER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF LEGALLY OFF SITE.
8. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES & SHRUBS.
9. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY MATERIAL NOT MEETING SPECIFICATIONS.
10. THE CONTRACTOR SHALL PLACE 3" OF STONE MULCH AROUND TREES PER DETAILS.

N

0 10 20

1 inch = 10 ft.

LEGEND

- FOUND SURVEY MARKER
- SURVEY TRAVERSE POINT
- BOLLARD
- EXISTING POLE
- SECTION CORNER
- TELEPHONE RISER
- ELECTRICA METER
- GUY ANCHOR
- GAS VALVE
- SIGN
- BUSH
- DECIDUOUS TREE
- EXISTING PAVEMENT
- EXISTING CONCRETE
- EXISTING PAVERS
- PROPOSED GRAVEL DRIVE
- PROPOSED GRAVEL YARD
- PROPERTY LINE
- RIGHT OF WAY
- STORM SEWER
- CENTERLINE OF ROAD
- CONCRETE WALL
- ORNAMENTAL FENCE
- OVERHEAD TELEPHONE
- OVERHEAD DISTRIBUTION
- OVERHEAD SERVICE LINE
- UG GAS PIPELINE
- UG SANITARY SEWER
- TOP OF SLOPE
- TOE OF SLOPE
- TREE / BRUSH LINE
- ELECTRICAL BOX
- TREE

Know what's below. Call before you dig. www.call811.com or MISSDIG @ 1-800-482-7171

CAUTION
IF INSTALLATION CANNOT BE COMPLETED AS DESIGNED
CONTACT PROJECT ENGINEER BEFORE PROCEEDING

ORIGINAL DRAWING # .

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG APP.
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REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG APP.
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DESIGNER J. ELIZANDO DATE MAR 2026
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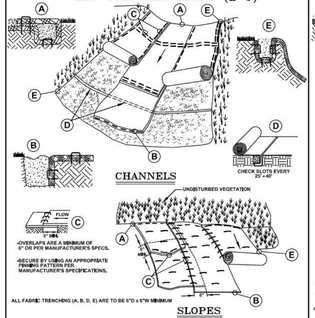
MILLER AND PARKDALE REG STATION 2026 CONSTRUCTION

LANDSCAPING PLAN

FIELD AREA: ROYAL OAK

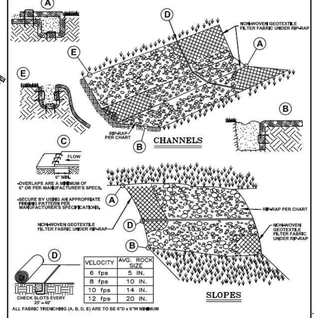
PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01178	67-053	C-2529-PMT	06	

EROSION CONTROL BLANKETS AND TURF MAT LINING (E-9)



DEPENDING ON THE VELOCITY, SLOPE, SOILS, USE PROPER BLANKET OR TURF MAT LINING PER MANUFACTURER'S SPECIFICATIONS TO HANDLE THE SHEER STRESSES OF THE SLOPE/CHANNEL.

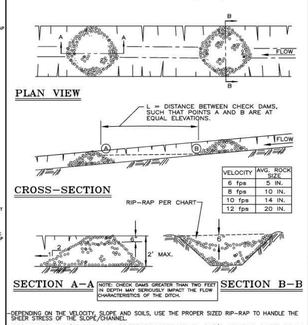
RIP-RAP: CHANNELS AND SLOPES (E-10)



VELOCITY	AVG. ROCK SIZE
6 fps	5 IN.
8 fps	10 IN.
10 fps	14 IN.
12 fps	20 IN.

DEPENDING ON THE VELOCITY, SLOPE AND SOILS, USE THE PROPER SIZED RIP-RAP AND NON-WOVEN GEOTEXTILE FABRIC TO HANDLE THE SHEER STRESS OF THE SLOPE/CHANNEL.

CHECK DAMS (E-3)



VELOCITY	AVG. ROCK SIZE
6 fps	5 IN.
8 fps	10 IN.
10 fps	14 IN.
12 fps	20 IN.

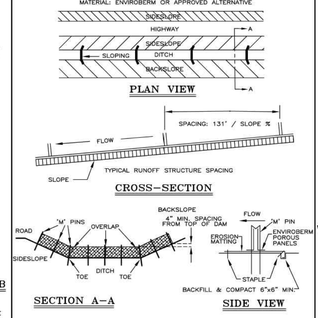
NOTE: CHECK DAMS GREATER THAN TWO FEET IN DEPTH MAY SERIOUSLY IMPACT THE FLOW CHARACTERISTICS OF THE DITCH.

DEPENDING ON THE VELOCITY, SLOPE AND SOILS, USE THE PROPER SIZED RIP-RAP TO HANDLE THE SHEER STRESS OF THE SLOPE/CHANNEL.

FOR SLOPE AND/OR CHANNEL PROTECTION SEE OTHER BMP'S ON THIS SHEET OR IN THE WRC SOIL EROSION MANUAL.

