

# 1861 BIRCHWOOD, UNITED VENTURES

City of Troy Planning Department



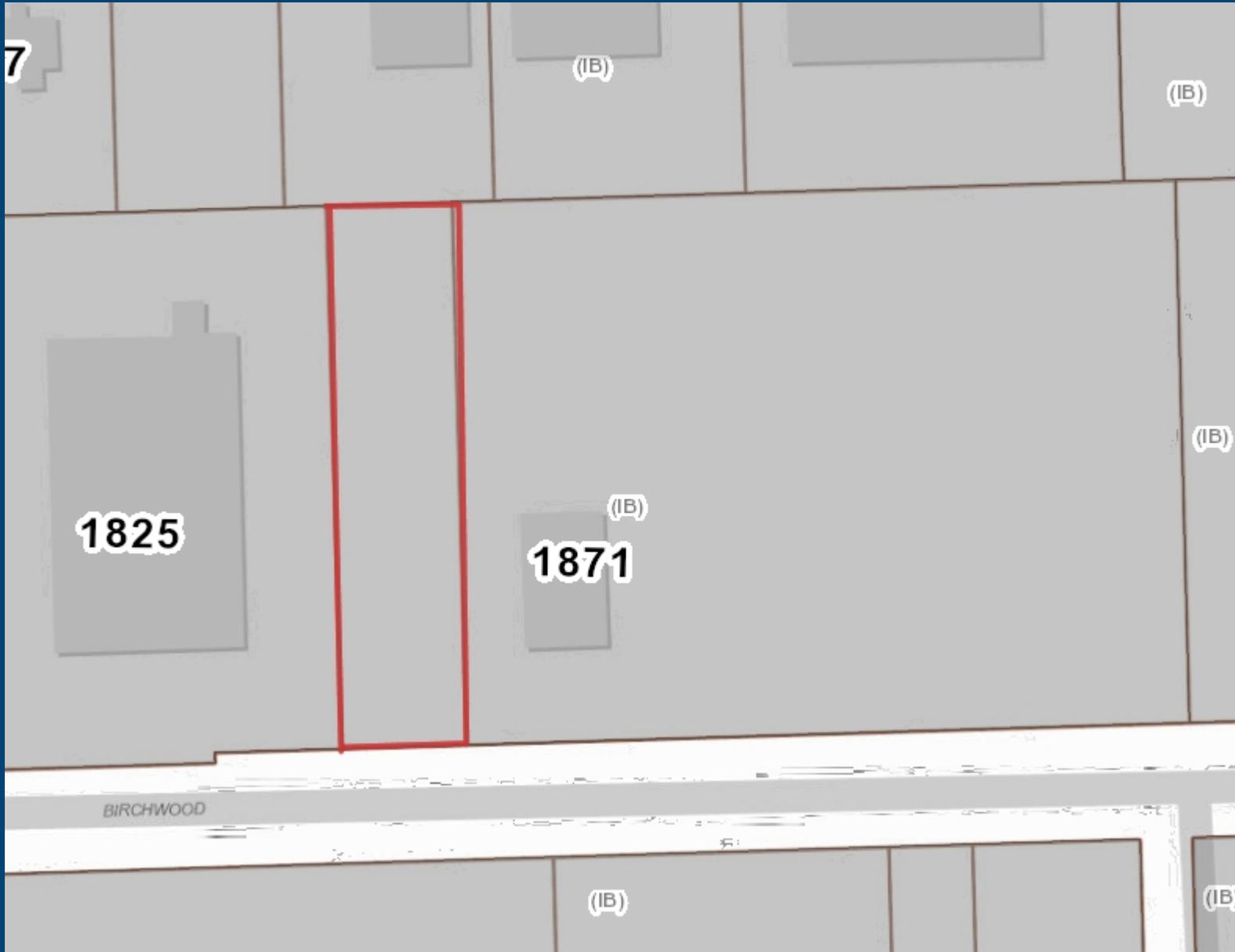
Legend

195 0 97 195 Feet

Scale 1:1,168

Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

Printed: 2/22/2013



### Legend

#### Form Based Zoning (Current)

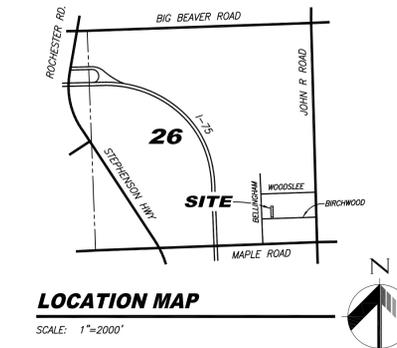
