

LEGAL DESCRIPTION

PART OF LOT 38, "SUPERVISOR'S PLAT No. 9", PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 59 OF PLATS, PAGE 13, OAKLAND COUNTY RECORDS, BEING DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 38, THENCE SOUTH 02 DEGREES 51 MINUTES 35 SECONDS EAST 260.43 FEET ALONG THE LINE COMMON TO LOTS 38 AND 39 TO THE POINT OF BEGINNING; THENCE CONTINUING, SOUTH 02 DEGREES 51 MINUTES 35 SECONDS EAST 309.07 FEET ALONG THE LINE COMMON TO LOTS 38 AND 39 TO THE SOUTHEAST CORNER OF LOT 38; THENCE SOUTH 84 DEGREES 05 MINUTES 31 SECONDS WEST 328.79 FEET ALONG THE LINE COMMON TO LOTS 38 AND 35 TO THE CENTER OF DEVONDALE ROAD (60 FEET WIDE); THENCE ALONG THE CENTERLINE OF DEVONDALE ROAD THE FOLLOWING TWO COURSES, NORTH 13 DEGREES 08 MINUTES 42 SECONDS EAST 81.07 FEET AND NORTH 17 DEGREES 12 MINUTES 00 SECONDS EAST 253.87 FEET; THENCE NORTH 84 DEGREES 29 MINUTES 00 SECONDS EAST 219.13 FEET TO THE EAST LINE OF LOT 38 AND THE POINT OF BEGINNING, CONTAINING 1.96 ACRES, MORE OR LESS.

**BENCH MARK
(NAVD 88)**

ELEVATION DERIVED FROM GPS OBSERVATION

BENCH MARK NO. 1
FOUND BENCH TIE IN EAST FACE OF UTILITY POLE ON EAST SIDE OF DEVONDALE ROAD, 40' ± SOUTH OF AUSTIN AVENUE. ELEV. 820.25

BENCH MARK NO. 2
SET C.S.T. IN WEST FACE OF UTILITY POLE ON EAST SIDE OF DEVONDALE ROAD, 236' ± SOUTH OF AUSTIN AVENUE AT P.C. OF ROAD. ELEV. 817.95

BENCH MARK NO. 3
SET C.S.T. IN WEST FACE OF UTILITY POLE ON EAST SIDE OF DEVONDALE ROAD, AT CORNER OF FENCE, 550' ± SOUTH OF AUSTIN AVENUE. ELEV. 818.58.

FIRE DEPARTMENT NOTES

1. CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006 CHAPTER 14
2. OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. FIRE PREVENTION ORDINANCE CHAPTER 58, SEC 307.6.2 AND 307.6.2.3
3. AUTOMATIC SPRINKLER SYSTEM WILL BE AN OPTION THE BUILDER WILL OFFER TO THE FUTURE HOMEOWNERS.

APPLICANT

2595 DEVONDALE LLC
45489 MARKET DRIVE
SHELBY TOWNSHIP, MI 48315

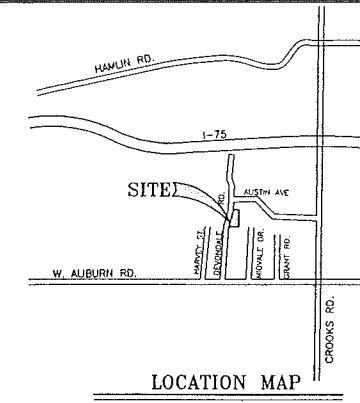
PAUL ESPOSITO
(810) 523-3446

DEVELOPMENT NOTES

1. PROPOSED GRADES WILL MATCH EXISTING ELEVATIONS AT PROPERTY LINES.
2. 2 PARKING SPACES ARE PROVIDED IN EACH GARAGE, ALONG WITH 2 SPACES IN EACH DRIVEWAY. 4 SPACES x 4 UNITS = 16 TOTAL PARKING SPACES PROVIDED.
3. NO TRANSFORMERS CAN BE SHOWN AT THIS TIME.
4. STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH CITY OF ROCHESTER HILLS REGULATIONS.
5. ALL PROPOSED EASEMENT AGREEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO FINISH SITE PLAN CONSIDERATION.
6. THE PROPERTY HAS BEEN STAKED AT EACH CORNER WITH A CLEARLY VISIBLE MARKER.
7. APPROXIMATE SQUARE FOOTAGE OF HOMES IS 2,000-3,000 SQ. FT.
8. THE CITY SHALL PLANT STREET TREES IN THE RIGHT OF WAY AFTER CONSTRUCTION OF THE PROJECT IS COMPLETE, THE APPLICANT SHALL PAY \$200 PER LOT TO ACCOUNT FOR THIS PLANTING.

SITE DATA

ZONED	R-4
TOTAL SITE AREA	1.96 ACRES
REQUIRED UNIT SIZE	9,600 SF 80 FT. WIDE
DENSITY CALCULATIONS PROPOSED UNITS	4 UNITS
PERMITTED DENSITY (3.4 UNITS/ACRE):	7 UNITS
MAXIMUM HEIGHT = 2.5 STORIES / 30 FEET MAXIMUM LOT COVERAGE = 30% MINIMUM FLOOR AREA = 1,600 S.F.	
UNIT SETBACKS	
FRONT	25.0'
SIDE MIN.	10.0'
TOTAL SIDE	20.0'
REAR	35.0'



SANITARY SEWER BASIS OF DESIGN

POPULATION = (3.5 PEOPLE/UNIT)(4 UNITS) = 14 PEOPLE
INITIAL AVERAGE FLOW = 14 PEOPLE X 100 GPCPD = 1,400 GPD = 0.0022 CFS
INITIAL PEAKING FACTOR = 4.0 (PER CITY)
INITIAL PEAK FLOW = (1,400 GPD)(4.0) = 5,600.0 GPD = 0.0087 CFS