CHECK DAMS ALTERNATIVE "A" (E-3A)

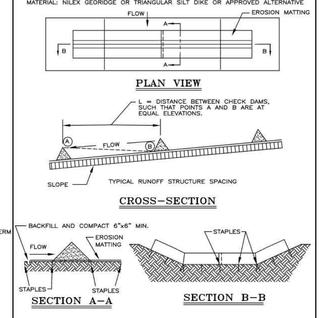
MATERIAL: ENVIROBERM OR APPROVED ALTERNATIVE



FOR SLOPE AND/OR CHANNEL PROTECTION SEE OTHER BMP'S ON THIS SHEET OR IN THE WRC SOIL EROSION MANUAL.

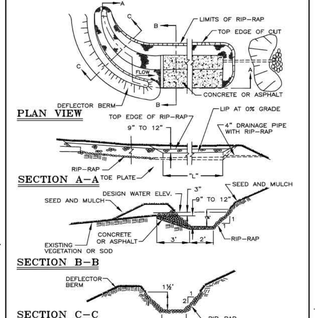
CHECK DAMS ALTERNATIVE "B" (E-3B)

MATERIAL: NILEX GEORIDGE OR TRIANGULAR SILT DIKE OR APPROVED ALTERNATIVE

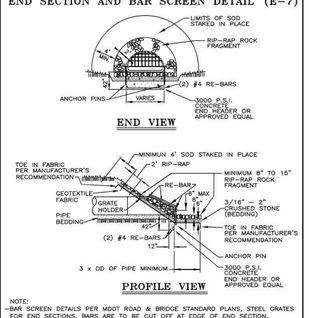


FOR SLOPE AND/OR CHANNEL PROTECTION SEE OTHER BMP'S ON THIS SHEET OR IN THE WRC SOIL EROSION MANUAL.

LEVEL SPREADER (E-4)



RIP-RAP, END SECTION AND BAR SCREEN DETAIL (E-7)

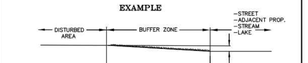


NOTE:
–BAR SCREEN DETAILS PER MDOT ROAD & BRIDGE STANDARD PLANS, STEEL GRATES FOR END SECTIONS. BARS ARE TO BE CUT OFF AT EDGE OF END SECTION.
–FOR SLOPE AND/OR CHANNEL PROTECTION SEE OTHER BMP'S ON THIS SHEET OR IN THE WRC SOIL EROSION MANUAL.

VEGETATIVE BUFFER ZONE (SP-1)

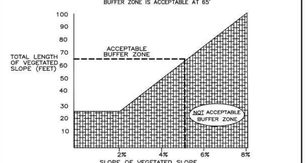
THE GRAPH SHOWN BELOW IS USED TO DETERMINE THE ADEQUACY OF AN EXISTING VEGETATIVE BUFFER ZONE FOR USE AS A SEDIMENT FILTER. THIS GRAPH IS ONLY APPLICABLE IF THE VEGETATION IS SOD DENSE AND AT LEAST 1" IN LENGTH OVER EVERY SQUARE FOOT OF DISTURBED SOIL. AN AREA COVERED WITH WEEDS, OR BUSHES AND TREES WITHOUT A GOOD GROUND COVER IS NOT ACCEPTABLE.

EXAMPLE



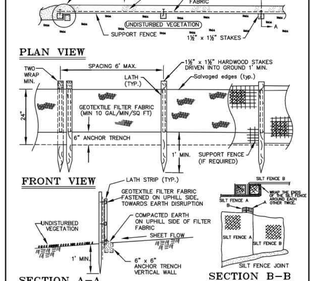
LENGTH OF BUFFER ZONE = ?
% OF SLOPE OF BUFFER ZONE = 5%
WHAT IS THE ACCEPTABLE LENGTH OF THE BUFFER ZONE?

PLOT IN GRAPH BELOW
BUFFER ZONE IS ACCEPTABLE AT 65'



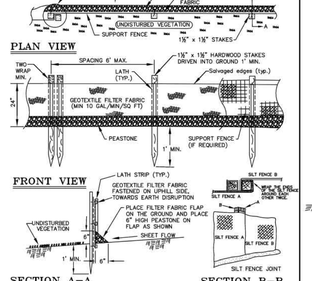
SILT FENCE (SP-2)

(MATERIAL: AMOCO PRO PEX 2130 OR APPROVED EQUIVALENT)



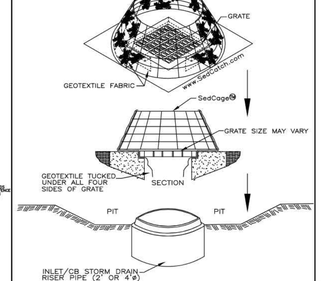
WINTER/FROZEN GROUND SILT FENCE (SP-2W)

(MATERIAL: AMOCO PRO PEX 2130 OR APPROVED EQUIVALENT)



RYCB INLET FILTER ALTERNATIVE "B" (SI-3B)

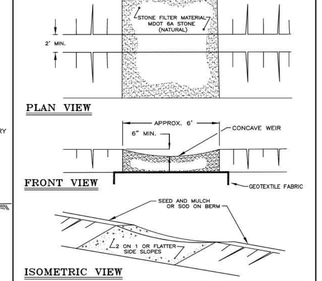
MATERIAL: SILT SAVER SedCage® OR APPROVED ALTERNATIVE



(NOTE: NO PIT REQUIRED WHEN FRAME AND COVER OR GRATE AND COVER ARE IN PLACE.)

