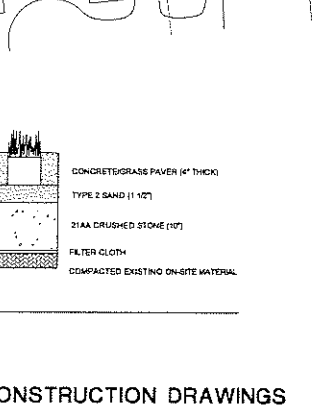
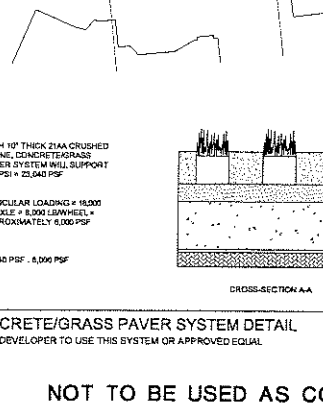
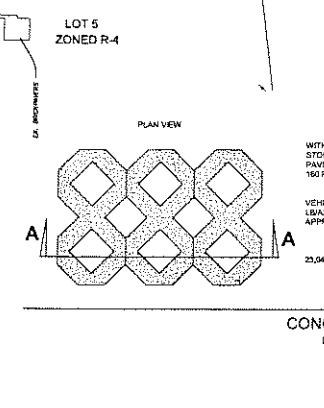
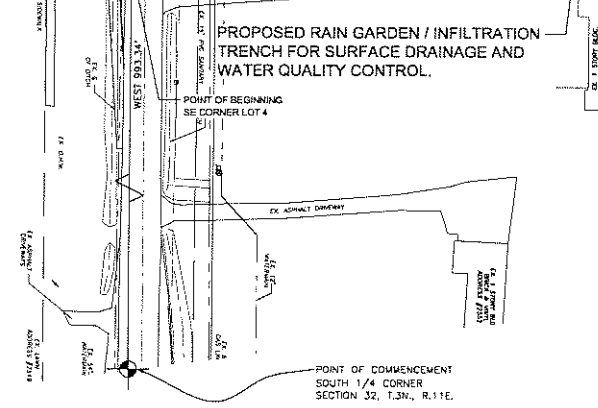
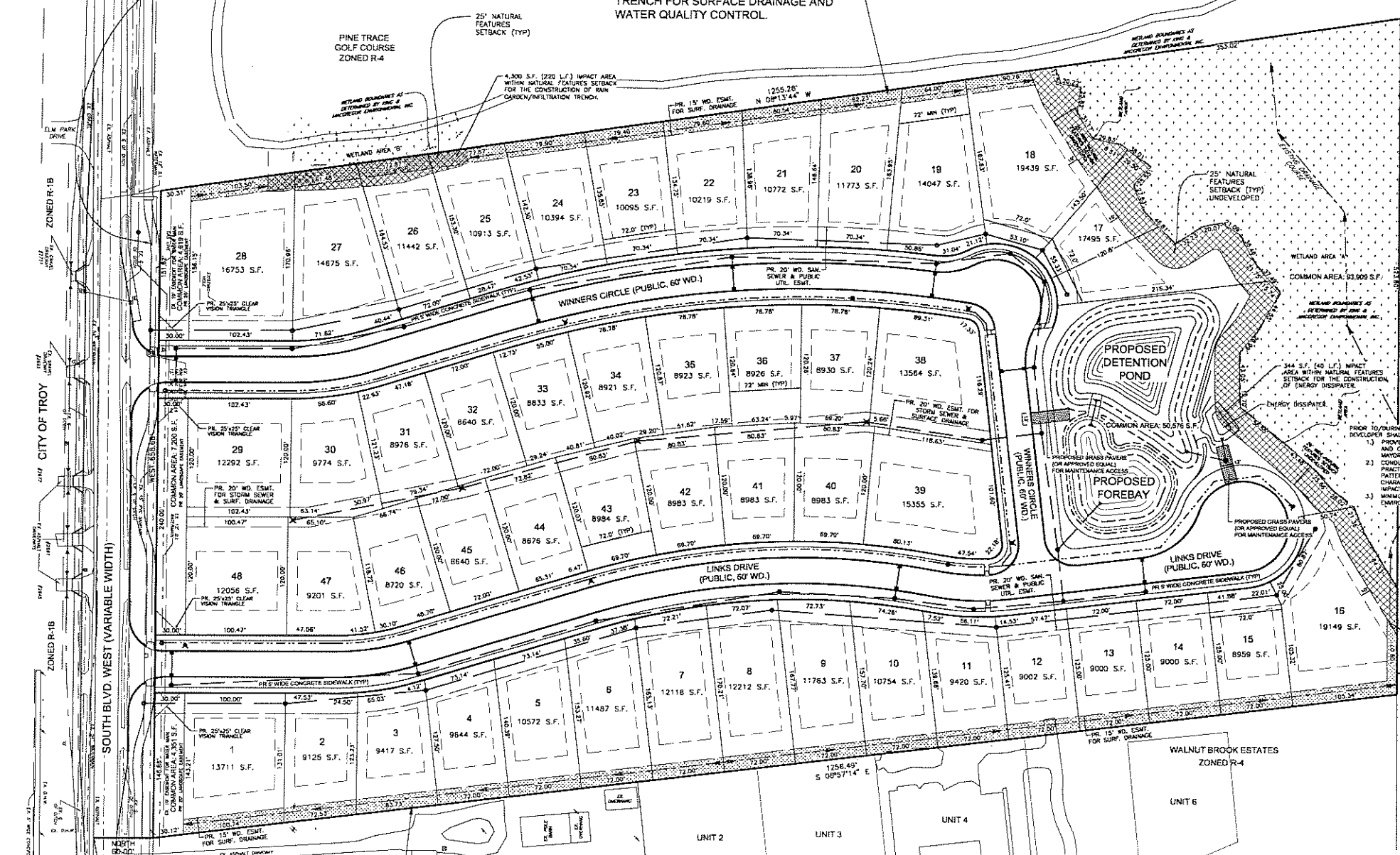


