

PLOT PLAN & STORM SEWER PLAN

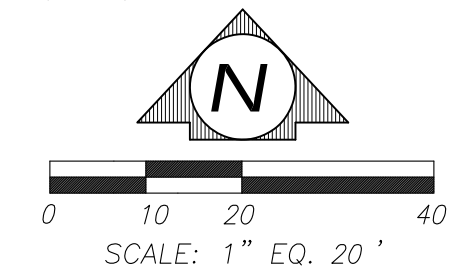
LEGAL DESCRIPTION: PARCEL 2: PART OF THE SOUTHEAST 1/4 OF SECTION 20, T.3N., R.11E., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF CHRISTIAN HILLS NO. 3 SUBDIVISION, AS RECORDED IN L.83 OF PLATS, ON P.15 & 16, O.C.R., THENCE N.77°41'E., ALONG THE SOUTHERLY BOUNDARY OF SAID CHRISTIAN HILLS NO. 3 AND THE SOUTHERLY LINE OF LOTS 280 AND 281 OF SAID SUBDIVISION 345.39 FEET; THENCE S.08°49'E., ALONG THE WESTERLY LINE OF SAID SUBDIVISION 240.0 FEET; THENCE S.77°41'W., 345.39 FEET TO THE CENTERLINE OF CROOKS ROAD; THENCE N.08°49'W., ALONG SAID CENTERLINE 240.0 FEET TO THE POINT OF BEGINNING.

SITE NOTES:
 ZONING: R-1
 FRONT SETBACK: 40 FT.
 SIDE: 15 FT. / TOTAL 30 FT.
 REAR: 35 FT.

BASIS OF BEARING
 THE SOUTHERLY BOUNDARY OF SAID
 CHRISTIAN HILLS NO. 3

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- SHEET INDEX:**
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 2. WATERMAIN PLAN
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 4. WATERMAIN DETAIL
 5. STORM SEWER DETAIL

