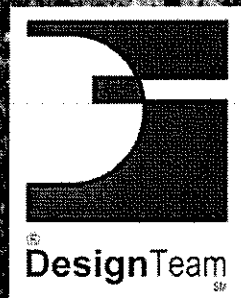
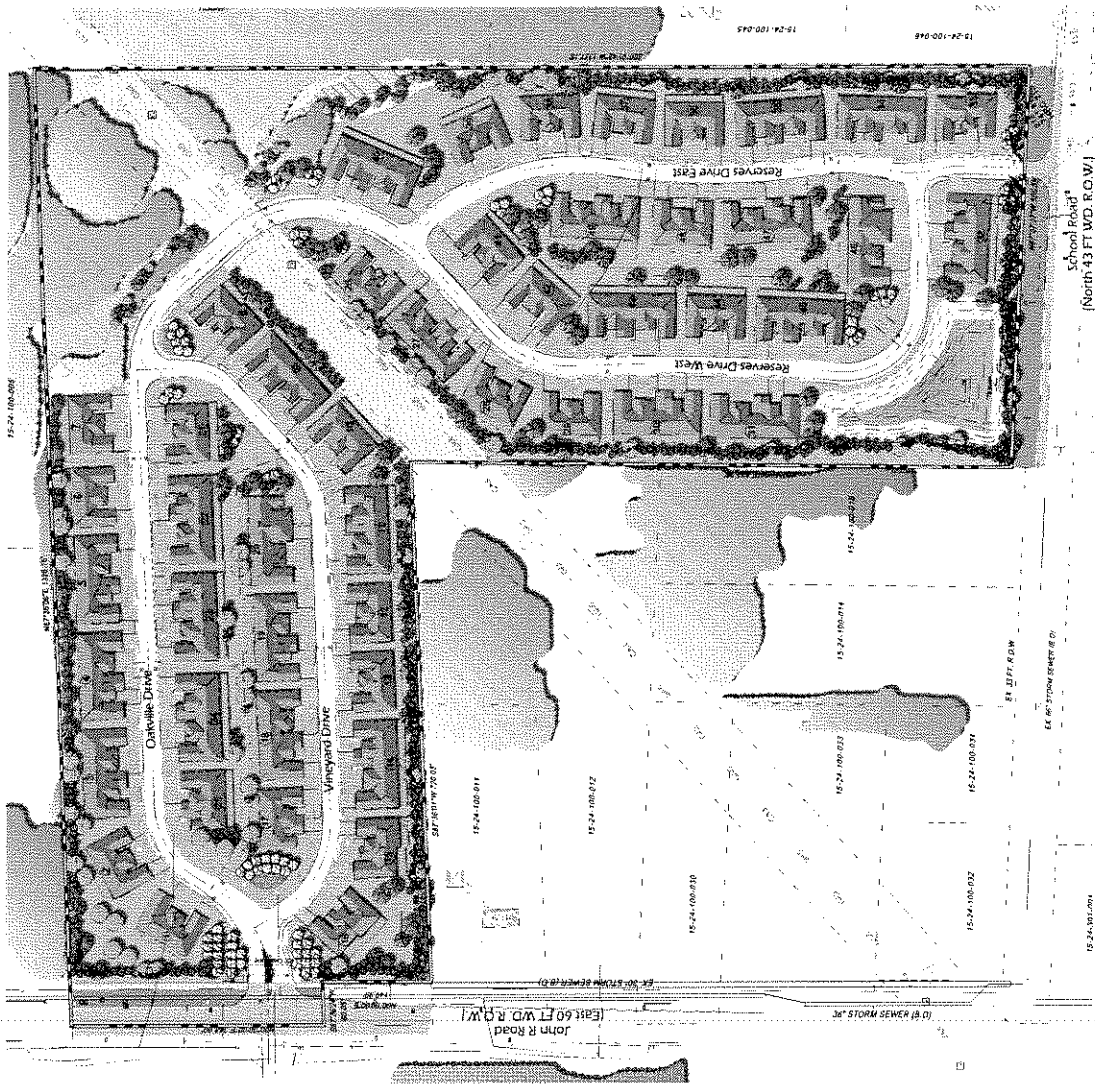




*Oakville Estates*



**JJ** ASSOCIATES, INC.  
*Civil Engineering and Surveying*



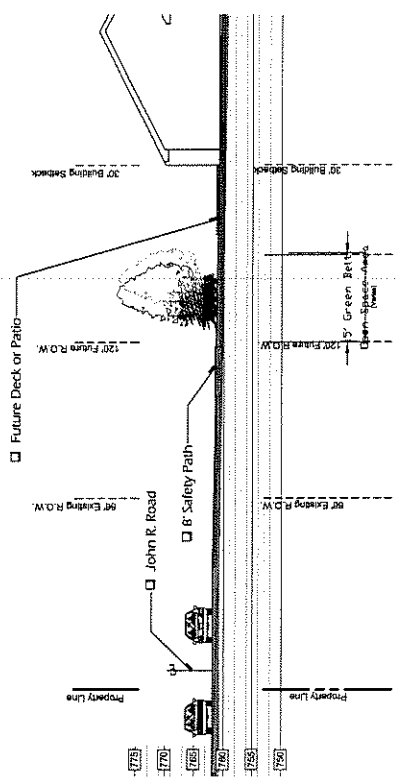
Oakville Estates, LLC  
 42500 Evergreen Lane  
 Sterling Heights, Michigan 48313  
 PH: 586-586-8100  
 FAX: 586-586-8210

DesignTeam

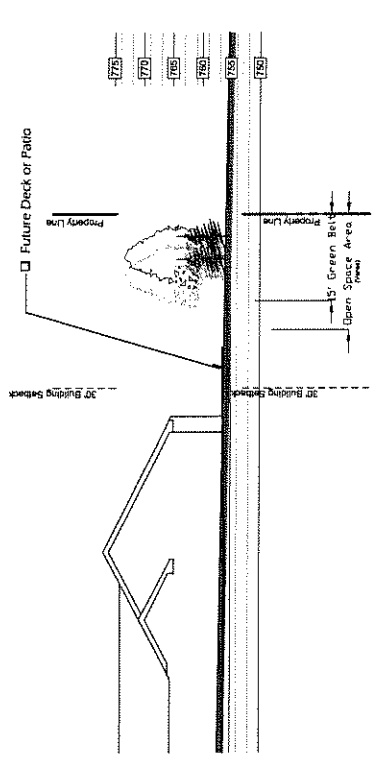
# Oakville Estates

Rochester Hills  
 Oakland County, Michigan  
 Overall Illustration

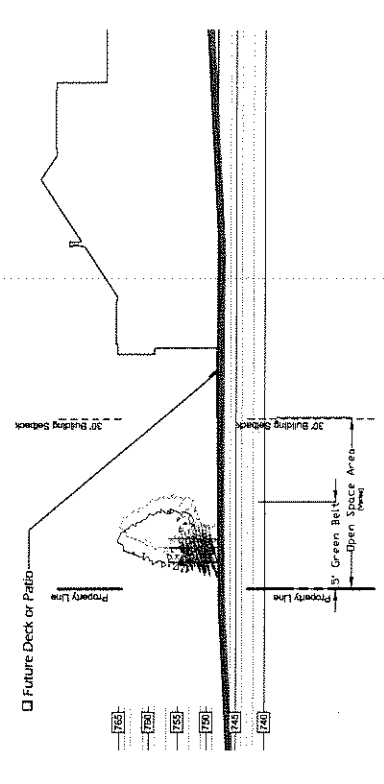
NOTE: Conceptual illustration subject to modification without notification.



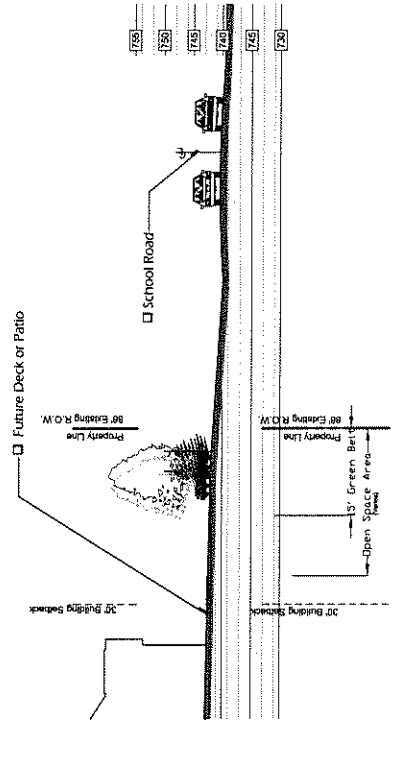
Section A-A - John R. Road to Back of Unit #1



Section B-B - Vinyard South Side Property To Unit #11



Section C-C - Reserves West Side Property to Unit #7



Section D-D - School Road to Back of Unit #12

**NOTES:**  
 1. Base, boundary and topographic information provided by ACS & Associates, received on 11/7/09.  
 2. Wetland line verified by Brooks Williamson and Associates, received by ACS & Associates, received on 11/7/09.  
 3. Subject to city and agency review and modifications.

Scale: 1" = 10'-0"

# Oakville Estates

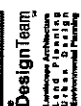
Planned Unit Development  
Submitted For Conceptual Review

# Rochester Hills,

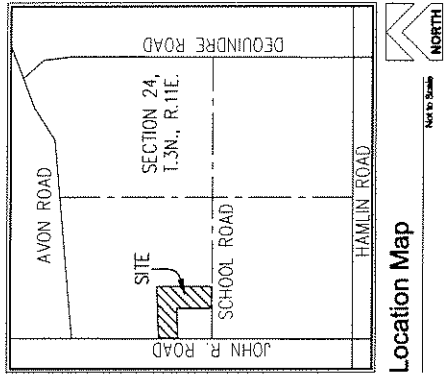
Oakland County, Michigan

## Sheet Index:

Lead Planner/ Landscape Architect	Sheet
DesignTeam Limited	SP-1.0 Cover
17202 N. Van Slyke Road	SP-2.1 Final Preliminary Plan
Ann Arbor, MI 48106	SP-3.1 Final Preliminary Plan
Phone: 734.930.8100	SP-4.1 Concept Preliminary Site Plan
email: info@designteamllc.com	SP-4.2 Concept Preliminary Site Plan
	SP-4.3 Concept Preliminary Site Plan
	SP-4.4 Concept Preliminary Site Plan
	SP-4.5 Concept Preliminary Site Plan
	SP-4.6 Concept Preliminary Site Plan
	SP-4.7 Concept Preliminary Site Plan
	SP-4.8 Concept Preliminary Site Plan
	SP-4.9 Concept Preliminary Site Plan
	SP-4.10 Concept Preliminary Site Plan
	SP-4.11 Concept Preliminary Site Plan
	SP-4.12 Concept Preliminary Site Plan
	SP-4.13 Concept Preliminary Site Plan
	SP-4.14 Concept Preliminary Site Plan
	SP-4.15 Concept Preliminary Site Plan
	SP-4.16 Concept Preliminary Site Plan
	SP-4.17 Concept Preliminary Site Plan
	SP-4.18 Concept Preliminary Site Plan
	SP-4.19 Concept Preliminary Site Plan
	SP-4.20 Concept Preliminary Site Plan
	SP-4.21 Concept Preliminary Site Plan
	SP-4.22 Concept Preliminary Site Plan
	SP-4.23 Concept Preliminary Site Plan
	SP-4.24 Concept Preliminary Site Plan
	SP-4.25 Concept Preliminary Site Plan
	SP-4.26 Concept Preliminary Site Plan
	SP-4.27 Concept Preliminary Site Plan
	SP-4.28 Concept Preliminary Site Plan
	SP-4.29 Concept Preliminary Site Plan
	SP-4.30 Concept Preliminary Site Plan
	SP-4.31 Concept Preliminary Site Plan
	SP-4.32 Concept Preliminary Site Plan
	SP-4.33 Concept Preliminary Site Plan
	SP-4.34 Concept Preliminary Site Plan
	SP-4.35 Concept Preliminary Site Plan
	SP-4.36 Concept Preliminary Site Plan
	SP-4.37 Concept Preliminary Site Plan
	SP-4.38 Concept Preliminary Site Plan
	SP-4.39 Concept Preliminary Site Plan
	SP-4.40 Concept Preliminary Site Plan
	SP-4.41 Concept Preliminary Site Plan
	SP-4.42 Concept Preliminary Site Plan
	SP-4.43 Concept Preliminary Site Plan
	SP-4.44 Concept Preliminary Site Plan
	SP-4.45 Concept Preliminary Site Plan
	SP-4.46 Concept Preliminary Site Plan
	SP-4.47 Concept Preliminary Site Plan
	SP-4.48 Concept Preliminary Site Plan
	SP-4.49 Concept Preliminary Site Plan
	SP-4.50 Concept Preliminary Site Plan
	SP-4.51 Concept Preliminary Site Plan
	SP-4.52 Concept Preliminary Site Plan
	SP-4.53 Concept Preliminary Site Plan
	SP-4.54 Concept Preliminary Site Plan
	SP-4.55 Concept Preliminary Site Plan
	SP-4.56 Concept Preliminary Site Plan
	SP-4.57 Concept Preliminary Site Plan
	SP-4.58 Concept Preliminary Site Plan
	SP-4.59 Concept Preliminary Site Plan
	SP-4.60 Concept Preliminary Site Plan
	SP-4.61 Concept Preliminary Site Plan
	SP-4.62 Concept Preliminary Site Plan
	SP-4.63 Concept Preliminary Site Plan
	SP-4.64 Concept Preliminary Site Plan
	SP-4.65 Concept Preliminary Site Plan
	SP-4.66 Concept Preliminary Site Plan
	SP-4.67 Concept Preliminary Site Plan
	SP-4.68 Concept Preliminary Site Plan
	SP-4.69 Concept Preliminary Site Plan
	SP-4.70 Concept Preliminary Site Plan
	SP-4.71 Concept Preliminary Site Plan
	SP-4.72 Concept Preliminary Site Plan
	SP-4.73 Concept Preliminary Site Plan
	SP-4.74 Concept Preliminary Site Plan
	SP-4.75 Concept Preliminary Site Plan
	SP-4.76 Concept Preliminary Site Plan
	SP-4.77 Concept Preliminary Site Plan
	SP-4.78 Concept Preliminary Site Plan
	SP-4.79 Concept Preliminary Site Plan
	SP-4.80 Concept Preliminary Site Plan
	SP-4.81 Concept Preliminary Site Plan
	SP-4.82 Concept Preliminary Site Plan
	SP-4.83 Concept Preliminary Site Plan
	SP-4.84 Concept Preliminary Site Plan
	SP-4.85 Concept Preliminary Site Plan
	SP-4.86 Concept Preliminary Site Plan
	SP-4.87 Concept Preliminary Site Plan
	SP-4.88 Concept Preliminary Site Plan
	SP-4.89 Concept Preliminary Site Plan
	SP-4.90 Concept Preliminary Site Plan
	SP-4.91 Concept Preliminary Site Plan
	SP-4.92 Concept Preliminary Site Plan
	SP-4.93 Concept Preliminary Site Plan
	SP-4.94 Concept Preliminary Site Plan
	SP-4.95 Concept Preliminary Site Plan
	SP-4.96 Concept Preliminary Site Plan
	SP-4.97 Concept Preliminary Site Plan
	SP-4.98 Concept Preliminary Site Plan
	SP-4.99 Concept Preliminary Site Plan
	SP-4.100 Concept Preliminary Site Plan



**DesignTeam**  
Landscape Architects  
1100 East Main Street  
Ann Arbor, MI 48106  
Phone: 734.930.8100  
www.designteamllc.com



Location Map  
Scale to Suit  
NORTH

## Legal Description (Provided by MGS Associates, Inc.)

LEGAL DESCRIPTION TOTAL PARCEL

Part of the NW 1/4 of Section 24, T.3N., R.11E., Rochester Hills, Oakland County, Michigan, being a portion of the parcel described as follows:

Section 24 one centimeter of School Road (North 43 ft. wide 5.0' W. and N074°20'37" E. 43.02 feet to the North R.O.W. line of School Road (North 43 ft. wide 5.0' W.) from the West 1/4 corner of Section 24, thence continuing N05°42'02" E. 813.35 feet, thence S87°30'37" W. 669.00 feet to the East 50' R.O.W. line of Lot 59, E. of R.O.W. and N02°00'00" E. 164.89 feet along East 50' R.O.W. line of Lot 59, E. of R.O.W. and R.O.W., thence S87°26'24" W. 603.05 feet to the West line of Section 24 and centerline of John R. Road (East 60 ft. wide 8.0' W.), thence N03°30'37" E. 348.00 feet along and West line of Section 24 one centimeter of John R. Road (East 60 ft. wide 8.0' W.), thence N87°35'07" E. 348.00 feet to the North R.O.W. line of Section 24, thence N02°12'12" W. 555.50 feet along 100' North R.O.W. line of School Road (North 43 ft. wide 5.0' W.) to the point of Beginning.

Containing 1,121.83 square feet ---- 25.95 acres

Subject to the rights of the public and any governments unit in any part thereof taken, used or dedicated for street, road or highway purposes.

