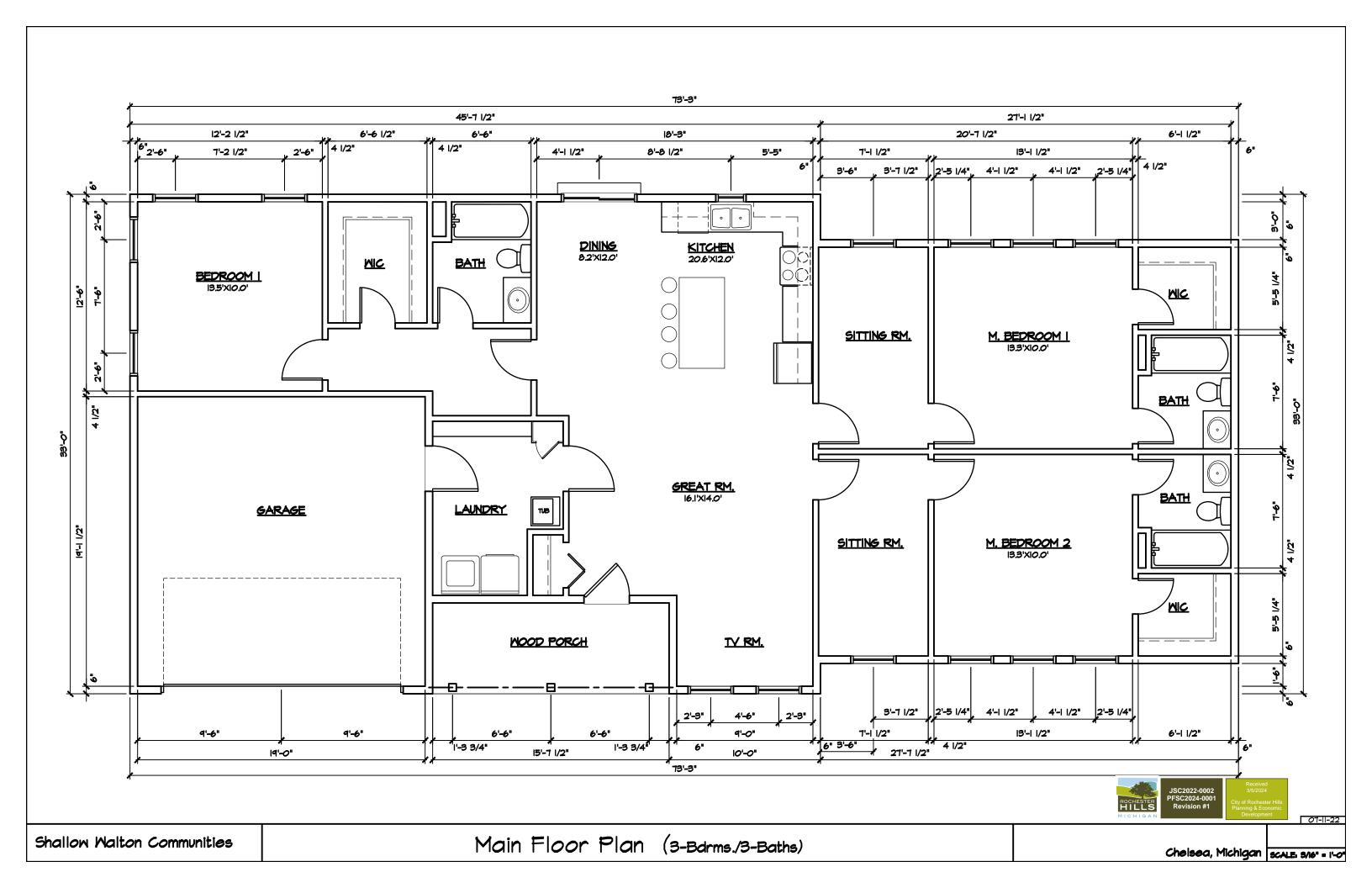


Chelsea IDD Home Base Plan

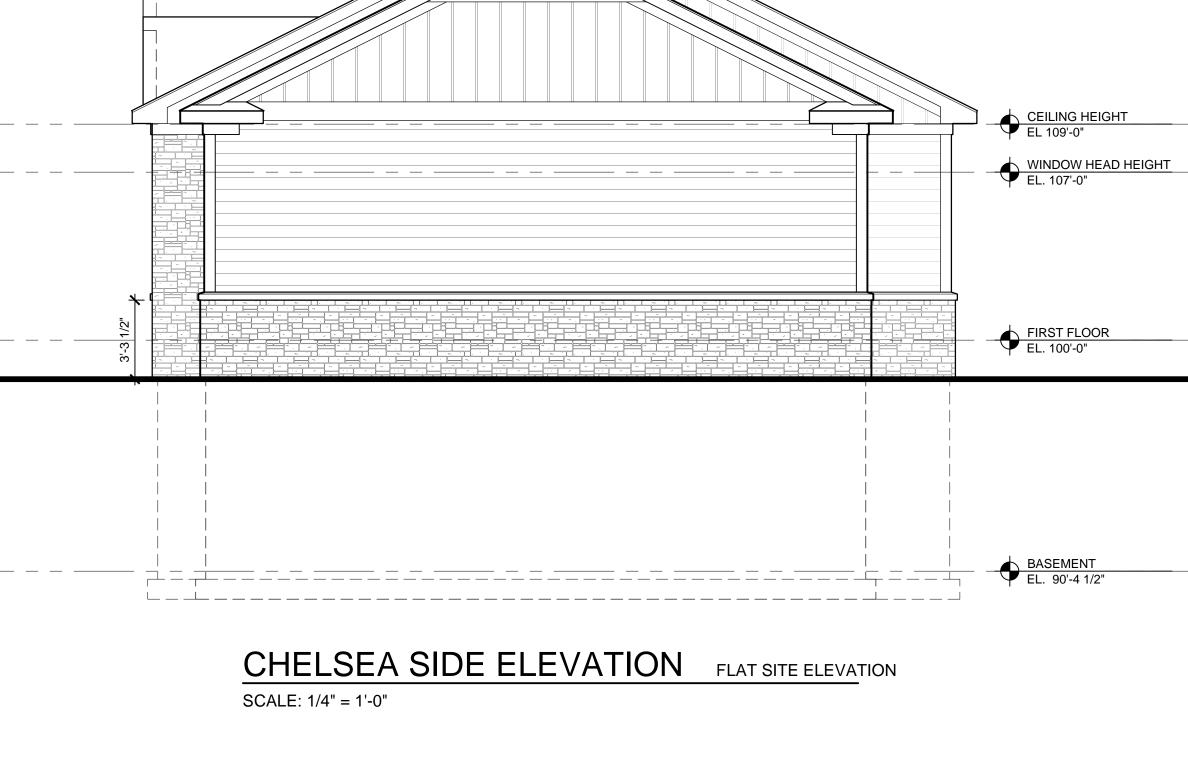




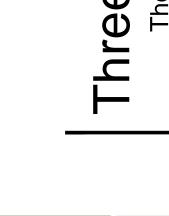




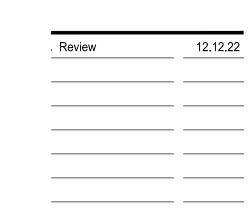
Elevations



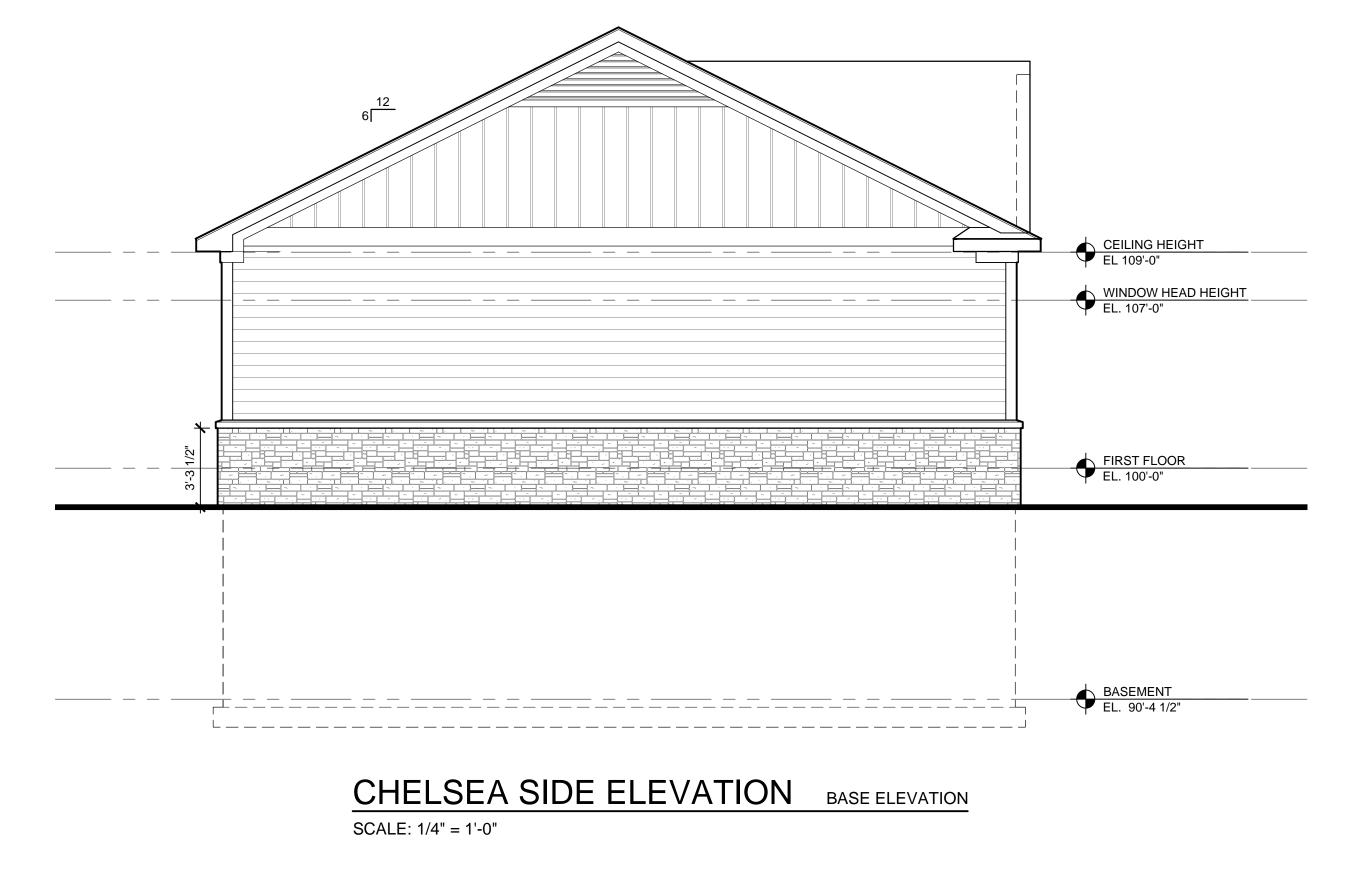








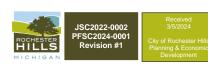
Elevations







CHELSEA STANDARD PLAN IDD HOME FRONT ELEVATION



REVISIONS BY

MALTON OAKS DEVELOPMENT
MINGLE, YOUNG, SLANEC LOT #4

DATE 09/19/2022

SCALE 1/4"=1'-0"

DRAWN MTJ

JOB -

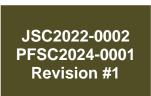
A0.0

MINGLE YOUNG SLANEC RESIDENCE WALKOUT FOUNDATION PLAN SCALE: 1/4"=1'-0"

55'-0"