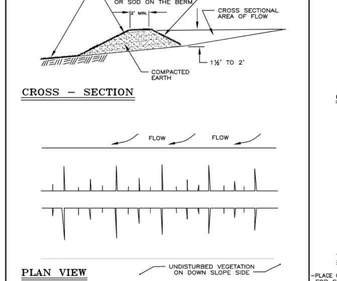
–PLACE GEOTEXTILE FABRIC UNDER STONE WITH 6 INCH MIN. OVERLAP AND TRENCHED IN 6 INCH MIN.

EARTH DIVERSION BERM WITH STONE OUTLET FILTER (SP-4)

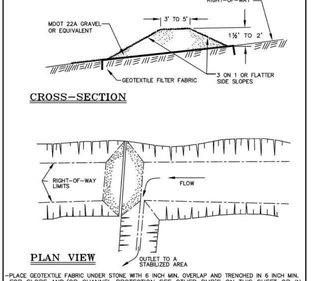


–PLACE GEOTEXTILE FABRIC UNDER STONE WITH 6 INCH MIN. OVERLAP AND TRENCHED IN 6 INCH MIN.

EARTH DIVERSION BERM (E-2)



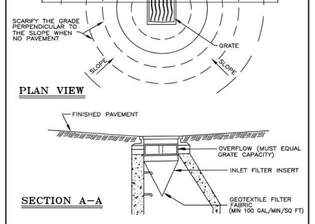
GRAVEL INTERCEPTOR DIKE (SP-6)



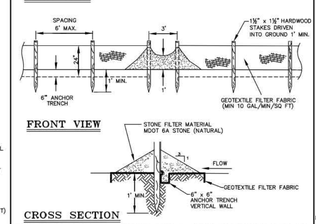
–PLACE GEOTEXTILE FABRIC UNDER STONE WITH 6 INCH MIN. OVERLAP AND TRENCHED IN 6 INCH MIN.
–FOR SLOPE AND/OR CHANNEL PROTECTION SEE OTHER BMP'S ON THIS SHEET OR IN THE WRC SOIL EROSION MANUAL.

LOW POINT INLET FILTER ALT. "A" (SI-2A)

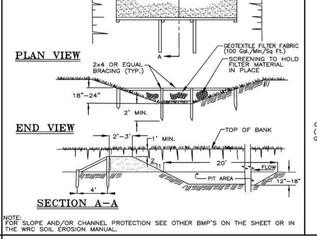
MATERIAL: CATCH-ALL, ULTRA-URBAN FILTERS, FLOGARD +PLUS OR APPROVED ALTERNATIVE



SILT FENCE GRAVEL FILTER (SP-3)



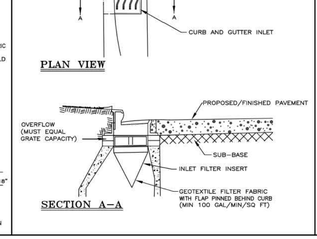
DITCH SEDIMENT TRAP (SO-4)



NOTE:
FOR SLOPE AND/OR CHANNEL PROTECTION SEE OTHER BMP'S ON THE SHEET OR IN THE WRC SOIL EROSION MANUAL.

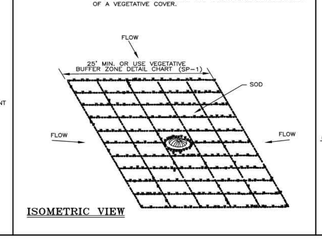
CURB AND GUTTER INLET FILTER ALTERNATIVE "A" (SI-4A)

(BEFORE AND AFTER PAVING)
MATERIAL: FLEX STORM, ULTRA-URBAN FILTERS, FLOGARD +PLUS OR APPROVED ALTERNATIVE

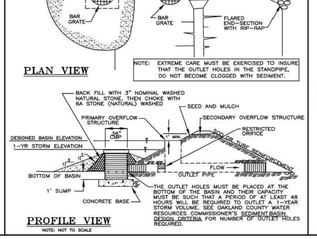


SOD INLET FILTER (SI-1)

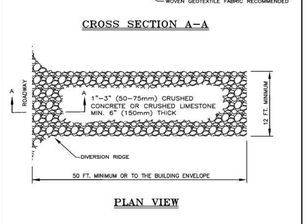
DEFINITION	SOD INLET FILTERS ARE PADS OF SOD PLACED AROUND A STORM DRAIN INLET OR CATCH BASIN.
PURPOSE	SOD INLET FILTERS ARE INSTALLED TO SLOW THE FLOW OF WATER INTO AN INLET OR CATCH BASIN AND TO FILTER OUT SEDIMENT IN THE PROCESS.
WHERE APPLICABLE	SOD INLET FILTERS SHOULD ONLY BE USED TO HANDLE LIGHT CONCENTRATIONS OF SEDIMENT. THEY ARE BEST USED AFTER FINAL GRADING IS COMPLETE AND DURING THE ESTABLISHMENT OF A VEGETATIVE COVER.