NOTE: THE DESCRIBED ARE CALCULATED TO BE APPROXIMATE TO THE PROPOSED 80 FT. R.O.W. OF JOHN R. ROAD, AND THE EXISTING 43 FT. R.O.W. OF SCHOOL ROAD.

**MGS Associates, Inc.**  
Engineering and Surveying  
4444 Main Street  
Suite 100  
Sterling Heights, Michigan 48314  
Phone: 588.728.8110  
Fax: 588.728.8206

Project Engineer:  
C-1. SURVEYING  
C-2. TOPOGRAPHIC SURVEY  
C-3. ROAD TOPOGRAPHIC SURVEY  
C-4. PRELIMINARY UTILITY LAYOUT  
C-5. PRELIMINARY UTILITY LAYOUT AND GRADING PLAN  
C-6. PRELIMINARY UTILITY PLAN AND GRADING PLAN  
C-7. PRELIMINARY UTILITY PLAN AND GRADING PLAN  
C-8. STRENGTH PLAN  
C-9. TREE PRESERVATION PLAN  
C-10. TREE PRESERVATION PLAN  
C-11. TREE PRESERVATION PLAN  
C-12. TREE PRESERVATION PLAN  
C-13. TREE PRESERVATION PLAN  
C-14. TREE PRESERVATION PLAN  
A-1. SITE PLAN  
A-2. SITE PLAN

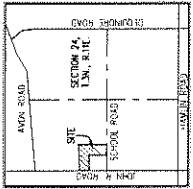
Western Consultant:  
**Frooks Williamson and Associates**  
32006 Lake Road  
Westland, Michigan 48090  
Phone: 248.624.8100  
Fax: 248.624.3003

Planned Issues:

DATE: 6/10/08  
[ ] FOR REVIEW  
[ ] FOR APPROVAL  
[ ] FOR CONSTRUCTION

Client/Consultant:  
**Oakville Estates LLC**  
4444 Main Street  
Suite 100  
Sterling Heights, Michigan 48314  
Phone: 588.728.8100  
Fax: 588.728.8206

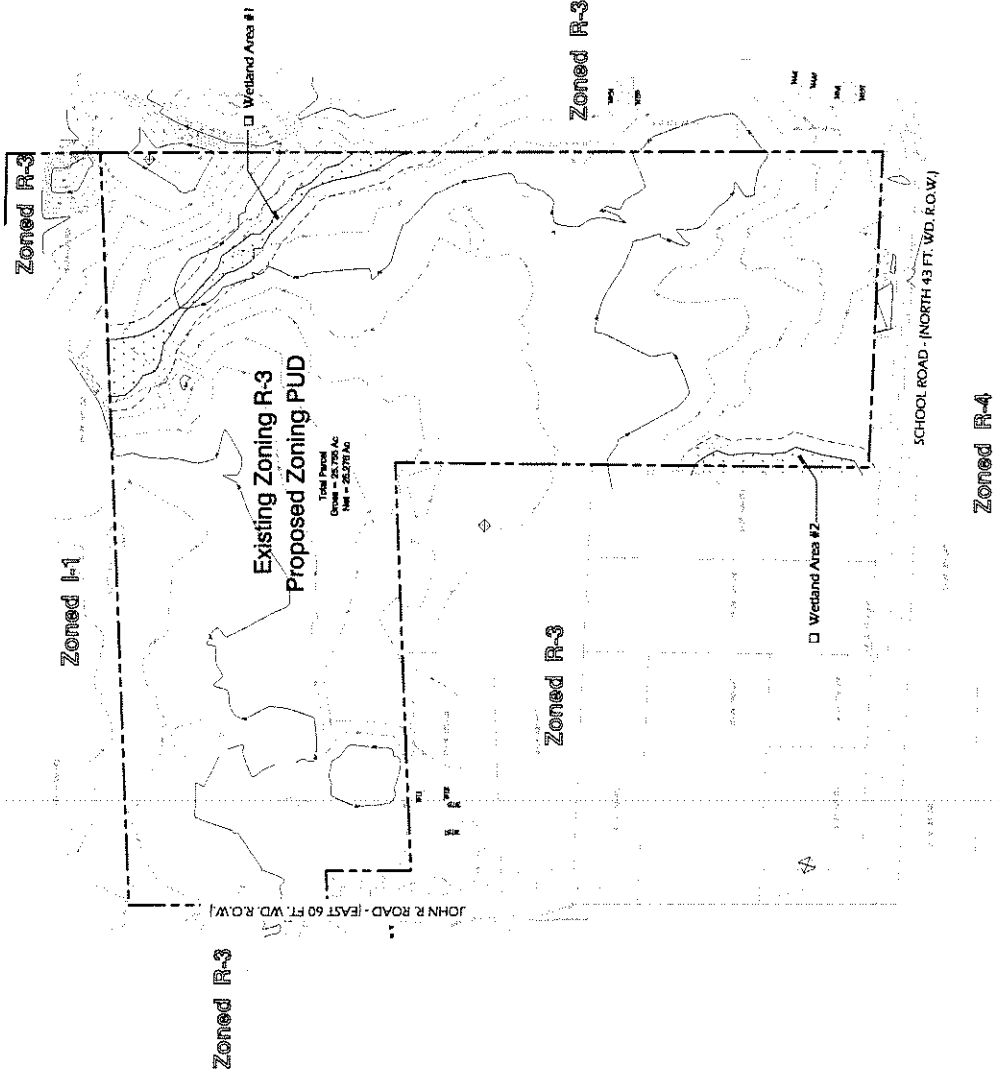
Project:  
**Oakville Estates**  
Rochester Hills, Oakland County, Michigan  
Submitted For Conceptual Review



Location Map

**Legal Description** (provided by landowner, but not verified by the Surveyor)

**Section 24, Township 12 North, Range 17 East, Meridian 17 North, containing the Northeast 1/4 of Section 24, Township 12 North, Range 17 East, Meridian 17 North, being 40.00 acres, more or less, as shown on the plat of the School Road Extension, 1/2\"**



Zoned R-3

Zoned R-3

Zoned R-3

Zoned R-3

**Notes:**

1. Wetland Areas identified on this map are not for regulatory purposes. Wetland areas are shown as hatched areas.

**Notes:**

1. Wetland Areas identified on this map are not for regulatory purposes. Wetland areas are shown as hatched areas.

**Notes:**

1. Wetland Areas identified on this map are not for regulatory purposes. Wetland areas are shown as hatched areas.

**Notes:**

1. Wetland Areas identified on this map are not for regulatory purposes. Wetland areas are shown as hatched areas.

**Notes:**

1. Wetland Areas identified on this map are not for regulatory purposes. Wetland areas are shown as hatched areas.

**Notes:**

1. Wetland Areas identified on this map are not for regulatory purposes. Wetland areas are shown as hatched areas.

**Notes:**

1. Wetland Areas identified on this map are not for regulatory purposes. Wetland areas are shown as hatched areas.

**Notes:**

1. Wetland Areas identified on this map are not for regulatory purposes. Wetland areas are shown as hatched areas.

**Design Team Limited**  
 17250 W. Town Center Pl  
 Westland, MI 48186

**Oakville Estates LLC**  
 4200 Schwan Road  
 Sterling Heights, Michigan 48313

**Project**  
 Oakville Estates  
 Rochester Hills,  
 Oakland County,  
 Michigan

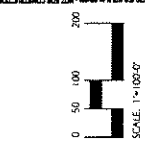
**Project No.** 2017002  
**Date:** 11/27/18  
**Scale:** 1\"/>

**Project No.** 2017002  
**Date:** 11/27/18  
**Scale:** 1\"/>

**Project No.** 2017002  
**Date:** 11/27/18  
**Scale:** 1\"/>

**Project No.** 2017002  
**Date:** 11/27/18  
**Scale:** 1\"/>

**Project No.** 2017002  
**Date:** 11/27/18  
**Scale:** 1\"/>



- NOTES:**
1. Survey boundary, topographic and legal description information provided by MCS & Associates, received on 1/17/05.
  2. Wetland Area verified by Brooks Williamson and Associates, provided by MCS & Associates, received on 1/17/05.
  3. Subject to city and agency reviews and modifications.

Zoning Plan



**Design Team**  
 Landmark Architecture  
 11111  
 11111  
 11111



- LEGEND**
- Proposed Line
  - Existing Vegetation
  - Wetland
  - 25' Buffer
  - High Point
  - Low Point

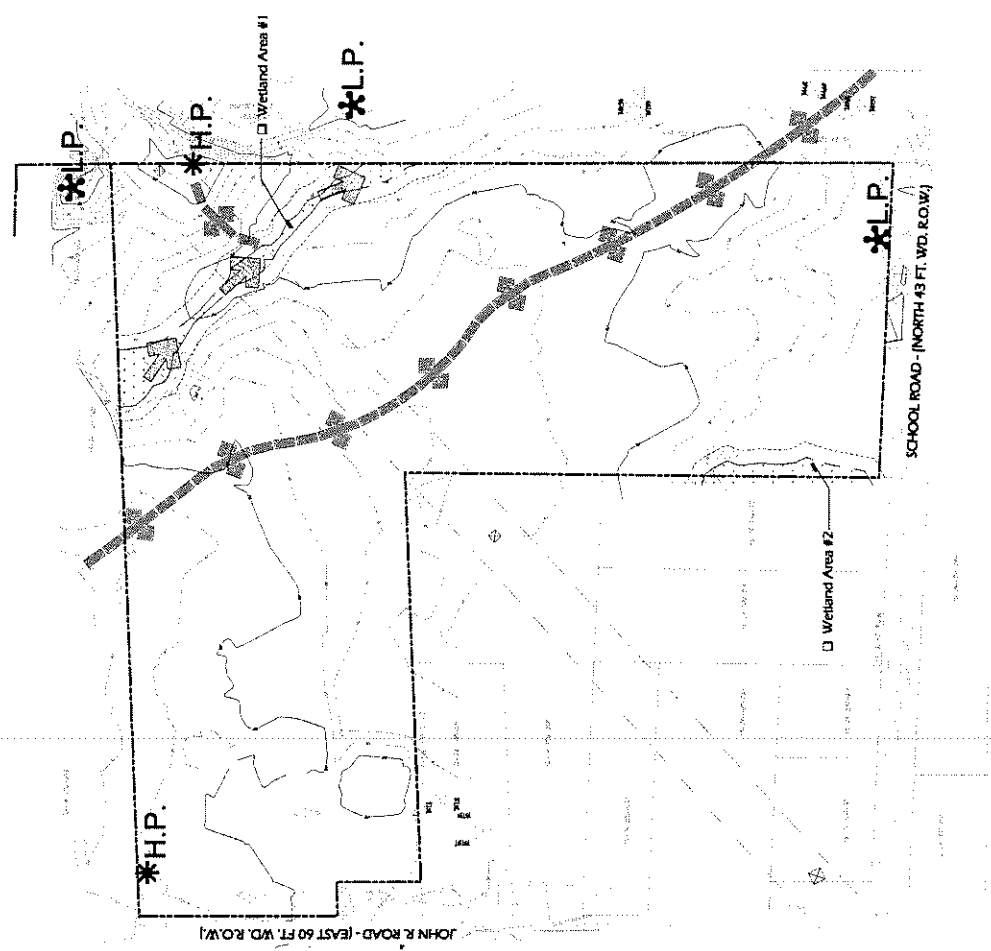
**\*H.P.** High Point  
**\*L.P.** Low Point

**WETLAND REPORT:**

For description of the wetlands refer to report prepared and submitted by Brooks Williamson and Associates, dated 11/9/05.

**NOTES:**

1. Base, boundary, topographic, and legal description information provided by ACS & Associates, received on 1/17/06.
2. Wetland limit verified by Brooks Williamson and Associates, provided by ACS & Associates, received on 1/17/06.
3. Subject to city and agency reviews and modifications.



SCALE: 1"=100'-0"

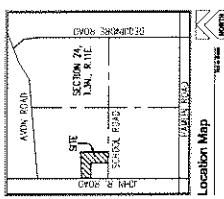
Natural Features Plan

**Design Team Limited**  
 11225 W. Van Alden Road  
 Southfield, MI 48034  
 Tel: 248.586.1800  
 Fax: 248.678.9717  
 e-mail: dteam@design.com

**Oakville Estates**  
 Rochester Hills,  
 Oakland County,  
 Michigan

NO.	DATE	DESCRIPTION
1	11/17/05	Final Report
2	11/17/05	Final Report
3	11/17/05	Final Report
4	11/17/05	Final Report
5	11/17/05	Final Report
6	11/17/05	Final Report
7	11/17/05	Final Report
8	11/17/05	Final Report
9	11/17/05	Final Report
10	11/17/05	Final Report

NO.	DATE	DESCRIPTION
1	11/17/05	Final Report
2	11/17/05	Final Report
3	11/17/05	Final Report
4	11/17/05	Final Report
5	11/17/05	Final Report
6	11/17/05	Final Report
7	11/17/05	Final Report
8	11/17/05	Final Report
9	11/17/05	Final Report
10	11/17/05	Final Report

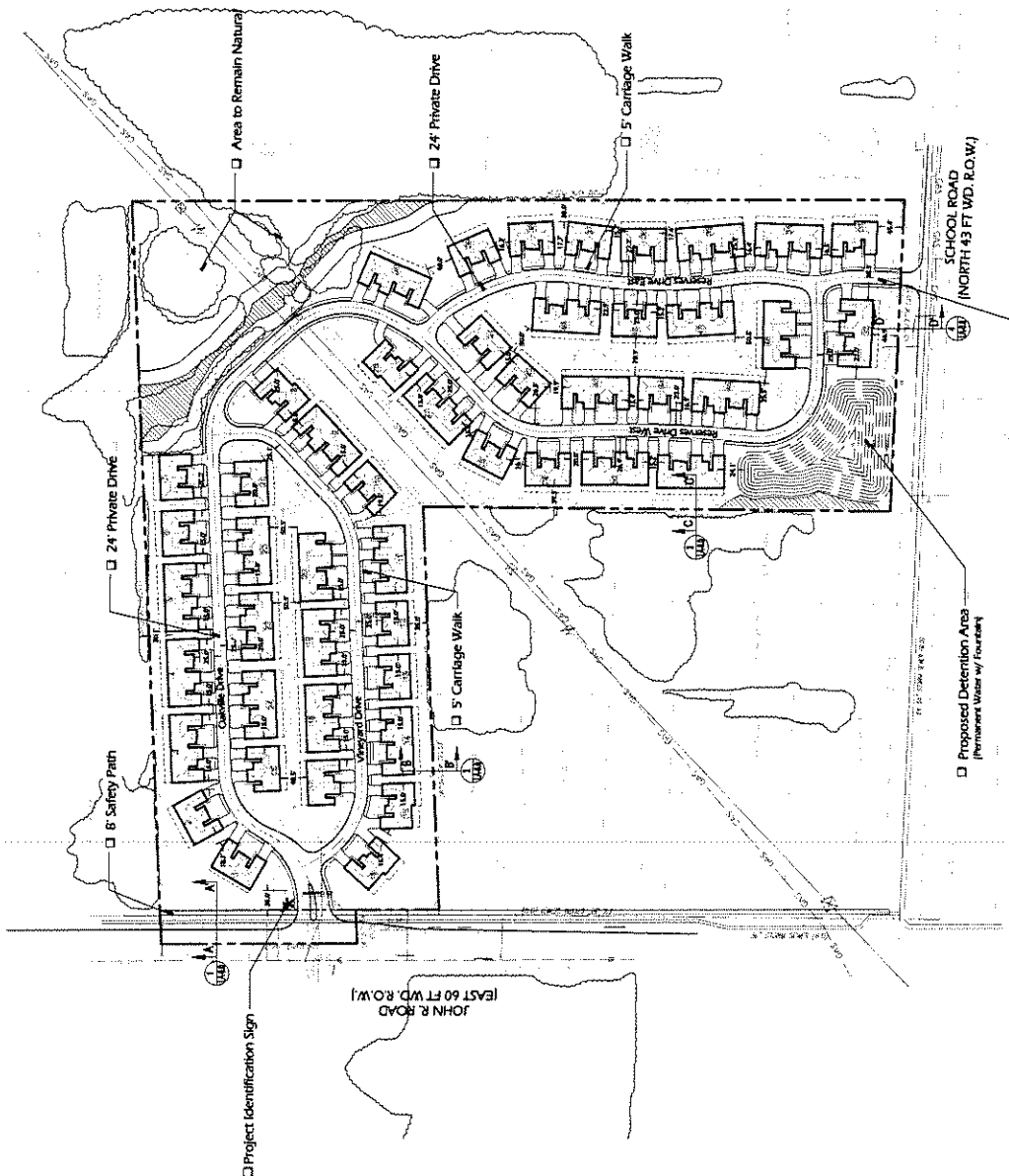


**SITE DATA:**

ITEM	DESCRIPTION
<b>ZONING</b>	
Proposed	PLD
Underlying	RM-1
<b>SITE AREA</b>	
Gross Site Area	25,755 Acres
Existing ROW	-/- 0.283 Acres
Future ROW	-/- 0.216 Acres
Net Site Area (excluding ROW)	-/- 25,497 Acres
Net Site Area (including Future ROW)	-/- 25,276 Acres
DENSITY (gross)	1/2 - 4.74 DU/AC
Minimum Separation Between Units	122
Front Yard	25
Row Yard	15
Minimum Separation Between Units	30
Minimum Row Yard Separation Between Units	45

**NOTES:**

1. Base, boundary, and topographic information provided by M.C. Associates, received on 5/2/06.
2. All dimensions, setbacks, and easements provided by M.C. Associates, received on 5/2/06.
3. Subject to city and agency review and modifications.
4. Parking to occur on side in which carriage walk occurs, opposite side of the hydrant.