PARCEL DESCRIPTION
 Lots 1 through 4, "Supervisor's Plat of Messmore Farms Subdivision" of part of the Southwest 1/4 of Section 32, T3N, R11E, Avon Township (now City of Rochester Hills), Oakland County, Michigan, as recorded in Liber 68 of Plans, Page 18, Oakland County Records, described as:
 Commencing at the South 1/4 corner of said Section 32;
 thence North 993.34 feet along the South line of said Section 32 and the centerline of South Boulevard (120.00 feet wide);
 thence North 65.00 feet to the Northern right-of-way line of South Boulevard and the Point of Beginning;
 thence West 656.68 feet along the Northern right-of-way line of South Boulevard and the South line of Lots 1 through 4, inclusive;
 thence N08°12'44"W (recorded as N08°15'56"W) 1255.28 feet along the West line of "Supervisor's Plat of Messmore Farms Subdivision" to the Northwest corner of "Supervisor's Plat of Messmore Farms Subdivision";
 thence N85°35'51"E 686.24 feet along the North line of "Supervisor's Plat of Messmore Farms Subdivision" to the Northeast corner of Lot 4;
 thence S06°57'14"E 1256.49 feet along the East line of Lot 4 to the Point of Beginning, containing 19.23 acres of land, more or less, subject to any easements and/or exceptions, recorded or otherwise.

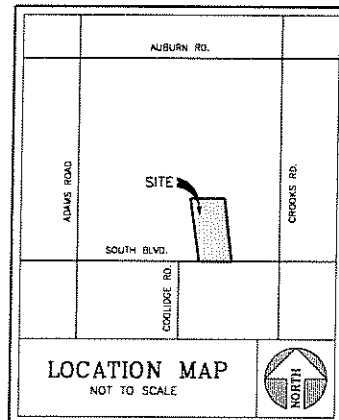
NOTE:
 PROPOSED 8 FEET WIDE ASPHALT BIKE PATH SHALL GENERALLY BE LOCATED 1 FOOT INSIDE THE RIGHT-OF-WAY, BUT THE PATH SHALL BE ROUTED OUTSIDE THE DRIP LINES OF EXISTING TREES FOR PRESERVATION, ROUTED AROUND OTHER OBSTACLES SUCH AS MANHOLES AND OTHER UTILITIES, AND AS FURTHER DIRECTED BY R.C.O.C.



