PARCEL DATA

CITY OF ROCHESTER HILLS

LEGAL DESCRIPTION (EXCLUSIVE BY CLIENT)

A PARCEL OF LAND IN AND BEING A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, NOW CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 16; THENCE S89°59'25"E 660.00 FEET ALONG THE NORTH LINE OF SAID SECTION 16; THENCE S01°13'55"E 330.00 FEET; THENCE S89°59'25"E 660.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SUBDIVISION OF WALTON BOULEVARD N01°13'55"W 594.46 FEET; THENCE S89°59'25"E 660.00 FEET; THENCE S01°13'55"E 594.46 FEET TO THE NORTH LINE OF ROCHESTER KNOLL SUBDIVISION AS RECORDED IN LIBER 91, PAGES 1 AND 2 OF PLATS; THENCE ALONG THE NORTH LINE OF SAID ROCHESTER KNOLL SUBDIVISION N89°59'25"W 660.00 FEET; THENCE ALONG THE EAST LINE OF SUBDIVISION OF LOT 69 OF ASSESSOR'S PLAT NO. 1 N01°13'55"W 330.00 FEET TO THE POINT OF BEGINNING. CONTAINING 9.00 ACRES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LEGEND

PROPERTY LINES	
EX SANITARY SEWER	SS
PROP. SANITARY SEWER	SS
EX STORM	CB MH
PROP. STORM	CB MH
EX GAS	
PROP. GAS	
ELECTRIC/TELEPHONE	
CABLE TV	
ELECTRIC METER	ETC
CABLE TV BOX	
EX. WATER	W
PROP. WATER	W
SETBACKS	
DETENTION LIMITS	
FENCE	
TREE W/ PROTECTIVE LANDSCAPE FENCE	
HOSE BIB	HB

ZONING

1. EXISTING ZONING	R-1
2. PROPOSED ZONING	R-1
3. MINIMUM REQUIRED LOT SIZE PER UNIT = 21,780 SQ. FT.	ACTUAL LOT SIZE = 392,040 SQ. FT. (9.00 AC.)
4. MINIMUM REQUIRED LOT WIDTH = 150 FT.	ACTUAL LOT WIDTH = 660.00 FEET
5. MAXIMUM ALLOWABLE HEIGHT = 35 FEET	PROPOSED HEIGHT = 33 FEET
6. MAXIMUM ALLOWABLE HEIGHT = 2 1/2 STORIES	PROPOSED # OF STORIES = 2
7. MINIMUM REQUIRED FRONT YARD SETBACK = 50 FT.	PROPOSED FRONT YARD SETBACK = 50.00 FEET
8. MINIMUM REQUIRED SIDE YARD SETBACK = 25 FT.	PROPOSED SIDE YARD SETBACK = 25 FEET
9. MINIMUM COMBINED SIDE YARD SETBACK = 80 FT.	PROPOSED TOTAL SIDE YARDS = 140 FEET
10. MINIMUM REQUIRED REAR YARD SETBACK = 35 FT.	PROPOSED REAR YARD SETBACK = 35 FT.
11. MINIMUM FLOOR AREA PER UNIT = 1,000 SQ. FT.	PROPOSED CHURCH FACILITY = 22,486.50 SQ. FT. EXISTING OUTBUILDING = 2,508.8 SQ. FT. EXISTING RESIDENCE = 1,248.50 SQ. FT.
12. MAXIMUM LOT COVERAGE = 25% (MAY BE INCREASED TO 30% BY THE PLANNING COMMISSION IN ACCORDANCE WITH SECTION 138-1.104.C.1.a.(2) OF THE ZONING ORDINANCE)	APPLICANT TO PROVIDE A PERFORMANCE GUARANTEE TO THE CITY OF ROCHESTER HILLS, IN THE AMOUNT OF $12,473.00 (AS ADJUSTED BY THE CITY) TO ENSURE THE CORRECT INSTALLATION OF REPLACEMENT TREES. SUCH GUARANTEE TO BE PROVIDED PRIOR TO THE ISSUANCE OF A LAND IMPROVEMENT PERMIT.
13. MINIMUM LOT AREA = 21,780 SQ. FT.	PROPOSED BUILDING AREA = 24,995.30 SQ. FT. (6.38%)
14. MINIMUM LOT WIDTH = 150 FT.	PROPOSED PAVED AREA = 85,045 SQ. FT. (21.69%)
15. LANDSCAPED AREA	REQUIRED GREEN AREA = 196,020 SQ. FT. (50.00%)
16. PARKING FACILITY	180 PARKING SPACES PROVIDED (173 REGULAR + 7 ACCESSIBLE)

