

CHARTER TOWNSHIP OF BLOOMFIELD

NOTICE OF PUBLIC MEETING

ELECTRONIC MEETING

PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public meeting will be held by the Planning Commission of the Charter Township of Bloomfield, Oakland County, Michigan on **WEDNESDAY, September 9, 2020 at 7:00 P.M.** at the Bloomfield Township Hall, 4200 Telegraph Road, for the purpose of considering a tentative preliminary plat proposal to plat the 10.02 acre parcel known as 7141 Franklin Road on the east side of Franklin Road, north of 14 Mile Road, for 9 proposed single family lots. If you would like to submit a public comment please do so by email at PC-publiccomment@bloomfieldtwp.org or by mail to the Bloomfield Township's Planning, Building and Ordinance Department, 4200 Telegraph Road, Bloomfield, MI 48302. Telephone: (248) 433-7795 - Fax: (248) 433-7729. (George R. Pickering Revocable Trust, 7141 Franklin Rd.)

SIDWELL NO: 19-31-428-001

*Patricia Voelker, Director
Planning, Building & Ordinance Director*

Dated: Tuesday, August 25, 2020

The site plan documents can be reviewed on the Township Website under Legal Notices at: <https://www.bloomfieldtwp.org/Government/Legal-Notices.aspx>

The Planning Commission agenda packet, including the site plan, can be viewed on the Township website at <https://bloomfieldtwpmi.documents-on-demand.com/>

This meeting will be held electronically due to the COVID-19 pandemic. The meeting can be viewed here: <https://www.bloomfieldtwp.org/Government/Services/Cable/Video-on-Demand/2020-New/Planning-Commission-Meetings.aspx>

Please see our website www.bloomfieldtwp.org or <https://www.bloomfieldtwp.org/Government/Public-Meetings.aspx> for further information regarding electronic meetings.



ANDERSON, ECKSTEIN AND WESTRICK, INC.

CIVIL ENGINEERS SURVEYORS ARCHITECTS

51301 Schoenherr Road Phone 586 726 1234
Shelby Township Fax 586 726 8780
Michigan 48315

www.aewinc.com

ENGINEERING STRONG COMMUNITIES



08/03/2020 SUBMITTAL TO TOWNSHIP
DATE SUBMITTALS/REVISIONS

PROJECT NAME:

FRANKLIN WOODS SUBDIVISION

SHEET TITLE:

TENTATIVE PRELIMINARY PLAT

CLIENT: RED EQUITIES

PRELIMINARY CONSTRUCTION RECORD

DRAWN BY: JAL CHECKED BY: SVP DATE: JULY 2020

SCALE: 1" = 60'



UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING UTILITIES ONLY, AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. (ALL COSTS FOR UTILITY LOCATION, VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH THAT UTILITY).

DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

PROJECT NO. 0519-0049

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SHEET NO.

