

CITY OF ROCHESTER HILLS
GREEN SPACE ADVISORY BOARD

PROPERTY OWNER NOMINATION FORM

Name: (please print) ELRO CORPORATION	
Address: 201 W. BIG BEAVER #720	Daytime Phone: 248 689 6800
City: TROY, ME	Email:

<u>PROPERTY LOCATION:</u>	
Address: S.E. CORNER OF SHELDON RD & MEAD RD.	
City:	
Size: (Number of Acres) 39.31	Parcel ID Number (sidwell) PT OF 70-15-02-200-015

<u>SUGGESTED ACTION:</u> (check all that apply)	
<input type="checkbox"/> Donation of Property	<input type="checkbox"/> Donation of Easement or Development Rights
<input checked="" type="checkbox"/> Fee Simple Purchase	<input type="checkbox"/> Easement or Property Development Rights Purchase
<input type="checkbox"/> Lease to Purchase	<input type="checkbox"/> Other _____

Are there any existing easements or rights of way? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please describe: SEE ATTACHED SKETCH OF CONDS. EASE.

Are there any other encumbrances or liens on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please describe: _____ _____

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PROPERTY OWNER NOMINATION FORM (continued)

FEATURES OF PROPERTY (check those that apply to all or part of the property)	
<input checked="" type="checkbox"/> Woodland <input type="checkbox"/> Prairie/Meadows <input type="checkbox"/> Water body <input type="checkbox"/> Rare or endangered plant/animal species <input checked="" type="checkbox"/> Stream or Water course <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Adjacent to protected land	<input type="checkbox"/> Roads/drives enter/bisect property <input type="checkbox"/> Cultivated lands (past or present) <input type="checkbox"/> Existing structure(s) <input type="checkbox"/> Historical site or property <input type="checkbox"/> Existing foot trails <input checked="" type="checkbox"/> Varied topography <input type="checkbox"/> Other _____

Are you aware of the existence of any environmental contaminants or concerns associated with the property? Yes No

If so, please describe:

Has a general environmental assessment been conducted of the property by a qualified consultant? Yes No

If so, is a copy of the report available for review? Yes No

Has a review of the property, for natural areas values, been performed by a recognized expert (biologist, wetlands consultant, ecologist)? Yes No

If so, is a copy of the report available for review? Yes No

Are City of Rochester Hills staff, Green Space Advisory Board officials, and consultants permitted to visit your property if you are notified prior to the scheduled visit? Yes No

PLEASE ALSO ATTACH ANY AVAILABLE PHOTOGRAPHS, AERIAL MAPPING, MAPS, REPORTS, OR OTHER DEPICTIONS OF THE PROPERTY.



Signature **JESSE KRANTZ**

5/26/09

Date

Return To: City Clerk's Office
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Phone: 248.656.4630
Fax: 248.656.4744

Final due date for filing: 5:00 pm, Thursday, August 31, 2006

DENSITY & OPEN SPACE CALCULATION

CLEAR CREEK SUB. 1, 2, 3 & 4		
Total Subdivision Area	=	163.092 Acres
Ex. Tension & Sheldon Rd. R.O.W. (33 Ft.)	=	0.81 Acres
Net Subdivision Area	=	162.282 Acres
Proposed Density (264 Lots) = 264/163.092	=	1.62 Lots/Acre
Allowable Density	=	1.70 Lots/Acre
Area Proposed Park "A"	=	29.5 Acres
Area Proposed Park "B"	=	1.1 Acres
Total	=	30.6 Acres
Existing 100 Year Flood Plain in Proposed Parks	=	5.4 Acres
(Title to less than 50% of required Open Space?)		
Surveyed Wetlands Area (in add. to Flood Plain)	=	0.1 Acres
Approximate (Old Surveyed) Wetlands Area	=	1.7 Acres
Proposed Wetlands Area (No discharge in less than 24 hours)	=	1.8 Acres
Proposed "Upland" Park Areas	=	19.5 Acres
Total Available Open Space	=	30.6 Acres
Sum of Areas of All Lots Under 20,000 S.F., Each Required Open Space	=	18.54 Acres

