



HISTORIC LORNA STONE VILLAGE

ROCHESTER HILLS, MI

LORNA STONE LLC.

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TABLE OF CONTENTS

052505

Cover Sheet

P.U.D. Agreement

PUD Agreement #2 & #3 Combined Highlighting All Changes

Site Plans:

C-1: Exhibits "A", "B" and "G"; Legal Descriptions

C-2: Exhibit "C"; Site Plan

C-3: Current Proposed P.U.D. Site Plan

General Landscape Plan

LS-1: Conceptual General Landscape Plan

LS-2: Conceptual Landscape Planting Detail (1/2 site)

LS-3: Conceptual Landscape Planting Detail (1/2 site)

LS-4: Entry, Landscaping and Town Square Planting Details

LS-5: Site Amenities

LS-6: Entry Signage and Entry Walls

LS-7: Site Cross-Sections

Architecture

Single Family Streetscape Rendering

Building '100' / Elevation Rendering

Building '200' / Elevation Rendering

Building '300' / Elevation Rendering

Detached Single-Family Unit Plans

Detached Single-Family Streetscape Elevations

Building '100' / Unit and Building Plans

Building '100' / Front Elevations

Building '100' / Side(s) and Rear Elevations

Building '200' / Unit and Building Elevations

Building '200' / Front Elevations

Building '200' / Side(s) and Rear Elevations

Building '300' / Unit and Building Plans

Building '300' / Front Elevations

Building '300' / Side(s) and Rear Elevations

**MONDRIAN PROPERTIES LORNA STONE DEVELOPMENT, L.L.C.
PLANNED UNIT DEVELOPMENT AGREEMENT**

This Planned Unit Development Agreement (“Agreement”) dated _____, 2005, is made between Mondrian Properties Lorna Stone Development, L.L.C. (“Lorna Stone”) (its successors and assigns), a Michigan limited liability company, whose address is 1111 W. Long Lake Road, Suite 103, Troy, Michigan 48098, and the City of Rochester Hills (“Rochester Hills”), a Michigan municipal corporation, whose address is 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309.

This Agreement is based on the following Recitals which the parties acknowledge are true and binding upon the parties hereto:

RECITALS

I. Lorna Stone seeks to develop approximately 24.26 acres of land (“Land”) located in Rochester Hills, and more particularly described in Exhibit A, attached hereto, as a Planned Unit Development (“PUD”), to be known as Historic Lorna Stone Village or such other name as may be designated by Lorna Stone.

II. The Land is currently owned by the persons/entities shown on Exhibit B. Lorna Stone either owns each parcel of the Land or represents to Rochester Hills that it has a Purchase Agreement/Option to acquire any individual parcels of the Land not owed by Lorna Stone, together with written authorization from the current owners of each such parcel of the Land enabling Lorna Stone to submit such Land to this Agreement. (Lorna Stone and the individual owners, as set forth on Exhibit B, are collectively referred to as “Owners.”)

III. The Land is currently zoned as set forth in Exhibit B.

IV. The Owners and Rochester Hills agree that a PUD is appropriate for this development, instead of standard zoning, and will provide for greater benefits than standard zoning, including:

- A. A PUD will minimize adverse impacts from traffic through consolidating access to adjoining roads and limiting curb cuts;
- B. A PUD will permit creation of better internal traffic circulation on the entire property;
- C. Portions of the Land constitute a Historic District as defined in the Rochester Hills' Zoning Ordinance and a PUD will permit rehabilitation of the existing historic building in the Historic District as part of a comprehensive plan for redeveloping the northeast quadrant of Adams Road and South Boulevard in the City of Rochester Hills;
- D. A PUD will permit consolidation of open space creating parks for the residences of the PUD, these parks shall be part of the common area of the PUD and such open spaces shall be for the use of the residences of the PUD;
- E. A PUD will allow for greater innovation and design of the structures within the PUD including creating a community conducive to walking, biking and with conversation inducing porches;
- F. The PUD will permit the redevelopment of parcels that are now surrounded by non residential development; and
- G. A PUD will permit a great variety of housing types which will accommodate a variety of different family demographic units to live in harmony with each other.

V. Lorna Stone has submitted an application and development plan for a PUD that fully complies with the requirements set forth in the City of Rochester Hills' Zoning Board Minutes, Section 138-1001 *et seq.*, or such Zoning Ordinance has simultaneously herewith been amended so that the resulting PUD is in full compliance with this Agreement and with the Zoning Ordinance.

VI. The Land will be developed as a PUD in compliance with Rochester Hills' Zoning Ordinance Section 138-1001, *et seq.*, and substantially in accordance with the site plan attached as Exhibit C ("Plan").

VII. Acting pursuant to Rochester Hills Zoning Ordinance Section 138-1004:

- A. A pre-application workshop with the Historic Planning Commission occurred on June 12th, 2003;
- B. A pre-application workshop with the Planning Commission occurred on June 16th, 2003;
- C. A pre-application workshop with the City Council occurred on July 23, 2003;
- D. A preliminary review of the PUD by the Planning Commission of the conceptual plan occurred on Sept. 16th, 2003;
- E. A preliminary review of the PUD by the City Council of the conceptual plan occurred on Nov. 5th, 2003;
- F. A preliminary review of the PUD by the Planning Commission of the conceptual plan (as revised and attached hereto) occurred on February 15, 2005;
- G. The final review of the PUD occurred on _____;
- H. The final site plan approval occurred on _____; and
- I. Final approval of the PUD rezoning occurred on _____.

VIII. The Planning Commission and City Council, after proper notice, publication, hearings, and full compliance with applicable state law and the Rochester Hills' Zoning Ordinance, reclassified the Land, as provided in the Zoning Ordinance, as a PUD.

IX. The PUD will contain modifications of the Zoning Ordinance and other ordinance requirements, including parking requirements, changes to set backs, changes to area, changes to tree

preservation, street paving widths, and the placement of utilities, sidewalks, street lighting and related matters.

X. Rochester Hills finds that the future development plans, uses, and conditions shown on the Plan (Exhibit C), are reasonable and promote the public health, safety and general welfare of the citizens of Rochester Hills and are consistent with the surrounding uses.

XI. Rochester Hills acknowledges and agrees that the Land has been given full and final PUD approval and the Land has been re-zoned to PUD, as more fully described in Rochester Hills' Zoning Ordinance Section 138-1001, *et seq.*, and that all relevant provisions of the Zoning Ordinance have been satisfied, including any amendments of ordinances which are necessary to permit the execution of this Agreement.

XII. Rochester Hills acknowledges and agrees that the Land may be developed as set forth in the Plan in phases, including the area marked on the Plan as "Future Phase. The Future Phase does not have final site plan approval but the Future Phase shall be submitted for final site plan approval, in general accord with the rest of this PUD, to Rochester Hills before any above ground improvements are made to such part of the Land comprising the Future Phase.

THEREFORE, the Owners and Rochester Hills, in consideration of the mutual covenants contained in this Agreement, agree as follows:

TERMS OF THE AGREEMENT

1. **Permitted Uses and Historic District.** The Owners agree that the Land owned by them will be used only in accordance with the Plan and for such uses as specifically permitted in this Agreement. For all other uses, prior permission will be sought from Rochester

Hills in the form of an amendment to the Plan. The legal description of the portion of the Land which comprises a Historic District as defined in the Rochester Hills ordinances is attached as Exhibit G. All improvements located in the Historic District shall require approval of the Historic District Commission of Rochester Hills in accord with the Rochester Hills ordinance. The renovations, as approved by the Historic District Commission, to the existing building in the Historic District shall be completed as part of the first phase of the PUD.

2. **Architectural Standards and Building Materials.** All buildings on the Land will be constructed in general conformance with the elevation drawing and with the materials shown and listed in Exhibit D.

3. **Deviation From Ordinance Standards.** All improvements in the PUD shall conform to the height, area, bulk and other standards of the Zoning Ordinance except as provided in this Agreement (including the Exhibits hereto). The following are permitted as deviations from the Zoning Ordinance (and any other relevant ordinances) standards:

- A. The minimum width of the limited common element assigned to each single family detached condominium unit, measured at the front set back line, shall be at least fifty-five (55) feet;
- B. There shall be no minimum side yard set back in the PUD but there shall be a minimum of ten (10) feet between the residential portion of the structures; provided, however, the corners of a garage maybe a minimum of three (3) feet from the adjacent houses; and provided, at all times, the fire code shall be met;
- C. Front yard set backs shall be a minimum of fifteen (15) feet. If a porch is part of a unit, then the porch may encroach eight (8) feet into the front setback (i.e., seven (7) feet from the front set back);
- D. No building shall be less than ten (10) feet from the Land boundary lines;
- E. The maximum height of the mid-rise residential buildings, excluding chimneys shall be fifty (50) feet above grade measured at the average grade of the front of the structure.

- F. The maximum height of all buildings on the site (other than the mid-rise residential), excluding chimneys shall be thirty five (35) feet above grade measured at the average grade of the front of the structure.

4. **Units Types.** The units constructed on the Land shall be for uses and be built in general conformance with one of the styles shown in Exhibit D, specifically detached single family, attached live/work, attached single family, retail/office, office and mid-rise residential. All unit types shall be organized as condominiums. Owner shall be allowed to substitute unit types shown on Exhibit C with unit types illustrated on Exhibit D provided: (i) parking per residential unit is not decreased; (ii) parking per square foot of office or retail is not decreased; (iii) open space (measured by square foot) is not decreased; (iv) the Historic House is not eliminated or changed from the plans previously submitted; (v) the density on the PUD does not exceed 175 residential units; (vi) the total square footage of all the retail and office is not increased (but may be reallocated between units); and (vii) all other specific requirements set forth herein are met (e.g., heights and set back requirements). An example of such Owner permitted substitution would be if attached single family was not selling, Owner could substitute detached single family for the attached single family but at all times there shall, at a minimum, remain fifteen (15) attached single family units. In connection with such substitution of unit types, Owner shall submit to the administration a revised site plan for approval. If the administration believes the modification is material or is not complying with the PUD, then the staff may refer to the Planning Commission for its approval.

5. **Trees and Woodlands.** The final site plans shall conform to the Rochester Hills tree ordinance.

6. **Landscaping.** Landscaping shall meet the minimum standards as required in the Rochester Hills ordinances.

7. **Wetlands.** There are no wetlands requiring DEQ or other permits on the Land.

8. **Utilities.** Any utilities (i.e., water, waste water, and storm water collection and treatment facilities) shall be constructed in accordance with the engineering standards of Rochester Hills or are in accord with the plans shown on Exhibit F. Security for construction and maintenance of all utilities shall be provided as in applicable Rochester Hills ordinances

9. **Streets and Parking.** Streets and parking “bump-outs” shall be constructed in accordance with the Plan and in the dimensions and specifications shown in Exhibit F.

10. **Common Area.** All general common elements, including the open space and retention pond, shall be maintained by all of the owners of the units in the PUD through the Condominium Association with costs to be allocated as set forth in the Association's Articles, Master Deed and Bylaws. All streets and related improvements shall be private (i.e., not dedicated to Rochester Hills) and shall be owned, replaced, changed, repaired and cleaned by the Condominium Association with costs to be allocated as set forth in the Association's Articles, Master Deed and By Laws.

11. **Signs.** The proposed size, location and type of permanent signs to be used in the PUD are set forth in Exhibit D. All proposed signs shall be reviewed and approved by the Rochester Hills' Building Department and conform to Rochester Hills sign ordinance. Normal "for sale" signs and signs for promotion of the project during the development period are permitted.

12. **Road Improvements.** Lorna Stone shall pay for any acceleration, deceleration, or similar road improvements required by the Oakland County Road Commission, for purposes of ingress and egress to the Land. All curb cuts are subject to the approval of the Oakland County Road Commission. The roads in the PUD are anticipated to be private and will be subject to a Private Road Agreement to be reviewed and approved by Rochester Hills prior to issuance of the land improvement permit by the Rochester Hills building department. Exhibit H contains the approved road profile and related matters for the PUD.

13. **Walking/Bike Paths.** Lorna Stone shall construct, as part of the first phase of the PUD eight foot walking/bike paths on the Land paralleling both Adams and South Boulevard and shall build such paths to the corner intersection of Adams and South Boulevard, all in accordance with Rochester Hills' specifications.

14. **Parking.** Parking for the PUD shall be as shown on the Plan and Exhibit F. Any requirement in excess of that shown on the Plan as required in the Rochester Hills' zoning ordinance is hereby waived.

15. **Easements.** Utilities (e.g., gas, cable, telephone and electric) shall receive Easements for placement as shown in Exhibit C. The easements for utilities shall be dedicated to Rochester Hills. The open spaces and retention areas shall remain private and subject to the Association control. The retention pond shall serve the Association subject to Association rules and cost of maintenance, repair and replacement as allocated by the Association's Articles, Master Deed and By Laws.

16. **Phases.** The construction shown on the Plan (Exhibit C) will take place in phases as determined by Lorna Stone. Construction on each phase shall be independent of construction on any other parcel. The phases may be constructed in any order or simultaneously and each separate phase shall require separate final site plan approval from Rochester Hills. During the construction period, Owner will be permitted to use units shown on Exhibit C as sales models and a sales/construction office. After approval of this PUD the administration may approve construction of the unit in which such sales office will be located and upon such terms as the administration deems reasonable.

17. **Governmental Approval.** Rochester Hills agrees to provide Lorna Stone site plan, condominium and any other required administrative approval, together with all other permits and licenses necessary and/or convenient to development of the PUD, upon receipt of the required application, payment of applicable fees, and compliance with all ordinances, statutes, rules and regulations, except as specifically provided otherwise in this Agreement, Rochester Hills also agrees

to cooperate with Lorna Stone in applying for and obtaining such permits, licenses, or other approvals as are within the jurisdiction of other governmental agencies which are convenient or necessary to develop the PUD.

18. **Minor Modifications.** Modifications to the Final PUD Plan may be required from time to time. Such modifications may include, for example, any change specifically authorized in this Agreement and modifications as to building type sizes, shapes and elevations. Minor changes to the Final PUD Plan may be approved by the Rochester Hills' administration without seeking Planning Commission or City Council approval. Minor changes may include: (a) any change specifically authorized elsewhere in this Agreement; (b) reduction in the size of any building and/or sign; (c) not more than a ten percent increase in the size of any building; (d) exterior building materials identified in Exhibit D may be replaced by similar types of exterior building materials of better or like quality; (e) relocation of any building, utility or other improvement up to five feet, if consistent with required set backs, open spaces and other standards; (f) landscaping identified in Exhibit E by materials of a similar type and which are of better or like quality or placing the same materials in different locations or substituting new plant materials for trees which were to be preserved; (g) changes in floor plans and configurations which do not alter the character or the use of the building; (h) internal rearrangement of the parking, streets or back lanes, which do not reduce the number of parking spaces (per residential unit or per square footage of an office/commercial building) or alter access locations or overall design concepts; (i) relocation of open spaces which does not decrease amount of open space; and (j) any other minor changes as determined by the administration. Any modification sought that exceeds the authority granted to the Rochester Hills administration in this paragraph 18, in the judgment of the

Rochester Hills administration shall be submitted for approval to the Rochester Hills Planning Commission with any appeal being to the Rochester Hills City Council.

19. **Expansion of PUD.** In the event any property adjoining the Property (“New Property”) desires or is required to join this PUD Agreement, the following rules shall apply:

- A. The proposal, including all exhibits, shall be provided to Lorna Stone (or the Condominium Homeowners Association after completion of the development) for Lorna Stone’s review, comment and approval.
- B. All buildings on the New Property shall be consistent with the architectural standards in the existing PUD.
- C. The New Property shall pay for all costs of connection (e.g., roads, utilities, retention pond and any similar matters) from the existing PUD to the New Property, including repairs to all existing improvements (e.g., replace landscaping, repair roads).
- D. New Property shall pay Lorna Stone the New Property’s pro rata share (i.e., based on number of units on the existing PUD versus New Property or alternatively based on square footage of existing PUD units versus New Property units, whichever results in the highest payment to Lorna Stone) of all roads, signage, utilities, retention pond and similar matters which are being utilized by New Project. “Pro rata share” as used in this Section 19, shall include all costs of construction, costs of engineering, costs of permits, costs of land, costs of landscaping, cost of insurance, construction interest, an administration fee of 15% of all other costs and similar matters.

- E. On the same basis as 19 D above, New Property shall pay its pro rata share to Lorna Stone (or Condominium Homeowners Association) of all costs of maintaining, insuring, improving, replacing, or expanding the roads, signage, utilities, retention pond and similar matters which are utilized by or which benefit the New Property.