- 8' Safety Path
- 24' Private Drive
- Area to Remain Natural
- 24' Private Drive
- 5' Carriage Walk
- 5' Carriage Walk
- 24' Emergency Access Easement (Permanent Access when School Road is Paved) - Back to Engineering
- Proposed Detention Area (Permanent Water w/ Fountain)
- Project Identification Sign



Overall Preliminary Site Plan

**Design Team Limited**  
 17725 W. Van Dyke Road  
 Southfield, MI 48075  
 248.358.1900  
 Fax: 248.358.1717  
 email: design@dtm.com

**Oakville Estates LLC**  
 4200 Schwaner Road  
 Betsiey Heights, Michigan 48113  
 PH: 248.608.1100  
 FOC: 248.608.1670

**Oakville Estates**  
 Rochester Hills, Oakland County, Michigan

NO.	REVISION	DATE
1	Initial Design	5/2/06
2	Revised Design	5/2/06
3	Final Design	5/2/06
4	Final Design	5/2/06
5	Final Design	5/2/06
6	Final Design	5/2/06
7	Final Design	5/2/06
8	Final Design	5/2/06
9	Final Design	5/2/06
10	Final Design	5/2/06



Design Team Limited  
 17200 W. Ten Mile Road  
 Southfield, MI 48075

Design Team Limited  
 17200 W. Ten Mile Road  
 Southfield, MI 48075  
 Phone: 248.556.5177  
 Email: design@dtm.com

Oakville Estates LLC  
 4280 Schuyler Road  
 Sterling Heights, Michigan 48313  
 Phone: 586.263.8100  
 Fax: 586.263.8110

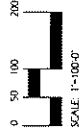
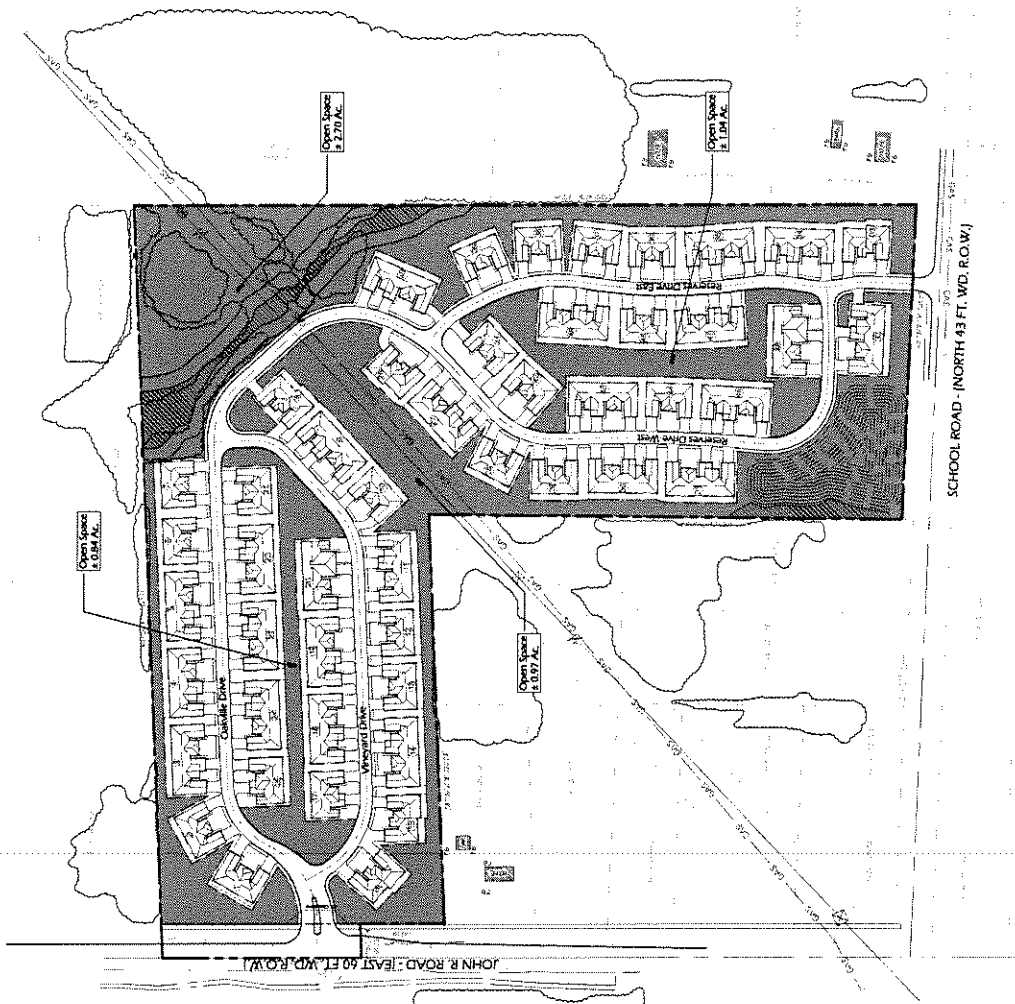
Oakville Estates  
 Rochester Hills, Oakland County, Michigan

**OPEN SPACE DATA:**

ITEM	DESCRIPTION	AREA	PERCENT
TOTAL SITE AREA	25,735 Acres (Gross)	100.00 %	
TOTAL OPEN SPACE	47-18.28 Acres	18.34 %	

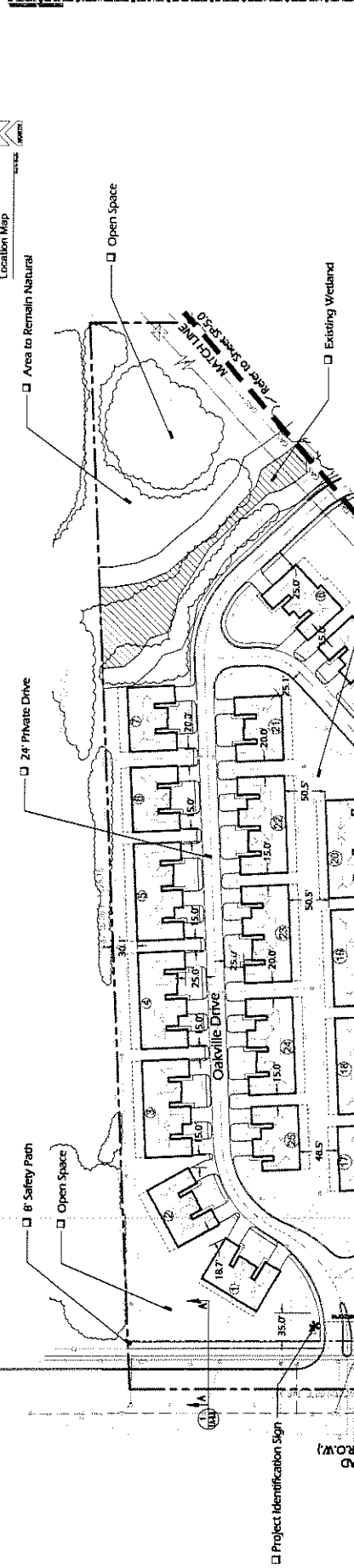
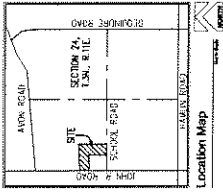
**NOTES:**

1. Basic boundary and topographic information provided by the client.
2. Modified work provided by Black, Williamson and Associates, provided by ACS & Associates, received on 5/2/06.
3. Subject to city and agency review and modifications.
4. Parking to occur on site in which carriage walk occurs, opposite side of the Hydrant.



SCALE: 1"=100'-0"  
 Open Space Plan





**SITE DATA:**

ITEM	EXISTING	PROPOSED
ZONING	R-3	PLD
Proposed		
SITE AREA	23,755 Acres	
Gross Site Area	47, 62,603 Acres	
Existing ROW	47, 55,493 Acres	
Net Site Area (Excluding ROW)	47, 25,276 Acres	
Net Site Area (Including Buffer ROW)	47, 25,276 Acres	
DENSITY (GROSS)	44.474 DU/AC	
Total Number of Units for Oakville Estates	122	
Oakville Estates North	62	
SETBACKS - (ft) Units		
Front Yard	25	
Minimum Separation Between Units	15	
Rear Yard	30	
Minimum Rear Yard Separation Between Units	45	

- NOTES:**
1. Base boundary and geographic information provided by MGS & Associates, received on 5/2/05.
  2. Wetland limit verified by Brooks Williamson and Associates, provided by MGS & Associates, received on 5/2/05.
  3. Subject to city and agency reviews and modifications.
  4. Areas in which carriage walk occurs, opposite side of fire hydrants.

**DesignTeam Limited**  
 10000 Woodward Ave., Suite 100  
 Detroit, MI 48202  
 Phone: 313.963.1100  
 Email: info@designteam.com

**Oakville Estates, L.L.C.**  
 6200 Silverton Road  
 Sterling Heights, Michigan 48313  
 Phone: 588.006.8100  
 Fax: 588.006.8100

**Oakville Estates**  
 Rochester Hills, Oakland County, Michigan

Project No. 089-1007  
 Date: 11/12/05  
 Scale: 1" = 60'-0"

**SCALE: 1" = 60'-0"**

**North Arrow**

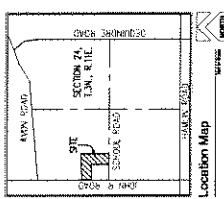
**Legend:**

- 6' Safety Path
- Open Space
- 24 Private Drive
- 24 Carriage Walk
- 24 Private Drive
- 5' Carriage Walk
- 24 Private Drive
- Open Space
- Area to Remain Natural
- Existing Wetland
- Open Space
- Open Space

**Project Identification Sign**

**JOHN R ROAD (EAST 60 FT WD. ROW)**

**Match Lines:** MATCH LINE NORTH, MATCH LINE WEST, MATCH LINE SOUTH, MATCH LINE EAST



**SITE DATA:**

ITEM	DESCRIPTION
ZONING	R3
Existing	RUD
Proposed	
SITE AREA	25,755 Acres
Gross Site Area	-/- 0.833 Acres
Existing ROW	-/- 0.216 Acres
Future ROW	-/- 25,492 Acres
Net Site Area (Including ROW)	-/- 25,276 Acres
Net Site Area (Including Future ROW)	-/- 4,774 DA/AL
DENSITY (Gross)	122
Total Number of Units for Oakville Estates	122
Units per Acre	66
Setback (Front)	25
Setback (Side)	15
Setback (Rear)	30
Minimum Side Yard Separation Between Units	15
Rear Yard	30
Minimum Rear Yard Separation Between Units	45

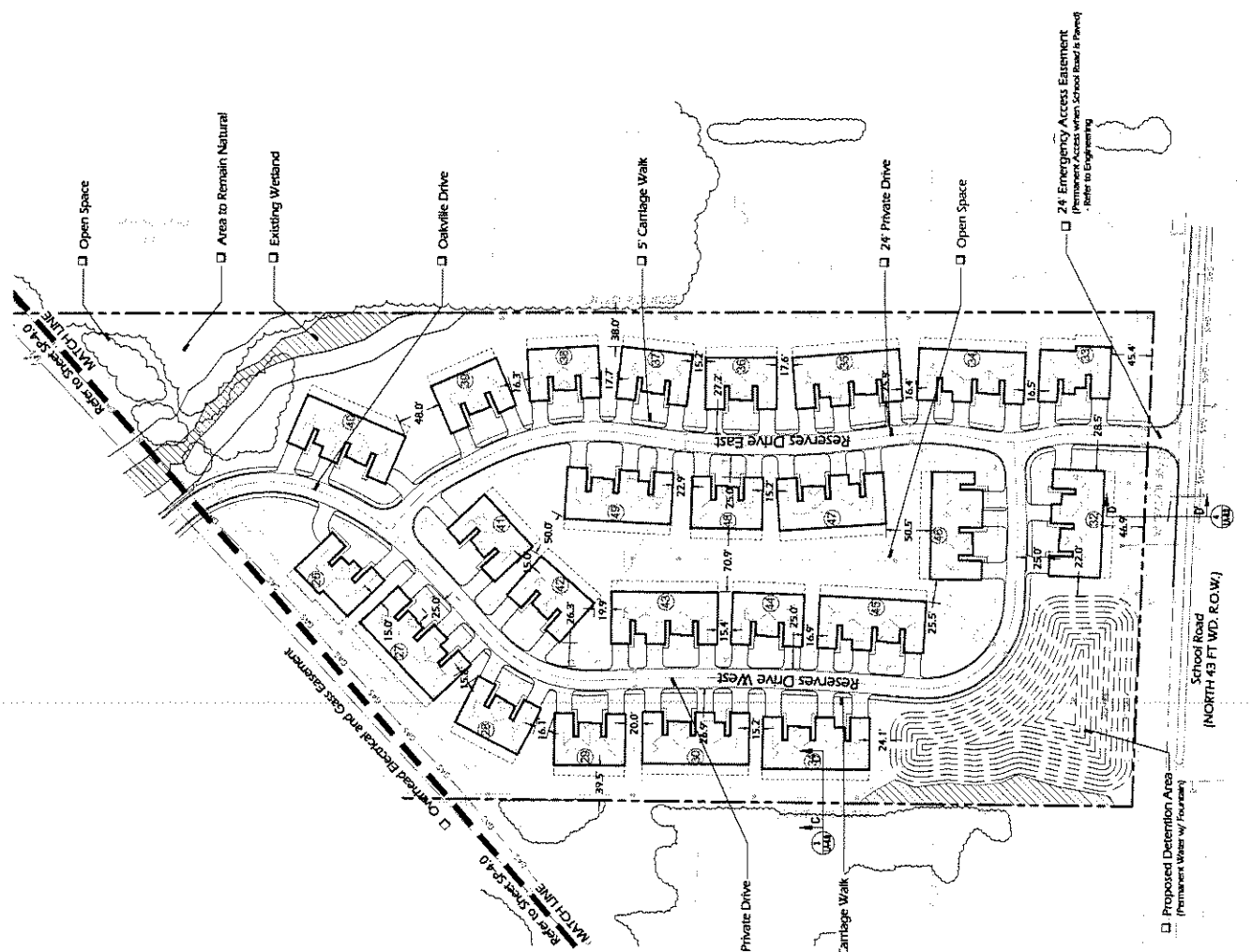
**NOTES:**

1. Base, boundary, and topographic information provided by [unclear].
2. All elevations are based on 5/2005.
3. All dimensions are in feet and inches unless otherwise noted.
4. Subject to city and agency reviews and modifications.
5. Parking to occur on site in which carriage walk occurs, opposite side of first flyabout.

