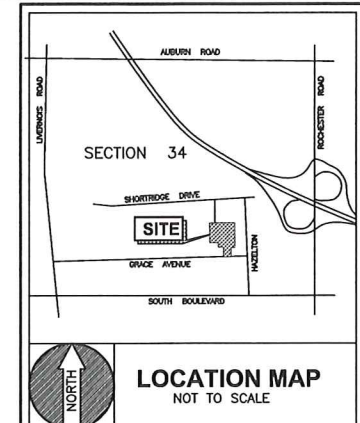
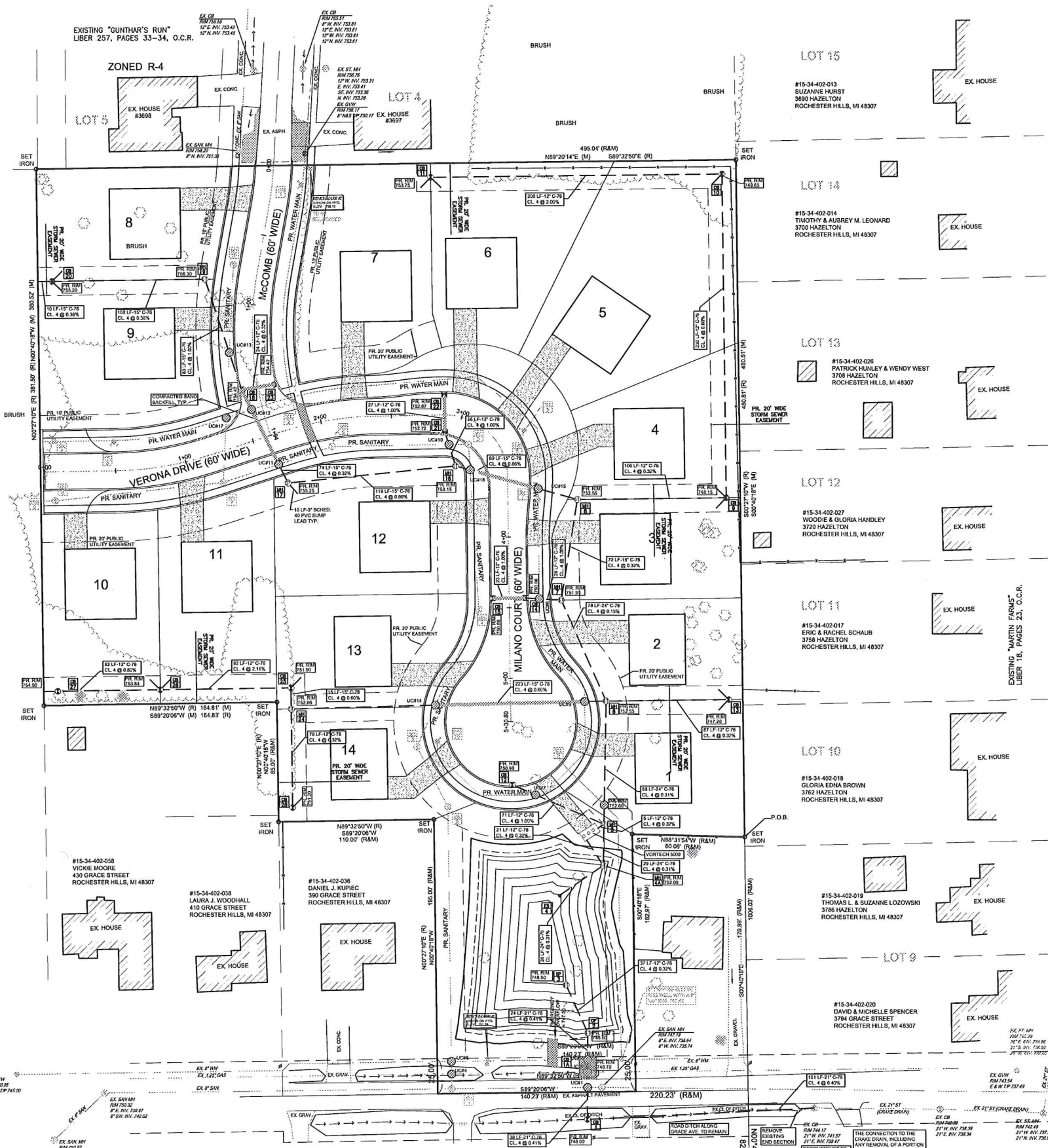


PROPERTY DESCRIPTION:

PART OF THE SOUTHEAST 1/4 OF SECTION 34, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 34; THENCE S88°55'47"E, 991.01 FEET ALONG THE SOUTH LINE OF SAID SECTION 34 TO THE SOUTHWEST CORNER OF "MARTIN FARMS SUBDIVISION" AS RECORDED IN LIBER 18 OF PLATS, PAGE 23, OAKLAND COUNTY RECORDS; THENCE N 0°40'18" W, 1008.03 FEET ALONG THE WEST LINE OF SAID "MARTIN FARMS SUBDIVISION" TO THE POINT OF BEGINNING; THENCE N 88°31'54" W, 80.06 FEET; THENCE S 0°40'18" E, 182.97 FEET TO A POINT ON THE CENTERLINE OF GRACE AVE; THENCE S 89°20'06" W, 140.23 FEET (PREVIOUSLY DESCRIBED AS N 89°32'50" W) ALONG THE CENTERLINE OF GRACE AVENUE; THENCE N 0°40'18" W, 195.00 FEET (PREVIOUSLY DESCRIBED AS N 0°27'10"E); THENCE S 89°20'06" W, 110.00 FEET (PREVIOUSLY DESCRIBED AS N 89°32'50" W); THENCE N 0°40'18" W, 85.00 FEET (PREVIOUSLY DESCRIBED AS N 0°27'10" E); THENCE S 89°20'06" W, 164.81 FEET (PREVIOUSLY DESCRIBED AS N 89°32'50" W, 164.83 FEET); THENCE N 0°40'18" W, 380.52 FEET (PREVIOUSLY DESCRIBED AS N 0°27'10" E, 381.50 FEET); THENCE N 89°20'14" E, 495.04 FEET (PREVIOUSLY DESCRIBED AS S 89°32'50" E) ALONG THE SOUTH LINE OF "GUNTHER'S RUN SUBDIVISION" AS RECORDED IN LIBER 257 OF PLATS, PAGES 33 & 34, OAKLAND COUNTY RECORDS, TO A POINT ON THE WEST LINE OF SAID "MARTIN FARMS SUBDIVISION"; THENCE S 0°40'18" E, 480.51 FEET (PREVIOUSLY DESCRIBED AS S 0°27'10" W) ALONG THE WEST LINE OF SAID "MARTIN FARMS SUBDIVISION" TO THE POINT OF BEGINNING, CONTAINING 5.621 ACRES, SUBJECT TO GRACE AVE. A PRIVATE ROAD AND ANY OTHER EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY RECORD, IF ANY.

