LEGAL DESCRIPTION –PROPOSED PARCEL B

Land in the NW 1/4 of Section 1, T.2N., R.10E., Charter Township of Bloomfield, Oakland County, Michigan, being more particularly described as:

Commencing at the Northwest Corner of said Section 1; thence N°87'59'09"E, 380.00 feet along the north line of said Section 1; thence S02°14'02"E, 60.00 feet to the south line of South Boulevard (120' wide) and the POINT OF BEGINNING; thence along the south line of said South Boulevard N °87°59'09"E, 353.69 feet; thence S01°48'38"E, 214.00 feet; thence N87°59'09"E, 490.69 feet; thence S02°46'22"E, 286.02 feet; thence along the northerly line of "Bloomfield North Estates" a subdivision recorded in Liber 210, Pages 8–14 of Oakland County Records and the easterly extension thereof, S87°59'09"W, 1225.49 feet to the east line of "Shaker Heights Subdivision" a subdivision recorded in Liber 38, Pages 38–41, Oakland County Records; thence along said east line N02°14'02"W, 290.00 feet; thence N87°59'09"E, 380.00 feet; thence N02°14'02"W, 210.00 feet to the POINT OF BEGINNING, containing 9.806 acres of land, more or less.

LEGAL DESCRIPTION –PROPOSED PARCEL C

Land in the NW 1/4 of Section 1, T.2N., R.10E., Charter Township of Bloomfield, Oakland County, Michigan, being more particularly described as:

Commencing at the Northwest Corner of said Section 1; thence N°87°59'09"E, 380.00 feet along the north line of said Section 1; thence S02°14'02"E, 60.00 feet to the south line of South Boulevard (120' wide); thence along the south line of said South Boulevard N°87°59'09"E, 353.69 feet to the POINT OF BEGINNING;
thence continuing along said south line
N87°59'09"E, 434.52 feet; thence
S23°09'32"E, 150.94 feet; thence
S02°46'22"E, 73.22 feet; thence
S87°59'09"W, 490.69 feet; thence N01°48'38"W, 214.00 feet to the POINT OF BEGINNING, containing 2.317 acres of land, more or less.

MULTI–FAMILY RESIDENTIAL

COMPARISON CHART: PROPOSED SITE PLAN "X" MEETS EXISTING

	FRONT	SIDE	REAR	HEIGHT
O–1 (25'/10'/20'/24')	X	X	X	X
B–1 (25'/0'/20'/24')	X	X	X	X
CJ (25'/10'/20')	X	X	X	
B–2 (75'/0'/20'/32')	X	X	X	X
RM (40'/40'/40'/25')	X	X	X	X

(FRONT, SIDE, REAR, HEIGHT)

VARIANCES / WAIVERS:

1. PROPOSED BUILDING–BUILDING SEPARATION = 30'–40'

   RM DISTRICT MINIMUM BUILDING TO BUILDING SEPARATION=50'; PER SECTION 42–3.6.2G.; EXCEPTION BY ZBA PER 42.3.10.5

2. PROPOSED MAX BUILDING LENGTH = 203'

   MAX BUILDING LENGTH = 125'; PER SECTION 42–3.6.2G.; EXCEPTION GRANTED BY PC PER 42–3.10.9

3. PARKING SETBACK 16.43' AT THE OFFICE LOCATION IN BUILDING 1.

   FRONT PARKING SETBACK TO DRIVEWAYS = 40'; PER SECTION 42–3.1.4 ZBA

4. PROPOSED REAR YARD SETBACK FOR BUILDINGS 10 AND 11 = 38'

   REQUIRED SETBACK = 40'; PER SECTION 42–3.1.4 ZBA

5. PROPOSED 20' LANDSCAPE BUFFER INSTEAD OF A SCREEN WALL BETWEEN RESIDENTIAL AND COMMERCIAL.

   REQUIRED 6' WALL; PER SECTION 42–5.8.1. ZBA.