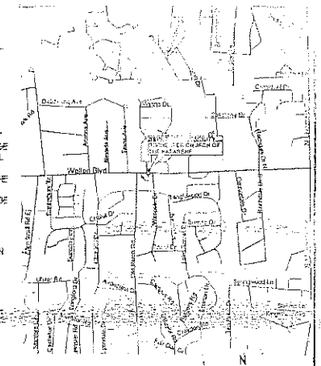
PARKING SPACE/AISLE WIDTH:
8'-0" / 16' = 106 SPACES REQUIRED
PARSONAGE - 2 SPACES REQUIRED
TOTAL SPACES REQUIRED = 106 + 2 = 108

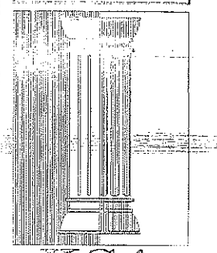
GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF ROCHESTER HILLS ORDINANCE NO. 200 STANDARD SPECIFICATIONS.
2. NO PERMANENT OR TEMPORARY ENCROACHMENTS ARE PROPOSED.
3. SOIL EROSION PERMIT REQUIRED.
4. NO FILL MATERIAL MUST BE BROUGHT ON SITE PER CITY OF ROCHESTER HILLS ORDINANCE.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ROCHESTER HILLS, THE OAKLAND COUNTY OFFICE OF THE DRAIN COMMISSIONER AND THE ROAD COMMISSION OF OAKLAND COUNTY.
6. NO BASEMENT IS PROPOSED AS PART OF THIS PROJECT.
7. ALL MEASURES SHALL BE TAKEN TO ENSURE GRADES AT ALL PROPERTY LINES WHERE GRADING EASEMENTS ARE NOT OBTAINED OR RETAINING WALLS PROVIDED.
8. ALL PARKING SPACES ARE DIMENSIONED TO THE FACE OF CURB.
9. PERMITS FROM ROAD COMMISSION FOR OAKLAND COUNTY SHALL BE OBTAINED FOR ALL WORK IN WALTON BOULEVARD RIGHT-OF-WAY PRIOR TO CONSTRUCTION.
10. NO SITE RUNOFF SHALL BE DISCHARGED INTO THE WALTON BOULEVARD RIGHT-OF-WAY EXCEPT THROUGH THE PROPOSED STORM SEWER SYSTEM.
11. [illegible] SHALL BE PROVIDED AT ALL TIMES.
12. [illegible] SHALL BE PROVIDED AT ALL TIMES.
13. FIRE HYDRANTS SHALL BE PLACED IN ACCORDANCE WITH FIRE CODE REQUIREMENTS.
14. PLANTS IN PARK-LIKE LOT TO BE LANDSCAPED IN ACCORDANCE WITH LANDSCAPE ORDINANCE REQUIRED TO BE REMOVED, STORAGE OF [illegible] AND DISPOSED OF SEPARATELY FROM THIS SITE.
15. FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE WITH APPROVED SIGNS SPACED NOT MORE THAN 100 FEET APART, AND IN COMPLIANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, FIRE PREVENTION ORDINANCE 82-14, CONSTRUCTION SIDES SHALL BE SAFEGUARDED IN ACCORDANCE WITH UNIFORM FIRE CODE ARTICLE 81, UNIFORM FIRE CODE F-8101.
16. OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. FIRE PREVENTION ORDINANCE 82-14.
17. EXISTING UTILITY SERVICE FOR EXISTING HOUSES TO REMAIN. IF HOUSE IS REMOVED UTILITIES SHALL BE CUT, CAPPED, AND TERMINATED IN ACCORDANCE WITH THE CITY OF ROCHESTER HILLS STANDARDS.
18. ALL EXISTING SHALL CONFORM TO THE CITY OF ROCHESTER HILLS ORDINANCE NO. 200 STANDARD SPECIFICATIONS.
19. NO PERMANENT OR OTHER UNDERGROUND STORAGE TANKS ARE EXISTING OR PROPOSED FOR THIS SITE.
20. PROTECTIVE FENCE AROUND TREES SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION.
21. EXISTING RESIDENCE WILL BE USED AS A FUTURE PARSONAGE. THE EXISTING "BARN (GARAGE) WILL BE USED AS AN ACCESSORY TO THE PARSONAGE. THE CHURCH IS INDICATING THE PARSONAGE AS FUTURE. THIS IS REQUESTED FOR PHASING. THE CHURCH WILL COMPLETE ALL REPAIRS AND BRING EXISTING STRUCTURE TO CODE AND OCCUPANCY WITHIN THREE YEARS OF COMPLETING THE PROPOSED CHURCH CONSTRUCTION. THESE STRUCTURE ARE TO REMAIN AN ACCESSORY TO THE PROPOSED USE AND WILL NOT BE SUBDIVIDED OR SEPARATED FROM THE SITE.
22. APPLICANT TO PROVIDE A PERFORMANCE GUARANTEE TO THE CITY OF ROCHESTER HILLS, IN THE AMOUNT OF $12,473.00 (AS ADJUSTED BY THE CITY) TO ENSURE THE CORRECT INSTALLATION OF REPLACEMENT TREES SUCH GUARANTEE TO BE PROVIDED PRIOR TO THE ISSUANCE OF A LAND IMPROVEMENT PERMIT.
23. FIRST ITEM OF IMPROVEMENT BY CONTRACTOR WILL BE TO REMOVE ENTIRETY EXISTING BARN FOUNDATION (WHICH PREVIOUSLY BURNED DOWN) AND BACKFILL AS REQUIRED.