- NOTES:**
- 1.) FIRE LANES SHALL BE DESIGNATED BY FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF FIRE LANE, WITH FIRE LANE SIGNS SPACED NOT MORE THAN 100 FEET APART, AND IN CONFORMANCE WITH MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 901.4.2
 - 2.) CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH UNIFORM FIRE CODE ARTICLE 87, SECTION 8701
 - 3.) OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 1102.6.1
 - 4.) PROPOSED GRADES WILL MATCH EXISTING ELEVATIONS AT PROPERTY LINES.
 - 5.) NO TRANSFORMERS CAN BE SHOWN AT THIS TIME.
 - 6.) ALL PROPOSED SIGNS ARE REQUIRED TO MEET THE STANDARDS OF THE ORDINANCE AND WILL BE REQUIRED TO OBTAIN A SIGN PERMIT FROM THE CITY OF ROCHESTER HILLS BUILDING OFFICE.
 - 7.) STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH CITY OF ROCHESTER HILLS REGULATIONS.
 - 8.) ALL PROPOSED EASEMENT AGREEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO FINAL SITE PLAN CONSIDERATION.
 - 9.) OPEN SPACE AREAS ARE TO REMAIN UNDEVELOPED AND MAY BE USED ONLY FOR PASSIVE RECREATION.
 - 10.) APPLICANT WILL RECEIVE APPROVAL FROM CITY FOR STREET NAMES.

GRACE PARC SUBDIVISION
PART OF THE S.E. 1/4 OF SECTION 34, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



BENCHMARKS (NAVD 88):

#1) ARROW ON HYDRANT LOCATED 10 FEET EAST OF THE SOUTHEAST PROPERTY CORNER OF #390 GRACE STREET ELEV. = 751.23

#2) ARROW ON HYDRANT LOCATED AT THE END OF MACCOMB STREET ON THE EAST SIDE ELEV. = 758.18 TO BE RELOCATED REESTABLISH NEW BENCHMARK PRIOR TO REMOVAL

LEGEND

EXISTING	PROPOSED
PROPERTY LIMITS	PROPERTY LIMITS
SECTION LINE	SECTION LINE
ROAD CENTERLINE	ROAD CENTERLINE
WATER MAIN	WATER MAIN
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
SHALE	SHALE
METAL FENCE LINE	METAL FENCE LINE
OVERHEAD WIRES	OVERHEAD WIRES
UNDERGROUND UTILITY	UNDERGROUND UTILITY
COURT	COURT
TREE	TREE
BRUSH	BRUSH
EXISTING GRADE	PROPOSED GRADE
PROPOSED FLOW ARROW	PROPOSED FLOW ARROW
ROAD PAVT	ROAD PAVT
ROAD CATCH BASIN	ROAD CATCH BASIN
REAR YARD INLET	REAR YARD INLET
SEWER VENT	SEWER VENT
END-SECTION	END-SECTION
CABLE TV BOX	CABLE TV BOX
MICROTECH	MICROTECH
EDISON	EDISON
MANHOLE	MANHOLE
TELEPHONE MANHOLE	TELEPHONE MANHOLE
IRON SET	IRON SET
SEC CORNER	SEC CORNER
TRANSFORMER	TRANSFORMER
UTILITY PEDESTAL	UTILITY PEDESTAL
WELL	WELL
WATER METER	WATER METER
APPROPRIATE	APPROPRIATE
HYDRANT	HYDRANT
UTILITY POLE	UTILITY POLE
SIGN	SIGN
MAILBOX	MAILBOX
TREES	TREES
DEMOLITION	DEMOLITION

LOT AVERAGES CALCULATIONS

UNIT NUMBER	UNIT AREA PROVIDED	UNIT WIDTH PROVIDED	
1	10,179.00	82.69	
2	9,743.00	78.83	
3	9,563.00	72.50	
4	11,209.00	72.00	
5	20,282.00	72.00	
6	13,726.00	72.00	
7	10,618.00	99.96	
8	10,504.00	81.19	
9	12,572.00	99.56	
10	11,183.00	82.40	
11	12,088.00	84.81	
12	12,704.00	88.74	
13	9,782.00	86.20	
14	9,056.00	86.11	
15	185,169.00	1157.99	
AVERAGE UNIT AREA PROVIDED	11,798	AVERAGE UNIT WIDTH PROVIDED	83.43

SITE DATA:
STINELL #: 15-34-402-035
15-34-402-057

EXISTING ZONING: R-4, ONE-FAMILY RESIDENTIAL
ADJACENT ZONING: R-4, ONE-FAMILY RESIDENTIAL
TOTAL AREA OF SITE: 5.621 AC
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

LOT SUMMARY:
NUMBER OF LOTS PROPOSED: 14 LOTS
ALLOWABLE NET DENSITY: (3.4 UNITS/AC.) X (5.621 AC) = 19 UNITS
PROPOSED NET DENSITY: 14 UNITS (2.5 UNITS/AC)

PROPOSED NET DENSITY:
MINIMUM LOT SIZE REQUIRED: 9,600 SF
MINIMUM LOT AVERAGING SIZE REQUIRED: 6,640 SF
MINIMUM LOT FRONTAGE: 80'
MINIMUM LOT AVERAGING FRONTAGE: 72'
MINIMUM CORNER LOT AVERAGING FRONTAGE: 92'
MINIMUM CORNER FRONTAGE: 100'

SETBACK SUMMARY:
FRONT: 25'
REAR: 35'
SIDE: 10' MIN./20' TOTAL

UTILITY SUMMARY:
WATER MAIN: CONNECT TO EXIST. MUNICIPAL WATER MAINS
SANITARY SEWER: CONNECT TO EXIST. MUNICIPAL SANITARY SEWER
STORM SEWER: ENCLOSED PIPING ON-SITE DETENTION POND LANDSCAPE TREATMENT REPLENISHING PLAN.