20. **Prohibited Uses.** Without the approval of the Rochester Hills Planning Commission City Council, the following uses shall not be permitted in the PUD:

- A. Drive through windows or similar facilities;
- B. Fast food restaurants;
- C. Sale of alcoholic beverages by the glass;
- D. Uses requiring outside storage of vehicles;
- E. Gas stations;
- F. Industrial manufacturing facilities; and
- G. Hazardous chemical storage.

21. **Notices.** All notices required herein shall be in writing, either hand delivered with receipt of delivery or by certified mail, return receipt requested as follows:

For Rochester Hills:
City of Rochester Hills
Attn. Planning Director
1000 Rochester Hills Drive
Rochester Hills, MI 48309

For Lorna Stone:
Lorna Stone Investments, L.L.C.
Attn: Joseph Maniaci
1111 W. Long Lake Road, Suite 103
Troy, MI 48098

With a Copy to:
Paul L. Nine, Esq.
Paul L. Nine & Associates, P.C.
100 W. Long Lake Road, Suite 102
Troy, MI 48304-2773

22. **Contract.** The terms of this Agreement are contractual and not a mere recital and the Owners represent and warrant that they intend to be bound thereby.

23. **Good Faith.** When either Rochester Hills or Lorna Stone is required to take action and/or give its consent under this Agreement, such action shall be taken in good faith in terms of time and substance.

24. **Entire Agreement.** This Agreement constitutes the entire Agreement between the Owners and Rochester Hills as to the subject matter and supercedes any and all prior representations, statements, promises and undertakings of any kind, whether oral or written.

25. **Ordinance Requirements.** Except as set forth in this Agreement and the Final PUD, the Land shall be developed in accordance with the Rochester Hills' Code of City Ordinances. In the event, this Agreement or the Final PUD Plan are inconsistent with the Rochester Hills' Code of ordinances, regulations or design standards, then this Agreement and the Final PUD Plan shall control. The parties acknowledge and understand that further modifications may be requested by Lorna Stone to vary the strict requirements of Rochester Hills' ordinances and design standards. Subject to Section 18 above, the City Council shall make all decisions on such requests.

26. **Waiver.** No waiver of any of the terms and conditions of this Agreement shall be binding or effectual for any purposes unless expressed in writing and signed by both Lorna Stone and Rochester Hills and any such waiver shall be effective only in the specific instance and for the purposes given.

27. **Severability.** In the event that any provision of this Agreement is found to be void, illegal, or invalid for any reason, the remaining provisions shall nevertheless remain in full force and effect.

28. **Construction.** Any rule of construction to the effect that ambiguities are resolved against the drafting party shall not apply to the interpretation and construction of this Agreement.

29. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, and such counterparts shall together constitute a single Agreement.

30. **Term of Agreement.** This Agreement will run with the Land and may be revoked only upon the written agreement of both Lorna Stone and Rochester Hills.

31. **Remedies.** In the event that a party believes the other party is not acting reasonably or in conformity with this Agreement, then the aggrieved party may petition the Oakland County Circuit Court to resolve such dispute and the parties shall make themselves immediately available for a hearing on a date to be set by the Court. In the event that the Court finds the party has not acted in good faith or in conformity with this Agreement, then the Court may order reasonable costs and attorney fees incurred to the prevailing party. All remedies afforded in this Agreement shall be taken and construed as cumulative, that is, in addition to every other remedy provided by law.

32. **Effective Date.** This Agreement shall not be effective until it is recorded in the Office of the Oakland County Register of Deeds and a certified copy of the recorded Agreement has been delivered to the City.

City of Rochester Hills

By: _____

Its: Mayor
1000 Rochester Hills Drive
Rochester Hills, MI 48309

By: _____

Its: Clerk
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Mondrian Properties Lorna Stone Development, L.L.C.

By: _____
Joseph Maniaci, its Member
1111 W. Long Lake Road, Suite 103
Troy, MI 48098

**MONDRIAN PROPERTIES LORNA STONE DEVELOPMENT, L.L.C.
PLANNED UNIT DEVELOPMENT AGREEMENT**

This Planned Unit Development Agreement (“Agreement”) dated _____, 2005, is made between Mondrian Properties Lorna Stone Development, L.L.C. (“Lorna Stone”) (its successors and assigns), a Michigan limited liability company, whose address is 1111 W. Long Lake Road, Suite 103, Troy, Michigan 48098, and the City of Rochester Hills (“Rochester Hills”), a Michigan municipal corporation, whose address is 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309.

This Agreement is based on the following Recitals which the parties acknowledge are true and binding upon the parties hereto:

RECITALS

I. Lorna Stone seeks to develop approximately 24.26 acres of land (“Land”) located in Rochester Hills, and more particularly described in Exhibit A, attached hereto, as a Planned Unit Development (“PUD”), to be known as Historic Lorna Stone Village or such other name as may be designated by Lorna Stone.

II. The Land is currently owned by the persons/entities shown on Exhibit B. Lorna Stone either owns each parcel of the Land or represents to Rochester Hills that it has a Purchase Agreement/Option to acquire any individual parcels of the Land not owed by Lorna Stone, together with written authorization from the current owners of each such parcel of the Land enabling Lorna Stone to submit such Land to this Agreement. (Lorna Stone and the individual owners, as set forth on Exhibit B, are collectively referred to as “Owners.”)

III. The Land is currently zoned as set forth in Exhibit B.

IV. The Owners and Rochester Hills agree that a PUD is appropriate for this development, instead of standard zoning, and will provide for greater benefits than standard zoning, including:

- A. A PUD will minimize adverse impacts from traffic through consolidating access to adjoining roads and limiting curb cuts;
- B. A PUD will permit creation of better internal traffic circulation on the entire property;
- C. Portions of the Land constitute a Historic District as defined in the Rochester Hills' Zoning Ordinance and a PUD will permit rehabilitation of the existing historic building in the Historic District as part of a comprehensive plan for redeveloping the northeast quadrant of Adams Road and South Boulevard in the City of Rochester Hills;
- D. A PUD will permit consolidation of open space creating parks for the residences of the PUD, these parks shall be part of the common area of the PUD and such open spaces shall be for the use of the residences of the PUD;
- E. A PUD will allow for greater innovation and design of the structures within the PUD including creating a community conducive to walking, biking and with conversation inducing porches;
- F. The PUD will permit the redevelopment of parcels that are now surrounded by non residential development; and
- G. A PUD will permit a great variety of housing types which will accommodate a variety of different family demographic units to live in harmony with each other.

V. Lorna Stone has submitted an application and development plan for a PUD that fully complies with the requirements set forth in the City of Rochester Hills' Zoning Board Minutes,

Section 138-1001 *et seq.*, or such Zoning Ordinance has simultaneously herewith been amended so that the resulting PUD is in full compliance with this Agreement and with the Zoning Ordinance.

VI. The Land will be developed as a PUD in compliance with Rochester Hills' Zoning Ordinance Section 138-1001, *et seq.*, and substantially in accordance with the site plan attached as Exhibit C ("Plan").

VII. Acting pursuant to Rochester Hills Zoning Ordinance Section 138-1004:

- A. A pre-application workshop with the Historic Planning Commission occurred on June 12th, 2003;
- B. A pre-application workshop with the Planning Commission occurred on June 16th, 2003;
- C. A pre-application workshop with the City Council occurred on July 23, 2003;
- D. A preliminary review of the PUD by the Planning Commission of the conceptual plan occurred on Sept. 16th, 2003;
- E. A preliminary review of the PUD by the City Council of the conceptual plan occurred on Nov. 5th, 2003;
- F. A preliminary review of the PUD by the Planning Commission of the conceptual plan (as revised and attached hereto) occurred on February 15, 2005;
- G. The final review of the PUD occurred on _____;
- H. The final site plan approval occurred on _____; and
- I. Final approval of the PUD rezoning occurred on _____.

VIII. The Planning Commission and City Council, after proper notice, publication, hearings, and full compliance with applicable state law and the Rochester Hills' Zoning Ordinance, reclassified the Land, as provided in the Zoning Ordinance, as a PUD.

IX. The PUD will contain modifications of the Zoning Ordinance and other ordinance

requirements, including parking requirements, changes to set backs, changes to area, changes to tree preservation, street paving widths, and the placement of utilities, sidewalks, street lighting and related matters.

X. Rochester Hills finds that the future development plans, uses, and conditions shown on the Plan (Exhibit C), are reasonable and promote the public health, safety and general welfare of the citizens of Rochester Hills and are consistent with the surrounding uses.

XI. Rochester Hills acknowledges and agrees that the Land has been given full and final PUD approval and the Land has been re-zoned to PUD, as more fully described in Rochester Hills' Zoning Ordinance Section 138-1001, *et seq.*, and that all relevant provisions of the Zoning Ordinance have been satisfied, including any amendments of ordinances which are necessary to permit the execution of this Agreement.

XII. Rochester Hills acknowledges and agrees that the Land may be developed as set forth in the Plan in phases, including the area marked on the Plan as "Future Phase. The Future Phase does not have final site plan approval but the Future Phase shall be submitted for final site plan approval, in general accord with the rest of this PUD, to Rochester Hills before any above ground improvements are made to such part of the Land comprising the Future Phase.

THEREFORE, the Owners and Rochester Hills, in consideration of the mutual covenants contained in this Agreement, agree as follows:

TERMS OF THE AGREEMENT

1. **Permitted Uses and Historic District.** The Owners agree that the Land

owned by them will be used only in accordance with the Plan and for such uses as specifically permitted in this Agreement. For all other uses, prior permission will be sought from Rochester Hills in the form of an amendment to the Plan. The legal description of the portion of the Land which comprises a Historic District as defined in the Rochester Hills ordinances is attached as Exhibit G. All final site plans and elevations located in the Historic District shall require approval of the Historic District Commission of Rochester Hills in accord with the Rochester Hills ordinance. The renovations, as approved by the Historic District Commission, to the existing building in the Historic District shall be completed as part of the first phase of the PUD.

2. **Architectural Standards and Building Materials.** All buildings on the Land will be constructed in general conformance with the elevation drawing and with the materials shown and listed in Exhibit D.

3. **Deviation From Ordinance Standards.** All improvements in the PUD shall conform to the height, area, bulk and other standards of the Zoning Ordinance except as provided in this Agreement (including the Exhibits hereto). The following are permitted as deviations from the Zoning Ordinance (and any other relevant ordinances) standards:

- A. The minimum width of the limited common element assigned to each single family detached condominium unit, measured at the front set back line, shall be at least fifty-five (55) feet;
- B. There shall be no minimum side yard set back in the PUD but there shall be a minimum of ten (10) feet between the residential portion of the structures; provided, however, the corners of a garage maybe a minimum of five (5) feet from the adjacent houses; and provided, at all times, the fire code shall be met;
- C. Front yard set backs shall be a minimum of fifteen (15) feet. If a porch is part of a unit, then the porch may encroach eight (8) feet into the front setback (i.e., seven (7) feet from the front set back);
- D. No building shall be less than ten (10) feet from the Land boundary lines;

- E. The maximum height of the mid-rise residential buildings, excluding chimneys shall be fifty (50) feet above grade measured at the average grade of the front of the structure.
- F. The maximum height of all buildings on the site (other than the mid-rise residential), excluding chimneys shall be thirty five (35) feet above grade measured at the average grade of the front of the structure.
- G. Except as specifically provided in this Agreement, all proposed final site plans for the Project shall meet all applicable Fire Department requirements prior to final site plan approval.

4. **Units Types.** The units constructed on the Land shall be for uses and be built in general conformance with one of the styles shown in Exhibit D, specifically detached single family, attached live/work, attached single family, retail/office, office and mid-rise residential. All side and rear elevations of the styles shown on Exhibit D shall generally conform with the style and materials shown on the front elevations on Exhibit D.

All unit types shall be organized as condominiums. Owner shall be allowed to substitute unit types shown on Exhibit C with unit types illustrated on Exhibit D provided: (i) parking per residential unit is not decreased; (ii) parking per square foot of office or retail is not decreased; (iii) open space (measured by square foot) is not decreased; (iv) the Historic House is not eliminated or changed from the plans previously submitted; (v) the density on the PUD does not exceed 175 residential units; (vi) the total square footage of all the retail and office is not increased (but may be reallocated between units); and (vii) all other specific requirements set forth herein are met (e.g., heights and set back requirements). An example of such Owner permitted substitution would be if attached single family was not selling, Owner could substitute detached single family for the attached single family but at all times there shall, at a minimum, remain fifteen (15) attached single family units. In connection with such substitution of unit types, Owner shall submit to the administration a revised site plan for approval. If the administration believes the modification is material or is not complying with the PUD, then the staff may refer to the Planning Commission for its approval.

The proposed building 19 as shown on Exhibit C, at the option of Owner, shall either be: (i) removed from the Plan; (ii) set back from the adjacent single family home by an amount agreed to by the Planning Commission; (iii) substitute a different building type from among those shown in the Exhibits and approved by the Planning Commission; or (iv) an alternate proposal as approved by the Planning Commission.

5. **Trees and Woodlands.** The final site plans shall conform to the Rochester Hills tree ordinance.

6. **Landscaping.** Landscaping shall meet the minimum standards as required in the Rochester Hills ordinances.

7. **Wetlands.** There are no wetlands requiring DEQ or other permits on the Land.

8. **Utilities.** Any utilities (i.e., water, waste water, and storm water collection and treatment facilities) shall be constructed in accordance with the engineering standards of Rochester Hills or are in accord with the plans shown on Exhibit F. Security for construction and maintenance of all utilities shall be provided as in applicable Rochester Hills ordinances

9. **Streets and Parking.** Streets and parking “bump-outs” shall be constructed in accordance with the Plan and in the dimensions and specifications shown in Exhibit F.

10. **Common Area.** All general common elements, including the open space and retention pond, shall be maintained by all of the owners of the units in the PUD through the Condominium Association with costs to be allocated as set forth in the Association’s Articles, Master Deed and Bylaws. All streets and related improvements shall be private (i.e., not dedicated to Rochester Hills) and shall be owned, replaced, changed, repaired and cleaned by the Condominium Association with costs to be allocated as set forth in the Association’s Articles, Master Deed and By Laws.

11. **Signs.** The proposed size, location and type of permanent signs to be used in the PUD are set forth in Exhibit D. All proposed signs shall be reviewed and approved by the Rochester Hills’ Building Department and conform to Rochester Hills sign ordinance. Normal “for sale” signs and signs for promotion of the project during the development period are permitted.

In addition to any other signs on the Project, Owner will include in the final site plan and construct at Owner’s cost, a “gateway sign,” as identified in the City’s Gateway

Plan.

12. **Road Improvements.** Lorna Stone shall pay for any acceleration, deceleration, or similar road improvements required by the Oakland County Road Commission, for purposes of ingress and egress to the Land. All curb cuts are subject to the approval of the Oakland County Road Commission. The roads in the PUD are anticipated to be private and will be subject to a Private Road Agreement to be reviewed and approved by Rochester Hills prior to issuance of the land improvement permit by the Rochester Hills building department. Exhibit H contains the approved road profile and related matters for the PUD.

13. **Walking/Bike Paths.** Lorna Stone shall construct, as part of the first phase of the PUD eight foot walking/bike paths on the Land paralleling both Adams and South Boulevard and shall build such paths to the corner intersection of Adams and South Boulevard, all in accordance with Rochester Hills' specifications.

14. **Parking.** Parking for the PUD shall be as shown on the Plan and Exhibit F. Any requirement in excess of that shown on the Plan as required in the Rochester Hills' zoning ordinance is hereby waived.

15. **Easements.** Utilities (e.g., gas, cable, telephone and electric) shall receive Easements for placement as shown in Exhibit C. The easements for utilities shall be dedicated to Rochester Hills. The open spaces and retention areas shall remain private and subject to the Association control. The retention pond shall serve the Association subject to Association rules and cost of maintenance, repair and replacement as allocated by the Association's Articles, Master Deed and By Laws.

16. **Phases.** The construction shown on the Plan (Exhibit C) will take place in phases as determined by Lorna Stone. Construction on each phase shall be independent of construction on any other parcel. The phases may be constructed in any order or simultaneously and each separate phase shall require separate final site plan approval from Rochester Hills; provided however, as shown on “Exhibit A Future Phase Parcel Description Parcel C” shall not be submitted for review and approval by the City of Rochester Hills until such time as this excepted parcel can be included in the Project prior to final PUD approved by the City Council of Rochester Hills.

During the construction period, Owner will be permitted to use units shown on Exhibit C as sales models and a sales/construction office. After approval of this PUD the administration may approve construction of the unit in which such sales office will be located and upon such terms as the administration deems reasonable.

