

**FINAL SITE CONDOMINIUM PLAN
 GRACE OAKS**
 PART OF THE NORTH 1/2 OF SECTION 34, T3N, R11E,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DISTRIBUTION	
●	PRELIMINARY
●	APPROVAL
●	CONSTRUCTION
●	AS-BUILT
REVISIONS	
DATE	REMARKS
03/17/05	PER CITY
02/24/06	PER CITY
03/01/08	PER CITY
08/13/08	PER CITY
08/08/07	PER CITY

SEAL

CLIENT
 JOSEPH LOMBARDO
 3377 HAZELTON AVE.
 ROCHESTER HILLS, MI
 48307-4923
 (248) 783-1208

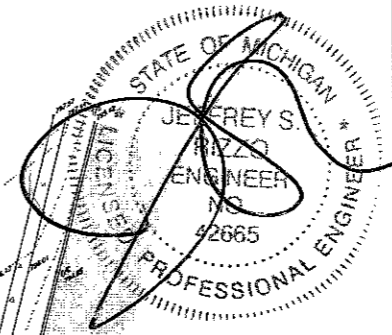
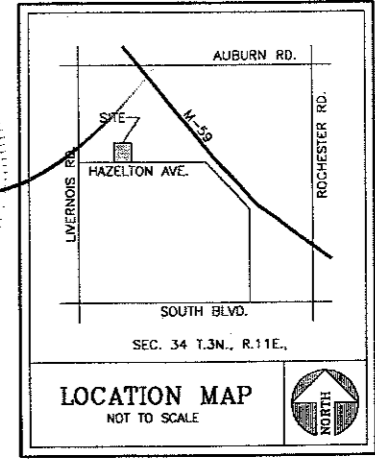
PROJECT NAME
GRACE OAKS

PROJECT NUMBER
 04-056

SHEET NAME
FINAL SITE CONDOMINIUM PLAN

DRAWING SCALE: 1" = 30'
 DATE: 03/17/05
 PROJECT MANAGER: J.B.R., P.E.
 DESIGNED BY: J.B.R., P.E.
 DRAWN BY: D.B.
 FIELD BY: N.A.
 CHECKED BY: J.B.R., P.E.

SHEET NUMBER
1 OF 2
 CITY FILE NO. 02-009



LEGEND

SECTION CORNER

- SET CONCRETE MONUMENT (S.M.)
- SET IRON (S.I.)
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING

- ELEC. PHONE OR CABLE TV O.R. LINE, POLE & CITY WIRE
- UNDERGROUND CABLE TV
- TELEPHONE U.S. CABLE, SPLICING BOX & MANHOLE
- ELECTRIC U.S. CABLE & MANHOLE
- GAS MAIN & VALVE
- WINDMILL, WIND GATE WALK, WAPPING SLEEVE & WALK
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM DRAIN & MANHOLE
- CORNERED SEWER & MANHOLE
- CATCH BASIN, INLET
- YARD DRAIN
- STORM DRAIN & D&O SECTION
- POST INDICATOR VALVE
- WATER SERVICE, HYDRANT VALVE BOX
- WALKWAY
- POINT ELEVATION (AT 2' OR END OF LEADER)
- CONTOUR LINE
- FENCE
- CHAD ROAD
- STREET LIGHT
- SIGN
- TREE

PROPOSED

- DENOTES WETLAND AREA AS MAPPED BY: King & MacGregor Environmental Inc.

5860 N. Canton Center Rd. Ste. 387
 Canton, Michigan 48317
 Phone: (734) 354-0384
 PROJECT NO. 02258
 DATE: 05-18-02

HOUSE NUMBER	FRONT SETBACK
3403	33.6'
3377	59.3'
3355	90.0'
3333	74.0'
3327	65.3'
3321	52.6'
3307	48.0'
3303	48.0'

FRONT SETBACK FOR UNIT 2 =
 AVE. OF ABOVE - 10' = 48.9' ± 49'
 50' FRONT SETBACK PROPOSED FOR UNIT 2

SITE DATA

SINGLE FAMILY RESIDENTIAL
 ZONED R-4

SETBACKS:

- FRONT: 25'
- REAR: 25'
- SIDEYARD MIN.: 10'
- SIDEYARD TOTAL: 20'

MIN LOT AREA: 9,600 S.F.
 MIN LOT FRONTAGE: 80 FT.
 MAX BUILDING HEIGHT: 2 STORIES (25 FT.)
 MIN BUILDING SIDE: 0.12 S.F.