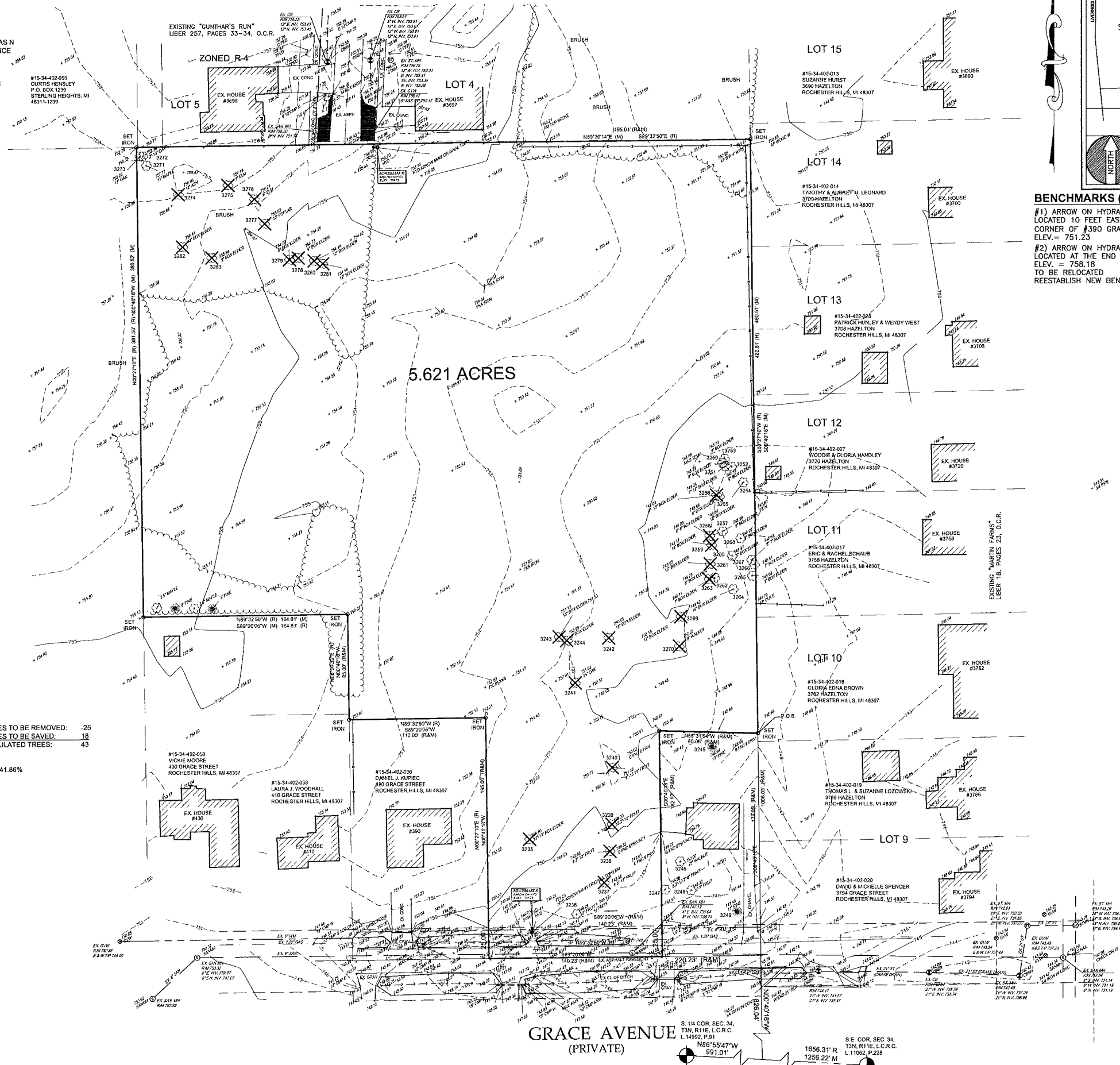
GRACE AVENUE (PRIVATE)
S. 1/4 COR. SEC. 34, T.3N., R.11E., L.C.R.C. L.14992, P.91
N86°55'47" W 991.01'
1656.31' R 1256.22' M
S.E. COR. SEC. 34, T.3N., R.11E., L.C.R.C. L.11062, P.228

CALL US AT 734-482-7171
 734-482-7171
 1-800-482-7171
 CALL US AT 734-482-7171
 734-482-7171
 1-800-482-7171
 CALL US AT 734-482-7171
 734-482-7171
 1-800-482-7171
 REVISIONS
 GRACE PARC SUBDIVISION
 PART OF THE S.E. 1/4 OF SECTION 34, CITY OF ROCHESTER HILLS, OAKLAND CO., MI
 FAZAL KHAN & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 4379 SCHNEIDER STERLING HEIGHTS, MI 48313
 PHONE (586) 739-8007 FAX (586) 739-8994
 WWW.FAZALKHAN.COM
 FINAL PRELIMINARY PLAN
 PROJECT NO. FIELD BOOK 12-004-XXX
 DATE 06-06-2012
 DRAWN BY T
 CHECKED BY T
 CLIENT PATRICK J. BISMACK
 SCALE 1" = 40'
 PRELIMINARY
 CONSTRUCTION
 SHEET NO. 1

PROPERTY DESCRIPTION:

PART OF THE SOUTHEAST 1/4 OF SECTION 34, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 34; THENCE S86°55'47"E, 991.01 FEET ALONG THE SOUTH LINE OF SAID SECTION 34 TO THE SOUTHWEST CORNER OF "MARTIN FARMS SUBDIVISION" AS RECORDED IN LIBER 18 OF PLATS, PAGE 23, OAKLAND COUNTY RECORDS; THENCE N 00°40'18" W, 1006.03 FEET ALONG THE WEST LINE OF SAID "MARTIN FARMS SUBDIVISION" TO THE POINT OF BEGINNING; THENCE N 89°31'54" W, 80.06 FEET; THENCE S 00°40'18" E, 182.97 FEET TO A POINT ON THE CENTERLINE OF GRACE AVENUE; THENCE S 89°20'06" W, 140.23 FEET (PREVIOUSLY DESCRIBED AS N 89°32'50" W) ALONG THE CENTERLINE OF GRACE AVENUE; THENCE N 00°40'18" W, 195.00 FEET (PREVIOUSLY DESCRIBED AS N 00°27'10" E); THENCE S 89°20'06" W, 110.00 FEET (PREVIOUSLY DESCRIBED AS N 89°32'50" W); THENCE N 00°40'18" W, 85.00 FEET (PREVIOUSLY DESCRIBED AS N 00°27'10" E); THENCE S 89°20'06" W, 164.81 FEET (PREVIOUSLY DESCRIBED AS N 89°32'50" W, 164.83 FEET); THENCE N 00°40'18" W, 380.52 FEET (PREVIOUSLY DESCRIBED AS N 00°27'10" E, 381.50 FEET); THENCE N 89°20'14" E, 495.04 FEET (PREVIOUSLY DESCRIBED AS S 89°32'50" E) ALONG THE SOUTH LINE OF "GUNTHER'S RUN SUBDIVISION" AS RECORDED IN LIBER 257 OF PLATS, PAGES 33 & 34, OAKLAND COUNTY RECORDS, TO A POINT ON THE WEST LINE OF SAID "MARTIN FARMS SUBDIVISION"; THENCE S 00°40'18" E, 480.51 FEET (PREVIOUSLY DESCRIBED AS S 00°27'10" W) ALONG THE WEST LINE OF SAID "MARTIN FARMS SUBDIVISION" TO THE POINT OF BEGINNING, CONTAINING 5.621 ACRES. SUBJECT TO GRACE AVE. A PRIVATE ROAD AND ANY OTHER EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY RECORD, IF ANY.

GRACE PARC SUBDIVISION
PART OF THE S.E. 1/4 OF SECTION 34, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



TREE INVENTORY

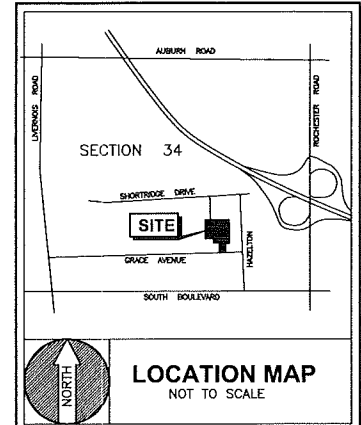
Tag #	Size	Species	Elev.	Remove?
3225	12-13	Box Elder	750.60	YES
3226	12	Fruit	749.28	NO
3237	8 3-12	Fruit	749.35	YES
3238	8 3-12	Fruit	749.66	YES
3239	15 2-12	Fruit	750.30	NO
3240	2-15 19	Fruit	751.32	YES
3241	26	Oak	751.03	YES
3242	19	Box Elder	750.65	YES
3243	15	Box Elder	751.13	YES
3244	9	Box Elder	750.99	YES
3245	13	Pine	749.94	OFFSITE
3246	25	Vishnu	750.00	OFFSITE
3247	8 2-10 2-0	Fruit	748.66	OFFSITE
3248	10 7	Fruit	748.22	OFFSITE
3249	11	Pine	747.48	OFFSITE
3250	7 12	Box Elder	749.24	NO
3251	8	Box Elder	748.76	NO
3252	9	Box Elder	748.63	NO
3253	8	Box Elder	748.73	NO
3254	12	Box Elder	748.60	NO
3255	9	Box Elder	748.64	NO
3256	9 18	Box Elder	749.03	YES
3257	8	Box Elder	748.58	NO
3258	9 8	Box Elder	748.99	YES
3259	10	Box Elder	749.17	YES
3260	7	Box Elder	749.07	NO
3261	15	Box Elder	749.65	YES
3262	6	Box Elder	749.23	NO
3263	7	Box Elder	749.71	YES
3264	18	Box Elder	749.47	NO
3265	7	Box Elder	748.69	NO
3266	7	Box Elder	748.51	NO
3267	6 7	Box Elder	748.63	NO
3268	5	Box Elder	748.62	NO
3269	12	Box Elder	750.13	YES
3270	18	Vishnu	750.25	YES
3271	11	Maple	757.77	NO
3272	13 4-0	Oak	758.36	NO
3273	13	Oak	758.02	NO
3274	12	Ash	756.96	DISEASED
3275	9	Elm	757.19	NO
3276	9	Elm	756.21	YES
3277	10	Poplar	755.60	YES
3278	9	Box Elder	754.73	YES
3279	8	Box Elder	754.72	YES
3280	12	Box Elder	754.44	YES
3281	12	Box Elder	754.58	YES
3282	13	Box Elder	756.41	YES
3283	9	Box Elder	755.68	YES

TREE SUMMARY:

TOTAL # OF TAGGED TREES: 49
 TOTAL # OF DISEASED ASH TREES: 1
 TOTAL # OF TREES OFFSITE: 5
 TOTAL # OF REGULATED TREES: 43

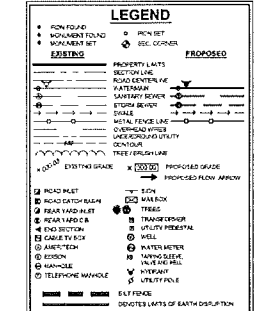
TOTAL # OF TREES TO BE REMOVED: 25
 TOTAL # OF TREES TO BE SAVED: 18
 TOTAL # OF REGULATED TREES: 43

REQUIRED PERCENTAGE OF TREES TO BE SAVED: 37% (16 TREES)
 PROPOSED PERCENTAGE OF TREES TO BE SAVED: 18 TREES / 43 = 41.86%



BENCHMARKS (NAVD 88):

- #1) ARROW ON HYDRANT LOCATED 10 FEET EAST OF THE SOUTHEAST PROPERTY CORNER OF #390 GRACE STREET. ELEV. = 751.23
- #2) ARROW ON HYDRANT LOCATED AT THE END OF MACCOMB STREET ON THE EAST SIDE. ELEV. = 758.18 TO BE RELOCATED REESTABLISH NEW BENCHMARK PRIOR TO REMOVAL.



