



A R DECKER & ASSOCIATES, INC. Consulting Engineers Civil-Structural 920 E. Long Lake Rd, Suite 200 Troy, Michigan 48065

CLIENT ROCHESTER MEADOWS, L.L.C., OWNER

PROJECT TITLE VISTAS OF ROCHESTER HILLS SUBDIVISION

SHEET TITLE PRELIMINARY SITE PLAN

Table with columns: DATE, DRWN/CHK, ISSUED FOR, FOR REVIEW, PER CITY REVIEW, PER COUNTY REVIEW, PER STATE REVIEW, PER FEDERAL REVIEW, PER LOCAL REVIEW, PER OTHER REVIEW, FINAL, CHANGE NAME, REV, LOT.

SHEET NO. SP-1 PROJECT NO. 05-0322 CITY FILE NO. 99-011

Table with columns: UNIT #, AREA, FRONTAGE, UNIT #, AREA, FRONTAGE. Lists 20 units with their respective measurements.

Table with columns: UNIT #, AREA, FRONTAGE. Lists 7 units with their respective measurements.

LEGAL DESCRIPTION: PART OF THE N.E. 1/4 OF SECTION 23, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS...

BENCHMARKS

B.M. # 1 ARROW ON HYDRANT NEAR PEMBROKE ENTRANCE AT AVON ROAD ELEVATION: 783.99 USGS DATUM

THIS PROJECT WILL BE A SINGLE PHASE CONSTRUCTION

SIDELL#15-23-201-008

EX. ELEVATIONS ALONG EAST P. LINE SHOWN ON SHIT # 6

PROPOSED DEVELOPMENT SIDELL#15-23-201-006

SIDELL#15-23-201-009

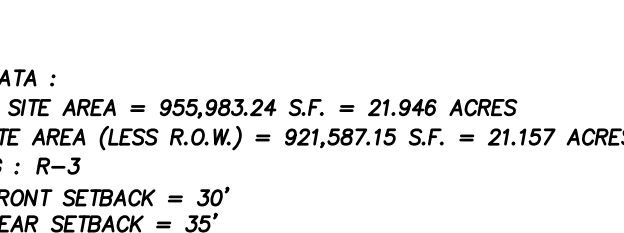
SIDELL#15-23-201-011

SIDELL#15-23-201-012

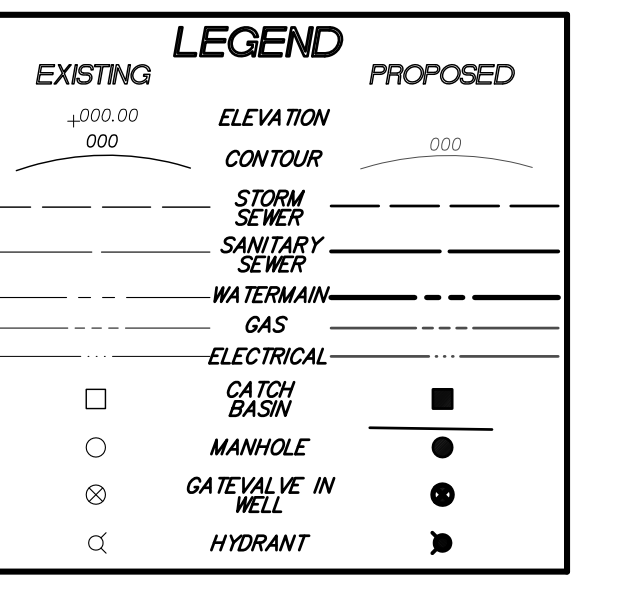
FIRE DEPARTMENT NOTES

- 1. CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006 CHAPTER 14
2. OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS OR LAND CLEARING MATERIALS...

LOCATION MAP



SITE DATA: GROSS SITE AREA = 955,983.24 S.F. = 21.946 ACRES NET SITE AREA (LESS R.O.W.) = 921,587.15 S.F. = 21.157 ACRES



- SHEET LIST: SP-1 PRELIMINARY SITE PLAN, SP-2 PRELIMINARY GRADING PLAN, SP-3 AVON ROAD WIDENING, SP-4 DETENTION BASIN/OFF-SITE STORM SEWER PLAN, SP-5 DRAINAGE AREA MAP, SP-6 SOIL DATA

NOT TO BE USED AS CONSTRUCTION DRAWINGS. SCALE: 1" = 50'