ROCHESTER HILLS

units 9-13

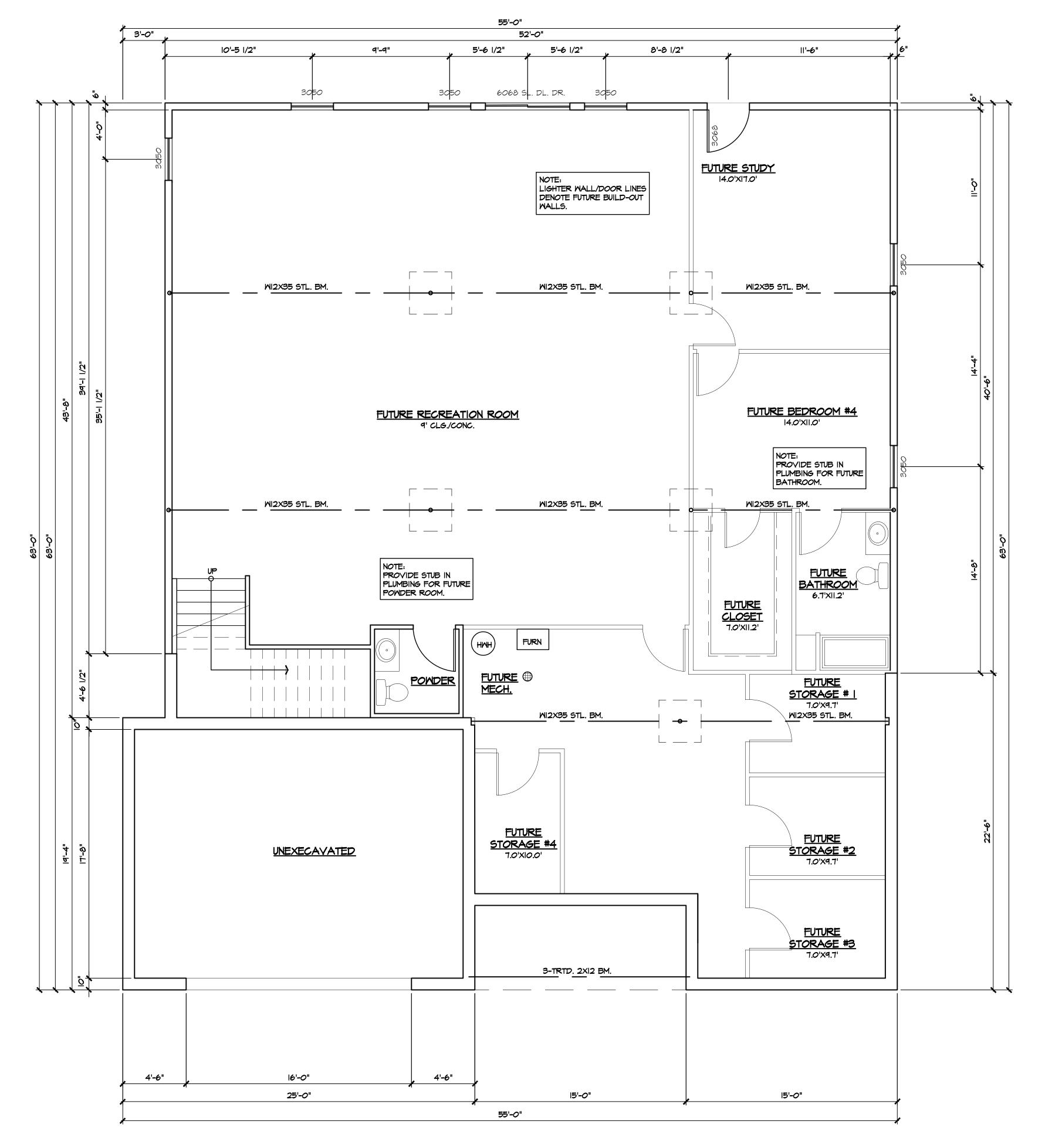


DATE 09/19/2022

SCALE 1/4"=1'-0"

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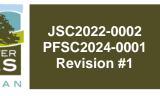
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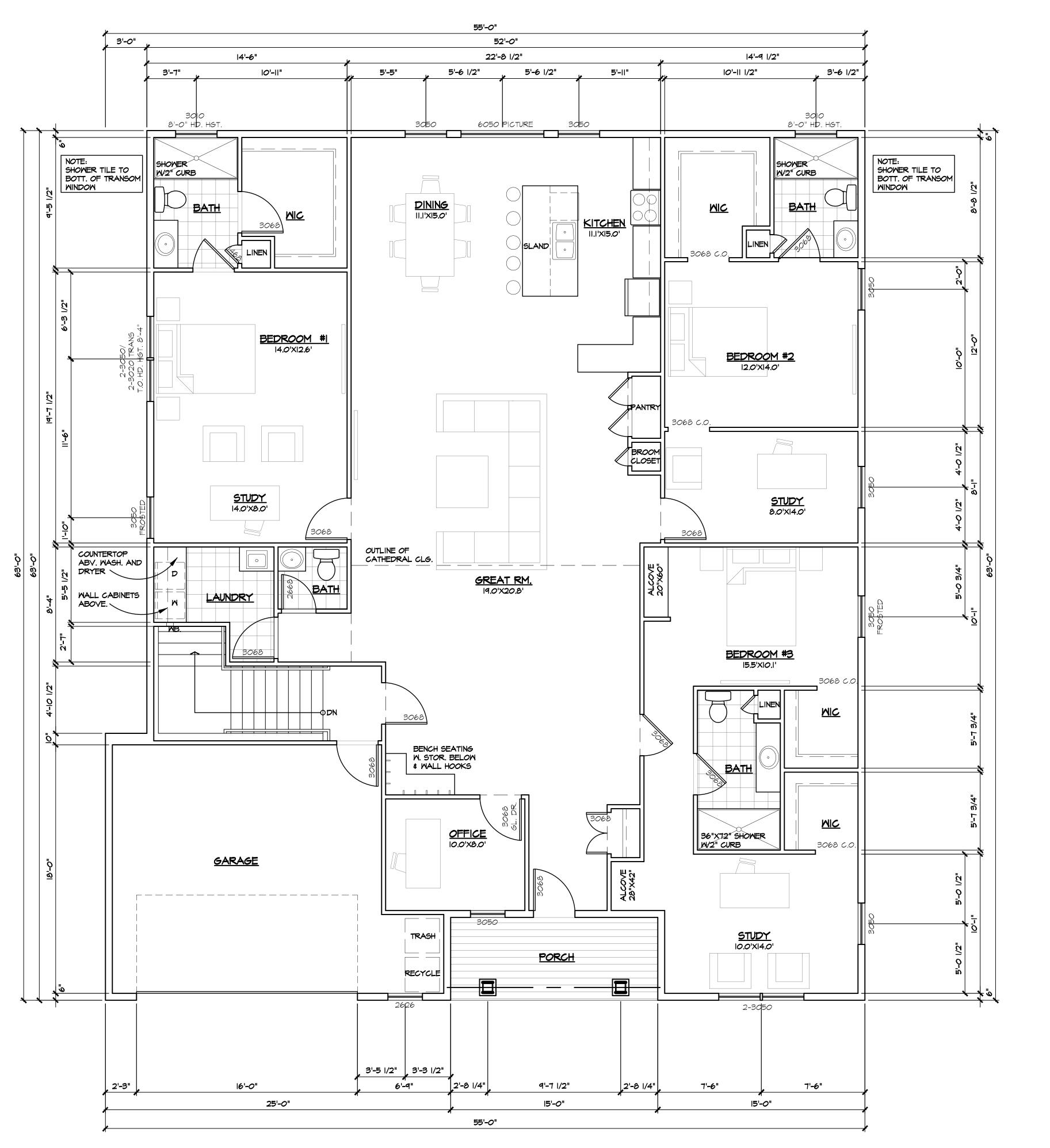
MINGLE YOUNG SLANEC RESIDENCE WALKOUT BASEMENT FLOOR PLAN SCALE: 1/4"=1'-0"

Units 9-13









REVIEW SET #I 10/03/2022

REVISIONS BY

TON OAKS DEVELOPMENT 16LE, YOUNG, SLANEC LOT #9 ROCHESTER MICHIGAN

DATE 09/19/2022

SCALE 1/4"=1'-0"

DRAWN MTJ

JOB -

Units 9-13

JSC2022-0002 PFSC2024-0001 Revision #1

City of Rochester Hil Planning & Economi Development AI.I

MINGLE YOUNG SLANEC RESIDENCE MAIN FLOOR PLAN SCALE: 1/4"=1'-0"