DESCRIPTION

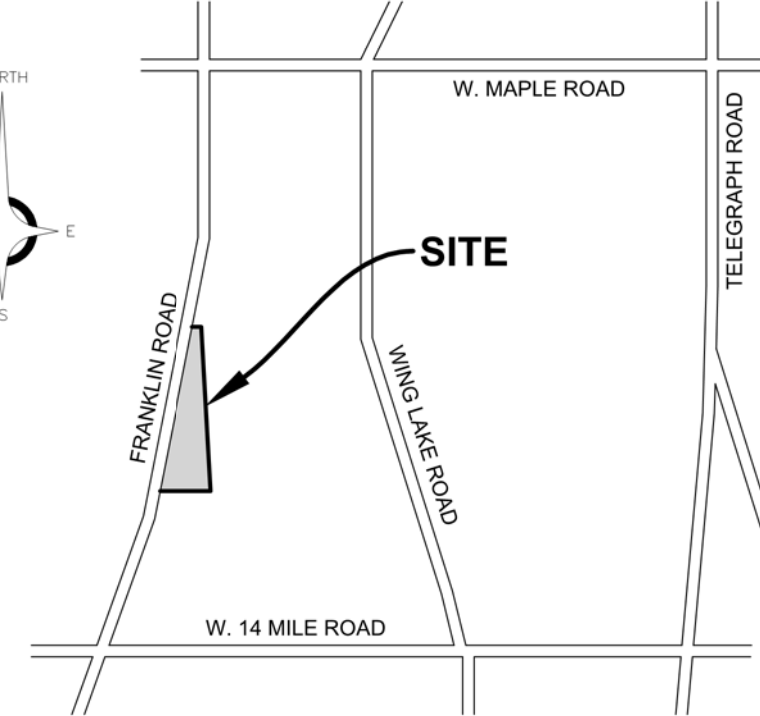
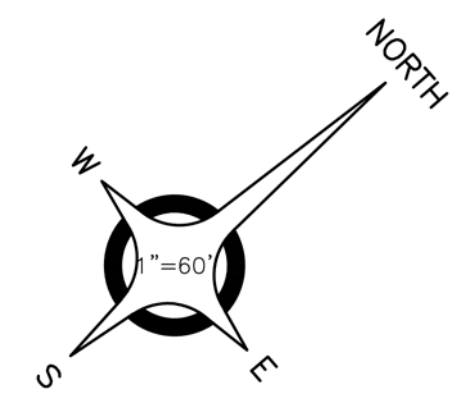
PARCEL No. 19-31-428-001
7141 FRANKLIN ROAD

PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWN 2 NORTH, RANGE 10 EAST, BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS:

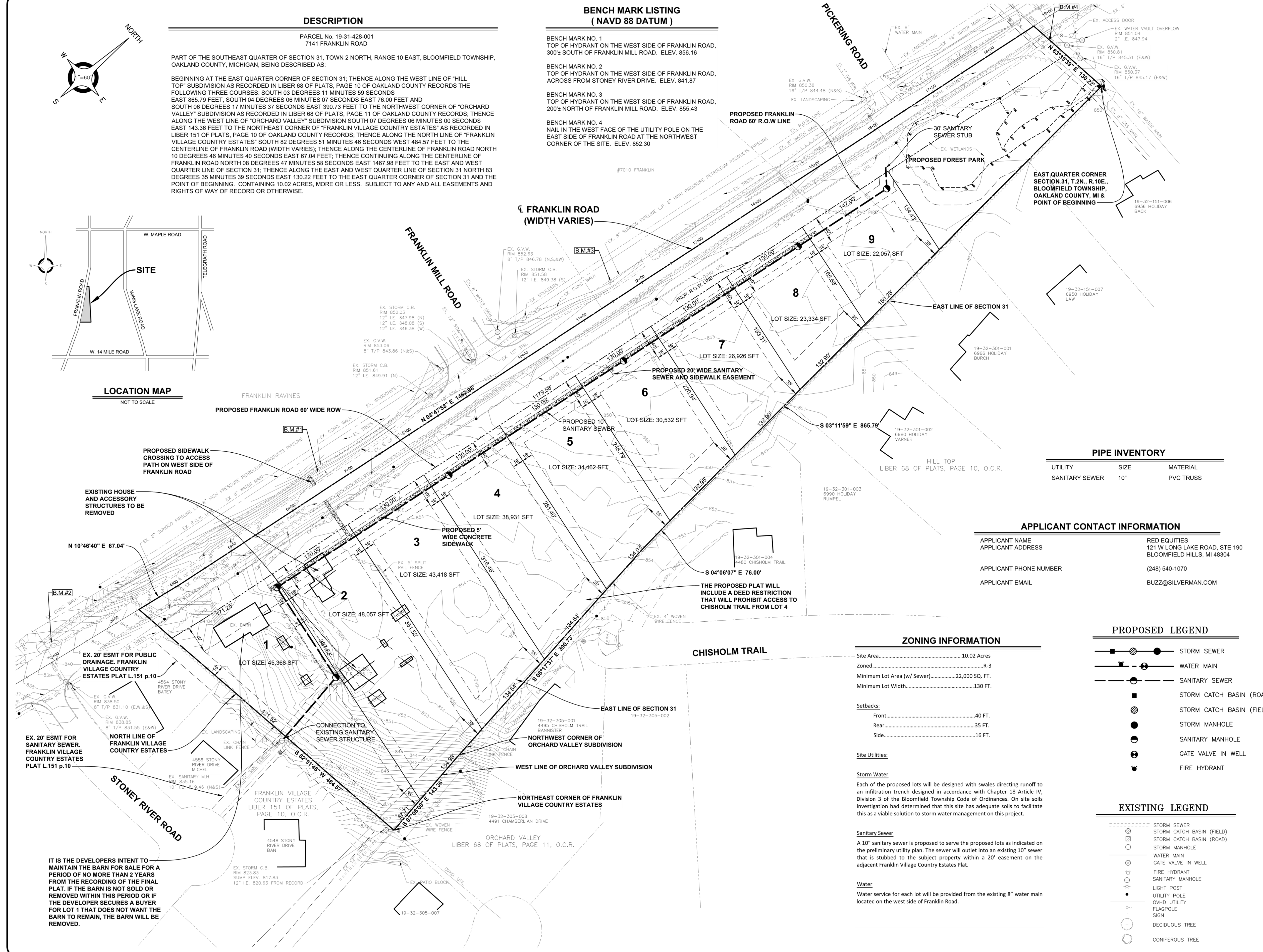
BEGINNING AT THE EAST QUARTER CORNER OF SECTION 31; THENCE ALONG THE WEST LINE OF "HILL TOP" SUBDIVISION AS RECORDED IN LIBER 68 OF PLATS, PAGE 10 OF OAKLAND COUNTY RECORDS THE FOLLOWING THREE COURSES: SOUTH 03 DEGREES 11 MINUTES 59 SECONDS EAST 865.79 FEET, SOUTH 04 DEGREES 06 MINUTES 07 SECONDS EAST 76.00 FEET AND SOUTH 06 DEGREES 17 MINUTES 37 SECONDS EAST 390.73 FEET TO THE NORTHWEST CORNER OF "ORCHARD VALLEY" SUBDIVISION AS RECORDED IN LIBER 68 OF PLATS, PAGE 11 OF OAKLAND COUNTY RECORDS; THENCE ALONG THE WEST LINE OF "ORCHARD VALLEY" SUBDIVISION SOUTH 07 DEGREES 06 MINUTES 00 SECONDS EAST 143.36 FEET TO THE NORTHEAST CORNER OF "FRANKLIN VILLAGE COUNTRY ESTATES" AS RECORDED IN LIBER 151 OF PLATS, PAGE 10 OF OAKLAND COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF "FRANKLIN VILLAGE COUNTRY ESTATES" SOUTH 82 DEGREES 51 MINUTES 46 SECONDS WEST 484.57 FEET TO THE CENTERLINE OF FRANKLIN ROAD (WIDTH VARIES); THENCE ALONG THE CENTERLINE OF FRANKLIN ROAD NORTH 10 DEGREES 46 MINUTES 40 SECONDS EAST 67.04 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF FRANKLIN ROAD NORTH 08 DEGREES 47 MINUTES 53 SECONDS EAST 1467.88 FEET TO THE EAST AND WEST QUARTER LINE OF SECTION 31; THENCE ALONG THE EAST AND WEST QUARTER LINE OF SECTION 31 NORTH 83 DEGREES 35 MINUTES 39 SECONDS EAST 130.22 FEET TO THE EAST QUARTER CORNER OF SECTION 31 AND THE POINT OF BEGINNING. CONTAINING 10.02 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

BENCH MARK LISTING (NAVD 88 DATUM)

- BENCH MARK NO. 1
TOP OF HYDRANT ON THE WEST SIDE OF FRANKLIN ROAD,
300± SOUTH OF FRANKLIN MILL ROAD. ELEV. 856.16
- BENCH MARK NO. 2
TOP OF HYDRANT ON THE WEST SIDE OF FRANKLIN ROAD,
ACROSS FROM STONEY RIVER DRIVE. ELEV. 841.87
- BENCH MARK NO. 3
TOP OF HYDRANT ON THE WEST SIDE OF FRANKLIN ROAD,
200± NORTH OF FRANKLIN MILL ROAD. ELEV. 855.43
- BENCH MARK NO. 4
NAIL IN THE WEST FACE OF THE UTILITY POLE ON THE
EAST SIDE OF FRANKLIN ROAD AT THE NORTHWEST
CORNER OF THE SITE. ELEV. 852.30



LOCATION MAP
NOT TO SCALE



PIPE INVENTORY

UTILITY	SIZE	MATERIAL
SANITARY SEWER	10"	PVC TRUSS

APPLICANT CONTACT INFORMATION

APPLICANT NAME	RED EQUITIES
APPLICANT ADDRESS	121 W LONG LAKE ROAD, STE 190 BLOOMFIELD HILLS, MI 48304
APPLICANT PHONE NUMBER	(248) 540-1070
APPLICANT EMAIL	BUZZ@SILVERMAN.COM

ZONING INFORMATION

Site Area	10.02 Acres
Zoned	R-3
Minimum Lot Area (w/ Sewer)	22,000 SQ. FT.
Minimum Lot Width	130 FT.

Setbacks:

Front	40 FT.
Rear	35 FT.
Side	16 FT.

PROPOSED LEGEND

- STORM SEWER
- WATER MAIN
- SANITARY SEWER
- STORM CATCH BASIN (ROAD)
- STORM CATCH BASIN (FIELD)
- STORM MANHOLE
- SANITARY MANHOLE
- GATE VALVE IN WELL
- FIRE HYDRANT

EXISTING LEGEND

- STORM SEWER
- STORM CATCH BASIN (FIELD)
- STORM CATCH BASIN (ROAD)
- STORM MANHOLE
- WATER MAIN
- GATE VALVE IN WELL
- FIRE HYDRANT
- SANITARY MANHOLE
- LIGHT POST
- UTILITY POLE
- OVHD UTILITY
- FLAGPOLE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE

Storm Water
Each of the proposed lots will be designed with swales directing runoff to an infiltration trench designed in accordance with Chapter 18 Article IV, Division 3 of the Bloomfield Township Code of Ordinances. On site soils investigation had determined that this site has adequate soils to facilitate this as a viable solution to storm water management on this project.

Sanitary Sewer
A 10" sanitary sewer is proposed to serve the proposed lots as indicated on the preliminary utility plan. The sewer will outlet into an existing 10" sewer that is stubbed to the subject property within a 20' easement on the adjacent Franklin Village Country Estates Plat.

Water
Water service for each lot will be provided from the existing 8" water main located on the west side of Franklin Road.

IT IS THE DEVELOPERS INTENT TO MAINTAIN THE BARN FOR SALE FOR A PERIOD OF NO MORE THAN 2 YEARS FROM THE RECORDING OF THE FINAL PLAT. IF THE BARN IS NOT SOLD OR REMOVED WITHIN THIS PERIOD OR IF THE DEVELOPER SECURES A BUYER FOR LOT 1 THAT DOES NOT WANT THE BARN TO REMAIN, THE BARN WILL BE REMOVED.

THE PROPOSED PLAT WILL INCLUDE A DEED RESTRICTION THAT WILL PROHIBIT ACCESS TO CHISHOLM TRAIL FROM LOT 4