

DESCRIPTION OF PROPERTY

PART OF THE SW 1/4 OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, MICHIGAN... SECTION 28, THENCE N89°52'00"E 2121.20 FEET ALONG THE SOUTH LINE OF SECTION 28, CENTERLINE OF AUBURN ROAD (33 FEET HALF WIDTH) AND FOR A POINT OF BEGINNING... CONTAINING 201948 SQUARE FEET OR 6.0020 ACRES, MORE OR LESS.

Table with 3 columns: SITE DATA, DENSITY CALC., UNIT SIZES PROVIDED, USING LOT AVERAGING, UNIT SETBACKS, OPEN SPACE PROVIDED. Includes zoning R-4, area 6.0020 acres, 15 units, and setbacks of 25.0' front, 10.0' side, 20.0' rear.

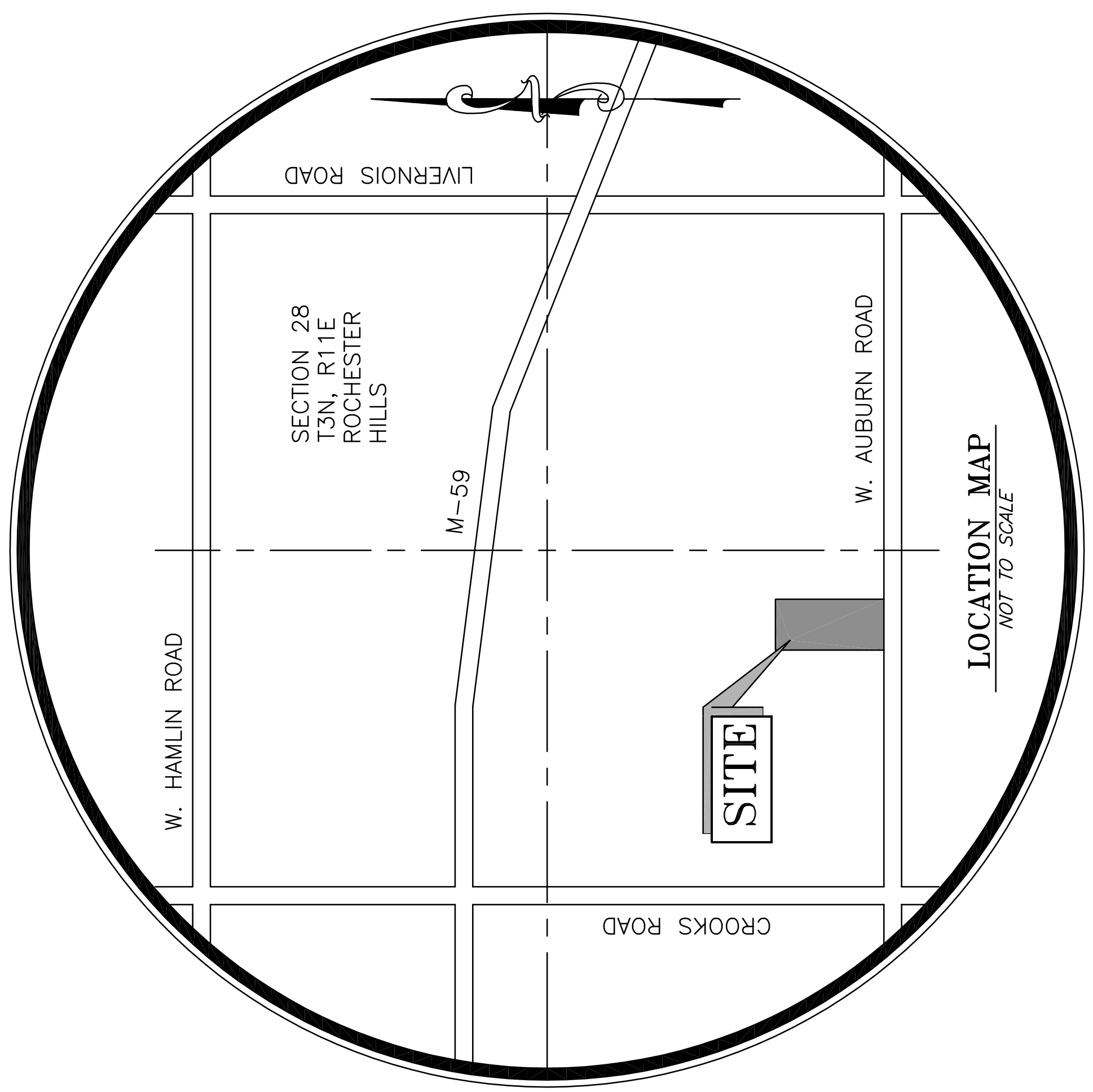
LOT AVERAGES CALCULATIONS

Table with 4 columns: UNIT NUMBER, UNIT AREA PROVIDED, UNIT WIDTH PROVIDED, AVERAGE UNIT AREA PROVIDED, AVERAGE UNIT WIDTH PROVIDED. Total area 10395.60, width 80.07.

LEGEND showing symbols for road center line, easement, wetland, stream, utility, and other site features.

GRANDVIEW SITE CONDOMINIUM

PART OF THE SW 1/4 OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN FINAL SITE CONDOMINIUM PLAN



FINAL SITE PLAN SHEET 1 COVER SHEET SHEET 2 TOPOGRAPHICAL SURVEY AND WETLAND LOCATIONS SHEET 3 TREE SURVEY AND REMOVAL PLAN SHEET 4 FINAL SITE AND OVERALL UTILITY PLAN SHEET 5 GRADING PLAN AND DRAINAGE DISTRICTS MAP SHEET 6 APPROACH PLAN SHEET 7 LANDSCAPE PLAN SHEET 8 LANDSCAPE NOTES AND DETAILS

OWNER / DEVELOPER: GRANDVIEW OF ROCHESTER HILLS, LLC INDEPENDENCE SQUARE 44444 MOUND, SUITE 600 STERLING HEIGHTS, MI 48314 CONTACT: JOE SALOME (586) 254-5117 WETLANDS FLAGGED BY: KING & MACGREGOR ENVIR., INC. 5860 CANTON CENTER ROAD, SUITE 387 CANTON, MICHIGAN 48187 CONTACT: WOODY HELD PHONE: (734) 354-0594 FAX: (734) 354-0593 TREES IDENTIFIED BY: KING & MACGREGOR ENVIR., INC. 5860 CANTON CENTER ROAD, SUITE 387 CANTON, MICHIGAN 48187 CONTACT: BILL BRADOVICH PHONE: (734) 354-0594 FAX: (734) 354-0593 ENGINEERS & SURVEYORS: FAZAL KHAN & ASSOCIATES, INC. 43345 SCHOENHERR ROAD STERLING HEIGHTS, MICHIGAN 48313 PHONE (586) 739-8007 FAX: (586) 739-8007

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

BENCHMARK #1 ARROW ON HYDRANT LOCATED 557± WEST OF WEST PROPERTY LINE OF "NORTHEROODE SUBDIVISION" ON GILSAN ROAD, ELEV. = 822.30 U.S.G.S. BENCHMARK #2 ARROW ON HYDRANT LOCATED 137± WEST OF ROAD, AVENUE ON SOUTH SIDE OF AUBURN ROAD, ELEV. = 812.19 U.S.G.S. BENCHMARK #3 PK NAIL IN NW SIDE OF TREE LOCATED 970± SOUTH OF AUBURN ROAD ON OAKLAND COUNTY RECORDS; THENCE S89°51'54"W 314.40 FEET ALONG THE SOUTH LINE OF "NORTHEROODE SUBDIVISION" ON GILSAN ROAD, ELEV. = 826.10 U.S.G.S. BENCHMARK #4 ARROW ON HYDRANT LOCATED 407± WEST OF WEST PROPERTY LINE OF "NORTHEROODE SUBDIVISION" ON GILSAN ROAD, ELEV. = 822.30 U.S.G.S.



GRANDVIEW SITE CONDOMINIUM

FAZAL KHAN & ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS PHONE (586) 739-8007 FAX (586) 739-8007 43345 SCHOENHERR ROAD STERLING HEIGHTS, MI 48313

COVER SHEET

Project information fields: PROJECT NO., DATE, SCALE, SHEET NO., TOTAL SHEETS, and revision table.

NOT TO BE USED AS CONSTRUCTION DRAWINGS

CITY FILE # 02-029

DESCRIPTION OF PROPERTY

PART OF THE SW 1/4 OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SW CORNER OF SECTION 28; THENCE N89°52'00"E 2121.20 FEET ALONG THE SOUTH LINE OF SECTION 28, CENTERLINE OF AUBURN ROAD (33 FEET HALF WIDTH) AND FOR A POINT OF BEGINNING; THENCE CONTINUING N89°52'00"E 314.22 FEET ALONG THE SOUTH LINE OF SECTION 28 AND CENTERLINE OF AUBURN ROAD (33 FEET HALF WIDTH); THENCE N01°10'52"W 831.96 FEET TO THE SOUTH LINE OF "NORTHFIELD INDUSTRIAL PARK NO. 2", A PART OF THE SW 1/4 OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 183 OF PLATS, PAGES 8-10, OAKLAND COUNTY RECORDS; THENCE S89°51'54"W 314.40 FEET ALONG THE SOUTH LINE OF "NORTHFIELD INDUSTRIAL PARK NO. 2"; THENCE S01°11'37"E 831.96 FEET TO THE SOUTH LINE OF SECTION 28, CENTERLINE OF AUBURN ROAD (33 FEET HALF WIDTH) AND TO THE POINT OF BEGINNING. CONTAINING 261,449 SQUARE FEET OR 6.0020 ACRES, MORE OR LESS.

SUBJECT TO EXISTING AUBURN ROAD RIGHT OF WAY OVER THE SOUTH 33.00 FEET OF THE ABOVE DESCRIBED PROPERTY.