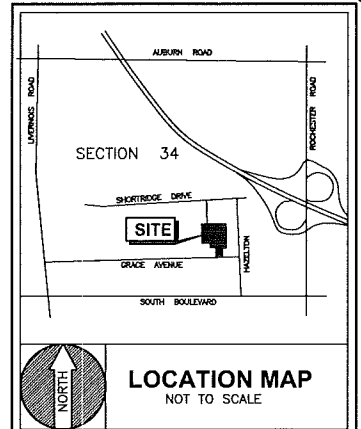
GRACE AVENUE (PRIVATE)
 S. 1/4 COR. SEC. 34, T3N, R11E, L.C.R.C. L.14992, P.91
 140.23 (R&M) 889°20'06" W (R&M) 110.00 (R&M)
 891.01' 1656.31' R 1256.22' M

PROJECT NO. FIELD BOOK 12-004
 DATE 06-06-2012
 CLIENT PATRICK J. BISMAK
 PRELIMINARY CONSTRUCTION
 SHEET NO. 3 of 14
 GRACE PARC SUBDIVISION PART OF THE S.E. 1/4 OF SECTION 34
 TREE SURVEY AND
 FAZAL KHAN & ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS
 CALL MISS... BEFORE YOU DIG

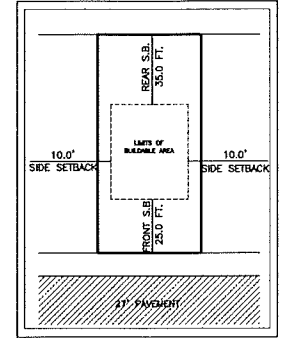
PROPERTY DESCRIPTION:

PART OF THE SOUTHEAST 1/4 OF SECTION 34, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 34; THENCE S86°55'47"E, 991.01 FEET ALONG THE SOUTH LINE OF SAID SECTION 34 TO THE SOUTHWEST CORNER OF "MARTIN FARMS SUBDIVISION AS RECORDED IN LIBER 18 OF PLATS, PAGE 23, OAKLAND COUNTY RECORDS; THENCE N 00°40'18" W, 1006.03 FEET ALONG THE WEST LINE OF SAID "MARTIN FARMS SUBDIVISION" TO THE POINT OF BEGINNING; THENCE N 89°31'54" W, 80.06 FEET; THENCE S 00°40'18" E, 182.97 FEET TO A POINT ON THE CENTERLINE OF GRACE AVE; THENCE S 89°20'06" W, 140.23 FEET (PREVIOUSLY DESCRIBED AS N 89°32'50" W) ALONG THE CENTERLINE OF GRACE AVENUE; THENCE N 00°40'18" W, 195.00 FEET (PREVIOUSLY DESCRIBED AS N 00°27'10"E); THENCE S 89°20'06" W, 110.00 FEET (PREVIOUSLY DESCRIBED AS N 89°32'50" W); THENCE N 00°40'18" W, 85.00 FEET (PREVIOUSLY DESCRIBED AS N 00°27'10" E); THENCE S 89°20'06" W, 164.81 FEET (PREVIOUSLY DESCRIBED AS N 89°32'50" W, 164.81 FEET); THENCE N 00°40'18" W, 380.52 FEET (PREVIOUSLY DESCRIBED AS N 00°27'10" E, 381.50 FEET); THENCE N 89°20'14" E, 495.04 FEET (PREVIOUSLY DESCRIBED AS S 89°32'50" E) ALONG THE SOUTH LINE OF "GUNTHER'S RUN SUBDIVISION" AS RECORDED IN LIBER 257 OF PLATS, PAGES 33 & 34, OAKLAND COUNTY RECORDS, TO A POINT ON THE WEST LINE OF SAID "MARTIN FARMS SUBDIVISION"; THENCE S 00°40'18" E, 480.51 FEET (PREVIOUSLY DESCRIBED AS S 00°27'10" W) ALONG THE WEST LINE OF SAID "MARTIN FARMS SUBDIVISION" TO THE POINT OF BEGINNING, CONTAINING 5.621 ACRES. SUBJECT TO GRACE AVE. A PRIVATE ROAD AND ANY OTHER EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY RECORD, IF ANY.

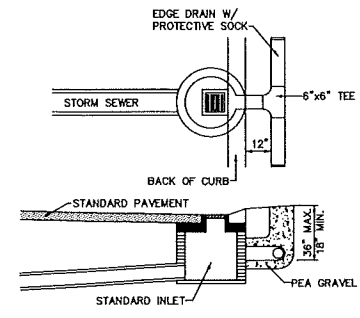
GRACE PARC SUBDIVISION
PART OF THE S.E. 1/4 OF SECTION 34, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



BENCHMARKS (NAVD 88):
#1) ARROW ON HYDRANT LOCATED 10 FEET EAST OF THE SOUTHEAST PROPERTY CORNER OF #390 GRACE STREET ELEV. = 751.23
#2) ARROW ON HYDRANT LOCATED AT THE END OF MACCOMB STREET ON THE EAST SIDE ELEV. = 758.18 TO BE RELOCATED REESTABLISH NEW BENCHMARK PRIOR TO REMOVAL

