

SITE PLAN

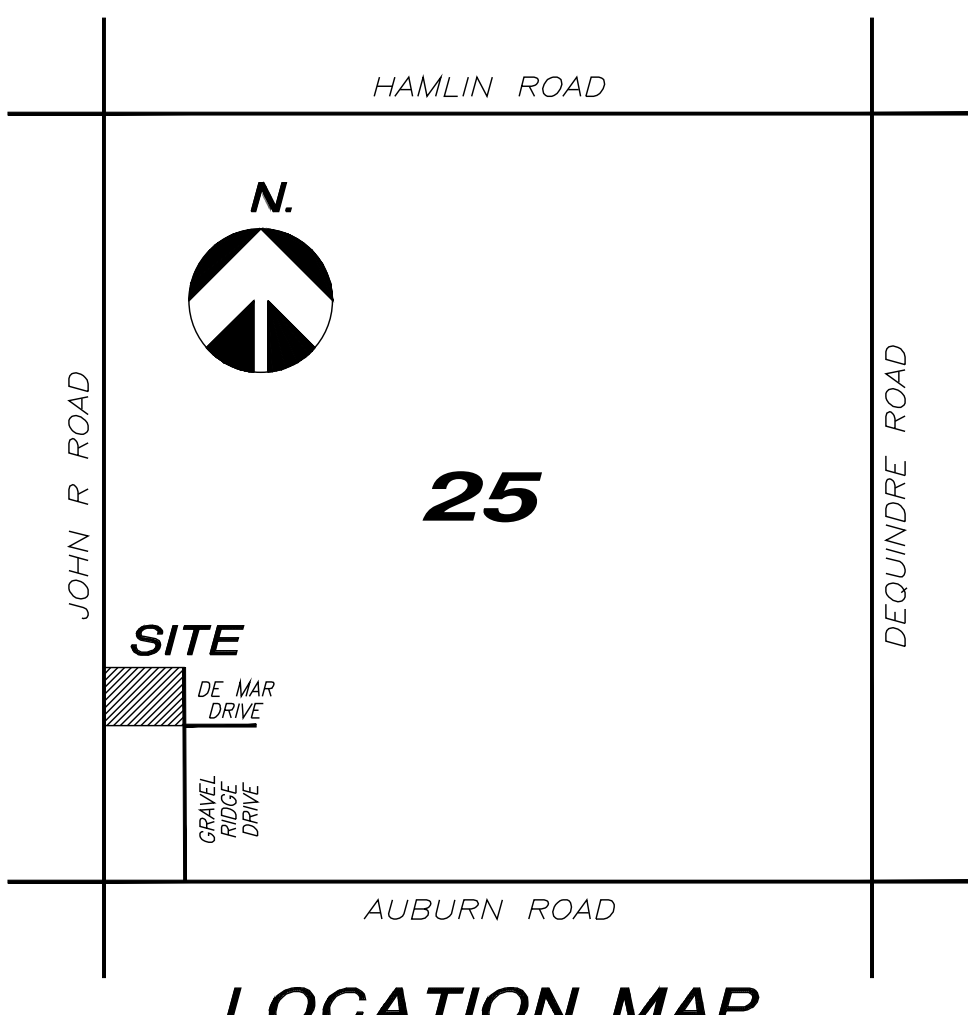
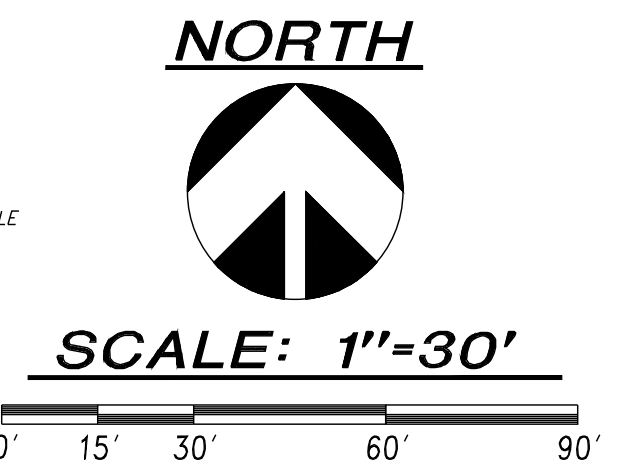
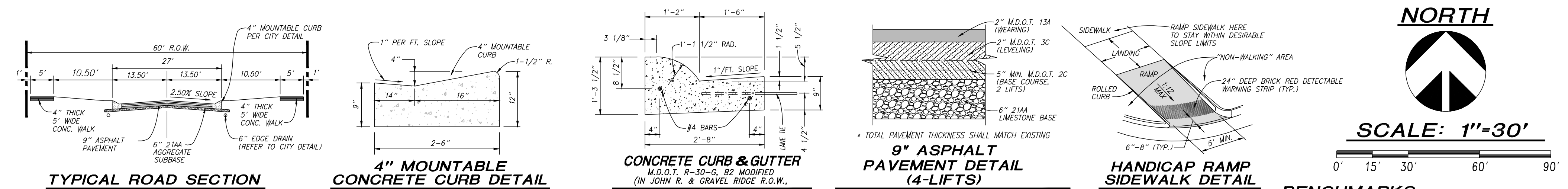
PART OF THE S.W. 1/4 OF SECTION 25
T.17N., R.15E., CITY OF ROCHESTER HILLS,
OAKLAND COUNTY, MICHIGAN