REVIEW SET #3

REVIEW SET #2

REVIEW SET #I

11/09/2022

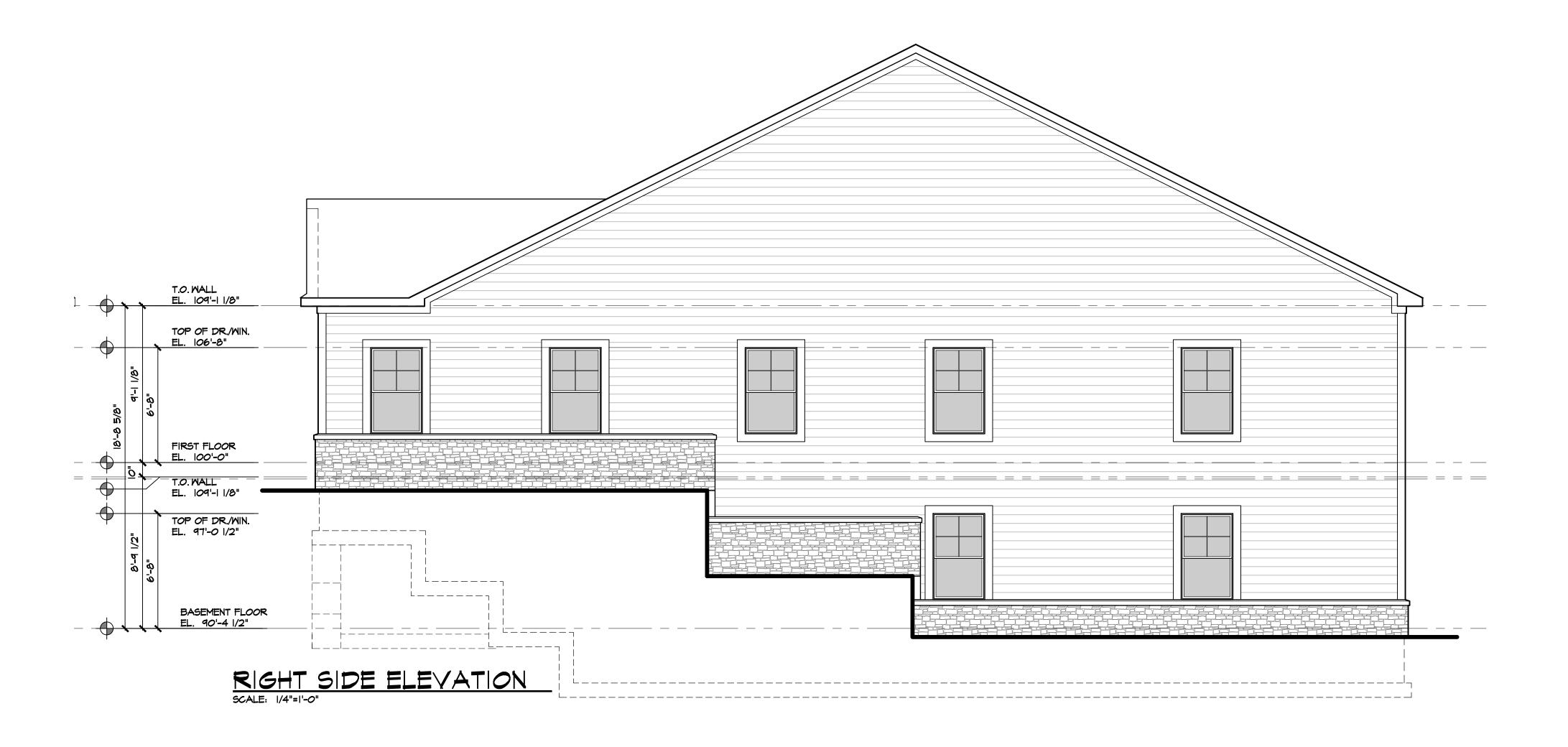
10/03/2022

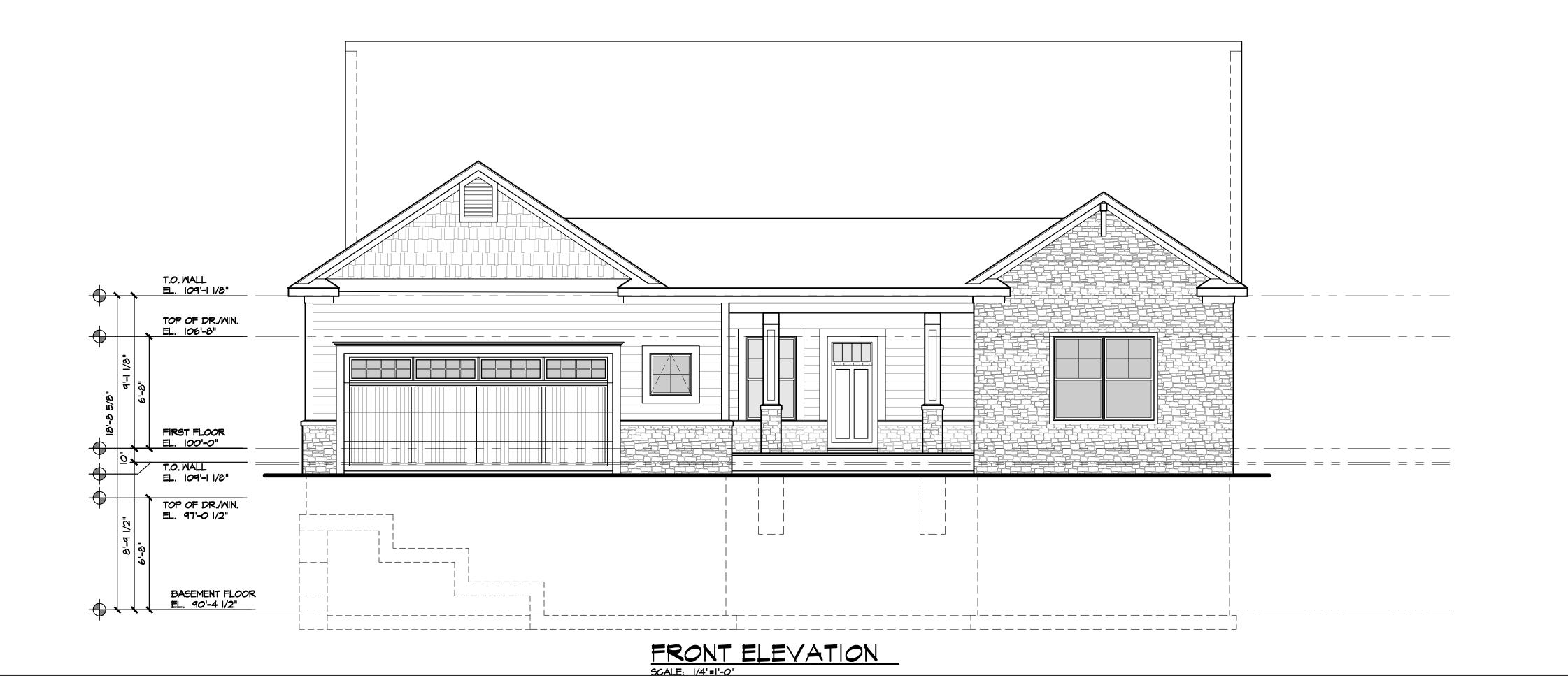
DATE 09/19/2022

SCALE 1/4"=1'-0"