TEMPORARY DETENTION BASIN OUTLET STONE FILTER (SO-2)

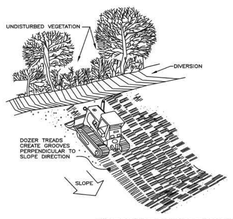


TEMPORARY STONE ACCESS DRIVE (SP-9)



SURFACE ROUGHENING AND SCARIFICATION (E-8)

THIS IS AN EASY AND ECONOMICAL WAY TO REDUCE SOIL EROSION. IT IS SIMPLY THE PLACING OF HORIZONTAL GROOVES IN A SLOPE PERPENDICULAR TO THE FLOW OF RUNOFF. THIS CAN BE DONE BY EITHER DISC HARROWING, BACK BLADING OR JUST RUNNING THE TREADS OF A CRAWLER TRACTOR PERPENDICULAR TO THE SLOPE AS SHOWN BELOW.



UNVEGETATED SLOPE SHOULD BE TEMPORARILY SCARIFIED TO MINIMIZE RUNOFF VELOCITIES

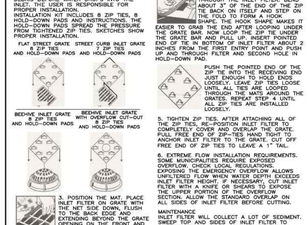
INLET FILTER INLET PROTECTION DEVICE (IF-1) INSTALLATION AND MAINTENANCE GUIDE

1. REMOVE SEDIMENT, DEBRIS, ICE AND SNOW FROM THE INLET GRATE SURFACE AND SURROUNDING AREA.

2. VERIFY FIT BY PLACING FILTER OVER INLET GRATE TO ENSURE THAT FILTER MATERIAL EXTENDS AT LEAST ONE INCH BEYOND THE FRONT AND BOTH CURB ENDS. THE OVERLAP SLOWS WATER ENTERING THE INLET, ALLOWING SEDIMENT AND DEBRIS BEFORE WATER DROPS INTO THE INLET. THE USER IS RESPONSIBLE FOR PROPER INSTALLATION.

INSTALLATION INCLUDES 8 ZIP TIES, 8 HOLD-DOWN PADS AND INSTRUCTIONS. THE HOLD-DOWN PADS SPREAD THE PRESSURE FROM TIGHTENED ZIP TIES. SKETCHES SHOW PROPER INSTALLATION.

FLAT STREET GRATE STREET CURB INLET GRATE WITH OVERFLOW CUT-OUT AND HOLD-DOWN PADS AND HOLD-DOWN PADS



BED-ING INLET GRATE AND HOLD-DOWN PADS
BEEHIVE INLET GRATE WITH OVERFLOW CUT-OUT & ZIP TIES AND HOLD-DOWN PADS

3. POSITION TIP MAT. PLACE INLET FILTER ON GRATE WITH THE NET SIDE DOWN, FLUSH TO THE BACK EDGE AND CENTERED ON THE INLET GRATE OPENING ON THE FRONT AND BOTH SIDES. THE ZIP TIES ATTACH INLET FILTER TO THE INLET GRATE COVER WITHOUT LIFTING THE GRATE COVER.

4. INSERT ZIP TIES UP INLET FILTER SLIGHTLY TO LAY ACROSS TOP OF THE FIRST GRATE BAR FROM THE EDGE OF THE GRATE COVER. PUSH THE POINTED END OF THE ZIP TIE SCREWDRIVER THROUGH HOLE TO THE SIDE OF THE GRATE BAR. PUSH THE POINTED END OF THE ZIP TIE THROUGH HOLE IN HOLD-DOWN PAD. PUSH THROUGH THE INLET FILTER, BEND ABOUT 3" OF THE END OF THE ZIP TIE BACK ON ITSELF AND STEP ON THE FOLD TO FORM A HOOK. PULL THE ZIP TIE UP WHICH MAKES IT EASIER TO GRAB THE END AFTER LOOPING UNDER THE GRATE BAR. NOW LOOP THE ZIP TIE UNDER THE GRATE BAR AND PUSH THE POINTED END BACK THROUGH SO IT IS ABOUT 2" INCHES FROM THE FIRST ENTRY POINT AND PUSH UP AND THROUGH FILTER AND SECOND HOLE IN HOLD-DOWN PAD.