- PLANNING & DEVELOPMENT NOTES**
- THE TREE CONSERVATION ORDINANCE (TCO) DOES NOT REGULATE THIS SITE, HOWEVER THE CITY OF ROCHESTER HILLS STRONGLY SUGGESTS THAT EVERY EFFORT BE MADE TO SAVE EXISTING TREES LOCATED ON THE SITE AND TREES THAT MUST BE REMOVED BE REPLACED ONSITE.
 - WHILE THE TREE CONSERVATION ORDINANCE DOES NOT REGULATE THIS SITE A PORTION OF THE SITE IS REGULATED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) AND TREES MAY NOT BE REMOVED FROM AREAS REGULATED BY THE DEQ WITHOUT OBTAINING A DEQ PERMIT.
 - TREE PROTECTIVE FENCING (TPF) MUST BE PROVIDED FOR ALL TREES DESIGNED FOR PRESERVATION. THIS WOULD INCLUDE TREES LOCATED ONSITE, WITHIN THE AREA REGULATED BY THE DEQ AND ON ADJACENT PROPERTIES THAT MAY BE DAMAGED BY CONSTRUCTION OPERATIONS.
 - THE FOLLOWING SPACING GUIDE MUST BE FOLLOWED:
 - A. TREES MAY NOT BE PLANTED WITHIN 4' OF PROPERTY LINE.
 - B. TREES AND SHRUBS MAY NOT BE PLANTED WITHIN 10' OF A FIRE HYDRANT.
 - C. SHRUB TREES ARE NOT TO BE PLANTED WITHIN 5' OF PUBLIC WALKWAY.
 - D. EVERGREEN TREES AND ORNAMENTAL TREES ARE NOT TO BE PLANTED WITHIN 10' OF A PUBLIC WALKWAY.
 - E. TREES ARE NOT TO BE PLANTED WITHIN 5' OF ANY UNDERGROUND UTILITY OR 15' OF AN OVERHEAD WIRE.

- FIRE DEPARTMENT NOTES**
- CONSTRUCTION TYPE SHALL BE A ONE FAMILY RESIDENTIAL DWELLING CONSTRUCTED OF A WOOD FRAME, WOOD BRICK & VINYL EXTERIOR WITH ASPHALT SHINGLES, WITH AN APPROXIMATE SQUARE FOOTAGE OF 3,000 SQ. FT.
 - FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS, SPACED NOT MORE THAN 100 FEET APART, NO STOPPING, STANDING, PARKING, FIRE LANE, AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 1102.6.2 & 1102.6.2.3
 - CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH UFC ART 87, SEC. 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 PREPARATION OF HOTBAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 1102.6.2 & 1102.6.2.3

- PARKS & FORESTRY NOTES**
- PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC RIGHT-OF-WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC ROAD. SHRUB TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY LINES AT A DISTANCE ALONG EACH LINE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHRUB AND EVERGREEN TREES MUST BE AT LEAST 15' AWAY FROM THE NEAREST OVERHEAD WIRE. TREES MUST BE PLANTED A MINIMUM OF 5' FROM AN UNDERGROUND UTILITY, UNLESS THE CITY'S LANDSCAPE ARCHITECT REQUIRES A GREATER DISTANCE.
 - PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY DIVISION NEEDS TO INSPECT ALL TREES, EXISTING OR PLANTED, TO IDENTIFY ANY THAT POSE A HAZARD TO THE SAFE USE OF THE PUBLIC RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE, AND POSSIBLY REPLACE, ANY SUCH TREES.

