

ROCHESTER HILLS MUNICIPAL OFFICES
Department of Public Service
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309-3033

APPLICATION and REQUEST for VACATION
of
STREETS, ALLEYS or PUBLIC GROUNDS

Date: 1/22/15 Application Fee: \$ 200.00 Date Paid: _____

Applicant Name: Cleaton M Lindsey III

Applicant Address: 368 Helmand

City, State, and Zip: Rochester Hills, MI 48307

Phone: 248.709.9638 Fax: 248.643.4896

I Cleaton M Lindsey III (signature) hereby apply for and request the City to vacate, discontinue or abolish (description of street, alley, public ground or part thereof, to be vacated)

In accordance with the attached map, we are asking to vacate South Castell, starting at dirt road section and continuing as far south as road is platted. Secondly asking to vacate Helmand, starting at South Castell east to the necessary space for the entrance to Sanctuary at River's Edge subdivision.

Sidwell number of applicant's property 15- 15-401-006

Property Address: 368 Helmand, Rochester Hills MI 48307

Sidwell number of abutting property 15- 15-327-013 George Snow

Abutting property owner's name: 505 Harding Ave, Rochester

Address: Hills, MI 48307

15-403-001

Name: Jeff Miller

Address: 501 S. Castell Ave, Rochester Hills, MI 48307

Chapter 94, ARTICLE IV: VACATING, STREETS, ALLEYS OR PUBLIC GROUNDS, of the City of Rochester Hills Ordinances, Sec. 94-172: Purpose states the following:

"As it is occasionally necessary for the health, welfare, comfort and safety of the people of the city to vacate, discontinue or abolish an existing street, alley, public ground, or part thereof, a procedure is established as provided in this article." Sec. 54-681. – Application fee. The application fee for vacating streets, alleys or public grounds, as provided in section 94-172, shall be \$200.00.

(Code 1976, § 4-10.01)

Bearing in mind the above Ordinance, please explain the basis on which you believe the City should consider the vacation of the street, alley, public ground or part thereof.

The dirt section of South Castell is a non-conforming 25-foot road, including easements. Historically it serviced three homes; however with the build-out of Helmand in 2001 other traffic uses it a times. The Sanctuary at River's Edge sub would multiply the homes serviced by this non-conforming road by 6-7 times. Given there are no sidewalks, curbs or buttresses to protect the adjacent property nor anyone on the property, this would be very hazardous and dangerous. There is a 90° turn at S. Castell and Helmand, which 2 vehicles cannot meet nor reasonably pass one another. Increased traffic would foreseeably lead to car accidents and worse yet pedestrian/vehicle accidents. Secondly, as two driveways use Helmand to access S. Castell, ~~and the~~ we are asking that Helmand be vacated at start of Sanctuary Sub to prevent traffic on S. Castell and provide existing

Revised 11/2/2012

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residence continued access.

See the attached Diagram/Map.

GEORGE SURVEYOR - 21651-0592 / MARK ARDO - ATTY - 586-713-5192

KARLH NUNEZ - 21224-5533
PLANNING / LANDSCAPE ARCH.

LEGAL DESCRIPTION

THE EASTERLY 1/2 OF BLOCK 10 OF "C.O. RENSHAW ADDITION TO THE VILLAGE OF ROCHESTER" AS RECORDED IN LIBER 4 OF PLATS, PAGE 55, OAKLAND COUNTY RECORDS, ALSO PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 15, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION OF SAID SECTION 15; THENCE S.02°48'56"W, 272.68 FT. ALONG THE NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING; THENCE N.87°16'43"E, 187.47 FT. ALONG THE SOUTH LINE OF SAID C.O. RENSHAW ADDITION; THENCE N.01°41'02"E, 91.49 FT. TO THE SOUTHERLY RIGHT OF WAY OF HELMARD STREET (50 FT. WIDE); THENCE N.84°13'10"E, 160.33 FT. ALONG THE SOUTHERLY LINE OF SAID HELMARD STREET; THENCE S.01°04'54"W, 471.29 FT.; THENCE S.39°45'17"E, 128.37 FT. TO A POINT ON THE NORTHWESTERLY LINE OF THE CLINTON RIVER TRAIL (FORMERLY THE GRAND TRUNK RAILROAD RIGHT OF WAY); THENCE S.50°14'43"W, 602.80 FT. ALONG THE CLINTON RIVER TRAIL; THENCE N.02°46'56"E, 839.87 FT. ALONG THE NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING. CONTAINING 6.163 ACRES OF LAND.

LAND USE DATA:

EXISTING ZONING	R.C.D.
PROPOSED ZONING	P.U.D.
SITE AREA:	
TOTAL SITE AREA (GROSS)	=6.16 AC. 100%
PROPOSED PRIVATE DR..	±0.88 AC. 14%
DETENTION BASIN	±0.73 AC. 12%
*PROPOSED WETLAND FILL	±0.21 AC. 03%
UPLAND AREA	±3.01 AC. 49%
OPEN SPACE	±1.54 AC. 25%
TOTAL UNITS PROPOSED	
DENSITY	=20 UNITS
	=3.25 DU/AC
*WETLAND PERMIT REQUIRED FOR FILL	

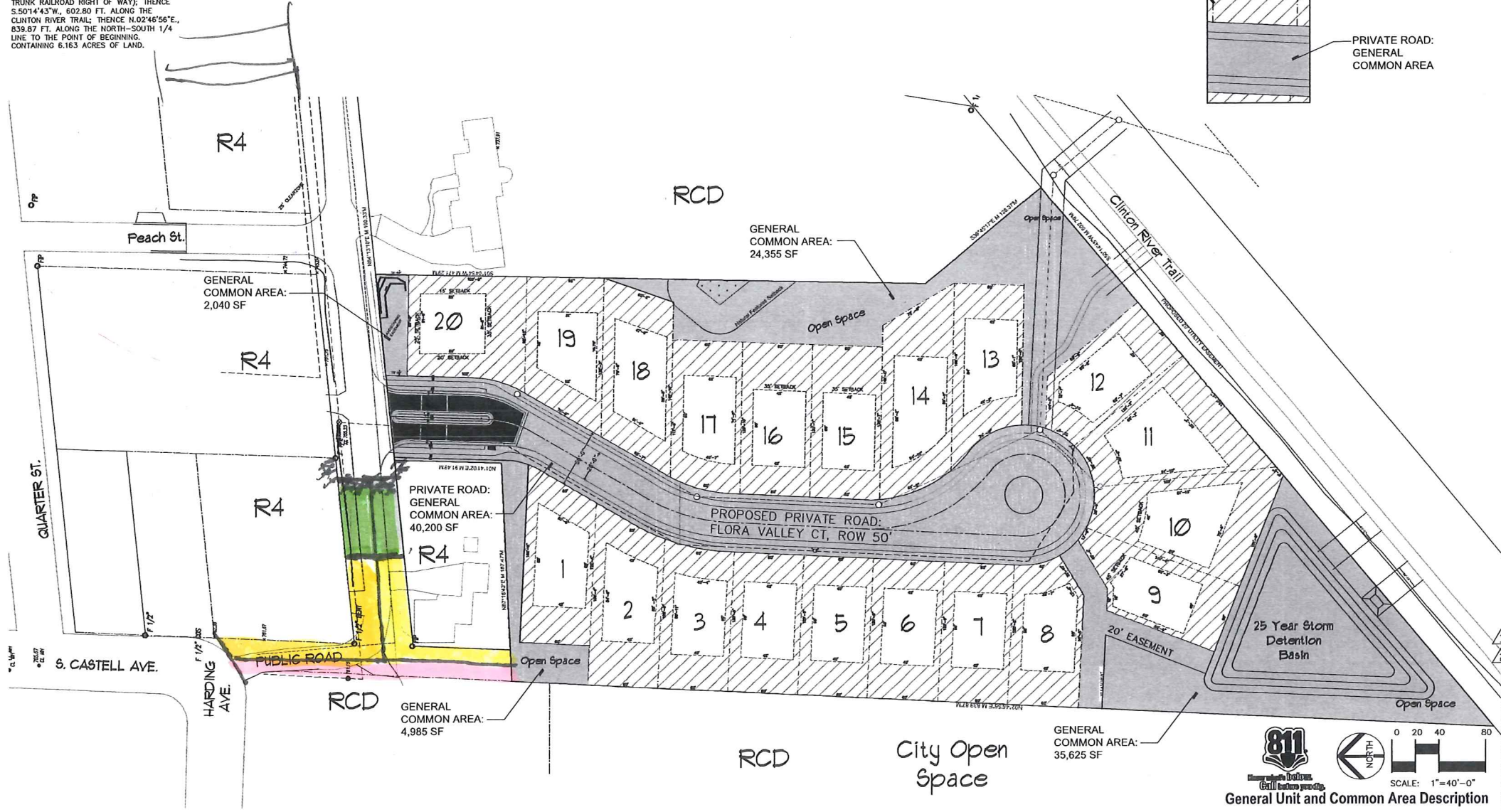
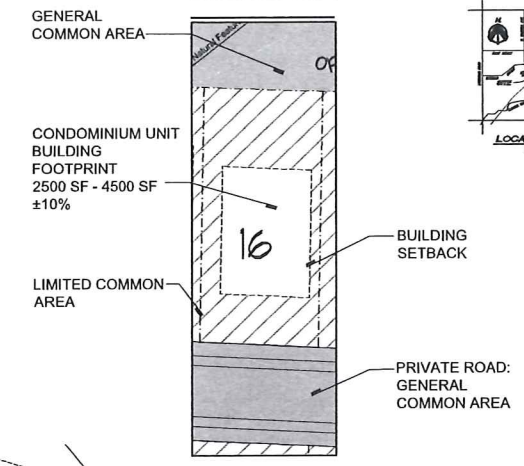
BUILDING & SETBACK DATA:

SETBACKS:	
FRONT YARD (VARIES):	=25'-45'
SIDE YARD:	=15'
*CORNER LOT	=20'
REAR YARD (VARIES)	=30'-35'
CONDO. UNIT HEIGHT	
	=35'
CONDO. UNIT SQ. FT.	
	±2,500-±4,500**
	**±10%

UNIT LIMITED COMMON AREA:

UNIT:	AREA (S.F.)	UNIT:	AREA (S.F.)
1.	8260	11.	10260
2.	8490	12.	7110
3.	7350	13.	8040
4.	7200	14.	9500
5.	7200	15.	7850
6.	7200	16.	7810
7.	7200	17.	7580
8.	7170	18.	8580
9.	7265	19.	7790
10.	10430	20.	8980

LEGEND:



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Project: **MJ Ridgepointe, LLC,**
45687 Compass Points
Chestfield Township, MI 48047
c: 566-421-5729
fax: 566-421-5742

Project: **The Sanctuary at River's Edge**
Rochester Hills
Oakland County
Michigan

Designed/Drawn:	RLN/ DC
Checked/Approved:	RLN
Date:	02-20-2015
File Name:	Flora Edge Revised 10.61
Date/Revision:	Issued For
05-15-2014	PLD FINISH REVIEW
10-06-2014	PLD FINISH REVIEW
11-30-2014	PLD FINISH REVIEW
12-10-2014	PLD FINISH REVIEW

811
City of Rochester Hills
General Unit and Common Area Description

SP-1.8
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