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REVIEW SET #I 10/03/2022

11/09/2022

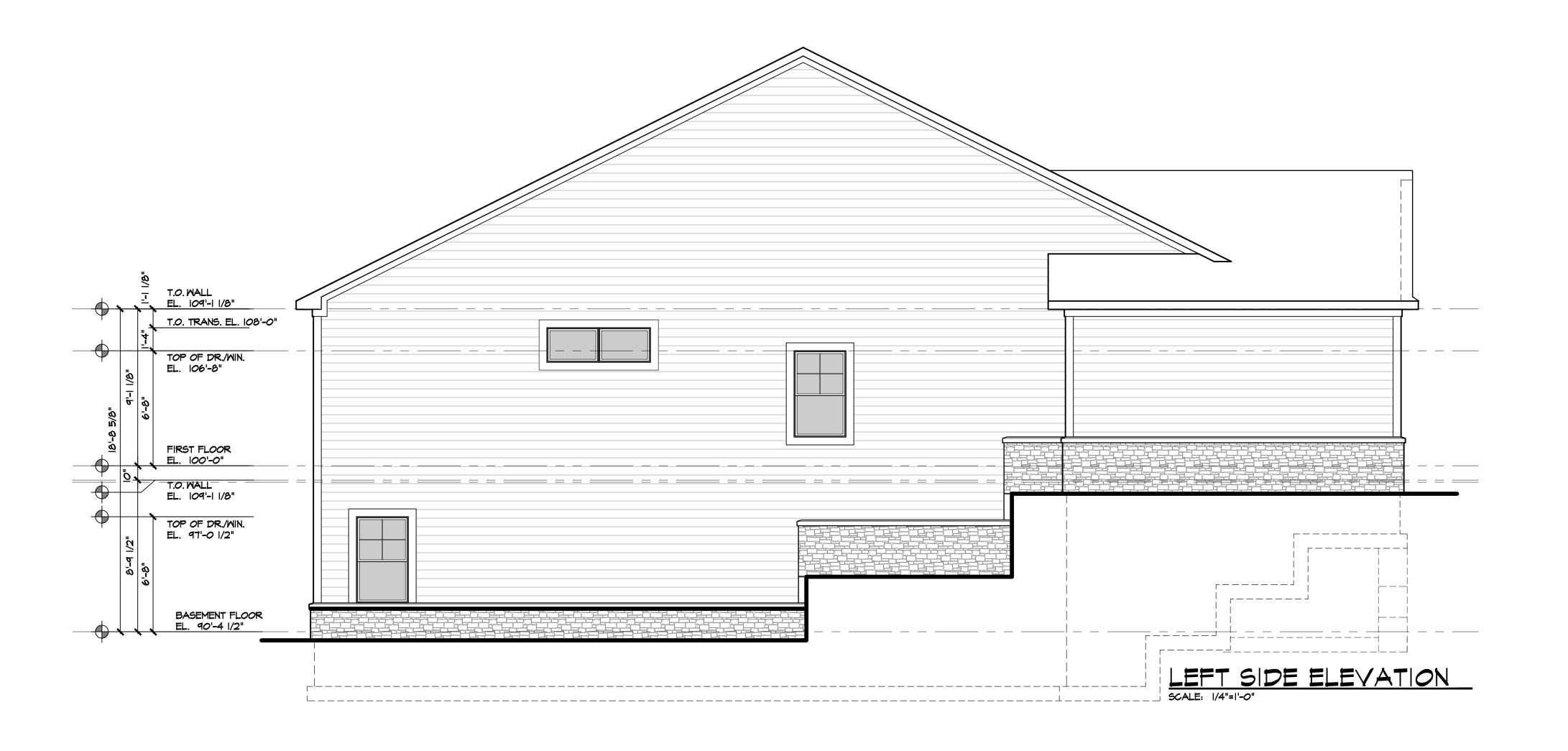
REVIEW SET #2

OAKS DEVELOPMENT Young, Slanec Lot #9 #Ster, Michigan

DATE 09/19/2022

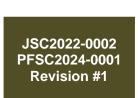
SCALE 1/4"=1'-0"

DRAWN MTJ











ELECTRICAL LEGEND

RECESSED DOWN LIGHT S_T TIMER SWITCH WALL WASH RECESSED DOWN LIGHT S_D DIMMER SWITCH PULL CHAIN FIXTURE S_{3D} TREE-WAY DIMMER SWITCH OF FLOURESCENT LIGHT DUPLEX OUTLET O---- UNDER CABINET STRIP FLOURESCENT TRACK LIGHTING CEILING FAN LIGHT & EXHAUST FAN COMBINATION EXHAUST FAN DOOR CHIME INTERCOM STATION

SPLIT WIRED DUPLEX OUTLET DABC SEPERATE CIRCUIT OUTLET WIP WEATHER PROOF OUTLET O_{GFI} GROUND FAULT INTERUPT

TLUSH FLOOR OUTLET SPECIAL PURPOSE OUTLET RANGE OUTLET-220 VOLTS SECURITY SYSTEM DEVICE DOUBLE DUPLEX OUTLET

ALL FIXTURES TO BE SELECTED BY ARCHITECT/OWNER U.N.O. VERIFY MOUNTING HEIGHTS AND LOCATION WITH ARCHITECT/OWNER U.N.O. ALL WORK TO COMPLY WITH CURRENT ELECTRICAL

MOUNT ALL DEVICES AT HEIGHTS REQUIRED BY APPLICABLE CODES AND GUIDELINES

- CEILING HUNG PENDANT LIGHT CEILING MOUNTED LIGHT O WALL MOUNTED LIGHT HT

AS INDICATED AUDIO OUTLET

JUNCTION BOX EXIT SIGN

(5) INTER-CONNECTED HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK-UP

D SINK DISPOSAL ELECTRICAL PANEL

S SINGLE POLE SWITCH S3 THREE-WAY SWITCH

S₄ FOUR-WAY SMITCH ▼ TELEPHONE JACK

WALL MOUNTED TELEPHONE * VERIFY EXACT LOCATION WITH ARCHITECT/OWNER

TLOOD LIGHTS MOTION DETECTOR ®M MINI RECESSED DOWN LIGHT

@ CARBON MONOXIDE DETECTOR

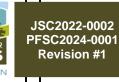
KEYLESS FIXTURE

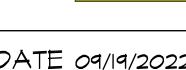
ALL KITCHEN, BATHROOM, BASEMENT, GARAGE, AND EXTERIOR OUTLETS TO BE GFI. ALL CEILING BOXES SHALL BE INSTALLED TO SUPPORT THE WEIGHT OF FIXTURES

REVISIONS BY

REVIEW SET #7 01/08/2024 REVIEW SET #6 11/23/2023 REVIEW SET #5 11/20/2023 REVIEW SET #4 10/02/2023 REVIEW SET #3 11/14/2022 REVIEW SET #2 11/09/2022 REVIEW SET #I 10/03/2022