**Design Team Limited**  
 17255 W. Van Way Road  
 Southfield, MI 48075  
 248.566.1999  
 Fax: 248.566.9777  
 email: design@design.com

**Oakville Estates L.L.C.**  
 4200 Schwaner Road  
 Sterling Heights, Michigan 48313  
 PH: 586.268.8100  
 FAX: 586.268.8170

**Oakville Estates**  
 Rochester Hills,  
 Oakland County,  
 Michigan





Project Name	Oakville Estates
Project No.	LA-10
Project Location	Rochester Hills, Michigan
Client	Oakville Estates LLC
Project Manager	[Name]
Design Team	[List of Designers]
Scale	1" = 80'-0"
Date	11/14/2019
Sheet No.	LA-1.0
Sheet Title	Overall Conceptual Landscape Plan

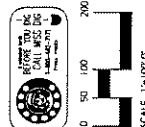
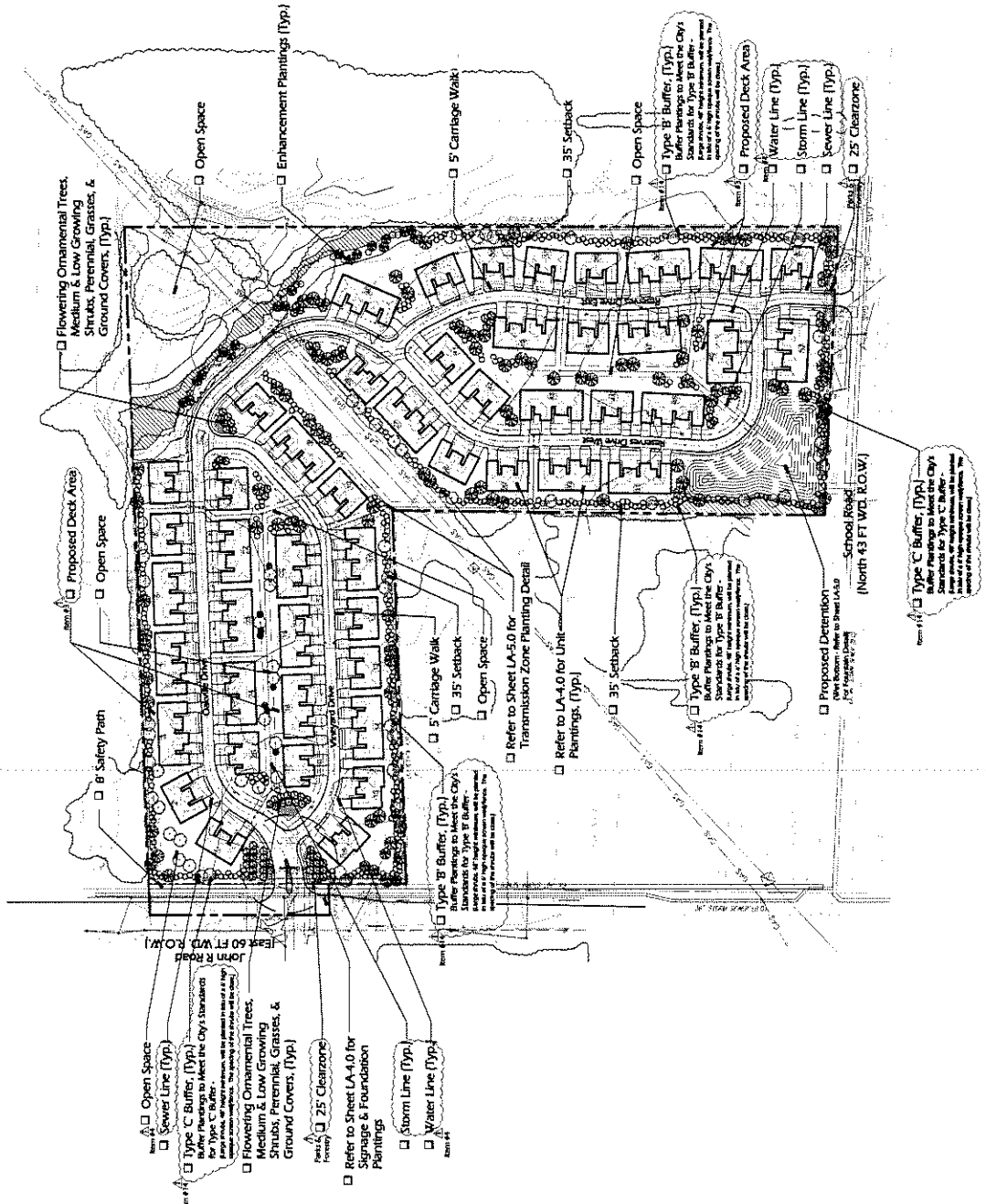
**SITE DATA:**

ITEM	DESCRIPTION	VALUE
ZONING	PLD	RM-1
Underlying Zoning	PLD	
SITE AREA	25,755 Acres	
Estimated R.O.W.	7- 0.853 Acres	
Net Site Area (Excluding R.O.W.)	47- 25.892 Acres	
Net Site Area (Excluding Future R.O.W.)	47- 25.276 Acres	
DENSITY (Gross)	46- 4.74 DU/AC	
DENSITY (Net)	122	
SETBACKS		
Front Yard	25	
Minimum Separation Between Units	15	
Rear Yard	35	
Minimum Rear Yard Separation Between Units	45	

- NOTES:**
- The rezoning (U.O.) to Intermediate Visual Character, as required by the City of Rochester Hills, is being processed by the City of Rochester Hills. Construction prohibited by M.C.S. & Associates, received on 5/7/05.
  - Unsettled land within the Brooks, Williamson and Associates, provided by M.C.S. & Associates, received on 5/7/05.
  - Subject to city and agency review and modifications.
  - Refer to other sheets for details regarding the main plan and standards set forth by the City of Rochester Hills, Ordinance No. 117.

- LANDSCAPE PLANTING NOTES:**
- All trees to be planted by the contractor to verify and provide all plant material as shown on the drawings.
  - Placement of street trees to be indicated by planting, flagging or staking. Other approved treatments.
  - All trees to be located a minimum of 10' from underground utilities, 10' from overhead utilities, 10' from overhead power lines, and 10' from overhead power lines.
  - When protective barriers are required, they will be erected prior to commencement of work.
  - Plantings shall be installed within the specified buffer zones. Shrub trees and vines must be planted at least 5' from the edge of the B safety path. Evergreen and ornamental trees must be planted at least 10' from the edge of the B safety path.

- Buffer Plantings Min. Size Requirements**
- 1 1/4" Cal. Deciduous Trees
  - 3 1/2" Cal. Deciduous Trees
  - 2" Cal. Ornamental Trees
- Replacement Tree Min. Size Requirements**
- 2" Cal. Deciduous Trees
  - 2" Cal. Ornamental Trees
- \* Trees may be updated per city's standards for additional credits.



Overall Conceptual Landscape Plan





**Design Team**  
 Landmark Architecture  
 11111 15th Street NW  
 Seattle, WA 98147  
 Phone: 206.764.4444  
 Fax: 206.764.4444  
 Email: info@landmarkarch.com

**Oakville Estates LLC**  
 4908 Schwabauer Road  
 Shelby Heights, Michigan 48313  
 Phone: 248.368.8200  
 Fax: 248.368.8210  
 Email: info@oakvilleestates.com

**Daylight Team Limited**  
 11250 W. 1st Ave. 10th Floor  
 Oakland, CA 94612  
 Phone: 415.685.5717  
 Fax: 415.685.5717  
 Email: info@daylightteam.com

**Oakville Estates LLC**  
 4908 Schwabauer Road  
 Shelby Heights, Michigan 48313  
 Phone: 248.368.8200  
 Fax: 248.368.8210  
 Email: info@oakvilleestates.com

**Oakville Estates LLC**  
 4908 Schwabauer Road  
 Shelby Heights, Michigan 48313  
 Phone: 248.368.8200  
 Fax: 248.368.8210  
 Email: info@oakvilleestates.com

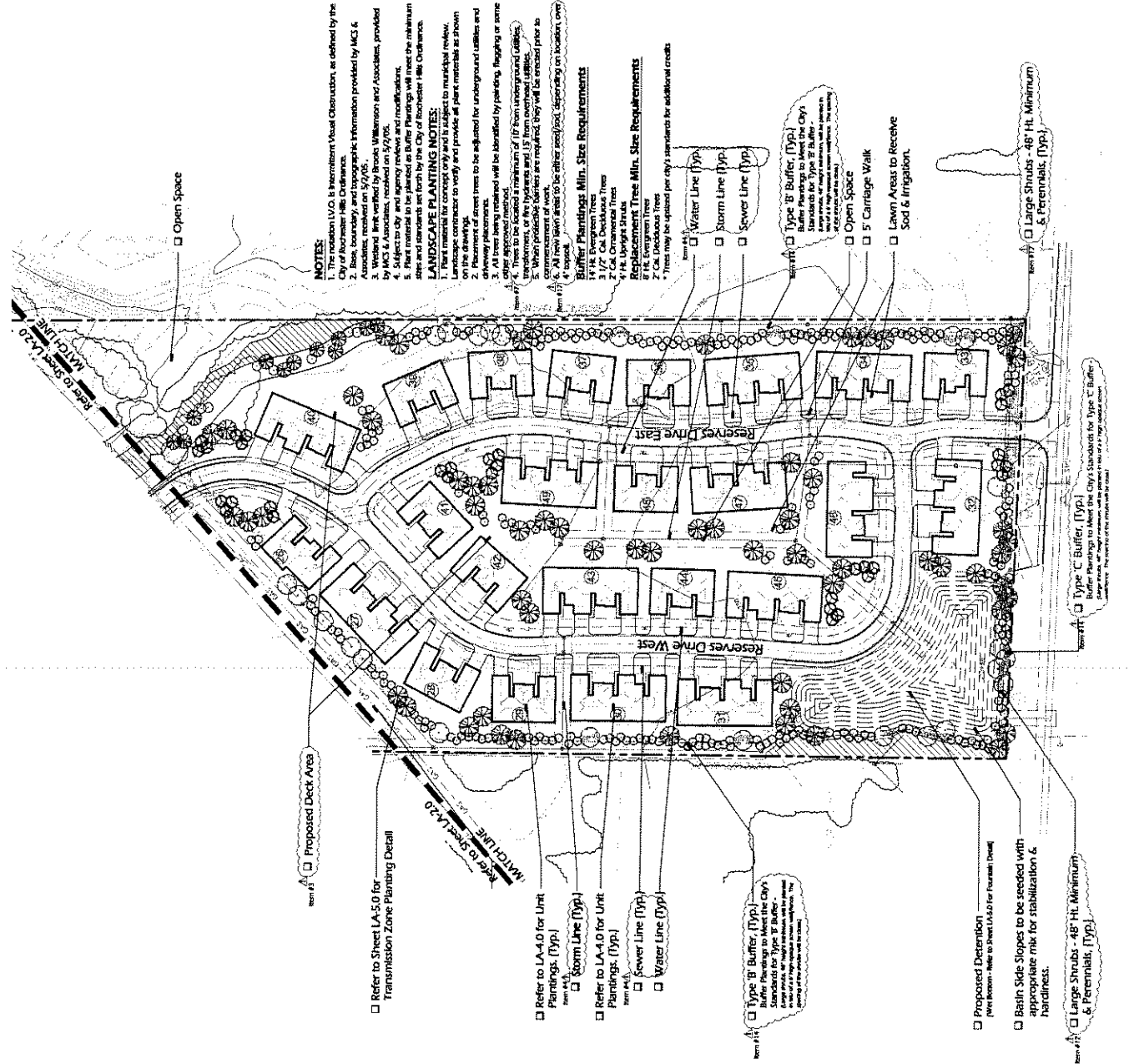
**Oakville Estates LLC**  
 4908 Schwabauer Road  
 Shelby Heights, Michigan 48313  
 Phone: 248.368.8200  
 Fax: 248.368.8210  
 Email: info@oakvilleestates.com

**Oakville Estates LLC**  
 4908 Schwabauer Road  
 Shelby Heights, Michigan 48313  
 Phone: 248.368.8200  
 Fax: 248.368.8210  
 Email: info@oakvilleestates.com

**Oakville Estates LLC**  
 4908 Schwabauer Road  
 Shelby Heights, Michigan 48313  
 Phone: 248.368.8200  
 Fax: 248.368.8210  
 Email: info@oakvilleestates.com

**Oakville Estates LLC**  
 4908 Schwabauer Road  
 Shelby Heights, Michigan 48313  
 Phone: 248.368.8200  
 Fax: 248.368.8210  
 Email: info@oakvilleestates.com

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
AC	Adiantum species	Wild Fern	5' Ht.	Ball
AF	Acer glabrum	Smooth Bark Maple	2' Cal.	Ball
AG	Acer rubrum	Red Maple	3' Cal.	Ball
AO	Acer sp.	Maple	3' Cal.	Ball
BB	Betula nigra	Black Birch	3' Cal.	Ball
CB	Celtis occidentalis	Common Hackberry	3' Cal.	Ball
CG	Claytonia virginica	Spring Pea Pod	3' Cal.	Ball
CH	Chamaecyparis stricta	Japanese Cypress	3' Cal.	Ball
CI	Cornus florida	Flowering Dogwood	3' Cal.	Ball
CM	Conium maculatum	Henbane	3' Cal.	Ball
CO	Cornus sp.	Cornus	3' Cal.	Ball
CP	Chamaecyparis stricta	Japanese Cypress	3' Cal.	Ball
CQ	Quercus sp.	Oak	3' Cal.	Ball
CR	Corallorhiza innata	Spotted Coralroot	3' Cal.	Ball
CS	Conium maculatum	Henbane	3' Cal.	Ball
CT	Conium maculatum	Henbane	3' Cal.	Ball
CU	Conium maculatum	Henbane	3' Cal.	Ball
CV	Conium maculatum	Henbane	3' Cal.	Ball
CW	Conium maculatum	Henbane	3' Cal.	Ball
CX	Conium maculatum	Henbane	3' Cal.	Ball
CY	Conium maculatum	Henbane	3' Cal.	Ball
CZ	Conium maculatum	Henbane	3' Cal.	Ball
DA	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DB	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DC	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DD	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DE	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DF	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DG	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DH	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DI	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DJ	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DK	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DL	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DM	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DN	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DO	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DP	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DQ	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DR	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DS	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DT	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DU	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DV	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DW	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DX	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DY	Daphne genkwa	Winter Daphne	3' Cal.	Ball
DZ	Daphne genkwa	Winter Daphne	3' Cal.	Ball



**NOTES:**

- The location WVO is to be confirmed Visual Observation, as defined by the City of Rochester UMC Ordinance.
- Base, boundary, and topographic information provided by MGS & Associates, received on 5/9/05.
- All plant material to be planted by Wilson and Associates, provided by MGS & Associates, 5/2/05.
- All plant material to be planted by Wilson and Associates, provided by MGS & Associates, 5/2/05.
- Plant material to be planted by Wilson and Associates, provided by MGS & Associates, 5/2/05.

**LANDSCAPE PLANTING NOTES:**

- Plant material for concept only and is subject to municipal review.
- Plant material to be planted by Wilson and Associates, provided by MGS & Associates, 5/2/05.
- Plant material to be planted by Wilson and Associates, provided by MGS & Associates, 5/2/05.
- Plant material to be planted by Wilson and Associates, provided by MGS & Associates, 5/2/05.
- Plant material to be planted by Wilson and Associates, provided by MGS & Associates, 5/2/05.

**PLANTING MIN. SIZE REQUIREMENTS:**

- 1 1/2" Diameter Trees
- 2 1/2" Cal. Deciduous Trees
- 4 Ht. Evergreen Trees
- 4 Ht. Upright Shrubs

**REPLACEMENT TREE MIN. SIZE REQUIREMENTS:**

- 2 1/2" Cal. Deciduous Trees
- 4 Ht. Evergreen Trees

**REPLACEMENT TREE MIN. SIZE REQUIREMENTS:**

- 2 1/2" Cal. Deciduous Trees
- 4 Ht. Evergreen Trees

**REPLACEMENT TREE MIN. SIZE REQUIREMENTS:**

- 2 1/2" Cal. Deciduous Trees
- 4 Ht. Evergreen Trees

**REPLACEMENT TREE MIN. SIZE REQUIREMENTS:**

- 2 1/2" Cal. Deciduous Trees
- 4 Ht. Evergreen Trees

**CONCEPTUAL PLANT & MATERIAL SCHEDULE**

**SCALE: 1" = 60'**

**0 30 60 120**

**Legend:**

- Open Space
- Proposed Deck Area
- Refer to Sheet LA-50 for Transmission Zone Planting Detail
- Refer to LA-4.0 for Unit Plantings
- Storm Line (Typ)
- Sewer Line (Typ)
- Water Line (Typ)
- Type B Buffer (Typ)
- Type C Buffer (Typ)
- Large Shrubs - 48" Ht. Minimum & Perennials (Typ)
- Basin Side Slopes to be seeded with appropriate mix for stabilization & hardiness.
- Proposed Detention (See Section 10.0 for Further Detail)

**Legend:**

- Water Line (Typ)
- Storm Line (Typ)
- Sewer Line (Typ)
- Type B Buffer (Typ)
- Type C Buffer (Typ)
- Large Shrubs - 48" Ht. Minimum & Perennials (Typ)
- Basin Side Slopes to be seeded with appropriate mix for stabilization & hardiness.
- Proposed Detention (See Section 10.0 for Further Detail)

**Legend:**

- Water Line (Typ)
- Storm Line (Typ)
- Sewer Line (Typ)
- Type B Buffer (Typ)
- Type C Buffer (Typ)
- Large Shrubs - 48" Ht. Minimum & Perennials (Typ)
- Basin Side Slopes to be seeded with appropriate mix for stabilization & hardiness.
- Proposed Detention (See Section 10.0 for Further Detail)

**Legend:**

- Water Line (Typ)
- Storm Line (Typ)
- Sewer Line (Typ)
- Type B Buffer (Typ)
- Type C Buffer (Typ)
- Large Shrubs - 48" Ht. Minimum & Perennials (Typ)
- Basin Side Slopes to be seeded with appropriate mix for stabilization & hardiness.
- Proposed Detention (See Section 10.0 for Further Detail)