CONCRETE/GRASS PAVER SYSTEM DETAIL
 DEVELOPER TO USE THIS SYSTEM OR APPROVED EQUAL

NOT TO BE USED AS CONSTRUCTION DRAWINGS

PINE TRACE GOLF COURSE ZONED R-4



LEGEND

EXISTING	PROPOSED
SECTION CORNER	SECTION CORNER
FOUND IRON, WOK, NAIL	FOUND IRON, WOK, NAIL
SET IRON	SET IRON
RECORDED	RECORDED
MEASURED	MEASURED
CALCULATED	CALCULATED
25' NATURAL FEATURES SETBACK (TYP)	25' NATURAL FEATURES SETBACK (TYP) UNDEVELOPED
WETLAND BOUNDARY AS DETERMINED BY DPC & MCKINSTRY CONSULTANTS, INC.	WETLAND BOUNDARY AS DETERMINED BY DPC & MCKINSTRY CONSULTANTS, INC.
COMMON AREA: 93,909 S.F.	COMMON AREA: 93,909 S.F.
344 S.F. (40 L.F.) IMPACT AREA WITHIN NATURAL FEATURES SETBACK FOR THE CONSTRUCTION OF ENERGY DISSIPATOR.	344 S.F. (40 L.F.) IMPACT AREA WITHIN NATURAL FEATURES SETBACK FOR THE CONSTRUCTION OF ENERGY DISSIPATOR.
PROVIDE WRITTEN NOTICE TO THE CITY ENGINEER AND OBTAIN WRITTEN CONSENT FROM THE CITY ENGINEER.	PROVIDE WRITTEN NOTICE TO THE CITY ENGINEER AND OBTAIN WRITTEN CONSENT FROM THE CITY ENGINEER.
CONDUCT WORK USING BEST MANAGEMENT PRACTICES TO ENSURE FLOW AND CIRCULATION PATTERNS AND THAT CHEMICAL AND BIOLOGICAL CHARACTERISTICS OF WETLANDS ARE NOT IMPACTED.	CONDUCT WORK USING BEST MANAGEMENT PRACTICES TO ENSURE FLOW AND CIRCULATION PATTERNS AND THAT CHEMICAL AND BIOLOGICAL CHARACTERISTICS OF WETLANDS ARE NOT IMPACTED.
MANAGE ALL IMPACTS TO THE AQUATIC ENVIRONMENT.	MANAGE ALL IMPACTS TO THE AQUATIC ENVIRONMENT.
UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY.	UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY.
CALL MISS DIG	CALL MISS DIG
1 WORKING DAYS (EXCLUDING SAT, SUN, AND HOLIDAYS)	1 WORKING DAYS (EXCLUDING SAT, SUN, AND HOLIDAYS)
BEFORE YOU DIG CALL MISS DIG	BEFORE YOU DIG CALL MISS DIG
1-800-482-7171	1-800-482-7171
(TOL. FREE)	(TOL. FREE)

SITE DATA

RESIDENTIAL SINGLE FAMILY
 EXISTING ZONING R-4
 ALL ADJACENT ZONING R-4
 ACROSS SOUTH BLVD, CITY OF TROY R-18

GROSS SITE AREA 20.13 ACRES
 NET SITE AREA 19.23 ACRES (LESS R.O.W.)
 EDWARDS AREA 3.89 ACRES

SETBACKS:
 FRONT 25'
 REAR 35'
 SIDEWARD MINIMUM 10'
 SIDEWARD TOTAL BOTH 20'
 REGULATED WETLAND BUFFER 25'
 AREA OF UNIT 800 SQ. FT.
 SIZE OF UNIT 80' (WIDTH) X 120' (DEPTH)

AVERAGED UNIT SIZE 10% REDUCTION IN WIDTH AND AREA

MINIMUM AREA OF UNIT 800 SQ. FT.
 MINIMUM SIZE OF UNIT 72' WIDE X 120' DEEP
 EFFECTIVE BUILDING ENVELOPE 37' WIDE X 60' DEEP

MAXIMUM DENSITY ALLOWED 3.4 UNITS/ACRE
 MAXIMUM UNITS 18.23 X 3.4 = 65 UNITS
 PROPOSED 48 UNITS

NET DENSITY 48/19.23 = 2.5 UNITS/ACRE

MINIMUM FLOOR AREA 812 SQ. FT.
 MAXIMUM STORES 2
 MAXIMUM HEIGHT 25'
 MAXIMUM LOT AREA COVERAGE 30%

LOT AVERAGING:

UNIT	AREA	UNIT	AREA	UNIT	AREA	UNIT	AREA	UNIT	AREA	UNIT	AREA
1	13711	11	9420	21	10772	31	8925	41	8983		
2	9125	12	9002	22	10219	32	8540	42	8983		
3	9417	13	9000	23	10095	33	8833	43	8984		
4	9644	14	9000	24	10394	34	8921	44	8678		
5	10572	15	8959	25	10913	35	8923	45	8640		
6	11487	16	15149	26	11442	36	8926	46	8720		
7	12118	17	17495	27	14675	37	8930	47	9201		
8	12212	18	15439	28	16753	38	13554	48	12056		
9	11763	19	14047	29	12292	39	15355				
10	11754	20	11773	30	9774	40	8983				
TOTAL OF UNITS 530,710 SFT / 48 = 11,056 SFT AVERAGE > 9,600											

GENERAL NOTES:

- SEE LANDSCAPING PLANS FOR PROPOSED LIGHTING & DETAILS. NO STREET LIGHTING PROPOSED.
- NO STRUCTURES REMAIN ON LOTS 1-4 OF MESSMORE FARMS SUBDIVISION. CURB CUTS MAY OR MAY NOT BE REMOVED, DEPENDING UPON DRAINAGE IMPROVEMENTS IN THE SOUTH BOUNDARY RIGHT-OF-WAY.
- UNIT AREAS SHOWN ARE ROUNDED TO ±0.01 SFT AND MAY CHANGE UPON FINAL APPROVAL.
- MINIMUM UNIT WIDTH DIMENSION IS MEASURED AT THE FRONT SETBACK LINE.
- MINIMUM LOT DEPTHS ARE MEASURED AT THE CENTERLINE OF THE LOT.
- UNITS ADJACENT TO WETLANDS ARE DESCRIBED ALONG THE BOUNDARY AS DELINEATED BY KING & MCGREGOR ENVIRONMENTAL, INC.
- SMALL SIGNS TO BE INSTALLED TO DEMARCAT REAR PROPERTY LINES OF UNITS 18, 17, 16, & 25-28 TO PREVENT YARDS FROM ENCRoACHING INTO WETLAND AREA.
- LOTS 1-4, MESSMORE FARMS SUBDIVISION PLATTED IN 1962. PRIOR TO AUGUST 3, 1988, EXEMPT FROM TREE PRESERVATION ORDINANCE.
- ANY APPROVED GRADES OF TEMPORARY NATURAL FEATURES SETBACK IMPACTS MUST BE RESTORED TO ORIGINAL GRADE WITH ORIGINAL SOILS OR EQUIVALENT SOILS AND SEEDED WITH A CITY APPROVED SEED MIX WHERE POSSIBLE.
- GRADERS SHALL BE MATCHED FOR TRANSITION INTO EXISTING GRADE FOR DISCHARGE POINTS OF EACH RAIN GARDEN TO ALLOW FOR DISSIPATED FLOWS.
- SNOW FENCE SHALL BE PLACED ALONG THE NATURAL FEATURES SETBACKS TO INSURE NO ENCROACHMENTS INTO THESE AREAS OTHER THAN THOSE WHICH ARE PROVIDED HEREIN.

FIRE DEPARTMENT NOTES:

- CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH UPC ART 87, SECTION 8701.
- OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS.
- OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES.
- FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 1102.6.2 & 1102.6.2.3.

LENN & SHELBY
 SOCIETIES, INC.
 LAND SURVEYORS AND CIVIL ENGINEERS
 13399 West Star Drive
 Shelby Township, Michigan 48315
 PH: 586.254.9577 FX: 586.254.9020
 E-mail: eng@lennsurveying.com

PRELIMINARY SITE PLAN
 SITE CONDOMINIUM
LORNA ON THE GREEN
 PART OF THE S.W. 1/4 OF SECTION 32, T3N, R11E,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DISTRIBUTION

DATE	REVISIONS
09/28/08	PER CITY
10/08/08	PER CITY
01/17/09	PER CITY/NEW LAYOUT
02/27/09	PER CITY
04/04/09	PER CITY

SEAL

CLIENT
 MONDRIAN PROPERTIES
 LORNA ON THE GREEN, LLC
 5215 SCHENKER
 SHELBY TOWNSHIP, MI 48315
 FAX: 586-726-1932
 PHONE: 586-726-7340