6. PROPOSED BRICK PIERS AND DECORATIVE 48" ALUMINUM FENCE.

   ACCESSORY STRUCTURE IN FRONT YARD – SCREEN WALLS, OTHER THAN VEGETATIVE SCREEN WALLS; PER SECTION 42.5.1.7D ZBA

7. WAIVER REQUEST FOR DENSITY (ROOM BASIS) – THIRD BEDROOM CONSIDERED FLEX SPACE NOT BEDROOM; PER SECTION 42–3.1.4 ZBA

8. WETLAND REMOVAL; PER SECTION 14.123 (Ord. No. 473, art. iv 4.2, 6–13–1994)) WETLAND REVIEW BOARD APPROVAL.

   ENCROACHMENT INTO 25' WETLAND BUFFER; PER SECTION 42–5.13.G ZBA

9. PROPOSED ACCESSORY STRUCTURES (AC UNIT) IN SIDE YARD; PER SECTION 42–5.1.8 ZBA

10. WAIVER REQUEST – ADEQUATE COMMERCIAL PARKING PROVIDED. SHARED PARKING STUDY THEREFORE NOT REQUIRED; PER SECTION 42–5.2.11.C ZBA

SITE DATA TABLE: SHOPPING CENTER

PARCEL C SITE AREA: 2.317 ACRES

ZONING: B–2, COMMUNITY BUSINESS DISTRICT

BUILDING INFORMATION PER B–2 ZONING:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 32 FEET
PROPOSED BUILDING HEIGHT = 32 FEET

SETBACK REQUIREMENTS:

B–2 ZONING DISTRICT:

FRONT BLGD SETBACK:	75 FEET REQUIRED	92.50' PROVIDED
SIDE BLDG SETBACK (WEST):	50 FEET REQUIRED	78.7' PROVIDED
REAR BLDG SETBACK:	50 FEET REQUIRED	50.05' PROVIDED

BUILDING AREA:

RETAIL	9,096 S.F.
RESTAURANT	4,000 S.F.
TOTAL BUILDING AREA	13,096 S.F.

PARKING CALCULATIONS:

FRONT SETBACK:	25 FEET REQUIRED
SIDE SETBACK:	10 FEET REQUIRED
REAR SETBACK:	0 FEET REQUIRED
RETAIL:	1 SPACE / 200 S.F. GROSS (9096 / 200) = 46 SPACES
RESTAURANT:	1 SPACE / 70 S.F. GROSS (4000 / 70) = 57 SPACES
PARKING REQUIRED:	103 SPACES
PARKING PROVIDED:	107 SPACES

SITE DATA TABLE: MULTIPLE FAMILY RESIDENTIAL

PARCEL B SITE AREA: 9.806 ACRES

ZONING: R–M, MULTIPLE FAMILY RESIDENTIAL DISTRICT

BUILDING INFORMATION PER R–M ZONING:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 25 FEET (2 STORIES)
PROPOSED BUILDING HEIGHT = 25 FEET

MIN. BUILDING FLOOR AREA = 1 BEDROOM – 600 SQ.FT. , 2 BEDROOM – 800 SQ.FT., 3+ BEDROOM – 800 SQ.FT. + 150 SQ.FT. PER EACH ADDITIONAL OVER 4

MAX LOT COVERAGE REQUIRED = 40%, LOT COVERAGE PROVIDED = 28.9%

SETBACK REQUIREMENTS:

R–M ZONING DISTRICT:

FRONT SETBACK:	40 FEET REQUIRED	40' PROVIDED
SIDE SETBACK (WEST):	40 FEET REQUIRED	60' PROVIDED
SIDE SETBACK (EAST):	40 FEET REQUIRED	110.85' PROVIDED
REAR SETBACK:	40 FEET REQUIRED	40' PROVIDED

BUILDING AREA:

100 SERIES (36'x60')	1,483 – 1,800 S.F.
200 SERIES (29'x79')	1,648 – 1,652 S.F.

NUMBER OF UNITS:

100 SERIES	33 UNITS
200 SERIES	26 UNITS
TOTAL	59 UNITS

DENSITY:	59 UNITS / 9.806 AC = 6.98 UNITS / AC
DENSITY (ROOM BASIS):	9.806 AC x 43,560 / 1700 = 251 ALLOWED 251 ROOMS / 4 ROOMS = 62.75 (ALLOWED) 59 UNITS (PROPOSED)

*THIRD BEDROOM CONSIDERED FLEX SPACE (IE: OFFICE, ADDITIONAL LIVING SPACE, LIBRARY OR OCCASIONAL GUEST ROOM) NOT INTENDED TO BE A FULL TIME BEDROOM.