PUSH THE POINTED END OF THE ZIP TIE INTO THE RECEIVING END OF THE ZIP TIE AND PULL SNUGLY, LEAVE ZIP TIES LOOSE UNTIL ALL TIES ARE LOOPED. ADJUST FILTER MATERIAL AROUND THE GRATE. REPEAT STEPS UNTIL ALL ZIP TIES ARE INSTALLED LOOSELY.

5. TIGHTEN ZIP TIES. AFTER ATTACHING ALL OF THE ZIP TIES, RE-POSITION INLET FILTER TO COMPLETELY COVER AND OVERLAP THE GRATE. PULL ZIP TIES TIGHT TO SECURE INLET FILTER TO THE GRATE. CUT OFF FREE END OF ZIP TIES TO LEAVE A 1" TAIL.

6. EXTREME FLOW INSTALLATION REQUIREMENTS. SOME MUNICIPALITIES REQUIRE EXPOSED OVERFLOW CHECK LOCAL REGULATIONS. EXPOSING THE EMERGENCY OVERFLOW ALLOWS WATER TO BYPASS THE INLET FILTER. IF NECESSARY, TRIM SIDES INLET FILTER HEIGHT. IF NECESSARY, CUT INLET FILTER WITH A KNIFE OR SHEARS TO EXPOSE THE UPPER PORTION OF THE OVERFLOW SECTION. ALLOW THE STANDARD OVERLAP ON ALL SIDES OF INLET FILTER BEFORE CUTTING.

MAINTENANCE
THE FILTER WILL COLLECT A LOT OF SEDIMENT. SWEEP TOP AND SIDES OF INLET FILTER TO REMOVE SEDIMENT AND DEBRIS AFTER EACH 2" RAIN EVENT. IN CASE OF STANDING WATER AT INLET, SWEEPING AWAY BUILT-UP DEBRIS ALLOWS WATER TO DRAIN THROUGH INLET FILTER.

NOTE:
The Oakland County Water Resources Soil Erosion and Sedimentation Control standard details cannot be modified, reduced, edited, or changed in any way. Any deviation from these standard details must be approved in writing by the Oakland County Water Resources Commissioner. Changes otherwise made are in violation of Part 91 of Act 451 of 1994, the Natural Resources and Environmental Protection Act.

SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

REVISION BLOCK			
Date Issued	Issue Date	NO.	
Rev. Req.	Rev. Date	Description	
1	03/17/2022	ADD TABLE, TABLE, SOIL SPEC, DELETE TABLE, TABLE, TABLE, TABLE, SPEC, UPDATE NOTE, ADDED SHEET 8 TO SHEETS	
2			
3			
4			
5			

ORIG. DATE:	01/01/01	WRC WATER RESOURCES COMMISSIONER	ONE PUBLIC WORKS DRIVE, BLDG 95 WEST WATERFORD, MI 48328 (852)858-1907
SCALE:	NONE		
DESIGNED BY:	WRC	Jim Nash	SHEET NO.: 1 of 1
DRAWN BY:	Mapping		

Know what's below. Call before you dig. www.call811.com or MISS(DIG) @ 1-800-482-7171

CAUTION
IF INSTALLATION CANNOT BE COMPLETED AS DESIGNED
CONTACT PROJECT ENGINEER BEFORE PROCEEDING

ORIGINAL DRAWING # .

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DES.	ENG.	PEER REV.	DES. APP.	ENG. APP.
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DESIGNER	J. ELIZANDO	DATE	MAR 2026
ENGINEER	K. LAMBERT	DATE	MAR 2026
PEER REV	K. LAMBERT	DATE	MAR 2026
DESIGN APPROVAL	D. SCOTT	DATE	MAR 2026
ENGINEER APPROVAL	A. TRENT	DATE	MAR 2026

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ROWE PROFESSIONAL SERVICES COMPANY

Consumers Energy Count on Us®
GEO-SPATIAL & GAS ASSET MANAGEMENT
Gas Meter and Regulation Department

FILE: 670053-C-2529-PMT-07.DWG
RASTER FILE:

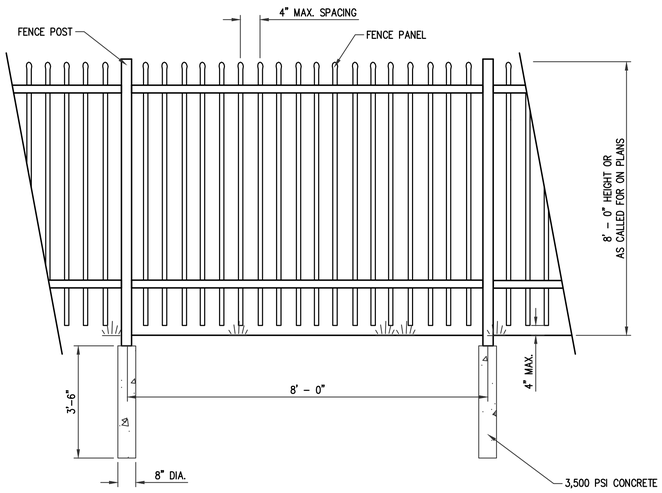
MILLER AND PARKDALE REG STATION
2026 CONSTRUCTION

