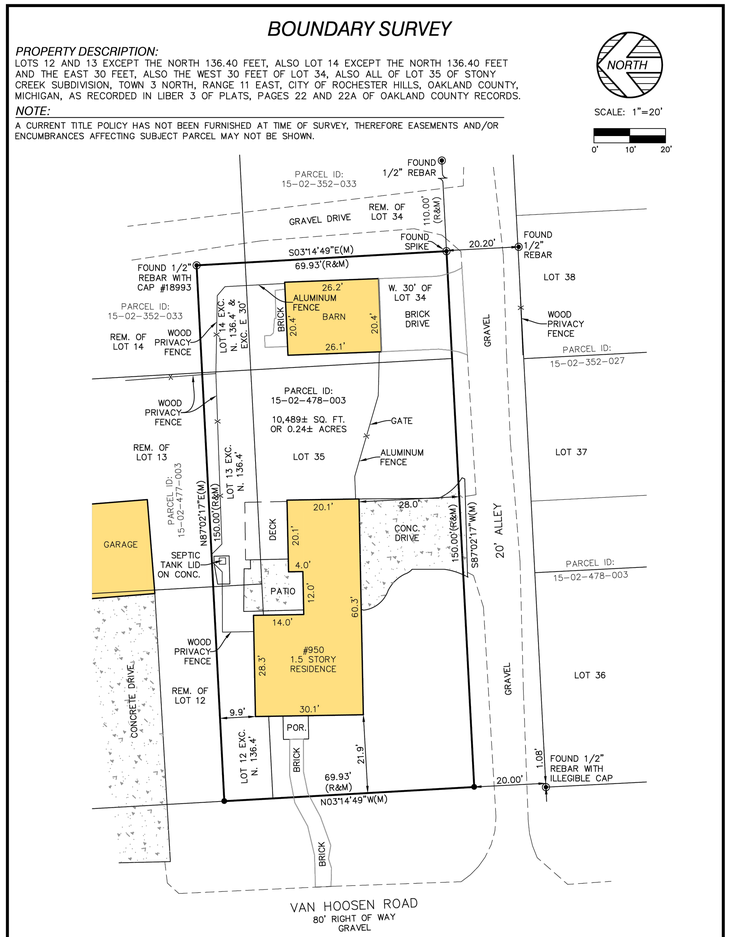
BOUNDARY SURVEY

PROPERTY DESCRIPTION:
LOTS 12 AND 13 EXCEPT THE NORTH 136.40 FEET, ALSO LOT 14 EXCEPT THE NORTH 136.40 FEET AND THE EAST 30 FEET, ALSO THE WEST 30 FEET OF LOT 34, ALSO ALL OF LOT 35 OF STONY CREEK SUBDIVISION, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 3 OF PLATS, PAGES 22 AND 22A OF OAKLAND COUNTY RECORDS.

NOTE:
A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.



LEGEND
- ● SET 1/2" REBAR WITH CAP, #47976
- ◉ FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREIN DESCRIBED AND THAT THIS MAP REPRESENTS THE RESULTS OF THE SURVEY.

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976

STATE OF MICHIGAN — ANTHONY T. SYCKO, JR — PROFESSIONAL SURVEYOR — No. 4001047976 — LICENSED PROFESSIONAL SURVEYOR

KEM-TEC A GROUP OF COMPANIES — PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES

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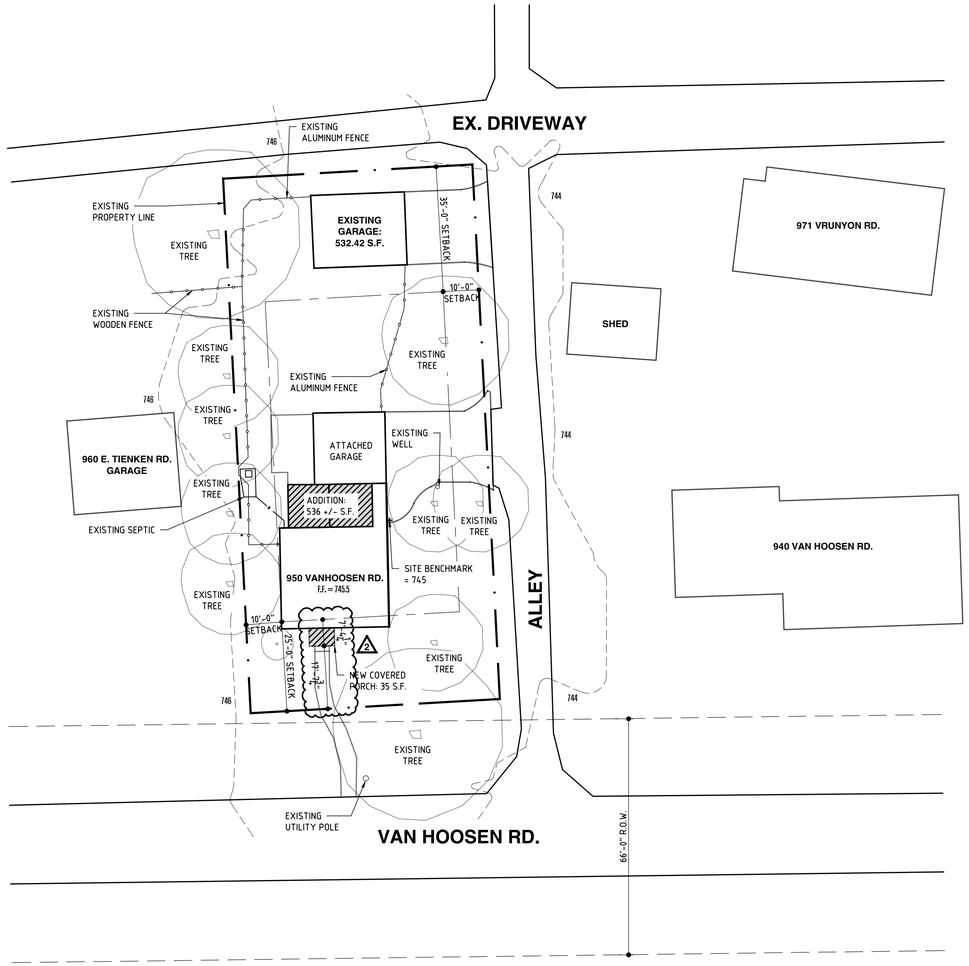
CERTIFIED TO: DESIGNHAUS ARCHITECTURE	
FIELD SURVEY: KG TN	DATE: AUGUST 22, 2025
DRAWN BY: JDM/JV	SHEET: 1 OF 1
SCALE: 1" = 20'	JOB NO.: 25-01592



1 PLOT PLAN
SCALE: 1" = 20'

NORTH

SITE DATA	
Regulation	Information
Parcel I.D.	15-02-477-005
Address	950 Van Hoosen Rd. Rochester Hills, MI 48306
Existing Zoning	R-4
Land Use	Residential
Addition Size	536 +/- S.F.
Parcel Area	10,430 Sq. Ft. (0.24 Acres)

Site Regulations	
Required	Proposed - No Changes
Setbacks Front: 25' Side: 10' (20' Total) Rear: 35' Height: 30'	Setbacks Front: Existing Side: Existing Rear: Existing Height: Existing

GENERAL SITE NOTES

- All existing trees on site to remain.
- Existing utilities to remain.
- Grade around addition to be sloped away from building, minimum 1/2 foot of fall over first 10 feet.

DIMENSIONAL VARIANCE

REQUIRED FRONT SETBACK:
25'-0"

PROPOSED FRONT SETBACK:
17'-7 3/4"

REQUIRED RELIEF:
7'-4 1/4"

DESIGNHAUS EST 1998 ARCHITECTURE
3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

CITY COMMENTS #2	26.06.03
CITY COMMENTS #1	26.04.24
Permit	26.02.13
90% OWNER REVIEW	25.12.16
ISSUANCE	DATE

STATE OF MICHIGAN — PETER M STUHLREYER — License No. 1301044668 — LICENSED ARCHITECT

Marten's Residence Addition
950 Van Hoosen Rd.
Rochester Hills, MI 48306

Plot Plan

25122

AS1.1

AS1.1 Plot Plan.dwg
6/3/2026
DH User 02