ALSO KNOWN AS 1548 AUBURN ROAD OR SEWELL NO. 15-28-300-033.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

SYED SALMAN, 1821 SUNSET DRIVE, BLOOMFIELD HILLS, MI., 48302

15-28-300-035 ZONED R-4

SOPHIE SIEKERSKI, 1536 W. AUBURN ROAD, ROCHESTER HILLS, MI., 48309

15-28-300-034 ZONED R-4

15-28-300-033 ZONED R-4

15-28-300-032 ZONED R-4

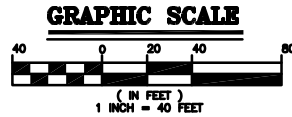
15-28-300-031 ZONED R-4

15-28-300-030 ZONED R-4

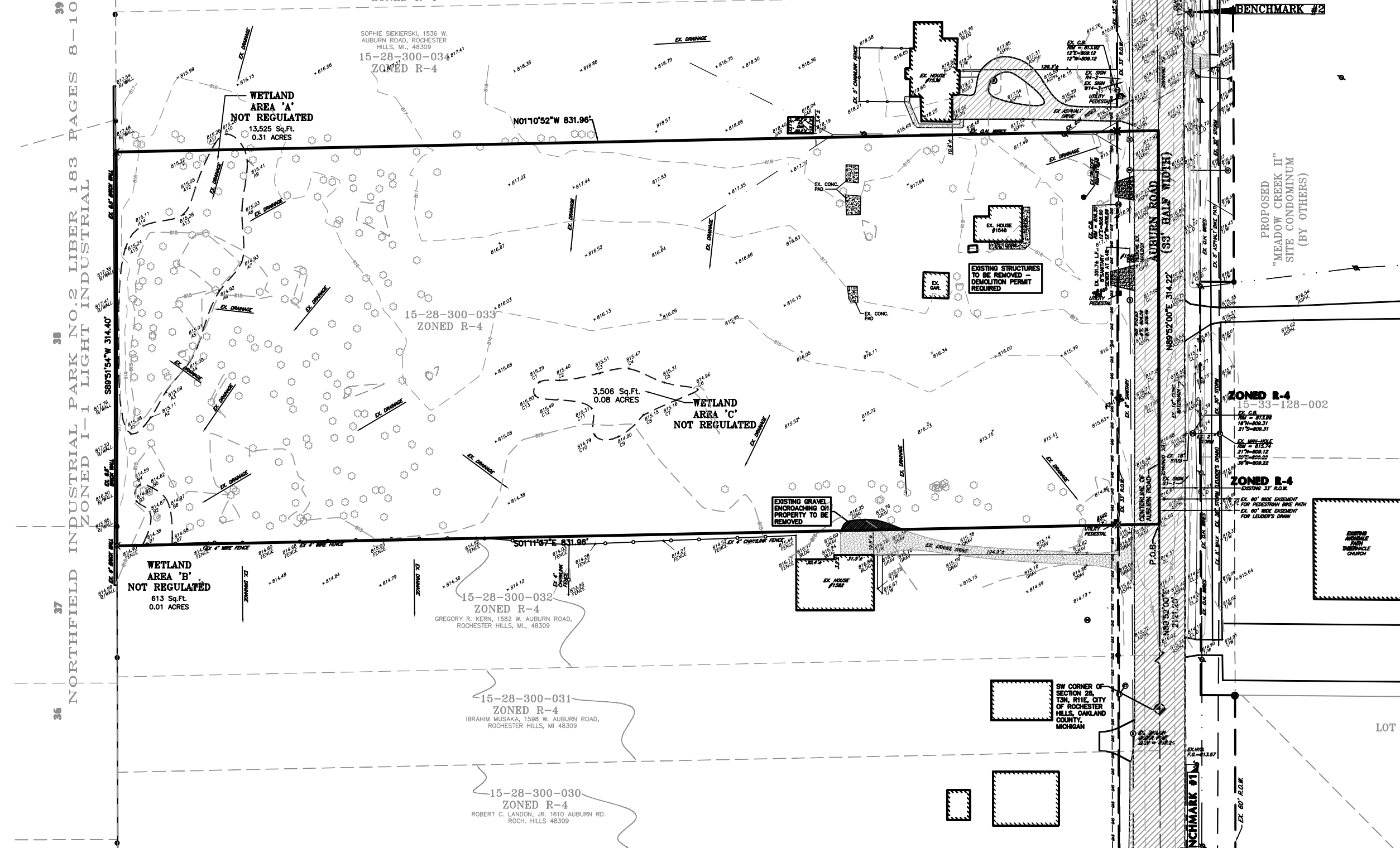
TOPOGRAPHICAL SURVEY AND WETLAND LOCATIONS FOR GRANDVIEW SITE CONDOMINIUM

PART OF THE SW 1/4 OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

S 1/4 CORNER OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



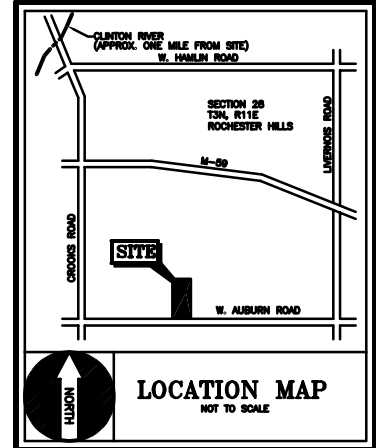
39 NORTHFIELD INDUSTRIAL PARK NO. 2 LIBER 183 PAGES 8-10 ZONED I-1 LIGHT INDUSTRIAL



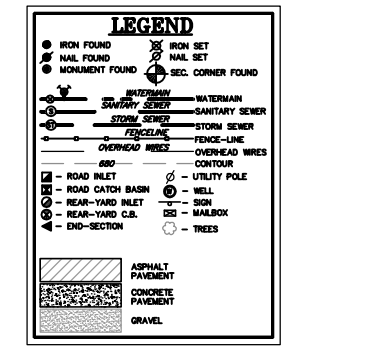
ZONED R-4

ZONED R-4

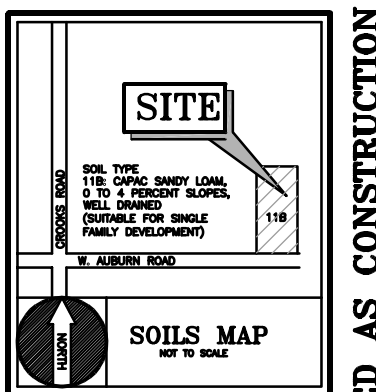
ZONED R-4



BENCHMARK #1 ARROW ON HYDRANT LOCATED 55'± WEST OF WEST PROPERTY LINE OF "NORTHBROOKE SUBDIVISION" ON SOUTH SIDE OF AUBURN ROAD. ELEV. = 816.25 U.S.G.S. BENCHMARK #2 ARROW ON HYDRANT LOCATED 135'± WEST OF CONE AVENUE ON SOUTH SIDE OF AUBURN ROAD. ELEV. = 819.19 U.S.G.S. BENCHMARK #3 1/4" NAIL IN NW SIDE OF TREE LOCATED 870'± SOUTH OF AUBURN ROAD ON WEST SIDE OF CONE AVENUE. ELEV. = 826.10 U.S.G.S. BENCHMARK #4 ARROW ON HYDRANT LOCATED 40'± WEST OF WEST PROPERTY LINE OF "NORTHBROOKE SUBDIVISION" ON GILSAM ROAD. ELEV. = 822.30 U.S.G.S.



OWNER / DEVELOPER: GRANDVIEW CONSTRUCTION, INC. 2405 23 MILE ROAD SHELBY TOWNSHIP, MI. 48316 CONTACT: JOE SALOME PHONE: (586) 254-5117 FAX: (586) 254-5118



NOT TO BE USED AS CONSTRUCTION DRAWINGS



Table with columns: DATE, BY, CHECKED, REVISIONS.

GRANDVIEW SITE CONDOMINIUM PART OF THE SW 1/4 OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

PAUL IAN & ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 4345 SPOONBUSH STREET, BRIGHTON, MI 48116 PHONE (586) 799-0077 FAX (586) 799-6994

