

**LANDSCAPED ROCKWALL WITH WELCOME TO THE TOWN OF FARMINGTON - MONARCH MANOR SIGN**

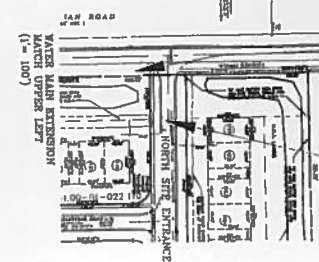
**SITE DATA:**

- 1. PARCEL AREA: 52.8 ac +/-
- 2. TAX ACCT NO: 041-00-01-22110 = 41.77 ACRES  
041-00-01-22120 = 13.04 ACRES  
041-00-01-22130 = 8.00 ACRES
- 3. EXISTING ZONING: RR-20 (80,000 SF LOTS WITHOUT SANITARY SEWERS) (40,000 SF LOTS WITH SANITARY SEWERS)
- 4. PROPOSED REZONING: INCULCATE ZONING (CLUSTERING OF HOMES WITH PROPOSED WOODS)
- 5. PROPOSED: 148 - 2 UNIT RAUNCH STYLE TOWNHOUSE (2-3 BEDROOMS)
- 6. Detailed right of way with 3 Homeowners Association for the maintenance of the common areas, house siding, roofing and driveways

SECTION	UNITS	ACRES	GREEN SPACE
1	40	14.8	5.9
2	38	11.5	3.7
3	25	9.3	4.9
4	24	9.3	4.1
5	30	7.2	1.2

53.8 = 43,560 = 1,291,284 sq ft = 1007' (MAXIMUM BUILDING FOOTPRINT INCLUDING GARAGE = 300,000 = 1312' (MAXIMUM BUILDING FOOTPRINT INCLUDING GARAGE = 300,000) 78 DRIVEN PILES @ 52' x 40' = 154,200 sq ft = 715' 5300 sq ft +/- SIDEWALK @ 5' = 28,000 sq ft = 115' GREEN SPACE INCLUDING POND = 7325'

6. SETBACKS: (MINIMUMS)  
 TAX ACCT PARCEL FRONT TO P.O.W. = 35'  
 SEPARATION BETWEEN BUILDINGS = 30'  
 TAX ACCT PARCEL TO BUILDING = 10'



7. A Security (fire) wall (75") high Landscaping Buffer shall be installed within the area shown on Drawing Number 1 of 9, along New Michigan Road, the Cannadog/Farmington Town Line Road and the site located along the north portion of the site shown on Drawing Number 3 of 9 that is located within the Conservation Area to be maintained and owned by the Homeowner's Association for the maintenance of the common areas, house siding, roofing and driveways.

8. The driveway access for any units from New Michigan Road or Cannadog/Farmington Town Line Road, shall have access from the driveway access to be installed at intersections. Each driveway shall be a minimum of 10' wide and shall be paved with asphalt.

9. Each townhouse or cottage shall be oriented not more than one day.

10. Each townhouse or cottage shall be oriented not more than one day.

11. Each townhouse or cottage shall be oriented not more than one day.

12. Each townhouse or cottage shall be oriented not more than one day.

13. The proposed Pedestrian Bridge Crossing of Beaver Creek shall be a minimum of 10' wide and shall be paved with asphalt.

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16. The proposed Pedestrian Bridge Crossing of Beaver Creek shall be a minimum of 10' wide and shall be paved with asphalt.

17. All easements shall be shown on the proposed site plan and shall be approved by the Homeowners Association.

18. The proposed site plan shall be approved by the Homeowners Association.

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GRAPHIC SCALE  
1" = 50' & 1" = 100'

REVISIONS 9/17/15

NO.	DATE	BY	DESCRIPTION
1	9/17/15	MM	PRELIMINARY OVERALL SITE PLAN

**D.S.B. ENGINEERS & ARCHITECTS, P.C.**  
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**PRELIMINARY OVERALL SITE PLAN**