UNIT AREA

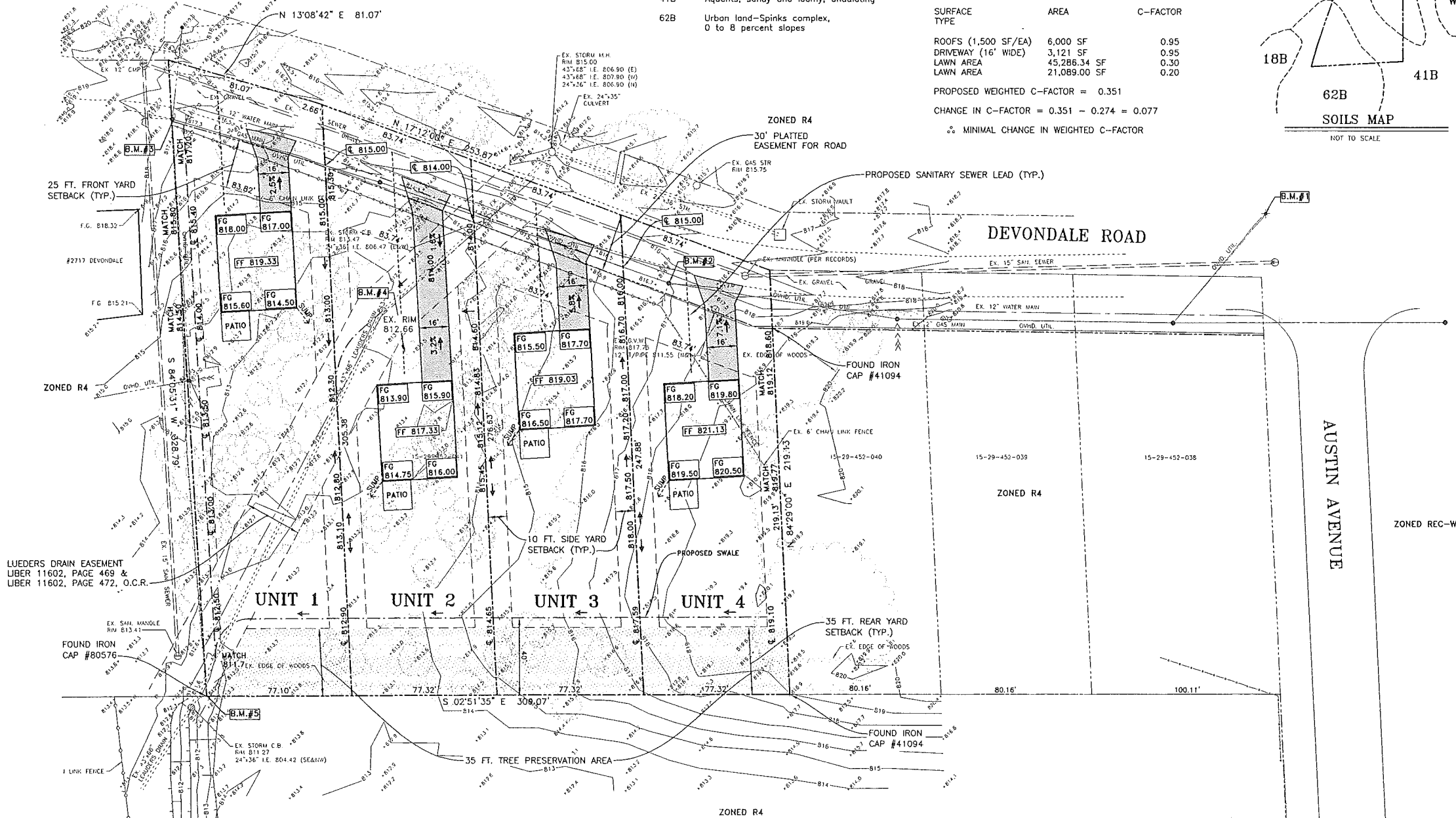
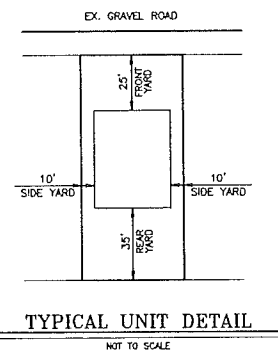
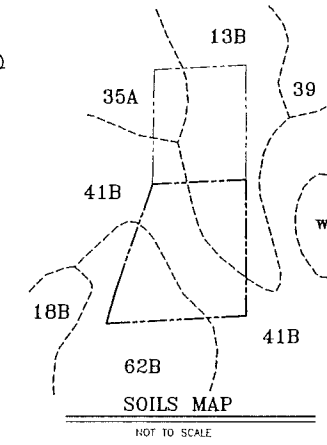
UNIT NO.	SQUARE FOOT	ACRES
1	24,766.18	0.57
2	22,477.49	0.52
3	20,256.66	0.47
4	18,035.83	0.41

SOILS TYPES

- 13B Oshkema-Boyer loamy sands, 0 to 6 percent slopes
- 18B Fox sandy loam, 1 to 6 percent slopes
- 35A Thetford loamy fine sand, 0 to 3 percent slopes
- 39 Granby loamy
- 41B Aquepts, sandy and loamy, undulating
- 62B Urban land-Spinks complex, 0 to 8 percent slopes

C-FACTOR CALCULATIONS

EXISTING CONDITIONS UNDEVELOPED GRASS AND WOODS (1.73 ACRES)			
SOIL TYPES	HYDROLOGIC GROUP	AREA	C-FACTOR
13B AND 41B	B	55,761.33 SF	0.30
62B	A	19,735.01 SF	0.20
EXISTING WEIGHTED C-FACTOR = 0.274			
PROPOSED CONDITIONS (1.73 ACRES)			
SURFACE TYPE	AREA	C-FACTOR	
ROOFS (1,500 SF/EA)	6,000 SF	0.95	
DRIVEWAY (16' WIDE)	3,121 SF	0.95	
LAWN AREA	45,286.34 SF	0.30	
LAWN AREA	21,089.00 SF	0.20	
PROPOSED WEIGHTED C-FACTOR = 0.351			
CHANGE IN C-FACTOR = 0.351 - 0.274 = 0.077			
* MINIMAL CHANGE IN WEIGHTED C-FACTOR			



ANDERSON, ECKSTEIN AND WESTRICK, INC.
51301 Schoenherr Road
Shelby Township
Michigan 48315
Phone 586 726 1234
Fax 586 726 8780
www.aewinc.com

DATE: _____ SUBMITTALS/REVISIONS: _____
3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG 811 (TOLL FREE)

DEVONDALE CONDOMINIUM
SHEET TITLE: **SITE PLAN**
CLIENT: **2595 DEVONDALE LLC**
LEGEND: PRELIMINARY 8-13-15 CONSTRUCTION RECORD
DRAWN BY: JLA CHECKED BY: GBW DATE: AUGUST 2015
SCALE: 1" = 30' HORIZ.
UTILITY INFORMATION: AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY, AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.
PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. [ALL COSTS FOR UTILITY LOCATION, VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH THAT UTILITY].
DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.
CALL MISS DIG
PROJECT NO. **0572-0017**
M:\0572\0572-0017\DWG\CHALLENGE\SITEPLAN.DWG
01 SITEPLAN-2/23/2016 8:44:46 AM
SHEET NO. **1**