TOPOGRAPHIC SURVEY AND WETLAND LOCATIONS

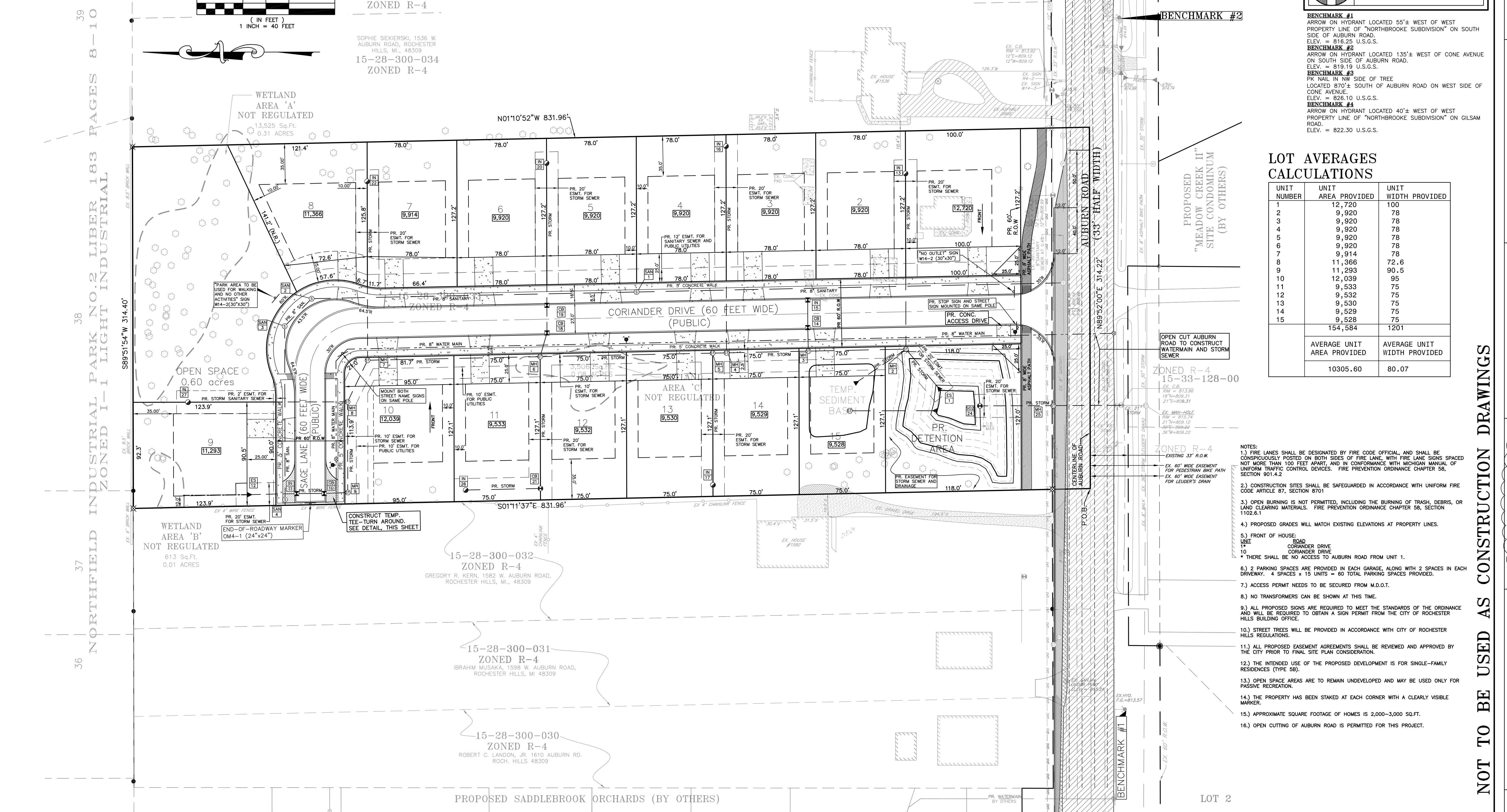
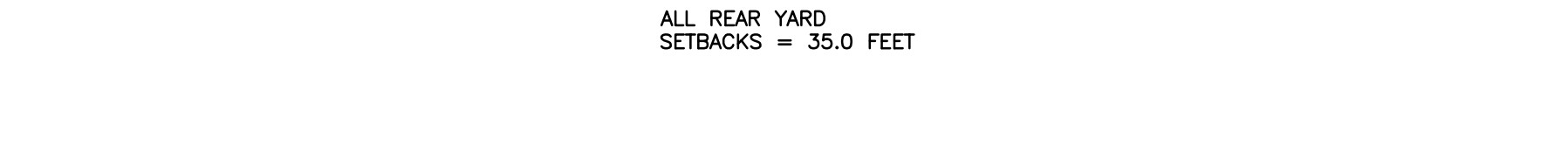
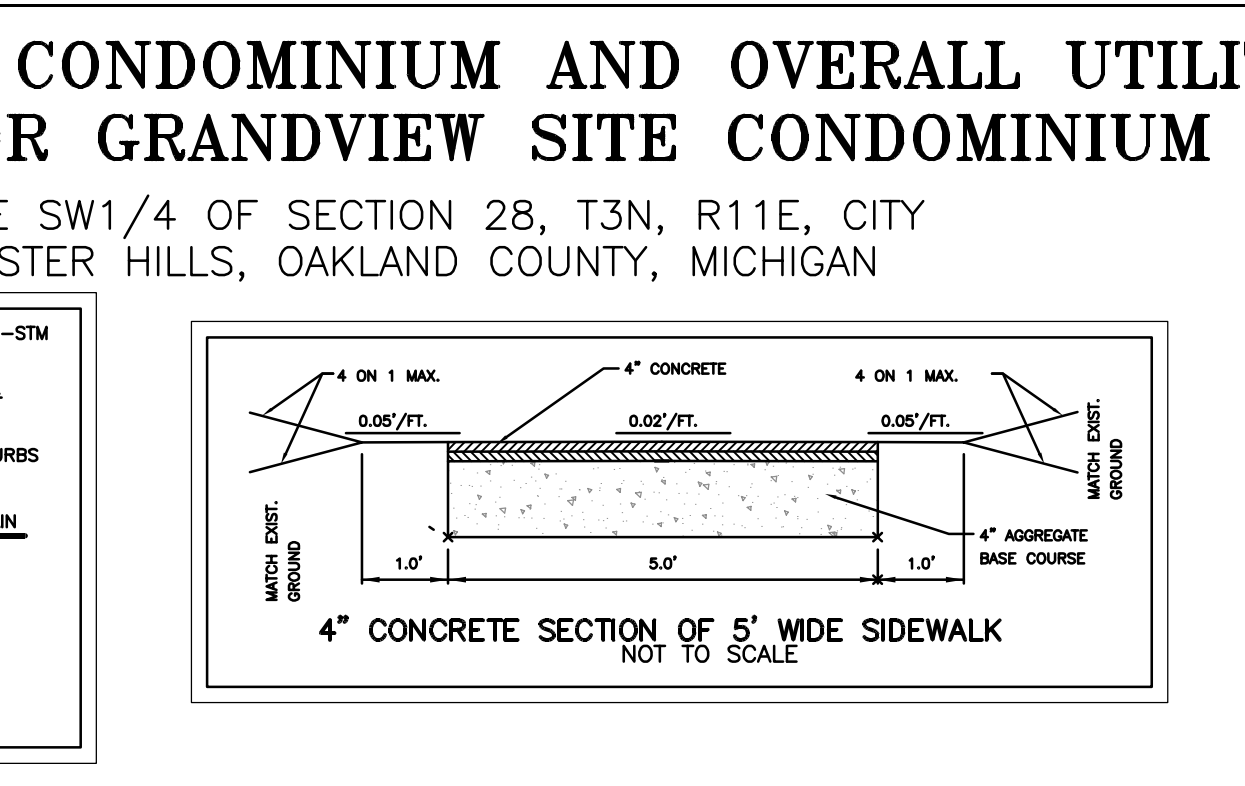
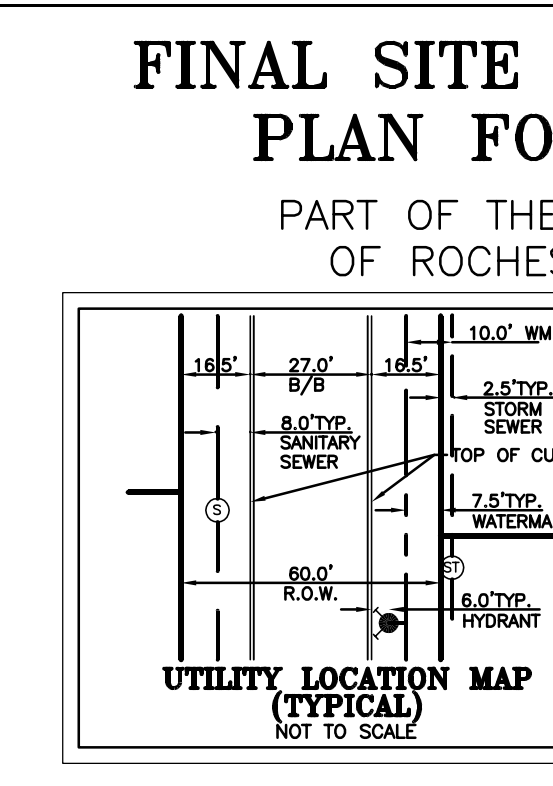
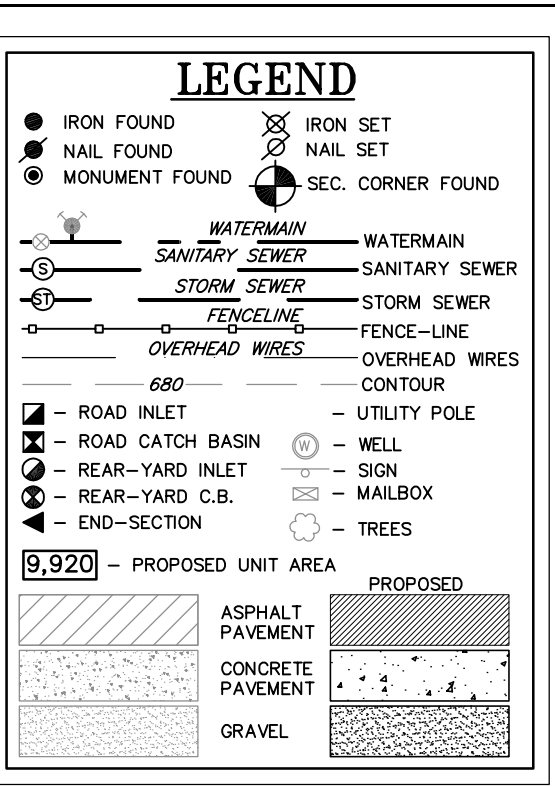
Table with columns: SHEET NO., PROJECT NO., DATE, DRAWN BY, CHECKED BY, SCALE.