THE ENGINEERING REVIEW COMMENTS PROVIDED BY JOHNSON AND ANDERSON, INC. WILL BE INCORPORATED IN A FUTURE SUBMITTAL OF ENGINEERING PLANS.

LOCATION MAP
SCALE - 1" = 2000'

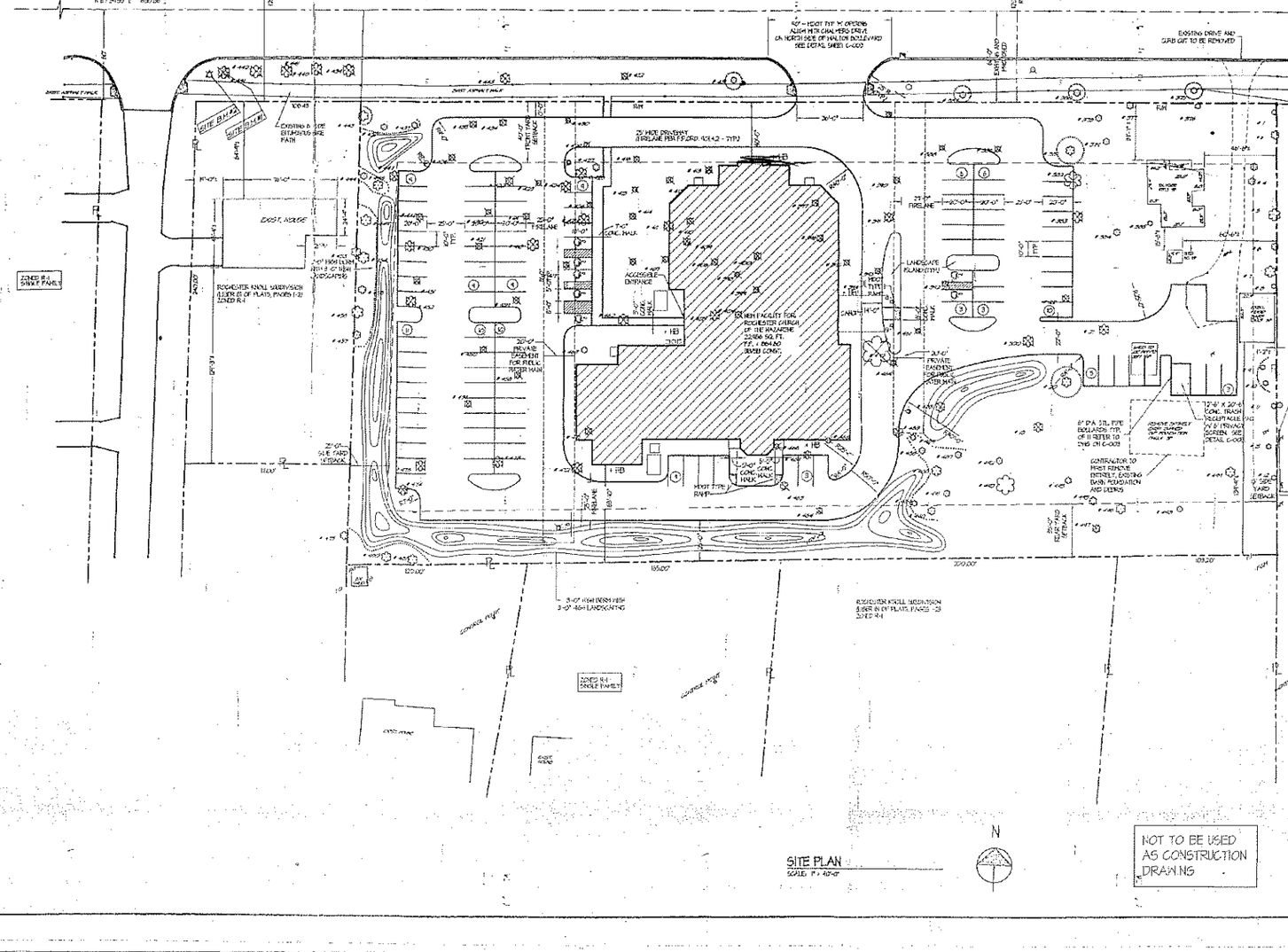




KSA
architects & planners
642 W. South Boundary Street Suite B
Perrysburg, Ohio 43551
Ph. 419.872.6440 Fax 419.872.8441
E-mail ksaarchitects@toledolink.com

NEW FACILITY FOR:
ROCHESTER CHURCH OF THE NAZARENE
1705 WALTON BLVD.
ROCHESTER HILLS, MICHIGAN, 48309

10/2/00



SITE PLAN
SCALE: 1" = 40'-0"

N

NOT TO BE USED AS CONSTRUCTION DRAWINGS

Approved by the Rochester Hills Planning Staff
Date 10-05-00

Approved by the Rochester Hills Planning Commission
Date 02-29-00

12. REVISED PER CITY REVIEW 2/29/00

USE STATEMENT:
THE EXISTING RESIDENCE WILL BE USED AS A PARSONAGE, THE EXISTING BARN WILL BE USED AS AN ACCESSORY TO THE PARSONAGE. NEW CHURCH FACILITY TO BE USED FOR CHURCH FUNCTIONS.
SANITARY = 515 S.F.
MULTIPURPOSE AREAS = 11,745 SF + 1,938 SF MEZZANINE

PERMITS REQUIRED:
SPECIAL LAND USE - ROCHESTER HILLS
SITE PLAN APPROVAL - ROCHESTER HILLS
SOIL EROSION - DRAIN COMMISSIONER