DRAWING INDEX:

- 1) FINAL SITE CONDOMINIUM PLAN
- 2) TOPOGRAPHIC SURVEY

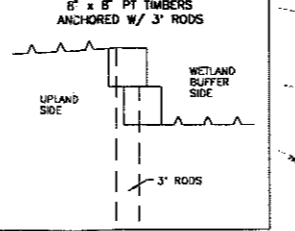
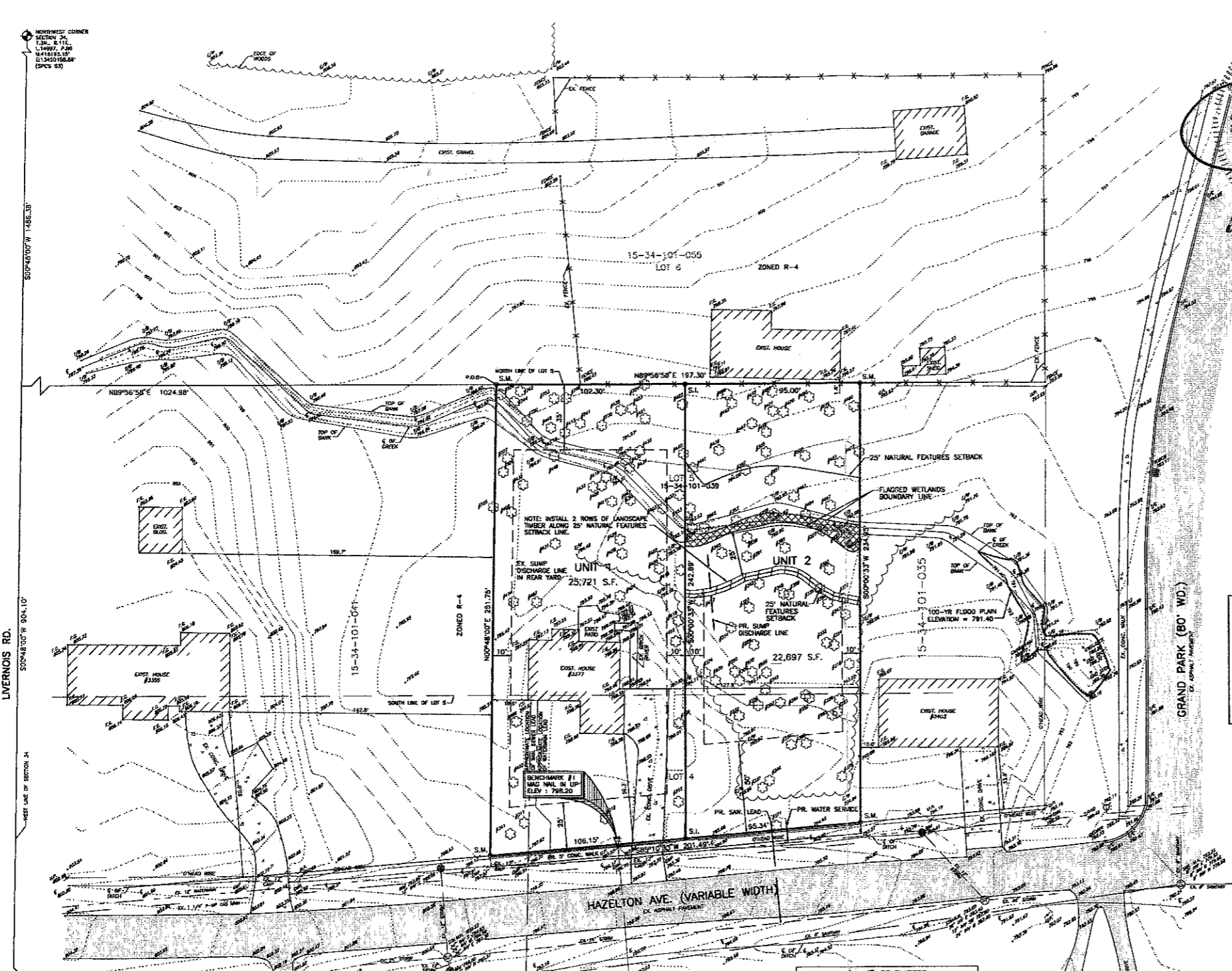
CALL MISS DIG