ROCHESTER HILLS



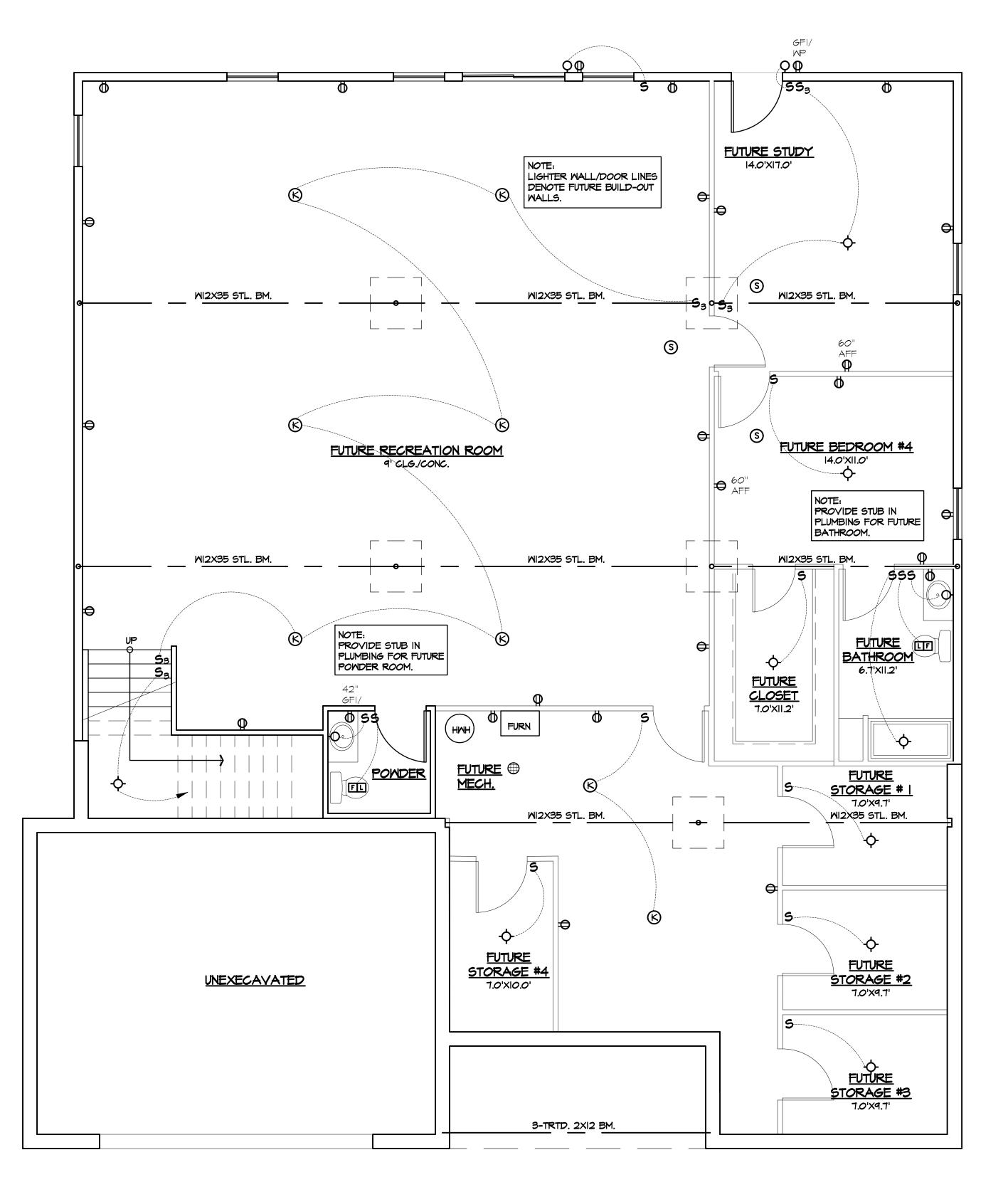


SCALE 1/4"=1'-0"

DATE 09/19/2022

DRAWN MTJ

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MINGLE YOUNG SLANEC RESIDENCE WALKOUT BASEMENT ELECTRICAL FLOOR PLAN SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND

SPECIAL PURPOSE OUTLET

RANGE OUTLET-220 VOLTS

DOUBLE DUPLEX OUTLET

RECESSED DOWN LIGHT S_T TIMER SWITCH WALL WASH RECESSED DOWN LIGHT S_D DIMMER SWITCH PULL CHAIN FIXTURE S_{3D} TREE-WAY DIMMER SWITCH OF FLOURESCENT LIGHT DUPLEX OUTLET O----- UNDER CABINET STRIP FLOURESCENT SPLIT WIRED DUPLEX OUTLET TRACK LIGHTING DABC SEPERATE CIRCUIT OUTLET CEILING FAN MP WEATHER PROOF OUTLET LIGHT & EXHAUST FAN COMBINATION OGEL GROUND FAULT INTERUPT EXHAUST FAN TLUSH FLOOR OUTLET DOOR CHIME

SECURITY SYSTEM DEVICE

ALL FIXTURES TO BE SELECTED BY ARCHITECT/OWNER U.N.O. VERIFY MOUNTING HEIGHTS AND LOCATION WITH ARCHITECT/OWNER U.N.O. ALL WORK TO COMPLY WITH CURRENT ELECTRICAL

MOUNT ALL DEVICES AT HEIGHTS REQUIRED BY APPLICABLE CODES AND GUIDELINES

-Op CEILING HUNG PENDANT LIGHT S SINGLE POLE SWITCH CEILING MOUNTED LIGHT S3 THREE-WAY SWITCH O WALL MOUNTED LIGHT HT AS INDICATED S4 FOUR-WAY SWITCH ▼ TELEPHONE JACK AUDIO OUTLET WALL MOUNTED TELEPHONE JUNCTION BOX * VERIFY EXACT LOCATION WITH ARCHITECT/OWNER EXIT SIGN TLOOD LIGHTS (5) INTER-CONNECTED HARD-WIRED SMOKE DETECTOR WITH MOTION DETECTOR BATTERY BACK-UP