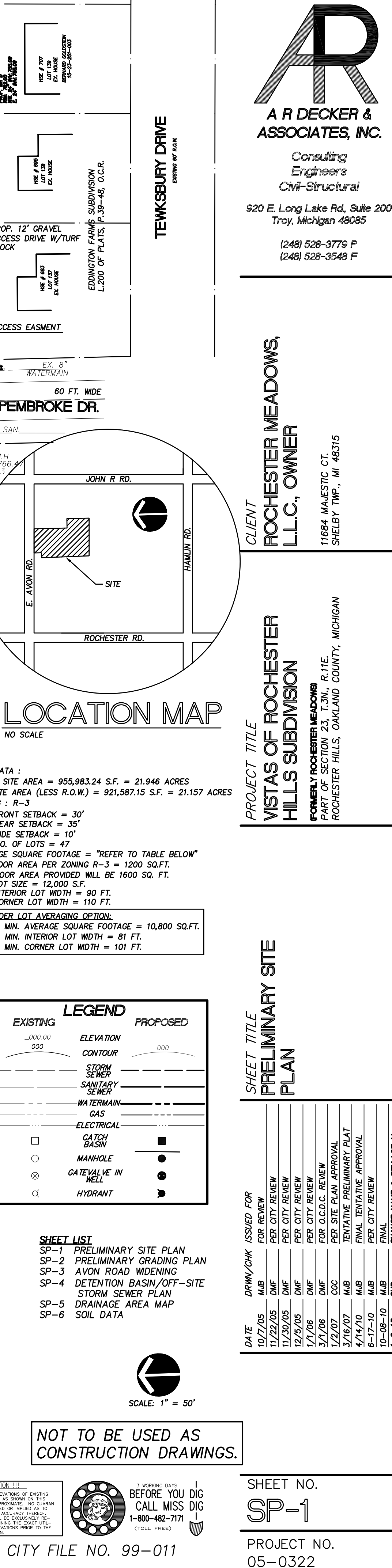
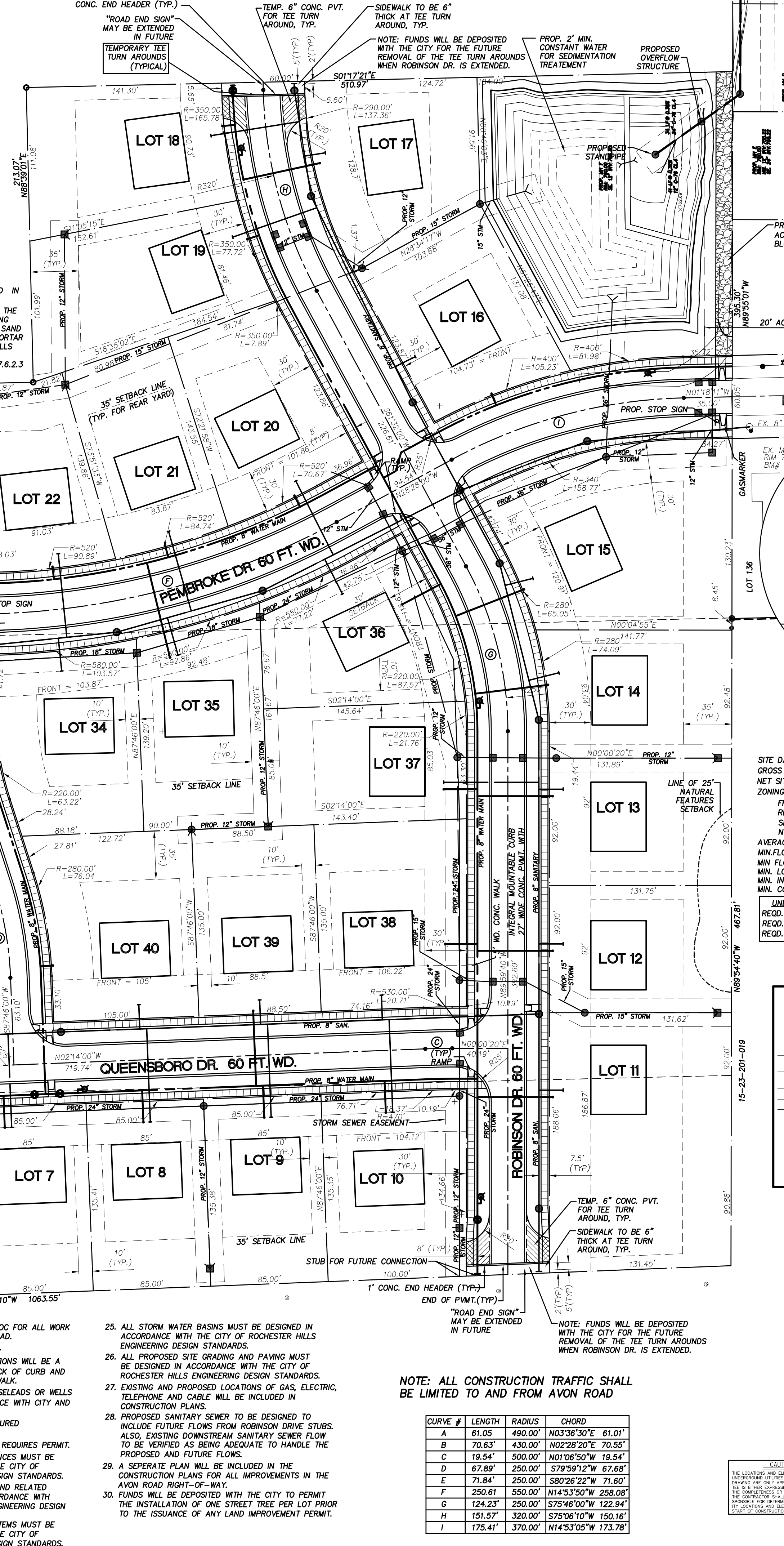
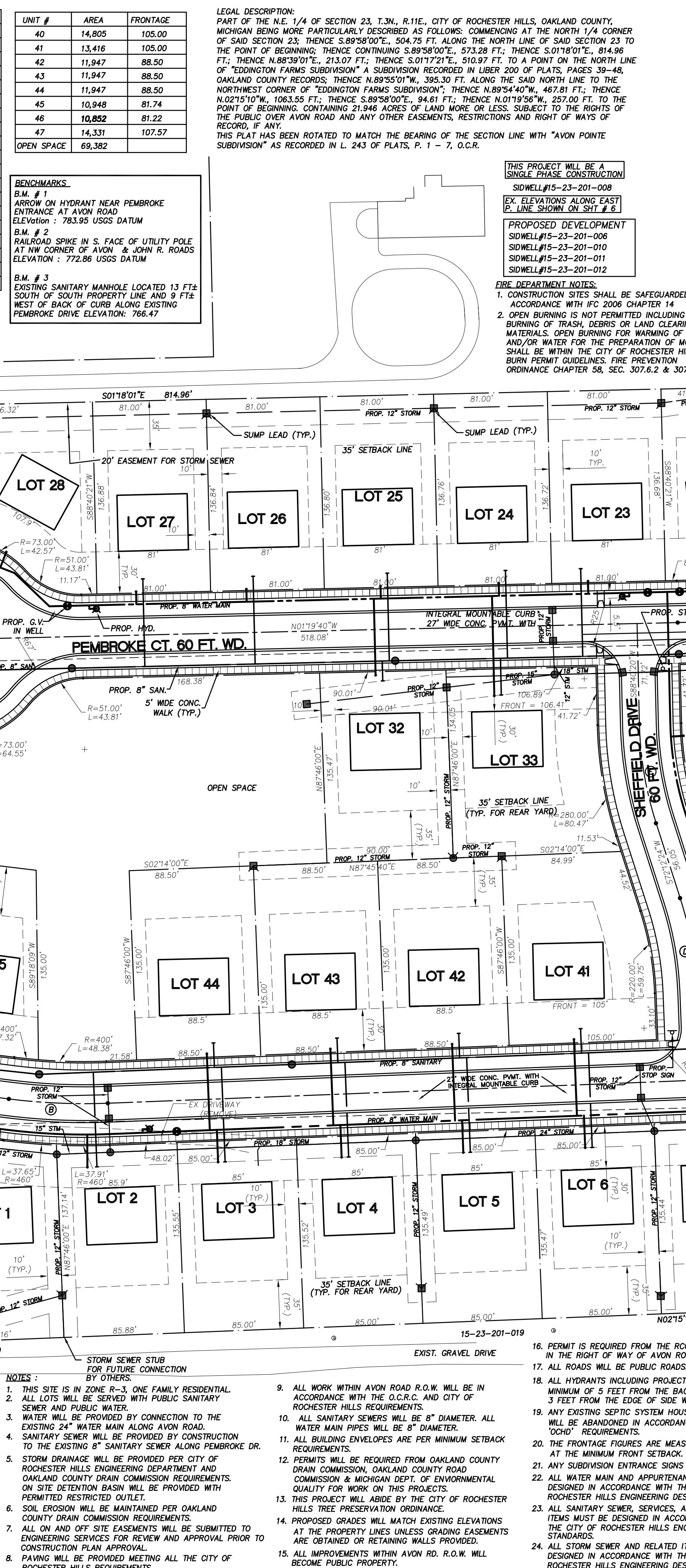
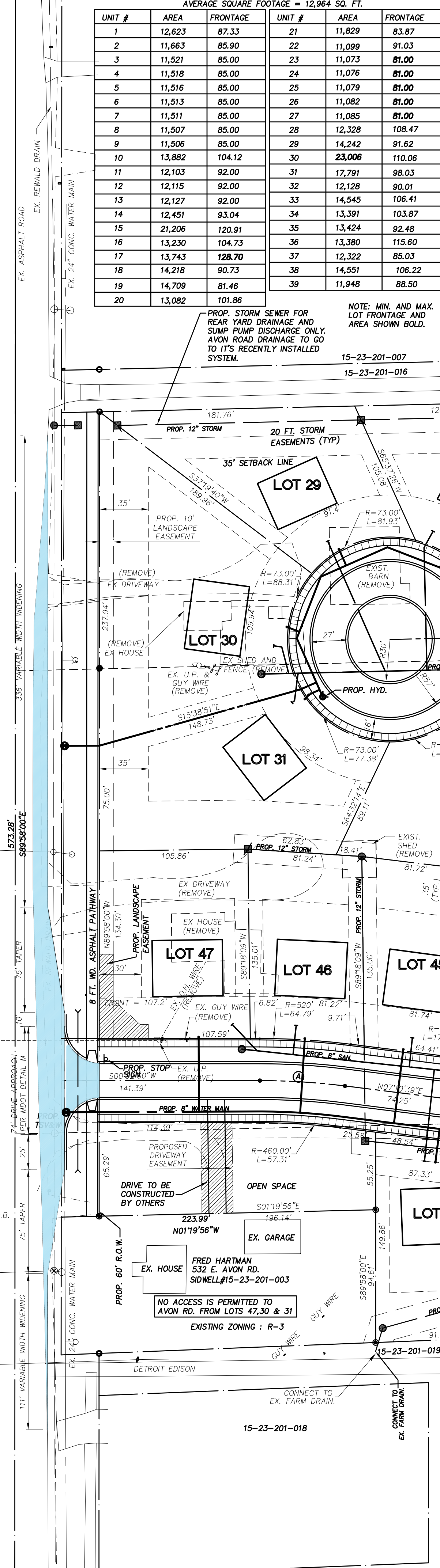
NOTE: ALL CONSTRUCTION TRAFFIC SHALL BE LIMITED TO AND FROM AVON ROAD

