

SITE DATA

SINGLE FAMILY RESIDENTIAL
ZONED R-4

SETBACKS:
FRONT 25'
REAR 35'
SIDEYARD MIN 10'
SIDEYARD TOTAL 20'

MIN LOT AREA 9,600 S.F.
MIN LOT FRONTAGE 80 FT.
MAX BUILDING HEIGHT 2 STOREYS (25 FT.)
MIN BUILDING SET 812 S.F.

HOUSE NUMBER	FRONT SETBACK
3403	33.0'
3377	59.3'
3365	90.0'
3333	74.0'
3327	65.3'
3321	52.6'
3307	48.0'
3303	48.0'

FRONT SETBACK FOR UNIT 2 = 48.9' = 49'
50' FRONT SETBACK PROPOSED FOR UNIT 2

DRAWING INDEX

- 1.) PRELIMINARY SITE CONDOMINIUM PLAN
- 2.) TOPOGRAPHIC SURVEY

PLANNING & DEVELOPMENT NOTES

1. THE TREE CONSERVATION ORDINANCE (TCO) DOES NOT REGULATE THIS SITE, HOWEVER THE CITY OF ROCHESTER HILLS STRONGLY SUGGESTS THAT EVERY EFFORT BE MADE TO SAVE EXISTING TREES LOCATED ON THE SITE AND TREES THAT MUST BE REMOVED BE REPLACED ONSITE.
2. WHILE THE TREE CONSERVATION ORDINANCE DOES NOT REGULATE THIS SITE, A PORTION OF THE SITE IS REGULATED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) AND TREES MAY NOT BE REMOVED FROM AREAS REGULATED BY THE DEQ WITHOUT OBTAINING A DEQ PERMIT.
3. TREE PROTECTIVE FENCING (TPF) MUST BE PROVIDED FOR ALL TREES DESIGNED FOR PRESERVATION. THIS WOULD INCLUDE TREES LOCATED ONSITE, WITHIN THE AREA REGULATED BY THE DEQ AND ON ADJACENT PROPERTIES THAT MAY BE DAMAGED BY CONSTRUCTION OPERATIONS.
4. THE FOLLOWING SPACING GUIDE MUST BE FOLLOWED:
A. TREES MAY NOT BE PLANTED WITHIN 4' OF PROPERTY LINE.
B. TREES AND SHRUBS MAY NOT BE PLANTED WITHIN 10' OF A FIRE HYDRANT.
C. SHADE TREES ARE NOT TO BE PLANTED WITHIN 5' OF PUBLIC WALKWAY.
D. EVERGREEN TREES AND ORNAMENTAL TREES ARE NOT TO BE PLANTED WITHIN 10' OF A PUBLIC WALKWAY.
E. TREES ARE NOT TO BE PLANTED WITHIN 5' OF ANY UNDERGROUND UTILITY OR 15' OF AN OVERHEAD WIRE.
F. THE PLANTING OF TREES OR SHRUBS IS NOT PERMITTED WITHIN A RIGHT-OF-WAY.

FIRE DEPARTMENT NOTES

1. CONSTRUCTION TYPES SHALL BE A ONE FAMILY RESIDENTIAL DWELLING CONSTRUCTED OF A WOOD FRAME, WOOD BRICK & VINYL EXTERIOR WITH ASPHALT SHINGLES, WITH AN APPROXIMATE SQUARE FOOTAGE OF 3,000 SQ. FT.
2. FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS, SPACED NOT MORE THAN 100 FEET APART, AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, FIRE PREVENTION ORDINANCE CHAPTER 58 SEC 901.4.2
3. CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH UIC ART 87, SEC. 8701
4. 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 PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 1102.6.2 & 1102.6.2.3

PARKS & FORESTRY NOTES

1. PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC RIGHT-OF-WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC ROAD, SHADE TREES AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY LINES AT A DISTANCE ALONG EACH LINE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT, SHADE AND EVERGREEN TREES MUST BE AT LEAST 15' AWAY FROM THE NEAREST OVERHEAD WIRE. TREES MUST BE PLANTED A MINIMUM OF 5' FROM AN UNDERGROUND UTILITY, UNLESS THE CITY'S LANDSCAPE ARCHITECT REQUIRES A GREATER DISTANCE.
2. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY DIVISION NEEDS TO INSPECT ALL TREES, EXISTING OR PLANTED, TO IDENTIFY ANY THAT POSE A HAZARD TO THE SAME USE OF THE PUBLIC RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE, AND POSSIBLY REPLACE, ANY SUCH TREES.

