DEVELOPER/APPLICANT

PULTE HOMES OF MICHIGAN, LLC. 2800 LIVERNOIS RD., BLDG D, SUITE 320 TROY, MI 48083 CONTACT: JOE SKORE PHONE: (248) 249-4611

49287 WEST ROAD WIXOM. MI 48393 PHONE: (248) 773-7656 FAX: (866) 690-4307 E-MAIL: wumlor@umlorgroup.com WEB: www.umlorgroup.com

ENGINEER/SURVEYOR

THE UMLOR GROUP



LAND DEVELOPMENT SERVICES

SITE DATA

<u>DEVELOPMENT AREA</u> 7.9 ACRES ACREAGE: 7.9 ACRES

PUD - SPECIAL PURPOSE (ROCHESTER UNIVERSITY)

RESIDENTIAL: RENTAL STUDENT HOUSING (300 STUDENTS)

AMENDMENT PUD USE FOR SALE TOWN HOMES (70 UNITS) 210 BEDROOMS

LAND USE: PROPOSED RESIDENTIAL (MULTI-FAMILY)

DENSITY: 8.9 DU/ACRE (NET DEVELOPMENT AREA)

OPEN SPACE 5% OF GROSS AREA OF SITE (7.9 AC. x .05 = 0.40 AC.)

PARKING:

FLOOR AREA:

2 PER UNIT x 70 UNITS: 140 SPACES 0.25 VISITOR SPACES PER UNIT: x 70 UNITS = 18 TOTAL REQUIRED PARKING = 158

<u>'ROPOSED</u> 2 PER GARAGE X 70:

1,860 SF/UNIT = 130,200 SF TOTAL

BUILDING HEIGHT 2-1/2 STORIES OR 30' MAX BEDROOMS: **SETBACKS:** FRONT 50' (OFF ROAD 1) 100'± (OFF ROAD 1) SIDE: F: 30' * E: 38 W: 24' *

S: 40' S: 24' * N: 24' * BUILDING SEPARATION: REQUIRED **PROPOSED** FRONT/SIDE: 45' MIN. 65' MIN. FRONT/FRONT: 50' MIN 66' MIN. FRONT/REAR: 60' MIN.

REAR/REAR: 60' MIN. 33' MIN. (BLDGS. 39-42 & 33-38) * 32' MIN. (BLDGS. 28-32 & 33-38) * REAR/SIDE: 45' MIN. SIDE/SIDE: CORNER/CORNER: 30' MIN.

*PUD WAIVER PROPOSED

- A WAIVER TO CONSTRUCT WITHIN THE ON-SITE NATURAL FEATURES SETBACK IS REQUESTED - A WAIVER TO CONSTRUCT SIDEWALK ON ONLY ONE SIDE OF THE ENTRANCE ROAD IS REQUESTED

LEGAL DESCRIPTIONS:

LAND SITUATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

LAND IN PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTH HALF OF THE SOUTHWEST 1/4 OF SECTION 15, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15. THENCE NORTH 90°00'00" WEST 2794.58 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 15: THENCE NORTH 03°26'11" EAST 60.11 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING AND THE NORTH LINE OF AVON ROAD, 60 FOOT HALF WIDTH. THENCE ALONG THE NORTH LINE OF AVON ROAD NORTH 89 47'56" WEST 1313.10 FEET AND NORTH 88 26'03" WEST 391.01 FEET TO THE SOUTHEASTERLY LINE OF THE CLINTON RIVER "TRAIL" (FORMALLY KNOWN AS THE GRAND TRUNK WEST RAILROAD); THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRAIL NORTH 42'34'57" EAST 252.70 FEET TO THE POINT OF CURVATURE; THENCE CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID "TRAIL", NORTHEASTERLY 797.44 FEET ON THE ARC OF A 5524.16 FOOT CURVE TO

