

BUILDING DATA:			BUILDING DATA:				
TYPE:	# BEDROOMS	TOTAL UNITS	BLDG #	STORIES	SUITES	GARAGE	UG PARKING
A	1 BEDROOM	14 UNITS	1	2	20	10	0
B	2 BEDROOMS	32 UNITS	2	2	20	10	0
B1	2 BEDROOMS	12 UNITS	3	2	20	10	0
B2	2 BEDROOMS	12 UNITS	4	2	20	10	0
B3	2 BEDROOMS	18 UNITS	5	3 TO 4	66	38	0
C	3 BEDROOMS	56 UNITS	6	3 TO 4	142	0	78
C	1 BEDROOM	6 UNITS	7	3 TO 4	74	0	40
TOTAL:		368 UNITS			368	102	118

**SITE DATA TABLE:**

**LAND AREA:**

PARCEL #15-29-101-023:  
GROSS = 9.30 ACRES  
NET = 8.38 ACRES

PARCEL #15-29-101-022:  
GROSS = 18.83 ACRES  
NET = 14.11 ACRES

TOTAL ACREAGE = 22.49 ACRES (NET)

**ZONING INFO:**  
EXISTING: R-2 WITH CONSENT JUDGEMENT  
PROPOSED: RM-1 WITH MODIFIED CONSENT JUDGEMENT

**PROPOSED BUILDING AREA:**

MULTI-FAMILY RESIDENTIAL = 368 UNITS (MAX)  
MAX. PROPOSED DENSITY=368 UNITS/22.49 ACRES=16.4 UNITS/ACRE

**PARKING REQUIRED:**

**1 TO 2 BEDROOM UNITS:**  
1.5 SPACES PER DWELLING UNIT + 0.2 VISITOR SPACES/UNIT  
(1.5\*312) + (0.2\*312) = 530 SPACES

**3 BEDROOM UNITS:**  
2 SPACES PER DWELLING UNIT + 0.25 VISITOR SPACES/UNIT  
(2\*56) + (0.25\*56) = 126 SPACES

TOTAL REQUIRED SPACES = 656 SPACES

**PARKING PROVIDED:**

509 SURFACE SPACES  
3 DETACHED GARAGE SPACES  
102 ATTACHED GARAGE SPACES  
118 UNDERGROUND PARKING  
= 732 TOTAL PARKING SPACES  
(INCLUDING 20 ADA SPACES)

PLUS AN ADDITIONAL 12 SPACES  
FOR USE BY INNOVATION HILLS CITY PARK

**BUILDING SETBACKS:**

FRONT (HAMLIN) 50' MIN.  
FRONT (ADAMS) 50' MIN.  
SIDE (EAST) 35' MIN.  
REAR (NORTH) 100' MIN.

**PARKING SETBACKS:**

FRONT (HAMLIN) 20' MIN.  
FRONT (ADAMS) 30' MIN.  
SIDE (EAST) 20' MIN.  
REAR (NORTH) 100' MIN.

**AMENITY AREAS:**

REQUIRED = 5% OF DEVELOPMENT ACREAGE  
= 22.49 ACRES \* 0.05 = 1.12 ACRES

PROPOSED:  
PLAYGROUND = 5,000 SF  
DOG PARK = 5,000 SF  
POOL AMENITY = 10,000 SF  
WATER FEATURE/PERVIOUS PATHWAY = 29,107 SF  
TOTAL = 49,107 SF (1.13 ACRES)

**REFERENCE DRAWINGS**

PEA PROJECT #203-258

**NOTE:**  
ALL SIGNS MUST MEET CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.

**FIRE DEPARTMENT NOTES:**

- FIRE LANES SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS SPACED NOT MORE THAN 100 FEET APART, FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE", AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 503.
- CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC CHAPTER 14.
- OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. CONTACT ROCHESTER HILLS FIRE DEPARTMENT FOR PERMIT INFORMATION. FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 307.6.2 AND 307.6.2.3.
- A KNOX KEY SYSTEM SHALL BE INSTALLED, IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE FROM THE KNOX COMPANY AT KNOXBOX.COM

**LEGEND**

● IRON FOUND	○ BRASS PLUG SET	○ SEC. CORNER FOUND
⊗ IRON SET	○ MONUMENT FOUND	○ RECORDED
⊕ NAIL FOUND	○ MONUMENT SET	○ MEASURED
⊖ NAIL & CAP SET		○ CALCULATED