**Design Team Limited**  
11256 W. Van Meter Road  
Bloomfield Hills, MI 48305

**Oakville Estates L.L.C.**  
4800 Schwaner Road  
Shelby Twp, Michigan 48153  
616.268.8278

**CONCEPTUAL PLANT & MATERIAL SCHEDULE:**

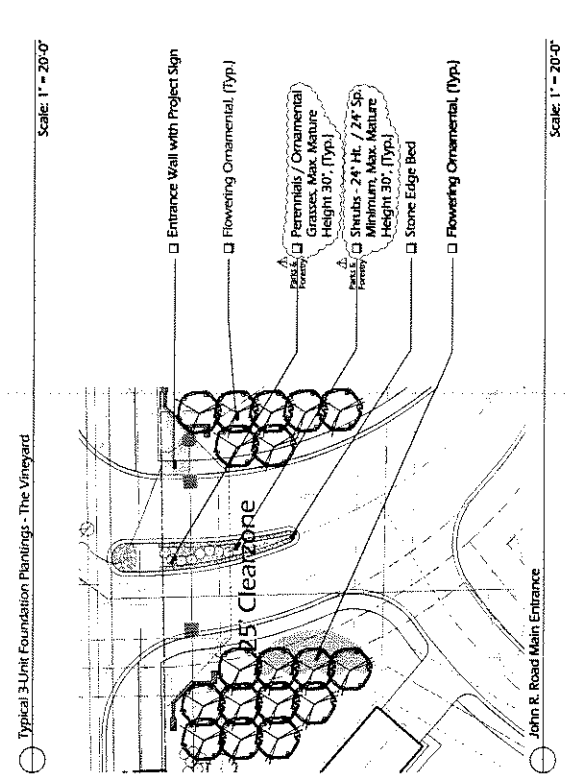
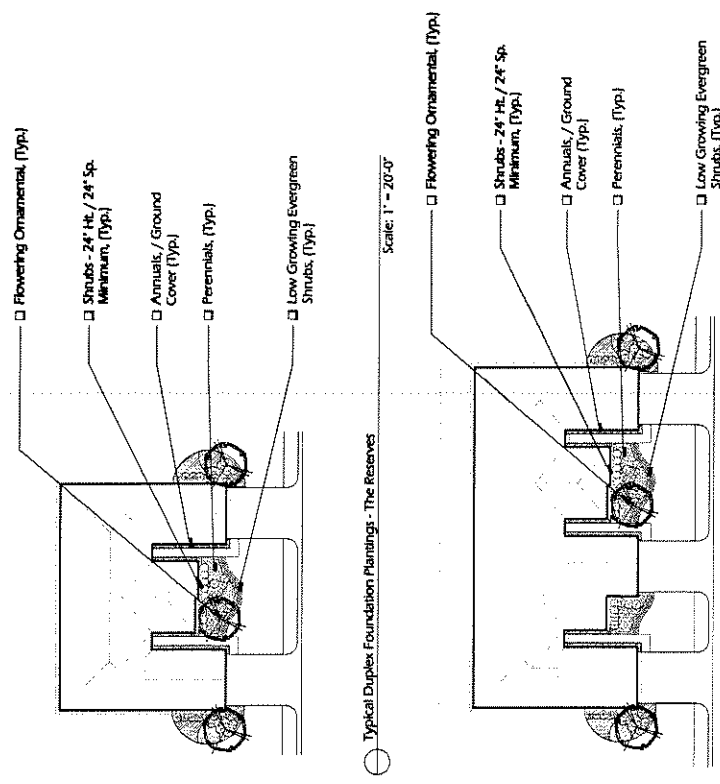
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
OR	ORNAMENTAL TREE - (1.5' Cal. Minimum)			
AS	Amelanchier canadensis	Shadbolt Serviceberry	1.5' Cal.	B&B
CP	Crataegus phoenopyrum	Washington Hawthorn	1.5' Cal.	B&B
MM	Malus 'Mazan'	Mazan Crabapple	1.5' Cal.	B&B
MP	Malus 'Pruniflora'	Pruniflora Crabapple	1.5' Cal.	B&B
MS	Malus 'Sobolana'	Sobolana Crabapple	1.5' Cal.	B&B
PV	Prunella virginiana	Minnesota Snowflake		
SPRUB - (24" Ht. / 24" Sp. Minimum)				
CD	Cornus alternifolia	Royal Beauty Dogwood	24" Ht.	Cont.
CP	Cornus florida	Flowering Dogwood	24" Spread	Cont.
CV	Cornus rugosa	Rugosa Dogwood	24" Spread	Cont.
EA	Eucalyptus alba	Compact	24" Ht.	Cont.
PV	Forseya x waldsteinii	Sporeweed	24" Ht.	Cont.
JH	Juniperus horizontalis	Thurston Compact Youngman Juniper	24" Ht.	Cont.
JS	Juniperus sp. 'Blue Star'	Blue Star Juniper	24" Spread	Cont.
PF	Patrinia frutescens	Albino Wood	24" Ht.	Cont.
RA	Rhus aromatica	Whitebark	24" Ht.	Cont.
RG	Rosa alba	Alpine Curlew	24" Ht.	Cont.
RS	Rosa rugosa	Alpine Curlew	24" Ht.	Cont.
SP	Spirea alba	Spirea	24" Ht.	Cont.
TD	Taxus media	Spahn	24" Ht.	Cont.
TS	Taxus x media	Spahn	24" Ht.	Cont.
TW	Taxus x media	Spahn	24" Ht.	Cont.
TA	Thuja occidentalis 'Aurea'	Golden Globe Arborvitae	24" Ht.	Cont.
TD	Thuja occidentalis	Woodward Arborvitae	24" Ht.	Cont.
VN	Viburnum opulus 'Marum'	Dwarf European Cranberrybush	24" Ht.	Cont.
PERENNIAL				
CV	Carex verticillata	Moonbeam Carex	1 Gal. Cont., 12" O.C.	
HB	Hemerocallis 'Bonanza'	Bonanza Daylily	1 Gal. Cont., 12" O.C.	
HH	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 Gal. Cont., 12" O.C.	
HP	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 Gal. Cont., 12" O.C.	
HA	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 Gal. Cont., 12" O.C.	
LA	Liatris scariosa	Hyacinth	1 Gal. Cont., 12" O.C.	
LS	Lupinus arboreus	Butterfly Pea	1 Gal. Cont., 12" O.C.	
AP	Malva sylvestris	Malva	1 Gal. Cont., 12" O.C.	
RF	Rubus idaeus	Raspberries	1 Gal. Cont., 12" O.C.	
AN	Annulus	Black Eyed Susan	2 1/4" Plant Pot & O.C.	
MATERIALS				
MULTI			UNIT	
Plant Mix			CY	
Terra Sero			185	

- NOTES:**
1. This plan (V.O.) is submitted for information, as defined by the City of Rochester Hills Ordinance.
  2. Basis, boundary, and topographic information provided by M.C.S. Associates, received on 5/2/05.
  3. Wetland limit verified by Bruce Williamson and Associates, provided by M.C.S. Associates, received on 5/2/05.
  4. Subject to city and agency reviews and modifications.
- LANDSCAPE PLANTING NOTES:**
1. Plant material for concept only and is subject to municipal review. Landscape contractor to verify and provide all plant material as shown on the drawings.
  2. Placement of street trees to be adjusted for underground utilities and driveway placement.
  3. Planting of street trees to be verified by planting inspector for approved placement.
  4. Trees to be planted 6 inches from the curb and 15 feet from the sidewalk.
  5. When protective barriers are required, they will be erected prior to commencement of work.
  6. All new lawn areas to be either sod/lawn or seeded, depending on location, over 4" topsoil.

**Oakville Estates**  
Rochester Hills, Oakland County, Michigan

**Design Team Limited**  
11256 W. Van Meter Road  
Bloomfield Hills, MI 48305  
616.268.8278

**Oakville Estates L.L.C.**  
4800 Schwaner Road  
Shelby Twp, Michigan 48153  
616.268.8278

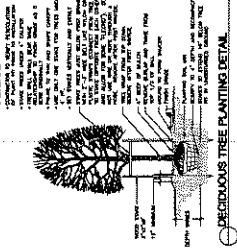


**Professional Seal**  
Michigan Board of Landscape Architecture  
Call for more information

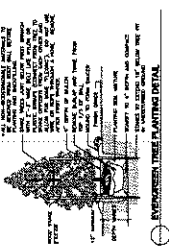
1A4.0  
Detailed Conceptual Landscape Plan

GENERAL NOTES

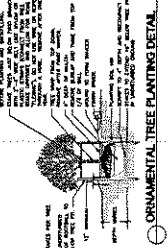
PLANTING NOTES: ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE... PLANTING NOTES: ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...



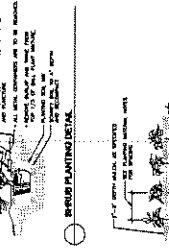
DECIDUOUS TREE PLANTING DETAIL: 1. ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...



CONIFEROUS TREE PLANTING DETAIL: 1. ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...



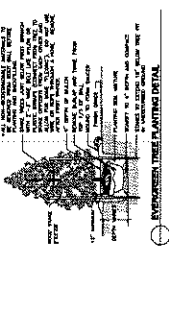
ORNAMENTAL TREE PLANTING DETAIL: 1. ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...



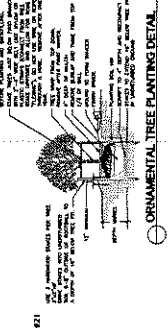
SHRUB PLANTING DETAIL: 1. ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...

GENERAL NOTES

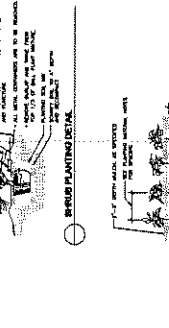
PLANTING NOTES: ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE... PLANTING NOTES: ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...



TRANSMISSION ZONE PLANTING DETAIL: 1. ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...



FOUNTAIN DETAIL: 1. ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...



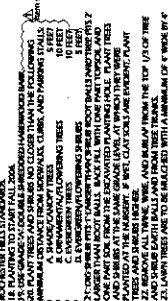
ENTRANCE LIGHTING DETAIL: 1. ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...

GENERAL NOTES

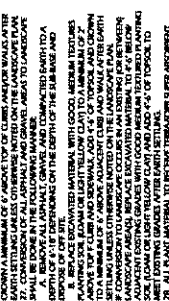
PLANTING NOTES: ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE... PLANTING NOTES: ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...



THREE PROTECTION FENCE DETAIL: 1. ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...



TREE PROTECTION ZONE: 1. ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...



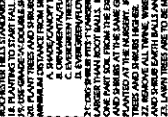
SPACING GUIDE LINES: 1. ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...

GENERAL NOTES

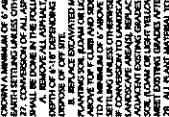
PLANTING NOTES: ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE... PLANTING NOTES: ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...



LANDSCAPE NOTES: 1. ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...



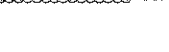
SPACING GUIDE LINES: 1. ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...



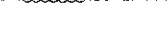
SPACING GUIDE LINES: 1. ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...

GENERAL NOTES

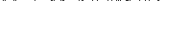
PLANTING NOTES: ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE... PLANTING NOTES: ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...



SPACING GUIDE LINES: 1. ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...



SPACING GUIDE LINES: 1. ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...



SPACING GUIDE LINES: 1. ALL PLANTS SHALL BE PLANTED WITH AN APPROPRIATE SOIL MIXTURE...



Design Beam logo and contact information: 12345 Main St, Suite 100, Detroit, MI 48226. Tel: 313.555.1234. Fax: 313.555.5678.

Design Team Limited logo and contact information: 12345 Main St, Suite 100, Detroit, MI 48226. Tel: 313.555.1234. Fax: 313.555.5678.

Oakville Estates logo and contact information: 12345 Main St, Suite 100, Detroit, MI 48226. Tel: 313.555.1234. Fax: 313.555.5678.

Oakville Estates logo and contact information: 12345 Main St, Suite 100, Detroit, MI 48226. Tel: 313.555.1234. Fax: 313.555.5678.

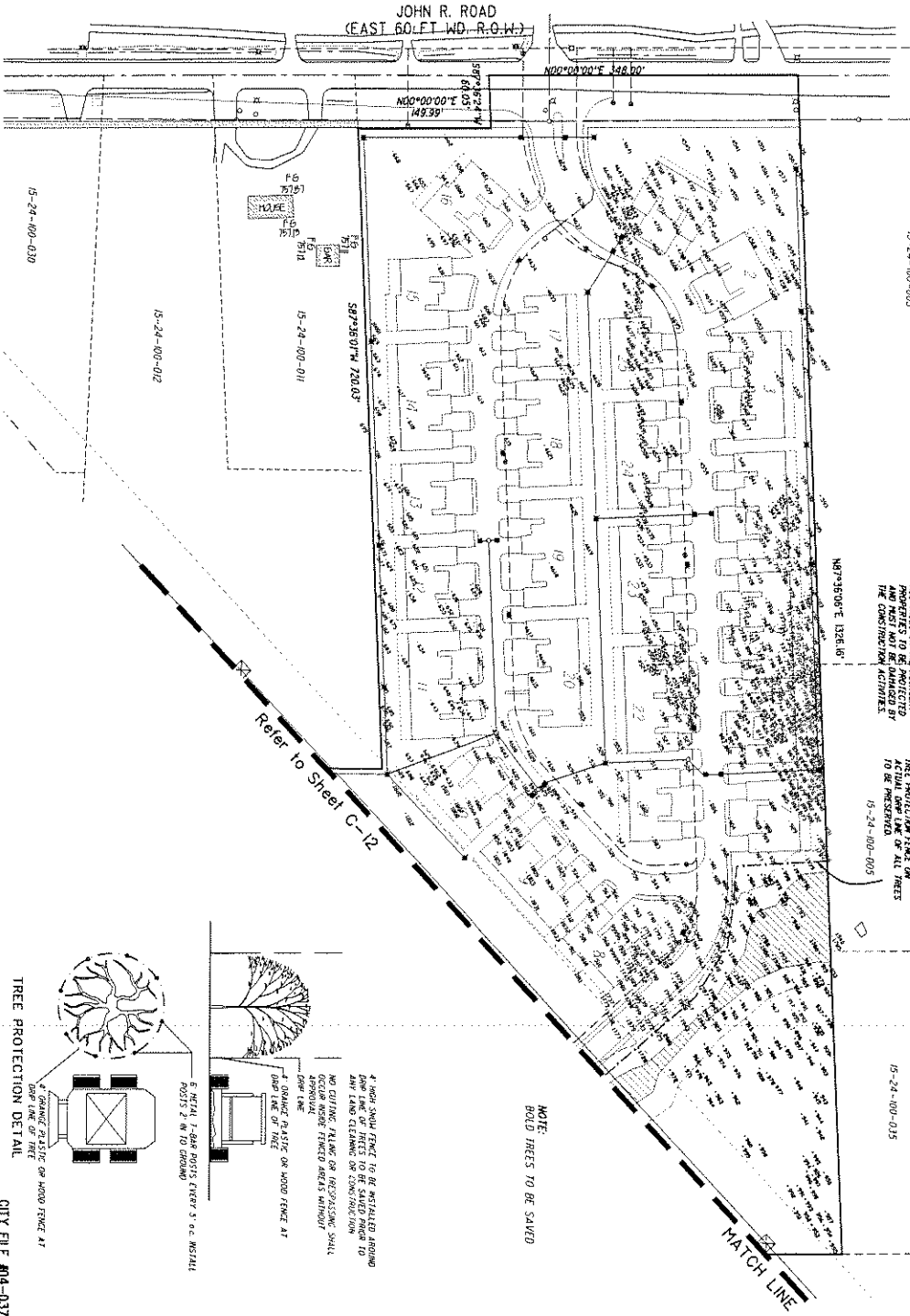
Oakville Estates logo and contact information: 12345 Main St, Suite 100, Detroit, MI 48226. Tel: 313.555.1234. Fax: 313.555.5678.

Oakville Estates logo and contact information: 12345 Main St, Suite 100, Detroit, MI 48226. Tel: 313.555.1234. Fax: 313.555.5678.

Oakville Estates logo and contact information: 12345 Main St, Suite 100, Detroit, MI 48226. Tel: 313.555.1234. Fax: 313.555.5678.





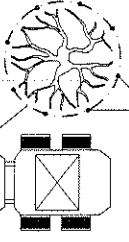


NOTE:  
ALL TREES ON THE ADJACENT  
LOTS SHOWN ON THIS PLAN  
AND NOT BE DAMAGED BY  
THE CONSTRUCTION ACTIVITIES.