THE RIGHT (CONCAVE TO THE SOUTHEAST) WITH A CENTRAL ANGLE OF 08'16'15" AND CHORD BEARING AND DISTANCE OF NORTH 46'42'59" EAST 796.75 FEET TO END OF SAID CURVE; THENCE CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID "TRAIL" NORTH 50 51 00" EAST 1021.05 TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG SAID SOUTH LINE NORTH 89°38'14" EAST 244.84 FEET TO THE EAST 1/8 CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER NORTH 89°45'33" EAST 27 FEET, MORE OR LESS, TO A POINT ON THE CENTER OF THE CLINTON RIVER; THENCE FOLLOWING ALONG THE CENTER OF THE CLINTON RIVER IN MEANDERING DIRECTIONS, BUT GENERALLY NORTHEASTERLY, A DISTANCE OF 1740 FEET, MORE OR LESS, DOWNSTREAM: THENCE LEAVING THE CENTER OF THE CLINTON RIVER, SOUTH 59*41'28" EAST 25 FEET, MORE OR LESS; THENCE SOUTH 22°04'32" EAST 226.40 FEET; THENCE SOUTH 71°53'04" EAST 609.74 FEET; THENCE SOUTH 02°10'13" WEST 118.12 FEET: THENCE SOUTH 01°51'27" 623.78 FEET TO THE NORTHEAST CORNER OF THE ROCHESTER CHURCH OF CHRIST PARCEL AS SURVEYED BY BUCKERFIELD ENGINEERING RECORDED IN LIBER 10030 PAGES 313 AND 314 OAKLAND COUNTY RECORDS; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID CHURCH PARCEL, NORTH 90'00'00 WEST 393.37 FEET AND SOUTH 01'40'04" WEST 827.16 FEET TO THE NORTH LINE OF SAID AVON ROAD; THENCE ALONG SAID NORTH LINE NORTH 90°00'00" WEST 42.05 FEET; THENCE NORTH 01°40'04" EAST 213.09 FEET; THENCE NORTH 90°00'00" WEST 212.24 FEET; THENCE SOUTH 00°00'00" EAST 213.00 FEET TO THE NORTH LINE OF SAID AVON ROAD; THENCE NORTH 90°00'00" WEST 753.34 FEET TO THE POINT OF BEGINNING. CONTAINS 76.28 ACRES MORE OR LESS.

PROPOSED ROCHESTER UNIVERSITY TOWNHOMES

LAND SITUATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SECTION 15, TOWN 3 NORTH, RANGE 11 EAST; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1791.29 FEET ALONG THE SOUTH LINE OF SAID SECTION 15 AND THE CENTERLINE OF W. AVON ROAD (WIDTH VARIES); THENCE NORTH 01 DEGREE 40 MINUTES 04 SECONDS EAST 872.83 FEET, IN PART ALONG THE WESTERLY LINE OF THE ROCHESTER CHURCH OF CHRIST PARCEL AS SURVEYED BY BUCKERFIELD ENGINEERING AND RECORDED IN LIBER 10030 PAGES 313 AND 314, OAKLAND COUNTY RECORDS, TO THE POINT OF BEGINNING; THENCE SOUTH 53 DEGREES 54 MINUTES 10 SECONDS WEST 179.32 FEET; THENCE NORTH 36 DEGREES 05 MINUTES 50 SECONDS WEST 60.00 FEET; THENCE NORTH 53 DEGREES 54 MINUTES 10 SECONDS EAST 81.99 FEET; THENCE NORTH 52 DEGREES 53 MINUTES 14 SECONDS WEST 202.49 FEET; THENCE NORTH 28 DEGREES 45 MINUTES 21 SECONDS EAST 508.13 FEET; THENCE NORTH 57 DEGREES 20 MINUTES 54 SECONDS EAST 128.22 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 57 SECONDS EAST 336.59 FEET; THENCE SOUTH 01 DEGREE 51 MINUTES 27 SECONDS WEST 604.32 FEET TO THE NORTHEAST CORNER OF THE ROCHESTER CHURCH OF CHRIST PARCEL AS SURVEYED BY BUCKERFIELD ENGINEERING AND RECORDED IN LIBER 10030 PAGES 313 AND 314, OAKLAND COUNTY RECORDS; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 393.37 FEET ALONG THE NORTHERLY LINE OF SAID ROCHESTER CHURCH OF CHRIST PARCEL; THENCE SOUTH 01 DEGREE 40 MINUTES 04 SECONDS WEST 14.36 FEET ALONG THE WESTERLY LINE OF SAID ROCHESTER CHURCH OF CHRIST PARCEL TO THE POINT OF BEGINNING. CONTAINING 7.896

REMAINDER PARCEL

LAND SITUATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

LAND IN PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTH HALF OF THE SOUTHWEST 1/4 OF SECTION 15, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15, THENCE NORTH 90°00'00" WEST 2794.58 FEET TO THE SOUTH ¼ CORNER OF SAID SECTION 15; THENCE NORTH 03°26'11" EAST 60.11 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING AND THE NORTH LINE OF AVON ROAD, 60 FOOT HALF WIDTH. THENCE ALONG THE NORTH LINE OF AVON ROAD NORTH 89'47'56" WEST 1313.10 FEET AND NORTH 88'26'03" WEST 391.01 FEET TO THE SOUTHEASTERLY LINE OF THE CLINTON RIVER "TRAIL" (FORMALLY KNOWN AS THE GRAND TRUNK WEST RAILROAD); THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRAIL NORTH 42°34'57" EAST 252.70 FEET TO THE POINT OF CURVATURE; THENCE CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID "TRAIL", NORTHEASTERLY 797.44 FEET ON THE ARC OF A 5524.16 FOOT CURVE TO THE RIGHT (CONCAVE TO THE SOUTHEAST) WITH A CENTRAL ANGLE OF 0816'15" AND CHORD BEARING AND DISTANCE OF NORTH 46'42'59" EAST 796.75 FEET TO END OF SAID CURVE: THENCE CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID "TRAIL" NORTH 50*51'00" EAST 1021.05 TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG SAID SOUTH LINE NORTH 89°38'14" EAST 244.84 FEET TO THE EAST 1/8 CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER NORTH 89°45'33" EAST 27 FEET, MORE OR LESS, TO A POINT ON THE CENTER OF THE CLINTON RIVER: THENCE FOLLOWING ALONG THE CENTER OF THE CLINTON RIVER IN MEANDERING DIRECTIONS, BUT GENERALLY NORTHEASTERLY, A DISTANCE OF 1740 FEET, MORE OR LESS, DOWNSTREAM; THENCE LEAVING THE CENTER OF THE CLINTON RIVER, SOUTH 59'41'28" EAST 25 FEET, MORE OR LESS; THENCE SOUTH 22°04'32" EAST 226.40 FEET; THENCE SOUTH 71°53'04" EAST 609.74 FEET; THENCE SOUTH 02°10'13" WEST 118.12 FEET; THENCE SOUTH 01°51'27" WEST 19.45 FEET; THENCE NORTH 88'21'57" WEST 336.59 FEET; THENCE SOUTH 57'20'54" WEST 128.22 FEET; THENCE SOUTH 28'45'21" WEST 508.13 FEET; THENCE SOUTH 52°53'14" EAST 202.49 FEET; THENCE SOUTH 53°54'10" WEST 81.99 FEET; THENCE SOUTH 36°05'50" EAST 60.00 FEET; THENCE NORTH 53°54'10" EAST 179.32 FEET; THENCE SOUTH 01'40'04" WEST 812.80 FEET ALONG THE WESTERLY LINE OF THE ROCHESTER CHURCH OF CHRIST PARCEL AS SURVEYED BY BUCKERFIELD ENGINEERING AND RECORDED IN LIBER 10030 PAGES 313 AND 314, OAKLAND COUNTY RECORDS TO THE NORTH LINE OF WEST AVON ROAD; THENCE ALONG SAID NORTH LINE NORTH 90°00'00" WEST 42.05 FEET; THENCE NORTH 01°40'04" EAST 213.09 FEET; THENCE NORTH 90°00'00" WEST 212.24 FEET; THENCE SOUTH 00°00'00" EAST 213.00 FEET TO THE NORTH LINE OF SAID AVON ROAD; THENCE NORTH 90°00'00" WEST 753.34 FEET TO THE POINT OF BEGINNING. CONTAINING 68.38 ACRES, MORE OR LESS.

SHEET INDEX

COVER SHEET 02 TREE PLAN NORTH

TREE PLAN SOUTH 04 TREE SURVEY LIST - 1

06 TREE SURVEY LIST - 3 CONCEPTUAL BUILDING ELEVATIONS

08 SCALED BUILDING ELEVATIONS

TREE SURVEY LIST - 2

ATTACHMENTS:

L-1 LANDSCAPE PLAN L-2 LANDSCAPE PLAN L-3 LANDSCAPE DETAILS

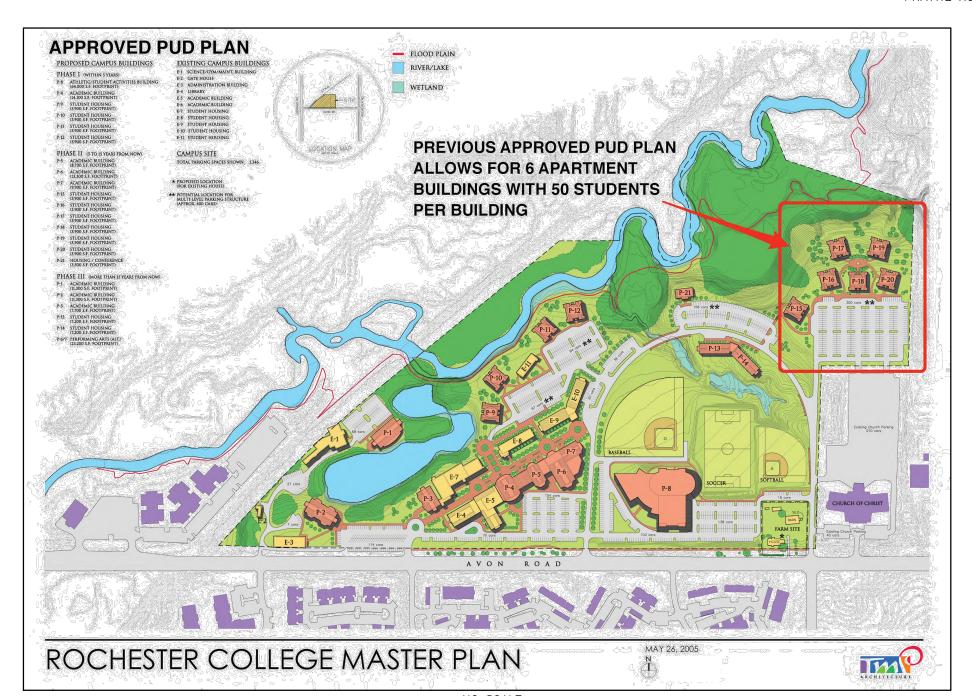
FOR SITE PLAN, UTILITY PLAN, EXISTING CONDITIONS, GRADING, PROFILES, DETENTION BASIN, AVON ROAD FRONTAGE, DRAINAGE DISTRIBUTION, STORM SEWER CALCULATIONS, FIRE PROTECTION, NOTES, DETAILS AND WETLAND PLAN, SEE SEIBER KEAST CONSTRUCTION PLANS FOR THE GROVES DATED

FUTURE DEVELOPMENT AREA -CCESS, GRADING AND UTILITY EASEMENTS

SITE MAP 1" = 200'

PROPOSED/CONSERVATION/EASEMEN

ROPOSED/STORM/WATER EASEMEN



SUPPLEMENTAL PLANS - FINAL PUD

THE GROVES

A SINGLE-FAMILY RESIDENTIAL CONDOMINIUM DEVELOPMENT

CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

OVERALL DEVELOPMENT AREA BOUNDAR'

BENCHMARKS:

#1 ARROW TOP HYDRANT ELEV.:= 792.50' (M) NAVD88 SOUTH SIDE AVON RD., 320'± EAST FROM S 1/4 CORNER

#2 LP BASIN SQUARE CHISELED

ELEV.: = 797.55' (M) NAVD88 NW BLDG CORNER OF ROCHESTER CHURCH, 170'± NORTH € AVON RD.

#3 ARROW TOP HYDRANT ELEV.:= 818.00' (M) NAVD88 NE PROPERTY CORNER ROCHESTER CHURCH

INGRESS/EGRESS NOTE:

AN EASEMENT FOR INGRESS AND EGRESS TO/FROM W. AVON ROAD WILL BE REQUIRED FOR ACCESS TO THE PROPERTY. DESCRIPTION TO BE PROVIDED UPON MUTUAL AGREEMENT OF EASEMENT LOCATION, WIDTH, EXTENT AND TERMS WITH ROCHESTER UNIVERSITY AND AS OTHERWISE REQUIRED BY THE CITY OF ROCHESTER HILLS. THIS EASEMENT HAS BEEN PROVIDED TO THE CITY FOR REVIEW UNDER SEPARATE COVER.

CONSERVATION, GRADING AND UTILITY EASEMENT NOTE:

DESCRIPTIONS OF PROPOSED CONSERVATION EASEMENT, GRADING EASEMENT(S) AND UTILITY EASEMENTS TO BE PROVIDED UPON MUTUAL AGREEMENT OF EASEMENT LOCATION, WIDTH, EXTENT AND TERMS WITH ROCHESTER UNIVERSITY AND AS ÓTHERWISE REQUIRED BY THE CITY OF ROCHESTER HILLS. THESE EASMEENTS HAVE BEEN PROVIDED TO THE CITY FOR REVIEW UNDER SEPARATE COVER.

ALL SIGNS MUST MEET THE REQUIREMENTS OF SECTION 138-12.306 AND CHAPTER 134 OF THE CITY CODE ORDINANCES AND BE APPROVED UNDER SEPARATE PERMITS

BEARINGS IN THIS PLAN SET ARE SHOWN IN RELATION TO THE SOUTH LINE OF SECTION 15 (DUE WEST) PER SURVEY PREPARED BY BUCKERFIELD ENGINEERING DISCLOSED IN DOCUMENT RECORDED IN LIBER 10030, PAGES 313 AND 314, OAKLAND COUNTY RECORDS

SIDEWALK AND PATH NOTE:

THE EXISTING PATHWAY RAMPS AT THE AVON ROAD APPROACH WILL BE UPGRADED TO MEET A.D.A. REQUIREMENTS. ALL PRIVATE SIDEWALKS BOTH INTERSECTING THE PATHWAY AND CONSTRUCTED WITHIN THE DEVELOPMENT SHALL MEET A.D.A. REQUIREMENTS. DETECTABLE WARNING PLATES SHALL BE CAST-IN-PLACE AND BRICK RED IN COLOR. ACCEPTABLE PRODUCTS INCLUDE ADA SOLUTIONS, ARMOR TILE, EJ OR EQUAL. THE PATHWAY TO AVON ROAD HAS BEEN REVISED PER THE ATTACHED SITE PLAN. NO CHANGES ARE PROPOSED TO WALK RAMPS AT WARRIOR WAY AND AVON ROAD.

PROJECT NARRATIVE

THE PROPOSED ROCHESTER UNIVERSITY TOWNHOMES DEVELOPMENT IS AN EXCLUSIVE 70-UNIT RESIDENTIAL COMMUNITY ON AN APPROXIMATE 8-ACRE PARCEL TO BE SPLIT FROM THE EXISTING ROCHESTER UNIVERSITY CAMPUS, LOCATED IN SECTION 15 IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN. THE SUBJECT PARCEL IS LOCATED ON THE NORTH SIDE OF WEST AVON ROAD, WEST OF ROCHESTER ROAD. THE SUBJECT SITE IS CURRENTLY ZONED PUD.