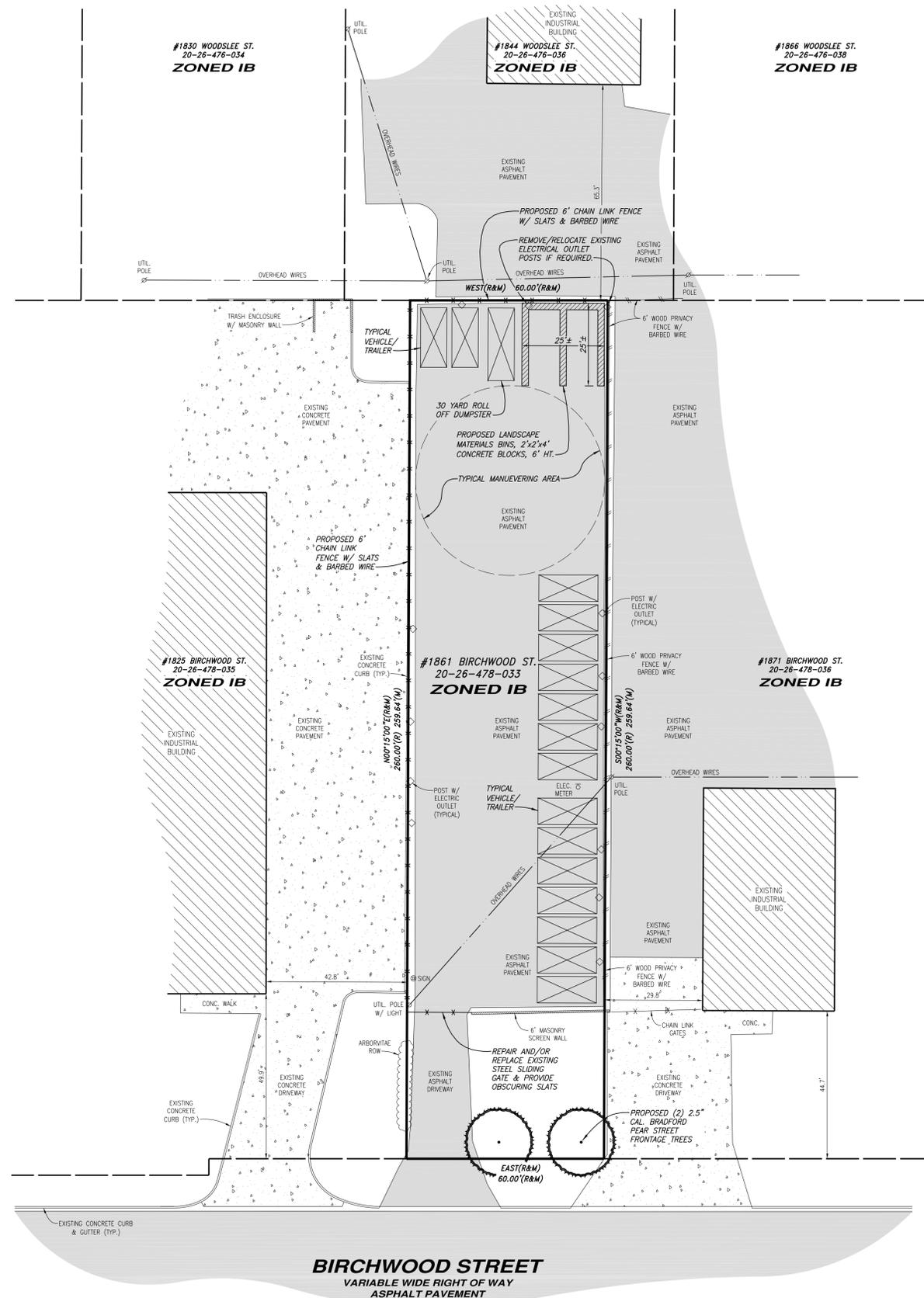
- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road (Form Based)
- (MRF) Maple Road (Form Based)
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential District
- (MR) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