PROJECT NAME
LORNA ON THE GREEN

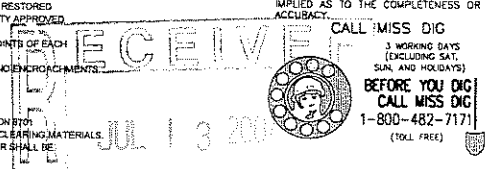
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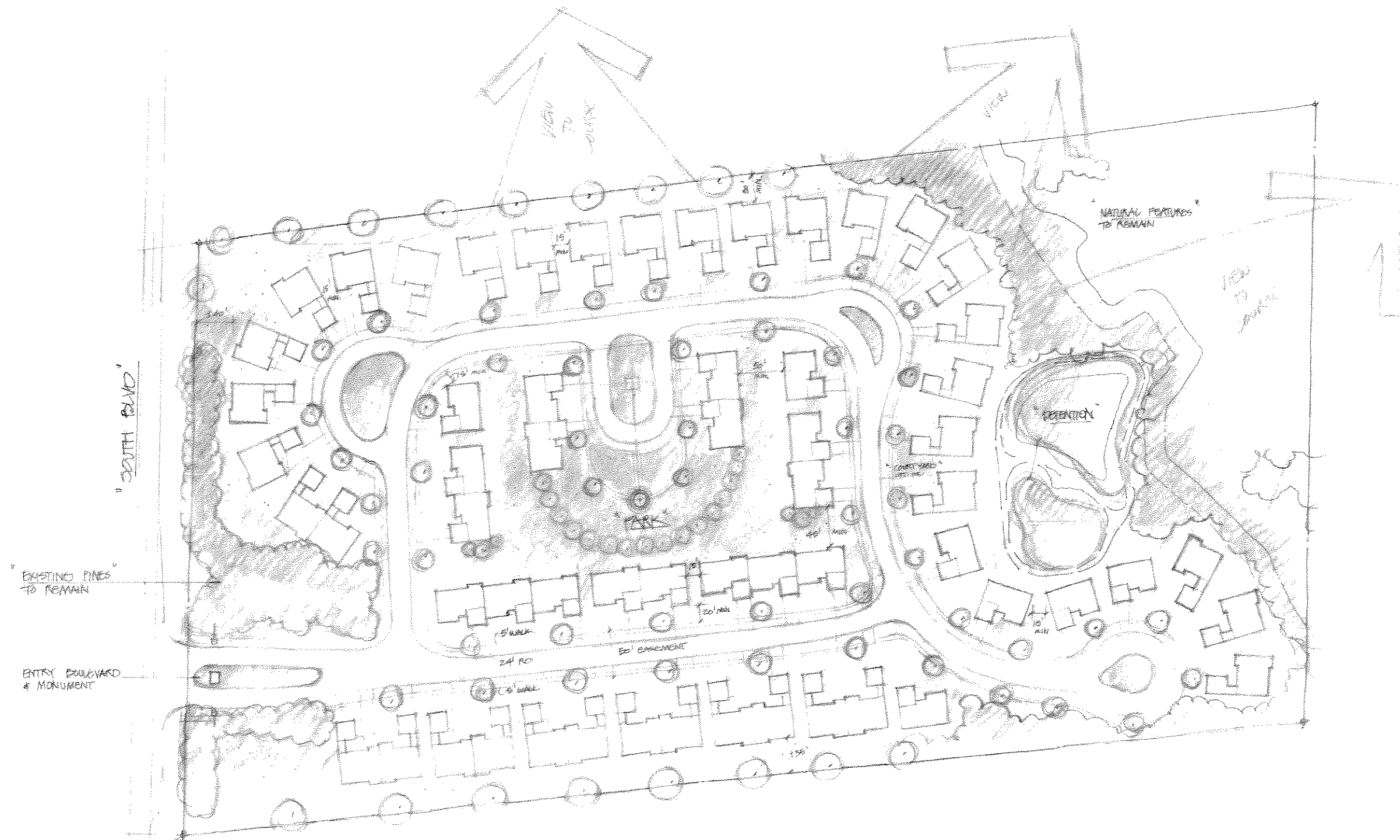
SHEET NAME
 SITE PLAN

DRAWING SCALE: 1"=60'
DATE: 07/25/08
PROJECT MANAGER: J.S.R., P.E.
DESIGNED BY: J.D.K.
DRAWN BY: J.B.
FIELD BY: T.D.
CHECKED BY: J.S.R., P.E.

SHEET NUMBER
 2 OF 9

CITY FILE #06-012





"CONCEPTUAL SITE STUDY"

TOTAL: 60 UNITS

1" = 60'
6.22.07

MONDRIAN PROPERTIES : LORNA ON THE GREEN
ROCHESTER HILLS, MI.

Alexander V. Bogaers + Associates, P.C.
Architecture • Planning • Interior Design
2445 Franken Road
Bloomfield Hills, MI 48302
248-334-5000