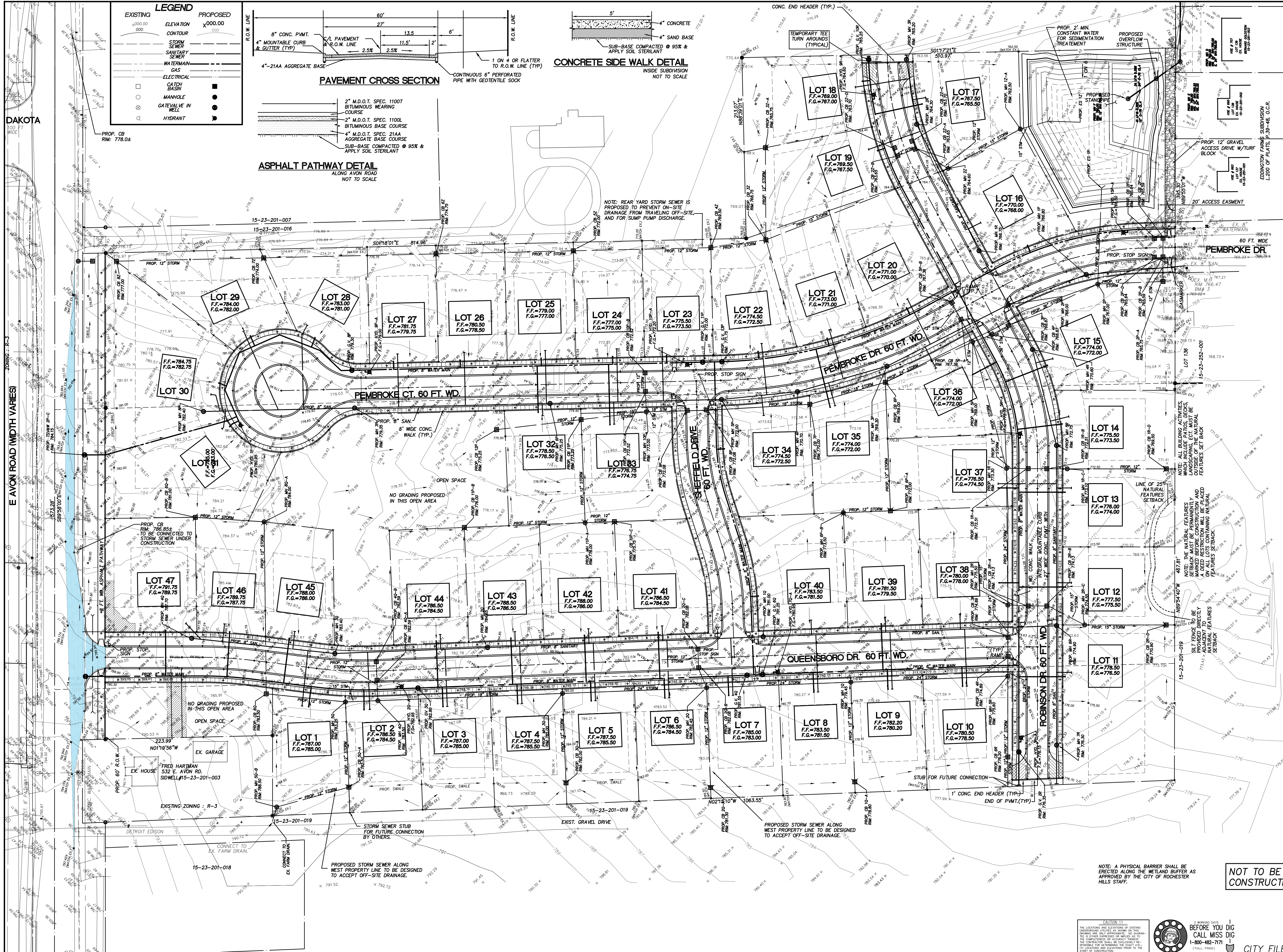
Table with columns: CURVE #, LENGTH, RADIUS, CHORD. Lists curves A through I with their geometric properties.

- NOTES: 1. THIS SITE IS IN ZONE R-3... 2. ALL LOTS WILL BE SERVED WITH PUBLIC SANITARY SEWER AND PUBLIC WATER... 3. WATER WILL BE PROVIDED BY CONNECTION TO THE EXISTING 24" WATER MAIN ALONG AVON ROAD...

- 16. PERMIT IS REQUIRED FROM THE ROC FOR ALL WORK IN THE RIGHT OF WAY OF AVON ROAD.
17. ALL ROADS WILL BE PUBLIC ROADS.
18. ALL HYDRANTS INCLUDING PROJECTIONS WILL BE A MINIMUM OF 5 FEET FROM THE BACK OF CURB AND 3 FEET FROM THE EDGE OF SIDE WALK...

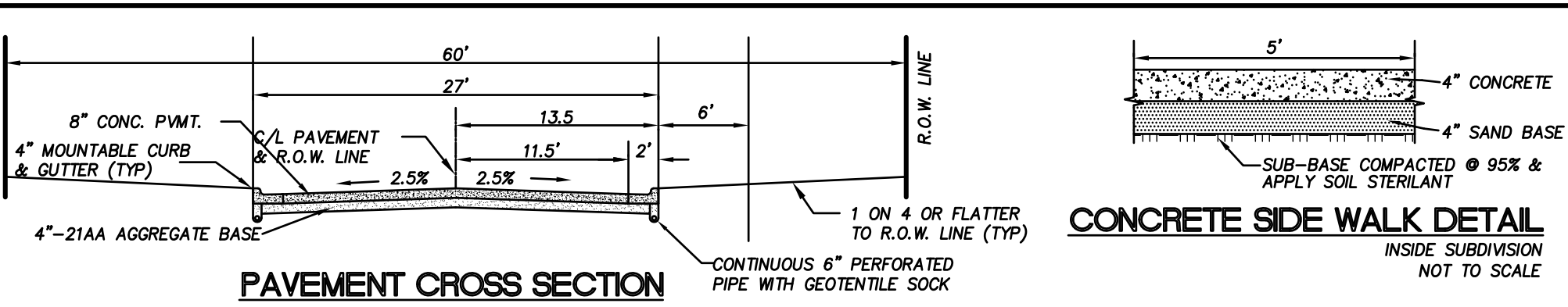
DAKOTA 117' VARIABLE WIDTH MEDIAN 75' TAPER 25' PER FOOT DETAIL 10' EX. CITY WIRE 6 FT. MD. ASPHALT PATHWAY 8 FT. MD. ASPHALT PATHWAY 15' VARIABLE WIDTH MEDIAN 75' TAPER 25' PER FOOT DETAIL 10' EX. CITY WIRE 6 FT. MD. ASPHALT PATHWAY 8 FT. MD. ASPHALT PATHWAY





LEGEND

EXISTING	PROPOSED
ELEVATION 0000.00	ELEVATION X000.00
CONTOUR 000	CONTOUR 000
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
WATER MAIN	WATER MAIN
GAS	GAS
ELECTRICAL	ELECTRICAL
CATCH BASIN	CATCH BASIN
MANHOLE	MANHOLE
GATE VALVE IN WELL	GATE VALVE IN WELL
HYDRANT	HYDRANT



NOTE: REAR YARD STORM SEWER IS PROPOSED TO PREVENT ON-SITE DRAINAGE FROM TRAVELING OFF-SITE, AND FOR SUMP PUMP DISCHARGE.

NOTE: ALL BUILDING ACTIVITIES, LANDSCAPING, ETC. MUST BE OUTSIDE OF THE NATURAL FEATURES SETBACK.

NOTE: THE NATURAL FEATURES MARKED BEFORE CONSTRUCTION AND USED RESTRICTION WILL BE MAINTAINED AND PROTECTED TO REMAIN WITHIN SETBACK.

NOTE: THE NATURAL FEATURES MARKED BEFORE CONSTRUCTION AND USED RESTRICTION WILL BE MAINTAINED AND PROTECTED TO REMAIN WITHIN SETBACK.

