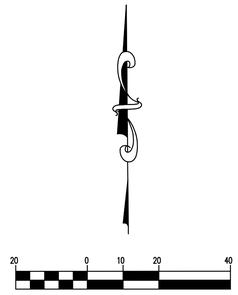
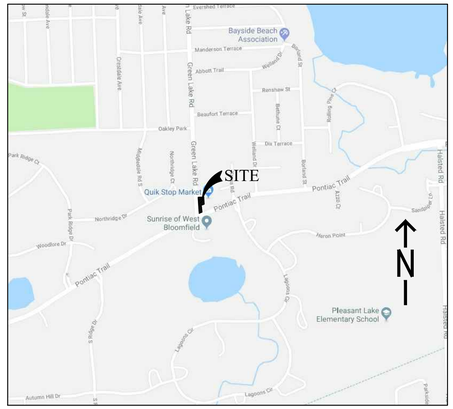


PARCEL LEGAL DESCRIPTION:

TAX DESCRIPTION ID#: 18-20-103-024

SITUATED IN THE TOWNSHIP OF WEST BLOOMFIELD, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:
LOTS 9, 10, 11, 12, 13, 14, 15, AND 16, BLOCK 1 TWIN BEACH COUNTRY CLUB, AND PART OF A 30.00 FOOT WIDE ABANDONED ROADWAY KNOWN AS HAMBRO STREET, (ORIGINALLY PLATTED AS HAZEL TERRACE), LOCATED IN "TWIN BEACH COUNTRY CLUB", A SUBDIVISION OF PART OF THE WEST 1\2 OF SECTION 17, AND PART OF THE WEST 1\2 OF THE NORTHWEST 1\4 OF SECTION 20, TOWN 2 NORTH, RANGE 9 EAST, WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 14, BLOCK 2, OF SAID SUBDIVISION; THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS EAST, 116.85 FEET ALONG THE SOUTH LINE OF SAID LOT 14, BLOCK 2, TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 34 MINUTES 33 SECONDS EAST, 30.00 FEET TO THE NORTHWEST CORNER OF LOT 9, BLOCK 1; THENCE SOUTH 89 DEGREES 25 MINUTES 27 SECONDS WEST, 116.42 FEET ALONG THE NORTH LINE OF SAID LOT 9, BLOCK 1, TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 01 DEGREES 23 MINUTES 32 SECONDS WEST, 30.00 FEET TO THE POINT OF BEGINNING.



LOCATION MAP

N.T.S.

SITE DATA

EXISTING SITE ZONING:	R-10 SINGLE FAMILY RESIDENTIAL & B-1 LOCAL BUSINESS
EXISTING SITE AREA:	
GROSS:	27,405 S.F. OR 0.63 ACRES
NET:	26,136 S.F. OR 0.60 ACRES
PROPOSED BUILDING (GROSS):	1,460 S.F.
PROPOSED BLDG. HT.:	ONE STORY
BLDG LOT COVERAGE:	12.23% GROSS OR 12.83% NET

REQUIRED YARDS:

R-10	
FRONT:	30'
NORTH SIDE:	25'
SOUTH SIDE:	N/A
REAR:	25'
B-1	
FRONT:	25'
NORTH SIDE:	N/A
SOUTH SIDE:	10'
REAR:	20'

PROPOSED YARDS:

R-10	
FRONT:	54.50'
NORTH SIDE:	49.20'
SOUTH SIDE:	N/A
REAR:	5.97'
B-1	
FRONT:	54.50'
NORTH SIDE:	N/A
SOUTH SIDE:	18.88'
REAR:	13.83'

PARKING REQUIREMENTS:	
REQUIRED:	1 SPACE/167 S.F. OF 80% BUILDING AREA
TOTAL:	= (3,352 * 0.80)/167 = 16 SPACES
PROPOSED:	17 SPACES
LOADING AREA:	
REQUIRED:	10 S.F./1' BUILDING FRONTAGE = 84.75' * 10 S.F. = 847 S.F.
PROPOSED:	NONE
PRESENT USE OF PROPERTY:	VACANT
PROPOSED USE OF PROPERTY:	PROFESSIONAL OFFICE BUILDING