3 WORKING DAYS
 (EXCLUDING SAT.,
 SUN. AND HOLIDAYS)

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

BENCHMARKS:

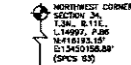
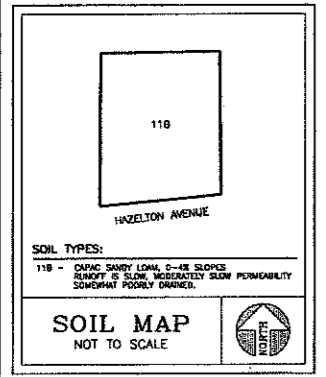
SITE BENCHMARK #1
 MAG NAIL IN UTILITY POLE 70% EAST
 OF SOUTHWEST PROPERTY CORNER.
 ELEVATION: 798.20 (NAVD29)



- Tree Protection Notes**
- A approved tree protection shall be selected prior to start of construction activities, and shall remain in place until construction is complete. The tree protection shall be pulled after the tree protection is in place prior to construction activities, including delivery of materials.
 - No person, animal, or vehicle shall be allowed to enter the protected area of any tree designated for protection, including, but not limited to, planting materials, building materials, construction equipment or soil deposits within the city limits.
 - Grade changes may not occur within the city limits of protected trees.
 - During construction, no person shall attack any device or wire to remaining tree.
 - All utility service requests must include notification to the utility that protected trees must be considered. All trenching shall occur outside of the protective fence.
 - Stakes shall be installed to avoid the root zone within the city limits of protected trees.
 - If tree protection cannot be maintained for a tree throughout the construction period, replacement of that tree may be required prior to the issuance of the Certificate of Occupancy.
 - Employed trees located on adjacent property that may be affected by construction activities shall be protected.

- NOTES:**
- 1) PROPOSED UTILITY LEADS ARE APPROXIMATE. THE FINAL LOCATIONS WILL BE SHOWN ON THE PLOT PLAN.
 - 2) EXISTING TREES TO BE REMOVED WILL BE SHOWN ON THE PLOT PLAN.
 - 3) APPLICANT TO OBTAIN SIDEWALK WAIVER & AGREES OF SIDEWALK IS CONSTRUCTED, PROPERTY OWNER WILL BE RESPONSIBLE FOR COST.

"NOT TO BE USED AS CONSTRUCTION DRAWINGS"