17. **Governmental Approval.** Rochester Hills agrees to provide Lorna Stone site plan, condominium and any other required administrative approval, together with all other permits and licenses necessary and/or convenient to development of the PUD, upon receipt of the required application, payment of applicable fees, and compliance with all ordinances, statutes, rules and regulations, except as specifically provided otherwise in this Agreement, Rochester Hills also agrees to cooperate with Lorna Stone in applying for and obtaining such permits, licenses, or other approvals as are within the jurisdiction of other governmental agencies which are convenient or necessary to develop the PUD.

18. **Minor Modifications.** Modifications to the Final PUD Plan may be required from time to time. Such modifications may include, for example, any change specifically authorized in this Agreement and modifications as to building type sizes, shapes and elevations. Minor changes

to the Final PUD Plan may be approved by the Rochester Hills' administration without seeking Planning Commission or City Council approval. Minor changes may include: (a) any change specifically authorized elsewhere in this Agreement; (b) reduction in the size of any building and/or sign; (c) not more than a ten percent increase in the size of any building; (d) exterior building materials identified in Exhibit D may be replaced by similar types of exterior building materials of better or like quality; (e) relocation of any building, utility or other improvement up to five feet, if consistent with required set backs, open spaces and other standards; (f) landscaping identified in Exhibit E by materials of a similar type and which are of better or like quality or placing the same materials in different locations or substituting new plant materials for trees which were to be preserved; (g) changes in floor plans and configurations which do not alter the character or the use of the building; (h) internal rearrangement of the parking, streets or back lanes, which do not reduce the number of parking spaces (per residential unit or per square footage of an office/commercial building) or alter access locations or overall design concepts; (i) relocation of open spaces which does not decrease amount of open space; and (j) any other minor changes as determined by the administration. Any modification sought that exceeds the authority granted to the Rochester Hills administration in this paragraph 18, in the judgment of the Rochester Hills administration shall be submitted for approval to the Rochester Hills Planning Commission with any appeal being to the Rochester Hills City Council.

19. **Expansion of PUD.** In the event any property adjoining the Property ("New Property") desires or is required to join this PUD Agreement, the following rules shall apply:

- A. The proposal, including all exhibits, shall be provided to Lorna Stone (or the Condominium Homeowners Association after completion of the

development) for Lorna Stone's review, comment and approval.

- B. All buildings on the New Property shall be consistent with the architectural standards in the existing PUD.
- C. The New Property shall pay for all costs of connection (e.g., roads, utilities, retention pond and any similar matters) from the existing PUD to the New Property, including repairs to all existing improvements (e.g., replace landscaping, repair roads).
- D. New Property shall pay Lorna Stone the New Property's pro rata share (i.e., based on number of units on the existing PUD versus New Property or alternatively based on square footage of existing PUD units versus New Property units, whichever results in the highest payment to Lorna Stone) of all roads, signage, utilities, retention pond and similar matters which are being utilized by New Project. "Pro rata share" as used in this Section 19, shall include all costs of construction, costs of engineering, costs of permits, costs of land, costs of landscaping, cost of insurance, construction interest, an administration fee of 15% of all other costs and similar matters.
- E. On the same basis as 19 D above, New Property shall pay its pro rata share to Lorna Stone (or Condominium Homeowners Association) of all costs of maintaining, insuring, improving, replacing, or expanding the roads, signage, utilities, retention pond and similar matters which are utilized by or which benefit the New Property.

20. **Prohibited Uses.** Without the approval of the Rochester Hills Planning

Commission City Council, the following uses shall not be permitted in the PUD:

- A. Drive through windows or similar facilities;
- B. Fast food restaurants;
- C. Sale of alcoholic beverages by the glass;
- D. Uses requiring outside storage of vehicles;
- E. Gas stations;
- F. Industrial manufacturing facilities;
- G. Hazardous chemical storage; and
- H. Cellular Towers.

21. **Notices.** All notices required herein shall be in writing, either hand delivered with receipt of delivery or by certified mail, return receipt requested as follows:

For Rochester Hills:
City of Rochester Hills
Attn. Planning Director
1000 Rochester Hills Drive
Rochester Hills, MI 48309

For Lorna Stone:
Lorna Stone Investments, L.L.C.
Attn: Joseph Maniaci
1111 W. Long Lake Road, Suite 103
Troy, MI 48098

With a Copy to:
Paul L. Nine, Esq.
Paul L. Nine & Associates, P.C.
100 W. Long Lake Road, Suite 102
Troy, MI 48304-2773

22. **Contract.** The terms of this Agreement are contractual and not a mere recital and the Owners represent and warrant that they intend to be bound thereby.

23. **Good Faith.** When either Rochester Hills or Lorna Stone is required to take action and/or give its consent under this Agreement, such action shall be taken in good faith in terms of time and substance.

24. **Entire Agreement.** This Agreement constitutes the entire Agreement between the Owners and Rochester Hills as to the subject matter and supercedes any and all prior representations, statements, promises and undertakings of any kind, whether oral or written.

25. **Ordinance Requirements.** Except as set forth in this Agreement and the Final PUD, the Land shall be developed in accordance with the Rochester Hills' Code of City Ordinances. In the event, this Agreement or the Final PUD Plan are inconsistent with the Rochester Hills' Code of ordinances, regulations or design standards, then this Agreement and the Final PUD Plan shall control. The parties acknowledge and understand that further modifications may be requested by Lorna Stone to vary the strict requirements of Rochester Hills' ordinances and design standards. Subject to Section 18 above, the City Council shall make all decisions on such requests.

26. **Waiver.** No waiver of any of the terms and conditions of this Agreement shall be binding or effectual for any purposes unless expressed in writing and signed by both Lorna Stone and Rochester Hills and any such waiver shall be effective only in the specific instance and for the purposes given.

27. **Severability.** In the event that any provision of this Agreement is found to be void, illegal, or invalid for any reason, the remaining provisions shall nevertheless remain in full force and effect.

28. **Construction.** Any rule of construction to the effect that ambiguities are resolved against the drafting party shall not apply to the interpretation and construction of this

Agreement.

29. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, and such counterparts shall together constitute a single Agreement.

30. **Term of Agreement.** This Agreement will run with the Land and may be revoked only upon the written agreement of both Lorna Stone and Rochester Hills.

31. **Remedies.** In the event that a party believes the other party is not acting reasonably or in conformity with this Agreement, then the aggrieved party may petition the Oakland County Circuit Court to resolve such dispute and the parties shall make themselves immediately available for a hearing on a date to be set by the Court. In the event that the Court finds the party has not acted in good faith or in conformity with this Agreement, then the Court may order reasonable costs and attorney fees incurred to the prevailing party. All remedies afforded in this Agreement shall be taken and construed as cumulative, that is, in addition to every other remedy provided by law.

32. **Effective Date.** This Agreement shall not be effective until it is recorded in the Office of the Oakland County Register of Deeds and a certified copy of the recorded Agreement has been delivered to the City.

SIGNATURES ON NEXT PAGE

City of Rochester Hills

By: _____

Its: Mayor
1000 Rochester Hills Drive
Rochester Hills, MI 48309

By: _____

Its: Clerk
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Mondrian Properties Lorna Stone Development, L.L.C.

By: _____
Joseph Maniaci, its Member
1111 W. Long Lake Road, Suite 103
Troy, MI 48098

EXHIBIT "G" HISTORIC DISTRICT DESCRIPTION

Parcel Id. No.: 15-31-301-011
 (description provided by the client in the Commitment for Title Insurance issued by Chicago Title Insurance Company; Commitment Number: 63-469835 AB; Dated October 18, 2004, Update 1, Revision 1).

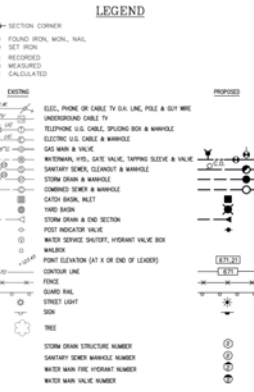
Situated in the City of Rochester Hills, Oakland County, Michigan, described as:
 T.3N., R.11E., Section 31 Part West 1/2 of Southwest Fractional 1/4.
 Beginning at Point Distant South 1420.68 feet from the West 1/4 Corner;
 thence N.87°52'30"E. 1329.09 feet;
 thence S.00°09'30"E. 327.82 feet;
 thence S.87°52'30"W. 1330 feet;
 thence North 327.66 feet to Beginning.

EXHIBIT "A" LEGAL DESCRIPTION OF PLANNED UNIT DEVELOPMENT

Lots 1 through 4, part of Lot 6, Lot 7, part of Lot 8 and Lots 9 through 13 of "Pon-Avon Farms" a Subdivision as recorded in Liber 59 of Plats, Page 23, Oakland County Records and part of the Southwest 1/4 of Section 31 oil in Town 3 North, Range 11 East, Avon Township (now City of Rochester Hills), Oakland County, Michigan, described as:
 Commencing Southwest Corner of Section 31;
 thence North 632.53 feet along the West line of Section 31 and the centerline of Adams Road South (width variable) to the Westerly extension of the North line of "Pon-Avon Farms" and the Point of Beginning;
 thence continuing along the West line of Section 31 and the centerline of Adams Road South, North 329.84 feet (recorded as 327.82 feet);
 thence N.87°52'30"E. 1328.83 feet (recorded as N.87°52'30"E. 1329.09 feet);
 thence S.00°04'07"E. 949.19 feet (recorded as S.00°09'30"E. also recorded as S.00°01'30"E.) along the Northerly extension of the East line and along the East line of "Pon-Avon Farms", to the Southeast corner of the "Pon-Avon Farms" and the North line of South Boulevard (120.00 feet wide);
 thence S.89°58'28"W. (recorded as S.89°52'W.) 500.00 feet along the South line of "Pon-Avon Farms" and the North line of South Boulevard, to the Southwest corner of Lot 6;
 thence N.00°01'27"W. 300.00 feet along the West line of Lot 9;
 thence S.89°58'28"W. 99.93 feet to the East line of Lot 7;
 thence S.00°00'54"E. 300.00 feet along the East line of Lot 7 to the Southeast corner of Lot 7 and the North line of South Boulevard;
 thence S.89°58'28"W. (recorded as S.89°52'W.) 100.00 feet along the South line of Lot 7 and the North line of South Boulevard to the Southwest corner of Lot 7;
 thence N.00°00'21"W. 193.54 feet along the West line of Lot 7;
 thence S.87°53'43"W. 569.50 feet along the Easterly extension of South line of Lot 4 and the South line of Lot 4 to the Southwest corner of Lot 4 and the East line of Adams Road South;
 thence North 399.82 feet (recorded as 400.00 feet) along the West line of "Pon-Avon Farms" and the East line of Adams Road South to the Northwest corner of Lot 1;
 thence S.87°54'29"W. 60.04 feet to the Point of Beginning.
 Containing 24.26 acres total (23.81 acres to 60.00 feet ROW), more or less. Subject to the rights of the public in Adams Road South.
 Subject to any and all easements and/or encumbrances recorded or otherwise.

EXHIBIT "B" OWNERSHIP OF LAND

| OWNER | ADDRESS | PARCEL NUMBER |
|-----------------------------|----------------------|---------------|
| LORNA STONE INVESTMENT | 3861 S. ADAMS ROAD | 15-31-301-011 |
| LORNA STONE DEVELOPMENT LLC | 3863 S. ADAMS ROAD | 15-31-351-001 |
| LORNA STONE DEVELOPMENT LLC | 3903 S. ADAMS ROAD | 15-31-351-002 |
| MAHKAR OF MICHIGAN | 3933 S. ADAMS ROAD | 15-31-351-003 |
| LORNA STONE DEVELOPMENT LLC | 3822 SOUTH BOULEVARD | 15-31-351-008 |
| LORNA STONE DEVELOPMENT LLC | 3798 SOUTH BOULEVARD | 15-31-351-009 |
| RICHARD SPEHAR | 3782 SOUTH BOULEVARD | 15-31-351-010 |
| LORNA STONE DEVELOPMENT LLC | 3762 SOUTH BOULEVARD | 15-31-351-011 |
| RICHARD SPEHAR | 3742 SOUTH BOULEVARD | 15-31-351-012 |
| LORNA STONE DEVELOPMENT LLC | 3860 SOUTH BOULEVARD | 15-31-351-017 |



BENCHMARKS:

| | |
|---|---|
| SITE BENCHMARK #1 TOP OF HYDRANT 500'± EAST AND 60'± NORTH OF NORTHWEST PROPERTY CORNER ELEV: 876.07 | SITE BENCHMARK #5 TOP OF HYDRANT NORTH SIDE OF SOUTH BOULEVARD, 730'± EAST OF ADAMS ROAD ELEV: 878.95 |
| SITE BENCHMARK #2 TOP OF HYDRANT EAST SIDE OF ADAMS ROAD, 140'± NORTH OF NORTH PROPERTY LINE ELEV: 877.29 | SITE BENCHMARK #6 TOP OF HYDRANT NORTH SIDE OF SOUTH BOULEVARD, 20'± SOUTH AND 10'± EAST OF SOUTHWEST PROPERTY CORNER ELEV: 877.70 |
| SITE BENCHMARK #3 TOP OF HYDRANT EAST SIDE OF ADAMS ROAD, 550'± NORTH OF SOUTH BOULEVARD ELEV: 866.69 | SITE BENCHMARK #7 TOP OF HYDRANT 100'± SOUTH AND 65'± EAST OF HYDRANT PROPERTY CORNER ELEV: 875.64 |
| SITE BENCHMARK #4 TOP OF HYDRANT NORTH SIDE OF SOUTH BOULEVARD, 150'± EAST OF ADAMS ROAD ELEV: 862.79 | |

CLIENT: LORNA STONE DEVELOPMENT, LLC
 1111 WEST LONG LAKE ROAD
 SUITE 103
 TROY, MI 48068

ARCHITECT: Alexander V. Bogert & Associates, P.C.
 Architecture + Planning
 2445 Franklin Road
 Bloomfield Hills, MI 48302
 248-134-1500

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN
LORNA STONE VILLAGE
 PART OF THE S.W. 1/4 OF SECTION 31, T.3N., R.11E.,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN
 EXHIBITS "A", "B" & "G" LEGAL DESCRIPTIONS

| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|------|----|-------------|
| | | | |

3 WORKING DAYS (EXCLUDING SAT, SUN, AND HOLIDAYS)
BEFORE YOU DIG CALL MISS DIG
 1-800-482-7171
 (TOLL FREE)

DATE: 05/23/05
 FIELD BY: S.H., B.R., L.H.
 CHECKED BY: D.M.M., P.E.

ISSUED BY: J.P.P. P.E.
 DRAWING NUMBER: C1
 03-028PREFLUPLAN



EXHIBIT "A" FUTURE PHASE DESCRIPTION PARCEL A

Part of Lot 6 of "Pon-Avon Farms" a Subdivision of part of the Southwest 1/4 of Southwest 1/4 of Section 31, Town 3 North, Range 11 East, Avon Township (now City of Rochester Hills), Oakland County, Michigan, as recorded in Liber 59 of Plats, Page 23, Oakland County Records described as:
 Commencing Southwest Corner of Section 31;
 thence N.89°58'28"E. (recorded as N.89°52'E.) 529.14 feet along the South line of Section 31 and the centerline of South Boulevard (120.00 feet wide);
 thence N.00°00'13"E. 60.00 feet to the North line of South Boulevard and Southwest corner of Lot 6 and the Point of Beginning;
 thence N.00°00'13"E. 191.91 feet along the West line of Lot 6, to the Southwest corner of Lot 4 of "Pon-Avon Farms";
 thence N.87°53'43"E. 100.04 feet along the Easterly extension of South line of Lot 4 to the East line of Lot 6;
 thence S.00°00'21"E. 193.54 feet along the East line of Lot 6 to the Southeast corner of Lot 6 and the North line of South Boulevard;
 thence S.89°58'28"W. (recorded as S.89°52'W.) 100.00 feet along the South line of Lot 6 and the North line of South Boulevard to the Point of Beginning.
 Containing 0.44 acres, more or less.
 Subject to any and all easements and/or encumbrances recorded or otherwise.