NO.	DESCRIPTION	DATE
1	PERIT	06/05/15
2		
3		
4		

NO.	DESCRIPTION	DATE
1	PERIT	06/05/15
2		
3		
4		

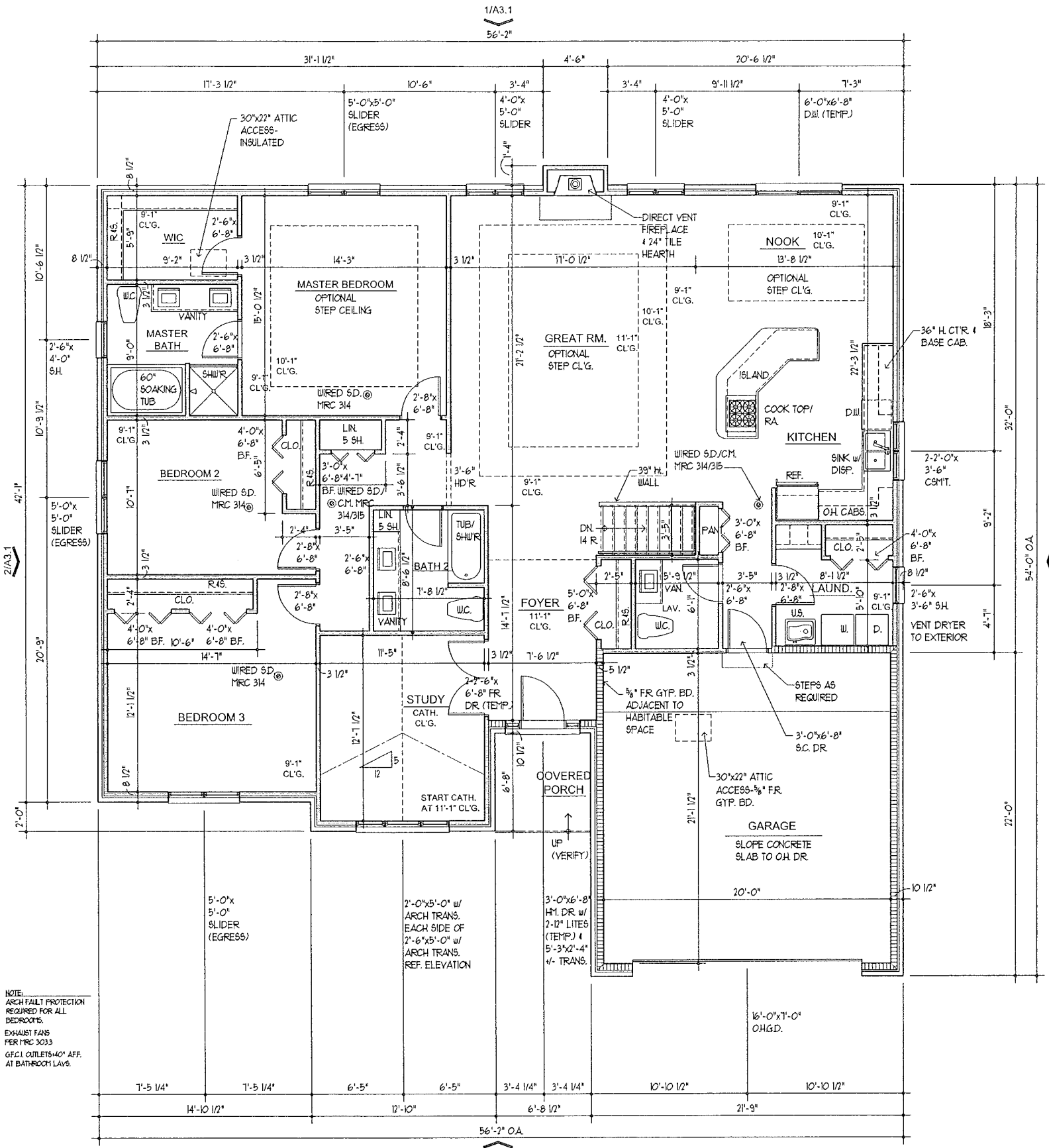
SHEET TITLE:
FLOOR PLAN

PROJECT NUMBER:
2014-140

DRAWN BY:
KMB

CHECKED BY:
OT

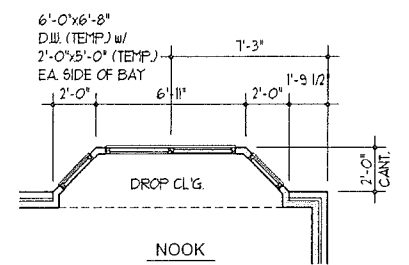
SHEET NUMBER:
A 1.0



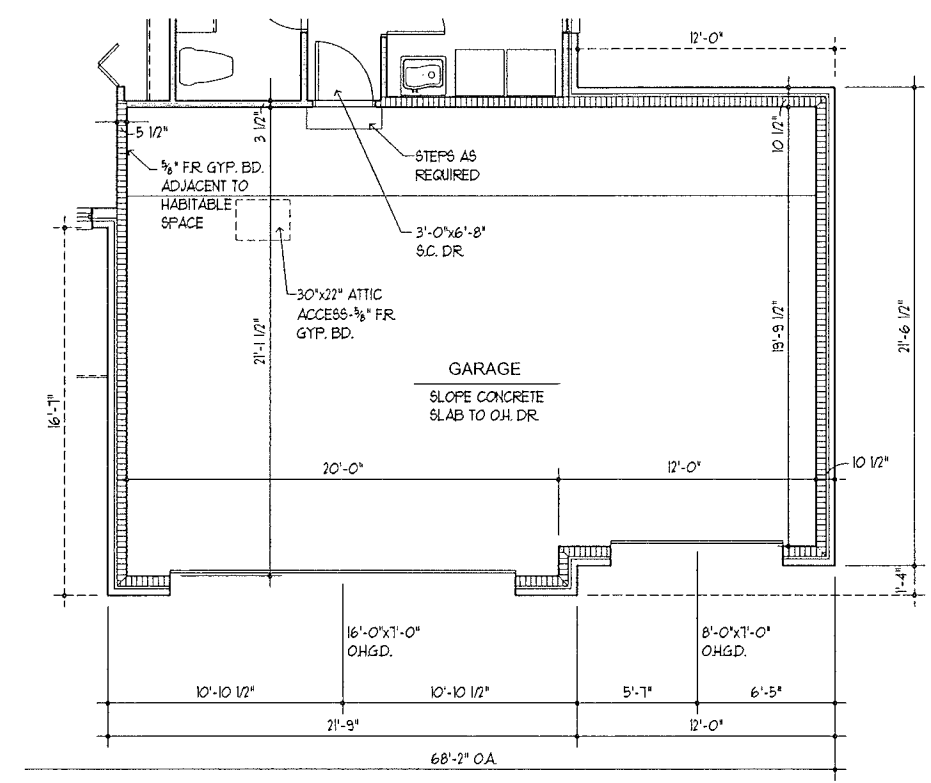
NOTE:
ARCH FALLT PROTECTION
REQUIRED FOR ALL
BEDROOMS.
EXHAUST FANS
PER MRC 3033
GFI OUTLETS 40' AFF.
AT BATHROOM LAYS.

1/A1.0 floor plan - main level
9'-1/4" BEARING HEIGHT (TYPICAL)

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



3/A1.0 optional bay at nook
SCALE: 1/4" = 1'-0"



2/A1.0 optional 3 car front garage floor plan

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

NOTE:
ALL EXTERIOR WALLS
ARE 2x4 WOOD STUDS W/ R-15
F.G. BATT. INSULATION EXCEPT
AT GARAGE (2x6 UN-INSULATED.)

ALL WINDOWS TO BE DOUBLE
PANE WITH LOW-E GLAZING.

THIS PLAN COMPLIES WITH THE
UA-TRADE OFF METHOD AS
ALL OTHERS FOR 2009 ENERGY

PROJECT:
Clearview Ranch
 2150 SF
 Elevation B

CLIENT:
Sunset Homes, LLC
 45489 Market Street
 Shelby Township, MI 48315

NO.	REVISION	DATE

SHEET TITLE:
EXTERIOR ELEVATIONS

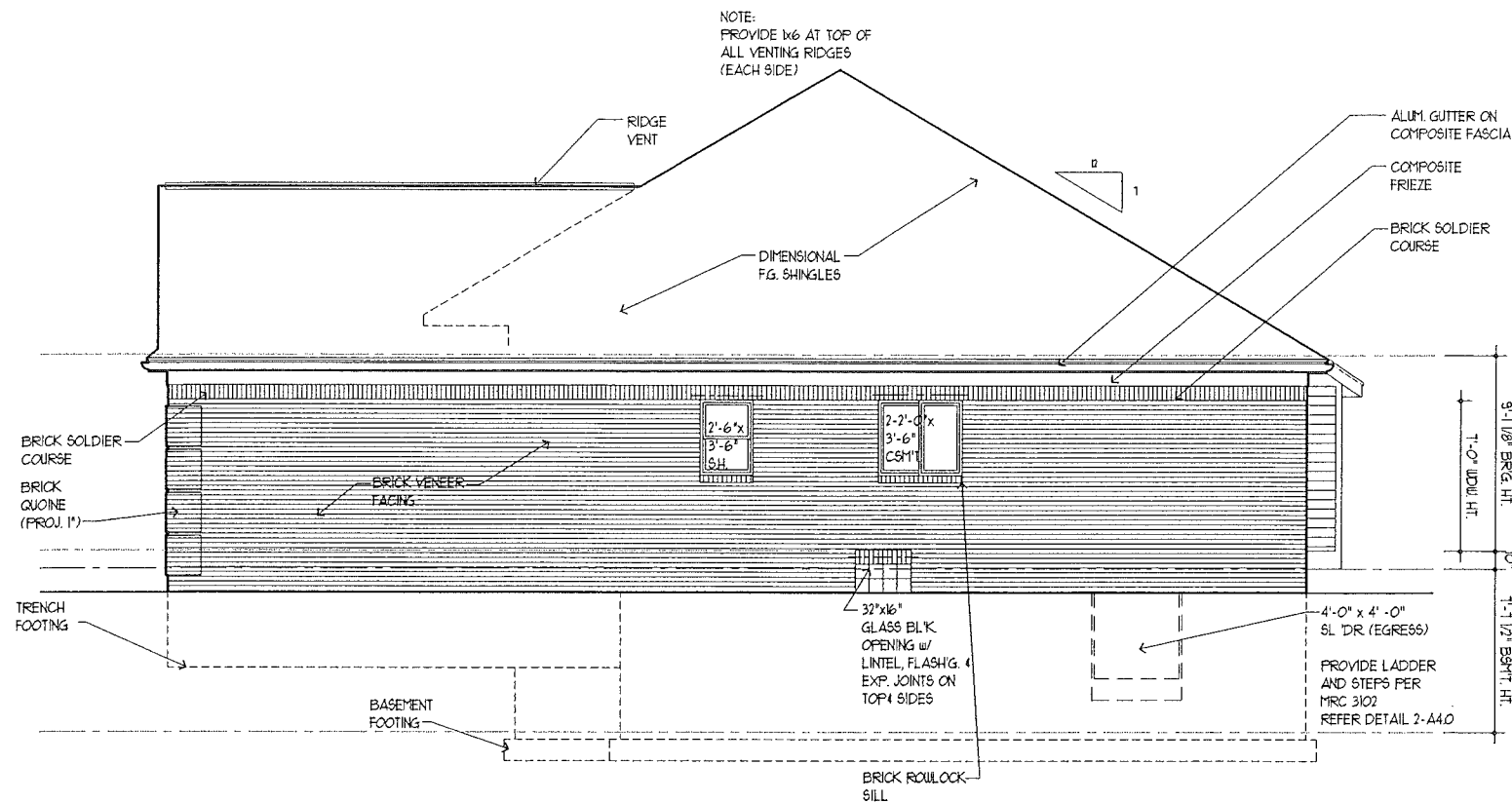
PROJECT NUMBER:
 2014-140

DRAWN BY:
 KMB

CHECKED BY:
 OT

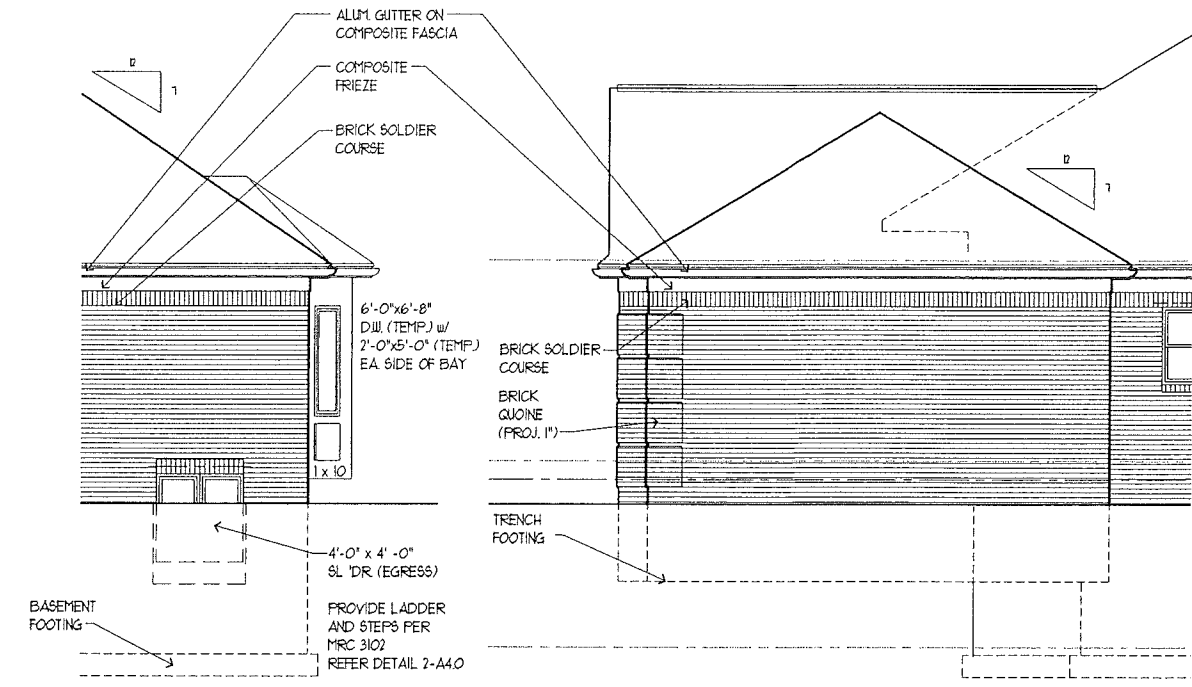
SHEET NUMBER:

A 3.0



2/A3.0 right building elevation

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

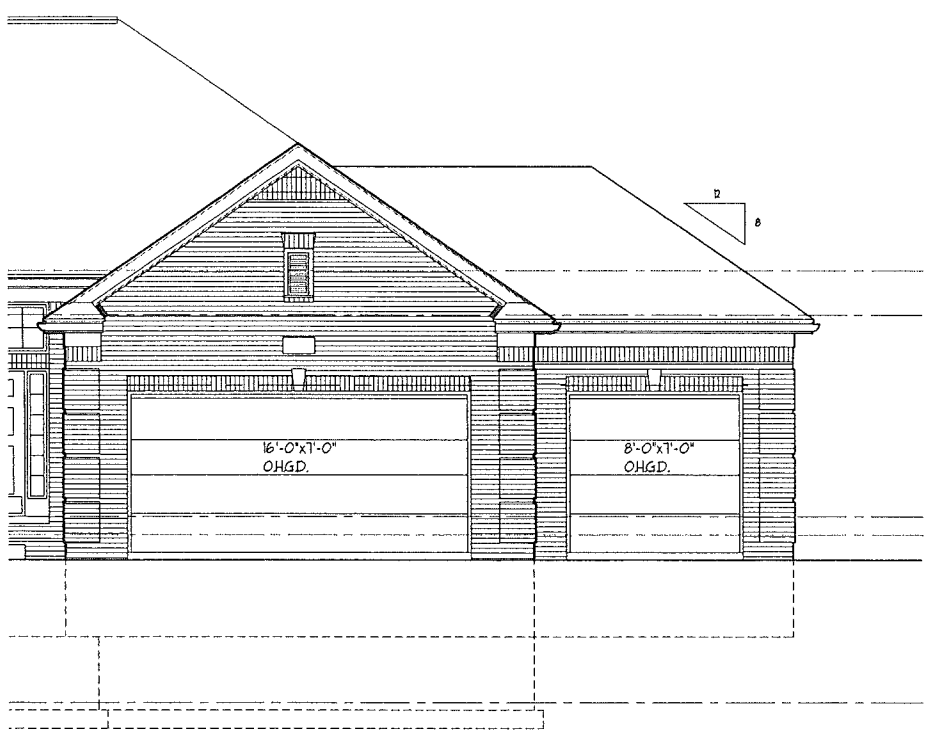


3/A3.0 optional bay at nook

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

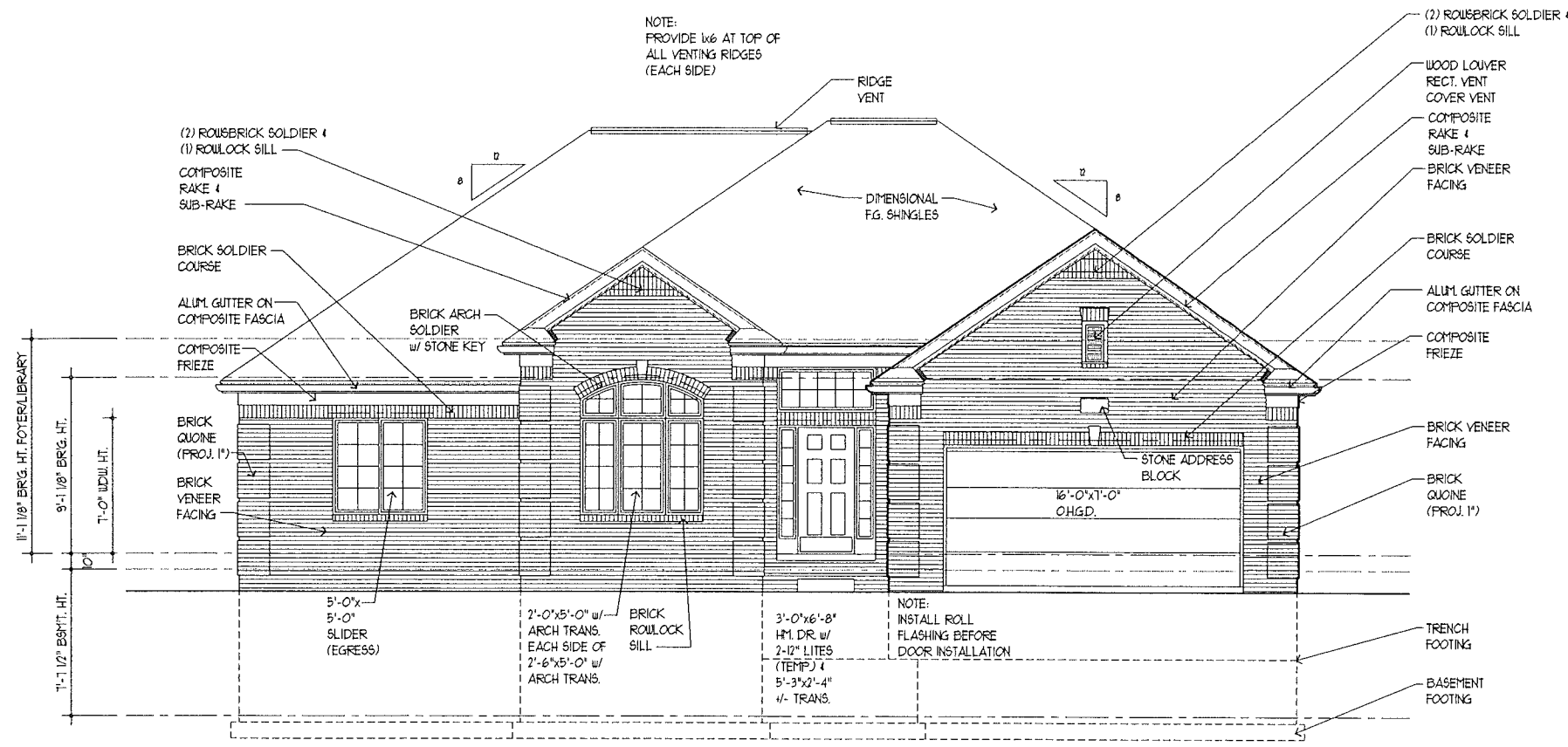
4/A3.0 right building elevation optional 3 car front garage