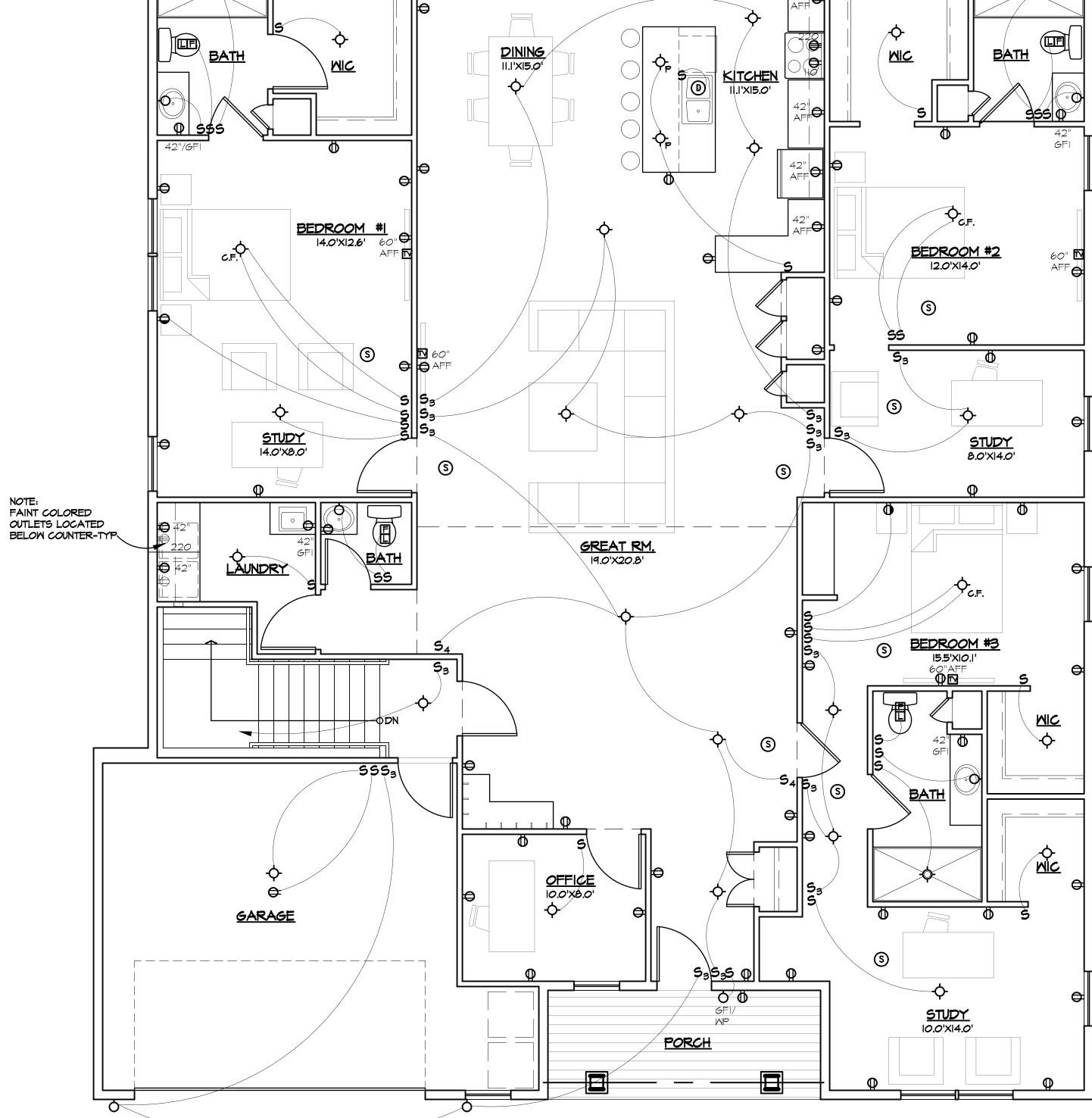
(KEYLESS FIXTURE

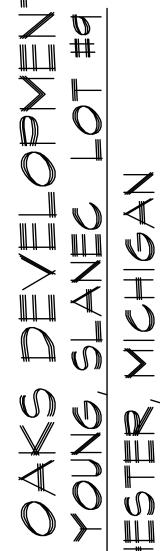
ALL KITCHEN, BATHROOM, BASEMENT, GARAGE, AND EXTERIOR OUTLETS TO BE GFI. ALL CEILING BOXES SHALL BE INSTALLED TO SUPPORT THE WEIGHT OF FIXTURES

D SINK DISPOSAL

ELECTRICAL PANEL

®_M MINI RECESSED DOWN LIGHT CARBON MONOXIDE DETECTOR





REVISIONS BY

01/08/2024

11/23/2023

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10/02/2023

11/14/2022

11/09/2022

REVIEW SET #7

REVIEW SET #6

REVIEW SET #5

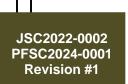
REVIEW SET #4

REVIEW SET #3

REVIEW SET #2

REVIEW SET #I 10/03/2022







DATE 09/19/2022

SCALE 1/4"=1'-0"

DRAWN MTJ

JOB

MINGLE YOUNG SLANEC RESIDENCE MAIN FLOOR ELECTRICAL PLAN SCALE: 1/4"=1'-0"



FIRE DEPARTMENT

Sean Canto, Fire Chief

From: Vince Foisy
To: Planning Dept.
Date: March 25, 2024

Re: Walton Oaks - Section #7 - City Project # 22-009 Review #6

NOT APPROVED

The street names submitted on the drawings I received by Planning on 3/22/2024 have been reviewed as follows:

The following name(s) is/are Approved:

Prefi	Street	Suffi
X	Name	X
	Peregrine	St

The following name(s) is/are Not Approved:

10 10110 111119 11111110(0) 1011110			
Prefi	Street	Suffi	
X	Name	X	
	Peregrine	Ln	

>>> A second street name needed for units 13 thru 20

*Changing the road suffix to Lane does not comply

NOTE: Requests must not be, Like, Similar and or Sound alike names to ones already approved

To speed your review process up I recommend that you contact me by Email with proposed names prior to your re-submittal:

Email: foisyv@rochesterhills.org

If you have any further questions please contact me at 248.841.2709

VINCENT B. FOISY
Communication Systems Administrator

Walton Oaks site plan w survey 03-08-24.pdf Markup Summary

Building Department (6)			
Mark Artinian 248-841-2446 ArtinianM® RochesterHills.org	Subject: Building Department Author: Mark Artinian Date: 3/18/2024 7:40:05 AM Status:	Mark Artinian 248-841-2446 ArtinianM@RochesterHills.org	
Yes	Subject: Building Department Author: Mark Artinian Date: 3/18/2024 7:40:41 AM Status:	Yes	
WALTON CAKS- OFFICIAL SELECTION	Subject: Building Department Author: Mark Artinian Date: 3/18/2024 7:42:13 AM Status:	??	
	Subject: Building Department Author: Mark Artinian Date: 3/18/2024 7:49:03 AM Status:	Water shall not drain onto adjacent properties. Create a swale.	
Available growth is separate, but the separate and extended a final form of the separate and extended as the separate and the	Subject: Building Department Author: Mark Artinian Date: 3/18/2024 7:50:58 AM Status:	A building permit is required, including signed and sealed engineered drawings, for any retaining wall that exceeds 4 feet from the bottom of the foundation to the top of the wall per 2015 MRC, Section 105.2(a)(iii).	
	Subject: Building Department Author: Mark Artinian Date: 3/18/2024 7:51:33 AM Status:	A building permit is required for the demolition of the existing structure.	
Engineering Dep	partment (1)		
Jason Boughton 266-613-000 Yes Boughton û Brucheson Hills ang	Subject: Engineering Department Author: Jason Boughton Date: 3/15/2024 7:24:10 AM Status:		
Fire Department	(1)		
St. Wales Mayory 246 645 2712 Ven daggest 978 Machines et this say	Subject: Fire Department Author: Lieutenant W. Murphy Date: 3/14/2024 8:30:03 AM Status:		
Group (68)			

Group (68)

Subject: Group Author: macdonaldj Date: 3/5/2024 4:18:48 PM

Status:

City of Rochester Hills Planning & Economic Development

1 1 12	Subject: Group	
15C/002-4002 NAME TO SECOND TO SECON	Author: C.McLeod Date: 3/22/2024 2:09:09 PM	Received 3/5/2024