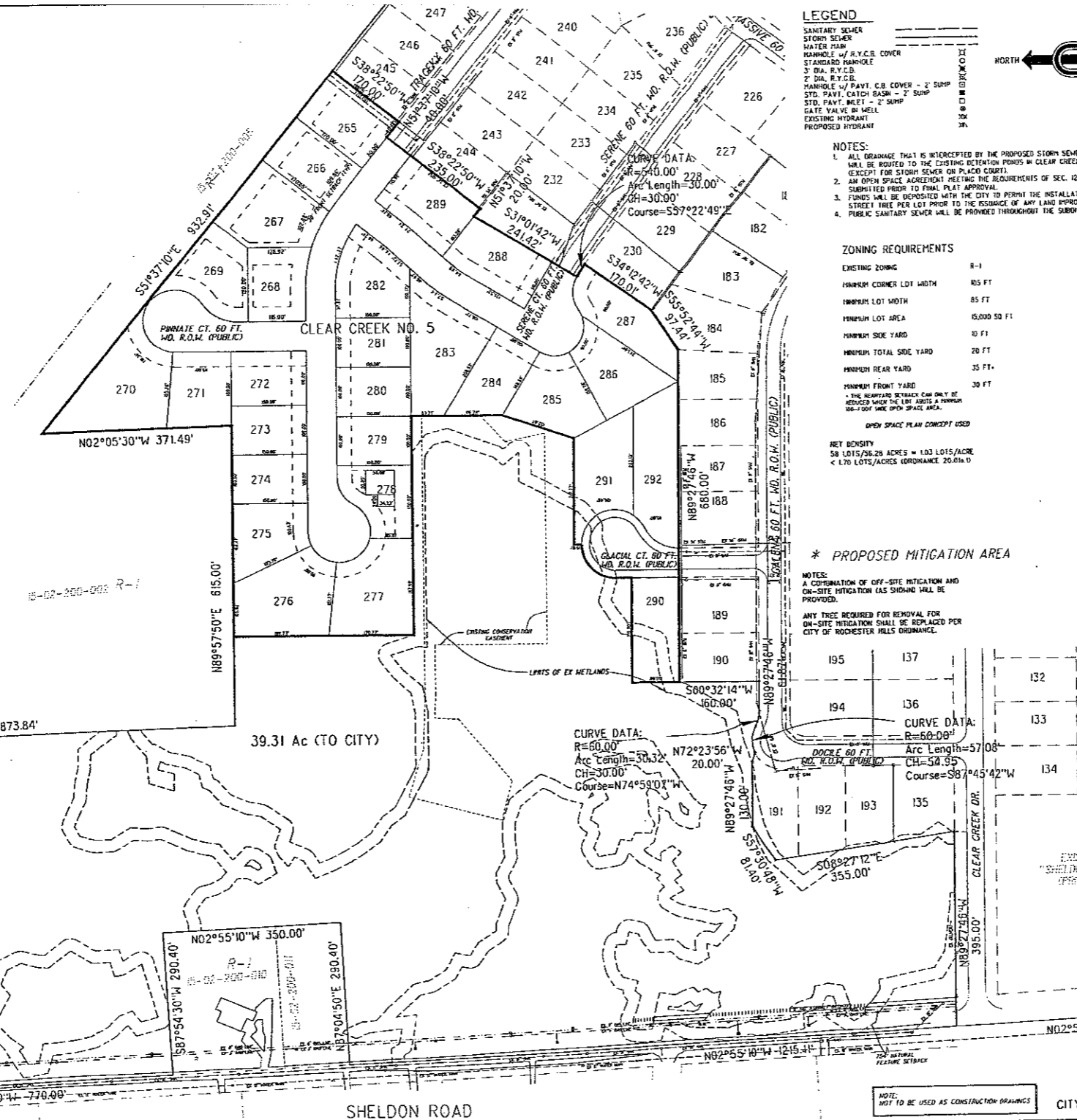
NOTE: The above information was taken from the preliminary plat of Clear Creek 1-4 Sub. City File No. 89-156