195                      0                      97                      195Feet

Scale 1: 1,168

Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

**"JOHN R GARDEN SUBDIVISION"**  
LIBER 81, PAGE 8, O.C.R.



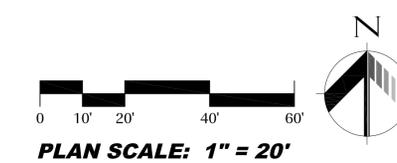
**PROPERTY DESCRIPTION**  
PARCEL NO. 20-26-478-033  
THE EAST 1/2 OF LOT 400 AND ALL OF LOT 401, ALSO 1/2 OF VACATED VERMONT AVENUE ADJACENT TO THE SAME, ALSO LOT 442 AND THE EAST 1/2 OF LOT 443 EXCEPT THE SOUTH 5 FEET OF BOTH SAID LOTS, JOHN R. GARDEN SUBDIVISION, OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), AS RECORDED IN LIBER 81 OF PLATS, PAGE 8 OF OAKLAND COUNTY RECORDS.

**SITE CRITERIA**

- PARCEL SUMMARY:**  
ADDRESS: 1861 BIRCHWOOD DRIVE  
PARCEL ID NO.: 20-26-478-033  
EXISTING ZONING: IB (INTEGRATED INDUSTRIAL AND BUSINESS DISTRICT)  
ADJACENT ZONING: IB  
GROSS AND NET SITE AREA: 15,578 S.F. (0.357 ACRE)
- BUILDING & USE SUMMARY:**  
EXISTING USE: VACANT PAVED LOT.  
PROPOSED USE: OUTDOOR STORAGE/CONTRACTOR'S YARD.
- LANDSCAPING SUMMARY:**  
STREET FRONTAGE TREES:  
REQUIRED: 1 TREE PER 30 L.F. FRONTAGE = 60'/30' = 2 TREES.  
PROVIDED: 2 TREES.

**GENERAL NOTES**

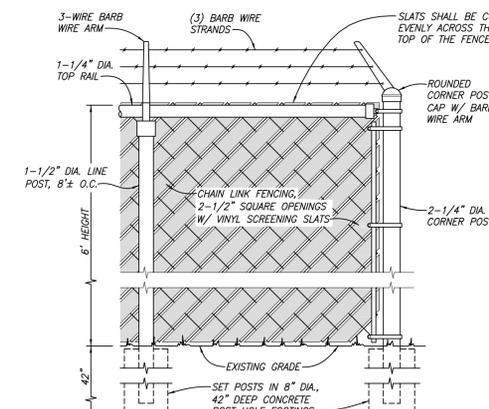
- SURVEY AND TOPOGRAPHIC INFORMATION SHOWN IS AS PERFORMED BY AZTEC LAND SURVEYORS INC., JOB NO. 13-039, DATED 2-10-2013. REFER TO SAID SURVEY FOR MORE DETAILED INFORMATION PERTINENT TO THE ORIGINAL PLATTED LOTS AS DESCRIBED IN THE ABOVE "PROPERTY DESCRIPTION".
- OWNER AND/OR CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES PRIOR TO ANY SITE WORK BEING PERFORMED, IF ANY.
- A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.
- THE PARKING, MANEUVERING, AND MATERIALS STORAGE LOCATIONS AND SPATIAL RELATIONSHIPS, INCLUDING THE NUMBER OF VEHICLES, TRAILERS, AND PIECES OF EQUIPMENT STORED ON SITE, ARE SUBJECT TO CHANGE BASED ON THE OWNER'S SEASONAL NEEDS.



**LEGEND**

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT

**CONTRACTOR'S NOTE**  
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.  
**3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG**  
1-800-482-7171 (TOLL FREE) for the location of underground utilities



**CHAIN LINK FENCE SCREENING DETAIL**  
(NO SCALE, REFER TO FENCE CONTRACTOR SPECIFICATIONS)  
NOTE: ALL FENCE MATERIALS TO BE GALVANIZED STEEL.