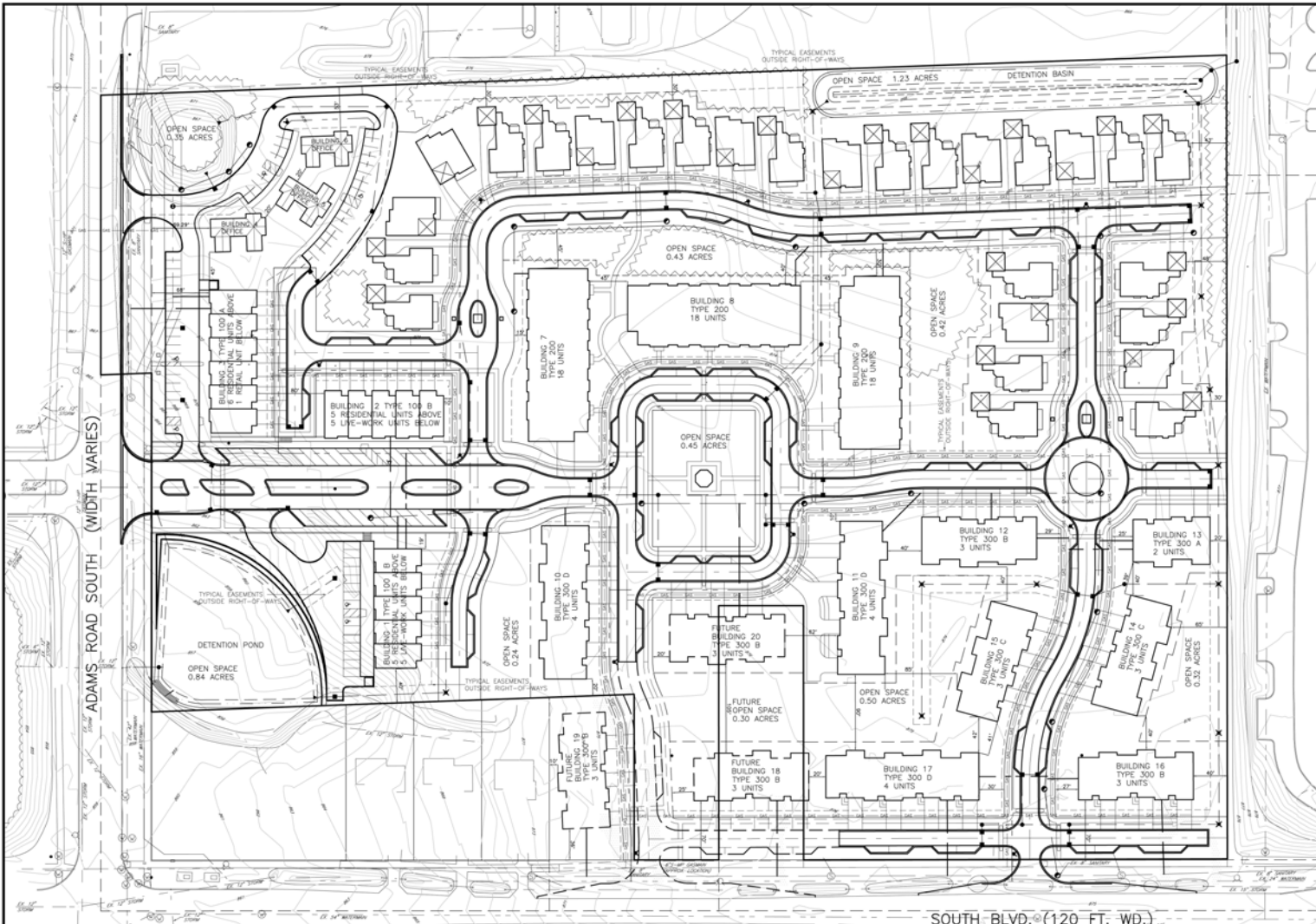
EXHIBIT "A" FUTURE PHASE DESCRIPTION PARCEL C

Part of Lot 8 of "Pon-Avon Farms" a Subdivision of part of the Southwest 1/4 of Southwest 1/4 of Section 31, Town 3 North, Range 11 East, Avon Township (now City of Rochester Hills), Oakland County, Michigan, as recorded in Liber 59 of Plats, Page 23, Oakland County Records described as:
 Commencing Southwest Corner of Section 31;
 thence N.89°58'28"E. (recorded as N.89°52'E.) 729.16 feet along the South line of Section 31 and the centerline of South Boulevard (120.00 feet wide);
 thence N.00°00'54"W. 80.00 feet to the North line of South Boulevard and Southwest corner of Lot 8 and the Point of Beginning;
 thence N.00°00'54"W. 300.00 feet along the West line of Lot 8;
 thence N.89°58'28"E. 99.93 feet to the East line of Lot 8;
 thence S.00°01'27"E. 300.00 feet along the East line of Lot 8 to the Southeast corner of Lot 8 and the North line of South Boulevard;
 thence S.89°58'28"W. (recorded as S.89°52'W.) 100.00 feet along the South line of Lot 8 and the North line of South Boulevard to the Point of Beginning.
 Containing 0.69 acres, more or less.
 Subject to any and all easements and/or encumbrances recorded or otherwise.

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

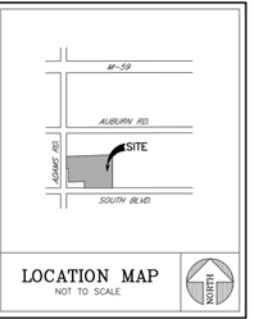


DATE PLOTTED: 05/23/05 10:52:23 AM; PLOT NO.: 001; PLOT SIZE: 24.26 ACRES



ADAMS ROAD SOUTH (WIDTH VARIES)

SOUTH BLVD. (120 FT. WD.)



SITE DATA:
 PROPOSED MEED-USE PLANNED UNIT DEVELOPMENT
 UNDERLYING ZONING R-4 ONE-FAMILY RESIDENTIAL
 GROSS SITE AREA 24.26 ACRES
 NET SITE AREA 23.81 ACRES
 FUTURE PHASED SITE AREA 1.13 ACRES
 TOTAL AREA 24.94 ACRES
 OPEN SPACE 4.33 ACRES
 FUTURE ADDITIONAL OPEN SPACE 0.30 ACRES
 TOTAL OPEN SPACE 4.63 ACRES

SETBACKS (UNDERLYING R-4 ZONING REQUIREMENTS)

| | |
|----------------------------|----------|
| REQUIRED | PROVIDED |
| FRONT (ADAMS ROAD) 25 FEET | 68 |
| FRONT (SOUTH BLVD) 25 FEET | 70 |
| SIDE (EAST) 7 FEET | 7 |
| SIDE (WEST) 15 FEET | 30 |
| REAR 35 FEET | 30 |

BETWEEN DETACHED UNITS, SEE DETAIL
 BETWEEN 100 BUILDINGS, 80 FEET
 BETWEEN 200 BUILDINGS, 45 FEET
 BETWEEN 300 BUILDINGS, 30 FEET SIDE, 40 FEET REAR
 UTILITY LOCATIONS FROM 6' RIGHT-OF-WAY:

| | |
|------------------------------------|--|
| 60 FEET R.O.W. (TYPICAL LOCATIONS) | STORM SEWER 8 FEET, OPPOSITE WATER MAIN |
| 50 FEET R.O.W. (TYPICAL LOCATIONS) | WATER MAIN 21 FEET, OPPOSITE SEWER |
| | GAS-CABLE-TELE-ELEC 27 FEET, EITHER SIDE |
| | ADDITIONAL EASEMENT TO 33 FEET |

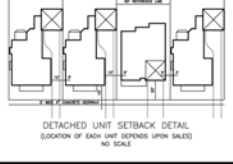
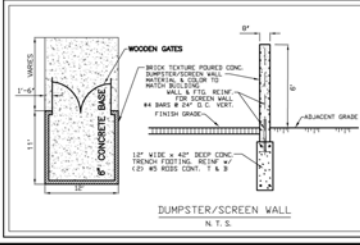
ADDITIONAL EASEMENT TO 33 FEET

UTILITIES:
 80 FEET R.O.W. (TYPICAL LOCATIONS)
 SANITARY SEWER 8 FEET, OPPOSITE WATER MAIN
 WATER MAIN 21 FEET, OPPOSITE SEWER
 GAS-CABLE-TELE-ELEC 27 FEET, EITHER SIDE
 ADDITIONAL EASEMENT TO 33 FEET

UTILITIES:
 80 FEET R.O.W. (TYPICAL LOCATIONS)
 SANITARY SEWER 8 FEET, OPPOSITE WATER MAIN
 WATER MAIN 21 FEET, OPPOSITE SEWER
 GAS-CABLE-TELE-ELEC 27 FEET, EITHER SIDE
 ADDITIONAL EASEMENT TO 33 FEET

UTILITIES:
 80 FEET R.O.W. (TYPICAL LOCATIONS)
 SANITARY SEWER 8 FEET, OPPOSITE WATER MAIN
 WATER MAIN 21 FEET, OPPOSITE SEWER
 GAS-CABLE-TELE-ELEC 27 FEET, EITHER SIDE
 ADDITIONAL EASEMENT TO 33 FEET

UTILITIES:
 80 FEET R.O.W. (TYPICAL LOCATIONS)
 SANITARY SEWER 8 FEET, OPPOSITE WATER MAIN
 WATER MAIN 21 FEET, OPPOSITE SEWER
 GAS-CABLE-TELE-ELEC 27 FEET, EITHER SIDE
 ADDITIONAL EASEMENT TO 33 FEET



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.

CALL MISS DIG

3 WORKING DAYS (EXCLUDING SAT., SUN. AND HOLIDAYS)
CALL MISS DIG
 1-800-452-7171
 (TOLL FREE)

ARCHITECT:
 Alexander W. Bogardt + Associates, P.C.
 Architecture + Planning + Interior Design
 2445 Franklin Road
 Bloomfield Hills, MI 48302
 248-334-5000

CLIENT:
 LORNA STONE DEVELOPMENT, LLC
 1111 WEST LONG LAKE ROAD
 SUITE 103
 TROY, MI 48068

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN
LORNA STONE VILLAGE
 PART OF THE S.W. 1/4 OF SECTION 31, T.3N., R.11E.,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

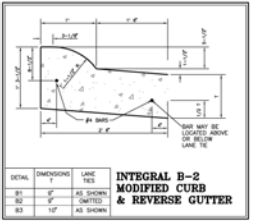
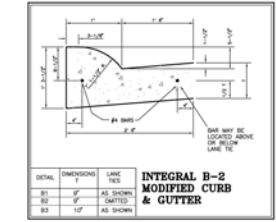
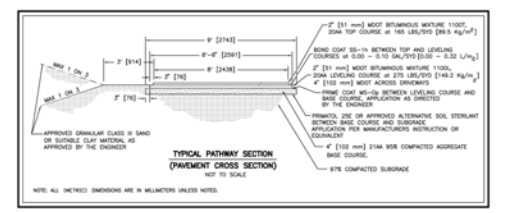
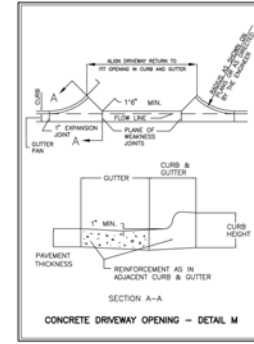
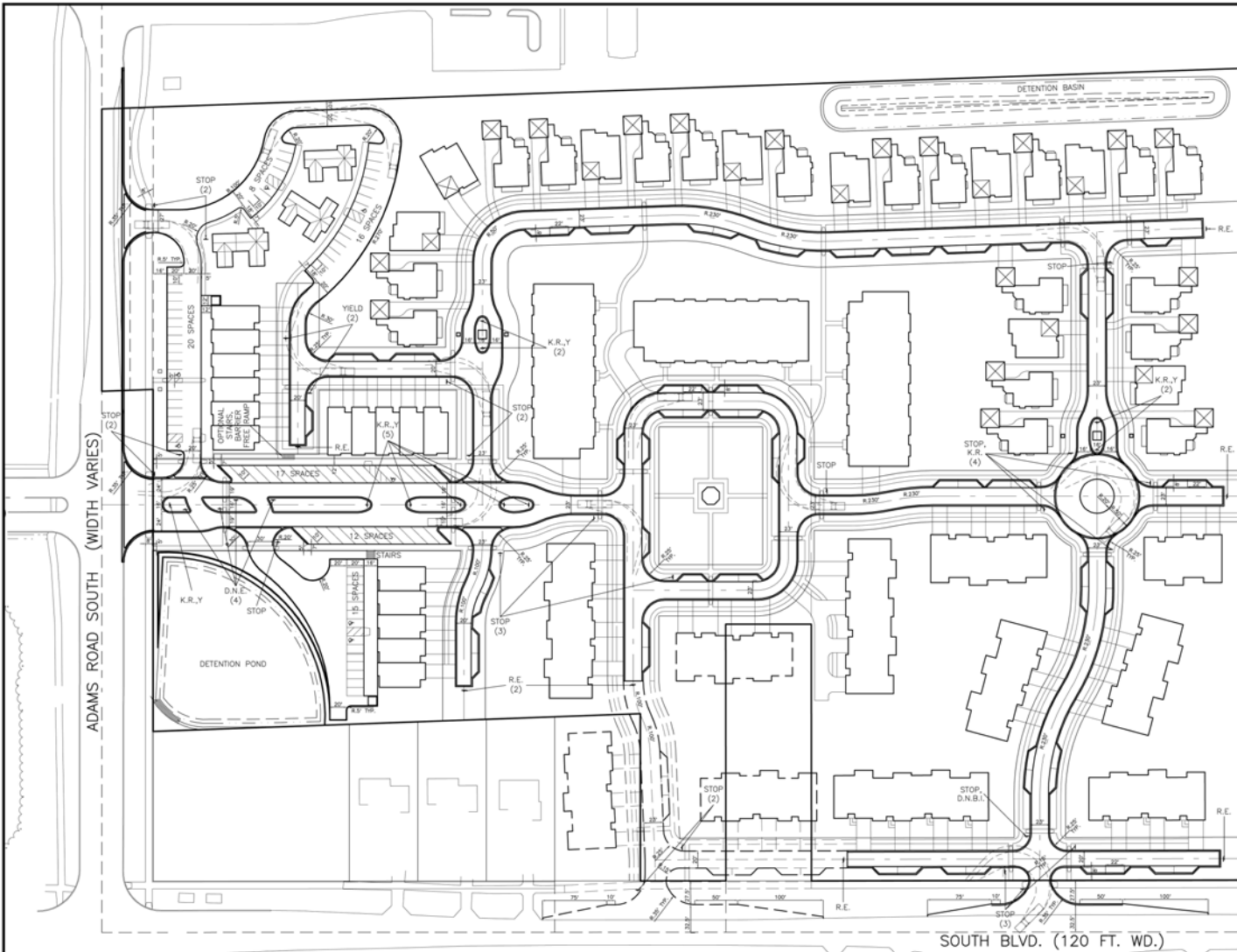
EXHIBIT "C" SITE PLAN

| REVISIONS | DATE | BY | APP'D. |
|-----------|------|----|--------|
| | | | |

3rin & Associates, Inc.
 1328 West 2nd Street
 Farmington Hills, Michigan 48334
 Phone: (248) 852-1100
 Fax: (248) 234-9220

SCALE: 1" = 60'
 DATE: 05/23/05

DRAWN BY: *[Signature]*
 DESIGNED BY: E.J.O., P.E.
 CHECKED BY: S.M.W., P.E.
 PLANNING NUMBER: 02
 03-028P/PLUP/LAN



COMMERCIAL PARKING CALCULATIONS

LIVE/WORK RETAIL 5100 SFT GROSS
 REQUIRED 1 SPACE PER 100 SFT USABLE AREA
 CALCULATED USABLE AREA SIDE OF GROSS AREA
 SIDE A = 5100 ÷ 100 = 51.00 = 31 EACH

LIVE/WORK OFFICE 8500 SFT GROSS
 REQUIRED 1 SPACE PER 200 SFT USABLE AREA
 CALCULATED USABLE AREA SIDE OF GROSS AREA
 SIDE A = 8500 ÷ 200 = 42.50 = 24 EACH

OFFICE 3000 SFT TO 14000 SFT (2-STORY) GROSS
 REQUIRED 1 SPACE PER 200 SFT USABLE AREA
 CALCULATED USABLE AREA SIDE OF GROSS AREA
 SIDE A = 3000 ÷ 200 = 15.00 = 9 EACH (24, 3-STORY)

ALTERNATIVE SHARED PARKING FROM URBAN LAND INSTITUTE
 RETAIL (5100 SFT) + LIVE/WORK (8500 SFT)
 1 SPACE PER 200 SFT = 15.00 ÷ 200 = 16 EACH
 OFFICE 3000-14000 SFT
 1 SPACE PER 333 SFT 7000 ÷ 333 = 21 (42, 3-STORY)

TOTALS:
 REQUIRED 83-121
 ALTERNATIVE REQUIRED 76-97
 PROVIDED 125 GARAGE SPACES
 PROVIDED 5 BARRIER FREE ACCESS 5
 PROVIDED 7

RESIDENTIAL PARKING CALCULATIONS

DETACHED UNIT 27 EACH
 REQUIRED 2 PER RESIDENCE
 PROVIDED 2 CAR GARAGE EACH

ATTACHED UNIT 25 EACH
 REQUIRED 2 PER RESIDENCE
 PROVIDED 2 CAR GARAGE EACH

MULTI-UNIT BUILDINGS 54 EACH
 REQUIRED 2.5 EACH
 PROVIDED 126 GARAGE SPACES

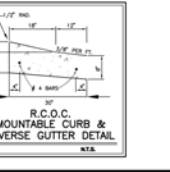
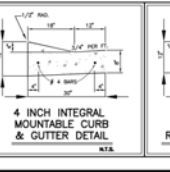
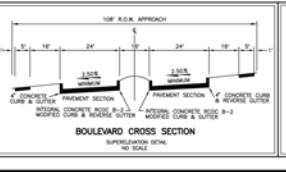
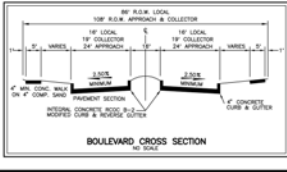
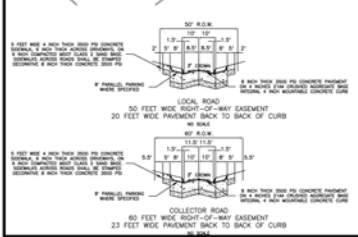
REQUIRED ADDITIONAL SPACES 25 × 89 = 43
 PROVIDED PARALLEL PARKING 77 EACH

SIGNAGE SCHEDULE:

ALL SIGNS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER HILLS, MICHIGAN, THE ROAD COMMISSION FOR OAKLAND COUNTY AND THE MOST RECENT PUBLICATION OF THE MICHIGAN MANUAL OF SIGNING TRAFFIC CONTROL DEVICES. ADDITIONAL SIGNAGE AS DIRECTED BY THE CITY OF ROCHESTER HILLS.