DENSITY & OPEN SPACE CALCULATION

CLEAR CREEK SUB. 5		
Total Subdivision Area	=	16.97 Acres
Net Subdivision Area	=	16.87 Acres
Proposed Density (28 Lots) = 28/16.97	=	1.65 Lots/Acre
Allowable Density	=	1.70 Lots/Acre
Sum of Areas of All Lots Under 20,000 S.F., Each Required Open Space	=	PROVIDED IN PHASES 1-4

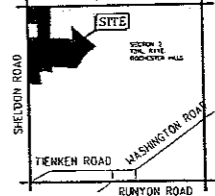
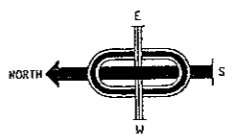
DENSITY & OPEN SPACE CALCULATION

CLEAR CREEK SUB. 1 thru 5		
Total Subdivision Area	=	180.05 Acres
Ex. Tension & Sheldon Road R.O.W. (33 Ft.)	=	0.81 Acres
Net Subdivision Area	=	179.25 Acres
Proposed Density (292 Lots) = 292/180.05	=	1.62 Lots/Acre
Allowable Density	=	1.70 Lots/Acre
Area Proposed Park "A"	=	29.5 Acres
Area Proposed Park "B"	=	1.1 Acres
Total Available Open Space	=	30.6 Acres
Sum of Areas of All Lots Under 20,000 S.F., Each Required Open Space	=	18.44 Acres



LEGEND

- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- MANHOLE w/ R.Y.C.B. COVER
- STANDARD MANHOLE
- 3" DIA. R.Y.C.B.
- 2" DIA. R.Y.C.B.
- MANHOLE w/ PAVT. C.B. COVER - 2' SUMP
- STD. PAVT. CATCH BASIN - 2' SUMP
- STD. PAVT. WELT - 2' SUMP
- GATE VALVE IN WELL
- EXISTING HYDRANT
- PROPOSED HYDRANT



LOCATION MAP
SCALE 1" = 2000'

28 TOTAL LOTS

LOT No.	S.F. AREA	AREA BELOW 20,000 S.F.
265	20400	
266	18500	1320
267	24772	
268	19851	
269	20853	2349
270	13635	
271	18118	1891
272	16500	3500
273	15000	3600
274	13000	5000
275	19022	1978
276	29877	
277	29485	2463
278	12857	
279	15000	5000
280	15000	5000
281	15000	5000
282	22046	
283	30435	
284	17881	
285	22772	210
286	23069	
287	23841	
288	20578	
289	20641	
290	17500	
291	24523	
292	27792	

TOTAL AREA BELOW 20,000 S.F. = 38,290 S.F. = 0.89 AC.

* PROPOSED MITIGATION AREA

NOTES:
A COMBINATION OF OFF-SITE MITIGATION AND ON-SITE MITIGATION (AS SHOWN) WILL BE PROVIDED.
ANY TREE REQUIRED FOR REMOVAL FOR ON-SITE MITIGATION SHALL BE REPLACED PER CITY OF ROCHESTER HILLS ORDINANCE.

J ASSOCIATES, INC.
Civil Engineering and Surveying

FORMERLY **MCS ASSOCIATES, INC.**

44444 Pound Road, Suite 100
Sterling Heights, Michigan 48314
Telephone (586) 726-8111
Fax (586) 726-9122

CLEAR CREEK SUB. No. 5
PART OF THE N.E. 1/4 OF SECTION 02, T. 36 N. R. 16 E. CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DATE 07-20-06 SCALE 1" = 100'
DRAWN BY AP / JZ SHEET 2 OF 25
CHECKED BY JCW DRAWING PS-05-799

PRELIMINARY PLAT

NOTE: A NUMBER IS BEING REQUESTED FOR THE ROAD ROAD PATHWAY.

MEAD ROAD

N89°57'50"E 682.95'

NORTH 1/4 COR SECTION 2 T. 36 N. R. 16 E.

CITY FILE #89-156.5

NOTE: NOT TO BE USED AS CONSTRUCTION DRAWINGS