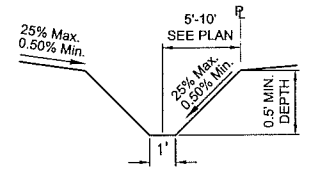


TYPICAL UNIT DETAIL

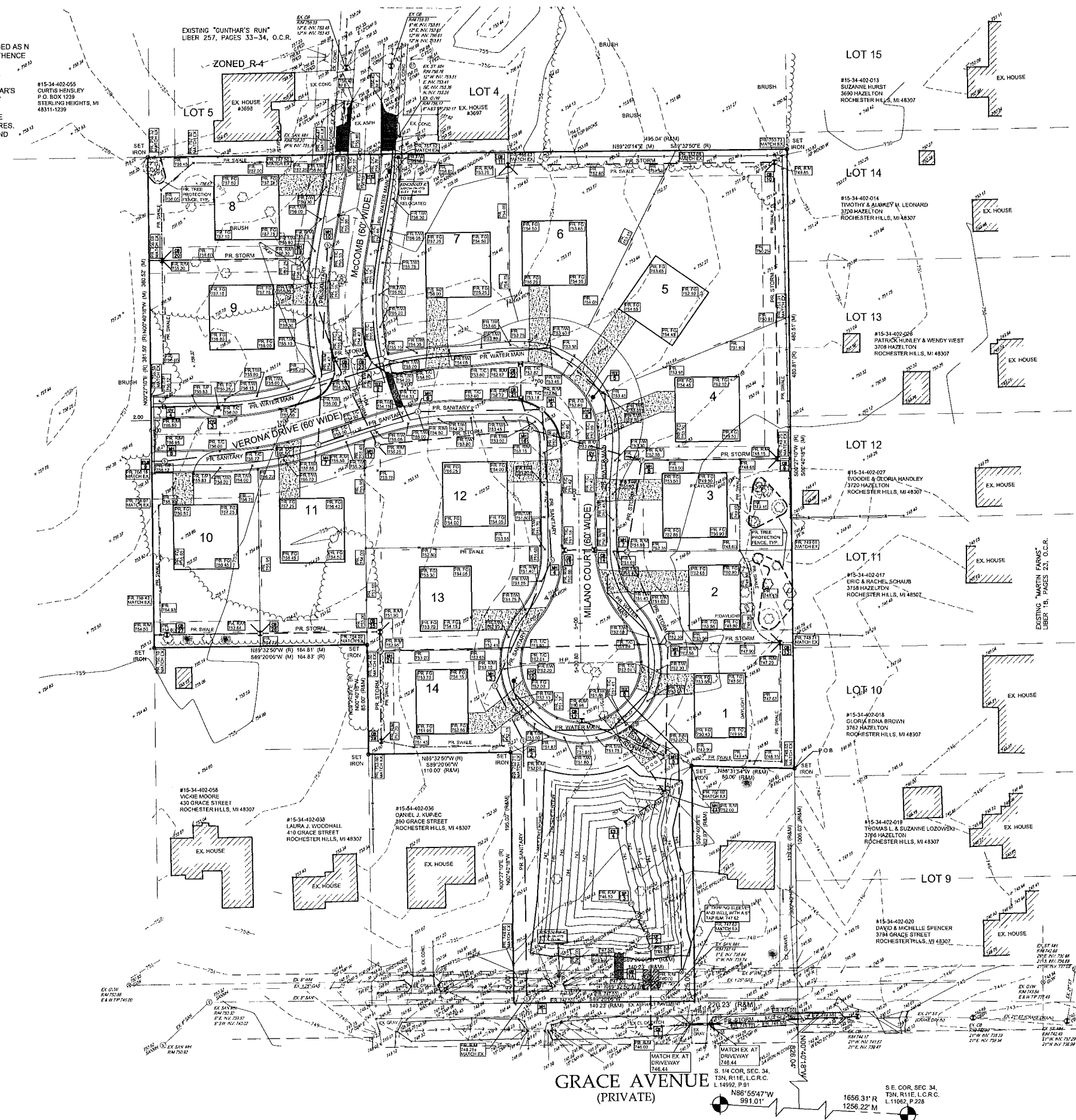


NOTES:
1. EDGE DRAIN TO BE CONSTRUCTED IN THE BACK OF THE CURB LINE FOR THE FULL LENGTH OF CURB, BACKFILLED WITH ZNS SAND.
2. THE EDGE DRAIN TO BE USED FOR THIS PROJECT, SHALL BE A-2000 SLOTTED PIPE AND SHALL BE INSTALLED WITH PROTECTIVE SOCK. OTHER PIPE MATERIAL MUST BE PROPOSED TO THE CITY FOR REVIEW AND CONSIDERATION FOR APPROVAL.

EDGE DRAIN DETAIL (N.T.S.)



TYPICAL SWALE SECTION



LEGEND

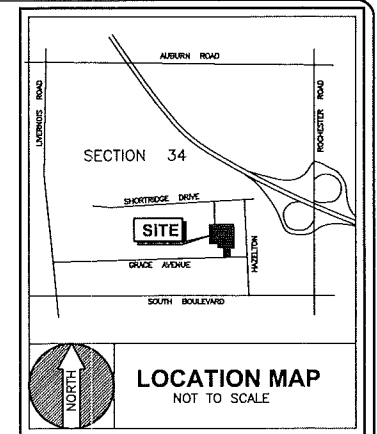
●	IRON FOUND	○	IRON SET
●	MARKING FOUND	○	SEC CORNER
—	EXISTING	—	PROPOSED
—	PROPERTY LINES	—	SECT LINES
—	RIGID CENTERLINE	—	WATER MAIN
—	SANITARY SEWER	—	STORM SEWER
—	5" MALE	—	METAL FENCE LINE
—	CORNER/END UTILITY	—	CORNER
—	TREE FURROW LINE	—	PROPOSED GRADE
—	EXISTING GRADE	—	PROPOSED FLOW ARROW
—	FOOD INLET	—	5" ON
—	FOOD CATCH BASIN	—	4" ON
—	REAR YARD INLET	—	TRANSFORMER
—	REAR YARD C.B.	—	UTILITY PEDestal
—	END SECTION	—	WATER METER
—	CABLE TIEBOX	—	TAPING BEEL
—	JAMB/TECH	—	VALVE AND WELL
—	EDISON	—	HYDRANT
—	MANHOLE	—	UTILITY POLE
—	TELEPHONE MANHOLE	—	SLT FENCE
—		—	DENOTES LIMITS OF EARTH DISRUPTION