BY: [Signature]
DATE: 9-27-2017
JOB NO.: 170254-215
SHEET 1 OF 4

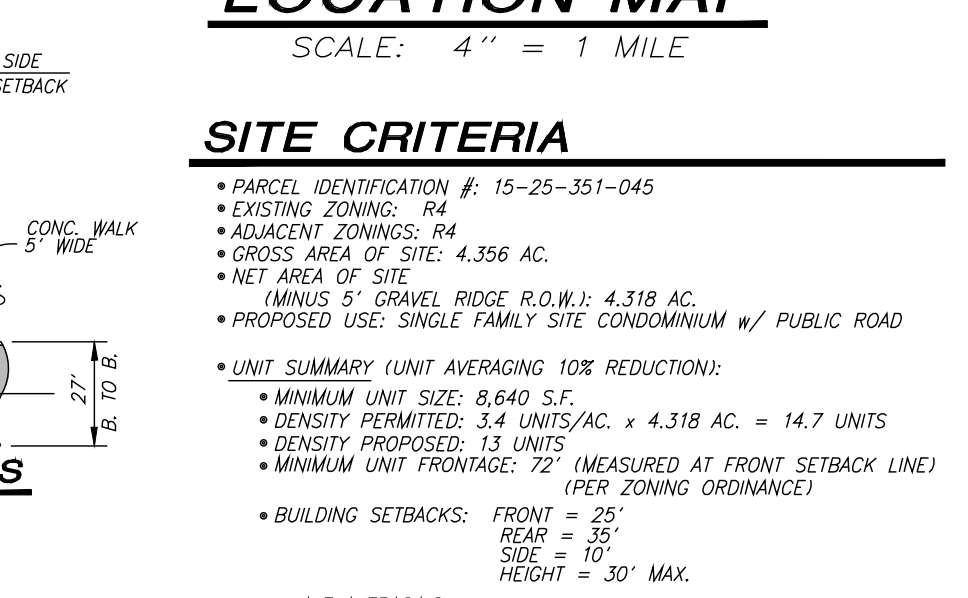
PROPOSED
BERKSHIRE SITE CONDOMINIUM

FOR: FRANK BARTOLLOTTA ASSOCIATES
2152 S. JONES & COU
SHELBY TOWNSHIP, MI 48316
(586) 822-3944

URBAN LAND CONSULTANTS
CIVIL ENGINEERS PLANNERS LAND SURVEYORS
8800 23 MILE ROAD SHELBY TWP., MI 48316-4616
PHONE 586 371-8030
FAX 586 731-2605