CITY FILE #22-009 SECTION #7	Status:	City of Rochester Hills Planning & Economic Development
920	Subject: Group Author: C.McLeod	Received
1915 HILLS 22-0009 SECTION #7	Date: 3/22/2024 2:09:19 PM Status:	3/5/2024
		City of Rochester Hills Planning & Economic Development
TE PATHWAY DETAIL	Subject: Group Author: C.McLeod	Received 3/5/2024
PSC-0224-6001 PS	Date: 3/22/2024 2:09:29 PM Status:	City of Rochester Hills Planning & Economic
		Development 2 200101110
<u>-</u>	Subject: Group Author: C.McLeod	Received 3/5/2024
CITY FILE #22-009 SECTION #7	Date: 3/22/2024 2:09:35 PM Status:	City of Rochester Hills Planning & Economic Development
PLAN VEW	Subject: Group Author: C.McLeod	Received
PLAN VEW D	Date: 3/22/2024 2:09:40 PM Status:	3/5/2024
		City of Rochester Hills Planning & Economic Development
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FECURE 4000 FECUR 4000 FEC	Date: 3/22/2024 2:09:49 PM Status:	3/5/2024 City of Rochester Hills Planning & Economic
		Development
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OND HILLS Seeding FI	Date: 3/22/2024 2:09:58 PM Status:	City of Rochester Hills Planning & Economic Development
00 4+00 5+00 5+30 8+00 8+50 E-HORIZONTAL: 1"=50"; VERTICAL: 1"=5"	Subject: Group Author: C.McLeod	Received
# SCA0024-6002 Section # S	Date: 3/22/2024 2:10:05 PM Status:	3/5/2024
		City of Rochester Hills Planning & Economic Development
20 80 16+80 16+80 16+25 16+80 16+80 16+25 16+80 16+80 16+25	Subject: Group Author: C.McLeod	Received
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1-	Subject: Group	Development
JSC2022-600 FILE Section 11	Author: C.McLeod Date: 3/22/2024 2:10:20 PM	Received 3/5/2024
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CITY FILE #22-009 SECTION #7	Subject: Group Author: C.McLeod Date: 3/22/2024 2:10:25 PM Status:	Received 3/5/2024
		City of Rochester Hills Planning & Economic Development
7,00,000 AND 100,000 AND 100,0	Subject: Group Author: C.McLeod Date: 3/22/2024 2:10:32 PM Status:	Received 3/5/2024
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ACCINE 4600 ACCIN	Subject: Group Author: C.McLeod Date: 3/22/2024 2:10:43 PM	Received 3/5/2024
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Francisco Control Cont	Subject: Group Author: C.McLeod Date: 3/22/2024 2:12:46 PM Status:	Received 3/5/2024 City of Rochester Hills Planning & Economic Development
Victoria de la constanta de la	Subject: Group Author: C.McLeod Date: 3/22/2024 2:12:52 PM Status:	Received 3/5/2024 City of Rochester Hills Planning & Economic Development
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ACCRECATE P	Subject: Group Author: C.McLeod Date: 3/22/2024 2:14:42 PM Status:	Received 3/5/2024 City of Rochester Hills Planning & Economic Development
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Additional Page 1997 (1997) Ad	Subject: Group Author: C.McLeod Date: 3/22/2024 2:14:54 PM Status:	Received 3/5/2024 City of Rochester Hills Planning & Economic Development
And the state of t	Subject: Group Author: C.McLeod Date: 3/22/2024 2:15:00 PM Status:	Received 3/5/2024 City of Rochester Hills Planning & Economic Development
Adams Adams	Subject: Group Author: C.McLeod Date: 3/22/2024 2:15:05 PM Status:	Received 3/5/2024 City of Rochester Hills Planning & Economic Development
Andrew Parketter Andrew	Subject: Group Author: C.McLeod Date: 3/22/2024 2:15:10 PM Status:	Received 3/5/2024 City of Rochester Hills Planning & Economic Development
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units 9-13 JSC2002-6002 PFSC2024-6001 HILLS Revision #1