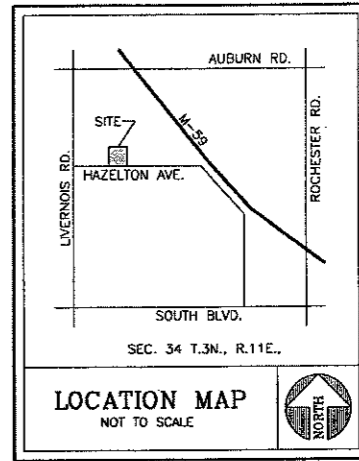
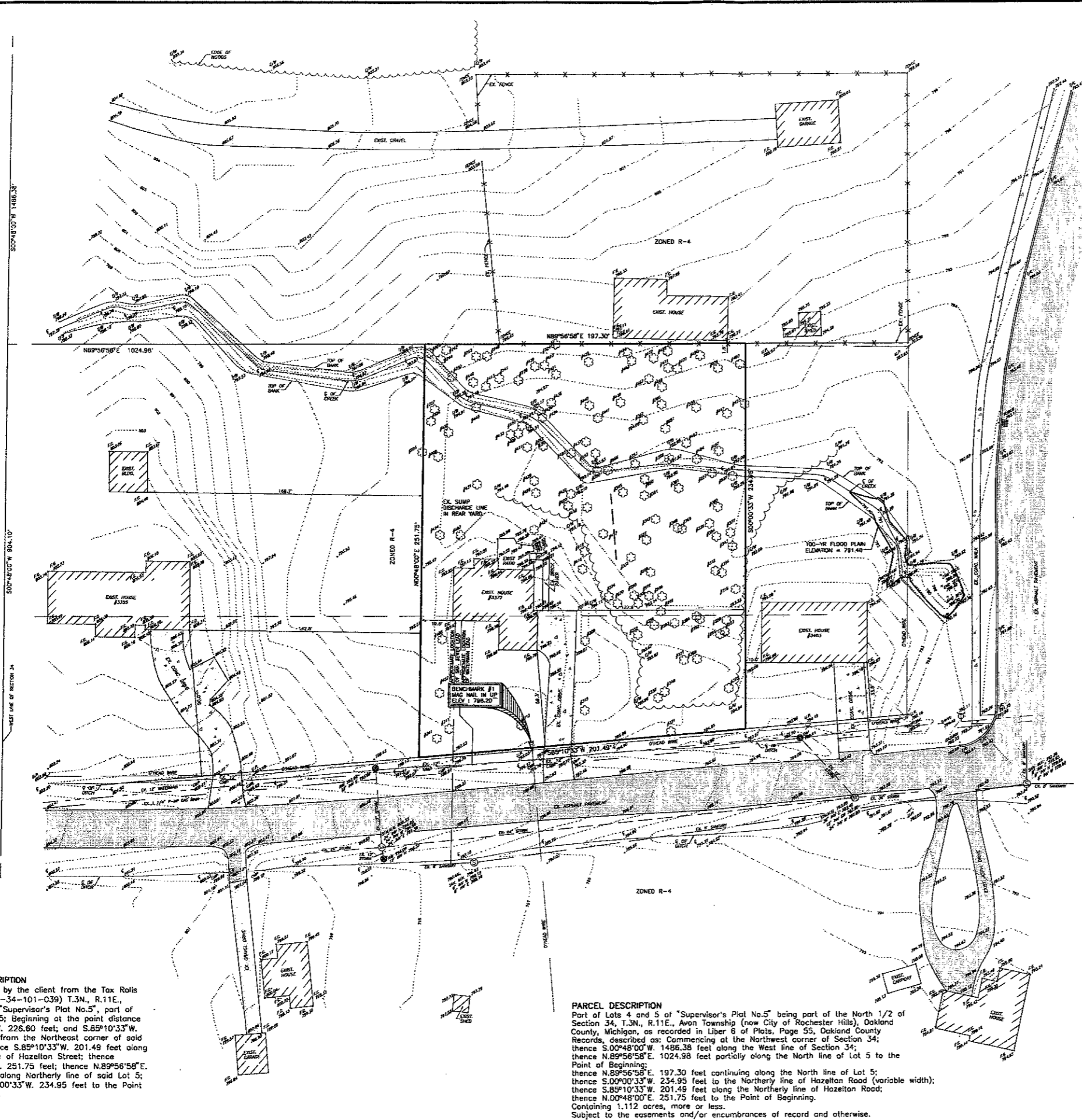


MOVEMENT CORNER
 SECTION 34,
 T3N, R11E,
 L. 15607, P. 279
 E. 134025.00' ±
 S. 134025.00' ±
 (SPCS 83)

SOUTH LINE OF SECTION 34

WEST LINE OF SECTION 34

WEST 1/4 CORNER
 SECTION 34,
 T3N, R11E,
 L. 15607, P. 279
 E. 134025.00' ±
 S. 134025.00' ±
 (SPCS 83)