DRIVE APPROACH - ROAD COMMISSION
UTILITY IN R/W - ROAD COMMISSION

SITE BENCH MARK #1: RR. SPIKE IN 14" ASH 50'± E. OF C.L. OF HIPPOLE DRIVE AND 40'± OF C.L. OF WALTON BLVD. ELEVATION 865.04 (USGS).

SITE BENCH MARK #2: ARROW ON HYDRANT 40'± E. OF HIPPOLE DRIVE C/L & 40'± S. OF C/L OF WALTON BLVD. ELEVATION 867.60 (USGS).

CITY OF ROCHESTER HILLS FILE NO. 98014

PROPERTY OWNER
ROCHESTER CHURCH OF THE NAZARENE
1520 WALTON BLVD.
ROCHESTER HILLS, MI 48309

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NO.	DESCRIPTION	BY	DATE
1.	ELEVATED FOR SITE PLAN REVIEW		1/15/98
2.	REVISED PER CITY REVIEW		3/26/98
3.	REVISED PER CITY REVIEW		5/6/98
4.	REVISED PER CITY REVIEW		6/19/98
5.	REVISED PER CITY REVIEW		9/29/98
6.	REVISED		10/23/98
7.	REVISED PER CITY REVIEW		12/1/99
8.	CHANGE PER CITY REVIEW		1/24/00
9.	REVISED		2/28/00
10.	REVISED		3/17/00
11.	REVISED		9/7/00

DRAWN BY	CAD FILE NAME
RMS, JMF	
CHECKED BY	SCALE
DAK	1" = 40'-0"
APPROVED BY	DATE
DAK	1/15/98
PROJECT NO.	
98101	
DRAWING TITLE	
SITE PLAN	
DRAWING NO.	
C-001	

REVISED
OCT - 6 2000
ROCHESTER HILLS ENGINEERING/ZONING DEPT.

FILE # 98-014