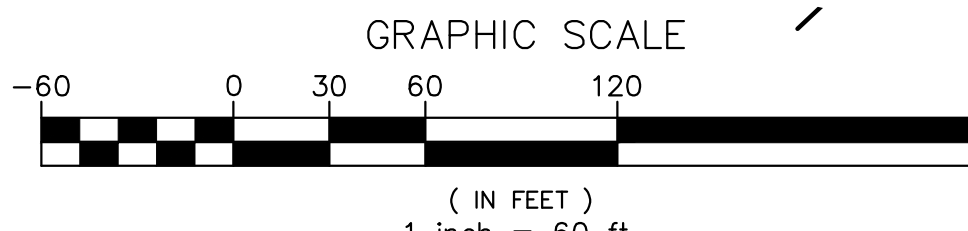
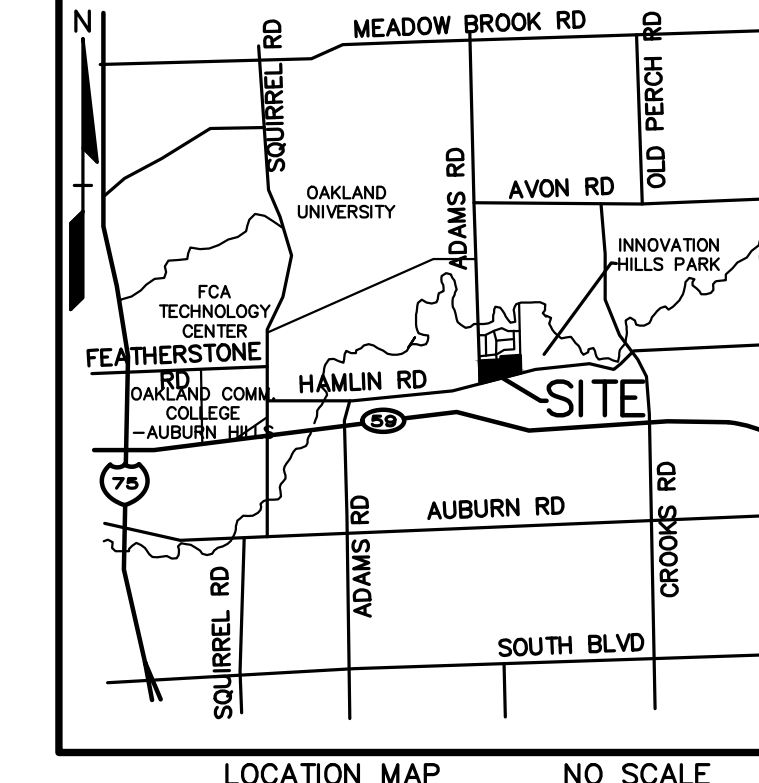
  

**EXISTING**

- H-ELEC- (H) (C) ELEC. PHONE OR CABLE TV ON LINE, POLE & GUY WIRE
- H-CATV- (H) (C) UNDERGROUND CABLE TV, CATV PEDESTAL
- H-UG-PHONE- (H) (C) TELEPHONE U.G. CABLE, MANHOLE, METER & HANDHOLE
- H-UG-ELEC- (H) (C) ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- H-UG-GAS- (H) (C) GAS MAIN, VALVE & GAS LINE MARKER
- H-WATER- (H) (C) WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- H-SANITARY- (H) (C) SANITARY SEWER, CLEANOUT & MANHOLE
- H-SEWER- (H) (C) SEWER, CLEANOUT & MANHOLE
- H-COMB- (H) (C) COMBINED SEWER & MANHOLE
- H-SQ- (H) (C) SQUARE, ROUND & BEEHIVE CATCH BASIN
- H-PI- (H) (C) POST INDICATOR VALVE
- H-WV- (H) (C) WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- H-MTR- (H) (C) METER, TRANSFORMER, IRRIGATION CONTROL VALVE
- H-UNSTR- (H) (C) UNIDENTIFIED STRUCTURE

**PROPOSED**

- 167.21 SPOT ELEVATION
- 671 CONTOUR LINE
- 671 GUARD RAIL
- STREET LIGHT
- SIKON
- CONC. CONCRETE
- ASPH. ASPHALT
- GRAVEL GRAVEL SHOULDER
- WETLAND WETLAND



NO.	BY	DATE	DESCRIPTION

**CAUTION!!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, DEPTH AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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**CONCEPT SITE PLAN  
LEGACY ROCHESTER HILLS**  
PART OF THE W 1/2 OF THE NW 1/4 OF SECTION 29, T. 3N., R. 11E.,  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES. RLS DN RLS SUR KTR P.M  
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S:\PROJECTS\2017\2017037\DWG\CONCEPT\PLAN\_V-TBLK-17037.DWG

ORIGINAL ISSUE DATE:  
DECEMBER 7, 2017

PEA JOB NO. 2017-037

SCALE: 1" = 60'

DRAWING NUMBER:  
**SK-5**



**NOT FOR CONSTRUCTION**