PROJECT NO. FIELD BOOK 12-004
 DATE 06-06-2012
 CLIENT PATRICK J. BISBACK
 PREPARED BY PATRICK J. BISBACK
 5 of 14
 CITY FILE #04-011

PROPERTY DESCRIPTION:

PART OF THE SOUTHEAST 1/4 OF SECTION 34, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 34; THENCE S86°55'47"E, 991.01 FEET ALONG THE SOUTH LINE OF SAID SECTION 34 TO THE SOUTHWEST CORNER OF "MARTIN FARMS SUBDIVISION AS RECORDED IN LIBER 18 OF PLATS, PAGE 23, OAKLAND COUNTY RECORDS; THENCE N 00°40'18" W, 1006.03 FEET ALONG THE WEST LINE OF SAID "MARTIN FARMS SUBDIVISION" TO THE POINT OF BEGINNING; THENCE N 88°31'54" W, 80.06 FEET; THENCE S 00°40'18" E, 102.97 FEET TO A POINT ON THE CENTERLINE OF GRACE AVE.; THENCE S 89°20'06" W, 140.23 FEET (PREVIOUSLY DESCRIBED AS N 89°32'50" W) ALONG THE CENTERLINE OF GRACE AVENUE; THENCE N 00°40'18" W, 195.00 FEET (PREVIOUSLY DESCRIBED AS N 00°27'10" E); THENCE S 89°20'06" W, 110.00 FEET (PREVIOUSLY DESCRIBED AS N 89°32'50" W); THENCE N 00°40'18" W, 85.00 FEET (PREVIOUSLY DESCRIBED AS N 00°27'10" E); THENCE S 89°20'06" W, 164.81 FEET (PREVIOUSLY DESCRIBED AS N 89°32'50" W, 164.83 FEET); THENCE N 00°40'18" W, 380.52 FEET (PREVIOUSLY DESCRIBED AS N 00°27'10" E, 381.50 FEET); THENCE N 89°20'14" E, 495.04 FEET (PREVIOUSLY DESCRIBED AS S 89°32'50" E) ALONG THE SOUTH LINE OF "GUNTHER'S RUN SUBDIVISION" AS RECORDED IN LIBER 257 OF PLATS, PAGES 33 & 34, OAKLAND COUNTY RECORDS, TO A POINT ON THE WEST LINE OF SAID "MARTIN FARMS SUBDIVISION"; THENCE S 00°40'18" E, 480.51 FEET (PREVIOUSLY DESCRIBED AS S 00°27'10" W) ALONG THE WEST LINE OF SAID "MARTIN FARMS SUBDIVISION" TO THE POINT OF BEGINNING, CONTAINING 5.621 ACRES. SUBJECT TO GRACE AVE. A PRIVATE ROAD AND ANY OTHER EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY RECORD, IF ANY.

GRACE PARC SUBDIVISION
PART OF THE S.E. 1/4 OF SECTION 34, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



NOTE: NO GRADING OR FILLING IS PERMITTED WITHIN THE DRIPLINE OF TREES DESIGNATED TO BE PRESERVED

NOTE: IF A TREE DESIGNATED FOR PRESERVATION IS DAMAGED OR REMOVED AT ANYTIME DURING THE DEVELOPMENT PROCESS THE DEVELOPER IS LIABLE FOR A FINE IN THE SUM OF \$127.00 PER CALIPER INCH FOR EACH TREE DAMAGED.

NOTE: IF ALL THE REQUIRED REPLACEMENT TREES CANNOT BE PLANTED ON SITE, THE BALANCE WILL BE REPLACED BY PLACING A DEPOSIT IN THE TREE FUND AS SPECIFIED IN THE TREE CONSERVATION, SECTION 126-3998-REPLACEMENT TREE REQUIREMENTS.

NOTE: THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL FROM THE CITY OF ROCHESTER HILLS PLANNING DEPARTMENT FOR ANY REVISIONS TO THE LANDSCAPE PLAN, AS APPROVED DURING THE SITE PLAN PROCESS, DUE TO THE ENGINEERING REVIEW OF THE CONSTRUCTION DRAWINGS.

TREE SUMMARY:

TOTAL # OF TAGGED TREES:	49	TOTAL # OF TREES TO BE REMOVED:	25
TOTAL # OF DISEASED ASH TREES:	-1	TOTAL # OF TREES TO BE SAVED:	18
TOTAL # OF TREES OFFSITE:	5	TOTAL # OF REGULATED TREES:	43
TOTAL # OF REGULATED TREES:	43		

REQUIRED PERCENTAGE OF TREES TO BE SAVED: 37% (18 TREES)
PROPOSED PERCENTAGE OF TREES TO BE SAVED: 18 TREES / 43 = 41.86%

TREE REPLACEMENT CALCULATION:
NUMBER OF EXISTING TREES TO BE REMOVED: 25 + 1 DISEASED ASH TREE
NUMBER OF REPLACEMENT CREDITS REQUIRED = 25
NUMBER OF PROPOSED 3" CALIPER DECIDUOUS REPLACEMENT TREES: 9
NUMBER OF CREDITS = (9 TREES) x (2 CREDITS / TREE) = 18 CREDITS