BENCHMARKS:
SITE BENCHMARK #1
1/4" DIA. NAIL IN UTILITY POLE 70' EAST
OF SOUTHWEST PROPERTY CORNER.
ELEVATION: 796.00

OWNER:
JOSEPH LOMBARDO
3377 HAZELTON AVE.
ROCHESTER HILLS, MI 48307-4923
PH. (248) 763-1208

GRACE OAKS
PART OF THE NORTH 1/2 OF SECTION 34, T.3N., R.11E.,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

PRELIMINARY SITE CONDOMINIUM PLAN

REVISIONS

NO. 1	DATE	DESCRIPTION
01	05/07/05	PER CITY
02	05/10/05	PER CITY
03	05/09/05	PER CITY

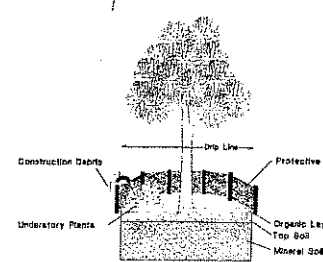
3 WORKING DAYS (EXCLUDING SAT., SUN. AND HOLIDAYS)

BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

Fenn & Assurines Inc.
13165 West Star Drive
Shelby Township, Michigan 48315
Phone: (586) 254-9577
Fax: (586) 254-9010

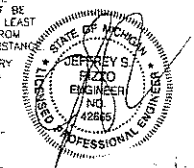
Tree Protection Notes

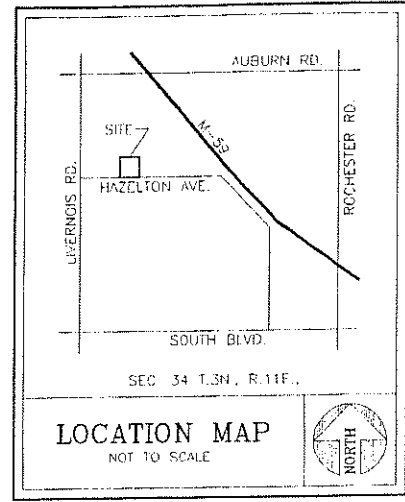
1. Approved tree protection shall be erected prior to start of construction activities, and shall remain in place until construction is complete. The Forestry Division shall be notified after tree protection is in place prior to construction activities, including delivery of materials.
2. No person may conduct any activity within the drip line of any tree designated to remain, including but not limited to, piling solvents, building materials, construction equipment, or soil deposits within the drip line.
3. Grade changes may not occur within the drip line of protected trees.
4. During construction, no person shall attach any device or wire to remaining tree.
5. 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.
6. Swales shall be routed to avoid the area within the drip line of protected trees.
7. If tree protection cannot be maintained for a tree throughout the construction period, replacement of that tree may be required prior to the issuance of the Certificate of Occupancy.



King & MacGregor Environmental Inc.
5860 W. Canton Center Rd, Ste. 387
Canton, Michigan 48107
Phone: (734) 354-0594
PROJECT NO. 02256
DATED: 06-18-07

RECEIVED
MAY - 9 2005
ROCHESTER HILLS
PLANNING DEPT.