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



5/A3.0 front building elevation optional 3 car front garage

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



1/A3.0 front building elevation

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

PROJECT:
Admiral I Colonial
2753 SF
Elevation B
3 Car Side

CLIENT:
Sunset Homes, LLC
45489 Market Street
Shelby Township, MI 48315

NO.	DESCRIPTION	DATE
1	PERMIT	01/05/15

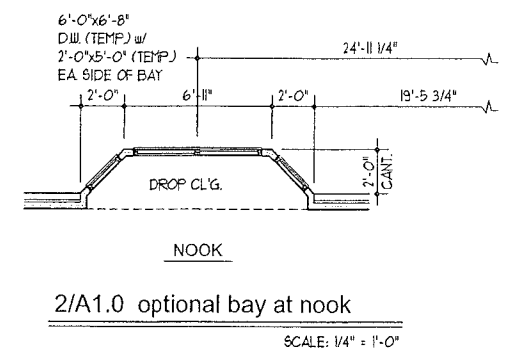
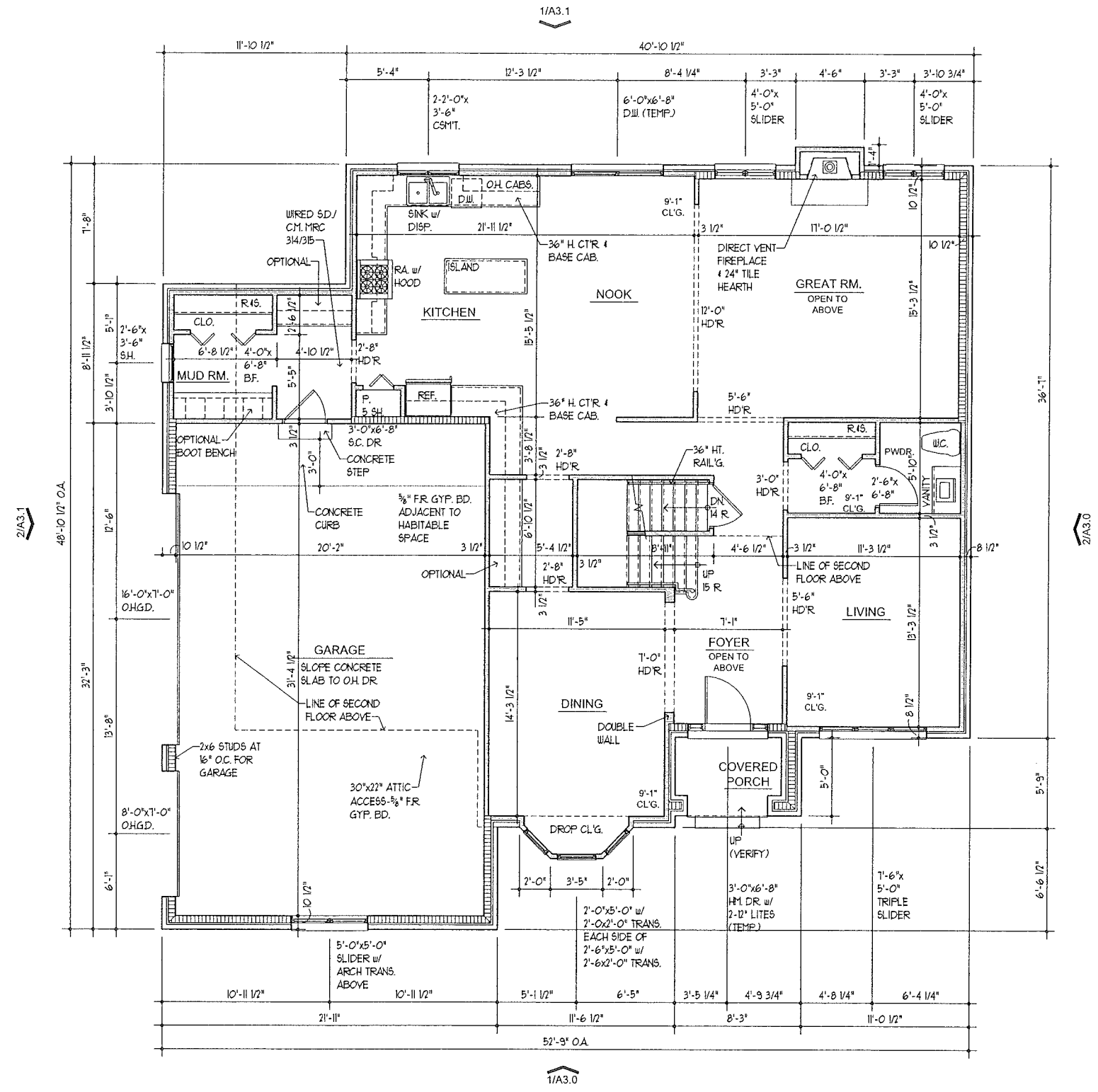
SHEET TITLE:
MAIN LEVEL FLOOR PLAN

PROJECT NUMBER:
2015-111-B3

DRAWN BY:
KMB

CHECKED BY:
KMB

SHEET NUMBER:
A 1.0



2/A3.1
48'-10 1/2" O.A.

2/A3.0

1/A1.0 floor plan - main level

9'-1/2" BEARING HEIGHT (TYPICAL)
UNLESS NOTED OTHERWISE

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

NOTE:
ALL EXTERIOR WALLS ARE 2x4 WOOD STUDS w/ R-15 F.G. BATT. INSULATION EXCEPT AT GARAGE (2x6 UN-INSULATED.)
ALL WINDOWS TO BE DOUBLE PANE WITH LOW-E GLAZING.
THIS PLAN COMPLIES WITH THE UA-TRADE OFF METHOD AS ALLOWED FOR 2009 IECC ENERGY CODE