OCWRC SESC DETAILS

FIELD AREA: ROYAL OAK

SCALE	PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
NONE	GM-01178	67-053	C-2529-PMT	07	

DO NOT SCALE DRAWING USE DIMENSIONS ONLY



ORNAMENTAL FENCE DETAIL

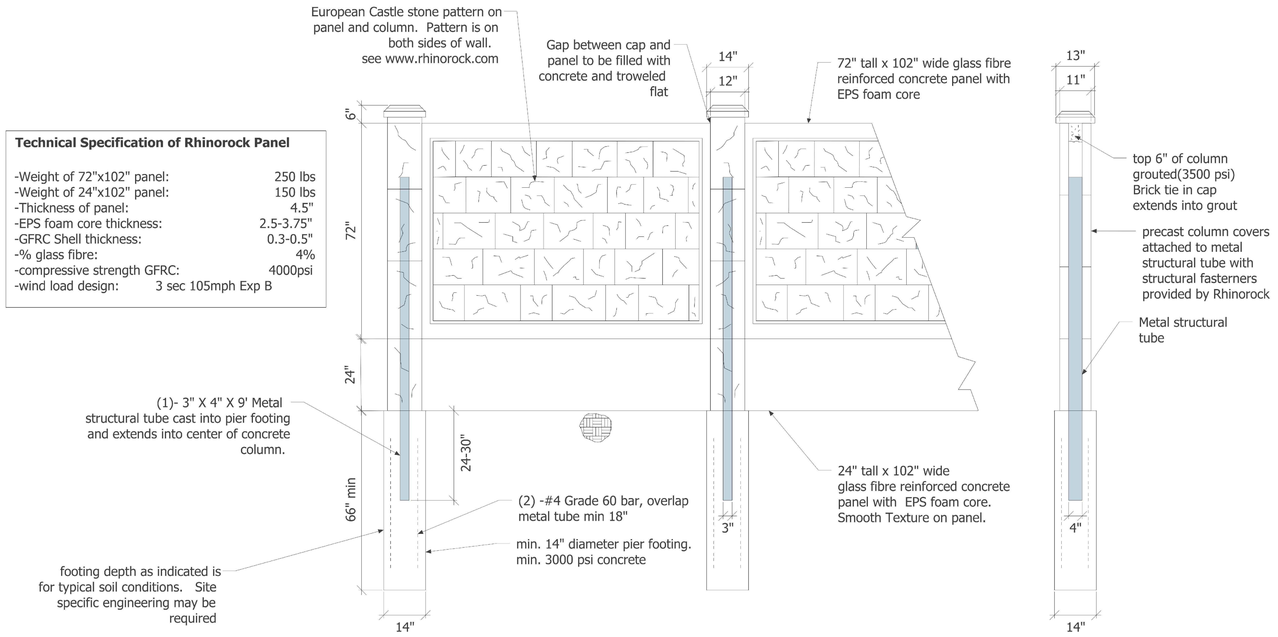
NOT TO SCALE

NOTES:

1. SUBMIT SHOP DRAWINGS FOR OWNER'S REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.
2. ORNAMENTAL FENCE SHALL BE METAL FENCING, BLACK, LIGHT COMMERCIAL STEEL, VARIOUS HEIGHTS WITH VERTICAL PICKETS AND HORIZONTAL RAILS.
3. GATES SHALL BE OF THE DIMENSION AND CONFIGURATION SHOWN ON THE PLANS. SUBMIT SHOP DRAWINGS FOR OWNER'S REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.

Technical Specification of Rhinorock Panel

-Weight of 72"x102" panel:	250 lbs
-Weight of 24"x102" panel:	150 lbs
-Thickness of panel:	4.5"
-EPS foam core thickness:	2.5-3.75"
-GFRC Shell thickness:	0.3-0.5"
-% glass fibre:	4%
-compressive strength GFRC:	4000psi
-wind load design:	3 sec 105mph Exp B



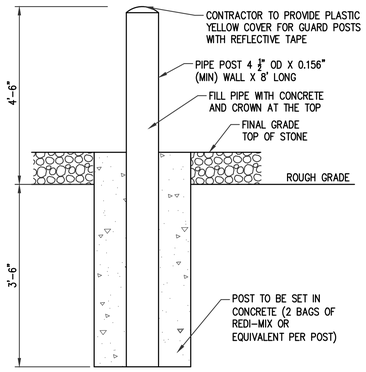
A RHINOROCK WALL ELEVATION ■

Rhinorock™
(801) 735-8877

B RHINOROCK COLUMN DETAIL ■

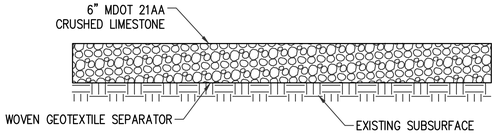
CONCRETE WALL DETAIL

NOT TO SCALE



BOLLARD DETAIL

NOT TO SCALE

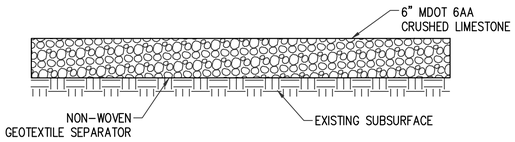


NOTES:

1. WOVEN GEOTEXTILE SEPARATOR SHALL BE MIRAFI HP 370 OR AN ENGINEER APPROVED EQUIVALENT PRODUCT.
2. THIS CROSS SECTION WILL BE USED FOR ALL DRIVEWAY SURFACES, AS SHOWN ON THE SITE DRAWINGS.

AGGREGATE SURFACE CROSS SECTION (DRIVEWAY)

NOT TO SCALE



NOTES:

1. NON-WOVEN GEOTEXTILE SEPARATOR SHALL BE MIRAFI 180N, SYNTHETIC INDUSTRIES 801 OR AN ENGINEER APPROVED EQUIVALENT PRODUCT.
2. THIS CROSS SECTION WILL BE USED FOR THE ENTIRE YARD SURFACE, EXCEPT FOR AREAS DESCRIBED AS DRIVEWAYS, AS SHOWN ON THE SITE DRAWINGS.

AGGREGATE SURFACE CROSS SECTION (YARD)

NOT TO SCALE

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or MISS DIG @ 1-800-482-7171

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PEER REV	K. LAMBERT	DATE MAR 2026
DESIGN APPROVAL	D. SCOTT	DATE MAR 2026
ENGINEER APPROVAL	A. TRENT	DATE MAR 2026

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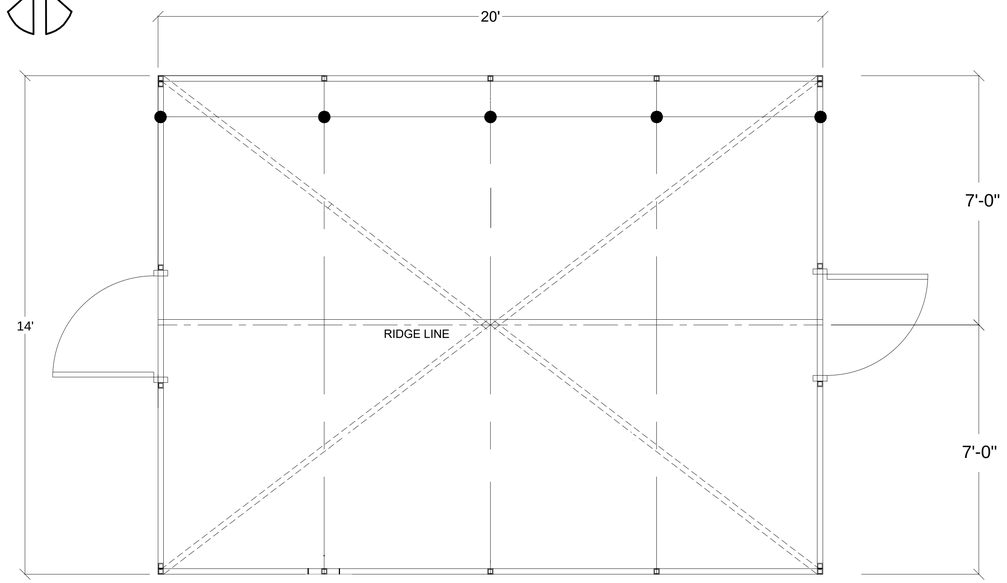
MILLER AND PARKDALE REG STATION 2026 CONSTRUCTION