NOTE: A PHYSICAL BARRIER SHALL BE ERECTED ALONG THE WETLAND BUFFER AS APPROVED BY THE CITY OF ROCHESTER HILLS STAFF.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

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CLIENT
ROCHESTER MEADOWS, L.L.C., OWNER

PROJECT TITLE
VISTAS OF ROCHESTER HILLS SUBDIVISION

SHEET TITLE
PRELIMINARY GRADING PLAN

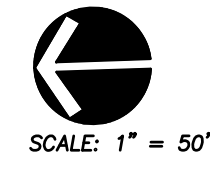
DATE	ISSUED FOR	BY
10/17/05	FOR REVIEW	MAB
11/22/05	PER CITY REVIEW	DMF
11/29/05	PER CITY REVIEW	DMF
1/7/06	PER CITY REVIEW	DMF
1/27/07	PER SITE PLAN APPROVAL	CCG
3/16/07	FINAL TENTATIVE APPROVAL	MAB
6-17-10	PER CITY REVIEW	MAB
10-08-10	FINAL	MAB
1-8-13	CHANGE NAME & REV. LOT 11	GR

SHEET NO.
SP-2
 PROJECT NO.
 05-0322

CAUTION!!!
 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTHS OF ALL UTILITIES BEFORE ANY EXCAVATION WORK IS BEGUN.

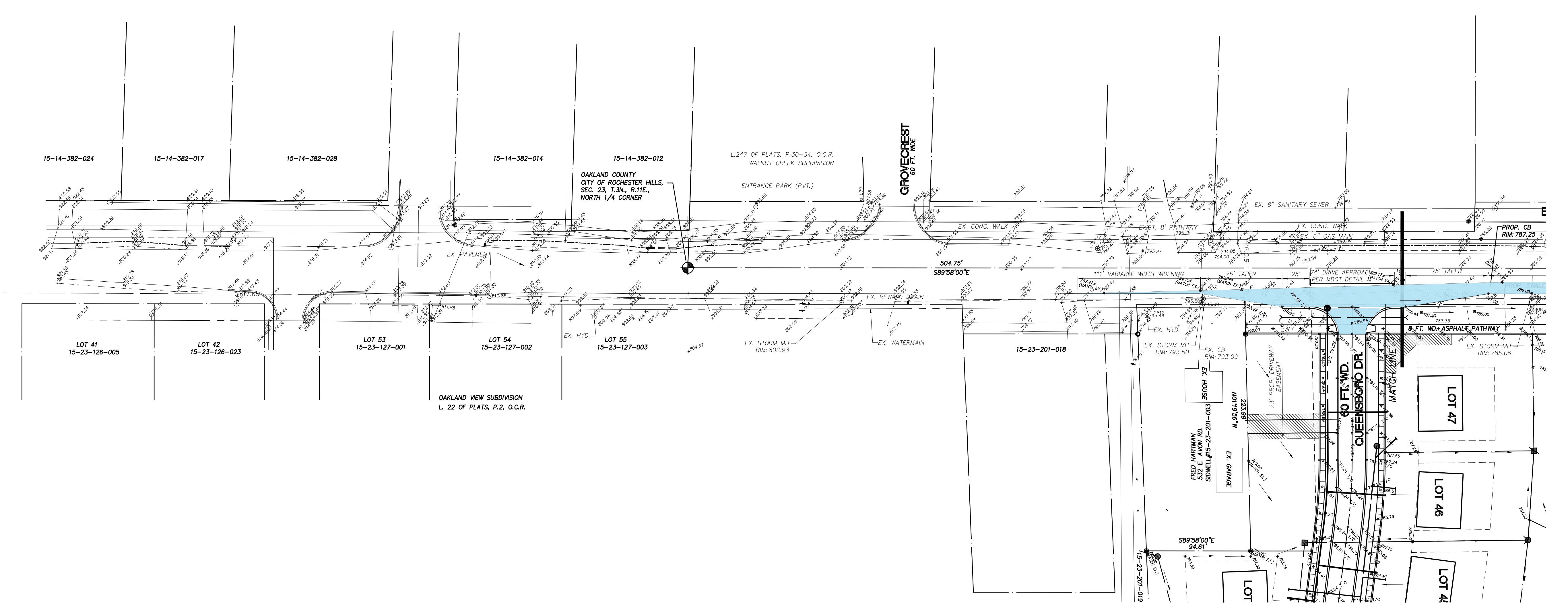
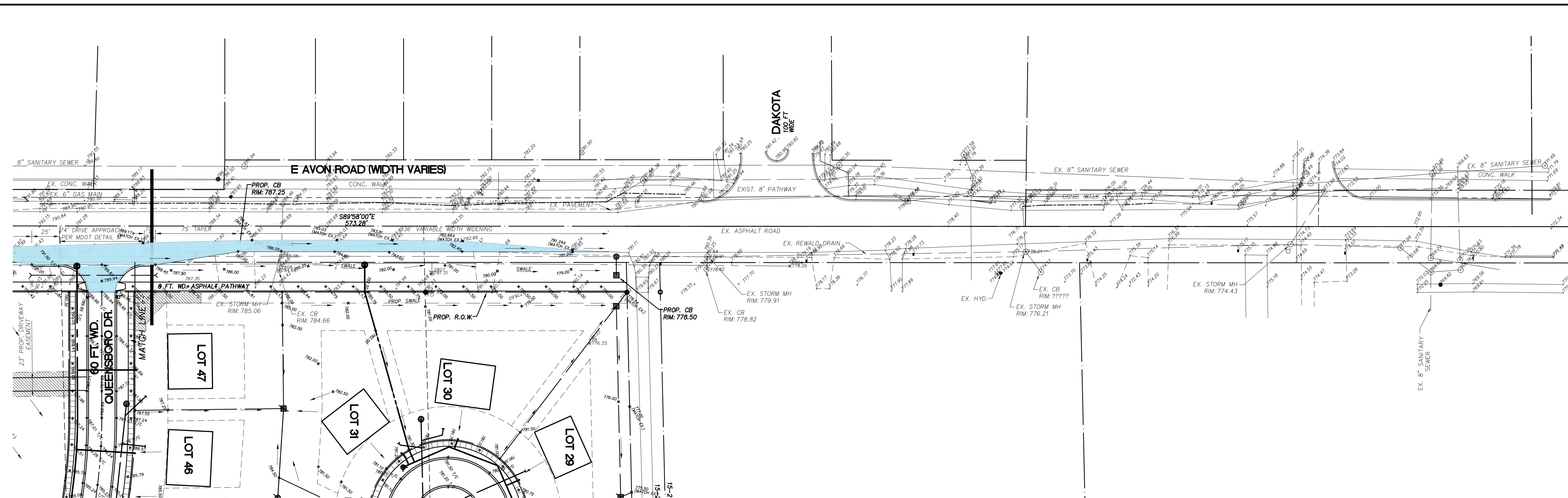


3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171
 CITY FILE NO. 99-011



SCALE: 1" = 50'

LEGEND	
EXISTING	PROPOSED



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 11884 MALESTIC CT
 SHELBY TWP., MI 48315

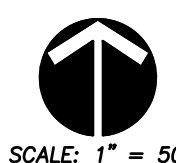
PROJECT TITLE
VISTAS OF ROCHESTER HILLS SUBDIVISION
 FORMERLY ROCHESTER MEADOWS
 PART OF SECTION 23, T.3N., R.1E.
 ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

SHEET TITLE
AVON ROAD WIDENING

DATE	DRWN/CHK	ISSUED FOR
10/7/05	MAB	FOR REVIEW
11/22/05	DMF	PER CITY REVIEW
12/29/05	DMF	PER CITY REVIEW
1/17/06	DMF	PER CITY REVIEW
1/27/07	DMF	PER CITY REVIEW
3/16/07	MAB	PER SITE PLAN APPROVAL
4/14/10	MAB	FINAL TENTATIVE APPROVAL
6-17-10	MAB	PER CITY REVIEW
10-9-10	MAB	FINAL
1-8-13	GR	CHANGE NAME & REV LOT 11