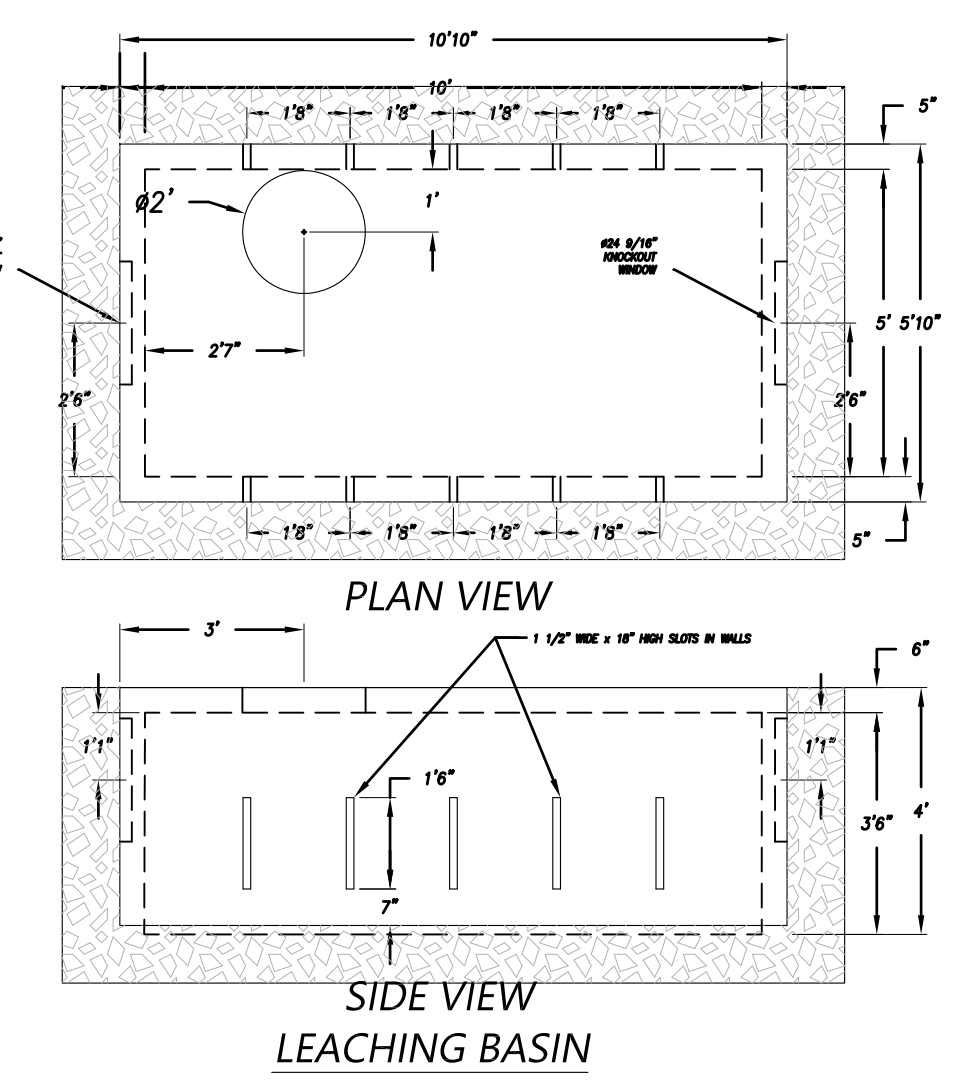
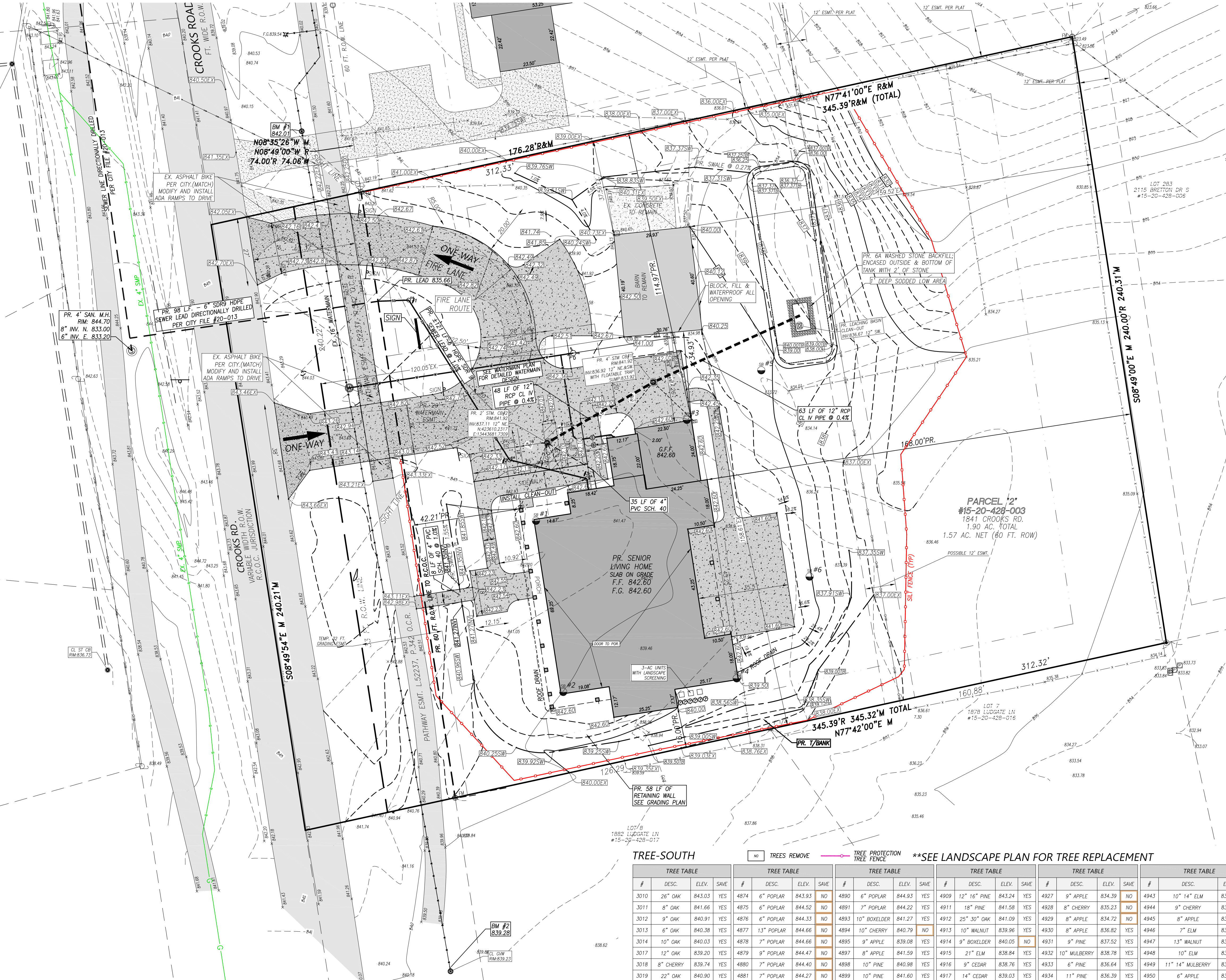
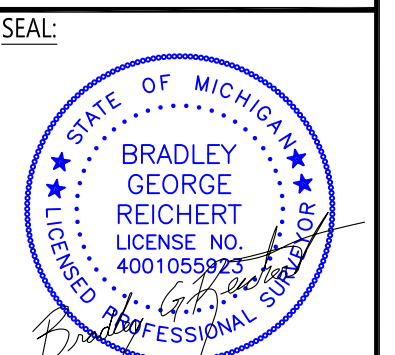
LEGEND:

- FOUND IRON
- SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE
- EXISTING GRAVEL
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING LANDSCAPED AREA
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING OVERHEAD WIRES
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING WATER SHUT OFF
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WELL
- EXISTING GAS SHUT OFF
- EXISTING SANITARY STRUCTURE
- EXISTING STORM STRUCTURE
- EXISTING DOWN SPOUT
- EXISTING UTILITY PEDESTAL
- EXISTING BOULDER RET. WALL
- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED SILT FENCE
- PROP. DRAINAGE ARROW
- PROP. MAJOR CONTOURS
- PROP. MINOR CONTOURS

PLOT PLAN

PART OF THE S.E. 1/4 OF SECTION 20, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.
 ADDRESS: VACANT ON CROOKS RD. & 1841 CROOKS RD., ROCHESTER HILLS
 PARCEL# 15-20-428-003

PREPARED FOR:
GRACE PROPERTIES GROUP
 2695 POWDERHORN RIDGE RD.
 ROCHESTER HILLS, MI 48309
 (248) 568-7194



BENCHMARK:
 BM #1: NORTH RIM GATE VALVE AND WELL;
 LOCATED NEAR THE SOUTHWEST CORNER.
 ELEVATION: 842.01 NAVD88 DATUM
 BM #2: NORTH RIM OF GATE VALVE WELL
 ELEVATION: 839.28 NAVD88 DATUM

NOTE:

1. SUMP LINE MUST BE INSTALLED TO CATCH BASIN #2
2. A SOIL EROSION PERMIT FROM OAKLAND COUNTY DRAIN OFFICE OR AN EXEMPTION IS REQUIRED.
3. ALL WORK WITHIN THE CROOKS RD. RIGHT OF WAY WILL REQUIRE A PERMIT OR APPROVAL FROM THE DEPARTMENT PUBLIC SERVICES CITY OF ROCHESTER HILLS.
4. A PERMIT FROM THE CITY OF ROCHESTER HILLS D.P.S. IS REQUIRED FOR THE SANITARY SEWER TAP IN CROOKS AVE. R.O.W.