LIST OF VARIANCES:

1. A variance of 10.73 feet due to the 20 foot side landscape yard requirement from the Northern property line in the R-10 portion of the site.
2. A variance of 29.03 feet due to the 35 foot rear yard building setback along the Eastern property line in the residential zoning district R-10 portion of the site, beginning 49.20 feet from the Northern property line and running South a distance of 30.42 feet along the said Eastern property line, and also a variance of 20.77 feet due to the 35 foot rear yard building setback along the Eastern property line in the residential zoning district R-10 portion of the site, beginning 79.62 feet South of the Northern property line and running South to the Northern line of Lot 12, a distance of 20.43 feet along said Eastern property line.
3. A variance of 6.17 feet due to the 20 foot rear yard building setback along the Eastern property line in the local business zoning district B-1 portion of the site, beginning at the Northeast corner of Lot 13; thence running South a distance of 34.07 along the Eastern property line.
4. A variance of 10 feet along the Western property line due to the landscape buffer requirements along the future 43 foot right-of-way of Green Lake Road.
5. A variance of the loading/unloading area due to building use (Medical Office).
7. A variance to allow a 5 foot high vinyl fence to be employed for the required 5 foot high masonry obscuring wall due to the passage of an 8 inch sanitary sewer in the Southern 20 feet of the Eastern property line.
8. A variance of 14.03 feet due to the 20 foot rear landscape yard requirement along the Eastern property line beginning 49.20 feet from the Northern property line and running South a distance of 30.42 feet along said Eastern property line, and also a variance of 5.77 feet due to the 20 foot rear landscape yard requirement along the Eastern property line beginning 79.62 feet South of the Northern property line and running South 54.33 feet.
9. A variance to allow a ground sign in the 15' wide setback.

EXISTING		PROPOSED
GAS		GAS
SANITARY (SAN)		SAN
STORM (STM)		STM
WATERMAIN (WM)		GV&BW
OVERHEAD WIRE		OH
UNDERGROUND CABLE		SAND BACKFILL
DITCH		
SWALE CENTERLINE		
EASEMENTS		
CHAIN LINK FENCE		

LEGEND

AMERITECH		SIGNAL POLE	
WATER SHUT OFF		PUBLIC LIGHTING MH.	
TELEPHONE RISER	T	ELECTRIC RISER OR METER	E
TELEPHONE	T	CATHODIC PROTECTION	
SEWER CLEAN OUT	C.O.	GUY WIRE	
GAS METER	G	HIGH TENSION TOWER	
GAS VALVE /GAS MARKER	GV	FLAG POLE	
MANHOLE		GUARD/METAL POST	
CATCH BASIN		STEEL COLUMN	
GATE VALVE IN WELL (G.V.W)	GVW	MAILBOX	
FIRE HYDRANT		SIGN	
STORM MANHOLE (ST. MH.)		ELECTRIC TRANSFORMER	TRANS
FENCE POST		EXISTING	EX.
UTILITY POLE		PROPOSED	PROP.
UTILITY POLE W/ LAMP EXTENSION		WATER FLOW INDICATOR	

Engineering

Orman Engineering, LLC
5476 Vivian Lane
Waterford, MI 48327
phone: 248.682.6001
email: alex@ormanengineering.com

PROJECT

RUBYLANCE PROPOSED DEVELOPMENT

Township of West Bloomfield, Oakland County, MI

CLIENT

Kas Dalaly
5157 Wing Lake Rd.
Bloomfield Hills, MI 48302
Phone: (248) 550-6902

SEAL

SHEET

SITE PLAN

PROJECT LOCATION

Pontiac Trail Road & Green Lake Road, West Bloomfield Twp., Oakland County, MI

Know what's **below** **Call** before you dig.

REVISIONS

Date	Description
10-04-2019	REVISED PER TOWNSHIP
08-07-2018	REVISED PER TOWNSHIP

Designed by:	Drawn by:
A.O.	S.D.M.

Approved by:	Date:
A.O.	03-20-2025

Scale: 1" = 20'

Job No.:	Sheet:
1196	SP-2