Subject: Group Author: C.McLeod

Date: 3/22/2024 2:15:41 PM

Status:

Received 3/5/2024

City of Rochester Hills Planning & Economic

Development

Subject: Group Author: C.McLeod

Date: 3/22/2024 2:15:45 PM

Status:

Received 3/5/2024

City of Rochester Hills Planning & Economic

Development

Subject: Group Author: C.McLeod

Date: 3/22/2024 2:15:49 PM

Status:

Received 3/5/2024

City of Rochester Hills Planning & Economic

Development

Subject: Group Author: C.McLeod

Date: 3/22/2024 2:15:54 PM

Status:

Received 3/5/2024

City of Rochester Hills Planning & Economic

Development



Subject: Group Author: C.McLeod

Date: 3/22/2024 2:16:00 PM

Status:

Received 3/5/2024

City of Rochester Hills Planning & Economic

Development



Subject: Group Author: C.McLeod

Date: 3/22/2024 2:16:04 PM

Status:

Received 3/5/2024

City of Rochester Hills Planning & Economic

Development



Subject: Group Author: C.McLeod

Date: 3/22/2024 2:16:11 PM

Status:

Received 3/5/2024

City of Rochester Hills Planning & Economic

Development

Jenny McGuckin - YES (1)

Subject: Jenny McGuckin - YES Author: Jenny McGuckin Date: 3/15/2024 9:58:38 AM

Status:

Natural Resouces (1)

Subject: Natural Resouces Author: Matt Einheuser Date: 3/18/2024 8:18:09 AM

Status:

Natural Resources (1)



Subject: Natural Resources Author: Matt Einheuser Date: 3/11/2024 12:44:28 PM

Status:

this should say 160 - 3" trees. If trees are not at-least 3" or 12' (evergreens) in size, then they will count as 2" tree replacments as originally

called-for.

Planning Department (5) Subject Final acceptance by Author:

Subject: Planning Department

Author: C.McLeod

Date: 3/22/2024 1:47:32 PM

Status:

Final acceptance by City Attorney of Master Deed

and addressing remaining site plan comments

Subject: Planning Department

Author: C.McLeod

Date: 3/15/2024 10:41:30 AM

Status:

Provide low level landscape screening in this

location.

Subject: Planning Department

Author: C.McLeod

Date: 3/20/2024 10:03:13 AM

Status:

Assessing Yes

Subject: Planning Department

Author: C.McLeod

Date: 3/22/2024 1:47:03 PM

Status:

Subject: Planning Department

Author: C.McLeod

Date: 3/22/2024 3:03:37 PM

Status:

Provide physical impediment at this location in the

form of decorative guardrail or bollards

Traffic (1)

Subject: Traffic Author: Keith

Date: 3/15/2024 11:52:22 AM

Status:

Underground Utilities (7)

Just a role that the proposed materiory units still seed to be approved prior to weed construction plan accord. Seed the revised relations and **Subject:** Underground Utilities **Author:** Jason Boughton **Date:** 3/15/2024 7:20:18 AM

Status:

Just a note that the proposed retaining walls will need to be approved prior to overall construction plan approval. Submit the revised retaining wall plans once the revisions have been made.



Subject: Underground Utilities Author: Jason Boughton Date: 3/15/2024 7:21:07 AM

Status:

Revise the outlet structures to be more consistent with the example from the OCWRC storm sewer standards on page 111. The two standpipes are encouraged, but the restrictors locations and the amount of them does not follow the example attached. Why the additional 4.67" cemented restrictor?



Subject: Underground Utilities **Author:** Jason Boughton **Date:** 3/15/2024 7:21:24 AM

Status:

Revise elevations, The proposed elevation is lower then the overflow rim elevation.

.....



Subject: Underground Utilities Author: Jason Boughton Date: 3/15/2024 7:21:58 AM

Status:

Revise the outlet structures to be more consistent with the example from the OCWRC storm sewer standards on page 111. The two standpipes are encouraged, but the restrictors locations and the amount of them does not follow the example attached. Detention Pond #2 should have additional holes for the passthrough flow from detention pond #1, but why the 6" cemented restrictor?



Subject: Underground Utilities **Author:** Jason Boughton **Date:** 3/15/2024 7:22:16 AM

Status:

OCWRC allows inline pretreatment devices, redesign if possible not to have an additional manhole with baffle wall



Subject: Underground Utilities Author: Jason Boughton Date: 3/15/2024 7:22:42 AM

Status

Show the proposed water leads for all units throughout the development 5 feet off the proposed sanitary sewer leads. Adjust the water main quantities to show the 1" service lines (copper or plastic) and the stop boxes to be installed as part of the initial project. Adjusted water/sewer fees will be determined after the preconstruction meeting. Provide a note on both water main sheets stating as such. This request is per the water and sewer foreman for the City of Rochester Hills.



Subject: Underground Utilities Author: Jason Boughton Date: 3/15/2024 7:22:59 AM

Status:

Show the proposed water leads for all units throughout the development 5 feet off the proposed sanitary sewer leads. Adjust the water main quantities to show the 1" service lines (copper or plastic) and the stop boxes to be installed as part of the initial project. Adjusted water/sewer fees will be determined after the preconstruction meeting. Provide a note on both water main sheets stating as such. This request is per the water and sewer foreman for the City of Rochester Hills.