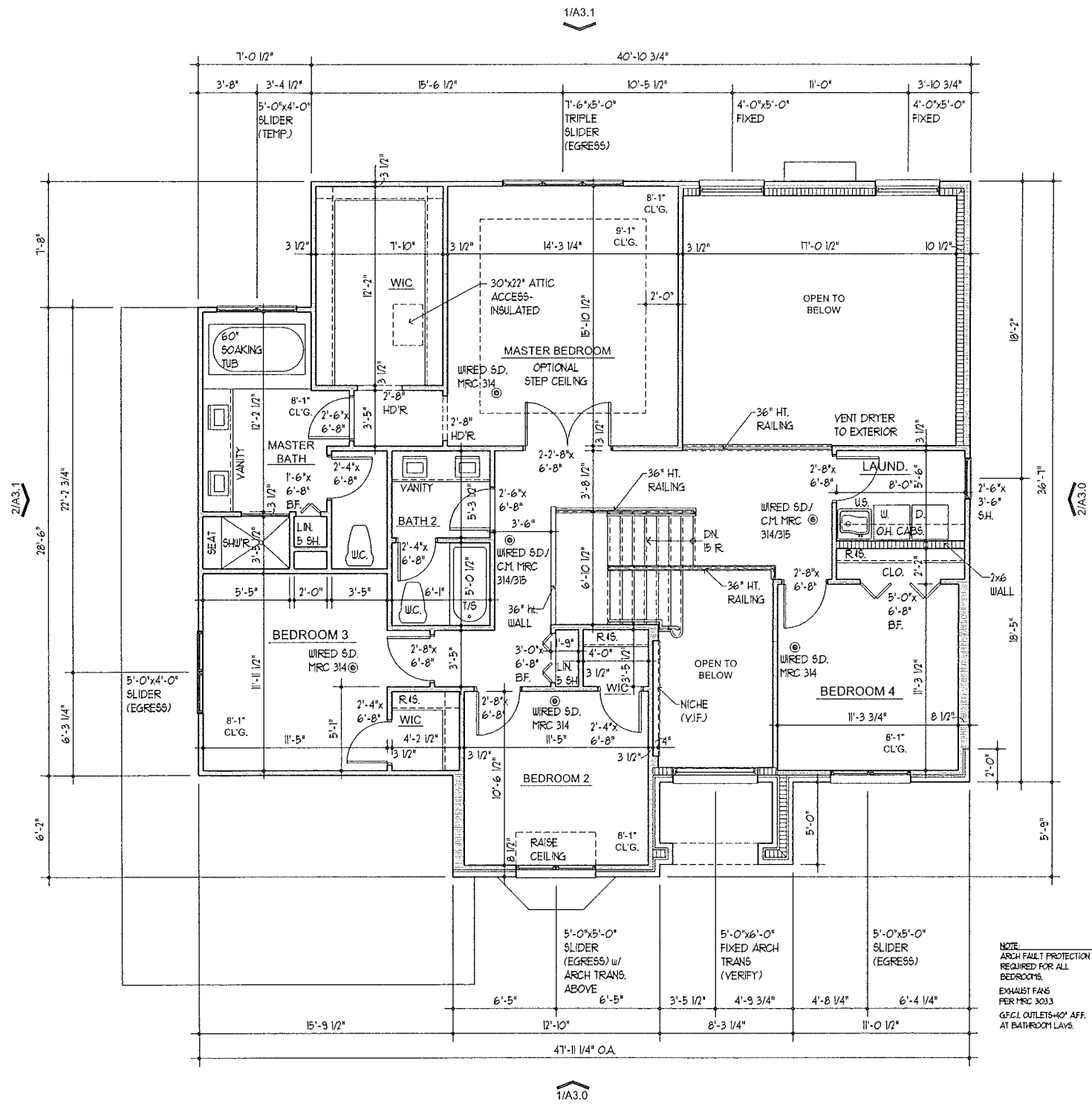
PROJECT:
Admiral I Colonial
2753 SF
Elevation B
3 Car Side

CLIENT:
Sunset Homes, LLC
45489 Market Street
Shelby Township, MI 48315

NO.	DESCRIPTION	DATE
1	PERMIT	07/03/15
2		
3		
4		

SHEET TITLE: UPPER LEVEL FLOOR PLAN
PROJECT NUMBER: 2015-111-B3
DRAWN BY: KMB
CHECKED BY: KMB
SHEET NUMBER:

A 1.1

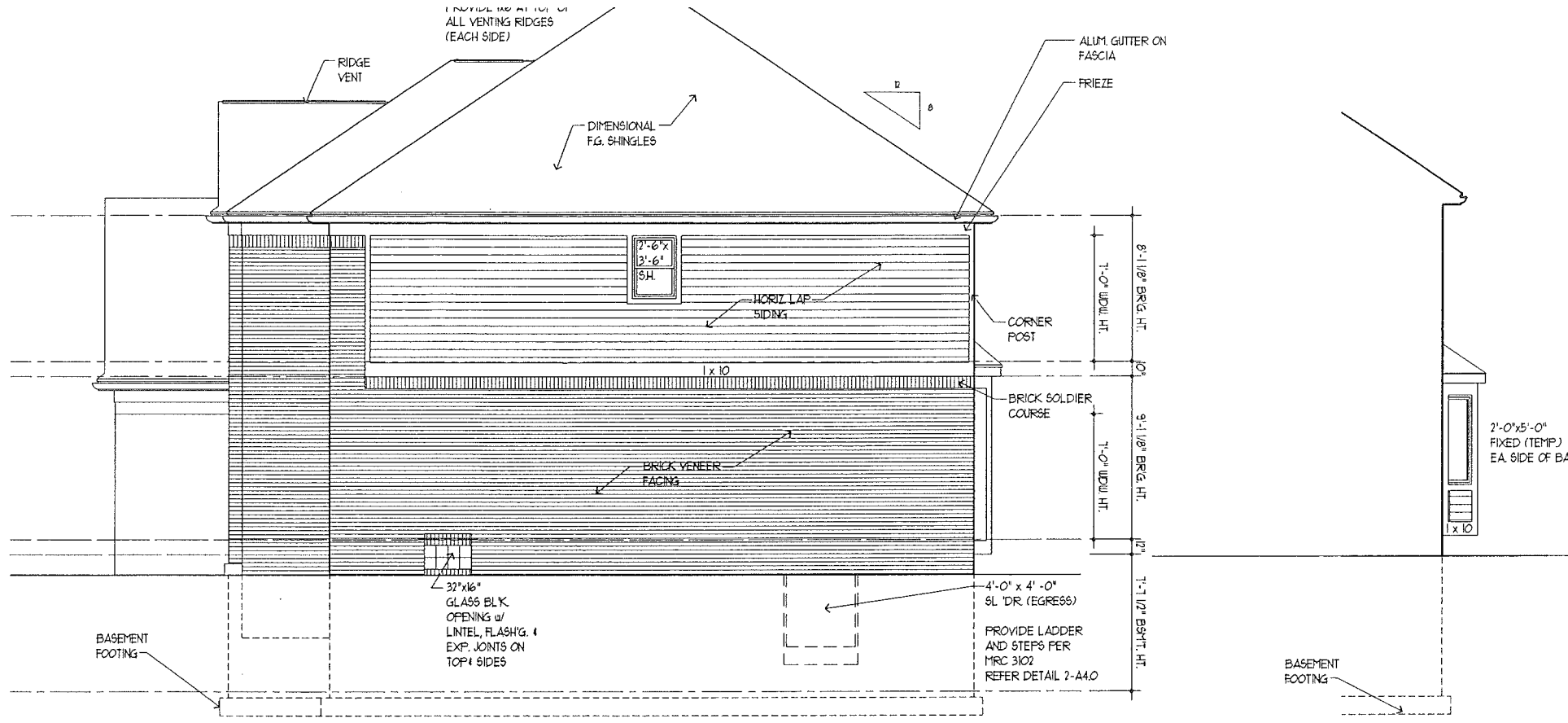


NOTE:
ARCH FALLT PROTECTION
REQUIRED FOR ALL
BEDROOMS.
EXHAUST FANS
PER MRC 3033
GF.C.L. OUTLETS=40" AFF.
AT BATHROOM LAYS.