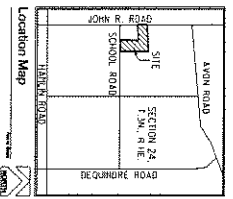
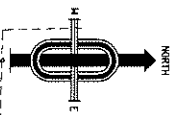
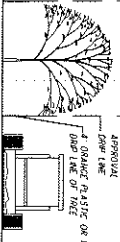
NOTE:  
INSTALL  
FIRE PROTECTION FENCE ON  
ACTUAL DWP LINE OF ALL TREES  
TO BE PRESERVED.  
15-24-00-009

NOTE:  
BOLD TREES TO BE SAVED

1' HIGH SOLID FENCE TO BE INSTALLED AROUND  
ALL TREES TO BE SAVED. NO CUTTING, TRIMMING OR  
ANY LAND CLEARING OR CONSTRUCTION SHALL  
OCCUR WITHIN THE FENCED AREAS WITHOUT  
APPROVAL.  
4' DIAMETER PLASTIC OR HOOD FENCE AT  
DWP LINE OF TREE



5' METAL 1-8x8 POSTS EVERY 3' OR METAL  
POSTS 2' IN TO GROUND

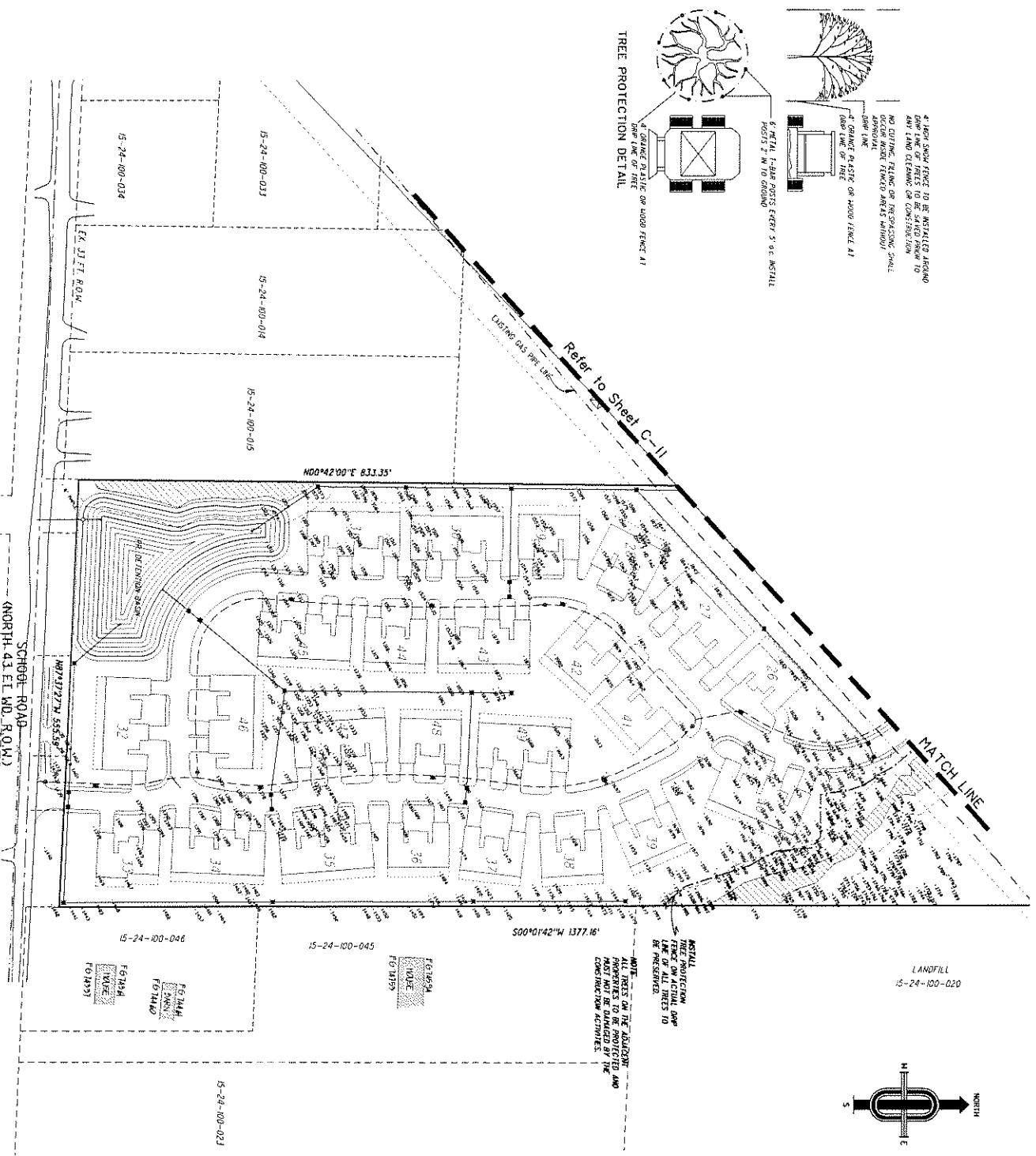
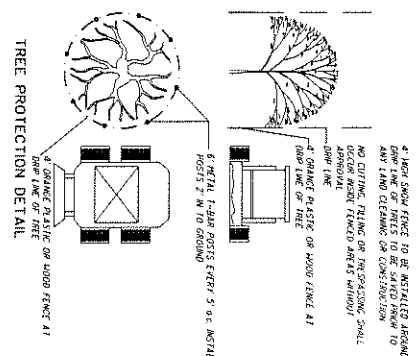


CITY FILE #04-037

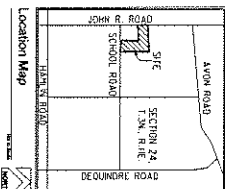
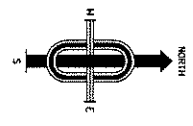
<b>ASSOCIATES, INC.</b> Civil Engineering and Surveying 1424 West 2nd Street, Suite 100 Des Moines, IA 50319 Phone: (515) 281-4200 Fax: (515) 281-4201 Website: www.associatesinc.com	
<b>FORNBERG MGS ASSOCIATES, INC.</b> 1424 West 2nd Street, Suite 100 Des Moines, IA 50319 Phone: (515) 281-4200 Fax: (515) 281-4201 Website: www.fornbergmgs.com	<b>OKAYLE ESTIENS</b> PART OF THE P.M. 1/8 OF SECTION 24, T16N, R10E, S40W, IOWA COUNTY, IOWA
DATE: 11-11-05 DRAWN BY: JICM CHECKED BY: JLL	SCALE: 1" = 60' SHEET: C-10 DRAWING: PS-05-305

**BRIAN H. DUGAN**  
 PE  
 No. 1490  
 State of Iowa

NOTE: TO BE USED AS CONSTRUCTION DRAWINGS.  
 THIS PLAN IS THE PROPERTY OF ASSOCIATES, INC. AND  
 SHALL BE KEPT IN THE OFFICE OF ASSOCIATES, INC. AT  
 ALL TIMES. NO PART OF THIS PLAN IS TO BE REPRODUCED  
 OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC  
 OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY  
 ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT  
 THE WRITTEN PERMISSION OF ASSOCIATES, INC.



NOTE:  
 ALL TREES ON THE ADJACENT  
 PARCELS TO BE PROTECTED AND  
 PRESERVED TO BE PRESERVED  
 DURING CONSTRUCTION ACTIVITIES.



NOTE:  
 BOLD LINES TO BE SAVED



NOTE:  
 NOT TO BE USED AS CONSTRUCTION DETAILS  
 BEAN MOUND DIG  
 1-800-384-7172

**ASSOCIATES, INC.**  
 CIVIL ENGINEERING AND SURVEYING

**MCS**  
 ASSOCIATES, INC.  
 1500 N. W. 11th St.  
 Fort Lauderdale, FL 33304  
 Phone: (305) 778-8300  
 Fax: (305) 778-8302

DATE: 11-11-03  
 DRAWN BY: JCM  
 CHECKED BY: JLL  
 SCALE: T = 60'  
 SHEET: C-11  
 DRAWING: PS-05-805

STATE ROAD ROAD SIGN AND  
 MARKING CONTRACT NO. 100-100-020  
 PART OF THE 14th, 17th, 18th,  
 19th, 20th, 21st, 22nd, 23rd, 24th,  
 25th AND 26th CONSTRUCTION PHASES

**TREE PRESERVATION PLAN**

NO.	DATE	DESCRIPTION	AMOUNT	CHECK NO.	DATE	DESCRIPTION	AMOUNT	CHECK NO.
1	11-11-05	...	...	...	...	...	...	...
2	11-11-05	...	...	...	...	...	...	...
3	11-11-05	...	...	...	...	...	...	...
4	11-11-05	...	...	...	...	...	...	...
5	11-11-05	...	...	...	...	...	...	...
6	11-11-05	...	...	...	...	...	...	...
7	11-11-05	...	...	...	...	...	...	...
8	11-11-05	...	...	...	...	...	...	...
9	11-11-05	...	...	...	...	...	...	...
10	11-11-05	...	...	...	...	...	...	...
11	11-11-05	...	...	...	...	...	...	...
12	11-11-05	...	...	...	...	...	...	...
13	11-11-05	...	...	...	...	...	...	...
14	11-11-05	...	...	...	...	...	...	...
15	11-11-05	...	...	...	...	...	...	...
16	11-11-05	...	...	...	...	...	...	...
17	11-11-05	...	...	...	...	...	...	...
18	11-11-05	...	...	...	...	...	...	...
19	11-11-05	...	...	...	...	...	...	...
20	11-11-05	...	...	...	...	...	...	...
21	11-11-05	...	...	...	...	...	...	...
22	11-11-05	...	...	...	...	...	...	...
23	11-11-05	...	...	...	...	...	...	...
24	11-11-05	...	...	...	...	...	...	...
25	11-11-05	...	...	...	...	...	...	...
26	11-11-05	...	...	...	...	...	...	...
27	11-11-05	...	...	...	...	...	...	...
28	11-11-05	...	...	...	...	...	...	...
29	11-11-05	...	...	...	...	...	...	...
30	11-11-05	...	...	...	...	...	...	...
31	11-11-05	...	...	...	...	...	...	...
32	11-11-05	...	...	...	...	...	...	...
33	11-11-05	...	...	...	...	...	...	...
34	11-11-05	...	...	...	...	...	...	...
35	11-11-05	...	...	...	...	...	...	...
36	11-11-05	...	...	...	...	...	...	...
37	11-11-05	...	...	...	...	...	...	...
38	11-11-05	...	...	...	...	...	...	...
39	11-11-05	...	...	...	...	...	...	...
40	11-11-05	...	...	...	...	...	...	...
41	11-11-05	...	...	...	...	...	...	...
42	11-11-05	...	...	...	...	...	...	...
43	11-11-05	...	...	...	...	...	...	...
44	11-11-05	...	...	...	...	...	...	...
45	11-11-05	...	...	...	...	...	...	...
46	11-11-05	...	...	...	...	...	...	...
47	11-11-05	...	...	...	...	...	...	...
48	11-11-05	...	...	...	...	...	...	...
49	11-11-05	...	...	...	...	...	...	...
50	11-11-05	...	...	...	...	...	...	...
51	11-11-05	...	...	...	...	...	...	...
52	11-11-05	...	...	...	...	...	...	...
53	11-11-05	...	...	...	...	...	...	...
54	11-11-05	...	...	...	...	...	...	...
55	11-11-05	...	...	...	...	...	...	...
56	11-11-05	...	...	...	...	...	...	...
57	11-11-05	...	...	...	...	...	...	...
58	11-11-05	...	...	...	...	...	...	...
59	11-11-05	...	...	...	...	...	...	...
60	11-11-05	...	...	...	...	...	...	...
61	11-11-05	...	...	...	...	...	...	...
62	11-11-05	...	...	...	...	...	...	...
63	11-11-05	...	...	...	...	...	...	...
64	11-11-05	...	...	...	...	...	...	...
65	11-11-05	...	...	...	...	...	...	...
66	11-11-05	...	...	...	...	...	...	...
67	11-11-05	...	...	...	...	...	...	...
68	11-11-05	...	...	...	...	...	...	...
69	11-11-05	...	...	...	...	...	...	...
70	11-11-05	...	...	...	...	...	...	...
71	11-11-05	...	...	...	...	...	...	...
72	11-11-05	...	...	...	...	...	...	...
73	11-11-05	...	...	...	...	...	...	...
74	11-11-05	...	...	...	...	...	...	...
75	11-11-05	...	...	...	...	...	...	...
76	11-11-05	...	...	...	...	...	...	...
77	11-11-05	...	...	...	...	...	...	...
78	11-11-05	...	...	...	...	...	...	...
79	11-11-05	...	...	...	...	...	...	...
80	11-11-05	...	...	...	...	...	...	...
81	11-11-05	...	...	...	...	...	...	...
82	11-11-05	...	...	...	...	...	...	...
83	11-11-05	...	...	...	...	...	...	...
84	11-11-05	...	...	...	...	...	...	...
85	11-11-05	...	...	...	...	...	...	...
86	11-11-05	...	...	...	...	...	...	...
87	11-11-05	...	...	...	...	...	...	...
88	11-11-05	...	...	...	...	...	...	...
89	11-11-05	...	...	...	...	...	...	...
90	11-11-05	...	...	...	...	...	...	...
91	11-11-05	...	...	...	...	...	...	...
92	11-11-05	...	...	...	...	...	...	...
93	11-11-05	...	...	...	...	...	...	...
94	11-11-05	...	...	...	...	...	...	...
95	11-11-05	...	...	...	...	...	...	...
96	11-11-05	...	...	...	...	...	...	...
97	11-11-05	...	...	...	...	...	...	...
98	11-11-05	...	...	...	...	...	...	...
99	11-11-05	...	...	...	...	...	...	...
100	11-11-05	...	...	...	...	...	...	...