DESCRIPTION OF PROPERTY
 PART OF THE SW1/4 OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SW CORNER OF SECTION 28; THENCE N89°22'00"E 2121.20 FEET ALONG THE SOUTH LINE OF SECTION 28; CONTINGENT UPON AUBURN ROAD (33 FEET HALF WIDTH) AND FOR A POINT OF BEGINNING; THENCE CONTINUING N89°22'00"E 314.22 FEET ALONG THE SOUTH LINE OF SECTION 28 AND CENTERLINE OF AUBURN ROAD (33 FEET HALF WIDTH); THENCE N01°05'22"W 831.96 FEET TO THE SOUTH LINE OF "NORTHFIELD INDUSTRIAL PARK NO. 2", A PART OF THE SW1/4 OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN RECORDED IN LIBER 183 OF PLATS, PAGES 8-10, OAKLAND COUNTY RECORDS; THENCE S88°54'54"W 514.40 FEET ALONG THE SOUTH LINE OF "NORTHFIELD INDUSTRIAL PARK NO. 2"; THENCE N11°13'27"E 831.96 FEET TO THE SOUTH LINE OF SECTION 28, CENTERLINE OF AUBURN ROAD (33 FEET HALF WIDTH) AND THE POINT OF BEGINNING, CONTAINING 261449 SQUARE FEET OR 6.0020 ACRES, MORE OR LESS.

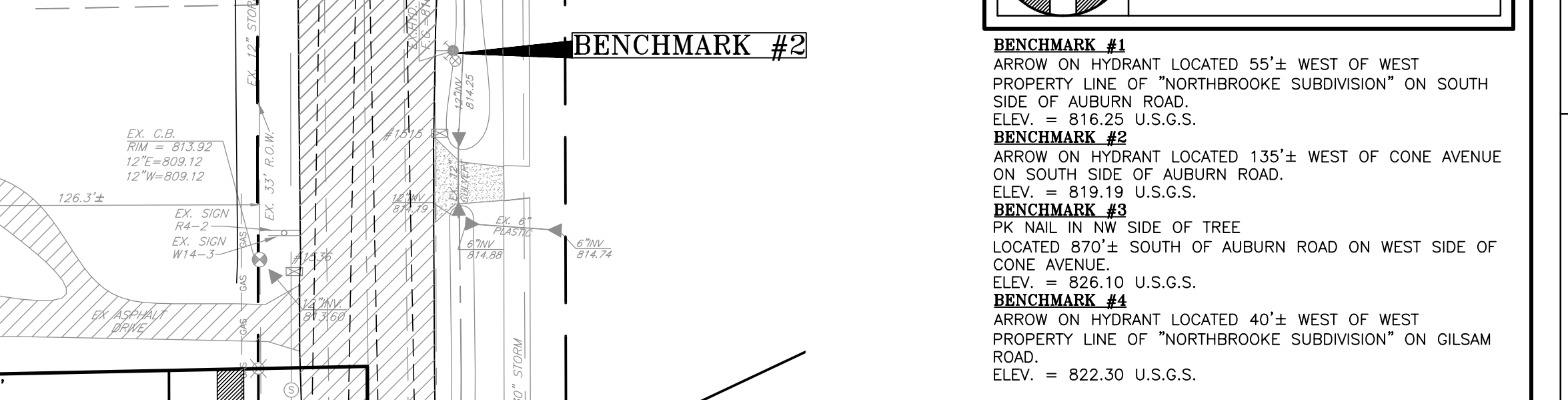
SUBJECT TO EXISTING AUBURN ROAD RIGHT OF WAY OVER THE SOUTH 33.00 FEET OF THE ABOVE DESCRIBED PROPERTY.

ALSO KNOWN AS 1548 AUBURN ROAD OR SIDEWALK NO. 15-28-300-033.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.



ALL REAR YARD SETBACKS = 35.0 FEET
 ZONED R-4



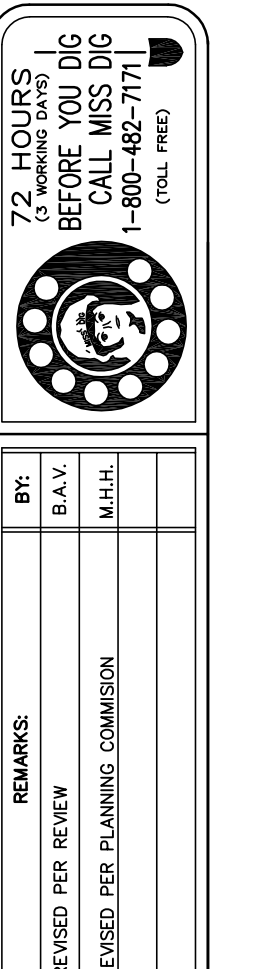
BENCHMARK #2
 BENCHMARK #1
 BENCHMARK #2
 BENCHMARK #3
 BENCHMARK #4

LOT AVERAGES CALCULATIONS

UNIT NUMBER	UNIT AREA PROVIDED	UNIT WIDTH PROVIDED
2	9,920	78
3	9,920	78
4	9,920	78
5	9,920	78
6	9,920	78
7	9,914	78
8	11,366	72.6
9	11,293	90.5
10	12,039	95
11	9,533	75
12	9,532	75
13	9,530	75
14	9,529	75
15	9,528	75
154,584		1201
AVERAGE UNIT AREA PROVIDED		AVERAGE UNIT WIDTH PROVIDED
10305.60		80.07

OPEN CUT AUBURN ROAD TO CONSTRUCT WATERMAIN AND STORM SEWER
 EXISTING 13" R.O.W.
 EX. 60" WIDE EASEMENT FOR SIDEWALK AND UTILITY
 EX. 60" WIDE EASEMENT FOR SIDEWALK

- NOTES:**
- FIRE LINES SHALL BE DESIGNATED BY FIRE CODE OFFICIAL AND SHALL BE CORRESPONDINGLY POSTED ON BOTH SIDES OF FIRE LINE. FIRE LINES SPACED NOT MORE THAN 100 FEET APART. REFER TO CONFORMANCE WITH MINIMUM MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. FIRE PREVENTION ORDINANCE CHAPTER 56, SECTION 901-4.2
 - CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH UNIFORM FIRE CODE ARTICLE 87, SECTION 8701
 - OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. FIRE PREVENTION ORDINANCE CHAPTER 56, SECTION 1102.6.1
 - PROPOSED GRADES WILL MATCH EXISTING ELEVATIONS AT PROPERTY LINES.
 - FRONT OF HOUSE: 10' ROAD CORNER DRIVE 10' THERE SHALL BE NO ACCESS TO AUBURN ROAD FROM UNIT 1.
 - PARKING SPACES ARE PROVIDED IN EACH GARAGE, ALONG WITH 2 SPACES IN EACH DRIVEWAY, 4 SPACES X 15 UNITS = 60 TOTAL PARKING SPACES PROVIDED.
 - ACCESS PERMIT NEEDS TO BE SECURED FROM M.D.O.T.
 - NO TRANSFORMERS CAN BE SHOWN AT THIS TIME.
 - 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.
 - STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH CITY OF ROCHESTER HILLS REGULATIONS.
 - ALL PROPOSED EASEMENT AGREEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO FINAL SITE PLAN CONSIDERATION.
 - THE INTENDED USE OF THE PROPOSED DEVELOPMENT IS FOR SINGLE-FAMILY RESIDENCES (TYPE S4)
 - OPEN SPACE AREAS ARE TO REMAIN UNDEVELOPED AND MAY BE USED ONLY FOR PASSIVE RECREATION.
 - THE PROPERTY HAS BEEN STAKED AT EACH CORNER WITH A CLEARLY VISIBLE MARKER.
 - APPROXIMATE SQUARE FOOTAGE OF HOMES IS 2,000-3,000 SQ.FT.
 - OPEN CUTTING OF AUBURN ROAD IS PERMITTED FOR THIS PROJECT.



CLINTON RIVER (APPROX. ONE MILE FROM SITE)
 W. AUBURN ROAD
 SECTION 28, T3N, R11E, ROCHESTER HILLS

70' HOLLOW WALL CONCRETE FOUNDATION
 4" CONCRETE CURB
 4" CONCRETE SIDEWALK
 4" ASPHALT PAVEMENT
 12" GRANULAR FILL
 12" GRANULAR FILL
 12" GRANULAR FILL

REVISIONS

NO.	DATE	DESCRIPTION
1	02-20-24	PROJECT NO. 02-20-24
2	01-05-05	DATE 01-05-05
3	01-05-05	CHECKED BY C.P.F.
4	01-05-05	DATE 01-05-05
5	01-05-05	CHECKED BY C.P.F.

CLIENT GRANDVIEW CONSTRUCTION
 SCALE 1" = 40'

NOT TO BE USED AS CONSTRUCTION DRAWINGS

15-28-300-035 ZONED R-4
 15-28-300-034 ZONED R-4
 15-28-300-032 ZONED R-4
 15-28-300-031 ZONED R-4
 15-28-300-030 ZONED R-4

PROPOSED SADDLEBROOK ORCHARDS (BY OTHERS)

WETLAND AREA 'A' NOT REGULATED
 WETLAND AREA 'B' NOT REGULATED

AREA 'C' NOT REGULATED

TEMP. SEDIMENT BASIN
 RETENTION AREA

PROPOSED CREEK II' SITE CONDOMINIUM (BY OTHERS)

PROPOSED SADDLEBROOK ORCHARDS (BY OTHERS)

PROPOSED SADDLEBROOK ORCHARDS (BY OTHERS)

PROPOSED SADDLEBROOK ORCHARDS (BY OTHERS)

PROPOSED SADDLEBROOK ORCHARDS (BY OTHERS)

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PROPOSED SADDLEBROOK ORCHARDS (BY OTHERS)

PROPOSED SADDLEBROOK ORCHARDS (BY OTHERS)

PROPOSED SADDLEBROOK ORCHARDS (BY OTHERS)

CITY FILE # 02-029

DESCRIPTION OF PROPERTY
 PART OF THE SW1/4 OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SW CORNER OF SECTION 28; THENCE N89°22'00" E 2121.20 FEET ALONG THE SOUTH LINE OF SECTION 28; CENTERLINE OF AUBURN ROAD (33 FEET HALF WIDTH) AND FOR A POINT OF BEGINNING; THENCE CONTINUING N89°22'00" E 314.22 FEET ALONG THE SOUTH LINE OF SECTION 28 AND CENTERLINE OF AUBURN ROAD (33 FEET HALF WIDTH); THENCE S01°10'25" W 831.96 FEET TO THE SOUTH LINE OF "NORTHFIELD INDUSTRIAL PARK NO. 2", A PART OF THE SW1/4 OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 183 OF PLATS, PAGES 8-10, OAKLAND COUNTY RECORDS; THENCE S89°14'14" W 514.40 FEET ALONG THE SOUTH LINE OF "NORTHFIELD INDUSTRIAL PARK NO. 2"; THENCE S01°10'25" W 831.96 FEET TO THE SOUTH LINE OF SECTION 28, CENTERLINE OF AUBURN ROAD (33 FEET HALF WIDTH) AND TO THE POINT OF BEGINNING. CONTAINING 261449 SQUARE FEET OR 6.0020 ACRES, MORE OR LESS.