D.A.B.L. DO NOT BLOCK INTERSECTION
 D.N.E. DO NOT ENTER
 K.R. KEEP RIGHT
 R.C.C. STANDARD ROAD ENDS TREATMENT
 STOP SIGN, STREET NAMES AND WHERE APPLICABLE
 YIELD
 DIVIDED ROAD SYMBOL

SCALE: 1" = 60'



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.

CALL MISS DIG

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

BEFORE YOU DIG CALL MISS DIG 1-800-462-7171 (TOLL FREE)

ARCHITECT: Alexander V. Bogert & Associates, P.C. Architecture • Planning • Interior Design
 2445 Franklin Road
 Bloomfield Hills, MI 48302
 248-334-5000

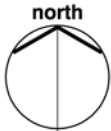
CLIENT: LORNA STONE DEVELOPMENT, LLC
 1111 WEST LONG LAKE ROAD
 SUITE 102
 TROY, MI 48068

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN
LORNA STONE VILLAGE
 PART OF THE S.W. 1/4 OF SECTION 31, T.3N., R.11E.,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN
 EXHIBITS F & H STREETS AND PARKING PLAN
 AND ROAD SPECIFICATIONS AND PROFILES

REVISIONS

3/11/2019
 3/11/2019
 3/11/2019

SCALE: 1" = 60' DESIGNED BY: E.J.O., P.E. DRAWING NUMBER: 03
 DATE: 05/23/2018 CHECKED BY: D.W.M., P.E. 03-CORRESP/PLAN



scale: 0' 30' 60' 120' 180'
1" = 60'-0"

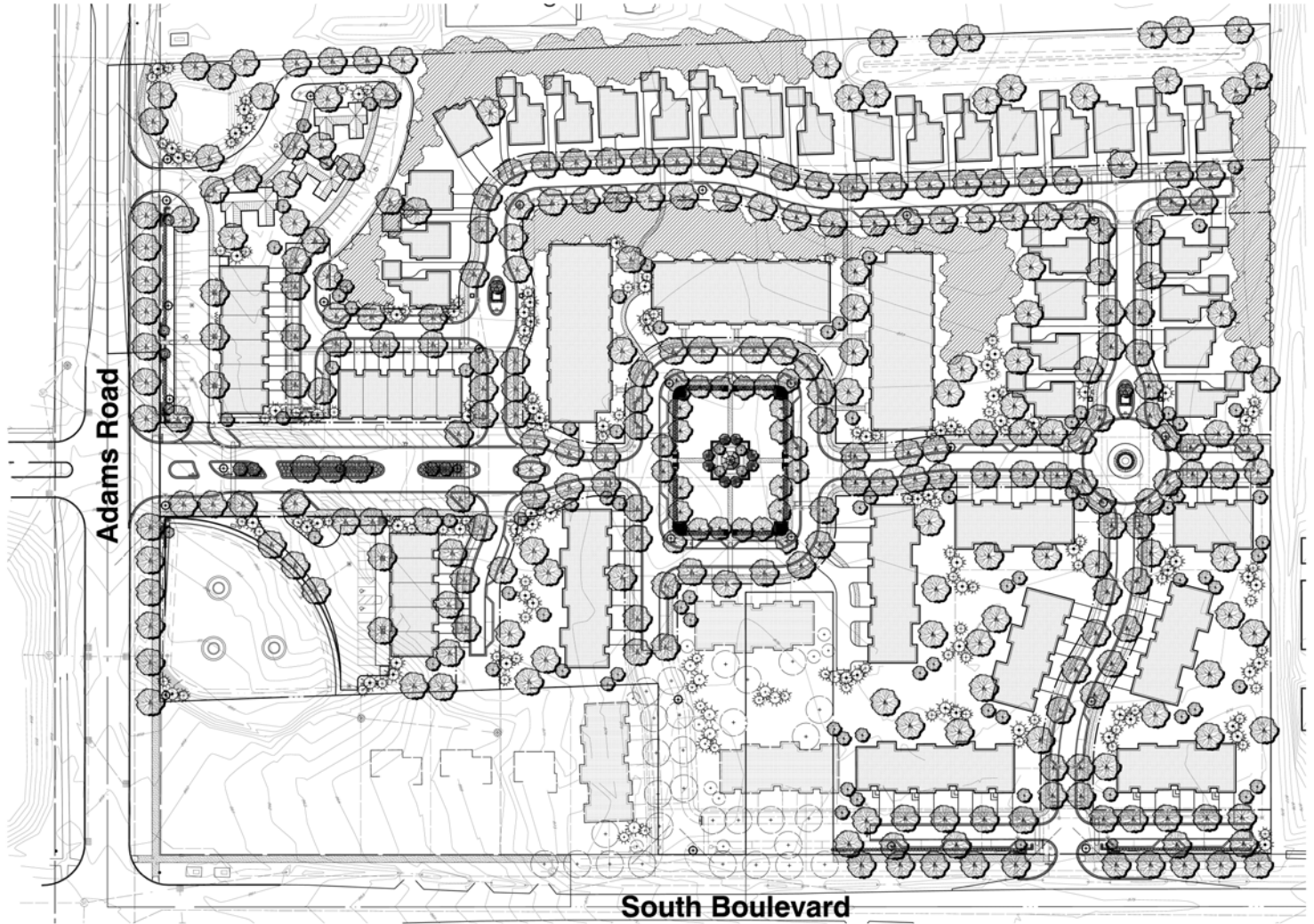
landscape legend

not to scale

-  **deciduous trees**
(Maples, Celtis occidentalis, Zelkova serrata, Oaks, Lindens, Nyssa sylvatica, etc...)
-  **ornamental trees**
(Eastern Redbud, Flowering Dogwood, Serviceberry)
-  **evergreen trees**
(White Pine, Austrian Pine, White Spruce, Colorado Spruce)
-  **deciduous shrubs**
(Viburnum, Forsythia, Burning Bush, Cotoneaster Dogwood, etc.)
-  **existing woods and vegetation to be retained**

sheet index:

- overall landscape plan _____ LS-1
- general landscape plan (west area) _____ LS-2
- general landscape plan (east area) _____ LS-3
- entry blvd. plantings & park/intersection plantings _____ LS-4
- amenity site plan _____ LS-5
- entry walls, fence, and signage _____ LS-6
- sections _____ LS-7



conceptual landscape plan for:

LORNA STONE VILLAGE

City of Rochester Hills, Michigan

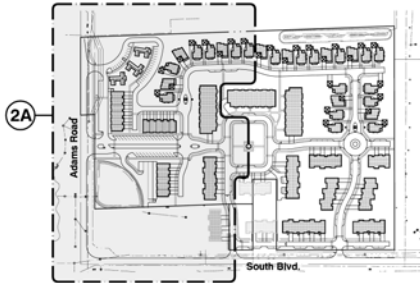


scale: 0' 25' 50' 100' 150'
1" = 50'-0"

landscape legend

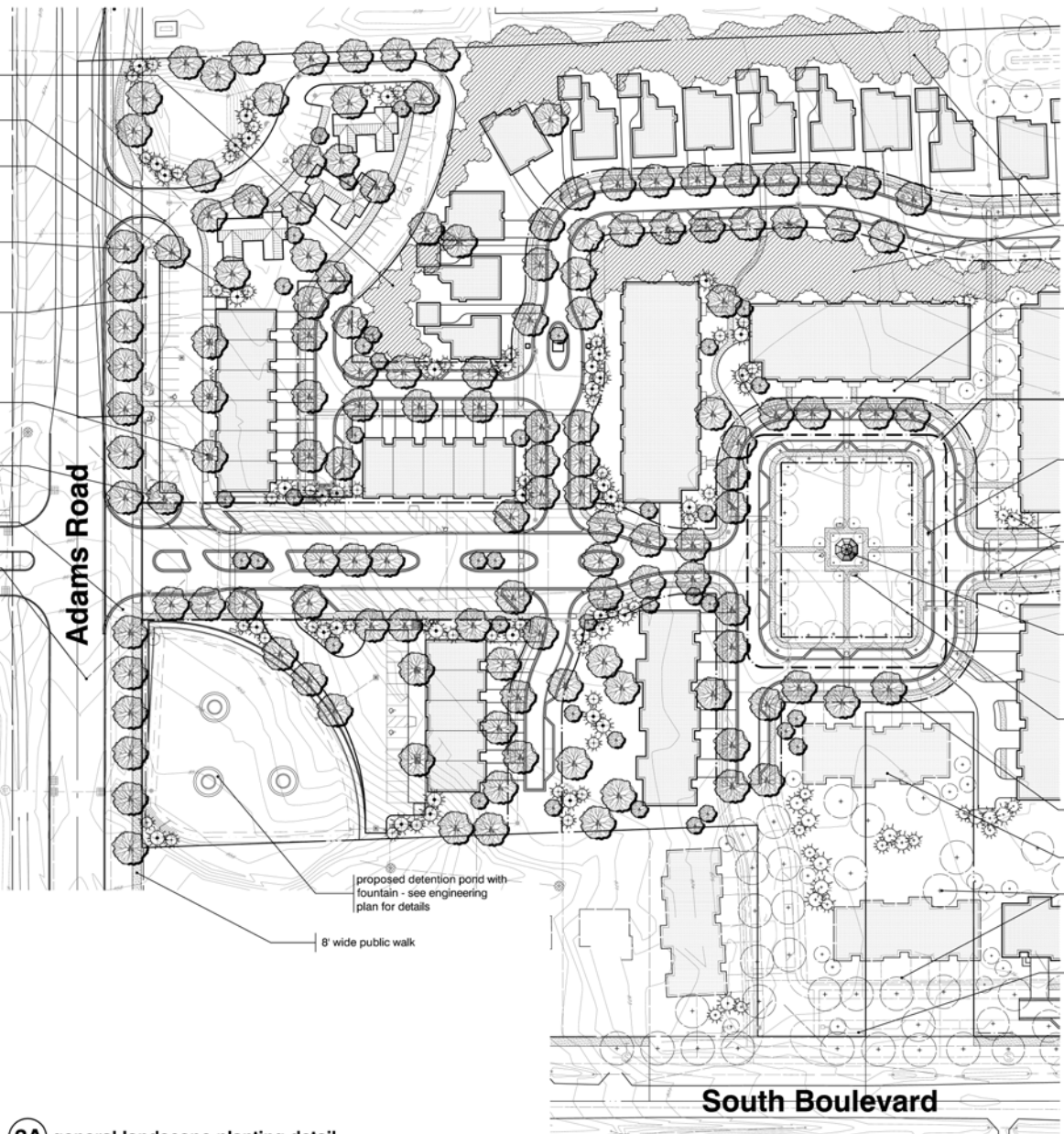
not to scale

-  **deciduous trees**
(Maples, Cotinus occidentalis, Zelkova serrata, Oaks, Lindens, Nyssa sylvatica, etc...)
-  **ornamental trees**
(Eastern Redbud, Flowering Dogwood, Serviceberry)
-  **evergreen trees**
(White Pine, Austrian Pine, White Spruce Colorado Spruce)
-  **deciduous shrubs**
(Viburnum, Forsythia, Burning Bush, Cotoneaster dogwood, etc.)
-  **existing woods and vegetation to be retained**



key reference map

SCALE: 1" = 400'-0"



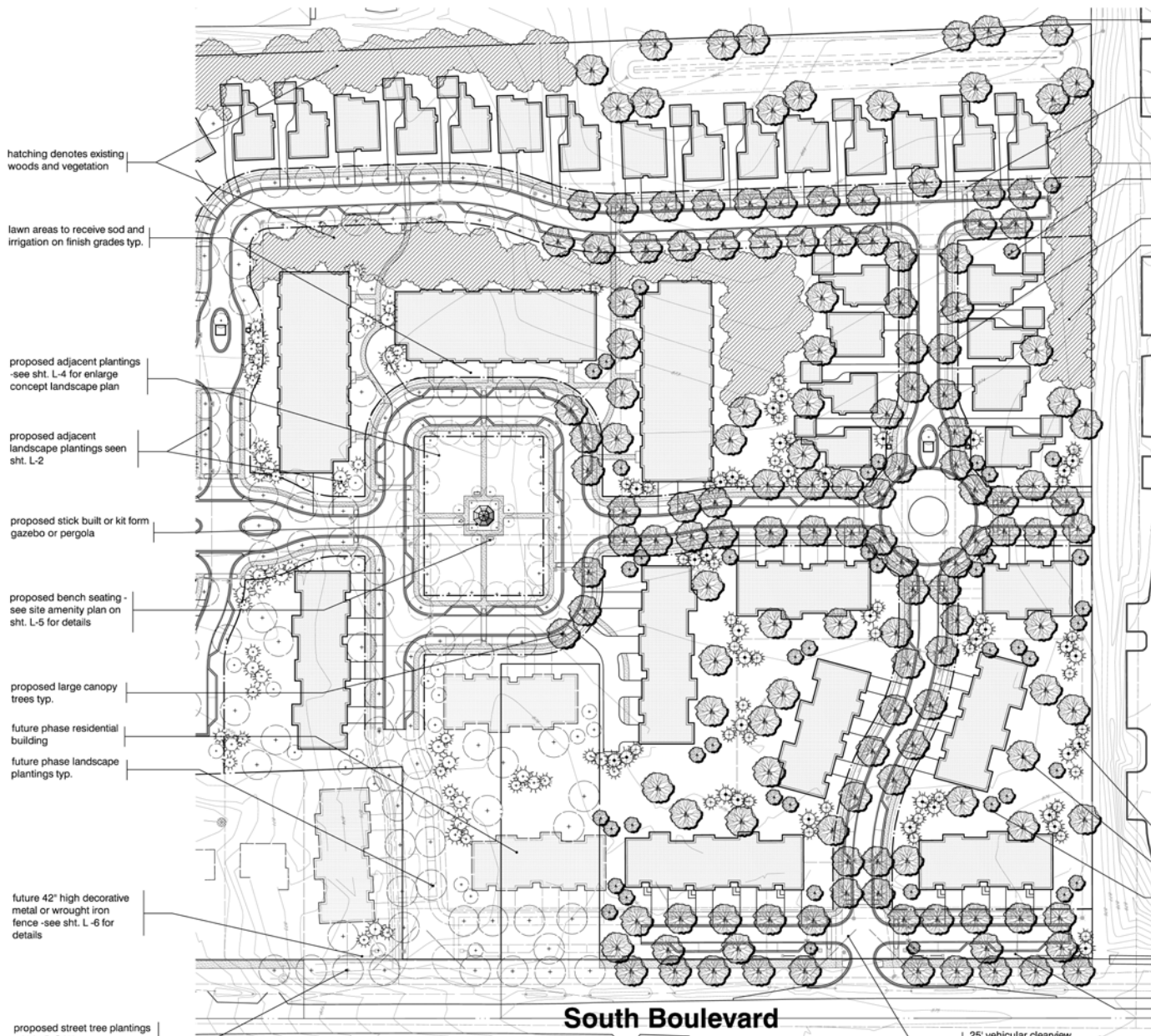
- hatching denotes existing woods and vegetation
- 25' vehicular clearview line typ.
- proposed large and small evergreen trees typ.
- proposed street tree plantings within R.O.W. per county approval typ.
- proposed 42" high decorative metal or wrought iron fence - see sht. L-6 for details
- proposed canopy tree with 4x4 tree grate along retail frontage typ.
- proposed signage location per city requirements - see sht. L-6 for details
- lawn areas within r.o.w. to receive sod and irrigation on finish grades typ.
- 25' vehicular clearview line typ.