THE DEVELOPMENT PLAN PROPOSES A DENSITY OF 9 DU/ACRE. EXISTING CONDITIONS AND NATURAL FEATURES

THE EXISTING SITE IN THE AREA OF PROPOSED DEVELOPMENT IS UPLAND AND GENERALLY HILLY IN NATURE. THERE ARE STEEP SLOPES IN THE AREA, BE THESE ARE

THE EXISTING SITE IN THE AREA OF PROPOSED DEVELOPMENT IS UPLAND AND GENERALLY HILLY IN NATURE. THERE ARE STEEP SLOPES IN THE AREA OF

THE PROPOSED DETENTION BASIN, BUT CONTAINS SOME OPEN AREAS TO THE SOUTH. THE CLINTON RIVER AND ITS ASSOCIATED FRINGE WETLANDS AND EXISTING TREES ARE THE PRIMARY NATURAL FEATURES ON THE SITE. THE PROPOSED DEVELOPMENT WILL OCCUR ON THE UPLAND AREA AS TO MINIMIZE IMPACTS TO THESE FEATURES, INCLUDING THE TREES AND STEEP SLOPES, IMPACTING ONLY AS NECESSARY FOR

CONCENTRATED OUTSIDE OF THE PROPOSED DEVELOPMENT AREAS. THE PROPOSED DEVELOPMENT AREA IS GENERALLY WOODED TO THE NORTH AND IN THE AREA OF

PRIMARY SITE INFRASTRUCTURE, AND PROVIDE FOR A SIGNIFICANT BUFFER FROM THE CLINTON RIVER. A WAIVER TO CONSTRUCT WITHIN PORTIONS OF THE ON-SITE NATURAL FEATURES SETBACK IS REQUESTED.

THE PROPOSED LAND USE WILL BE MULTI—FAMILY, FOR—SALE, RESIDENTIAL HOMES. THIS USE CONFORMS TO THE CURRENT PUD MASTER PLAN WHICH ALLOWS FOR RESIDENTIAL USE IN THIS AREA, AT A HIGHER PLANNED DENSITY OF 300 PERSONS.

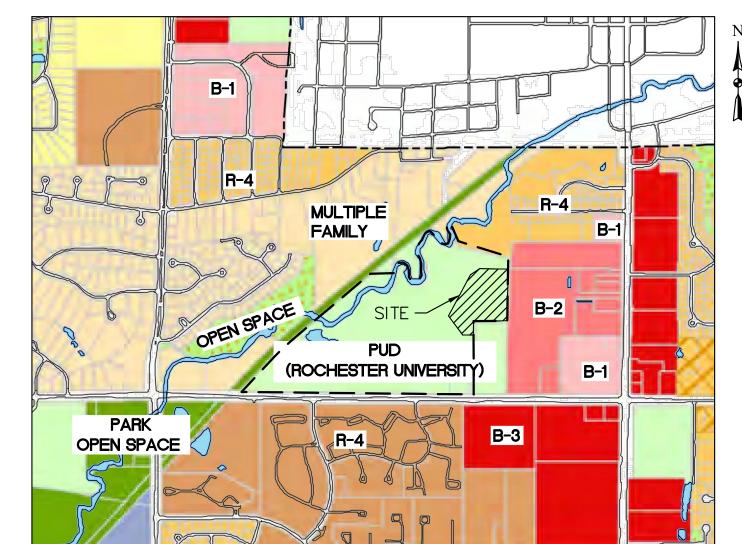
PHASING
THE INFRASTRUCTURE FOR THE DEVELOPMENT IS PLANNED TO BE CONSTRUCTED IN ONE PHASE, TARGETED FOR SUMMER 2020.

WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY PUBLIC SEWER AND WATER IN THE AREA. EXTENSIONS TO THE EXISTING MAINS WILL BE CONSTRUCTED ON-SITE IN ACCORDANCE WITH CITY STANDARDS AND PLACED WITHIN A PUBLIC EASEMENT. THE PROPOSED SANITARY IS ANTICIPATED TO CONNECT TO THE EXISTING SEWER WITHIN THE SITE, A PORTION OF WHICH IS PROPOSED TO BE RELOCATED. THE PROPOSED WATER IS ANTICIPATED TO CONNECT TO THE EXISTING SYSTEM AT THE SOUTH EAST CORNER OF THE SITE AND LOOP TO THE EXISTING MAIN NEAR THE SOUTHWEST ENTRANCE TO THE EXISTING PARKING LOT. REFUSE COLLECTION IS PROPOSED TO BE CURB SIDE VIA INDIVIDUAL CONTAINERS FOR EACH UNIT.

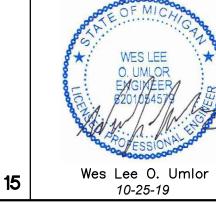
TORMWATER COLLECTION, TREATMENT AND STORAGE FOR THIS DEVELOPMENT WILL BE PROVIDED IN A PROPOSED DETENTION BASIN LOCATED AS SHOWN ON THE PLAN. THE BASIN WILL BE DESIGNED AND APPROVED IN ACCORDANCE WITH CITY AND COUNTY STANDARDS TO ACCOMMODATE RUNOFF FROM THE PROPOSED DEVELOPMENT AREA. THE DETENTION POND WILL OUTLET AT A RESTRICTED RATE DISCHARGED AT A NON-EROSIVE VELOCITY INTO A REGULATED WETLAND AND FLOODPLAIN ASSOCIATED WITH THE CLINTON RIVER, NORTHWEST OF THE DEVELOPMENT AREA. DISCHARGE VELOCITY AND POTENTIAL FOR SOIL EROSION WILL BE FURTHER REDUCED BY THE INSTALLATION OF RIP-RAP AT THE OUTLET END. EMERGENCY OVERFLOW WILL BE DIRECTED TO THE SAME DISCHARGE AREA VIA A SPILLWAY CONSTRUCTED OF 8"-15" RIP-RAP ROCK FRAGMENT. A PERMIT FROM EGLE FOR THE STORM WATER DISCHARGE IN THE MANNER PREVIOUSLY DESCRIBED HAS BEEN APPLIED FOR.

PRIVATE ROAD NOTE:

PRIVATE ROADS MUST BE BUILT TO PUBLIC ROAD STANDARDS.



FUTURE LAND USE - ROCHESTER HILLS



SEAL

HAVE NOT BEEN INDEPENDENTLY
VERIFIED BY THE OWNER OR ITS
REPRESENTATIVE. THE CONTRACTOR
SHALL DETERMINE THE EXACT
LOCATION OF ALL EXISTING UTILITIES
BEFORE COMMENCING WORK, AND
AGREES TO BE FULLY RESPONSIBLE
FOR ANY AND ALL DAMAGES WHICH
MIGHT BE OCCASIONED BY THE
CONTRACTOR'S FAILURE TO EXACTLY CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES Know what's **below**. Call before you dig. CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF PERSONS

WALTON BLVD

W. AVON ROAD

VICINITY MAF

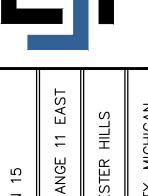
SCALE: 1" = 2000'

UNIVERSITY

PROPERTY

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intended will be at Users sole risk and without liability or legal exposure to UG and User shall indemnify and hold harmless UG from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle UG to further compensation at rates to be agreed upon by User and UG.



· 10-25-2019 REVISIONS 12-11-19 PER CITY 1-14-20 PER CITY

4-14-20 FINAL PUD 5-12-20 PER CITY 6-04-20 PER CITY

SHEET 01 OF 8