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

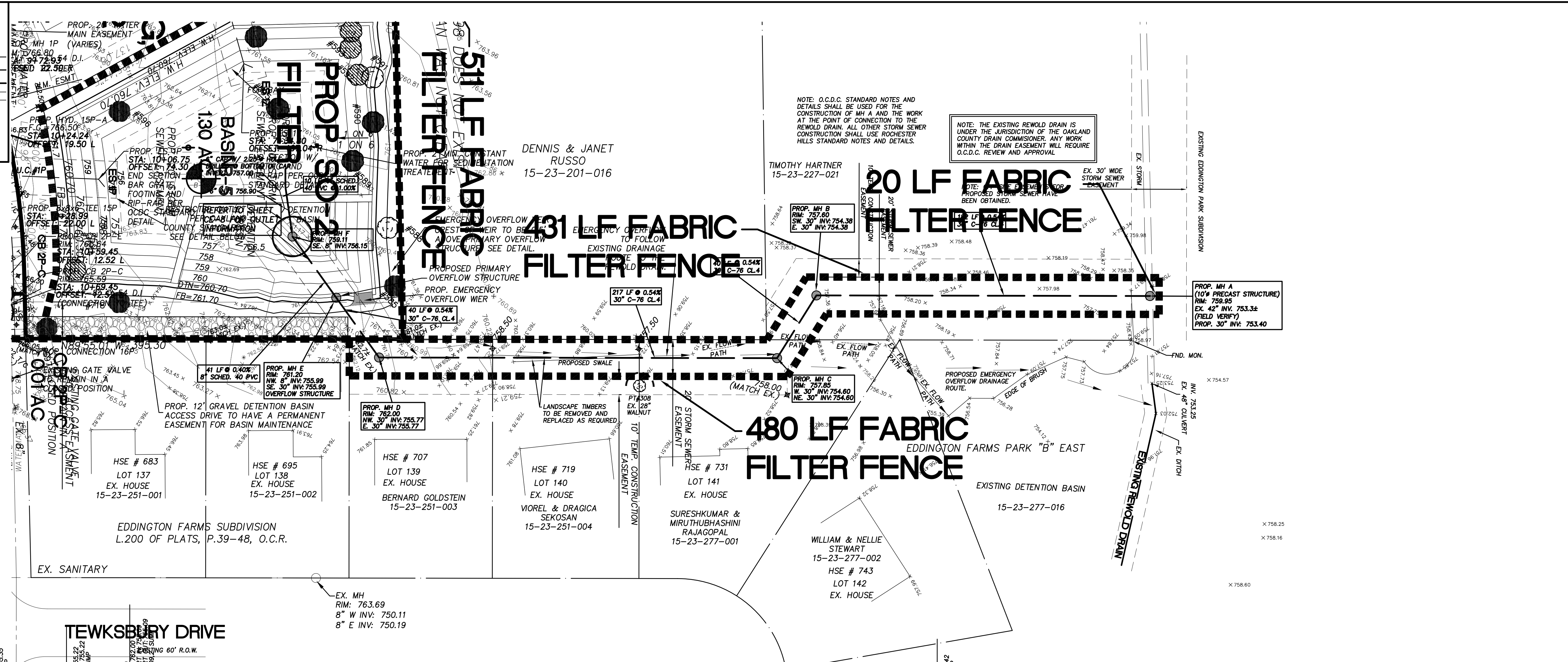
CAUTION!!!
 THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE UNVERIFIED. THE CONTRACTOR SHALL BE EXTREMELY RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.



SHEET NO.
SP-3
 PROJECT NO.
 05-0322

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)
 SCALE: 1" = 50'

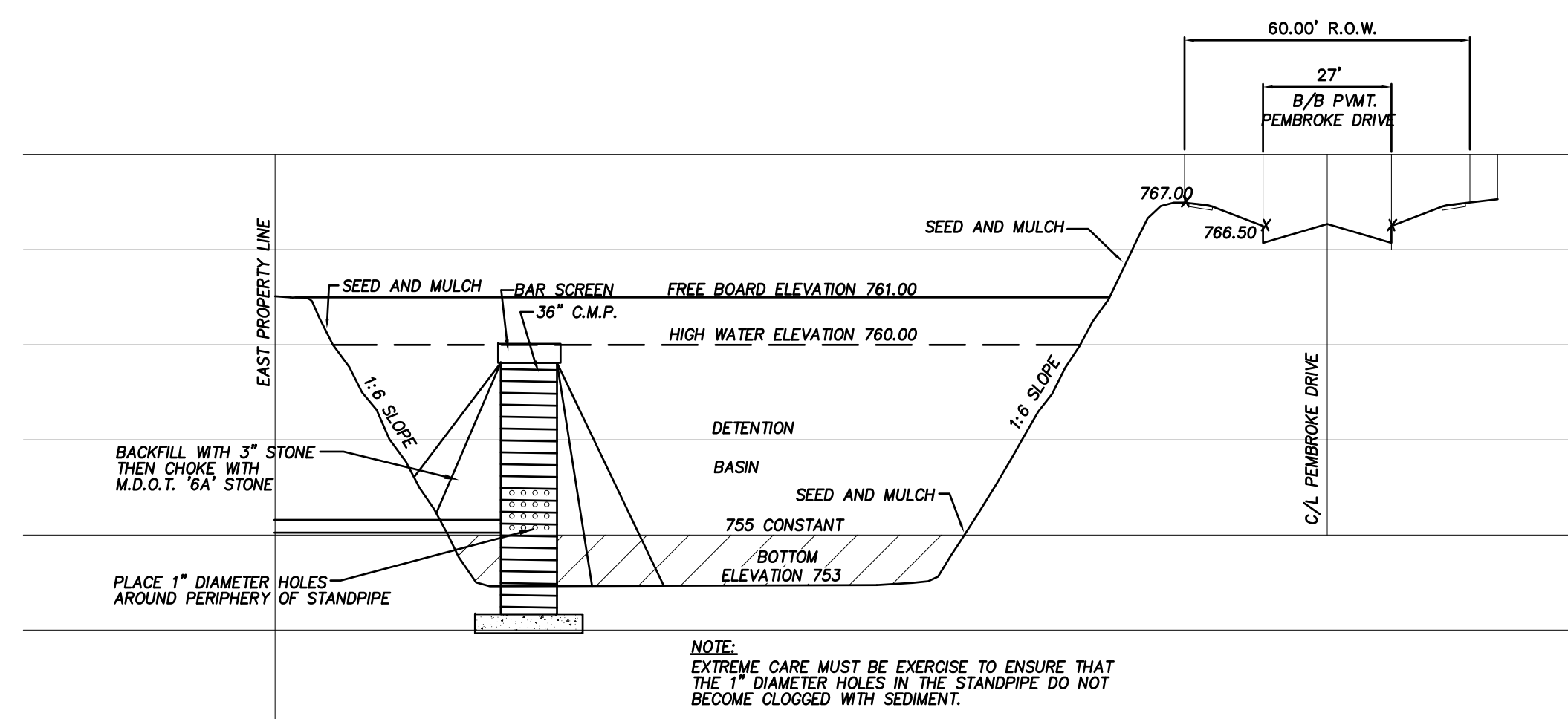
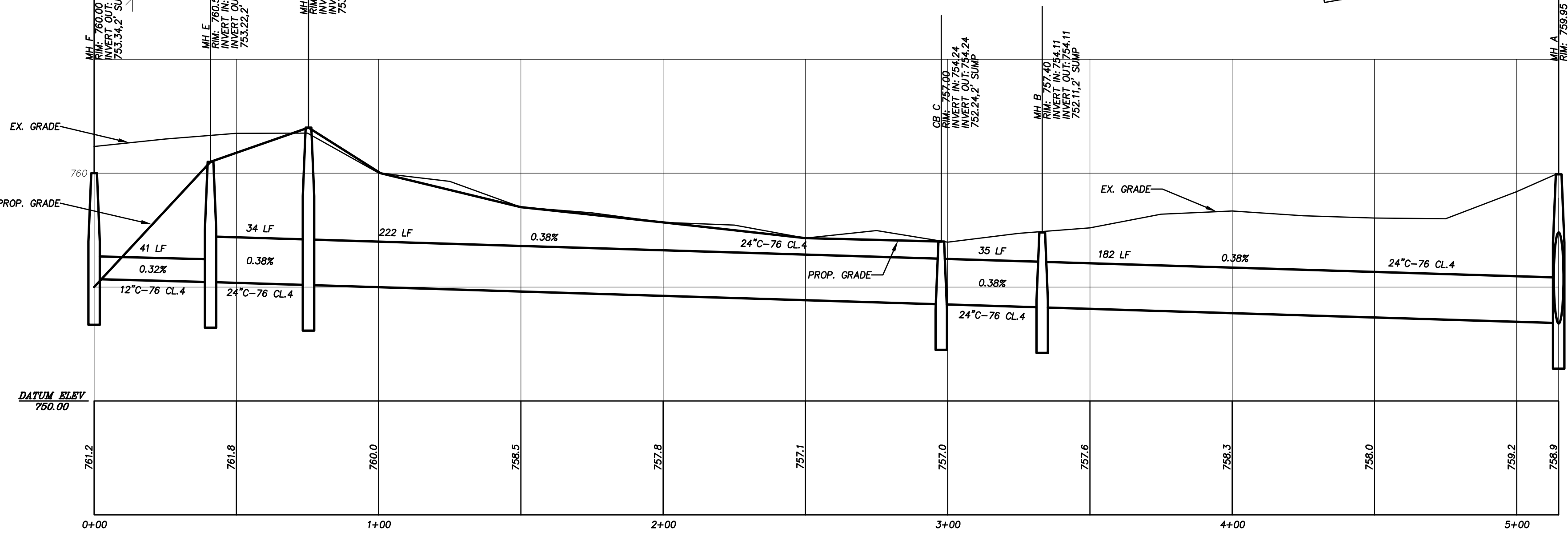
LEGEND	
EXISTING	PROPOSED
ELEVATION 0000.00 000	ELEVATION x000.00 000
CONTOUR	CONTOUR
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
WATERMAIN	WATERMAIN
GAS	GAS
ELECTRICAL	ELECTRICAL
CATCH BASIN	CATCH BASIN
MANHOLE	MANHOLE
GATEVALE IN WELL	GATEVALE IN WELL
HYDRANT	HYDRANT