- hatching denotes existing woods and vegetation
- lawn areas to receive sod and irrigation on finish grades typ.
- see sht. L-4 for details
- proposed adjacent plantings - see sht. L-4 for enlarge concept landscape plan
- proposed adjacent landscape plantings seen sht. L-3
- proposed stick built or kit form gazebo or pergola
- proposed bench seating - see site amenity plan on sht. L-5 for details
- proposed large canopy trees typ.
- future phase residential building
- future phase landscape plantings typ.
- future 42" high decorative metal or wrought iron fence - see sht. L-6 for details

2A general landscape planting detail

SCALE: 1" = 50'-0"

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2885 Greenfield Rd., Suite 102
Southfield, Michigan 48076
Phone: (248) 357-6568
Fax: (248) 357-9418



proposed detention basin see-engineering plan for details





5' wide collector walk typ.

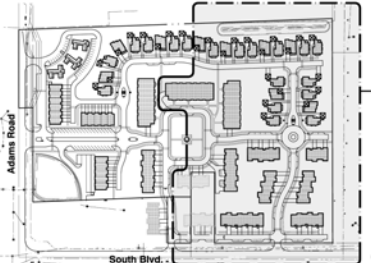
proposed small flowering ornamental trees typ.

proposed street tree plantings typ.

hatching denotes existing woods and vegetation

landscape legend

- not to scale
-  **deciduous trees**
(Maples, Celtis occidentalis, Zelkova serrata, Oaks, Lindens, Nyssa sylvatica, etc.)
 -  **ornamental trees**
(Eastern Redbud, Flowering Dogwood, Serviceberry)
 -  **evergreen trees**
(White Pine, Austrian Pine, White Spruce Colorado Spruce)
 -  **deciduous shrubs**
(Viburnum, Forsythia, Burning Bush, Cotoneaster, Dogwood, etc.)
 -  **existing woods and vegetation to be retained**



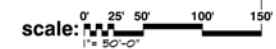
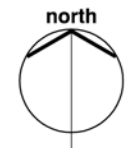
key reference map

SCALE: 1" = 400'-0"

proposed large and small evergreen trees typ.

proposed large canopy trees typ.

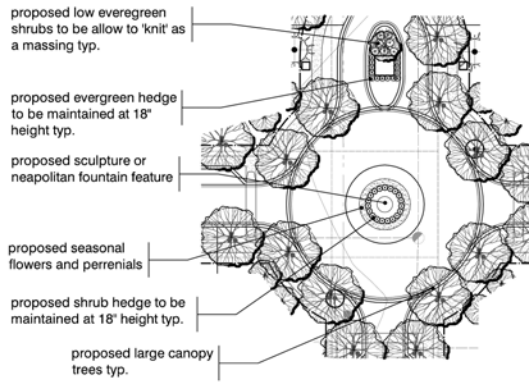
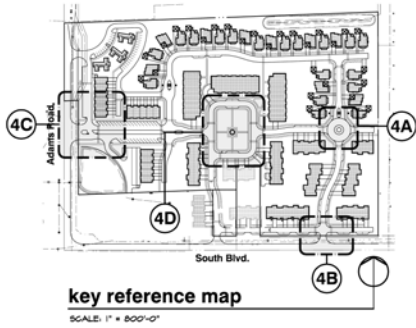
proposed small flowering ornamental trees typ.



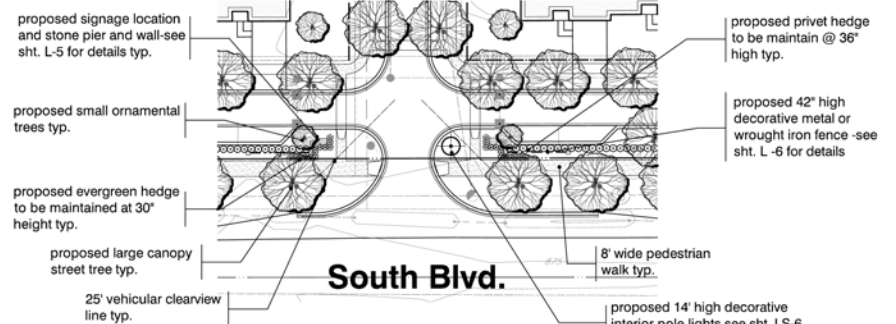
proposed 42" high decorative metal or wrought iron fence -see sht. L-6 for details

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Professional Land Planner
registered Landscape Architect
2885 Greenleaf Rd., #200
Southfield, Michigan 48076
Phone: (248) 357-0268
Fax: (248) 357-0476

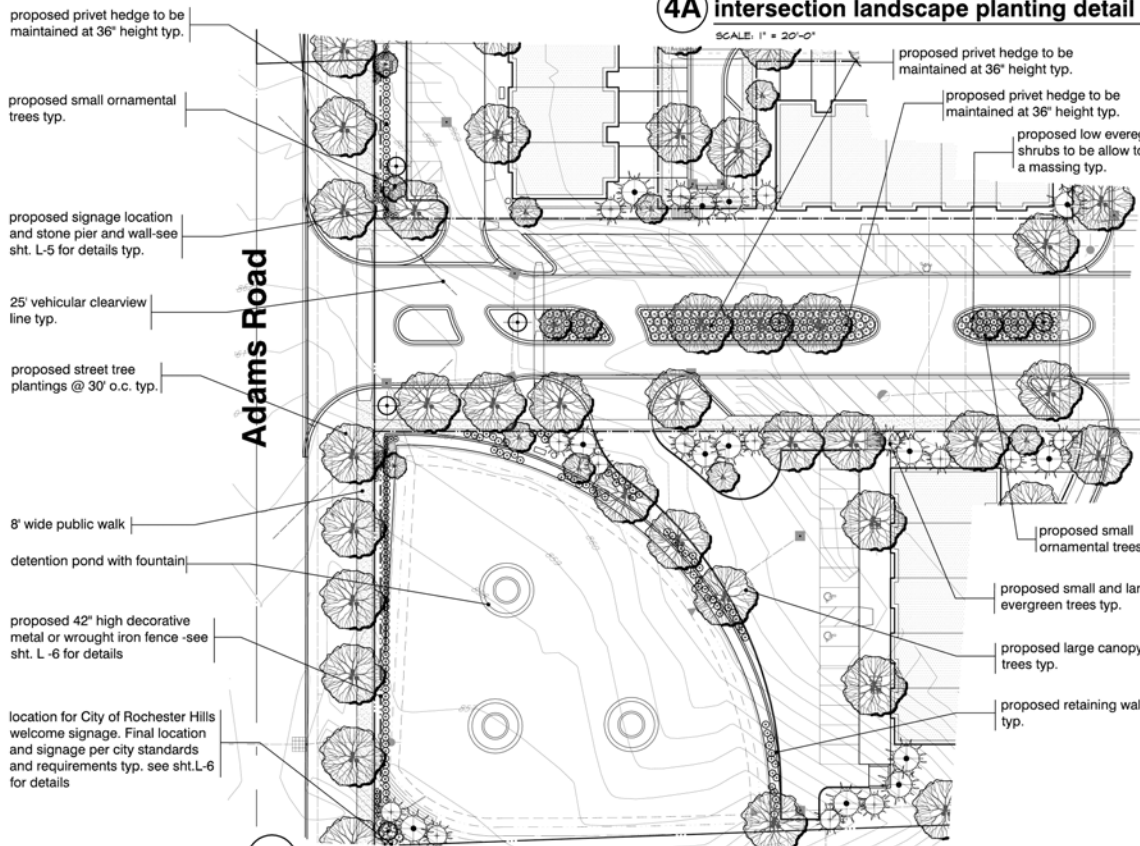
3A general landscape planting detail
SCALE: 1" = 50'-0"



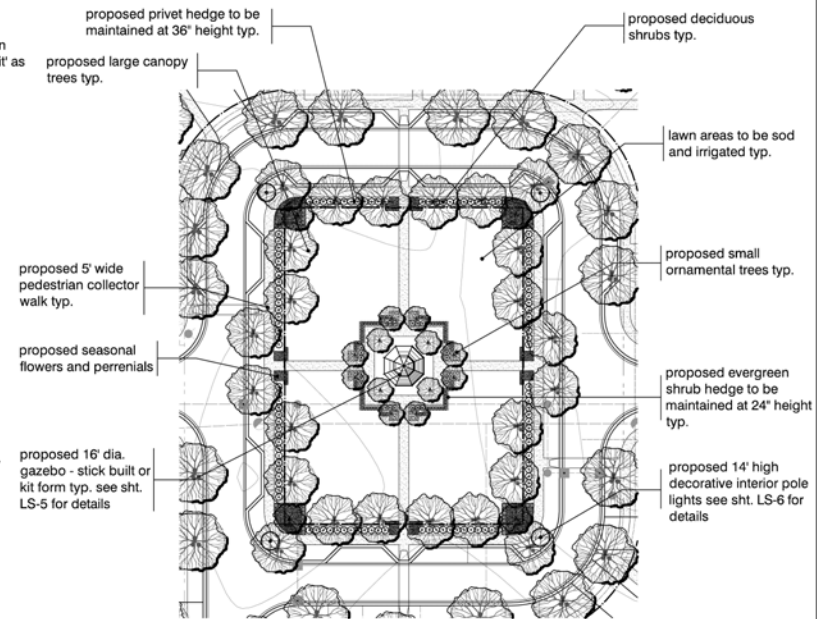
4A intersection landscape planting detail
SCALE: 1" = 20'-0"



4B South Blvd. entry landscape planting detail
SCALE: 1" = 20'-0"



4C Adams Road entry landscape planting detail
SCALE: 1" = 20'-0"



4D park landscape planting detail
SCALE: 1" = 20'-0"

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Southfield, Michigan 48076
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Fax: (248) 557-0416



5A trash receptacle

(TOTAL OF 4-CONDITIONS)
TRASH RECEPTACLE MANUFACTURED BY VICTOR STANLEY, INC. MODEL TO BE S-42 OR EQUAL.



5B bike rack

(TOTAL OF 2-CONDITIONS)
BIKE RACK MANUFACTURED BY JENNINGS, MODEL TO BE MA2-11-SH-SF OR EQUAL.



5C park bench

(TOTAL OF 8-CONDITIONS)
BENCH MANUFACTURED BY VICTOR STANLEY, INC. MODEL TO BE G9-188 OR EQUAL.



5D gazebo elevation

STICK-BUILT OR KIT FORM GAZEBO MANUFACTURED BY JOHN HILL, GAZEBO, MODEL TO BE VC-188 OR EQUAL.



5E tree grate

(TOTAL OF 8-CONDITIONS)
TREE GRATE MANUFACTURED BY NEENAH FOUNDRY COMPANY, MODEL TO BE R-8108 180# SQUARE OR EQUAL.



5F aerator fountain

WIDE GEYSER AERATOR BY AQUA MASTER OR EQUAL, MODEL NUMBER 8422, MINIMUM 2 HORSE POWER, 240 VOLTS, SINGLE PHASE, 12.5 AMP.



specifications:

LUMINAIRE AND POST TO BE MANUFACTURED BY SPINNA CITY ELECTRICAL FIX. CO. LUMINAIRE MODEL TO BE QUALITY HILL OR EQUAL, POST MODEL TO BE MADISON FLARE TOP OR EQUAL.

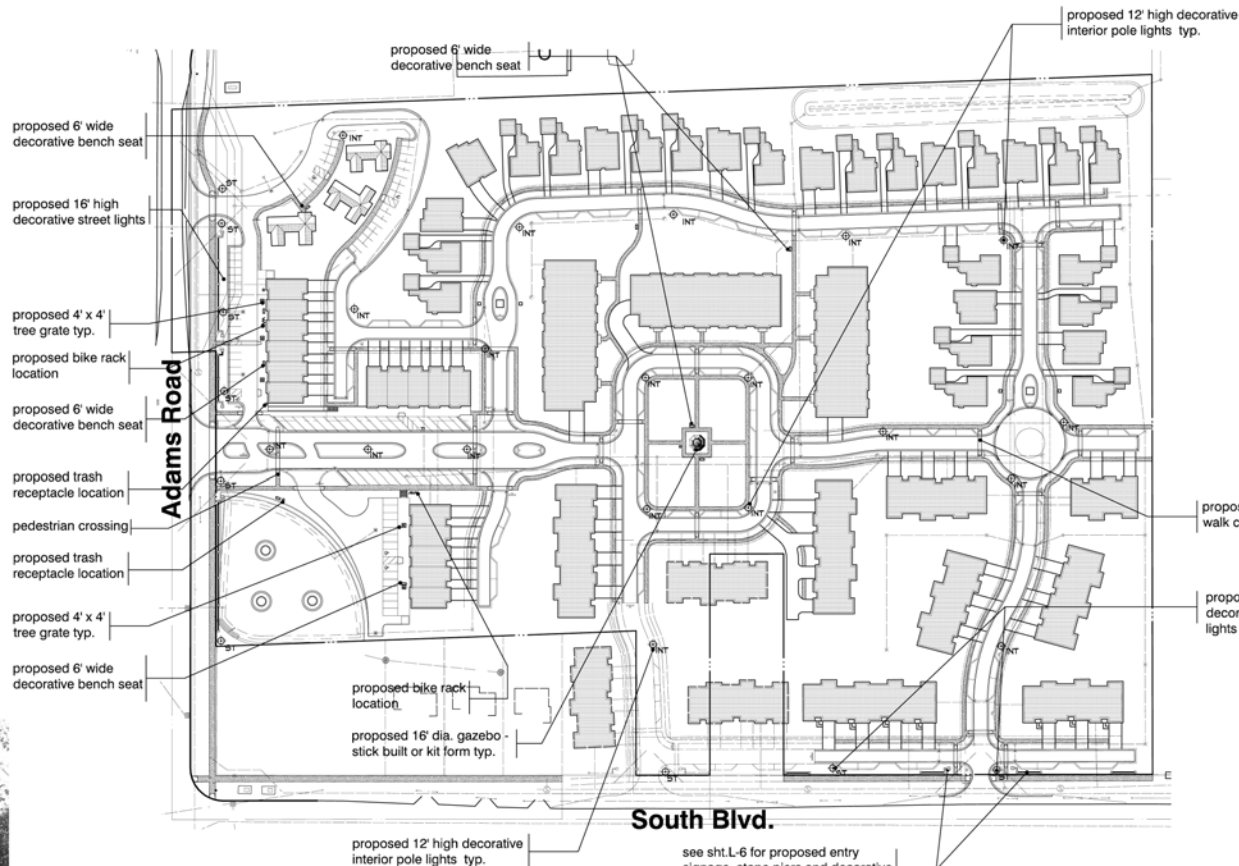
5G interior light

(single head fixture)
(TOTAL OF 28-CONDITIONS)

lighting note:

1. DECORATIVE POLE AND FIXTURE HEAD LIGHTS PER CITY APPROVAL.
2. INSTALLATION PER MANUFACTURER SPECIFICATION & REQUIREMENTS AND PER CITY OF ROCHESTER STANDARDS.
3. SEE SITE AMENITY PLAN ON THIS SHEET FOR PROPOSED LIGHT LOCATIONS, TOTAL NO. OF CONDITIONS.

- ⊙ - STREET LIGHT (4 CONDITIONS)
- ⊙ST - INTERIOR LIGHT (14 CONDITIONS)
- ⊙^{INT}



amenity site plan and pedestrian circulation walk plan

SCALE: 1" = 80'-0"

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Fax: (248) 587-5418

proposed detention pond - see engineering plans for details

25' vehicular clearview line typ.

proposed 16' high decorative street lights

entry signage location - stone wall and pier

8' wide public walk typ.

24"x24" stone pier @ 24' spacing typ.

proposed 42" high decorative wrought iron or metal fence typ.

main entry signage location - stone pier and walls

Adams Road

25' vehicular clearview line typ.

proposed decorative detention pond with fountain typ.

proposed 42" high decorative wrought iron or metal fence typ.

proposed 16' high decorative street light with level-3 community identifier pole mounted signage

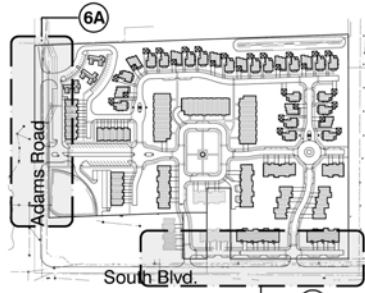
6A signage, pier/fence reference plan

scale 1"=40'-0"

cast stone or limestone wall and pier caps typ.
24"x24" stone piers and wall typ.
proposed 42" high decorative wrought iron or metal fence typ.