LEGEND

○ SECTION CORNER	○ SET CONCRETE MONUMENT (S.M.)	○ SET IRON (S.I.)	○ RECORDED	M MEASURED	C CALCULATED
EXISTING					
— ELEC. PHONE OR CABLE TV DIAL LINE, POLE & CITY WIRE	— UNDERGROUND CABLE TV	— TELEPHONE U.G. CABLE, SPULING BOX & MANHOLE	— ELECTRIC U.G. CABLE & MANHOLE	— GAS MAIN & VALVE	— WATER MAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
— SANITARY SEWER, CLEAROUT & MANHOLE	— STORM SEWER & MANHOLE	— COMBINED SEWER & MANHOLE	— CATCH BASIN, ALLET	— YARD BASIN	— STORM DRAIN & END SECTION
— POST INDICATOR VALVE	— WATER SERVICE SHUTOFF, HORIZONTAL VALVE BOX	— MASONRY	— POINT ELEVATION (AT # OR END OF LEADER)	— CENTER LINE	— FENCE
— CHAIN RAIL	— STREET LIGHT	— SIGN	— TREE		

EXISTING 100 YEAR CITY FLOOD PLAIN ELEVATION AT UPPER END PROPOSED ROAD CROSSING & EXISTING CHANNEL IS ELEVATION 791.40 (TOP OF BANK). THE EXISTING 10 YEAR FLOOD PLAIN IS WITHIN CHANNEL.

NOTE: ALL ELEVATIONS ARE IN REFERENCE TO THE CITY OF ROCHESTER HILLS VERTICAL DATUM.

LEGAL DESCRIPTION
 (as provided by the client from the Tax Rolls Parcel No.15-34-101-039) T.3N., R.11E., Section 34, "Supervisor's Plot No.5", part of Lots 4 and 5; Beginning at the point distance S.00°00'33"W. 226.60 feet; and S.85°10'33"W. 100.36 feet from the Northeast corner of said Lot 5; thence S.85°10'33"W. 201.49 feet along Northerly line of Hazelton Street; thence N.00°48'00"E. 251.75 feet; thence N.89°56'58"E. 197.30 feet along Northerly line of said Lot 5; thence S.00°00'33"W. 234.95 feet to the Point of Beginning.

PARCEL DESCRIPTION
 Part of Lots 4 and 5 of "Supervisor's Plot No.5" being part of the North 1/2 of Section 34, T.3N., R.11E., Avon Township (now City of Rochester Hills), Oakland County, Michigan, as recorded in Liber 6 of Plots, Page 55, Oakland County Records, described as: Commencing at the Northwest corner of Section 34; thence S.00°48'00"W. 1486.38 feet along the West line of Section 34; thence N.89°56'58"E. 1024.98 feet partially along the North line of Lot 5 to the Point of Beginning; thence N.89°56'58"E. 197.30 feet continuing along the North line of Lot 5; thence S.00°00'33"W. 234.95 feet to the Northerly line of Hazelton Road (variable width); thence S.85°10'33"W. 201.49 feet along the Northerly line of Hazelton Road; thence N.00°48'00"E. 251.75 feet to the Point of Beginning. Containing 1.112 acres, more or less. Subject to the easements and/or encumbrances of record and otherwise.

NOTE: UTILITY INFORMATION AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES' RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY.

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BENCHMARKS:
 SITE BENCHMARK #1
 MAG NAIL IN UTILITY POLE 70' EAST OF SOUTHWEST PROPERTY CORNER. ELEVATION: 798.20 (NAVD29)

Fenn & Associates, Inc.
 Land Surveying and Civil Engineering
 14933 Commercial Drive, Shelby Township, MI 48315
 Phone: 360-234-9777 Fax: 360-234-9020
 www.fennassociates.com

FINAL SITE CONDOMINIUM PLAN
GRACE OAKS
 PART OF THE NORTH 1/2 OF SECTION 34, T3N, R11E,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

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SEAL

CLIENT
 JOSEPH LOMBARDO
 3377 HAZELTON AVE.
 ROCHESTER HILLS, MI 48307-4923
 (248) 763-1208

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SHEET NAME
 TOPOGRAPHIC SURVEY

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SHEET NUMBER
 2 OF 2