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CLIENT
ROCHESTER MEADOWS, L.L.C., OWNER
 1189A MALESTIC CT
 SHELBY TWP., MI 48315

PROJECT TITLE
VISTAS OF ROCHESTER HILLS SUBDIVISION (FORMERLY ROCHESTER MEADOWS)
 PART OF SECTION 23, T.3N., R.1E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



POND SECTION
NO SCALE

SHEET TITLE
DETENTION BASIN/OFF-SITE STORM SEWER PLAN

DATE	DRWN/CHK	ISSUED FOR
10/17/05	MAB	FOR REVIEW
11/22/05	DMF	PER CITY REVIEW
12/29/05	DMF	PER CITY REVIEW
1/17/06	DMF	PER CITY REVIEW
5/2/06	DMF	FOR CIRCULAR REVIEW
1-8-13	GR	STRANGE TIME & REV LOT 11

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NOT TO BE USED AS CONSTRUCTION DRAWINGS.

CAUTION!!!
 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES IN EITHER EXISTING OR PROPOSED TRENCHES, THE CONTRACTOR SHALL BE EXTENSIVELY RESPONSIBLE FOR OBTAINING THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

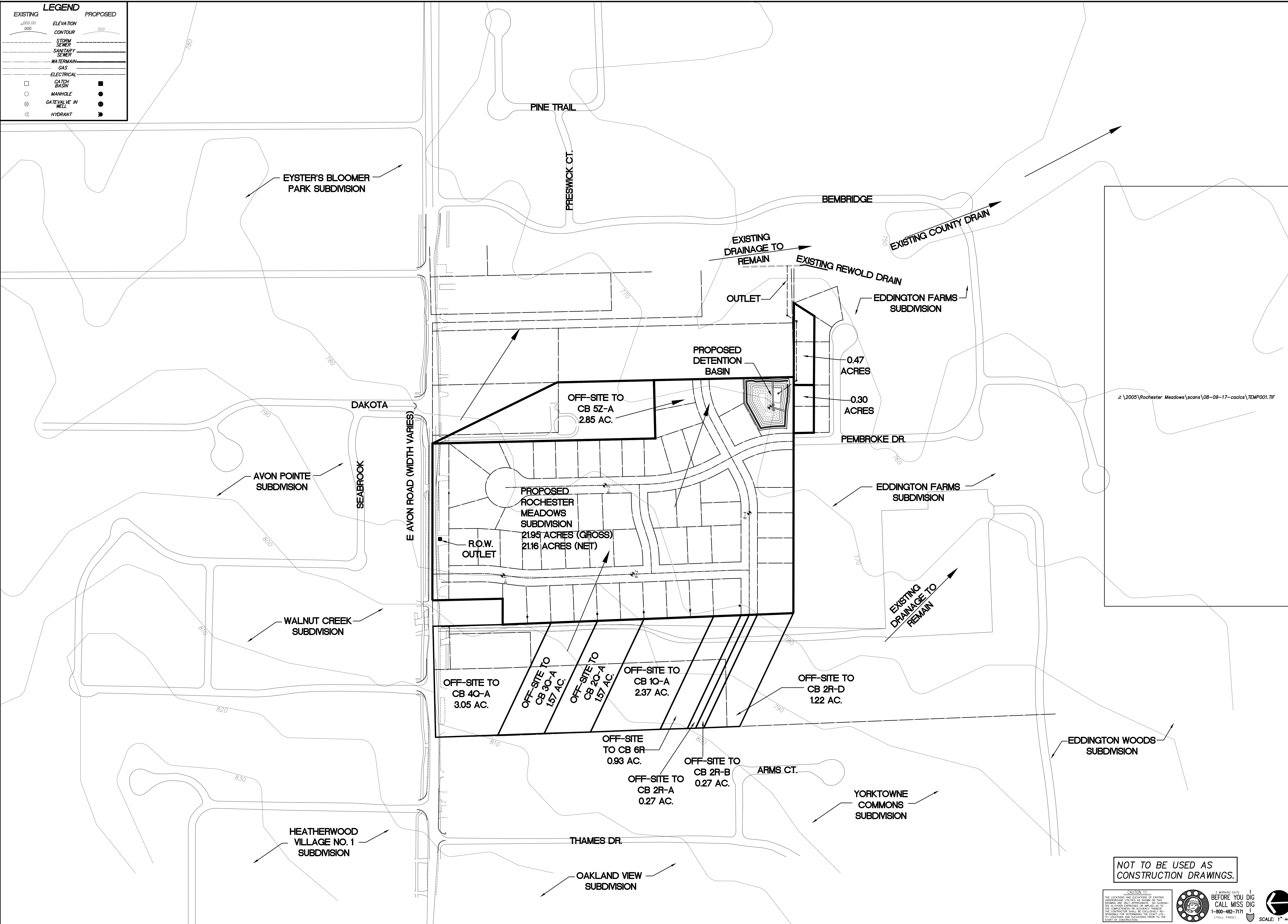


3 WORKING DAYS BEFORE YOU DIG
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 1-800-482-7171
 (TOLL-FREE)

SHEET NO.
SP-4
 PROJECT NO.
 05-0322

SCALE: 1" = 30'

LEGEND	
EXISTING	PROPOSED
— (dashed line) —	ELEVATION
— (solid line) —	CONTOUR
— (dashed line) —	STORM SEWER
— (dashed line) —	SANITARY SEWER
— (dashed line) —	WATERMAIN
— (dashed line) —	GAS
— (dashed line) —	ELECTRICAL
○	CATCH BASIN
○	MANHOLE
⊗	GATE VALVE IN WELL
⊕	HYDRANT