6C pedestrian walkway entry elevation study

scale 1/4"=1'-0"



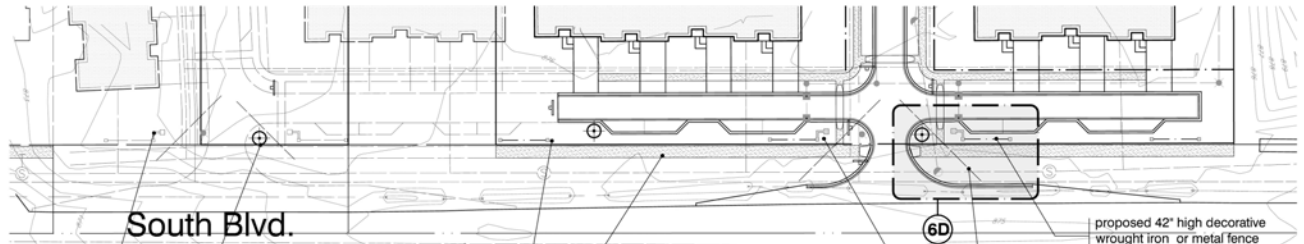
reference key

no scale

cast stone or limestone wall and pier caps typ.
decorative pier mounted lantern style lights to match street light fixtures - 40"x40" entry stone piers typ.
cast stone or limestone panel recessed 2" from stone face
cast stone or limestone sill trim

6D entry signage and entry monument elevation study

scale 1/4"=1'-0"



future phase entry signage location - stone pier and walls

proposed 16' high decorative street lights

6B signage, pier/fence reference plan

scale 1"=40'-0"

24"x24" stone pier @ 24' spacing typ.

8' wide public walk typ.

proposed 42" high decorative wrought iron or metal fence typ.

25' vehicular clearview line typ.
entry signage and stone wall - see elevation for details typ.

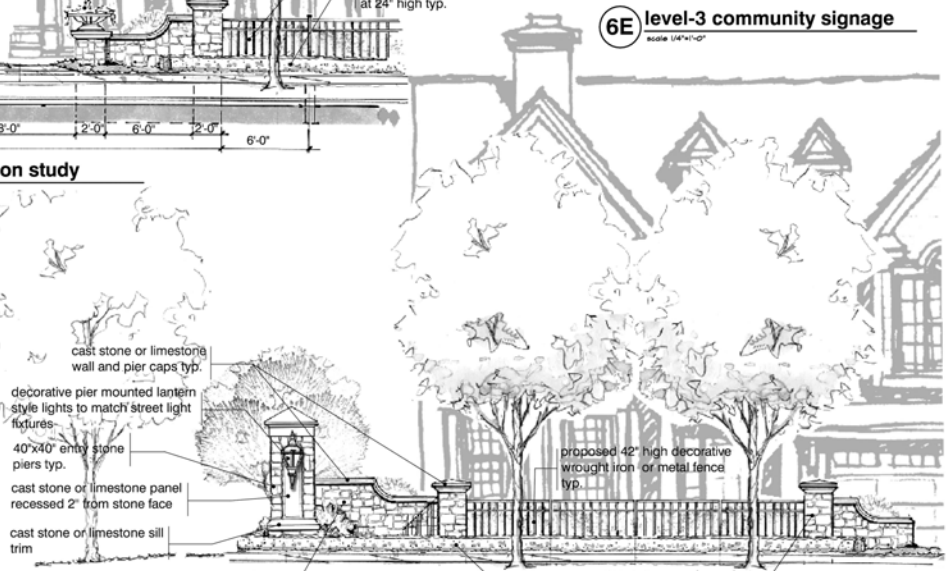


LEVEL 3
COMMUNITY IDENTIFIER

proposed level-3 community identifier to be incorporated and mounted onto proposed decorative pole street lights - see signage, pier, fence reference plan-6A for location. final location and size per City of Rochester Hills requirements and approval.

6E level-3 community signage

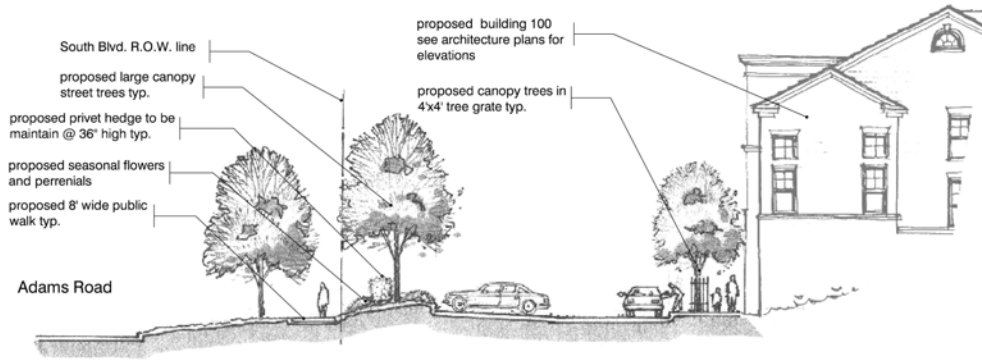
scale 1/4"=1'-0"



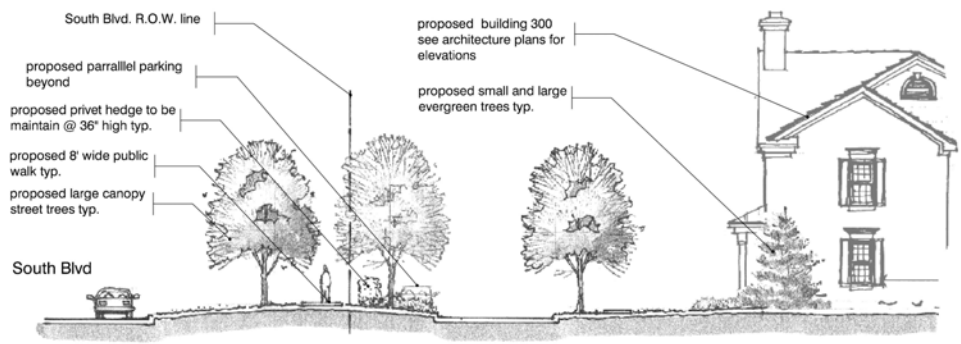
seasonal flowers or perennial planting beds typ.
proposed decorative vase with seasonal flowers typ.
proposed privet hedge behind decorative fence to be maintained at 36" high typ.
evergreen hedge maintain at 24" high typ.

24"x24" stone pier and wall typ.
evergreen hedge maintain at 24" high typ.

proposed pegged letters on stone wall or limestone panel recessed 2" from stone face



7A Adam Road section
scale 1"=10'-0"



7B South Blvd. section
scale 1"=10'-0"



7C Towne Square Park section
scale 1"=10'-0"

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Southfield, Michigan 48076
Phone: (248) 357-0558
Fax: (248) 357-5416



Single Family

HISTORIC LORNA STONE VILLAGE

LORNA HYUNE LLC

ROCHESTER HILLS, MI

ARCHITECT: [unreadable]
[unreadable]
[unreadable]



Building 100

HISTORIC LORNA STONE VILLAGE

LORNA STONE LLC.

ROCHESTER HILLS, MI





Building 200

HISTORIC LORNA STONE VILLAGE
LORNA STONE LLC. ROCHESTER HILLS, MI

ARCHITECT: J. B. BROWN & ASSOCIATES, INC.
1000 W. WOODRIDGE AVE., SUITE 200
ANN ARBOR, MI 48106
PHONE: 734.769.1234
WWW.JBBROWN.COM



Building 300

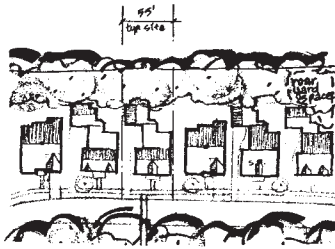
HISTORIC LORNA STONE VILLAGE

LORNA STONE LLC.

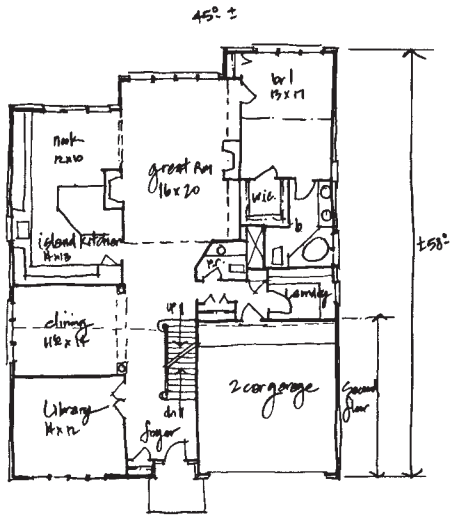
ROCHESTER HILLS, MI

Alexander V. Bogdanov + Associates, P.C.
Architects + Planning + Interior Design
248 Franklin Road
Bloomfield Hills, MI 48302
248-341-1000

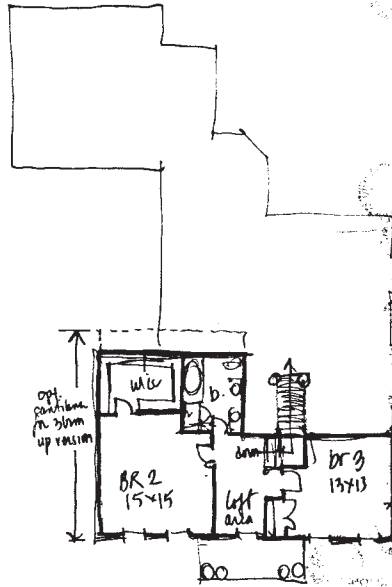




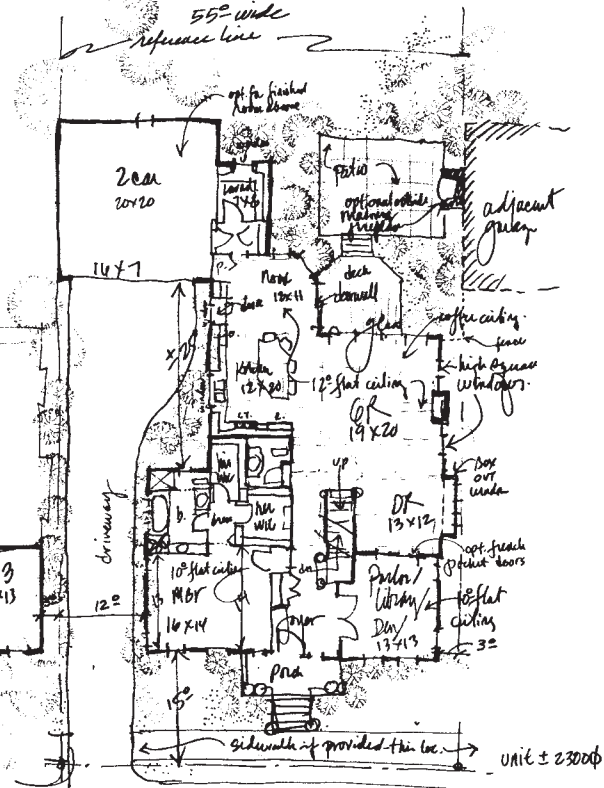
PARTIAL SITE CONCEPT
NO SCALE



FIRST FLOOR PLAN
FRONT ENTRY GARAGE UNIT
(SEC FLOOR SIM. TO REAR GAR. UNIT)



SECOND FLOOR PLAN
REAR GARAGE UNIT



FIRST FLOOR PLAN
REAR GARAGE UNIT

DETACHED
SINGLE-FAMILY

LORNA STONE
ROCHESTER HILLS, MI

MONDRIAN PROPERTIES

UNIT PLANS

1/8" = 1'-0"

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248-334-5000





DETACHED
SINGLE - FAMILY

LORNA STONE
ROCHESTER HILLS, MI

MONDRIAN PROPERTIES

STREETSCAPE ELEVATION

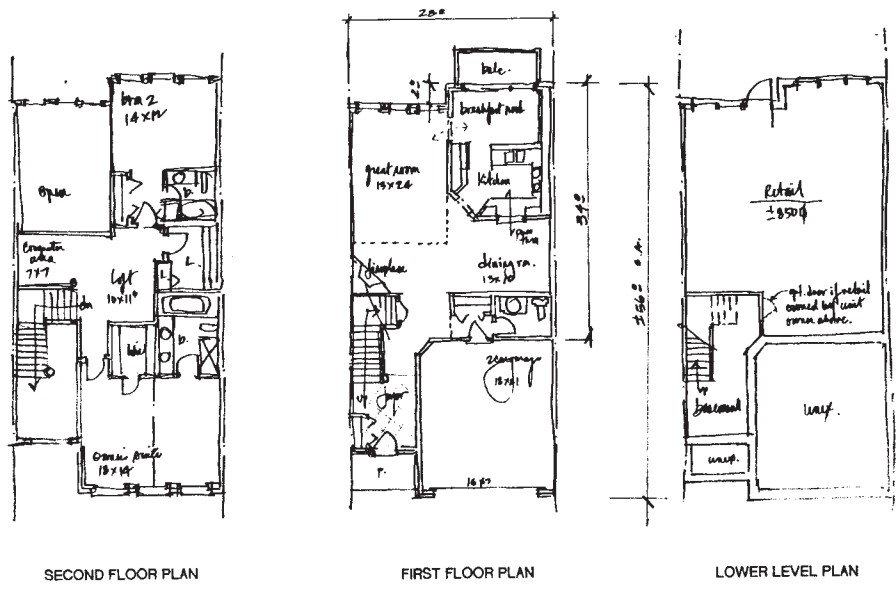
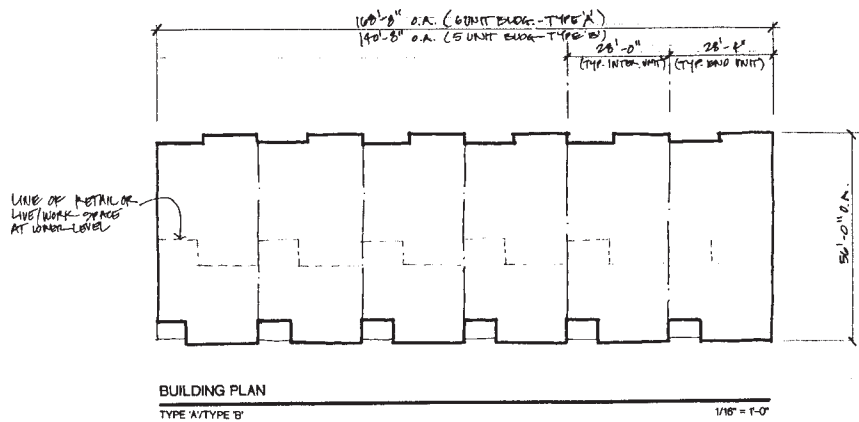
1/8" = 1'-0"

Alexandra V. Bogarth + Associates, P.C.
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Bloomfield Hills, MI 48302
248-334-5000



BUILDING MATERIALS AND COLOR GUIDELINES:

SEE COLOR RENDERINGS FOR MATERIALS AND COLORS. SIDE AND REAR ELEVATIONS, SAME DESIGN. DEVELOPER MAY VARY COLORS SLIGHTLY WITHIN THIS PALLET.



UNIT PLANS

2 BRM/2 1/2 B. 1900 SQ TWO STORY

$1/8" = 1'-0"$

BUILDING 100

LORNA STONE
 ROCHESTER HILLS, MI

MONDRIAN PROPERTIES

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 248-334-5000





FRONT ELEVATION
6 UNIT WIDE (TYPE 'A')

1/8" = 1'-0"



- ANTIQUA
SINKING
PETER'S CROWN
- STONE HARD
DETAIL
BRICK
- STONE ENTABLATURE
- VERTICAL AND PANELS
(TOP & BOTTOM BANDS)
- BUILD UP AND
PILASTERS/CROWN

FRONT ELEVATION
5 UNIT WIDE (TYPE 'B')

1/8" = 1'-0"

BUILDING 100

LORNA STONE
ROCHESTER HILLS, MI

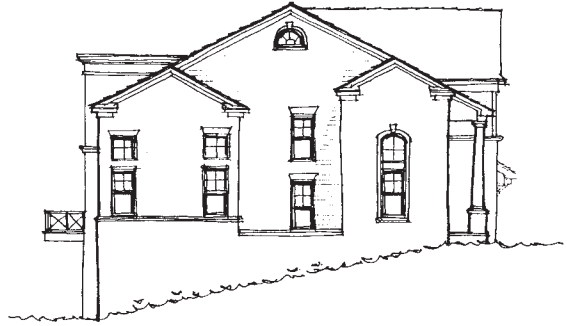
MONDRIAN PROPERTIES

BUILDING MATERIALS AND COLOR GUIDELINES:

SEE COLOR RENDERINGS FOR MATERIALS AND COLORS. SIDE AND REAR ELEVATIONS, SAME DESIGN. DEVELOPER MAY VARY COLORS SLIGHTLY WITHIN THIS PALLET.