SUBJECT TO EXISTING AUBURN ROAD RIGHT OF WAY OVER THE SOUTH 33.00 FEET OF THE ABOVE DESCRIBED PROPERTY.

ALSO KNOWN AS 1548 AUBURN ROAD OR SIDEWALK NO. 15-28-300-033.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

NOTE: THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN ZONE PER FIRM MAP COMMUNITY FLOOD MAP NO. 260471 0015 B DATED SEPTEMBER 2, 1994.

ALL WORK PROPOSED WITHIN THE AUBURN ROAD RIGHT OF WAY WILL REQUIRE AN M.D.O.T. PERMIT.

C-FACTOR
 NUMBER OF UNITS = 15

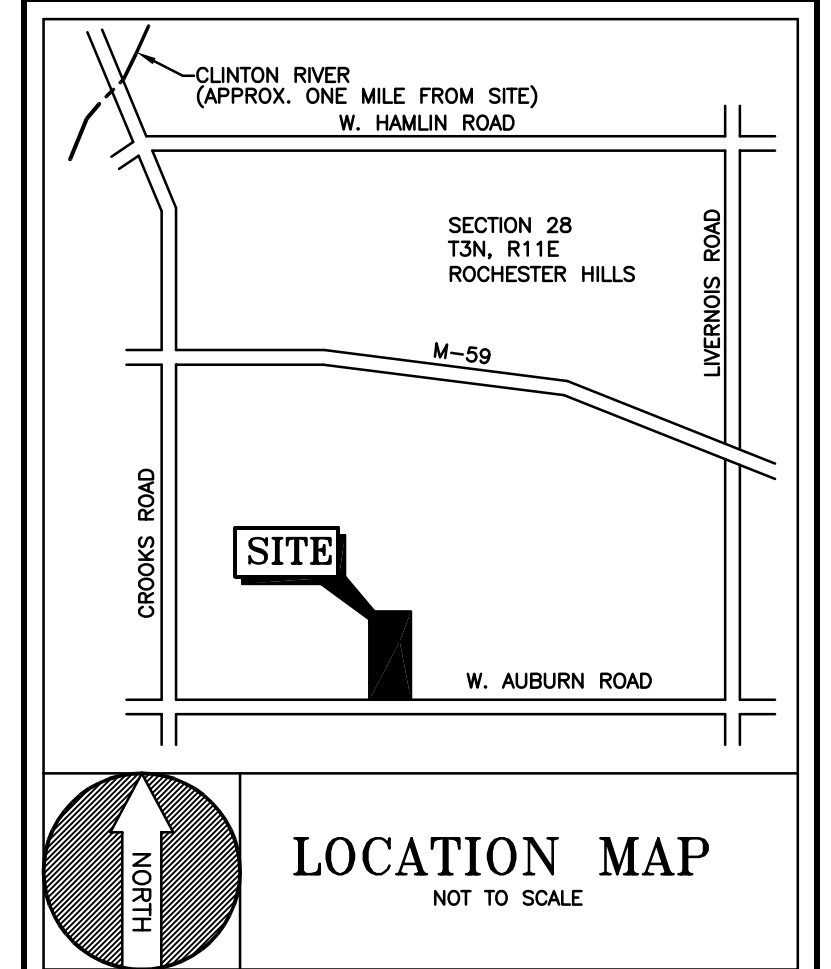
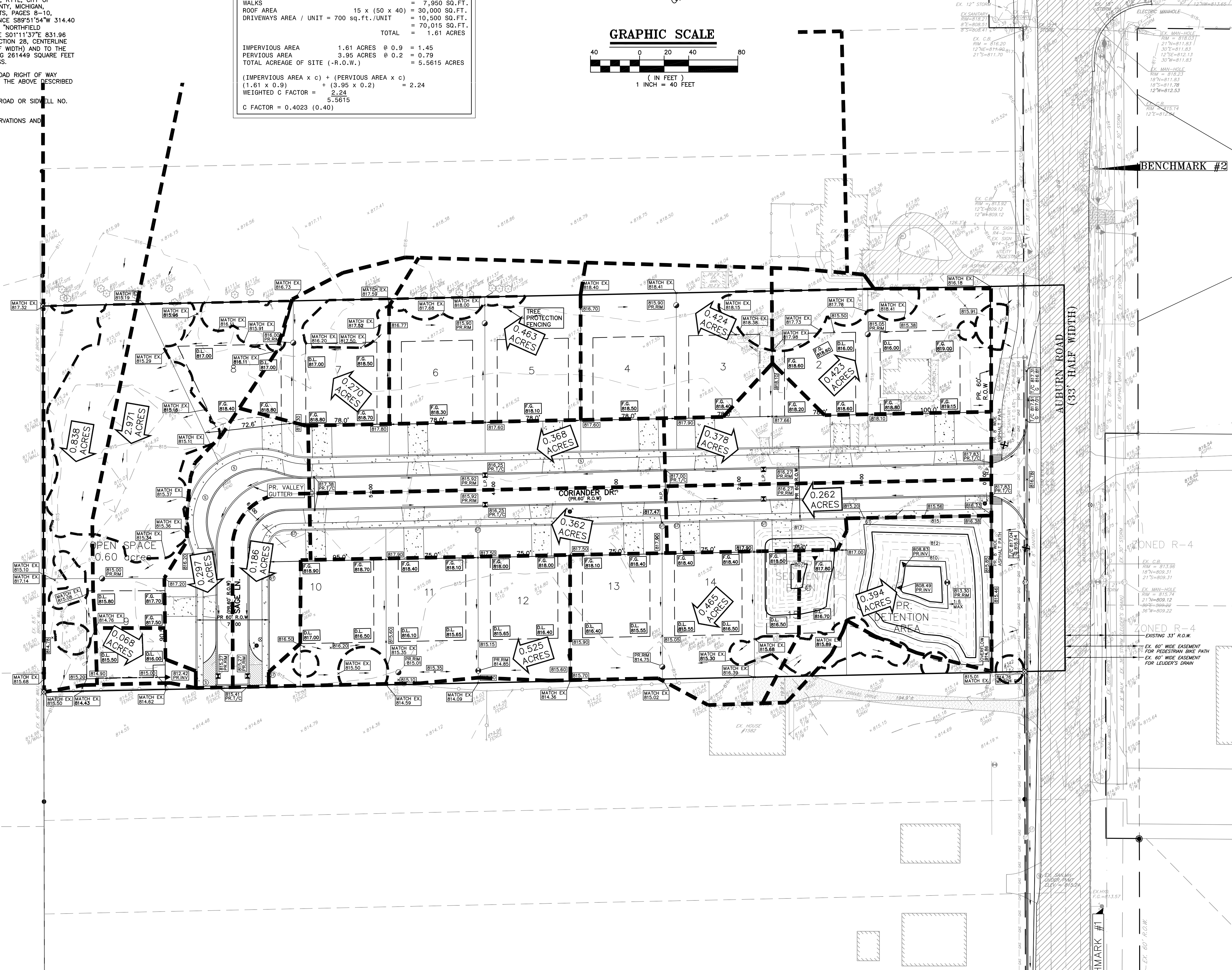
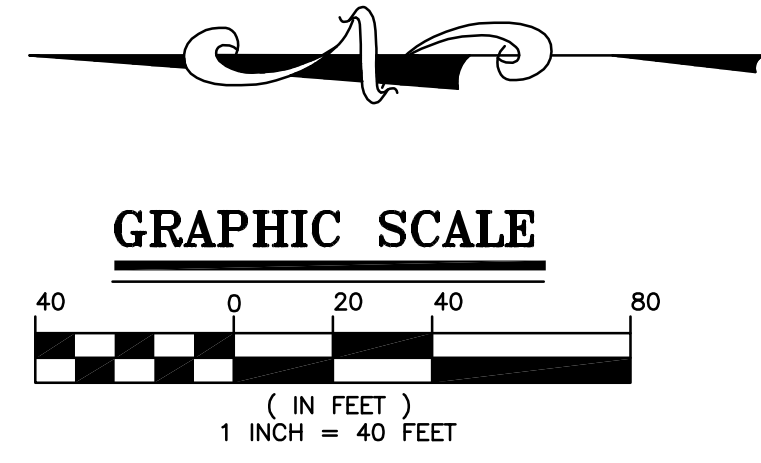
IMPERVIOUS AREA	= 21,565 SQ. FT.
ROADWAY PAVEMENT	= 7,950 SQ. FT.
WALKS	= 20,000 SQ. FT.
ROOF AREA	= 10,500 SQ. FT.
DRIVEWAYS AREA / UNIT = 700 sq.ft./UNIT	= 10,500 SQ. FT.
TOTAL	= 70,515 SQ. FT.
	= 1.61 ACRES