CITY FILE #04-037

**ASSOCIATES, INC.**  
Civil Engineering and Surveying

**MCS**  
ASSOCIATES, INC.

4444 New Road, Suite 300  
Denver, Colorado 80231  
Tel: (303) 733-4300  
Fax: (303) 733-0882

DATE: 11-11-05  
DRAWN BY: JCH  
CHECKED BY: JJJ

SHEET: C-12  
SCALE: NONE  
PROJECT: PS-05-805

TRIPLE LISTING

**BEYOND THE BOUNDARIES**  
1000 17th St, Suite 100  
Denver, CO 80202  
Tel: (303) 733-4300  
Fax: (303) 733-0882

**LEGEND:**  
O - TREES OFF-SITE  
R - TREES IN ROW  
NOTE: ROW TREES TO BE SAVED  
NOTE: PC - POOR CONDITION

**1000 17th St, Suite 100**  
DENVER, CO 80202  
Tel: (303) 733-4300  
Fax: (303) 733-0882

**BEYOND THE BOUNDARIES**  
1000 17th St, Suite 100  
Denver, CO 80202  
Tel: (303) 733-4300  
Fax: (303) 733-0882

**1000 17th St, Suite 100**  
DENVER, CO 80202  
Tel: (303) 733-4300  
Fax: (303) 733-0882

**BEYOND THE BOUNDARIES**  
1000 17th St, Suite 100  
Denver, CO 80202  
Tel: (303) 733-4300  
Fax: (303) 733-0882

**1000 17th St, Suite 100**  
DENVER, CO 80202  
Tel: (303) 733-4300  
Fax: (303) 733-0882

**BEYOND THE BOUNDARIES**  
1000 17th St, Suite 100  
Denver, CO 80202  
Tel: (303) 733-4300  
Fax: (303) 733-0882

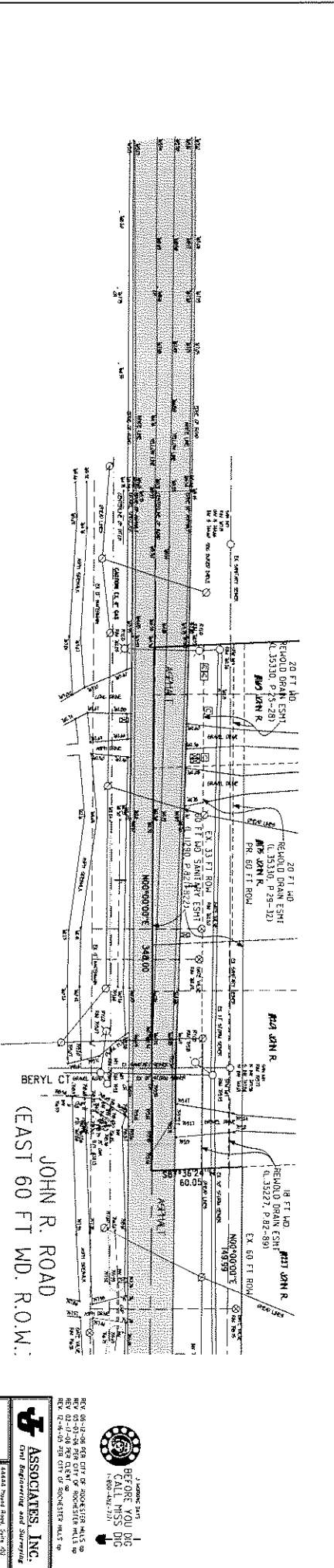
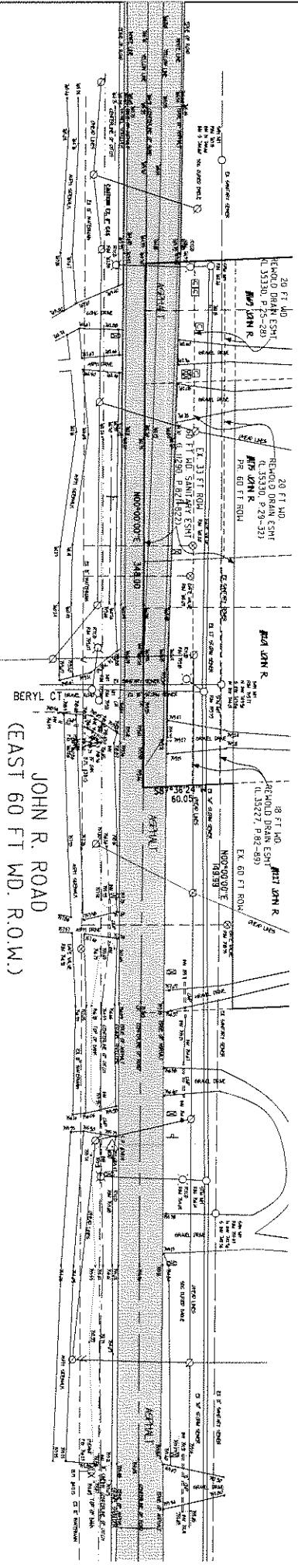
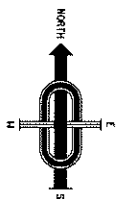
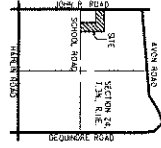
NO.	SECTION	DESCRIPTION	DATE	BY	REMARKS
1	1	...	...	...	...
2	1	...	...	...	...
3	1	...	...	...	...
4	1	...	...	...	...
5	1	...	...	...	...
6	1	...	...	...	...
7	1	...	...	...	...
8	1	...	...	...	...
9	1	...	...	...	...
10	1	...	...	...	...
11	1	...	...	...	...
12	1	...	...	...	...
13	1	...	...	...	...
14	1	...	...	...	...
15	1	...	...	...	...
16	1	...	...	...	...
17	1	...	...	...	...
18	1	...	...	...	...
19	1	...	...	...	...
20	1	...	...	...	...
21	1	...	...	...	...
22	1	...	...	...	...
23	1	...	...	...	...
24	1	...	...	...	...
25	1	...	...	...	...
26	1	...	...	...	...
27	1	...	...	...	...
28	1	...	...	...	...
29	1	...	...	...	...
30	1	...	...	...	...
31	1	...	...	...	...
32	1	...	...	...	...
33	1	...	...	...	...
34	1	...	...	...	...
35	1	...	...	...	...
36	1	...	...	...	...
37	1	...	...	...	...
38	1	...	...	...	...
39	1	...	...	...	...
40	1	...	...	...	...
41	1	...	...	...	...
42	1	...	...	...	...
43	1	...	...	...	...
44	1	...	...	...	...
45	1	...	...	...	...
46	1	...	...	...	...
47	1	...	...	...	...
48	1	...	...	...	...
49	1	...	...	...	...
50	1	...	...	...	...
51	1	...	...	...	...
52	1	...	...	...	...
53	1	...	...	...	...
54	1	...	...	...	...
55	1	...	...	...	...
56	1	...	...	...	...
57	1	...	...	...	...
58	1	...	...	...	...
59	1	...	...	...	...
60	1	...	...	...	...
61	1	...	...	...	...
62	1	...	...	...	...
63	1	...	...	...	...
64	1	...	...	...	...
65	1	...	...	...	...
66	1	...	...	...	...
67	1	...	...	...	...
68	1	...	...	...	...
69	1	...	...	...	...
70	1	...	...	...	...
71	1	...	...	...	...
72	1	...	...	...	...
73	1	...	...	...	...
74	1	...	...	...	...
75	1	...	...	...	...
76	1	...	...	...	...
77	1	...	...	...	...
78	1	...	...	...	...
79	1	...	...	...	...
80	1	...	...	...	...
81	1	...	...	...	...
82	1	...	...	...	...
83	1	...	...	...	...
84	1	...	...	...	...
85	1	...	...	...	...
86	1	...	...	...	...
87	1	...	...	...	...
88	1	...	...	...	...
89	1	...	...	...	...
90	1	...	...	...	...
91	1	...	...	...	...
92	1	...	...	...	...
93	1	...	...	...	...
94	1	...	...	...	...
95	1	...	...	...	...
96	1	...	...	...	...
97	1	...	...	...	...
98	1	...	...	...	...
99	1	...	...	...	...
100	1	...	...	...	...

NO.	SECTION	DESCRIPTION	DATE	BY	REMARKS
101	1	...	...	...	...
102	1	...	...	...	...
103	1	...	...	...	...
104	1	...	...	...	...
105	1	...	...	...	...
106	1	...	...	...	...
107	1	...	...	...	...
108	1	...	...	...	...
109	1	...	...	...	...
110	1	...	...	...	...
111	1	...	...	...	...
112	1	...	...	...	...
113	1	...	...	...	...
114	1	...	...	...	...
115	1	...	...	...	...
116	1	...	...	...	...
117	1	...	...	...	...
118	1	...	...	...	...
119	1	...	...	...	...
120	1	...	...	...	...
121	1	...	...	...	...
122	1	...	...	...	...
123	1	...	...	...	...
124	1	...	...	...	...
125	1	...	...	...	...
126	1	...	...	...	...
127	1	...	...	...	...
128	1	...	...	...	...
129	1	...	...	...	...
130	1	...	...	...	...
131	1	...	...	...	...
132	1	...	...	...	...
133	1	...	...	...	...
134	1	...	...	...	...
135	1	...	...	...	...
136	1	...	...	...	...
137	1	...	...	...	...
138	1	...	...	...	...
139	1	...	...	...	...
140	1	...	...	...	...
141	1	...	...	...	...
142	1	...	...	...	...
143	1	...	...	...	...
144	1	...	...	...	...
145	1	...	...	...	...
146	1	...	...	...	...
147	1	...	...	...	...
148	1	...	...	...	...
149	1	...	...	...	...
150	1	...	...	...	...
151	1	...	...	...	...
152	1	...	...	...	...
153	1	...	...	...	...
154	1	...	...	...	...
155	1	...	...	...	...
156	1	...	...	...	...
157	1	...	...	...	...
158	1	...	...	...	...
159	1	...	...	...	...
160	1	...	...	...	...
161	1	...	...	...	...
162	1	...	...	...	...
163	1	...	...	...	...
164	1	...	...	...	...
165	1	...	...	...	...
166	1	...	...	...	...
167	1	...	...	...	...
168	1	...	...	...	...
169	1	...	...	...	...
170	1	...	...	...	...
171	1	...	...	...	...
172	1	...	...	...	...
173	1	...	...	...	...
174	1	...	...	...	...
175	1	...	...	...	...
176	1	...	...	...	...
177	1	...	...	...	...
178	1	...	...	...	...
179	1	...	...	...	...
180	1	...	...	...	...
181	1	...	...	...	...
182	1	...	...	...	...
183	1	...	...	...	...
184	1	...	...	...	...
185	1	...	...	...	...
186	1	...	...	...	...
187	1	...	...	...	...
188	1	...	...	...	...
189	1	...	...	...	...
190	1	...	...	...	...
191	1	...	...	...	...
192	1	...	...	...	...
193	1	...	...	...	...
194	1	...	...	...	...
195	1	...	...	...	...
196	1	...	...	...	...
197	1	...	...	...	...
198	1	...	...	...	...
199	1	...	...	...	...
200	1	...	...	...	...

NO.	SECTION	DESCRIPTION	DATE	BY	REMARKS
201	1	...	...	...	...
202	1	...	...	...	...
203	1	...	...	...	...
204	1	...	...	...	...
205	1	...	...	...	...
206	1	...	...	...	...
207	1	...	...	...	...
208	1	...	...	...	...
209	1	...	...	...	...
210	1	...	...	...	...
211	1	...	...	...	...
212	1	...	...	...	...
213	1	...	...	...	...
214	1	...	...	...	...
215	1	...	...	...	...
216	1	...	...	...	...
217	1	...	...	...	...
218	1	...	...	...	...
219	1	...	...	...	...
220	1	...	...	...	...
221	1	...	...	...	...
222	1	...	...	...	...
223	1	...	...	...	...
224	1	...	...	...	...
225	1	...	...	...	...
226	1	...	...	...	...
227	1	...	...	...	...
228	1	...	...	...	...
229	1	...	...	...	...
230	1	...	...	...	...
231	1	...	...	...	...
232	1	...	...	...	...
233	1	...	...	...	...
234	1	...	...	...	...
235	1	...	...	...	...
236	1	...	...	...	...
237	1	...	...	...	...
238	1	...	...	...	...
239	1	...	...	...	...
240	1	...	...	...	...
241	1	...	...	...	...
242	1	...	...	...	...
243	1	...	...	...	...
244	1	...	...	...	...
245	1	...	...	...	...
246	1	...	...	...	...
247	1	...	...	...	...
248	1	...	...	...	...
249	1	...	...	...	...
250	1	...	...	...	...
251	1	...	...	...	...
252	1	...	...	...	...
253	1	...	...	...	...
254	1	...	...	...	...
255	1	...	...	...	...
256	1	...	...	...	...
257	1	...	...	...	...
258	1	...	...	...	...
259	1	...	...	...	...
260	1	...	...	...	...
261	1	...	...	...	...
262	1	...	...	...	...
263	1	...	...	...	...
264	1	...	...	...	...
265	1	...	...	...	...
266	1	...	...	...	...
267	1	...	...	...	...
268	1	...	...	...	...
269	1	...	...	...	...
270	1	...	...	...	...
271	1	...	...	...	...
272	1	...	...	...	...
273	1	...	...	...	...
274	1	...	...	...	...
275	1	...	...	...	...
276	1	...	...	...	...
277	1	...	...	...	...
278	1	...	...	...	...
279	1	...	...	...	...
280	1	...	...	...	...
281	1	...	...	...	...
282	1	...	...	...	...
283	1	...	...	...	...
284	1	...	...	...	...
285	1	...	...	...	...
286	1	...	...	...	...
287	1	...	...	...	...
288	1	...	...	...	...
289	1	...	...	...	...
290	1	...	...	...	...
291	1	...	...	...	...
292	1	...	...	...	...
293	1	...	...	...	...
294	1	...	...	...	...
295	1	...	...	...	...
296	1	...	...	...	...
297	1	...	...	...	...
298	1	...	...	...	...
299	1	...	...	...	...
300	1	...	...	...	...

NO.	SECTION	DESCRIPTION	DATE	BY	REMARKS
301	1	...	...	...	...
302	1	...	...	...	...
303	1	...	...	...	...
304	1	...	...	...	...
305	1	...	...	...	...
306	1	...	...	...	...
307	1	...	...	...	...
308	1	...	...	...	...
309	1	...	...	...	...
310	1	...	...		





FOR 66-12-08 60' CITY OF BOONVILLE WILLS TO REV 03-03-16 FOR CITY OF BOONVILLE WILLS TO REV 02-16-20 50' CITY OF BOONVILLE WILLS TO

**JACOBS**  
ENGINEERING AND SURVEYING

**MCS**  
MEMBERSHIP ASSOCIATES, INC.

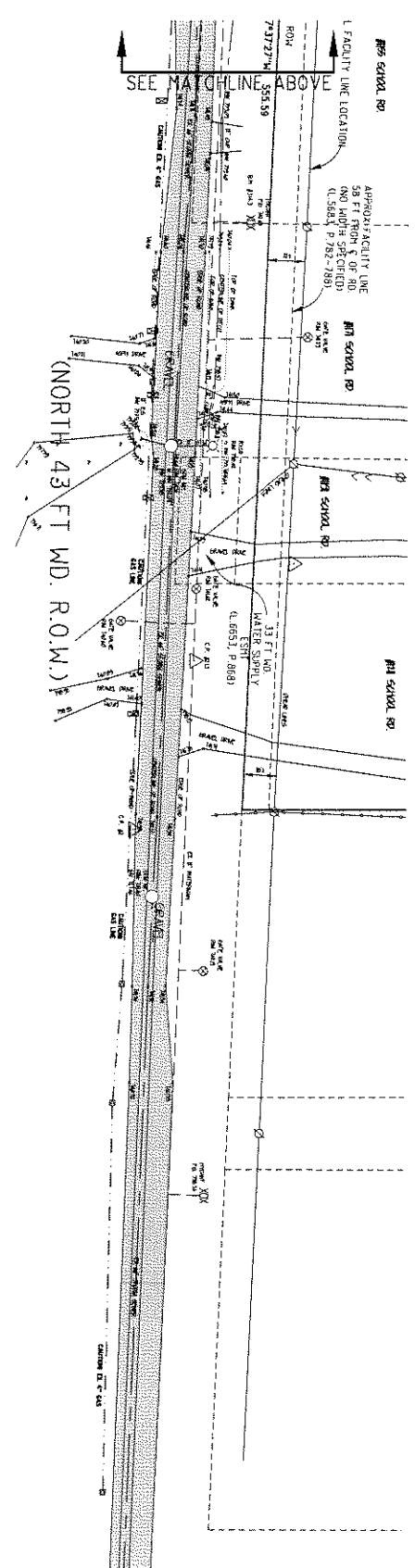
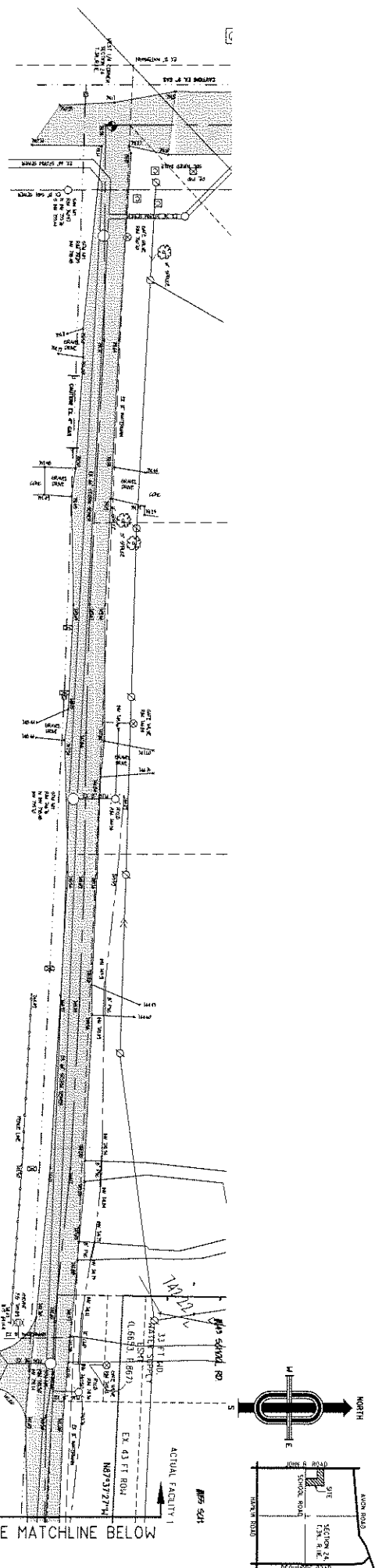
**OKAYLE ESTATES ASSOCIATES, INC.**

DATE: 11-11-05  
DRAWN BY: JCH  
CHECKED BY: ALL

SCALE: 1"=30'  
SHEET: C-3  
DRAWING: PS-05-805

JOHN R ROAD TOPO

CITY FILE #04-037



CITY FILE #04-037

<p><b>ASSOCIATES, INC.</b> Civil Engineering and Surveying</p>		<p>1400 W. 11th St. Des Moines, IA 50319 Phone: (515) 281-4500 Fax: (515) 281-0042</p>
<p><b>MCS</b> ASSOCIATES, INC.</p>		<p>OKAYVILLE ESTATES PART OF THE N.W. 1/4 OF SECTION 24, T122N, R10E, SOUTH AND WEST RANGES, OAKLAND COUNTY, MICHIGAN</p>
<p>DATE: 11-11-05 DRAWN BY: JCM CHECKED BY: ALL</p>	<p>SCALE: 1"=30' SHEET: C-4 SHEET: PS-05-805</p>	<p><b>SCHOOL ROAD TOPO</b></p>

I AM A LICENSED SURVEYOR  
 STATE OF IOWA  
 No. 12345  
 EXPIRES 12/31/06

REV 06-02-06 658 DIT OF SMOCKSIE HILLS  
 REV 01-01-06 658 DIT OF SMOCKSIE HILLS  
 REV 02-16-05 725 DIT OF SMOCKSIE HILLS

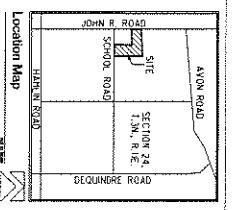
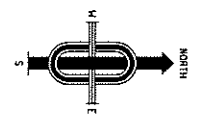
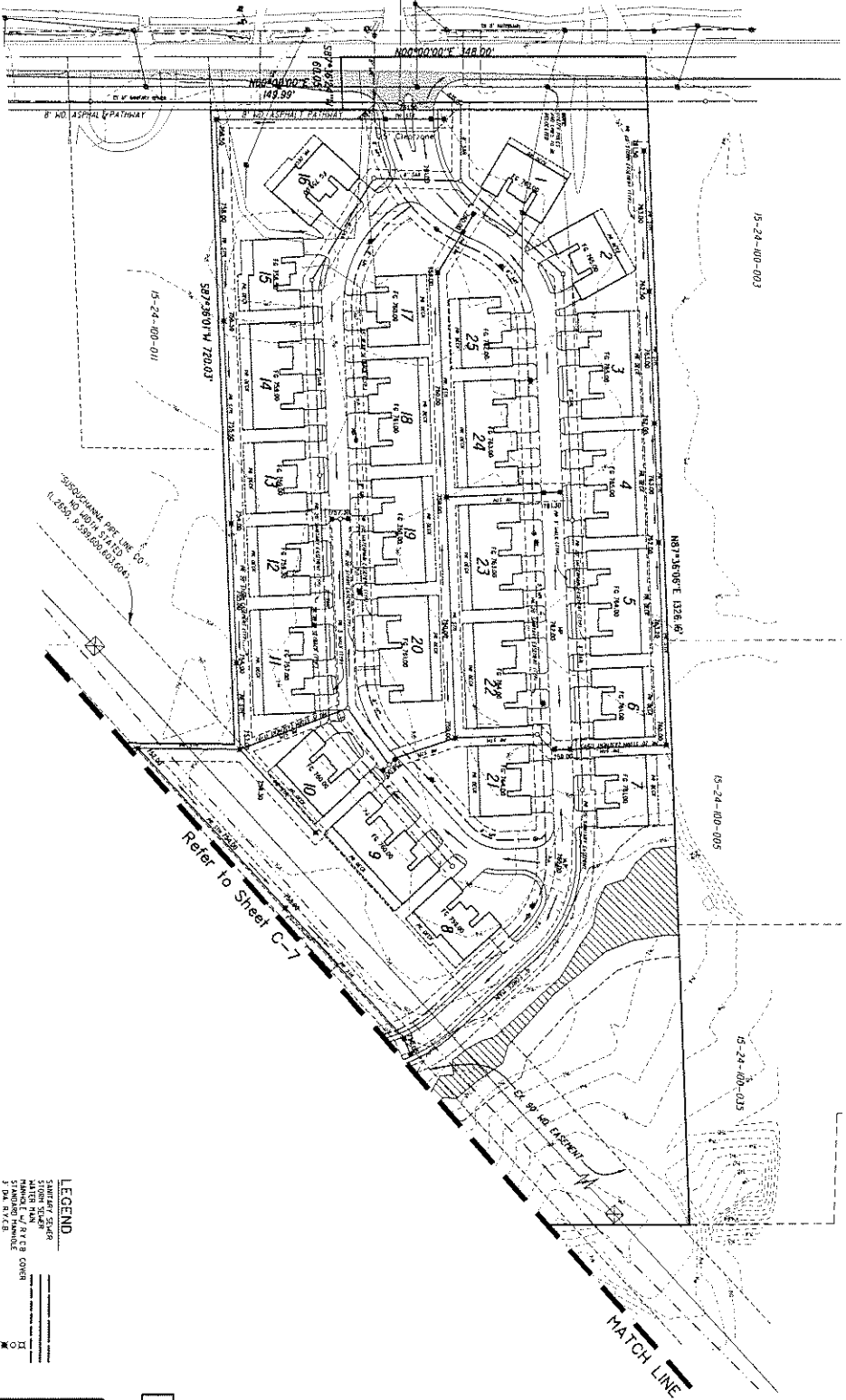




# "OAKVILLE ESTATES"

PART OF THE NW 1/4 OF SECTION 24,  
T. 3N., R. 1E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

JOHN R. ROAD  
(EAST 60 FT WD. R.O.W.)



- LEGEND**
- 1" = 10' SITE PLAN
  - 1" = 40' CONSTRUCTION GRADING
  - 1" = 100' TOPOGRAPHIC
  - 1" = 200' CITY ZONING
  - 1" = 100' CITY UTILITIES
  - 1" = 100' STATE UTILITIES
  - 1" = 100' COUNTY UTILITIES
  - 1" = 100' LOCAL UTILITIES
  - 1" = 100' LOCAL EASEMENTS
  - 1" = 100' LOCAL RIGHTS-OF-WAY
  - 1" = 100' LOCAL CEMETERIES
  - 1" = 100' LOCAL PARKS
  - 1" = 100' LOCAL OTHER

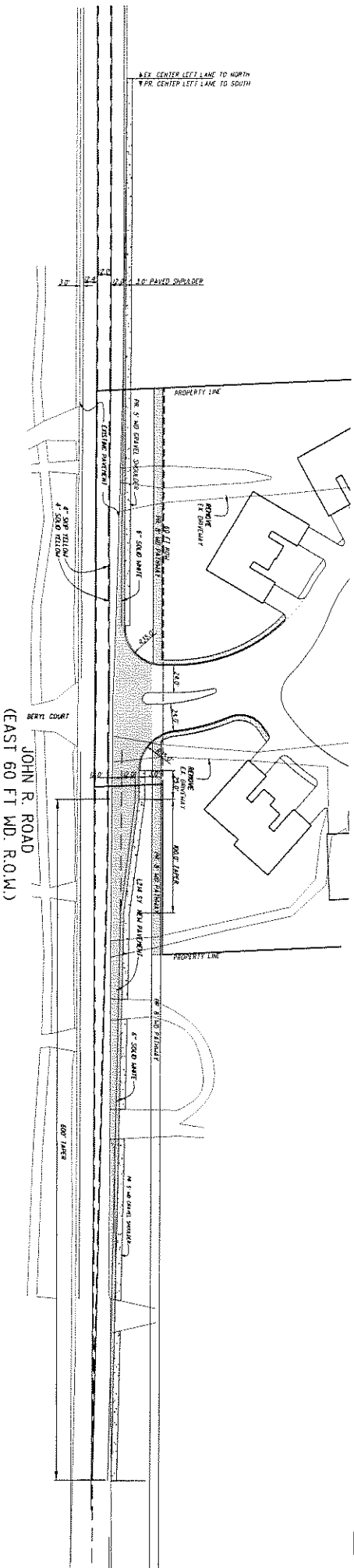
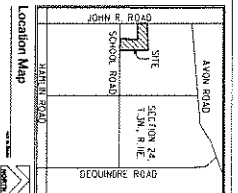
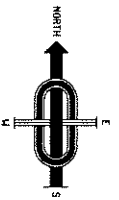
CITY FILE #A4-037

<b>ASSOCIATES, INC.</b> Civil, Engineering and Surveying 15415 North Road, Suite 203 Farmington Hills, MI 48334 Phone: (588) 728-5214 Fax: (588) 728-0672	
<b>MCS</b> PROFESSIONAL ENGINEERS 9401 DE MEYER BLVD, 1/4 W SECTION 24, T. 3N., R. 1E. ROCHESTER HILLS, MICHIGAN SCALE: 1" = 60' DRAWN BY: JCM CHECKED BY: JJJ DATE: 11-11-05 PROJECT: PRELIMINARY UTILITY LAYOUT AND GRADING PLAN	



# "OAKVILLE ESTATES"

PART OF THE NW 1/4 OF SECTION 24,  
T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.



**NOTE:**  
 Old pavement markings for John R be grind and removed prior to placement of new thermoplastic pavement marking. And new pavement markings shall be hot applied thermoplastics in accordance with City of Rochester Hills Standards & Specifications.  
 SEE SHEET C-3 FOR EXISTING PAVEMENT MARKINGS.

CITY FILE #04-037

<p>REV. 10-20-06 FOR CITY OF ROCHESTER HILLS 99          REV. 07-17-06 FOR CITY OF ROCHESTER HILLS 98          REV. 02-17-05 FOR CITY OF ROCHESTER HILLS 97          REVISIONS TO SHEET C-37</p>	
<p><b>ASSOCIATES, INC.</b>          Civil Engineering and Surveying</p>	
<p>14145 HOWARD ROAD, SUITE 207          RICHMOND TOWNSHIP, MI 48062          Phone: (486) 718-8310          Fax: (486) 718-0282          CSH# 126-0042</p>	
<p><b>MCS</b>          ASSOCIATES, INC.          PART OF THE NW 1/4 OF SECTION 24, T. 3N., R. 11E., OAKLAND COUNTY, MICHIGAN</p>	
<p>DWG NO. 11-11-05          DRAWN BY: JCM</p>	<p>SCALE: 1"=40'          SHEET: C-8          DRAWING: PS-05-805</p>
<p>STRIPING DETAIL</p>	

# "OAKVILLE ESTATES"

PART OF THE NW 1/4 OF SECTION 24,  
T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

JOHN R. ROAD  
(EAST 60 FT. W.D. R.O.W.)



**NOTES:**

- INDIVIDUAL TREES TO REMAIN MAY BE IDENTIFIED BY TAGS OR A LOGS AROUND THE BASE OF THE TREE AND SHALL BE PROTECTED BY SNOW FENCE PLACED AROUND THE BASE OF THE TREE AND SHALL BE PROTECTED BY SNOW FENCE PLACED AROUND THE
- BASE OF THE TREE AND SHALL BE PROTECTED BY SNOW FENCE PLACED AROUND THE
- BASE OF THE TREE AND SHALL BE PROTECTED BY SNOW FENCE PLACED AROUND THE

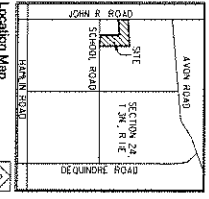
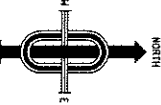
**LEGEND:**

- INDIVIDUAL TREES TO REMAIN
- TREES TO BE REMOVED
- TREES TO BE CLASSIFIED AS REMOVALS

**TOTAL TREE SURVEY DATA:**

TOTAL TREE SURVEY DATA	1420
TREES TO REMAIN	10
TREES TO BE REMOVED	1390
TREES TO BE CLASSIFIED AS REMOVALS	120
<b>TOTAL NUMBER OF TREES TO BE CLASSIFIED AS REMOVALS</b>	<b>128</b>

- LEGEND:**
- INDIVIDUAL TREES TO REMAIN
  - TREES TO BE REMOVED
  - TREES TO BE CLASSIFIED AS REMOVALS
- LEGEND:**
- INDIVIDUAL TREES TO REMAIN
  - TREES TO BE REMOVED
  - TREES TO BE CLASSIFIED AS REMOVALS



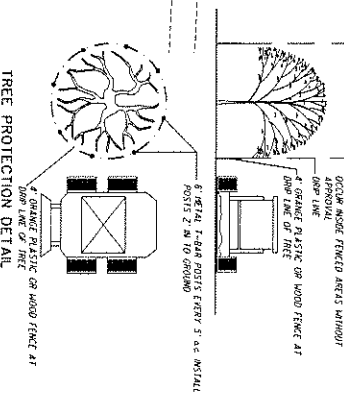
**LEGEND:**

- INDIVIDUAL TREES TO REMAIN
- TREES TO BE REMOVED
- TREES TO BE CLASSIFIED AS REMOVALS

**TREE PROTECTION DETAIL**

4' DIAMETER TREE OR MORE PROTECT AT 10' DIA. LINE OF TREE

5' DIA. TREE PROTECT EVERY 5' AS INSTALLED POSTS 2' IN TO GROUND



CITY FILE #04-037

**TREE PRESERVATION PLAN**

**ASSOCIATES, INC.**  
CITY ENGINEERING AND SURVEYING

**BEFORE YOU DIG CALL MISS DIG**  
1-800-487-4333

**PROPERTY ASSOCIATES, INC.**  
PART OF THE NW 1/4 OF SECTION 24, T. 3N., R. 11E., CITY OF ROCHESTER HILLS, MICHIGAN

**OWNER: JOHN R. ROAD**

**DATE: 11-11-05**

**DRAWN BY: J.C.M.**

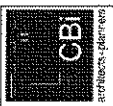
**SHEET: C-9**

**SCALE: 1" = 100'**

**DESIGNED BY: J.L.L.**

**SCALE: PS-05-805**

© COPYRIGHT 2006, CBI DESIGN PROFESSIONALS



CROSS BY PLAN F. 10042  
GUTTE ROAD  
KAZARSKIS FIELDS, MI  
48061  
PHONE: 248.292.1000  
FAX: 248.292.1001  
WWW.CBIDESIGN.COM

Unit A, B and C  
Oakville Estates Condominiums  
Rochester, MI

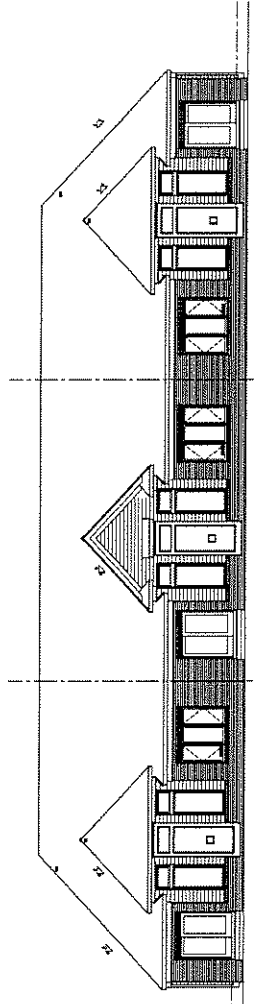
06008  
REV. 08/06  
RCC

A1

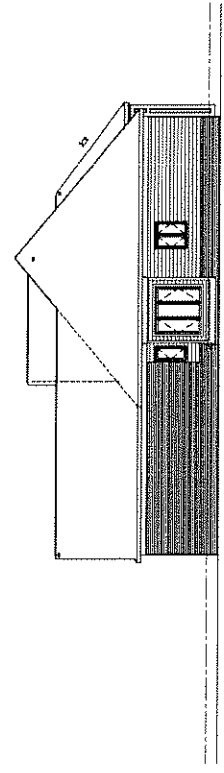


KEY TO DETAIL  
REFERENCES

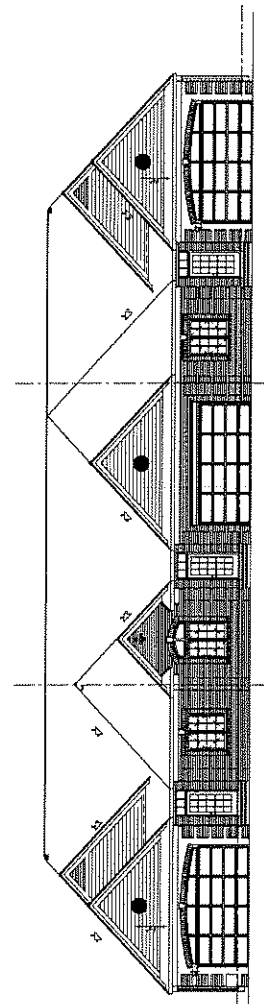
elevation



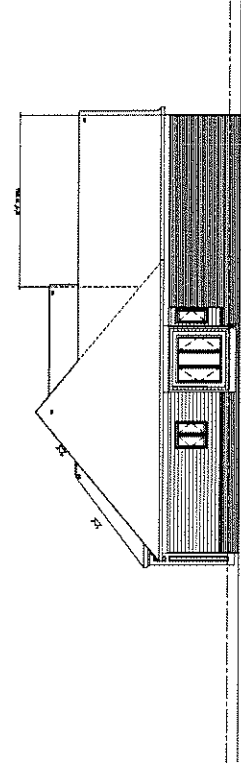
FRONT ELEVATION



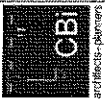
RIGHT SIDE ELEVATION



REAR ELEVATION



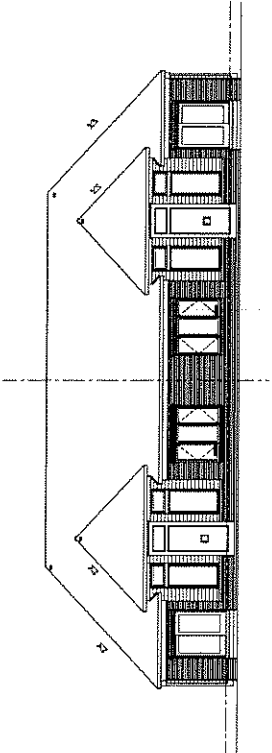
LEFT SIDE ELEVATION



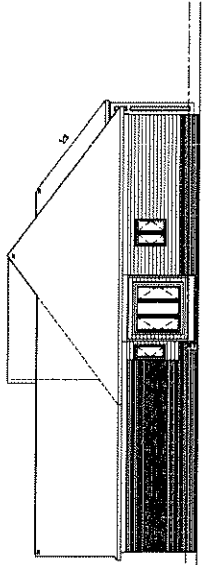
10000 WOODHURST RD  
BLOOMSBURG, PA 17003  
717-338-8800  
www.cbipenn.com

Unit A and B  
Oakville Estates Condominiums  
Rochester, MI

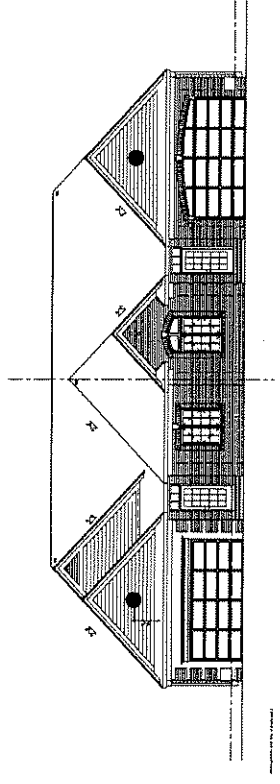
06008  
REV. 01/06  
R.P. S.C.C.



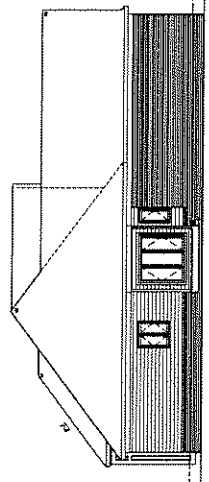
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



KEY TO DETAIL REFERENCE

4/24/06