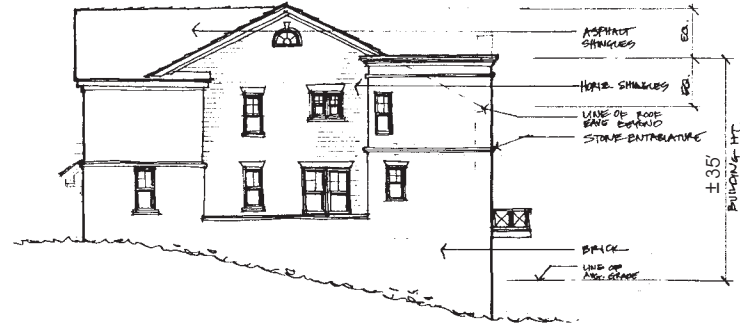
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Bloomfield Hills, MI 48302
248-334-5000





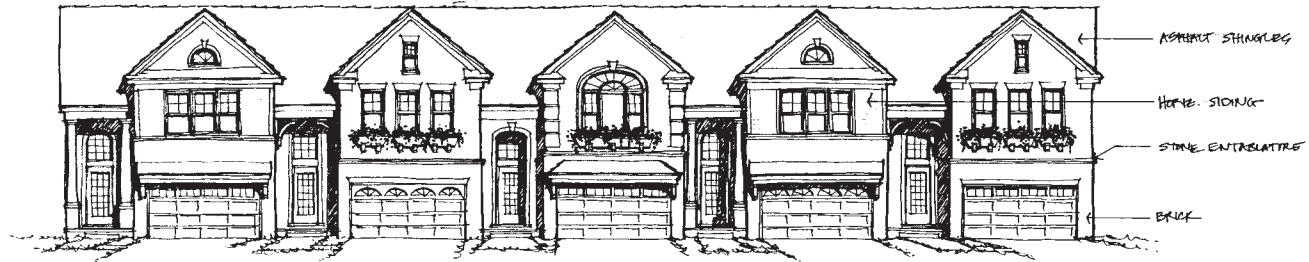
LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

BUILDING 100

LORNA STONE
ROCHESTER HILLS, MI

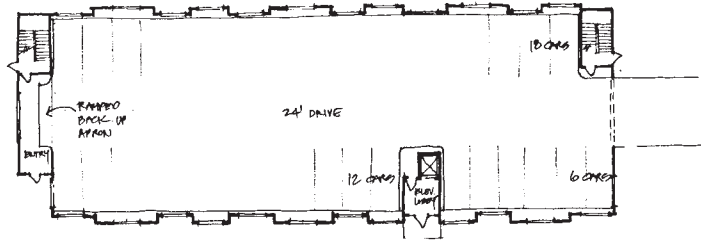
MONDRIAN PROPERTIES

BUILDING MATERIALS AND COLOR GUIDELINES:

SEE COLOR RENDERINGS FOR MATERIALS AND COLORS. SIDE AND REAR ELEVATIONS, SAME DESIGN. DEVELOPER MAY VARY COLORS SLIGHTLY WITHIN THIS PALLET.

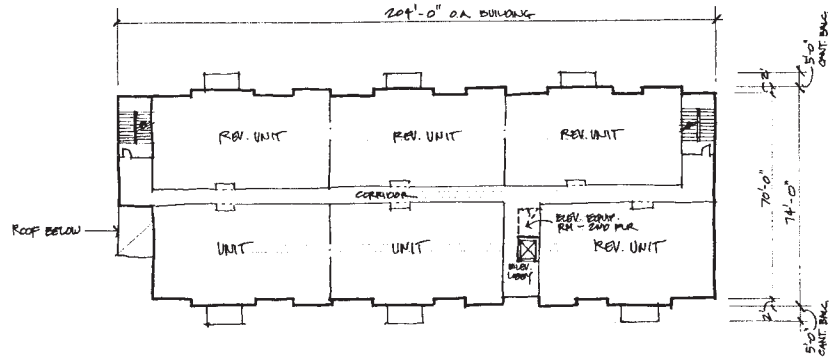
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248 • 334 • 5000





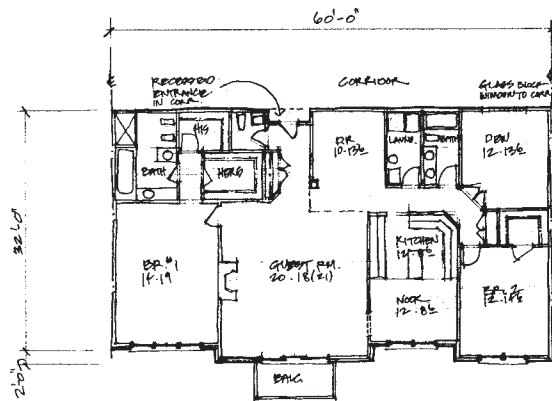
LOWER LEVEL BUILDING PLAN

1" = 20'-0"



FIRST & SECOND BUILDING PLAN

1" = 20'-0"



TYPICAL UNIT PLAN

1988

1/8" = 1'-0"

BUILDING 200

LORNA STONE
ROCHESTER HILLS, MI

MONDRIAN PROPERTIES

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Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248 • 334 • 5000





FRONT ELEVATION

BUILDING 200

1/8" = 1'-0"

LORNA STONE
ROCHESTER HILLS, MI

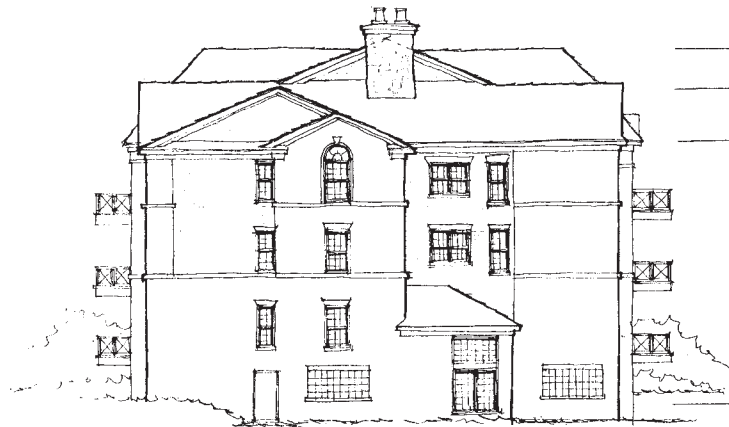
MONDRIAN PROPERTIES

BUILDING MATERIALS AND COLOR GUIDELINES:

SEE COLOR RENDERINGS FOR MATERIALS AND COLORS. SIDE AND REAR ELEVATIONS, SAME DESIGN. DEVELOPER MAY VARY COLORS SLIGHTLY WITHIN THIS PALLET.

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LEFT SIDE ELEVATION

1/8" = 1'-0"



RIGHT SIDE ELEVATION

1/8" = 1'-0"

- PAVING STONE CHIMNEY
- ASPHALT SHINGLES
- HORIZ. Siding
- STONE BUTTABLANK
- BRICK

50' ±
PAVING ST. HT.



REAR ELEVATION

1/8" = 1'-0"

- PAVING STONE CHIMNEY
- ASPHALT SHINGLES
- HORIZ. Siding
- STONE BUTTABLANK
- BRICK

BUILDING 200

BUILDING MATERIALS AND COLOR GUIDELINES:

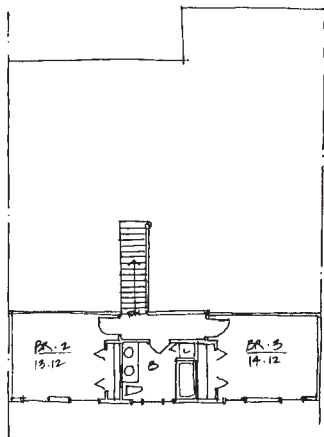
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ROCHESTER HILLS, MI

MONDRIAN PROPERTIES

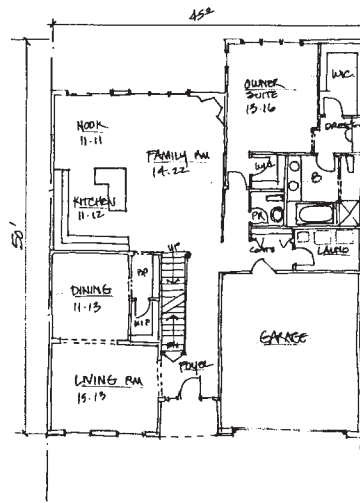
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SECOND FLOOR PLAN

1ST: 1850 0
2ND: 585 0
TOTAL: 2435 0

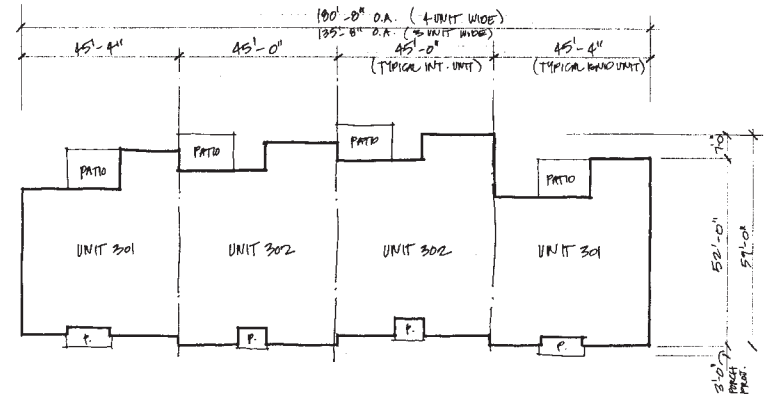


FIRST FLOOR PLAN

BUILDING PLANS

UNIT 302 - 1 1/2 STORY*

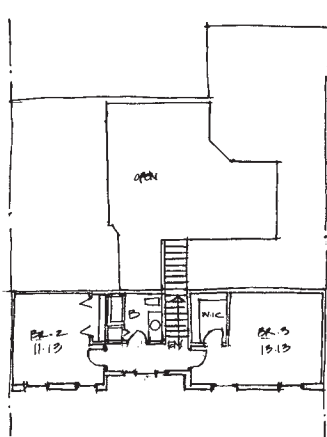
1/8" = 1'-0"



BUILDING PLAN

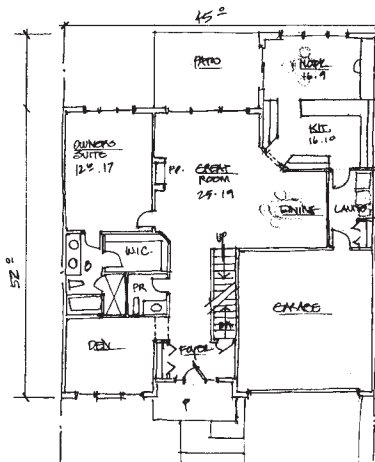
NOTE: ACTUAL UNIT LOCATIONS MAY VARY PER SALES

1/16" = 1'-0"



SECOND FLOOR PLAN

1ST: 1650 0
2ND: 600 0
TOTAL: 2250 0



FIRST FLOOR PLAN

BUILDING PLANS

UNIT 301 - 1 1/2 STORY*

1/8" = 1'-0"

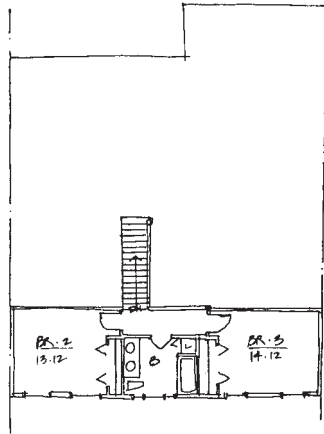
BUILDING 300

LORNA STONE
ROCHESTER HILLS, MI

MONDRIAN PROPERTIES

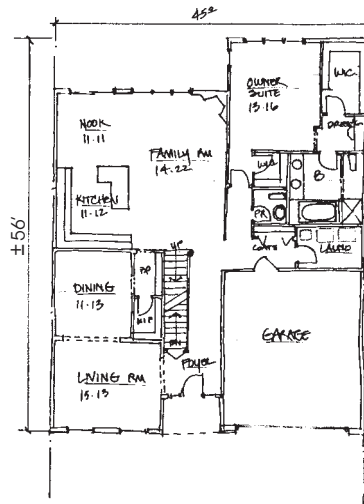
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SECOND FLOOR PLAN

1ST: 1850 0
2ND: 585 0
TOTAL: 2435 0

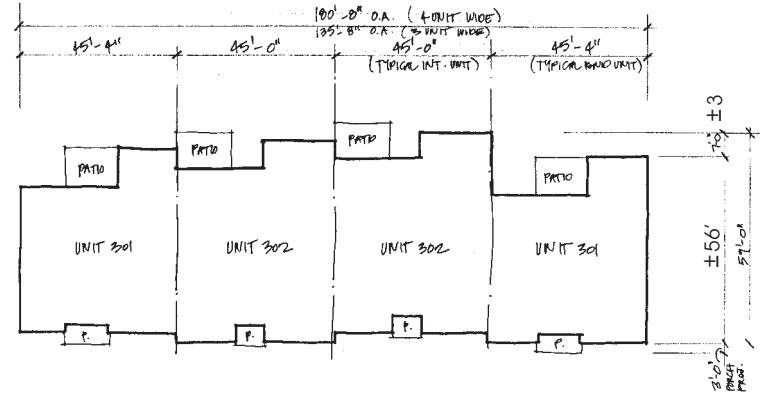


FIRST FLOOR PLAN

BUILDING PLANS

UNIT 302 - 1 1/2 STORY

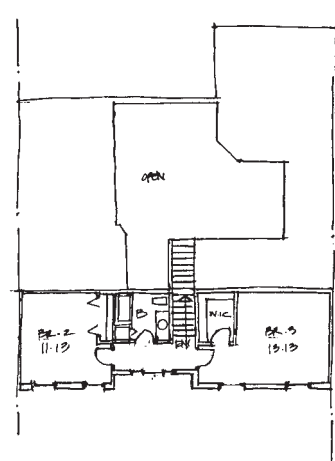
1/8" = 1'-0"



BUILDING PLAN

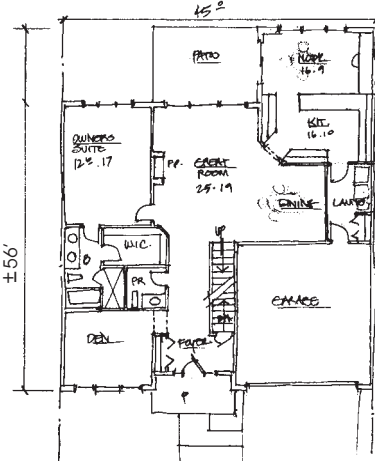
NOTE ACTUAL UNIT LOCATIONS MAY VARY PER SALES

1/16" = 1'-0"



SECOND FLOOR PLAN

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2ND: 600 0
TOTAL: 2250 0



FIRST FLOOR PLAN

BUILDING PLANS

UNIT 301 - 1 1/2 STORY

1/8" = 1'-0"

BUILDING 300

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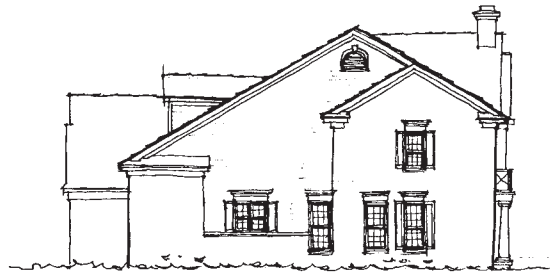
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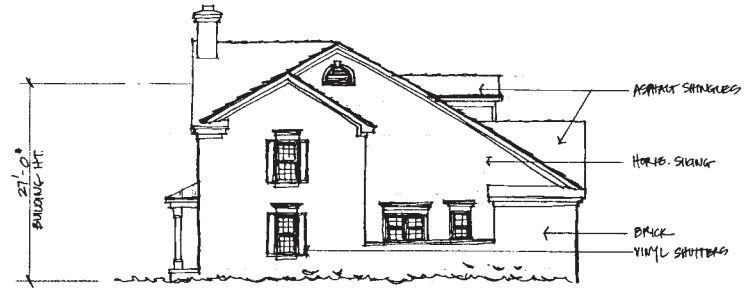
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LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

BUILDING 300

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