- BENCHMARKS**
- CUT NAIL IN W. FACE U-POLE, EAST SIDE OF JOHN R. AT HOUSE #2731
ELEVATION=716.65
DATUM=NAVD88
 - SAN. MH. IN GRAVEL RIDGE DR. AT HOUSE 2731
ELEVATION=716.60
DATUM=NAVD88
 - 1/4 HYD AT NORTH END OF GRAVEL RIDGE DR.
ELEVATION=722.78
DATUM=NAVD88
 - 1/4 HYD AT S.E. CORNER OF INTERSECTION OF GRAVEL RIDGE DR. AND DELMAR RD.
ELEVATION=717.28
DATUM=NAVD88
 - 1/4 HYD ON W. SIDE OF JOHN R. 150' S. OF N. P.L.
ELEVATION=718.79
DATUM=NAVD88



SITE CRITERIA

- PARCEL IDENTIFICATION #: 15-25-351-045
- EXISTING ZONING: R4
- GROSS AREA OF SITE: 4,356 AC.
- NET AREA OF SITE: (MINUS 5" GRAVEL RIDGE R.O.W.): 4,318 AC.
- PROPOSED USE: SINGLE FAMILY SITE CONDOMINIUM w/ PUBLIC ROAD
- UNIT SUMMARY (UNIT AVERAGING 10% REDUCTION):
 - MINIMUM UNIT SIZE: 8,840 S.F.
 - DENSITY PERMITTED: 3.4 UNITS/AC. x 4,318 AC. = 14.7 UNITS
 - DENSITY PROPOSED: 13 UNITS
 - MINIMUM UNIT FRONTAGE: 72' (MEASURED AT FRONT SETBACK LINE) (PER ZONING ORDINANCE)
- BUILDING SETBACKS: FRONT = 25', REAR = 35', SIDE = 10', HEIGHT = 30' MAX.

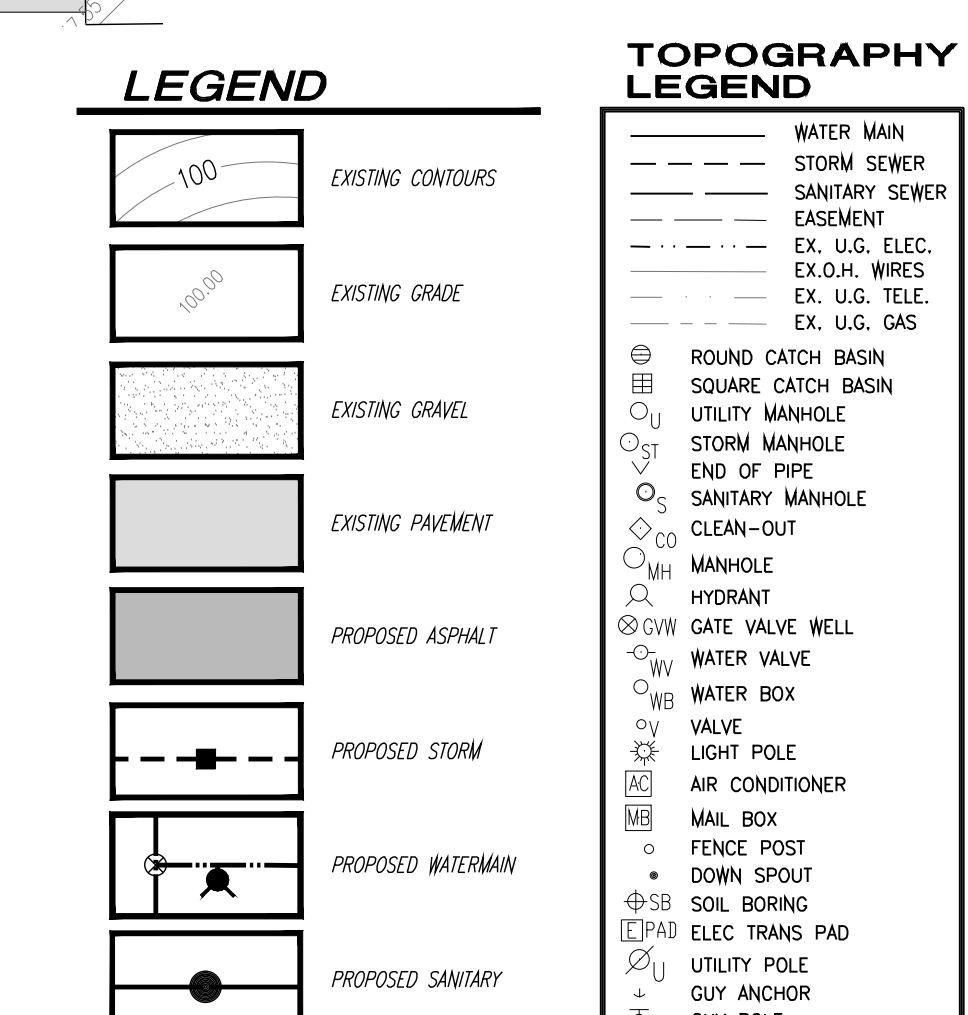
UNIT AVERAGING	UNIT FRONTAGE	UNIT AREA (SQ. FT.)
1.	75.72'	9,038
2.	76.00'	9,120
3.	76.00'	9,120
4.	76.00'	9,120
5.	76.00'	9,120
6.	76.00'	9,120
7.	94.28'	11,361
8.	80.00'	10,683
9.	80.00'	10,798
10.	80.00'	10,798
11.	80.00'	10,798
12.	80.00'	10,798
13.	80.00'	10,683
TOTAL	1040.00'	130,116
AVERAGE	= 80.00'	10,009 S.F.

- MAXIMUM LOT COVERAGE: 2,000 S.F. AVG. HOUSE SIZE / 9,000 S.F. MIN. LOT SIZE = 22%
- OPEN SPACE:
 - OPEN SPACE "A": 2,700 S.F.
 - OPEN SPACE "B": 10,850 S.F.
 - DETECTION POND: 10,119 S.F.
- UTILITY SUMMARY:
 - WATER MAIN: MUNICIPAL
 - SANITARY SEWER: MUNICIPAL
 - STORM SEWER: ENCLOSED PIPE WITH OUTLET TO EX. DRAIN

PROPERTY DESCRIPTION

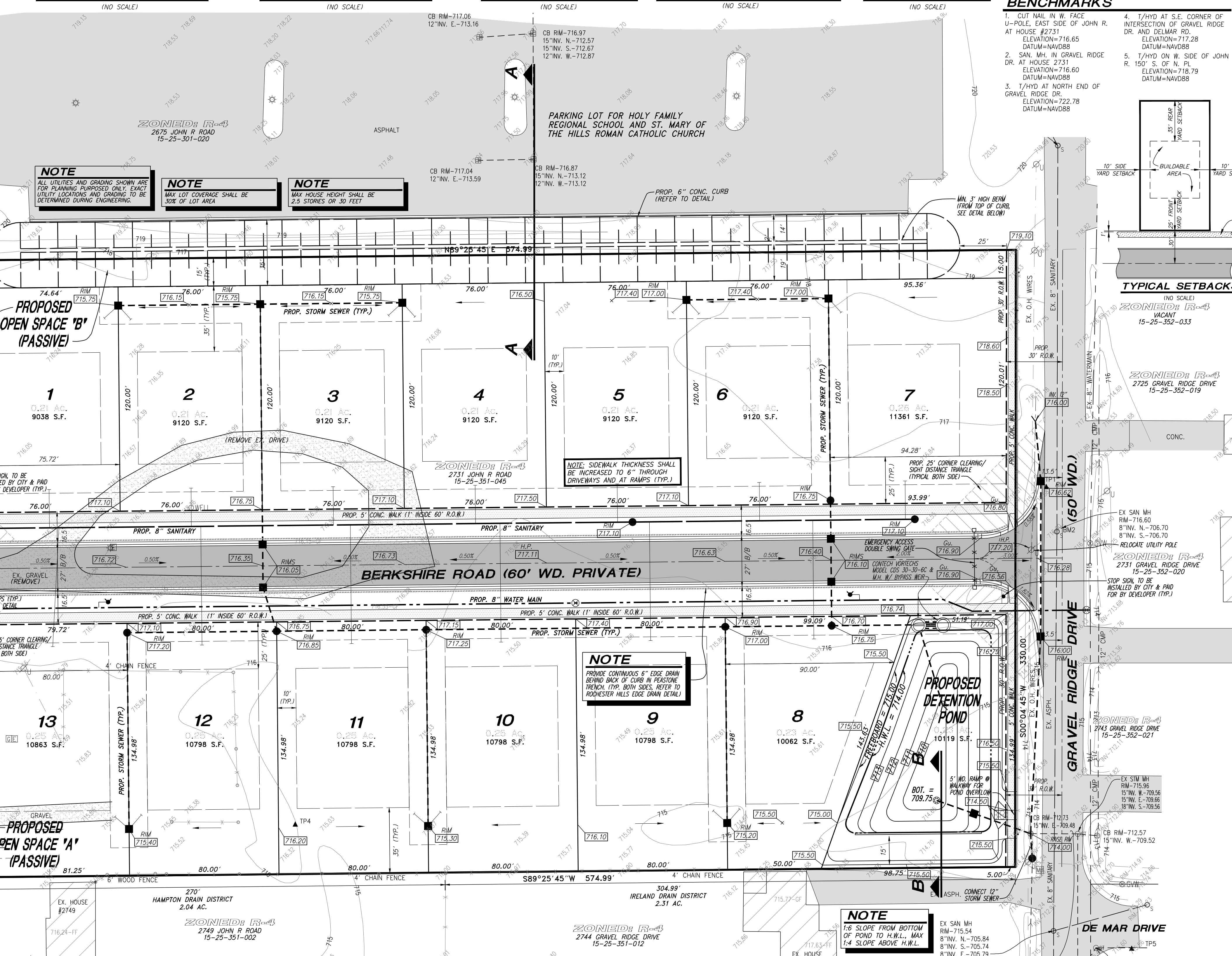
Property Description As Surveyed and Related to "Edinshire Sub. No. 1" as recorded in L.141 P.15-17

A parcel of land in the SW 1/4 of Section 25, T.17N., R.15E., City of Rochester Hills, Oakland County, Michigan is more particularly described as: Commencing at the SW Corner of Section 25; thence N.00°04'45"E., 1320.00 feet along the West line of Section 25 and the centerline of John R. Road; thence N.89°25'45"E., 80.00 feet to the Point of Beginning; thence N.00°04'45"E., 330.00 feet along the East line of John R. Road (120 feet wide); thence N.89°25'45"E., 574.99 feet; thence