LOCATION MAP
NOT TO SCALE

LEGEND

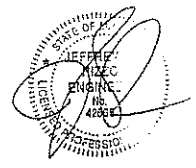
- | | |
|---|--|
| <ul style="list-style-type: none"> ○ SECTION CORNER ○ FOUND SPIN. WOOD. NAIL ○ S.F.T. 1954 | <ul style="list-style-type: none"> ○ RECORDED ○ MEASURED ○ CALCULATED |
|---|--|
- EXISTING
- 115V, 240V OR 480V LINE POLE & CUT WIRE
 - UNDERGROUND CABLE TV
 - TELEPHONE U.C. CABLE, SPlicing BOX & MANHOLE
 - ELECTRIC U.C. CABLE & MANHOLE
 - GAS MAIN & VALVE
 - WATER MAIN, HYD. CATH. VALVE, TAPPING SLEEVE & VALVE
 - SANITARY SEWER, CLEANOUT & MANHOLE
 - STORM DRAIN & MANHOLE
 - CONDENSED SEWER & MANHOLE
 - CATCH BASIN INLET
 - YARD BASH
 - STORM DRAIN & END SECTION
 - POST INDICATOR VALVE
 - WATER SERVICE SHUTOFF, HYDRANT VALVE, BOX
 - MANHOLE
 - POINT ELEVATION (AT Y OR END OF LEADER)
 - CONTOUR LINE
 - FENCE
 - GROUND RAIL
 - STREET LIGHT
 - SIGN
 - TREE

EXISTING 100 YEAR CITY FLOOD PLAIN ELEVATION AT UPPER END PROPOSED ROAD CROSSING & EXISTING CHANNEL IS ELEVATION 791.40 (TOP OF BANK). THE EXISTING 10 YEAR FLOOD PLAIN IS WITHIN CHANNEL.

NOTE: ALL ELEVATIONS ARE IN REFERENCE TO THE CITY OF ROCHESTER HILLS VERTICAL DATUM.

OWNER:
JOSEPH LOMBARDO
3377 HAZELTON AVE.
ROCHESTER HILLS, MI 48307-4923
PH. (248) 763-1208

BENCHMARKS:
SITE BENCHMARK #1
MAG NAIL IN UTILITY POLE 70± EAST OF SOUTHWEST PROPERTY CORNER.
ELEVATION: 798.20



LEGAL DESCRIPTION
(as provided by the client from the Tax Rolls Parcel No. 15-34-101-039) T.3N., R.11E., Section 34, "Supervisor's Plat No. 5", part of Lots 4 and 5; Beginning at the point distance S.00°00'33"W. 226.60 feet; and S.85°10'33"W. 100.36 feet from the Northeast corner of said Lot 5; thence S.85°10'33"W. 201.49 feet along Northerly line of Hazelton Street; thence N.00°48'00"E. 251.75 feet; thence N.89°56'58"E. 197.30 feet along Northerly line of said Lot 5; thence S.00°00'33"W. 234.95 feet to the Point of Beginning.

PARCEL DESCRIPTION
Part of Lots 4 and 5 of "Supervisor's Plat No. 5" being part of the North 1/2 of Section 34, T.3N., R.11E., Avon Township (now City of Rochester Hills), Oakland County, Michigan, as recorded in Liber 6 of Plats, Page 55, Oakland County Records, described as: Commencing at the Northwest corner of Section 34; thence S.00°48'00"W. 1486.38 feet along the West line of Section 34; thence N.89°56'58"E. 1024.98 feet partially along the North line of Lot 5 to the Point of Beginning; thence N.89°56'58"E. 197.30 feet continuing along the North line of Lot 5; thence S.00°00'33"W. 234.95 feet to the Northerly line of Hazelton Road (variable width); thence S.85°10'33"W. 201.49 feet along the Northerly line of Hazelton Road; thence N.00°48'00"E. 251.75 feet to the Point of Beginning. Containing 1.112 acres, more or less. Subject to the easements and/or encumbrances of record and otherwise.

NOTE: UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY.

CALL MISS DIG



GRACE OAKS
PART OF THE NORTH 1/2 OF SECTION 34, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

TOPOGRAPHIC SURVEY

Jenn & Associates Inc.

<p>REVISIONS</p> <p>08/17/05 PER CITY</p> <p>02/21/06 PER CITY</p> <p>05/01/06 PER CITY</p>	<p>13399 West Star Drive Okemos, Michigan 48864 Phone: (588) 254-9577 Fax: (588) 254-9020</p>	<p>Drawn by: ARREDAV</p> <p>Checked by: _____</p> <p>Date: _____</p>
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