1/A1.1 floor plan - upper level
8'-11" BEARING HEIGHT (TYPICAL)
UNLESS NOTED OTHERWISE

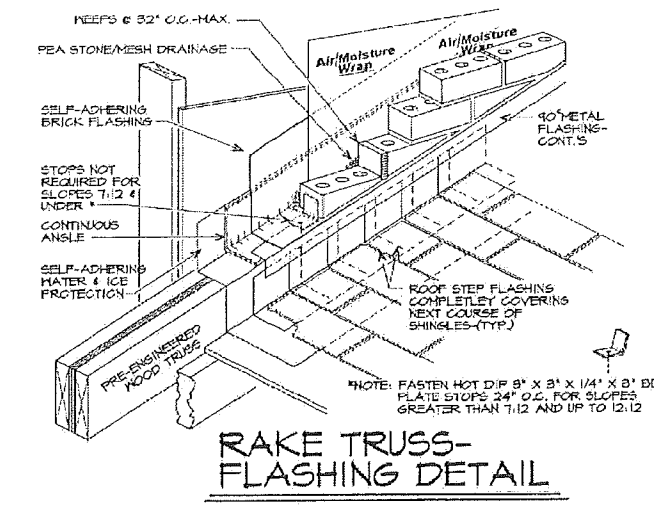
SCALE: 1/4" = 1'-0"

NOTE:
ALL EXTERIOR WALLS
ARE 2x4 WOOD STUDS w/ R-15
F.G. BATT. INSULATION.
ALL WINDOWS TO BE DOUBLE
PANE WITH LOW-E GLAZING.
THIS PLAN COMPLIES WITH THE
UA-TRADE OFF METHOD AS
ALLOWED FOR 2009 IECC ENERGY
CODE.



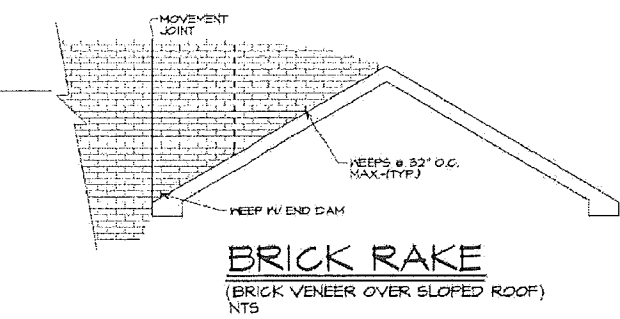
2/A3.0 right building elevation

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



RAKE TRUSS-FLASHING DETAIL

NTS

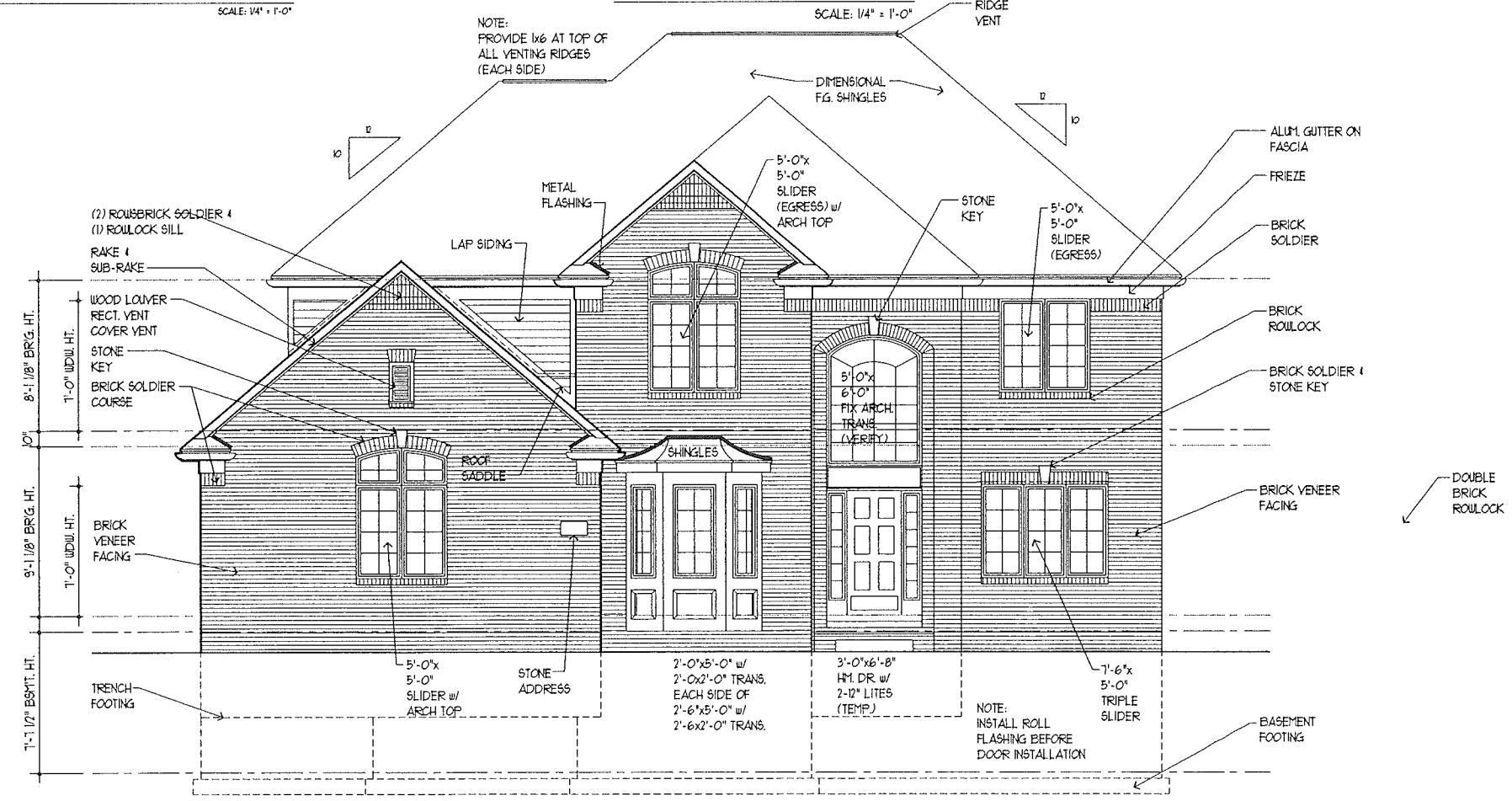


BRICK RAKE

(BRICK VENEER OVER SLOPED ROOF)
NTS

3/A3.0 optional bay at nook

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



1/A3.0 front building elevation

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

PROJECT:

Admiral I Colonial
2753 SF
Elevation B
3 Car Side

CLIENT:

Sunset Homes, LLC
45489 Market Street
Shelby Township, MI 48315

SHEET TITLE:

EXTERIOR ELEVATIONS

PROJECT NUMBER:
2015-111-B3

DRAWN BY:
KMB

CHECKED BY:
KMB

SHEET NUMBER:

A 3.0