REVISIONS:  
CLIENT: UNITED VENTURES II LLC  
18270 VAN DYKE AVE.  
WASHINGTON TWP, MI 48094  
(586) 742-6800  
JOB NO: 13-021  
DATE: 2-18-13  
DRAWN BY: JPR

SEAL:  
**HORIZON**  
ENGINEERING, LLC  
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING  
P.O. Box 1827158, Shelby Township, Michigan 48318  
Phone: 586.453.8097 Fax: 586.580.0053

PROJECT:  
**United Ventures II LLC**  
#1861 BIRCHWOOD STREET  
PARCEL NO. 20-26-478-033  
PART OF THE SOUTHEAST 1/4 OF SECTION 26,  
T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:  
**SITE PLAN for SPECIAL USE REQUEST**

SHEET:  
**1** OF **1**  
MUNICIPAL REVIEW NUMBERS:

# EXISTING CONDITIONS PLAN

CERTIFIED TO: UNITED VENTURES II LLC

## PROPERTY DESCRIPTION: (AS FURNISHED BY CLIENT)

PARCEL NO. 20-26-478-033  
THE EAST 1/2 OF LOT 400 AND ALL OF LOT 401, ALSO 1/2 OF VACATED VERMONT AVENUE ADJACENT TO THE SAME, ALSO LOT 442 AND THE EAST 1/2 OF LOT 443 EXCEPT THE SOUTH 5 FEET OF BOTH SAID LOTS, "JOHN R. GARDEN SUBDIVISION", OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), AS RECORDED IN LIBER 81 OF PLATS, PAGE 8 OF OKLAHOMA COUNTY RECORDS.

## PARCEL AREA

AS SURVEYED:  
TOTAL = 15,578.44 SQUARE FEET = 0.357 ACRES

## PARKING

BARRIER-FREE PARKING = 0 PAINTED STALLS  
STANDARD PARKING = 0 PAINTED STALLS

## BASIS OF BEARING

DUE WEST ALONG THE SOUTH LINE OF BIRCHWOOD STREET AS PLATTED AND AS MONUMENTED IN FIELD.

## FLOOD NOTE

SUBJECT PARCEL LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 26125C05616, DATED JANUARY 16, 2009, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

## SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

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

## CONTRACTOR'S NOTE

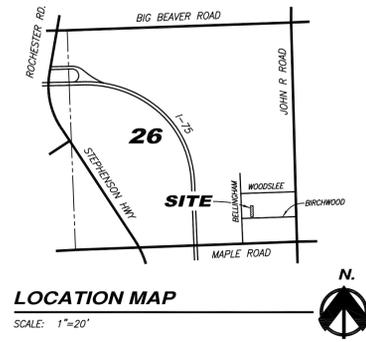
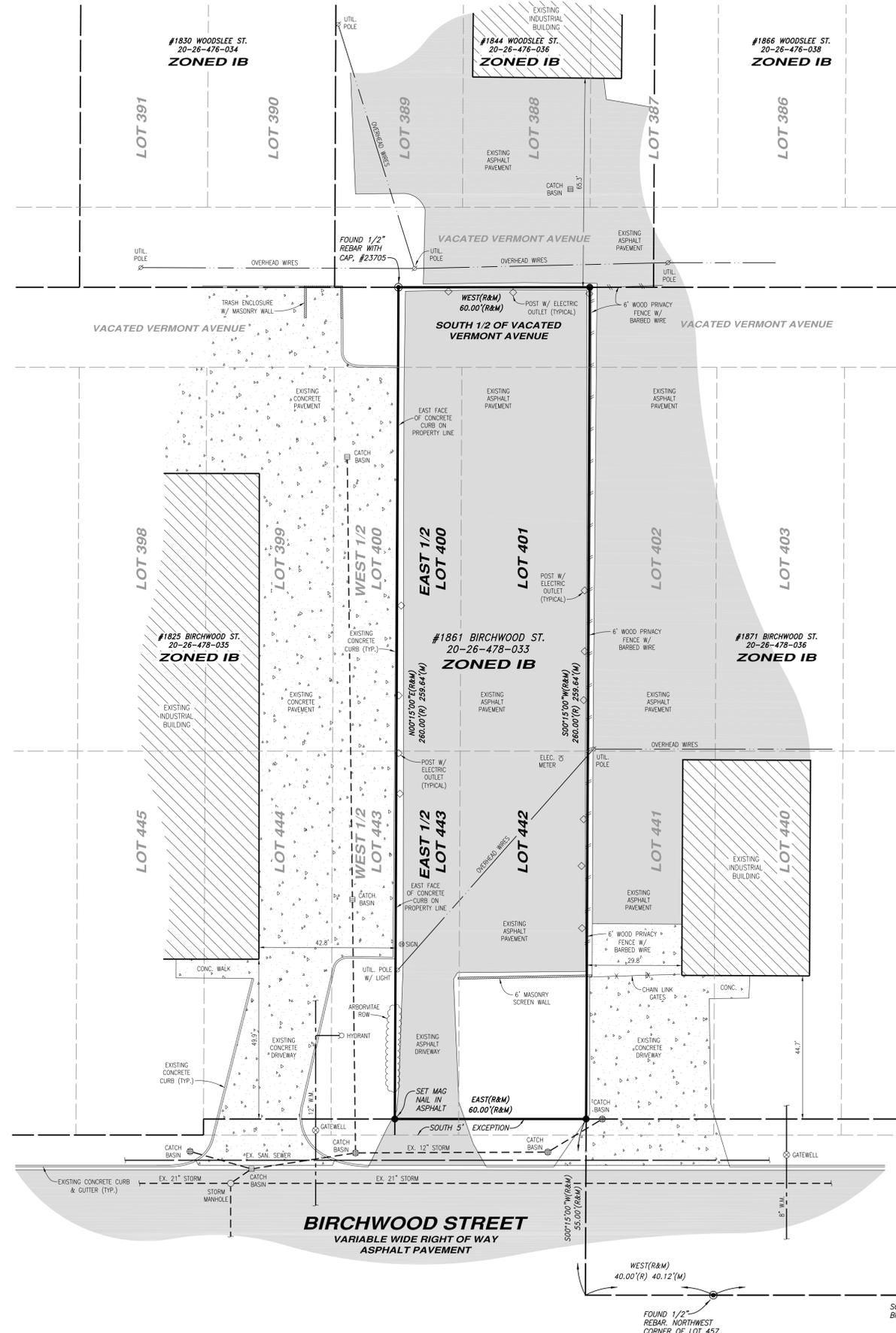
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

3 WORKING DAYS  
**BEFORE YOU DIG**  
CALL MISS DIG  
1-800-422-7171  
(TOLL FREE) for the location of underground utilities.

The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.

## "JOHN R GARDEN SUBDIVISION"

LIBER 81, PAGE 8, O.C.R.



## LOCATION MAP

SCALE: 1"=20'



## LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH CAP #46724
- UTILITY POLE
- ELECTRIC METER
- POST W/ ELECTRIC OUTLET
- FIRE HYDRANT/FIRE DEPT. CONNECTION
- GATEWELL/WATER SHUTOFF
- MANHOLE (AS NOTED)
- SQUARE CATCH BASIN
- ROUND CATCH BASIN
- SIGN
- PARCEL BOUNDARY
- ADJACENT PARCEL
- ORIGINAL PLATTED LOT LINES
- EXISTING BUILDING
- EXISTING WALL
- OVERHEAD LINES
- EXISTING PAVEMENT AS NOTED
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING WATER LINE

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED AND THE DRAWING HEREON DELIVERED IS A CORRECT REPRESENTATION OF THE SAME.

SHANE P. AZBELL, P.S.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 46724

**AZTEC**  
LAND SURVEYORS INC.  
PHONE: 566-306-1253  
P.O. BOX 359  
HOLLY, MI 48442  
FAX: 360-287-8799

PROJECT: EXISTING CONDITIONS PLAN  
CLIENT: MR. JOHN WERNIS, UNITED VENTURES II LLC, 100 WASHINGTON TWP, MI 48064, (586) 752-5000  
JOB NO: 13-039  
DATE: 11/11/13  
CHECKED BY: S.A.

REVISIONS:

SEAL:

SHEET **1** OF 1

MUNICIPAL REVIEW NUMBERS: