

**Village of Oxford Planning Commission Agenda**  
**Tuesday, October 06, 2020 7:00 P.M. – Teleconference ONLY**  
To Participate in Meeting: Call-in access number (312) 626-6799

**Meeting ID: 840 672 2978 - Meeting passcode 202392**

Use the following link to join the meeting via the internet

<https://us02web.zoom.us/j/83146819142?pwd=Z0Q4dmRvdmVlekV3Sm95Si9JUXdUZz09>

**22 W Burdick Street, Oxford, MI Tel: 248-628-2543**

This meeting is being held remotely per Governor Whitmer's Executive Order 2020-154

*Public input will be allowed during Item 9, Public Comment. Public may voluntarily state their name and address for the record. In adherence to the Open Meetings Act, this time is for commissioners to hear comments from the public and not to engage in discussion with the public. Each person will be allowed an opportunity to speak for no more than 3 minutes. All comments will be addressed to the Chairman.*

1. Call to Order by Chair Justin Ballard at 7:00pm
2. Respects to the Flag
3. Roll Call: Rose Bejma, Jack Curtis, Gary Douglas, Maureen Helmuth, Justin Ballard, Leslie Pielack, Michelle McClellan
4. Approval of Agenda: October 6, 2020
5. Approval of Minutes: August 18, 2020
6. Correspondence: Email Communication from Rowe Engineer, Doug Skylis
7. Old Business:
  - a. Village Ridge Site Plan Review #5
8. New Business:
  - a. Ordinance Review 6.1.18B Commercial Vehicles in Residential areas
9. Public Comment:
10. Consultant & Administration Comments:
11. Commissioner Comments:

Oxford Township Planning Commission Update- Jack Curtis:  
ZBA update- Rose Bejma:  
DDA update- Pete Scholz
12. Adjournment:

**VILLAGE OF OXFORD**  
**PLANNING COMMISSION**  
**REGULAR TELECONFERENCE MEETING MINUTES**  
Meeting conducted via video/teleconference due to the health concerns of COVID-19  
Per Governor's Executive Order 2020-129  
Call-in access number: (701) 802-5176  
Meeting Code: 1531799  
*Planning Commission Members: Justin Ballard, Rose Bejma, Jack Curtis, Gary Douglas,*  
*Maureen Helmuth, Michelle McClellan, Leslie Pielack*

22 West Burdick Street Oxford, MI 48371	August 18, 2020	7:00 pm
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**1. CALL TO ORDER**

Chairman Justin Ballard called the meeting to order at 7:00 p.m.

**2. RESPECTS TO THE FLAG**

- 3. ROLL CALL:** Members Present- Ballard, Bejma, Curtis, Douglas, Helmuth, McClellan, Pielack.  
Absent: 0. Staff Present: Village Manager Joe Madore, Recording Secretary Tere Onica, McKenna  
Planner Mario Ortega, Rowe Engineer Doug Skylis, Attorney Robert Davis, Fire Chief Pete  
Scholz.

*Due to the nature of the meeting, a roll call vote was called and recorded for each motion.*

**4. APPROVAL OF AGENDA: Meeting Agenda August 18, 2020.**

**MOTION:** by Curtis/Helmuth to approve the agenda as presented.

**Roll Call Vote:** Ayes, 7. Curtis, Douglas, Ballard, McClellan, Pielack, Helmuth, Bejma. Nays: 0.  
Absent: 0. Motion carried.

**5. APPROVAL OF MEETING MINUTES: July 21, 2020 Regular Meeting.**

**MOTION:** by Curtis/Bejma to approve the Village of Oxford Planning Commission  
July 21, 2020 Regular Meeting minutes with a correction to the spelling of Mario Ortega on line  
16.

**Roll Call Vote:** Ayes, 7. Douglas, Helmuth, McClellan, Pielack, Ballard, Bejma, Curtis. Nays: 0.  
Absent: 0. Motion carried.

- 6. CORRESPONDENCE:** Email correspondence was received from Cheryl Lotan regarding  
inadequate setbacks for proposed Building 3, and concerns for decking or doorwalls located above  
the grade. Julie Hallock Village Ridge HOA President emailed a response to the review letter from  
McKenna citing Items 3, 5, 6, 8, 9, sump pump problems, and construction bond.

**MOTION:** by Douglas/Curtis to receive and file the correspondence into the record.

**Roll Call Vote:** Ayes, 7. Helmuth, McClellan, Pielack, Ballard, Bejma, Curtis, Douglas. Nays: 0.  
Absent: 0. Motion carried.

**7. OLD BUSINESS:**

- a. Village Ridge Site Plan Review #5:** Planner Mario Ortega reviewed the August 11, 2020  
McKenna letter (referencing the site plan originally dated February 21, 2020). Project history  
was given. The Consent Judgement dated May 8, 2001 was referenced regarding agreed  
upon setbacks of Buildings 4 and 5 from the centerline of Conda Lane. There was also a  
Condominium Parcel Split in August 2015. The applicant must shift the condominium

boundary line west to remove Conda Lane from Village Ridges' general element area. Final site plan approval should be contingent upon recording the revised Exhibit B and associated Oakland County land combination of the two parcels back in to one property prior to issuing any building permits. The applicant should verify that no amendments will be submitted for recording the Master Deed and Bylaws. On November 5, 2019, the Planning Commission granted preliminary site plan approval contingent upon several issues being resolved before final site plan approval could be granted.

Recommendation to grant final site plan approval contingent upon:

1. A revised Exhibit B that removes Conda Lane from within the general element condominium boundary
2. A revised landscape plan if required by the Planning Commission to meet the intent of the ordinance
3. Sufficiently addressing any unresolved engineering issues identified in condition 2 of the preliminary site plan approval.

Shiloh Dahlin from Alpine Engineering addressed foundation systems. Geotech data needs to be linked to the blueprints/plans provided by the applicant. Rowe Engineering to advise on stabilizing utilities such as water and sewer lines in unstable soil. Landscaping plans need to be more detailed because of the complicated site with elevation changes. Open space is a field being mowed, when new buildings are constructed what is the plan to improve the aesthetics? Village ordinance has irrigation requirements that are not addressed. It was advised that a recording of the meeting discussion at or around the time of 8:00 p.m. where Village Ridge deficiencies were discussed be used by the applicant/Alpine Engineering for a complete understanding of what the commissioners need in order to approve the site plan. Title work needs to be done at Oakland County per the McKenna review letter in advance of permits being issued.

To recap so the applicant understands what needs to be presented to the commission: Foundation drawing-what does the soil profile require; what is needed for a building to be built on unstable soil and how will the utilities be stabilized? Landscaping detail needs to be provided. Abandoned sign needs to be removed. Use of white spruce was questioned because of Phomopsis Fungus disease. Village Ordinance requires species be diverse, not more than 30% of one species to avoid species specific diseases decimating Michigan landscape. Tree in front of building 3 will be removed for construction with no provisions for replacement or irrigation. Elevations need to show placement of plantings.

**MOTION:** by Bejma/Douglas to postpone Village Ridge Site Plan review to the next meeting.

**Roll Call Vote:** Ayes: 7 Helmuth, McClellan, Pielack, Bejma, Curtis, Ballard, Douglas. Nays: 0. Absent: 0. Motion carried.

**b. Adult Use Marijuana:** Attorney provided information on Warren litigation which is ongoing. An updated Adult Use Marijuana Ordinance draft with a draft application was presented as a follow up to memos dated May 7, May 27, July 21, and August 18, 2020. As litigation continues, the draft Adult Use Marijuana Ordinance goes through further revision. The memo covered Ordinance Outline Key Provisions, Application Requirements and Conclusions/Recommendations for the safest way to proceed to mitigate potential litigation. Buffer between businesses is appropriate for keeping economic development balance. Concern over receiving a flood of applications at the same time, how to prioritize and process. Who will

perform the review, what level of experience and qualifications are necessary, what is the process and timeline for application review?

**MOTION:** by Curtis/Helmuth to recommend the draft Adult Use Marijuana Ordinance latest revision as presented and developed by the Planning Commission to the Village Council for consideration at its next regular meeting.

**Roll Call Vote:** Ayes: 7 Pielack, Bejma, Curtis, Ballard, Douglas, Helmuth, McClellan.  
Nays: 0. Absent: 0. Motion carried.

**8. NEW BUSINESS:** None.

**9. PUBLIC COMMENT:** None.

**10. CONSULTANT AND ADMINISTRATIVE COMMENTS**

**11. COMMISSIONER COMMENTS:**

Oxford Township- Culver's restaurant returned with amendment to Site Plan to accommodate two drive through windows that have become necessary due to the Pandemic.

ZBA-Rose Bejma-Nothing to report.

DDA- Three vacancies on the DDA.

**12. ADJOURNMENT:**

**MOTION:** by Helmuth/Pielack to adjourn at 9 :10 p.m. All in favor. Motion carried.

**Roll Call Vote:** Ayes: 7. McClellan, Pielack, Bejma, Helmuth, Curtis, Ballard, Douglas.  
Nays: 0. Absent: 0. Motion carried.

Respectfully submitted,  
Tere Onica, Recording Secretary



Joe and Tere,

I have reviewed my previous letters and the revised plans sent via e-mail from this past March regarding utilities and soil stabilization. I do not see where I raised a concern regarding that but nonetheless, I skimmed back through the plans and the only utility work I see are sewer services and storm sewer leads to collect roof runoff. Storm sewer leads are fairly shallow and private, not being taken over by the Village. Sanitary leads are also private (I believe) and should be above the peat. Per the Geotechnical report, the peat is down around 10-12 feet and these leads are above that. Constructing services is much different then constructing water main or sewer main. Typically services are shallower, lighter and only carry flow for that unit or building as opposed to a larger area like a whole subdivision etc.

The only outstanding comment I have had for past few reviews is the status of an easement for the existing sanitary sewer main. I have asked if one exists and if so, to show it on the plans. If an easement does not exist, then one should be executed and recorded.

I hope this helps to clarify things.

Thanks

**From:** Oxford Village Manager <[Manager@thevillageofoxford.org](mailto:Manager@thevillageofoxford.org)>

**Sent:** Monday, September 28, 2020 2:38 PM

**To:** Doug Skylis <[DSkylis@rowepsc.com](mailto:DSkylis@rowepsc.com)>

**Subject:** RE: Village Ridge Oxford Planning Commission comments - ENGINEERING (#04-332)

OK. But I thought your comment was about the unstable soils that the utilities would be installed in, and whether or not something needed to be done to ensure water/sewer lines did not sink and bow. Did I read more into that then intended or was the concern only about the utilizes being in unstable soil while pilings were being driven?

*Joseph M. Madore*

Joseph M. Madore

Village Manager



The Village of Oxford, Michigan  
22 W. Burdick Street, Oxford, MI 48371  
(248) 628-2543

[Manager@thevillageofoxford.org](mailto:Manager@thevillageofoxford.org)



46892 West Road, Suite 109  
Novi, Michigan 48377  
Phone: (248) 926-3701  
Fax: (248) 926-3765  
Web: www.alpine-inc.net

October 1, 2020

via Email

Mr. Joseph Madore  
Village Manager, Village of Oxford  
22 W. Burdick Street  
Oxford, MI 48317

Re: **Village Ridge** – Village of Oxford, Oakland County, Michigan  
Alpine Engineering, Inc. Job No. 04-332  
**Response to Review Letter**

Dear Mr. Madore:

Please find the following information submitted for distribution and review.

- Village Ridge Site Plan (prepared by Alpine Engineering and Allen Design) (dated 10-01-2020)
- Village Ridge Condominiums Exhibit "B" (prepared by Alpine Engineering) (dated 10-01-2020)
- Pile Plan (prepared by Hartley Geotechnical Group, LLC) (dated 9-10-2020)

The plans were revised per the letters we received from your office and the conditions of the planning commission approval. The following are our responses to the review comments.

**McKenna Letter (dated August 11, 2020)**

1. **Comment:** *The applicant must shift the condominium boundary line west to remove Conda Lane from Village Ridge's general element area. This is a minor revision and Planning Commission approval of the final site plan should be contingent upon a recording of a revised Exhibit B.*

**Response:** The boundary line has been shifted to match the survey drawing prepared by Kennedy Surveying Inc and dated November 20, 2015.

2. **Comment:** *The Planning Commission should determine if the proposed landscaping meets the intent of the ordinance standards in their opinion based on the scale of the construction before granting final site plan approval.*

**Response:** Per the request of the Planning Commission, a street view elevation has been prepared by the Landscape Architect. Refer to the Landscape Plan.

3. **Comment:** The Applicant should verify that no amendments will be submitted for recording at the time of Exhibit B recording.

**Response:** It is our understanding that the applicant does not have any amendments to the master deed other than the Exhibit B revisions. The Exhibit Bs are included for review prior to recording.

**Rowe Engineering Letter (dated April 3, 2020)**

1. **Comment:** *On-site Bituminous Pavement Cross Section --- The detail refers to 6" compacted MDOT 21AA aggregate or 8" compacted MDOT 22A aggregate. MDOT 22A aggregate is not an acceptable substitution for 21AA aggregate. This comment has been addressed; however, we offer the following comment for the applicant's consideration: The applicant could consider modifying the proposed pavement section to be 2 inches of asphalt base to provide a more stable base section when placing the top 1.5 inches. Additionally, the applicant might consider a different asphalt mix. The designated 1100 mix is a coarse mix, perhaps MDOT 13A would work better and is commonly used on residential streets.*

**Response:** The pavement cross section has been revised. Refer to the "Notes and Details" sheet.

2. **Comment:** Notes 2 and 3 refer to "the City" and should be revised to refer to "the Village". This comment has not been addressed on the Engineering Plan sheet 3.

**Response:** "The City" references have been revised to reference "the Village". Refer to the "Engineering Plan".

3. **Comment:** Our June 28, 2019 review letter asked a question about an easement for the existing sanitary sewer system, which according to the general notes it is a public sewer. This comment has not been addressed on the engineering plans or Exhibit B documents.

**Response:** The sanitary sewer easement has been added. Refer to the Civil Site Plan set and the "Survey Plan" of the Exhibit Bs.

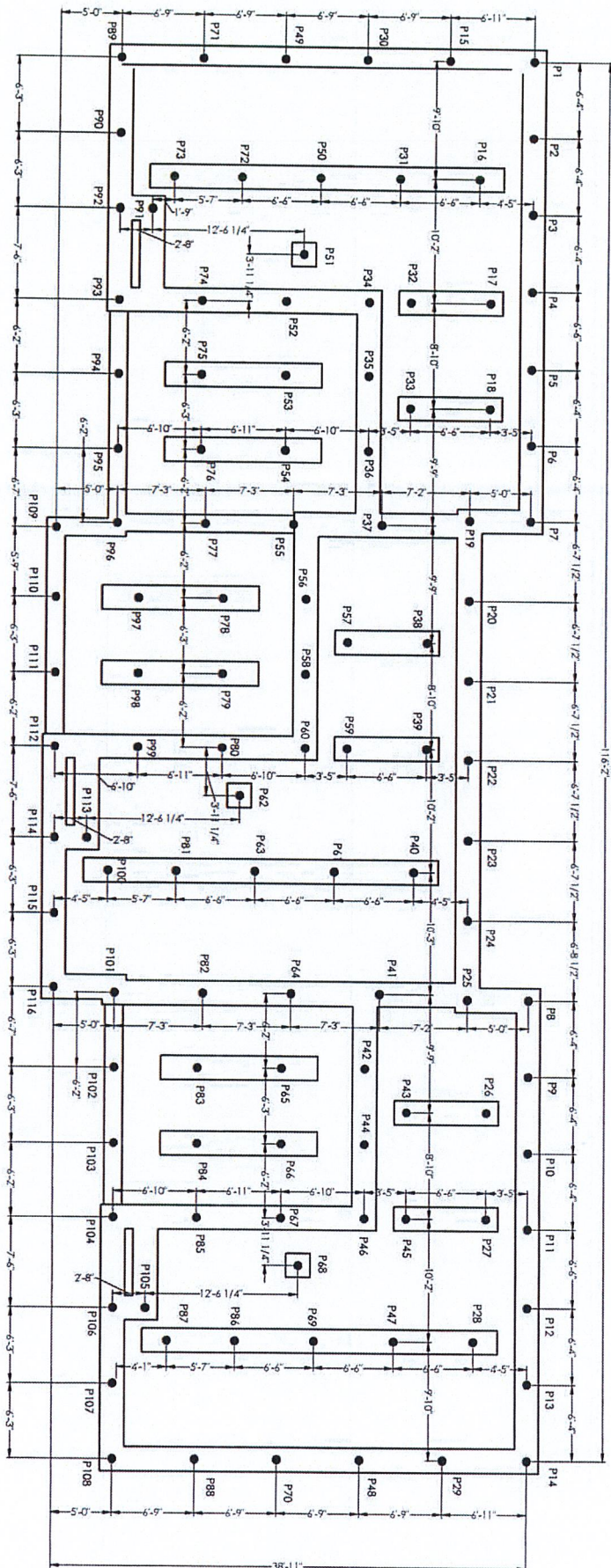
If you have any questions, please feel free to contact us at (248) 926-3701. Thank you.

Sincerely,  
Alpine Engineering, Inc.



Shiloh Dahlin  
Senior Project Engineer



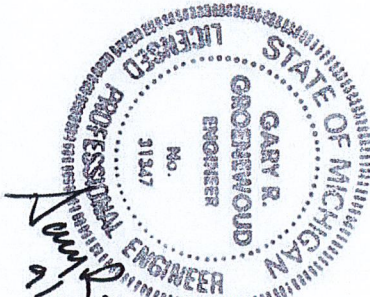


## PILE PLAN

GENERAL NOTES:

- NOTES:
1. ALL ELEVATIONS AND DIMENSIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION.
  2. REFER TO THE MARY GARCIA ARCHITECTS ARCHITECTURAL PLANS DATED 2-10-20 FOR DIMENSIONS AND ARCHITECTURAL DETAILS.
- PER SPECIFICATIONS:
1. 3" DIA. STANDARD DUTY MAGNIUM FIBER OR EQUAL WITH A 13 TON USEABLE CAPACITY.
  2. CAPACITY TO BE VERIFIED BY MANUFACTURER
  3. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION:
    - a. THE MANUFACTURER AND CONFIGURATION.
    - b. THE REQUIRED DATA INDICATING ALLOWABLE WORKING LOADS FOR THE SHAFT AND HELICES.
    - c. REQUIRED INSTALLATION TORQUE TO OBTAIN THE ALLOWABLE LOAD CAPACITY.
  4. INSTALLATION SHALL USE GEAR HEAD MODEL WITH PRESSURE/TORQUE INCLUDING MANUFACTURER'S SPECIFICATIONS AND CALIBRATION CERTIFICATION.

- CONCRETE SPECIFICATIONS:  
1. CONCRETE SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.  
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301-89.  
REINFORCING STEEL SPECIFICATIONS:  
1. ALL REINFORCING STEEL SHALL CONFORM TO A.S.T.M. A-615, GRADE 60 REQUIREMENTS.  
2. REINFORCING BARS SHALL BE EXTENDED A MINIMUM OF 36" AROUND ALL CORNERS AND BARS TO BE LAPTED 24" AT ALL SPICES.  
3. IT IS REQUIRED THAT THE ENGINEER INSPECT THE REB IN PLACE REINFORCING STEEL IN THE FORMED SECTION, PRIOR TO POURING CONCRETE.



REV.	DATE	DESCRIPTION
A		

HARTLEY GEOCHEMICAL GROUP, LLC  
CONSULTING CHEMICAL ENGINEERS  
400 AMH 8000E BOX SUITE 172  
PITTSBURGH, PA

# 1724-033-0000

VILLAGE RIDGE CONDO  
VILLAGE OF OXFORD, MI.

DATE	ISSUED	DESIGNED	APPROVED
NOV 2007			

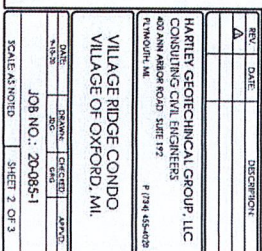
JOB NO.: 20-085-1

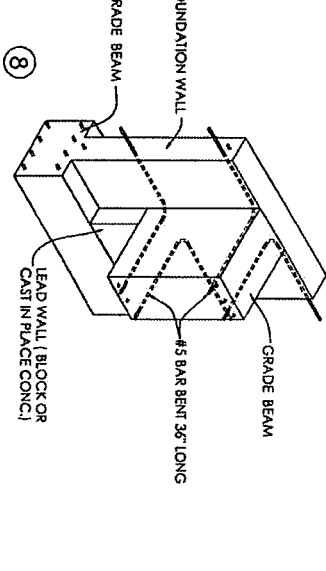
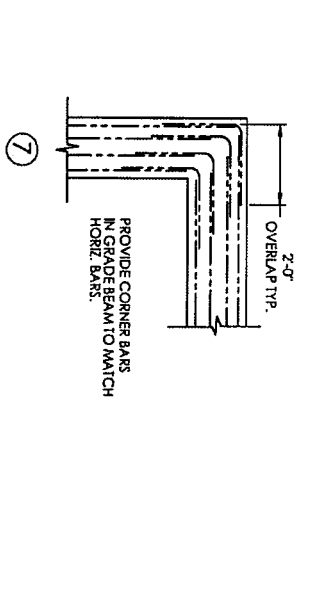
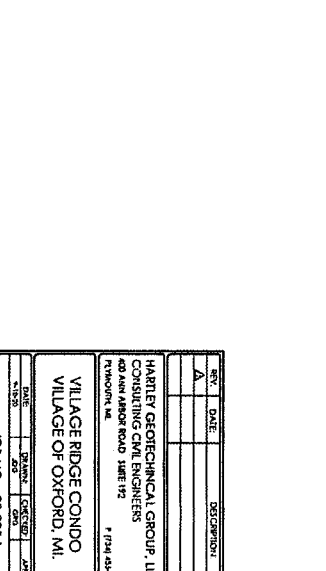
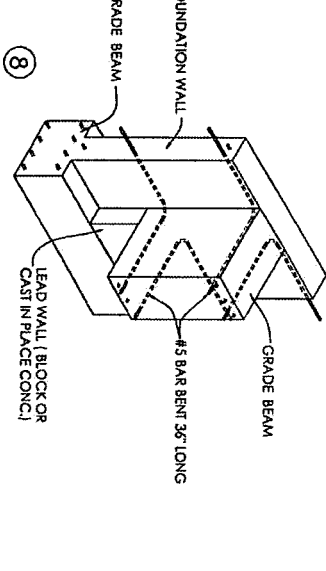
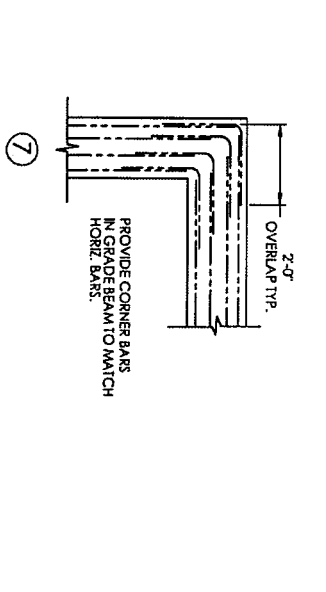
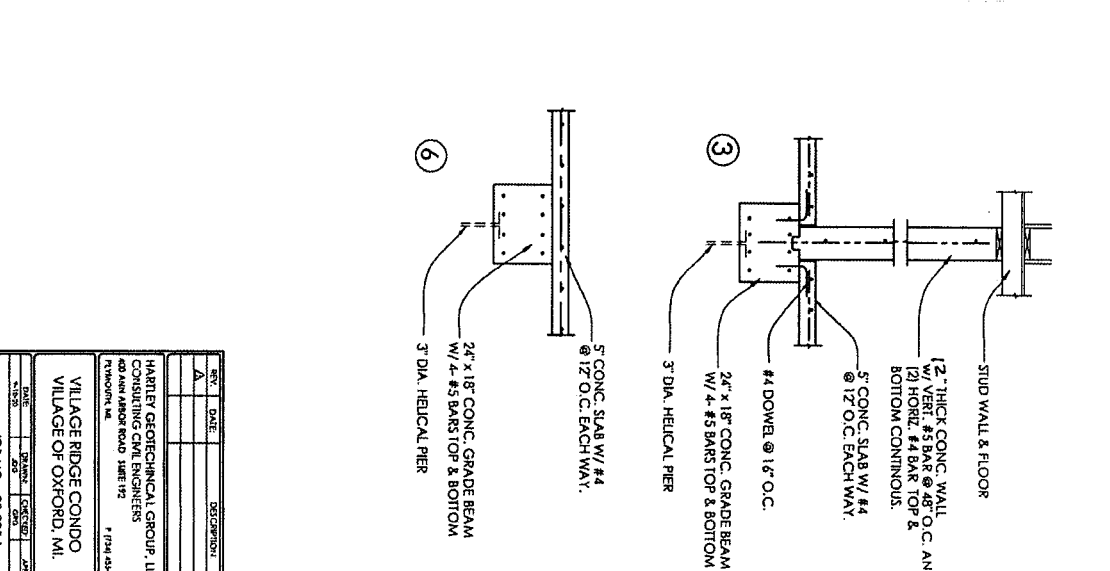
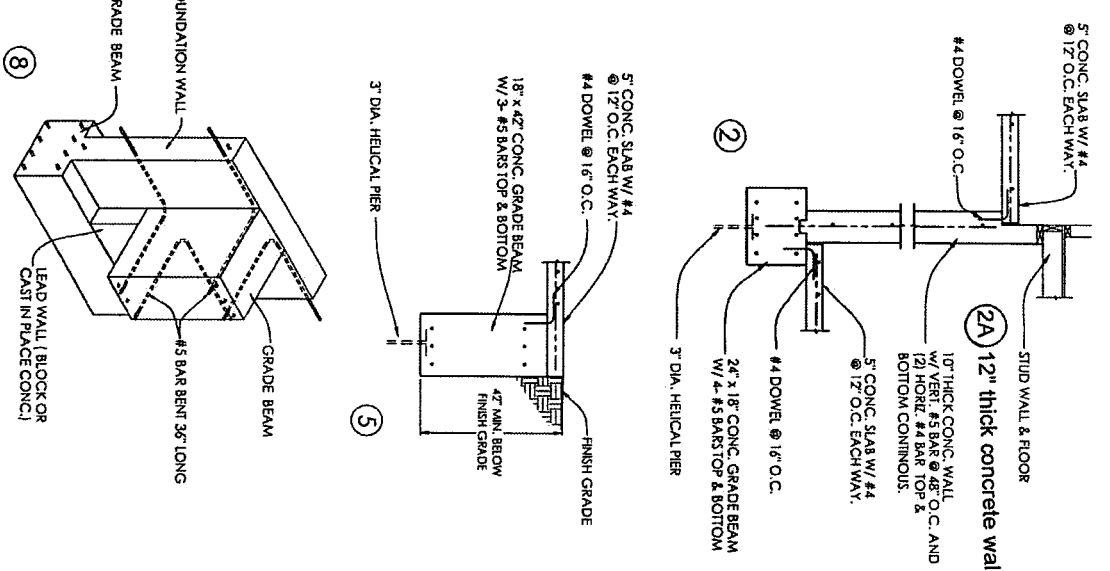
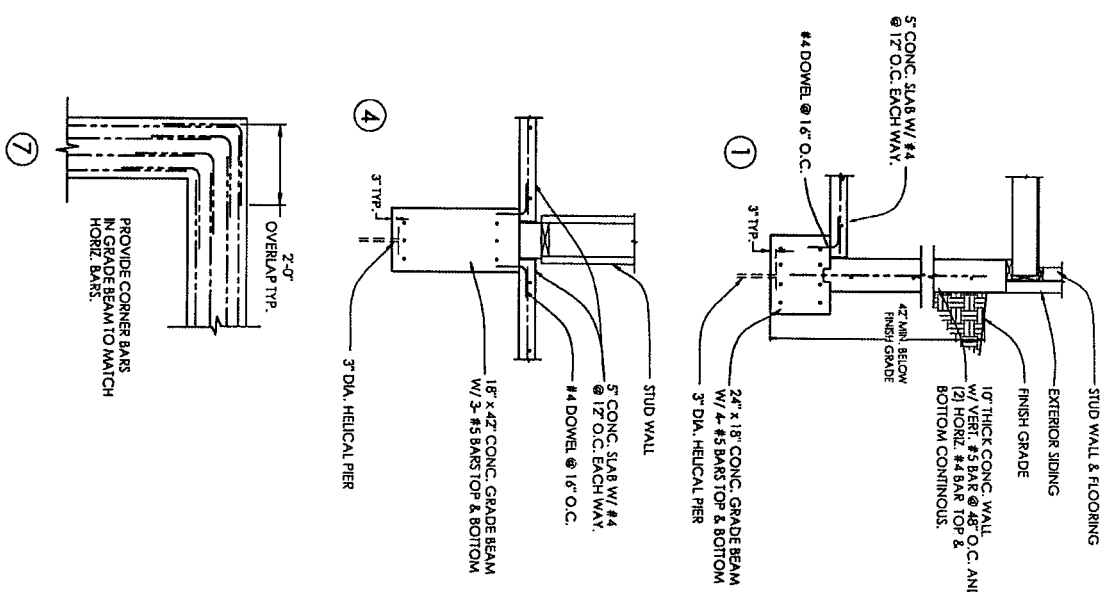
SCALE: AS NOTED

SHEET 1 OF 3



GRADEBEAM PLAN  
SCALE NONE





REV.	DATE	DESCRIPTION
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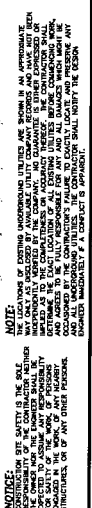
  

HARTLEY GEOTECHNICAL GROUP, LLC CONSULTING CIVIL ENGINEERS 40 NEW ARCADE ROAD SUITE 100 THUNDERBOLT, IL 60160-1000		* 1704 04-0000	
VILLAGE RIDGE CONDO VILLAGE OF OXFORD, IL.			
SCALE: AS NOTED		JOB NO.: 20-085-1	
		SHEET 3 OF 3	











Seal:



Title:  
Landscape Plan

Project:  
Village Ridge  
Oxford, Michigan

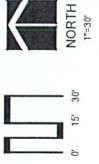
Prepared for:  
Allen Engineering  
48000 E. Main, Suite 109  
Novi, MI 48377

Revision:  
Revised: February 16, 2020  
Issued: October 1, 2020

Job Number:  
20-011

Drawn By:  
JPM

Checked By:  
JPM

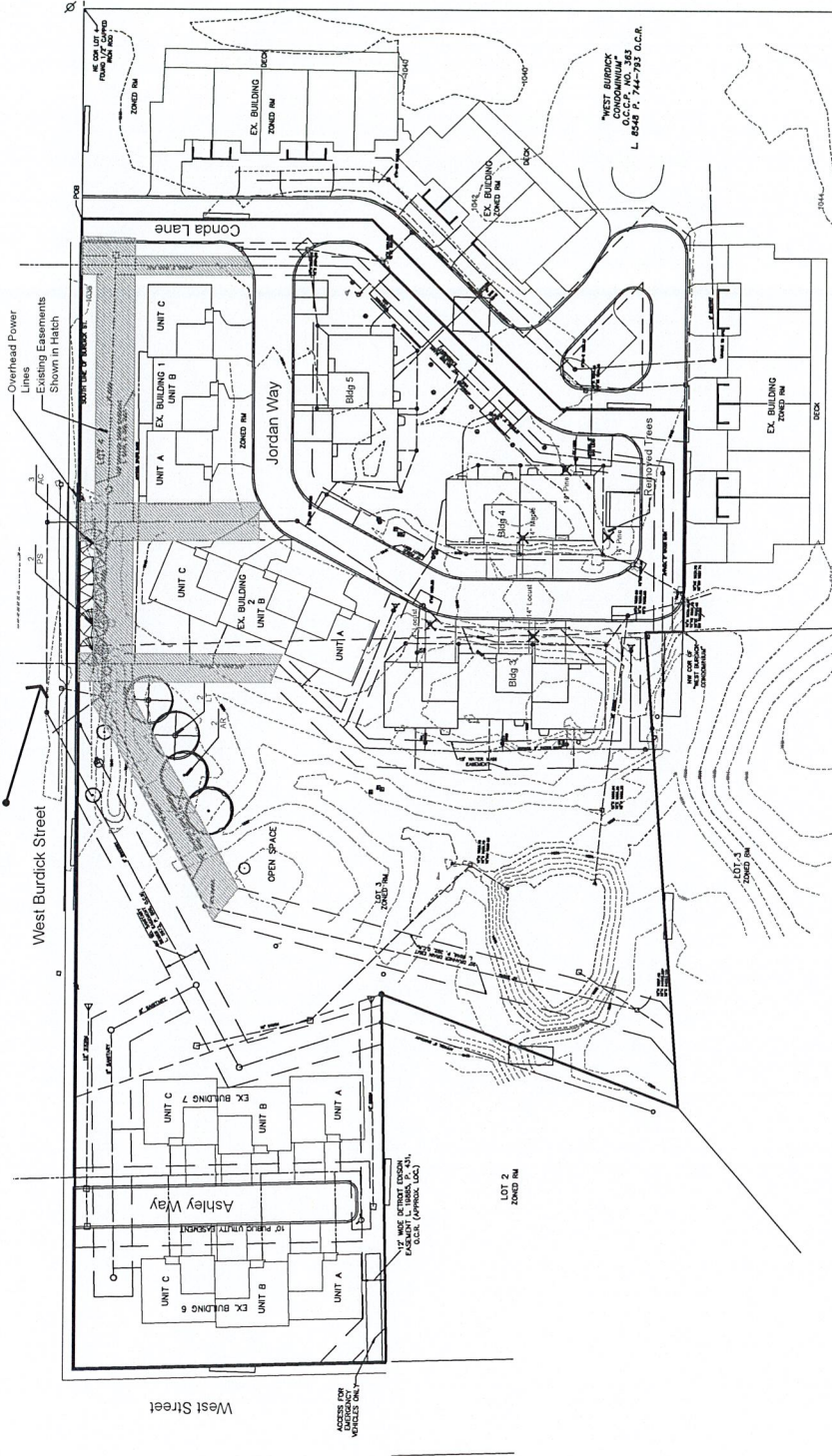


Sheet No.

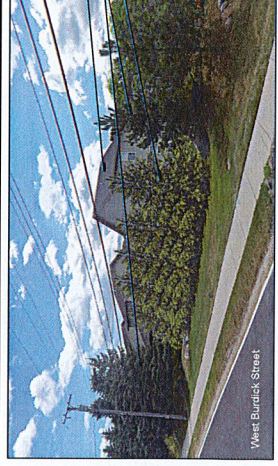
L-1



Proposed Screening View, See Below



Street View of Proposed Screening



Landscape Summary

5 Trees (2 Evergreen, 3 Deciduous)  
9 Trees (5 Evergreen, 4 Deciduous)

Plant List

Item	Qty	Botanical Name	Common Name	Size	Notes
AG	3	Abies concolor	Colorado Fir	as shown	5' 6"
AL	3	Alnus incana	White Alder	as shown	5' 6"
LT	2	Lonicera xylosteum	Red Hips	as shown	5' 6"
PS	2	Pinus strobus	White Pine	as shown	5' 6"

Note: Landscaping areas shall be provided with an underground automatic sprinkler system.







# REPLAT NO. 5 TO

OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1167

EXHIBIT "B" TO THE SIXTH AMENDMENT TO THE MASTER DEED OF

## VILLAGE RIDGE CONDOMINIUMS

VILLAGE OF OXFORD, OAKLAND COUNTY, MICHIGAN

### PROPERTY DESCRIPTION:

ALL OF LOT 1 AND PART OF LOTS 3 AND 4 OF "ASSESSOR'S PLAT NO. 3" PART OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 5 NORTH, RANGE 10 EAST, 36TH MERIDIAN, AS RECORDED IN LIBER 42 OF PLATS, ON PAGE 21 OF OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AT THE NORTHEAST CORNER OF SAID LOT 4: THENCE SOUTH 88°32'00" WEST 124.54 FEET ALONG THE SOUTH LINE OF BURDICK STREET 66 FEET WIDE (50 CALLED) TO THE POINT OF BEGINNING; THENCE PROCEEDING SOUTH 88°32'00" WEST 597.66 FEET ALONG THE SOUTH LINE OF SAID BURDICK STREET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 02°38'00" EAST 185.70 FEET ALONG THE EAST LINE OF SAID WEST STREET 49.50 FEET WIDE TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 87°28'56" EAST 194.00 FEET ALONG THE LINE BETWEEN SAID LOT 1 AND THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 19°10'00" WEST 168.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 84°33'45" EAST 252.35 FEET TO A POINT ON THE LINE BETWEEN SAID LOTS 3 AND 4 TO THE NORTHWEST CORNER OF "WEST BURDICK CONDOMINIUM", AS RECORDED IN LIBER 8548, PAGES 744 THRU 793 OF OAKLAND COUNTY RECORDS; THENCE NORTH 88°32'00" EAST 101.42 FEET ALONG THE NORTHERLY LINE OF SAID "WEST BURDICK CONDOMINIUM"; THENCE THE FOLLOWING FIVE (5) COURSE ALONG THE WESTERLY LINE OF CONDA LANE (25 FEET WIDE): NORTH 03°29'18" EAST 52.21 FEET, 35.34 FEET ALONG A 45.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING NORTH 21°02'00" EAST 34.44 FEET, NORTH 45°30'00" EAST 115.71 FEET ALONG A 20.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING NORTH 02°02'00" EAST 147.88 FEET, 147.88 FEET TO THE POINT OF BEGINNING CONTAINING 3.44 ACRES (GROSS AREA). RESERVED HEREFROM ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.

DEVELOPERS:  
BELLA CASA CONSTRUCTION, LLC  
1900 ARCHERS POINTE  
ROCHESTER, MICHIGAN 48306

PREPARED BY:  
ALPINE ENGINEERING, INC.  
46892 WEST ROAD, SUITE 109  
NOMI, MICHIGAN 48377  
PHONE: (248) 926-3701

### SHEET INDEX:

- 1 COVER SHEET
- 2 SITE PLAN
- 3 SURVEY PLAN
- 4 UTILITY PLAN
- 5 BASEMENT PLAN FOR BUILDING NO. 1
- 6 BASEMENT PLAN FOR BUILDING NO. 2, 3, 4 & 5
- 7 TYPICAL FOUNDATION & BASEMENT PLAN, FIRST & SECOND FLOOR PLAN FOR UNIT TYPE A
- 8 TYPICAL FOUNDATION & BASEMENT PLAN, FIRST & SECOND FLOOR PLAN FOR UNIT TYPE B
- 9 TYPICAL FOUNDATION & BASEMENT PLAN, FIRST & SECOND FLOOR PLAN FOR UNIT TYPE C
- 10 TYPICAL FOUNDATION & BASEMENT PLAN, FIRST & SECOND FLOOR PLAN FOR UNIT TYPE D
- 11 TYPICAL FOUNDATION & BASEMENT PLAN, FIRST & SECOND FLOOR PLAN FOR UNIT TYPE E
- 12-14 TYPICAL CROSS SECTIONS

### NOTES:

1. ALL STRUCTURES AND IMPROVEMENTS SHOWN IN THESE DRAWINGS MUST BE CONSTRUCTED OR MUST BE BUILT.
2. THE ASTERISK (\*) AS SHOWN ON THE SHEET INDICATES NEW OR AMENDED DRAWINGS WHICH ARE REUSED OR RE-REVIEWED. THESE DRAWINGS ALONG WITH THIS SUBMITTAL ARE TO REPLACE THOSE PREVIOUSLY RECORDED.



*GINGER MICHALSKI-WALLACE*  
GINGER MICHALSKI-WALLACE  
LICENSED PROFESSIONAL SURVEYOR NO. 47964  
ALPINE ENGINEERING, INC.  
46892 WEST ROAD, SUITE 109  
NOMI, MI 48377  
(248) 926-3701

COVER SHEET  
VILLAGE RIDGE CONDOMINIUMS  
PROPOSED DATE: 10/1/2020

ALPINE ENGINEERING, INC.  
ONE ENGINEER & LAND SURVEYOR  
46892 WEST ROAD  
SUITE 109  
NOMI, MICHIGAN 48377  
WWW.ALPI-ENG.COM  
(248) 926-3701 (BUS)  
(248) 926-3702 (FAX)

RESIDENTIAL  
SURVEYING  
TOPOGRAPHIC SURVEYS  
BOUNDRY SURVEYS  
SITE ENGINEERING  
SITE PLANNING  
LAND MARKING  
CONSTRUCTION LAYOUT

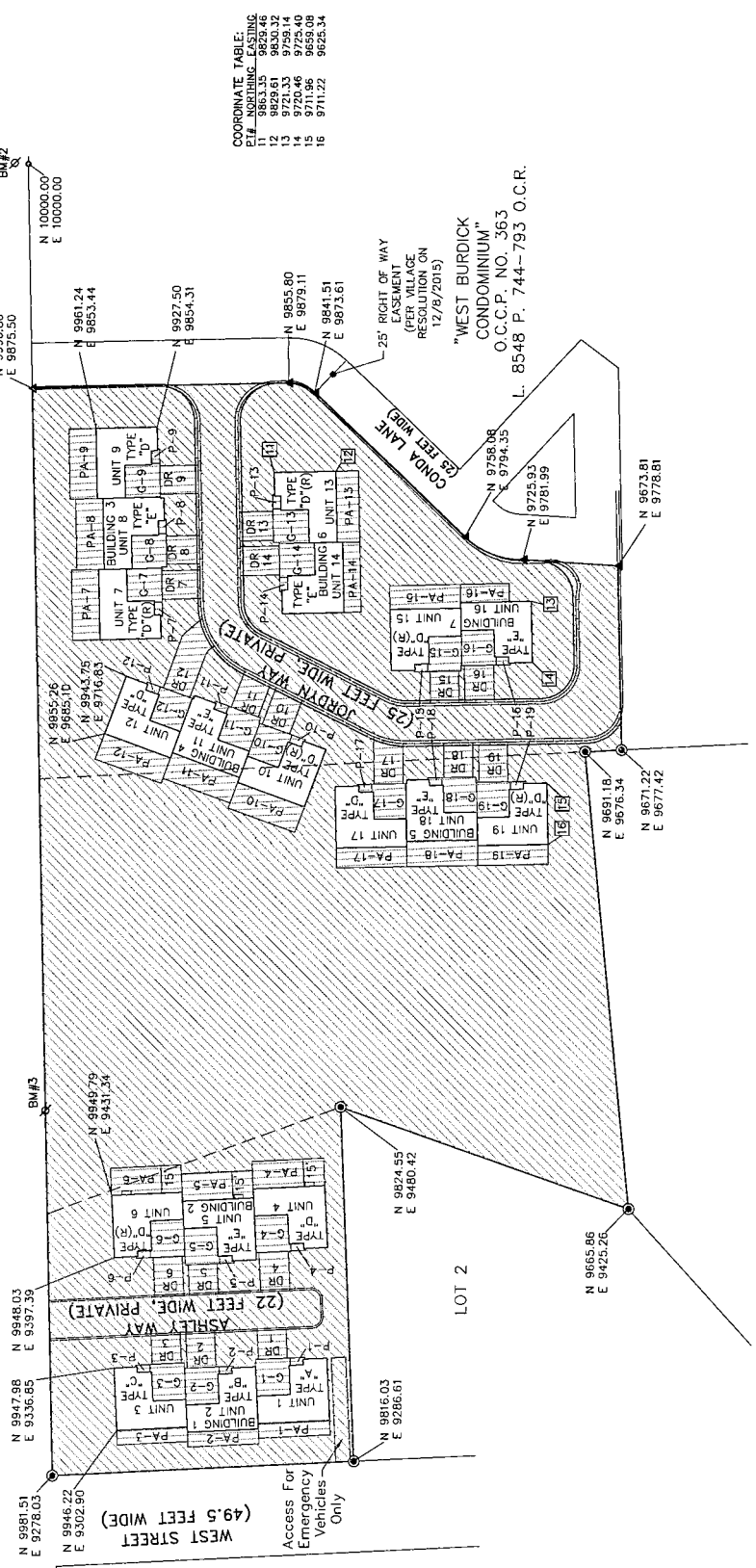
3 WORKING DAYS BEFORE  
THE PROJECT START DATE  
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SECTION 27  
VILLAGE OF OXFORD  
OAKLAND COUNTY  
MICHIGAN  
VILLAGE RIDGE CONDOMINIUMS  
RANGE 10 E  
COVER SHEET  
BELLA CASA CONSTRUCTION, LLC  
CLIENT:

DATE	---
DRAWN BY	JAY
CHECKED BY	GLM
FILE NO.	1
DATE	10/1/2020



BURDICK STREET  
 (66 FEET WIDE)



- LEGEND:
- ▲ = PK NAIL IN EXISTING
  - = BLUMINOUS SURFACE
  - = SET 1/4" DIA. CONCRETE MONUMENT
  - 1 = DRIVEWAY-UNIT NUMBER
  - 2 = DRIVEWAY-UNIT NUMBER
  - 3 = DRIVEWAY-UNIT NUMBER
  - 4 = DRIVEWAY-UNIT NUMBER
  - 5 = DRIVEWAY-UNIT NUMBER
  - 6 = DRIVEWAY-UNIT NUMBER
  - 7 = DRIVEWAY-UNIT NUMBER
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  - 11 = DRIVEWAY-UNIT NUMBER
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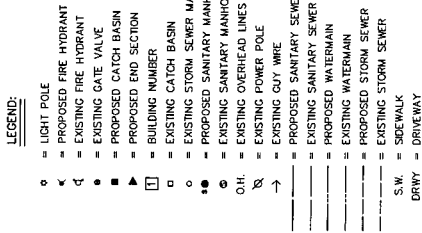
NOTES:

1. ALL GENERAL COMMON ELEMENT AREAS ARE TO BE LANDSCAPED EXCEPT THOSE WHICH ARE PAVED, OCCUPIED BY STRUCTURES, OR LEFT IN ITS NATURAL STATE.
2. ALL STRUCTURES AND IMPROVEMENTS SHOWN MUST BE BUILT.



SITE PLAN  
 VILLAGE RIDGE CONDOMINIUMS  
 PROPOSED DATE: 10/1/2020





**NOTES:**

1. ALL GENERAL COMMON ELEMENT AREAS ARE TO BE LANDSCAPED EXCEPT THOSE WHICH ARE PAVED, OCCUPIED BY STRUCTURES, OR LEFT IN ITS NATURAL STATE.
2. ALL STRUCTURES AND IMPROVEMENTS SHOWN MUST BE BUILT.

"WEST BURDICK  
CONDOMINIUM"  
O.C.C.P. NO. 363  
L. 8548 P. 744-793 O.C.R.

NOTES:

1. FINAL LOCATION OF ALL UNDERGROUND UTILITIES, METERS, AND EASEMENTS WILL BE SHOWN ON AS-BUILT DRAWING.

2. EASEMENT FOR CONSUMER POWER COMPANY, DETROIT Edison & MICHIGAN BELL TELEPHONE RECORDED IN LIBER \_\_\_\_\_ PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_ OAKLAND COUNTY RECORDS.

3. DECLARATION OF EASEMENTS AND AGREEMENT FOR MAINTENANCE RECORDED IN LIBER \_\_\_\_\_ PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_ OAKLAND COUNTY RECORDS.

4. SEPARATELY LOCATED SANITARY SEWER EASEMENTS RECORDED IN LIBER \_\_\_\_\_ PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_ OAKLAND COUNTY RECORDS.

*Dwyer - Michael Wallace*  
GINGER MICHALSKI-WALLACE  
LICENSED PROFESSIONAL SURVEYOR NO. 47964  
ALPINE ENGINEERING, INC.  
66892 WEST ROAD, SUITE 109  
NOVI, MI 48377  
(248) 926-3701

UTILITY PLAN  
VILLAGE RIDGE CONDOMINIUMS

PROPOSED DATE: 10/1/2020

SCALE: 1" = 30'

FBIC:--	4
OFF:--	
SCALE FOR 1"=30 FT.	

SECTION 27  
VILLAGE OF OXFORD  
TOWNSHIP-5-N  
OAKLAND COUNTY  
MICHIGAN

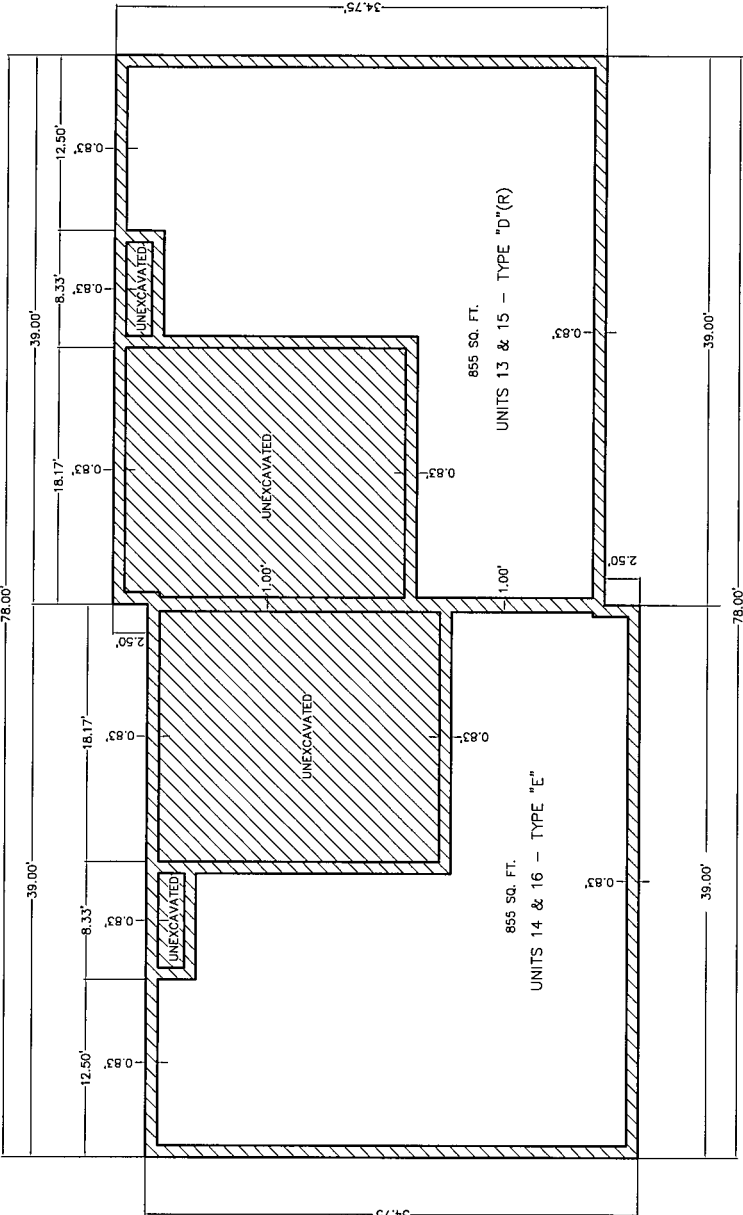
905	145002 WEST ROAD SUITE 105 NOR. MICHIGAN 49777	2440 928-3701 (BUS) 2440 928-3785 (FAX)	WWW.ALMPC-ENGINEYR.COM
906	NON LAYOUT	PARCEL SPLITS	CONSTRUCTION LAYOUT
907	PLANS	TOPOGRAHIC SURVEYS	LAND SURVEYING
908	FINALITY	BOUNDARY SURVEYS	INDUSTRIAL & UTIL-LAND
909	CONDOMINIUM	ALTA SURVEY	SITE PLANNING
910	DIVISIONS	SURVEYING	COMMERCIAL
911	INITIAL		

3 WORKING DAYS BEFORE  
YOU DIG CALL MISS DIG  
1.800.482.7171  
(TOLL FREE)

**ALPINE ENGINEERING, INC.**  
ONE DRUMMER & LANE BUILDING  
1000 WEST ROAD  
NOVI, MICHIGAN 48277  
(248) 926-3701 (TOLL FREE)  
(248) 926-3705 (FAX)  
WWW.ALPINE-ENGINEER.COM

**BELLA CASA CONSTRUCTION, LLC**  
CLINT: \_\_\_\_\_  
SECTION 27  
VILLAGE RIDGE CONDOMINIUMS  
TOWNSHIP 3 N  
RANGE 10 E  
MICHIGAN

DATE: ---  
DRAWN BY: JMY  
CHECKED BY: GJM  
SCALE: 1" = 30'  
6A



*Donna M. Wallace*  
GINGER MICHALSKI-WALLACE  
LICENSED PROFESSIONAL SURVEYOR NO. 47964  
ALPINE ENGINEERING, INC.  
46892 WEST ROAD, SUITE 109  
NOVI, MI 48277  
(248) 926-3701

**BASEMENT PLAN  
FOR BUILDINGS NO. 6 & 7  
VILLAGE RIDGE CONDOMINIUMS**  
PROPOSED DATE: 10/1/2020



- NOTES:
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
  2. ALL WALLS ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
  3. ALL WALLS ARE 10" (0.83') UNLESS OTHERWISE NOTED.

LEGEND:

R = REVERSE  
 — = LIMITS OF OWNERSHIP  
 [Hatched Box] = GENERAL ELEMENT  
 [Hatched Box] = LIMITED COMMON ELEMENT



## ARTICLE 2: DEFINITIONS

average ground level at the front building line to the highest point of the roof surface in the case of a flat roof; to the deck line of mansard roofs; to the mean height level between the eaves and ridge of gable, hip and gambrel roofs.

Chimneys, spires, antenna, turrets, and similar projections other than signs shall not be included in calculating building height.

**BUILDING LINE:** A line parallel to the front lot line that separates all parts of a building from the open spaces adjacent thereto on the same lot. For the purposes of this Ordinance, a minimum building line is the same as a required setback line.

**BUILDING OFFICIAL:** The person or persons designated by the Village to administer and enforce the applicable construction codes.

**BUILDING, PRINCIPAL:** A building or group of buildings in which is conducted the main or principal use of the lot on which the building is situated. (See "BUILDING, ACCESSORY" and "USE, PRINCIPAL".)

**BUILDING, TEMPORARY:** A building which is not permanently affixed to the property, and is permitted to exist for a specific reason for a specific period of time. An example of a temporary building is a trailer used on construction site.

**BUMPER BLOCKS:** Concrete or cement cast units located at one end of each parking space, designed to protect buildings, walls, fences, sidewalks or landscaping from damage by vehicles. Asphalt bumper blocks may not be used in the Village of Oxford.

**CARETAKER LIVING QUARTERS:** An independent residential dwelling unit designed for and occupied by one or two persons, of which at least one is employed to look after goods, buildings, or property on the parcel on which the living quarters are located.

**CEMETERY:** Land used for the burial of the dead including columbariums, crematories, and mausoleums.

**CHILD CARE CENTER:** An establishment where three (3) or more children, not related by bonds of consanguinity or fostership to the family residing on the same premises, are cared for in return for remuneration. Such child care centers need not have a resident family on the premises. A child care center may also sometimes be referred to as a NURSERY, DAY NURSERY, DAY CARE CENTER, or NURSERY SCHOOL.

**CLINIC, VETERINARY:** A place for the care, diagnosis, and treatment of sick or injured animals, and those in need of medical or minor surgical attention. A veterinary clinic may include customary pens or cages

enclosed within the walls of the clinic building.

**CLINIC, MEDICAL:** An establishment where human patients who are not lodged overnight are admitted for examination and treatment by a group of physicians, dentists, or similar professionals. A medical clinic may incorporate customary laboratories and pharmacies incidental to or necessary for its operation or to the service of its patients, but may not include facilities for overnight patient care or major surgery.

**CLUB, HEALTH:** Any establishment providing physical culture or health services, including health clubs, racquetball or tennis clubs, reducing salons, or tanning salons.

**CLUB OR LODGE, PRIVATE:** A non-profit association of persons who are bona fide members paying dues which owns or leases premises, the use of which is restricted to members and their guests. The facilities owned or used by such organization may be referred to as a "club" or "lodge" in this Ordinance.

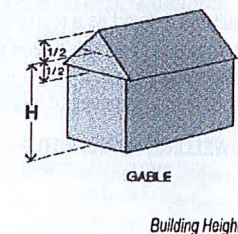
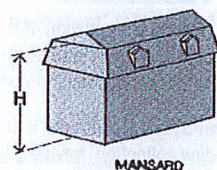
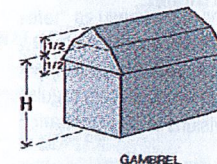
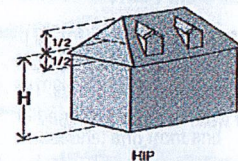
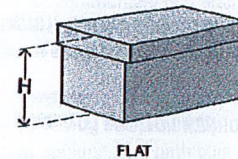
**COLLECTOR STREET:** See STREET, COLLECTOR.

**COMMERCIAL, VEHICLE:** A truck or motor vehicle with cab and chassis and with a stake, rack, body, dump body, wrecker body, tanker body or any other body, the mounted height of which exceeds the height of the cab roof more than eight (8) inches. Any truck or motor vehicle which has a commercial license plate and is designed to accommodate a body length in excess of 9 feet. Commercial vehicles shall not include motor homes or recreational vehicles, but shall include construction equipment such as backhoes, power shovels, bulldozers, earth moving equipment, semi trucks, tractors and trailers.

**COMPREHENSIVE PLAN:** See MASTER PLAN.

**CONDITIONAL USE:** A use which is subject to conditional special approval by the Village Planning Commission. A conditional use may be granted only when there is a specific provision in this Ordinance. A conditional use is not considered to be a nonconforming use and is distinct from a Special Land Use. See SPECIAL LAND USE.

**CONDOMINIUM:** Ownership in common with others of a parcel of land and certain parts of a building thereon which would normally be used by all of the occupants, such as yards, foundations, basements, floors, walls, hallways, stairways, elevators and all other related common elements, together with individual ownership in fee of a particular dwelling unit in such building. Condominiums shall be



Purpose 1  
Definition 2  
Zoning District and Uses 3  
Use Standards 4  
Planned Unit Development 5  
Development Standards 6  
General Provisions 7  
Nonconformities 8  
Administration & Enforcement 9



## ARTICLE 6: DEVELOPMENT STANDARDS

protected with fencing, rail guards, and warning signs.

- C. This regulation shall not prohibit the normal removal or filling of soil for the construction of an approved building or structure when such plans have been approved by the Building Official, and a building permit has been issued for said building development.

### SECTION 6.1.17 • OPEN STORAGE OR DUMPING ON LAND PROHIBITED

The use of land for the open storage or collection or accumulation of lumber (excluding firewood less than two feet long) or human made materials, or for the dumping or disposal of scrap metal, junk, junk cars, parts of automobiles, trucks, and boats, tires, garbage, rubbish, or other refuse or of ashes, slag or other wastes or by products, shall not be permitted in any zoning district.

### SECTION 6.1.18 • COMMERCIAL VEHICLES IN RESIDENTIAL AREAS

- A. **Purpose.** The purpose of restrictions on commercial vehicles is to preserve the health, safety and general welfare of persons and property in areas designed and utilized for single family residential development. The parking of large commercial vehicles are frequently impediments to the ingress and egress of emergency vehicles and equipment, and are frequently unsafe when operated on residential streets. The noise, exhaust emissions and appearance of such commercial vehicles tend to impair the health, safety and general welfare of the people of the Village.
- B. **Residential Parking Prohibited.** No commercial vehicle of any kind, shall be parked in a residentially zoned or used area. Provided however, this provision shall not apply to commercial vehicles temporarily parked less than eight (8) hours in a residential area in conjunction with maintenance or service to a residential property.
- C. **Presumption of Ownership.** In any proceeding for violation of any parking provision of this section, the person to whom a commercial vehicle is registered, as determined from the registration plate displayed on said motor vehicle, shall be presumed in evidence to be the person who committed the violation charged.

### SECTION 6.1.19 • OUTDOOR STORAGE OF RECREATION AND OTHER VEHICLES AND EQUIPMENT IN SINGLE FAMILY RESIDENTIAL DISTRICTS

The outdoor storage or parking of any airplane, antique or racing automobile, boat, boat hoist or dock, float, trailer, trailer coach, camping trailer, motorized home, vacant or unused mobile home, demountable travel equipment of the type adaptable to light duty trucks, and other equipment or vehicles of a similar nature, shall be prohibited for a period greater than forty-eight (48) hours in all single family residential districts, except where the following minimum conditions are met:

- A. All such vehicles or equipment shall be placed within a completely enclosed building or located behind the required

front building line, but no closer than the required side or rear setback requirement.

- B. Storage or parking shall be limited to a lot or parcel of land upon which is located an inhabited dwelling unit and the vehicle or equipment is owned by the occupant.
- C. Trailer coaches, motor homes and other vehicles or equipment designed or adaptable for sleeping purposes shall remain unoccupied and shall not be connected to sanitary sewer facilities, or to electricity, water or gas.
- D. Not more than two (2) recreation vehicles per dwelling unit may be kept or stored outdoors at one time. Not more than one of these recreation vehicles may exceed sixteen (16) feet in length. The size of recreation vehicles kept or stored outdoors may not exceed eight (8) feet in width, ten (10) feet in height, or twenty-eight (28) feet in length.
- E. Such vehicles so kept or stored shall be in good repair. Open storage of partially or disassembled component parts of said uses is prohibited.
- F. The storage of vacant mobile homes in single family residential districts shall be prohibited.

### SECTION 6.1.20 • UNLICENSED VEHICLES

No unlicensed motor vehicles shall be kept on any property for a period of more than fifteen (15) days except in an I-1 District or if contained entirely within a building. This provision shall not pertain to vehicles such as farm tractors which are not ordinarily licensed.

### SECTION 6.1.21 • ENCLOSURE OF ROOF APPLIANCES OR ACCESSORIES

In all zoning districts, roof appliances such as, but not limited to, cooling towers, air conditioners, heating apparatus, dust collectors, filters, transformers and any other such appliance or apparatus, other than flag poles, chimneys for carrying products of combustion, wireless communication facilities, and radio antenna towers, shall be enclosed with opaque screens not less in height than the height of the highest appliance, as measured from the plane of the roof surface upon which the screen device is mounted to the top of the highest appliance. However, if the screening device is mounted on the top of the parapet or other part of the building facade which extends above the roof surface, and the height of the parapet or other part of the building facade is equal to the height of the highest appliance, such walls may be lowered to permit passage of air for cross ventilation, provided that the roof appliances are totally screened from view. The design of the screening device shall be compatible with the architectural design of the building upon which it is located.

### SECTION 6.1.22 • SIDEWALKS

For all developments requiring site plan approval, either a new public sidewalk or the reconstruction of existing sidewalks, shall be required to be constructed to Village standards along the perimeter of the lot which abuts any public or private street. New or reconstructed sidewalks or bikeways shall be aligned with existing or proposed sidewalks or bikeways. Additionally, when a site is proposed for

Purpose  
1

Definition  
2

Zoning District  
and Uses  
3

Use Standards  
4

Planned Unit  
Development  
5

Development  
Standards  
6

General  
Provisions  
7

Nonconformities  
8

Administration &  
Enforcement  
9