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.

2. REFER TO SHEET C–7 FOR ON–SITE PAVING DETAILS.

3. REFER TO LATEST M.D.O.T. R–28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

4. 'NO PARKING–FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH BLOOMFIELD TOWNSHIP CURRENT STANDARDS AND REGULATIONS.

6. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

7. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS–OF–WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.

8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

9. SIGNS SHALL BE SETBACK 25' FROM THE R.O.W. LINE.

LEGEND

IRON FOUND, IRON SET, NAIL FOUND, NAIL & CAP SET, BRASS PLUG SET, MONUMENT FOUND, MONUMENT SET, SEC. CORNER FOUND; R RECORDED, M MEASURED, C CALCULATED

EXISTING / PROPOSED

ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE
CATCH BASIN, INLET, YARD DRAIN
POST INDICATOR VALVE
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
816.06 SPOT ELEVATION
670 CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONC. CONCRETE
ASPH. ASPHALT
GRAVEL GRAVEL SHOULDER
WETLAND

671.21
671
STD DUTY, HEAVY DUTY, R.O.W. ONLY
STD DUTY, HEAVY DUTY, DEEP STRENGTH

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	R
SIDEWALK RAMP 'TYPE F'	F
SIDEWALK RAMP 'TYPE P'	P
SIDEWALK RAMP 'TYPE C'	C
SIDEWALK RAMP 'TYPE D'	D
CURB DROP ONLY	X

REFER TO LATEST M.D.O.T. R–28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

NOTE:
INDICATES SNOW REMOVAL AREA

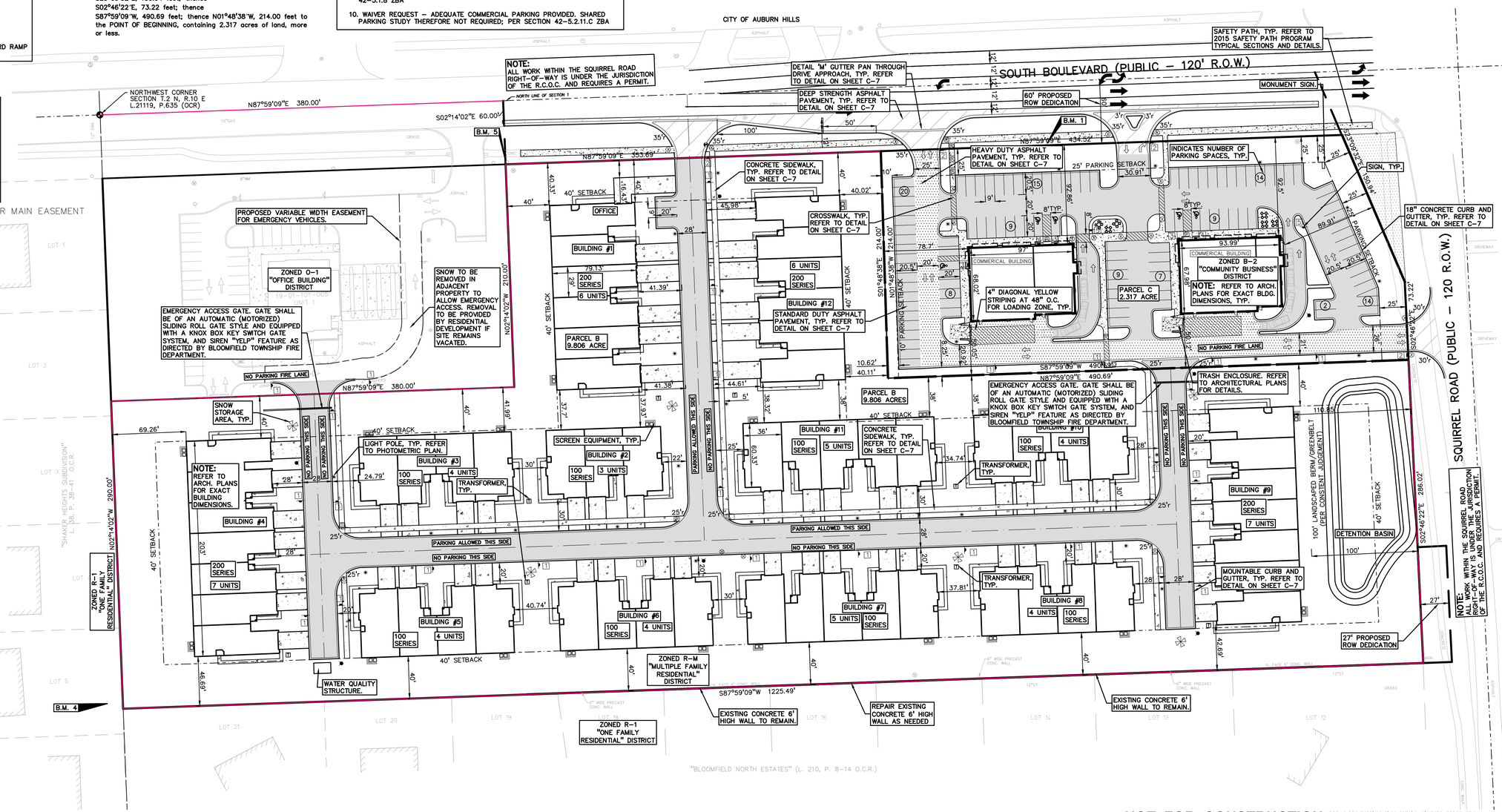
SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
'BARRIER FREE PARKING' SIGN	3
'VAN ACCESSIBLE' SIGN	4
'DO NOT ENTER' SIGN	5