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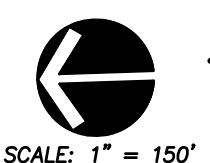
PROJECT TITLE
VISTAS OF ROCHESTER HILLS SUBDIVISION
 FORMERLY ROCHESTER MEADOWS
 PART OF SECTION 23, T.3N., R.11E,
 ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

SHEET TITLE
DRAINAGE AREA MAP

DATE	DRWN/CHK	ISSUED FOR
10/17/05	MAB	FOR REVIEW
11/22/05	DMF	PER CITY REVIEW
12/29/05	DMF	PER CITY REVIEW
1/7/06	DMF	PER CITY REVIEW
1/27/07	DMF	PER CITY REVIEW
3/16/07	DMF	PER CITY REVIEW
4/14/10	MAB	FINAL TENTATIVE APPROVAL
6-17-10	MAB	PER CITY REVIEW
10-9-10	MAB	FINAL
1-8-11	DMF	CHANGE NAME & REV LOT 11

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

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 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE NOT GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND ELEVATIONS OF ALL UTILITIES BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND ELEVATIONS OF ALL UTILITIES TO BE LOCATED AND DELETED FROM THE DRAWING.



SHEET NO.
SP-5
 PROJECT NO.
 05-0322

SCALE: 1" = 150'



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 SHELBY TWP., MI 48515

PROJECT TITLE
VISTAS OF ROCHESTER HILLS SUBDIVISION
 (FORMERLY ROCHESTER MEADOWS)
 PART OF SECTION 23, T.3N., R.7E.
 ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

SHEET TITLE
SOIL DATA

DATE	DRWN/CHK	ISSUED FOR
10/17/05	MAB	FOR REVIEW
11/22/05	DMF	PER CITY REVIEW
12/29/05	DMF	PER CITY REVIEW
1/17/06	DMF	PER CITY REVIEW
1/17/07	DMF	PER CITY REVIEW
3/16/07	DMF	PER CITY REVIEW
4/14/10	MAB	FINAL TENTATIVE APPROVAL
6-17-10	MAB	PER CITY REVIEW
10-9-10	MAB	FINAL
1-8-11	GR	CHANGE NAME & REV LOT 11

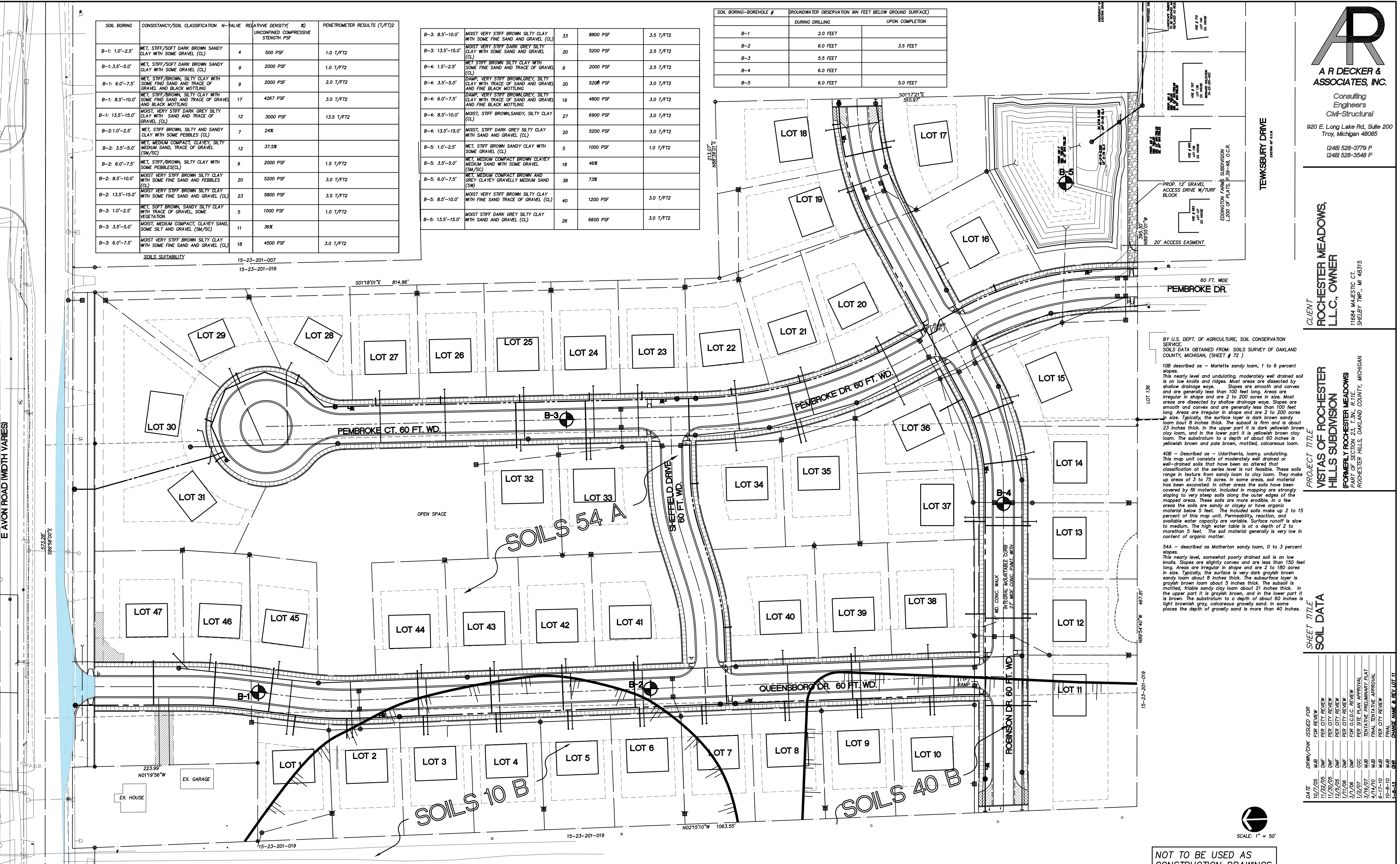
SHEET NO.
SP-6
 PROJECT NO.
 05-0322

SOIL BORING-BOREHOLE #	GROUNDWATER OBSERVATION 9IN FEET BELOW GROUND SURFACE	
	DURING DRILLING	UPON COMPLETION
B-1	2.0 FEET	
B-2	6.0 FEET	3.5 FEET
B-3	5.5 FEET	
B-4	6.0 FEET	
B-5	6.0 FEET	5.0 FEET