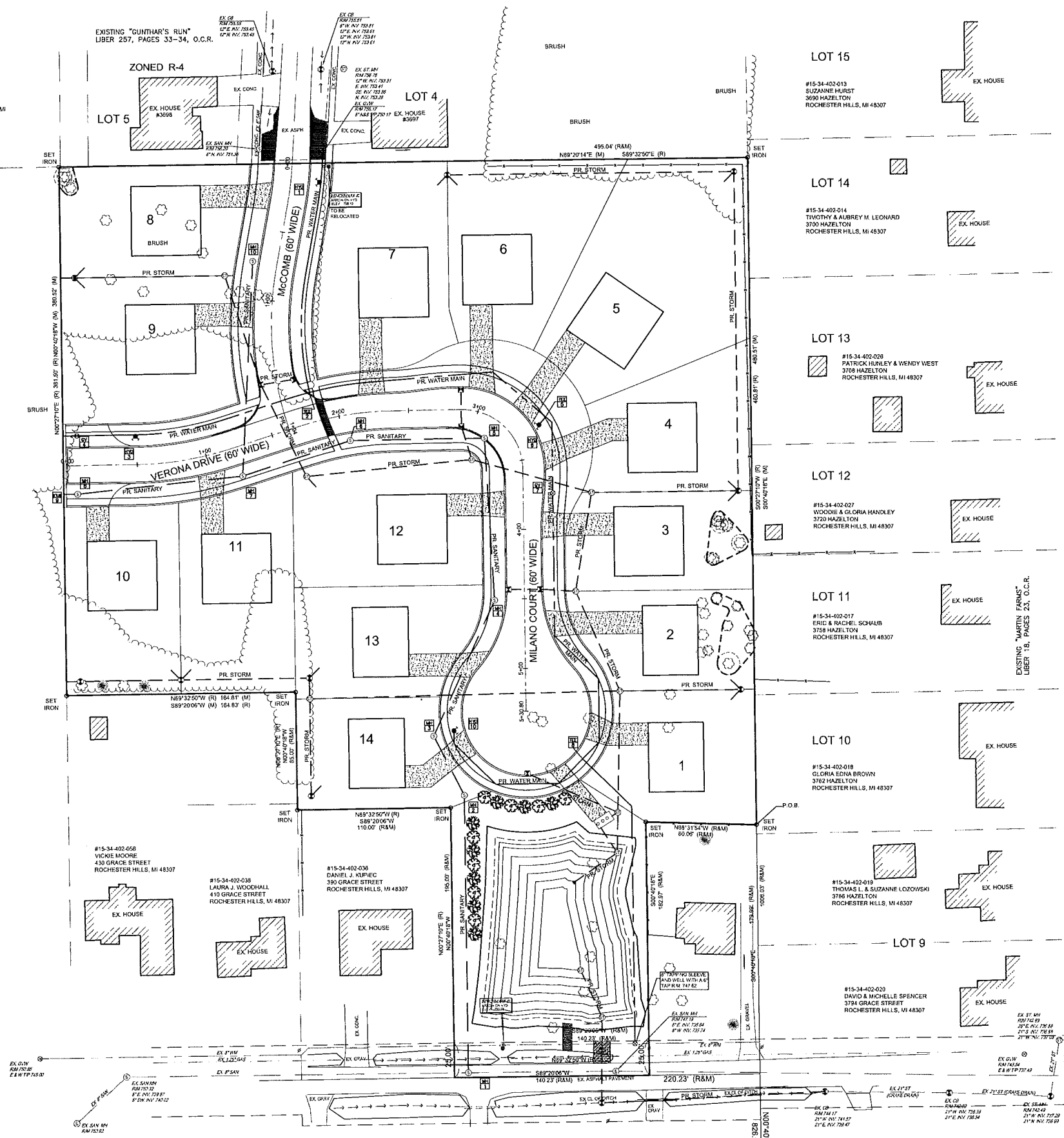
NUMBER OF 9' HIGH EVERGREEN REPLACEMENT TREES: 8
NUMBER OF CREDITS = (8 TREES) x (1.5 CREDITS / TREE) = 12 CREDITS

TOTAL NUMBER OF CREDITS = 30

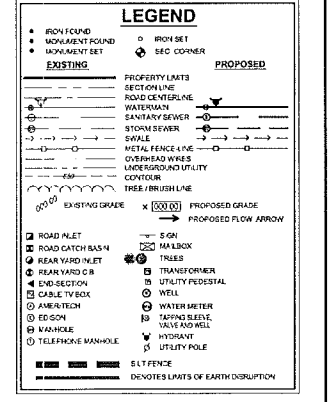
REPLACEMENT TREES CANNOT BE PLANTED WITHIN 4 FEET OF ANY PROPERTY LINE

PLANTING SCHEDULE

SYMBOL	#	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	9	ACER RUBRUM	RED SUNSET	3" CAL.	B&B
	8	PICEA PUNGENS	COLORADO SPRUCE	9' HT.	B&B



BENCHMARKS (NAVD 88):
#1) ARROW ON HYDRANT LOCATED 10 FEET EAST OF THE SOUTHEAST PROPERTY CORNER OF #390 GRACE STREET ELEV. = 751.23
#2) ARROW ON HYDRANT LOCATED AT THE END OF MACCOMB STREET ON THE EAST SIDE ELEV. = 758.18 TO BE RELOCATED REESTABLISH NEW BENCHMARK PRIOR TO REMOVAL



GRACE AVENUE (PRIVATE)
S. 1/4 COR. SEC. 34, T.3N., R.11E., L.C.R.C. L.1452, P. 81
N86°55'47"W 991.01'
S.E. COR. SEC. 34, T.3N., R.11E., L.C.R.C. L.11062, P.228 1656.31' R 1256.22' M

DATE: 7-6-22
SUBMITTED TO ROCHESTER HILLS: 7-6-22
REVISION: 1-8-23
REVISION: 1-8-23
REVISION: 1-8-23
REVISION: 1-8-23

REMARKS:
1-8-23 SUBMITTED TO ROCHESTER HILLS
1-8-23 SUBMITTED TO ROCHESTER HILLS
1-8-23 SUBMITTED TO ROCHESTER HILLS
1-8-23 SUBMITTED TO ROCHESTER HILLS

PROJECT NO. FIELD BOOK: 12-004-XXX
DATE: 06-06-2012

CLIENT: PATRICK J. BISMACK

PRELIMINARY: CONSTRUCTION:

SHEET NO. 13 of 14

LANDSCAPE PLAN

GRACE PARC SUBDIVISION
PART OF THE S.E. 1/4 OF SECTION 34, OAKLAND COUNTY, MICHIGAN

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4379 SCHWENGER STERLING HEIGHTS, MI 48313

CITY FILE #04-011