IMPERVIOUS AREA x c)	= 1.45
PERVIOUS AREA	= 0.79
TOTAL ACREAGE OF SITE (-R.O.W.)	= 0.5615 ACRES

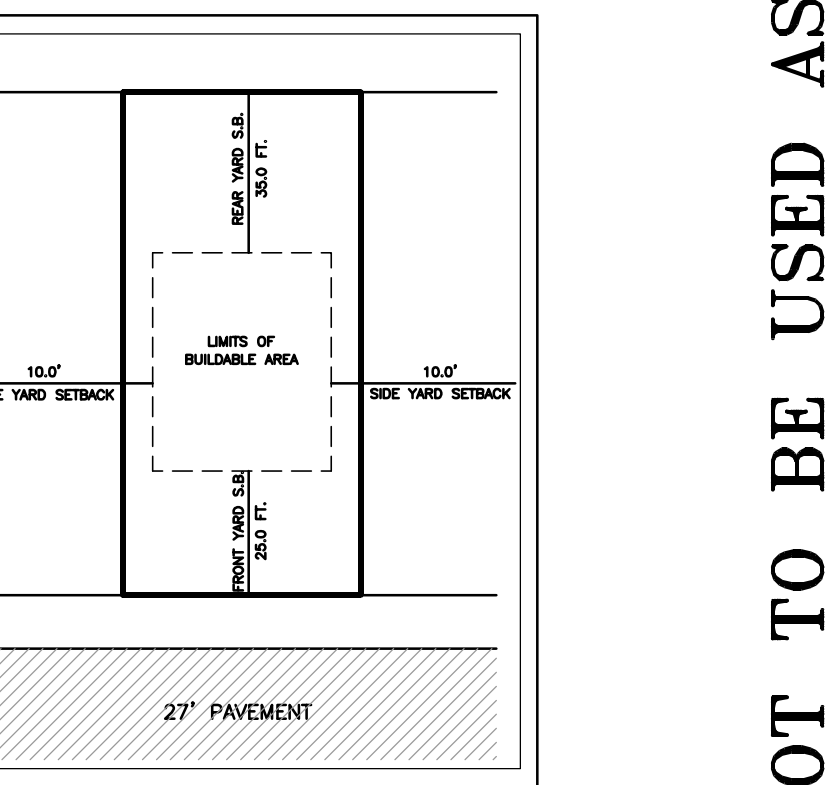
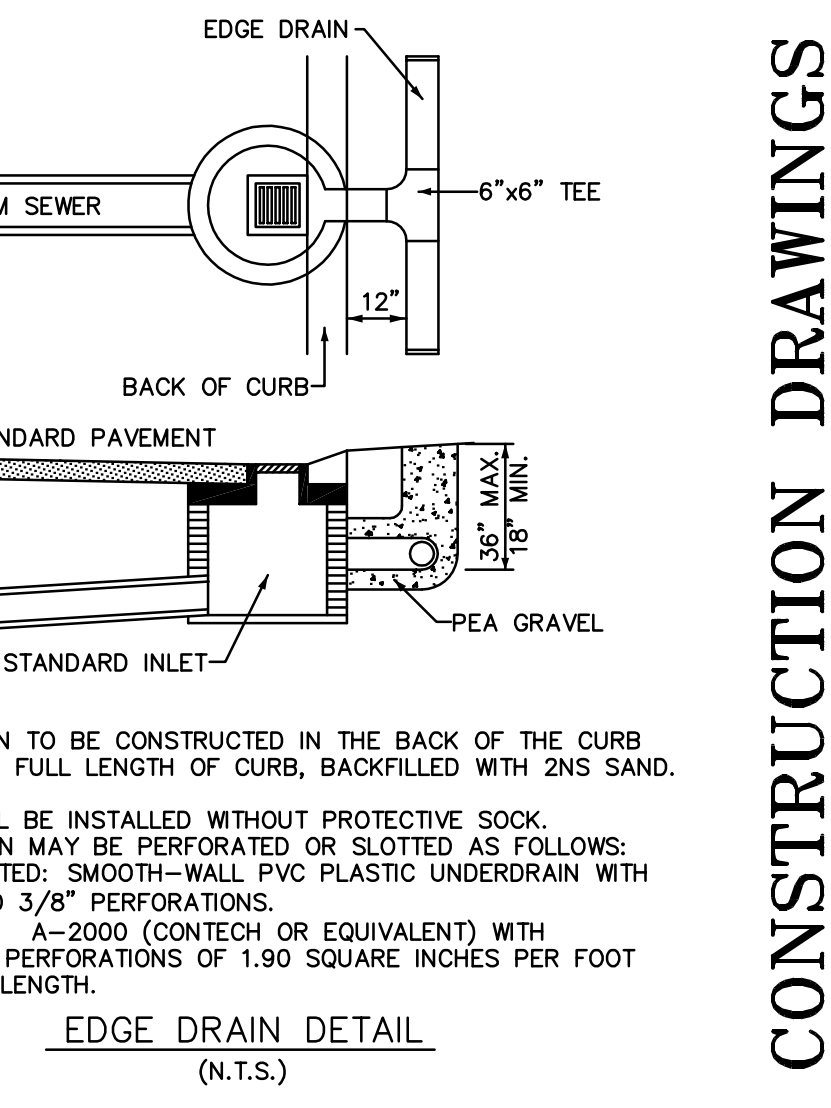
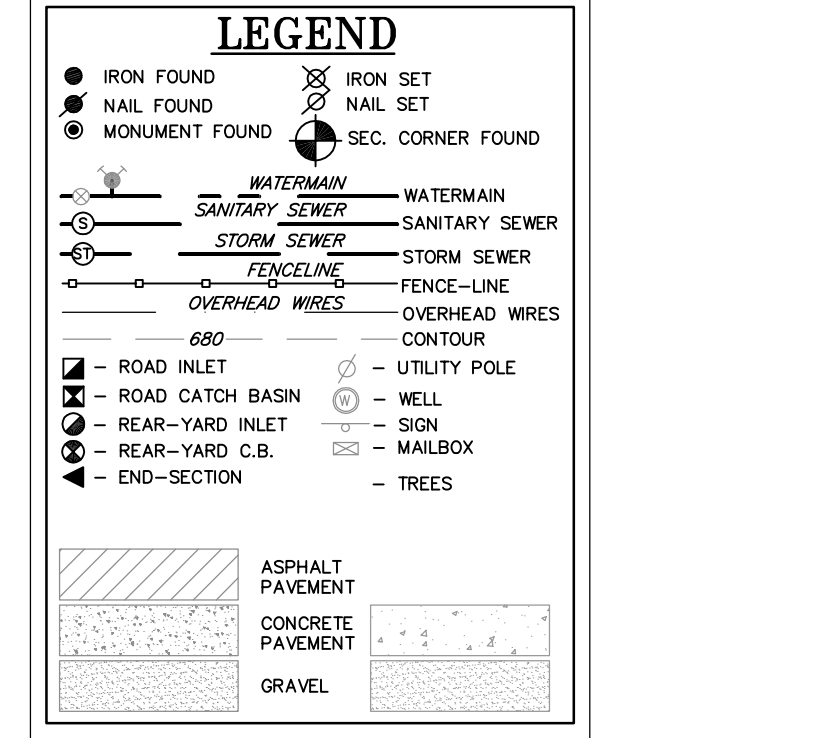
(IMPERVIOUS AREA x c) + (PERVIOUS AREA x c)	= 2.24
WEIGHTED C FACTOR =	2.24
C FACTOR =	0.4023 (0.40)

GRADING PLAN AND DRAINAGE DISTRICTS MAP FOR GRANDVIEW SITE CONDOMINIUM

PART OF THE SW1/4 OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



- BENCHMARK #1**
 ARROW ON HYDRANT LOCATED 55'± WEST OF WEST PROPERTY LINE OF "NORTHBROOKE SUBDIVISION" ON SOUTH SIDE OF AUBURN ROAD.
 ELEV. = 816.25 U.S.G.S.
- BENCHMARK #2**
 ARROW ON HYDRANT LOCATED 135'± WEST OF CONE AVENUE ON SOUTH SIDE OF AUBURN ROAD.
 ELEV. = 819.19 U.S.G.S.
- BENCHMARK #3**
 1/4" INCH IN THE SIDE OF TREE LOCATED 870'± SOUTH OF AUBURN ROAD ON WEST SIDE OF CONE AVENUE.
 ELEV. = 826.10 U.S.G.S.
- BENCHMARK #4**
 ARROW ON HYDRANT LOCATED 40'± WEST OF WEST PROPERTY LINE OF "NORTHBROOKE SUBDIVISION" ON GILSAM ROAD.
 ELEV. = 822.30 U.S.G.S.



CITY FILE # 02-029

NOT TO BE USED AS CONSTRUCTION DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION

GRANDVIEW SITE CONDOMINIUM
 PART OF THE SW1/4 OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

PAZAL KHAN & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 PHONE: (586) 738-8007 FAX: (586) 738-6994

GRADING PLAN AND DRAINAGE DISTRICTS MAP

PROJECT NO. 02-204
DATE 01-05-05
CHECKED BY C.P.T.
PROJECT GRANDVIEW CONSTRUCTION
SCALE 1" = 40'
SHEET NO. 5

DESCRIPTION OF PROPERTY

PART OF THE SW1/4 OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN...