SOIL BORING	CONSISTENCY/SOIL CLASSIFICATION	N-VALUE	RELATIVE DENSITY (%) UNCONFINED COMPRESSIVE STRENGTH PSF	PENETROMETER RESULTS (T/FT)
B-1: 1.0'-2.5'	WET, STIFF/SOFT DARK BROWN SANDY CLAY WITH SOME GRAVEL (CL)	4	500 PSF	1.0 T/FT
B-1: 3.5'-5.0'	WET, STIFF/SOFT DARK BROWN SANDY CLAY WITH SOME GRAVEL (CL)	9	2000 PSF	1.0 T/FT
B-1: 6.0'-7.5'	WET, STIFF BROWN, SILTY CLAY WITH SOME FINE SAND AND TRACE OF GRAVEL AND BLACK MOTTLING	9	2000 PSF	2.0 T/FT
B-1: 8.5'-10.0'	WET, STIFF BROWN, SILTY CLAY WITH SOME FINE SAND AND TRACE OF GRAVEL AND BLACK MOTTLING	17	4267 PSF	3.0 T/FT
B-1: 13.5'-15.0'	MOIST, VERY STIFF DARK GREY SILTY CLAY WITH SAND AND TRACE OF GRAVEL (CL)	12	3000 PSF	13.5 T/FT
B-2: 1.0'-2.5'	WET, STIFF BROWN, SILTY AND SANDY CLAY WITH SOME PEBBLES (CL)	7	24%	
B-2: 3.5'-5.0'	WET, MEDIUM COMPACT, CLAYEY, SILTY MEDIUM SAND, TRACE OF GRAVEL (SM/SC)	12	37.5%	
B-2: 6.0'-7.5'	WET, STIFF BROWN, SILTY CLAY WITH SOME PEBBLES (CL)	9	2000 PSF	1.5 T/FT
B-2: 8.5'-10.0'	MOIST, VERY STIFF BROWN SILTY CLAY WITH SOME FINE SAND AND PEBBLES (CL)	20	5200 PSF	3.0 T/FT
B-2: 13.5'-15.0'	MOIST, VERY STIFF BROWN SILTY CLAY WITH SOME FINE SAND AND TRACE OF GRAVEL (CL)	23	5800 PSF	3.5 T/FT
B-3: 1.0'-2.5'	WET, SOFT BROWN, SANDY SILTY CLAY WITH TRACE OF GRAVEL, SOME VEGETATION	5	1000 PSF	1.0 T/FT
B-3: 3.5'-5.0'	MOIST, MEDIUM COMPACT, CLAYEY SAND, SOME SILT AND GRAVEL (SM/SC)	11	36%	
B-3: 6.0'-7.5'	MOIST, VERY STIFF BROWN SILTY CLAY WITH SOME FINE SAND AND GRAVEL (CL)	18	4500 PSF	3.0 T/FT

B-3: 8.5'-10.0'	MOIST, VERY STIFF BROWN SILTY CLAY WITH SOME FINE SAND AND GRAVEL (CL)	33	8800 PSF	3.5 T/FT
B-3: 13.5'-15.0'	MOIST, VERY STIFF DARK GREY SILTY CLAY WITH SOME SAND AND GRAVEL (CL)	20	5200 PSF	2.5 T/FT
B-4: 1.5'-2.5'	WET, STIFF BROWN SILTY CLAY WITH SOME FINE SAND AND TRACE OF GRAVEL (CL)	9	2000 PSF	2.5 T/FT
B-4: 3.5'-5.0'	DAMP, VERY STIFF BROWN, GREY, SILTY CLAY WITH TRACE OF SAND AND GRAVEL AND FINE BLACK MOTTLING	20	5208 PSF	3.0 T/FT
B-4: 6.0'-7.5'	DAMP, VERY STIFF BROWN, GREY, SILTY CLAY WITH TRACE OF SAND AND GRAVEL AND FINE BLACK MOTTLING	19	4800 PSF	3.0 T/FT
B-4: 8.5'-10.0'	MOIST, STIFF BROWN, SANDY, SILTY CLAY (CL)	27	6900 PSF	3.0 T/FT
B-4: 13.5'-15.0'	MOIST, STIFF DARK GREY SILTY CLAY WITH SAND AND GRAVEL (CL)	20	5200 PSF	3.0 T/FT
B-5: 1.0'-2.5'	WET, STIFF BROWN SANDY CLAY WITH SOME GRAVEL (CL)	5	1000 PSF	1.0 T/FT
B-5: 3.5'-5.0'	WET, MEDIUM COMPACT BROWN CLAYEY MEDIUM SAND WITH SOME GRAVEL (SM/SC)	18	46%	
B-5: 6.0'-7.5'	WET, MEDIUM COMPACT BROWN AND GREY CLAYEY GRAVELLY MEDIUM SAND (SW)	38	73%	
B-5: 8.5'-10.0'	MOIST, VERY STIFF BROWN SILTY CLAY WITH FINE SAND TRACE OF GRAVEL (CL)	40	1200 PSF	3.0 T/FT
B-5: 13.5'-15.0'	MOIST STIFF DARK GREY SILTY CLAY WITH SAND AND GRAVEL (CL)	26	6600 PSF	3.0 T/FT

SOILS SUITABILITY 15-23-201-007
 15-23-201-016



BY U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE
 SOILS DATA OBTAINED FROM: SOILS SURVEY OF OAKLAND COUNTY, MICHIGAN, (SHEET # 72)
 10B - described as - Mariette sandy loam, 1 to 6 percent slopes. This nearly level and undulating, moderately well drained soil is on low knolls and ridges. Most areas are dissected by shallow drainage ways. Slopes are smooth and convex and are generally less than 100 feet long. Areas are irregular in shape and are 2 to 200 acres in size. Most areas are dissected by shallow drainage ways. Slopes are smooth and convex and are generally less than 100 feet long. Areas are irregular in shape and are 2 to 200 acres in size. Typically, the surface layer is dark brown sandy loam about 8 inches thick. The subsoil is firm and is about 25 inches thick. In the upper part it is dark yellowish brown clay loam, and in the lower part it is yellowish brown clay loam. The substratum to a depth of about 60 inches is yellowish brown and pale brown, mottled, calcareous loam.

40B - Described as - Udarthena, loamy, undulating. This map unit consists of moderately well drained or well-drained soils that have been so altered that classification at the series level is not feasible. These soils range in texture from sandy loam to clay loam. They make up areas of 3 to 75 acres. In some areas, soil material has been excavated. In other areas the soils have been covered by fill material. Included in mapping are strongly sloping to very steep soils along the outer edges of the mapped areas. These soils are more erodible. In a few areas the soils are sandy or clayey or have organic material below 5 feet. The included soils make up 2 to 15 percent of this map unit. Permeability, reaction, and available water capacity are variable. Surface runoff is slow to medium. The high water table is at a depth of 2 to more than 5 feet. The soil material generally is very low in content of organic matter.

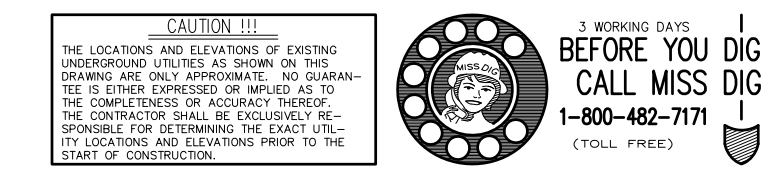
54A - described as Matherton sandy loam, 0 to 3 percent slopes. This nearly level, somewhat poorly drained soil is on low knolls. Slopes are slightly convex and are less than 150 feet long. Areas are irregular in shape and are 2 to 180 acres in size. Typically, the surface is very dark grayish brown sandy loam about 8 inches thick. The subsoil is grayish brown loam about 5 inches thick. The subsoil is mottled, friable sandy clay loam about 21 inches thick. In the upper part it is grayish brown, and in the lower part it is brown. The substratum to a depth of about 60 inches is light brownish gray, calcareous gravelly sand. In some places the depth of gravelly sand is more than 40 inches.

DATE	DRWN/CHK	ISSUED FOR
10/17/05	MAB	FOR REVIEW
11/22/05	DMF	PER CITY REVIEW
12/29/05	DMF	PER CITY REVIEW
1/17/06	DMF	PER CITY REVIEW
1/17/07	DMF	PER CITY REVIEW
3/16/07	DMF	PER CITY REVIEW
4/14/10	MAB	FINAL TENTATIVE APPROVAL
6-17-10	MAB	PER CITY REVIEW
10-9-10	MAB	FINAL
1-8-11	GR	CHANGE NAME & REV LOT 11

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

MODERATE TO SEVERE WEEDNESS AND FROST ACTION:
 EDGE DRAIN WILL BE PROVIDED FOR NEW ROADS WITH GRADED AGGREGATE BASE COURSE.
 FOOTING DRAINS AND SUMP PUMP WILL BE PROVIDED FOR ALL DWELLINGS.

SOIL BORINGS PER SOILS REPORT BY ENGINEERING SERVICES, INC. DATED APRIL 21, 2005



CAUTION!!!
 THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES IS FROM THE RECORD DRAWINGS AND IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

WORKING DAYS
 BEFORE YOU DIG
 CALL MISS DIG
 1-800-482-7171
 (TOLL FREE)