S.00°04'45"W., 330.00 feet along the West line of Gravel Ridge Drive (50 feet wide); thence S.89°25'45"W., 574.99 feet to the Point of Beginning and containing 4,356 acres.



- SHEET INDEX**
- SITE PLAN
 - POND & DRAINAGE PLAN
 - TREE PLAN
 - EXISTING CONDITIONS

CITY FILE NO. 17-040, SECTION 25
SITE PLAN - SHEET 1 of 4



FIRE DEPARTMENT NOTES:
CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2009 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 THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES.

2,000 S.F. AVERAGE HOUSE SIZE CONSTRUCTED OF WOOD, BRICK, AND SIDING OF VARIOUS MATERIALS.

SANITARY SEWER CAPACITY DESIGN

ULTIMATE SERVICE AREA

- POPULATION:
PROPOSED CONDOMINIUM SITE = 13 DETACHED COND. UNITS
13 UNITS x 3.5 PEOPLE/UNIT = 46 PEOPLE
- AVERAGE FLOW:
= 1100 G.P.C.D. (1146 PEOPLE)
= 160 (1146/7.48)
= 0.00712 CFS
- PEAK FLOW:
P₂ = 4.00 (PER CITY ENGINEER)
PEAK FLOW=(0.00712)(4.00)=0.0285 C.F.S.
- CAPACITY OF AN 8" Ø 0.40X = 0.78 CFS OK.