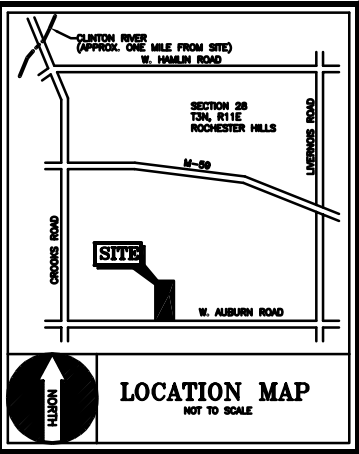
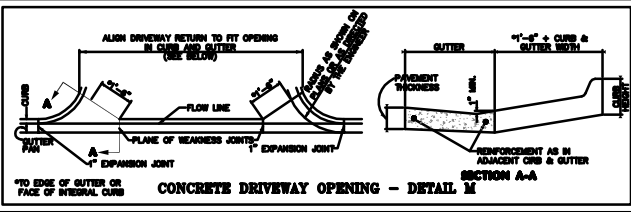
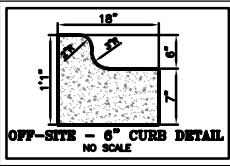
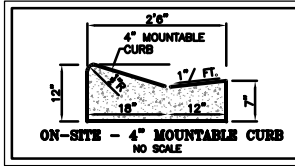
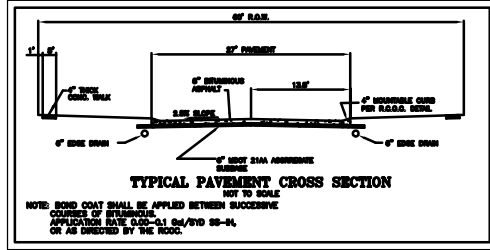
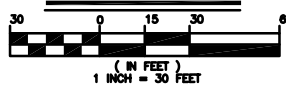
SUBJECT TO EXISTING AUBURN ROAD RIGHT OF WAY OVER THE SOUTH 33.00 FEET OF THE ABOVE DESCRIBED PROPERTY.

ALSO KNOWN AS 1548 AUBURN ROAD OR SOWELL NO. 15-28-300-033.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

APPROACH PLAN FOR GRANDVIEW SITE CONDOMINIUM

GRAPHIC SCALE



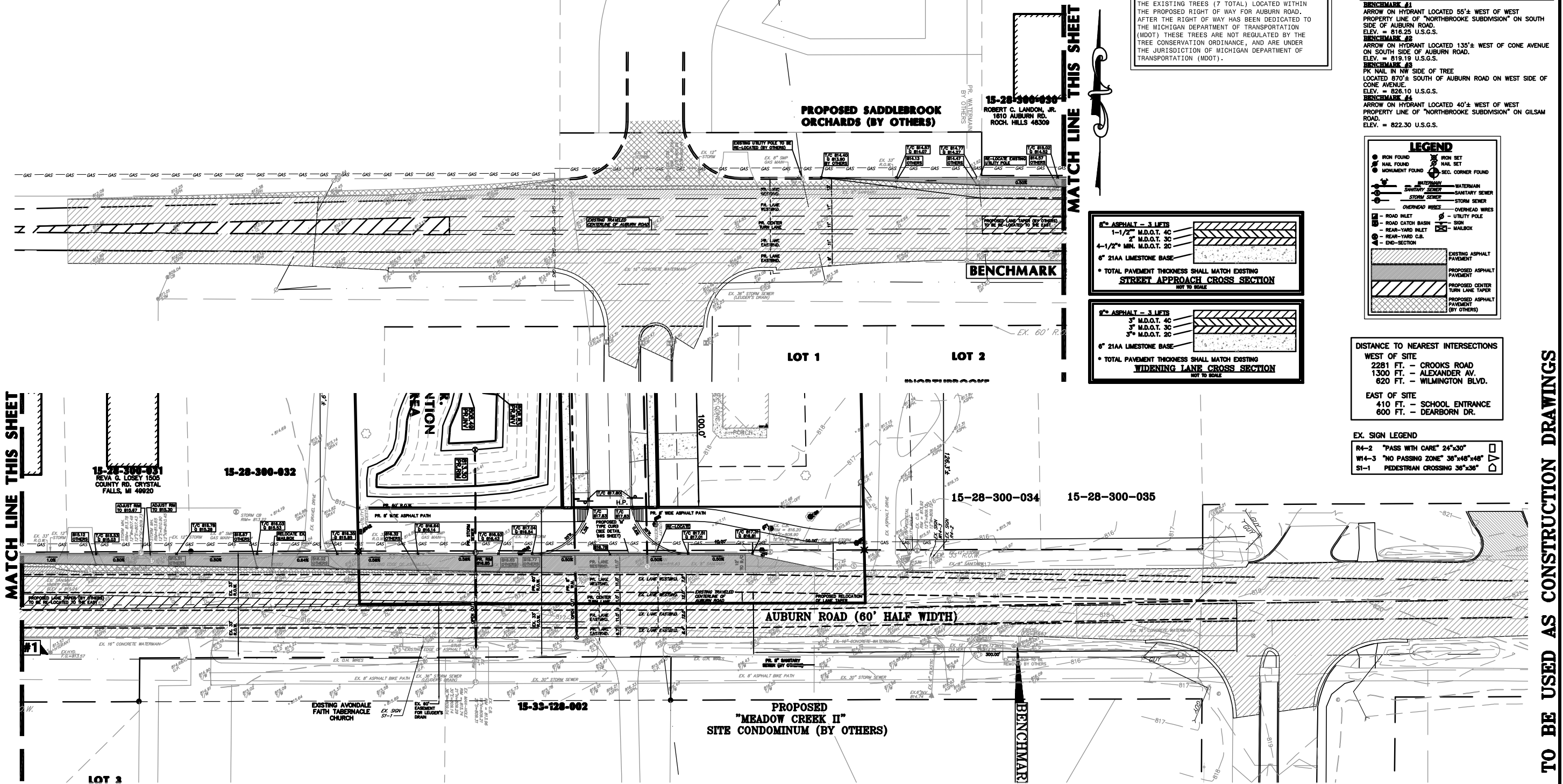
NOTE: EVERY EFFORT IS TO BE TAKEN TO PRESERVE 3 OF THE EXISTING TREES (7 TOTAL) LOCATED WITHIN THE PROPOSED RIGHT OF WAY FOR AUBURN ROAD...

BENCHMARK #1 ARROW ON HYDRANT LOCATED 55'± WEST OF WEST PROPERTY LINE OF "NORTHBROOKE SUBDIVISION" ON SOUTH SIDE OF AUBURN ROAD...

LEGEND section listing symbols for IRON FOUND, NAIL FOUND, MONUMENT FOUND, SANITARY SEWER, STORM SEWER, OVERHEAD WIRES, ROAD INLET, ROAD CATCH BASIN, REAR-YARD INLET, REAR-YARD C.B., END-SECTION, EXISTING ASPHALT PAVEMENT, PROPOSED ASPHALT PAVEMENT, PROPOSED CENTER TURN LANE TAPER, PROPOSED ASPHALT PAVEMENT (BY OTHERS).

DISTANCE TO NEAREST INTERSECTIONS: WEST OF SITE 2281 FT. - CROOKS ROAD, 1300 FT. - ALEXANDER AV., 820 FT. - WILMINGTON BLVD.

EX. SIGN LEGEND: R4-2 "PASS WITH CARE" 24"x30", W4-3 "NO PASSING ZONE" 36"x48"x48", S1-1 PEDESTRIAN CROSSING 36"x36".



MATCH LINE THIS SHEET

MATCH LINE THIS SHEET

NOT TO BE USED AS CONSTRUCTION DRAWINGS

Vertical information panel on the right edge containing sheet number (6), date (01-05-05), project number (02-204), and other administrative details.

Vertical information panel on the right edge containing project name (GRANDVIEW CONDOMINIUM), scale (1" = 30'), and sheet number (6).

APPROACH PLAN

PAUL IMAN & ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 4545 SPOONWATER STREET, BIRMINGHAM, MI 48312 PHONE (688) 799-8007 FAX (688) 739-6894

GRANDVIEW SITE CONDOMINIUM

Vertical information panel on the right edge containing drawing title, sheet number, and date.

QUANTITY	KEY	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE ROOT
12	GB	⊗	QINQO BILORA (INK AND MILD) MAIDENHAIR TREE (LARGE DECIDUOUS)	3" CAL. B&B
30	RM	⊙	ACER RUBRUM "OCTOBER GLORY" OCTOBER GLORY RED MAPLE (LARGE DECIDUOUS)	3" CAL. B&B

PLANTINGS SUMMARY:
 REPLACEMENT TREE CREDITS REQUIRED = 124 = 62 TREES @ 3" CALIPER
 REPLACEMENT TREES BEING PLANTED ON SITE = 42
 NUMBER OF TREES UNABLE TO PLANT ON SITE = 20
 COST OF TREES PLANTED ON SITE AT \$450.00 PER TREE FOR 42 TREES = \$18,900
 20 REPLACEMENT TREES UNABLE TO PLANT ON SITE EQUAL 40 REPLACEMENT CREDITS
 PAYMENT TO TREE FUND: 40 CREDITS X \$190.00 PER CREDIT = \$7,600.00
 TOTAL VALUE = \$26,500.00

STREET TREES:
 STREET TREES TO BE PLANTED BY CITY
 \$230.00 PER LOT TO BE PAID TO THE CITY FOR THE
 INSTALLATION OF STREET TREES.
 TOTAL VALUE = \$3,450.00

— TREE PROTECTION FENCING
 ○ DRIPLINE
 ⊙ EXISTING TREE TO BE SAVED

**LANDSCAPE PLAN FOR
 GRANDVIEW SITE CONDOMINIUM**
 PART OF THE SW1/4 OF SECTION 28, T3N, R11E, CITY
 OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

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

NOTE: GREAT CARE IS TO BE TAKEN TO ENSURE THE
 PRESERVATION OF TREE #52 (LOCATED AT THE REAR OF LOT
 2). IF ANY GRADING DIGGING OR TRENCHING IS TO OCCUR
 WITHIN OR NEAR THE DRIPLINE OF THIS TREE THE CITY OF
 ROCHESTER HILLS' LANDSCAPE ARCHITECT SHALL OBSERVE
 ANY SUCH WORK. HENCE THE CITY OF ROCHESTER HILLS'
 LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST THREE
 (3) DAYS PRIOR TO THE START OF ANY SUCH WORK.

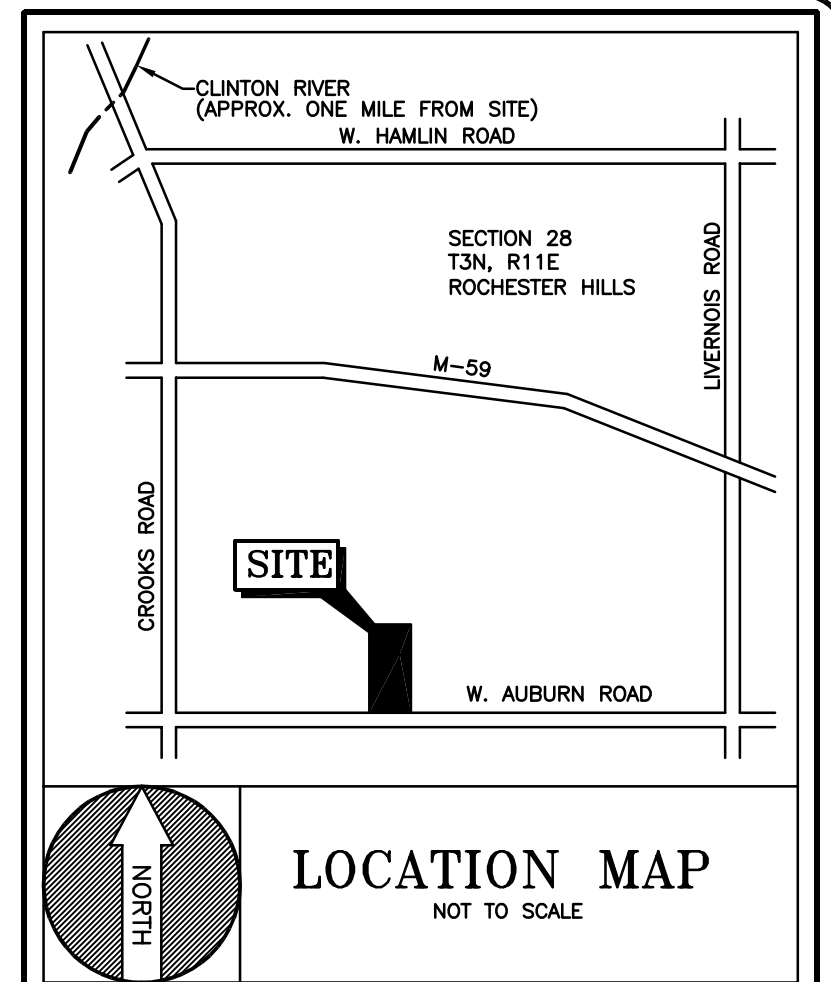
NOTE: IF A TREE DESIGNATED FOR PRESERVATION IS DAMAGED
 OR REMOVED AT ANYTIME DURING THE DEVELOPMENT PROCESS
 THE DEVELOPER IS LIABLE FOR A FINE IN THE SUM OF
 \$127.00 PER CALIPER INCH FOR EACH TREE DAMAGED.

NUMBER OF TREES REQUIRED TO BE SAVED	37% = 232 x 0.37 = 85.84 TREES (86)
TOTAL NUMBER OF TREES SURVEYED	277
TOTAL NUMBER OF TREES OFF-SITE	- 18
TOTAL NUMBER OF TREES WITHIN R.O.W.	- 7
NUMBER OF NON-REGULATED TREES ON SITE (DEAD)	- 20
TOTAL NUMBER OF REGULATED TREES ON SITE	232
NUMBER OF TREES REMOVED ON SITE	125 (53.9%)
NUMBER OF PRESERVED TREES ON SITE	107 (46.1%)

NUMBER OF REPLACEMENT TREES REQUIRED (OPTIONS)	
2" CALIPER DECIDUOUS TREE OR 8' HEIGHT EVERGREEN (1:1)	125
2-1/2" CALIPER DECIDUOUS TREE OR 9' HEIGHT EVERGREEN (1.5:1)	84
3" CALIPER DECIDUOUS TREE OR 10' HEIGHT EVERGREEN (2:1)	63

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 126-3999-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.



DATE	DESCRIPTION
02-20-24	FINAL
01-05-05	CONSTRUCTION
01-05-05	CONSTRUCTION
01-05-05	CONSTRUCTION

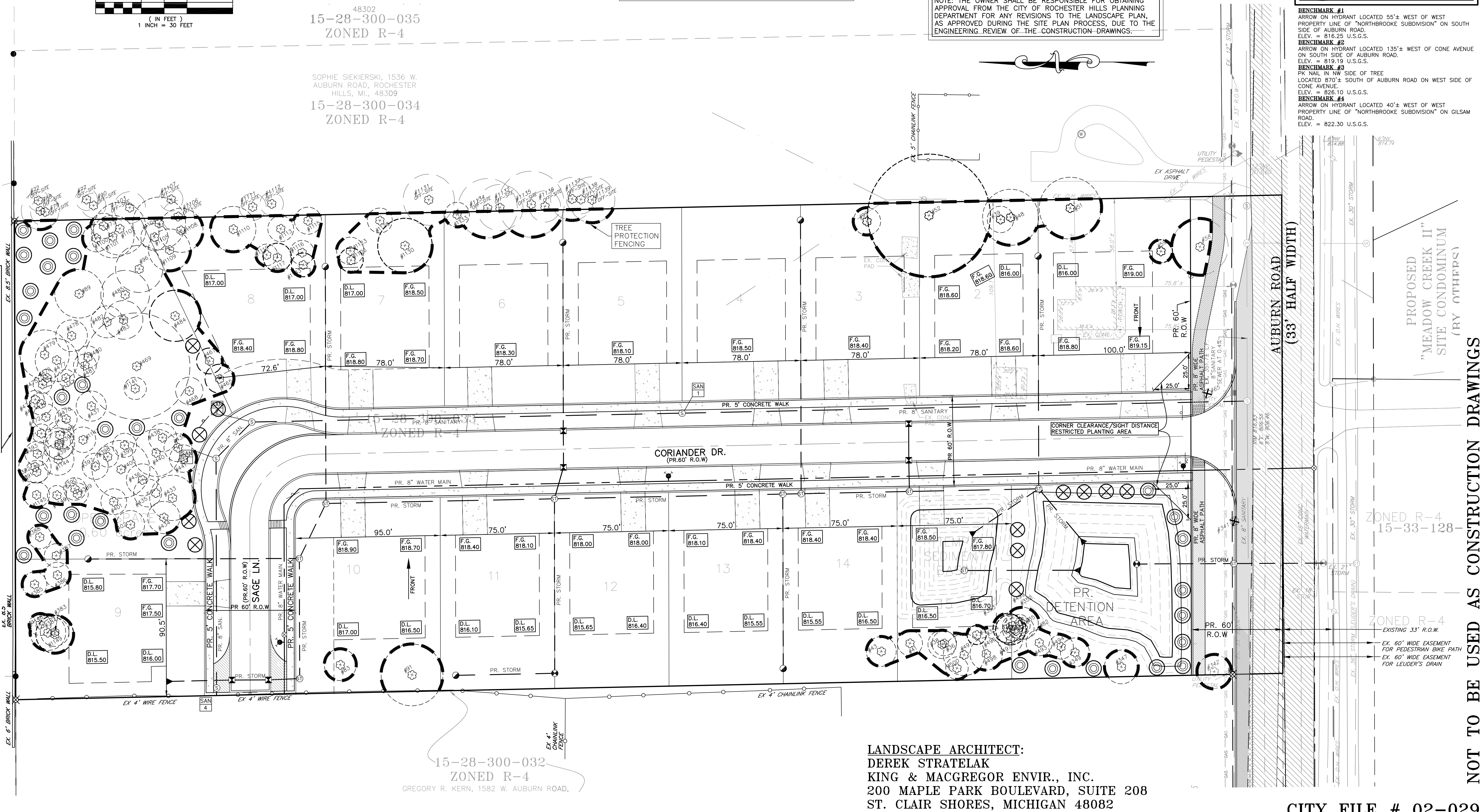
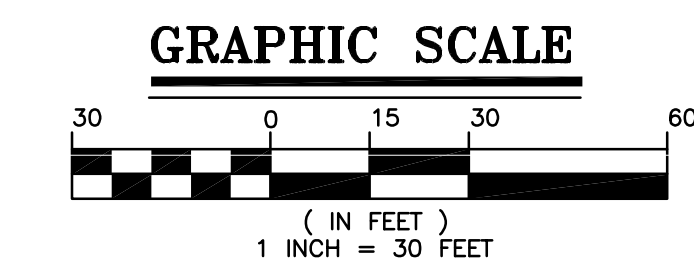
**GRANDVIEW SITE
 CONDOMINIUM**
 PART OF THE SW1/4 OF SECTION 28, T3N, R11E, CITY OF
 ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

PAZAL KHAN & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 200 MAPLE PARK BOULEVARD, SUITE 208
 ST. CLAIR SHORES, MICHIGAN 48082
 PHONE: (586) 738-8007 FAX: (586) 738-8094

LANDSCAPE PLAN

PROJECT NO. 02-204
 DATE 01-05-05
 DRAWN BY B.J.S.
 CHECKED BY C.P.T.
 SCALE 1" = 30'

SHEET NO. 7



15-28-300-032
 ZONED R-4
 SOPHIE SIEKERSKI, 1536 W.
 ALBURN ROAD, ROCHESTER
 HILLS, MI, 48309
 15-28-300-034
 ZONED R-4
 GREGORY R. KERN, 1562 1/2 ALBURN ROAD,

LANDSCAPE ARCHITECT:
 DEREK STRATELAK
 KING & MACGREGOR ENVIR., INC.
 200 MAPLE PARK BOULEVARD, SUITE 208
 ST. CLAIR SHORES, MICHIGAN 48082

CITY FILE # 02-029

NOT TO BE USED AS CONSTRUCTION DRAWINGS