SITE DETAILS

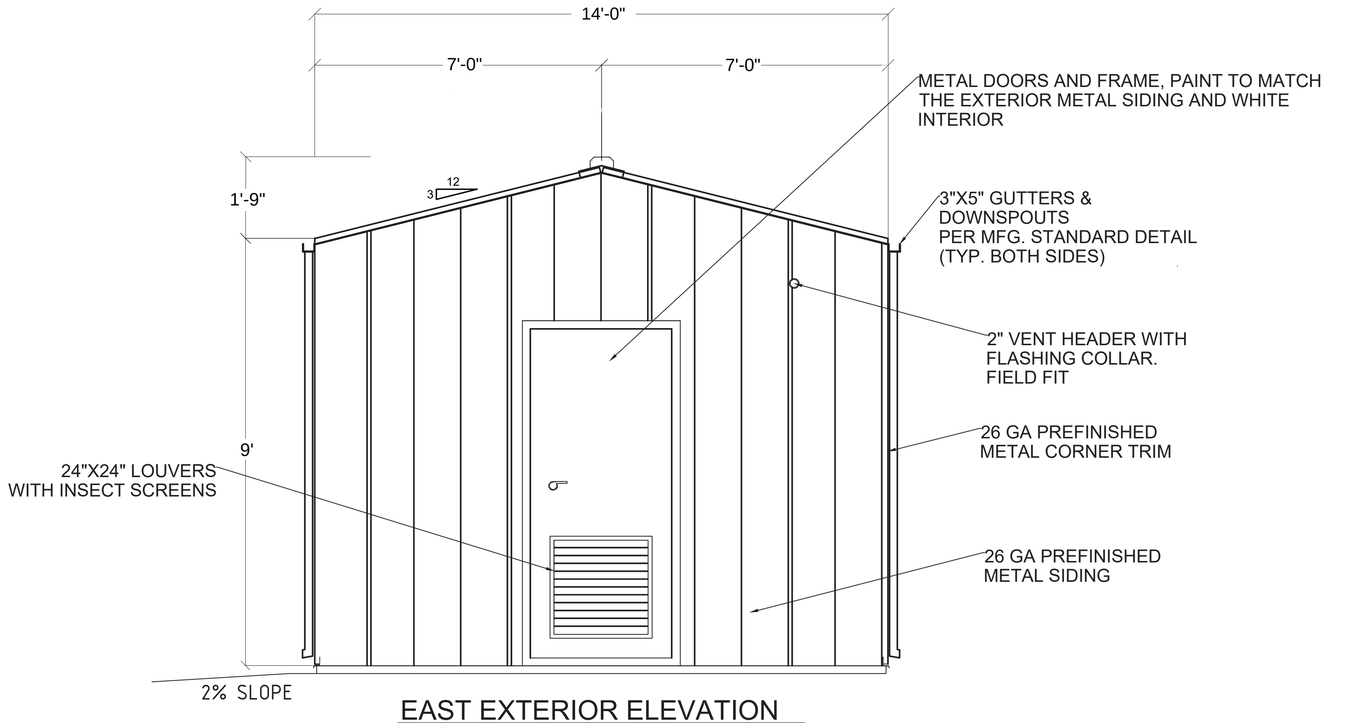
FIELD AREA: ROYAL OAK

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01178	67-053	C-2529-SAD	04	



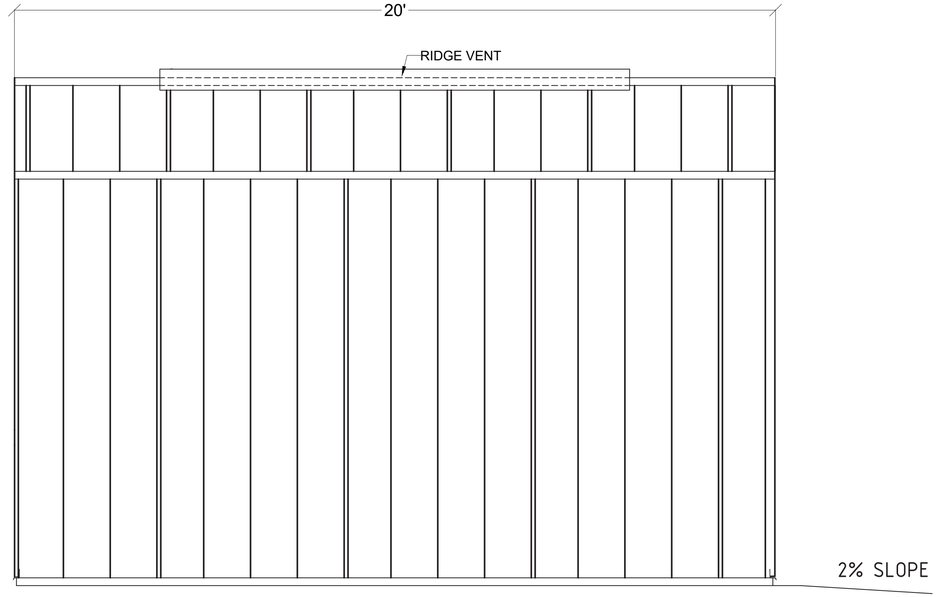
FLOOR / ROOF FRAMING PLAN

N.T.S.



EAST EXTERIOR ELEVATION

N.T.S.



NORTH EXTERIOR ELEVATION

N.T.S.

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RASTER FILE:

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MILLER AND PARKDALE REG STATION 2026 CONSTRUCTION

BUILDING PLAN AND ELEVATION VIEW

FIELD AREA: ROYAL OAK

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01178	67-053	C-2529-PMT	08	

CONCRETE WALL EXAMPLE
NOT TO SCALE

ORNAMENTAL FENCE EXAMPLE
NOT TO SCALE

RTU AND LIGHT FIXTURE EXAMPLE
NOT TO SCALE

BUILDING EXAMPLE
NOT TO SCALE

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MILLER AND PARKDALE REG STATION 2026 CONSTRUCTION

PHOTO EXAMPLES

FIELD AREA: ROYAL OAK

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV.
GM-01178	67-053	C-2529-PMT	09	

Regulator Station Example Photo