REFER TO SHEET C–7 FOR SIGN DETAILS

GRAPHIC SCALE
–50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N



NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2015\2015272\DWG\15272–TOPOBASE.DWG
XREF: S:\PROJECTS\2015\2015272\DWG\CONSTRUCTION\X–BASE–15272.DWG
XREF: S:\PROJECTS\2015\2015272\DWG\CONSTRUCTION\X–TBLK–15272.DWG

REVISIONS

No.	BY	CHK	DESCRIPTION	DATE
3	TMK	JBT	AGENCY REVIEW COMMENTS – LAYOUT CHANGE	12-15-17
2	TMK	JBT	AGENCY REVIEW COMMENTS – LAYOUT CHANGE	10-30-17
1	TMK	JBT	COMMERCIAL CHANGES –ADDED SIGN, BUILDING USE	6-12-17

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PEA, INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED, IN WHOLE OR IN PART, OR USED FOR FURNISHING INFORMATION TO OTHERS, WITHOUT THE PRIOR WRITTEN CONSENT OF PEA, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2017 PEA, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 FULL WORKING DAYS BEFORE YOU DIG CALL
811
Know what's below
Call before you dig
MISS DIG System, Inc.
1-800-482-7171 (TOLL FREE) www.missdig.net

PEA, Inc.
2430 Rochester Ct, Ste 100
Troy, MI 48083-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

MANCHESTER SQUIRREL, LLC
1700 W BIG BEAVER RD., SUITE 120
TROY, MI 48084

PRELIMINARY SITE PLAN
MANCHESTER OF BLOOMFIELD
PART OF THE NW 1/4 OF SECTION 1, T.2N., R.10E.,
BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

DES.	TMK	DN.	TMK	SUR.	---	P.M.	JBT

S:\PROJECTS\2015\2015272 MANCHESTER BLOOMFIELD – JV\Dwg\Site Plan\C–4SITE PLAN–15272.dwg

ORIGINAL ISSUE DATE:
MAY 22, 2017

PEA JOB NO. 2015-272

SCALE: 1" = 50'

DRAWING NUMBER:
C-4