TREE-SOUTH

NO TREES REMOVE TREE PROTECTION TREE FENCE **SEE LANDSCAPE PLAN FOR TREE REPLACEMENT

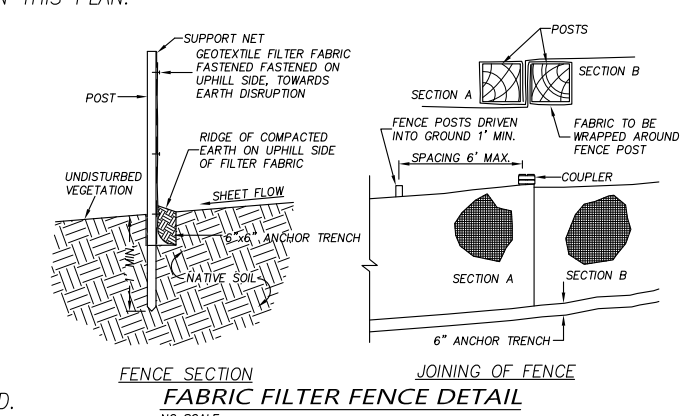
| TREE TABLE | TREE TABLE | TREE TABLE | TREE TABLE | TREE TABLE | | | | | | | | | | | | | | | |
|------------|--------------|------------|------------|------------|------------|--------|------|------|--------------|--------|------|------|--------------|--------|------|------|--------------|--------|------|
| # | DESC. | ELEV. | SAVE | # | DESC. | ELEV. | SAVE | # | DESC. | ELEV. | SAVE | # | DESC. | ELEV. | SAVE | # | DESC. | ELEV. | SAVE |
| 3010 | 26" OAK | 843.03 | YES | 4874 | 6" POPLAR | 843.93 | NO | 4890 | 6" POPLAR | 844.93 | YES | 4909 | 12" PINE | 843.24 | YES | 4927 | 9" APPLE | 834.39 | NO |
| 3011 | 8" OAK | 841.66 | YES | 4875 | 6" POPLAR | 844.52 | NO | 4891 | 7" CHERRY | 844.22 | YES | 4911 | 18" PINE | 841.58 | YES | 4928 | 8" CHERRY | 835.23 | NO |
| 3012 | 9" OAK | 840.91 | YES | 4876 | 6" POPLAR | 844.33 | NO | 4892 | 10" BOXELDER | 841.27 | YES | 4912 | 25" 30" OAK | 841.09 | YES | 4929 | 8" APPLE | 834.72 | NO |
| 3013 | 6" OAK | 840.58 | YES | 4877 | 13" POPLAR | 844.66 | NO | 4893 | 10" CHERRY | 840.79 | NO | 4913 | 10" WALNUT | 839.96 | YES | 4930 | 8" APPLE | 836.82 | YES |
| 3014 | 10" OAK | 840.03 | YES | 4878 | 7" POPLAR | 844.66 | NO | 4895 | 9" APPLE | 839.08 | YES | 4914 | 9" BOXELDER | 840.05 | NO | 4931 | 9" PINE | 837.52 | YES |
| 3017 | 12" OAK | 839.20 | YES | 4879 | 9" POPLAR | 844.47 | NO | 4897 | 8" APPLE | 841.59 | YES | 4915 | 21" ELM | 838.84 | YES | 4932 | 10" MULBERRY | 838.78 | YES |
| 3018 | 8" CHERRY | 839.74 | YES | 4880 | 7" POPLAR | 844.40 | NO | 4898 | 10" PINE | 840.98 | YES | 4916 | 9" CEDAR | 838.76 | YES | 4933 | 6" PINE | 836.64 | YES |
| 3019 | 22" OAK | 840.90 | YES | 4881 | 7" POPLAR | 844.27 | NO | 4899 | 10" PINE | 841.60 | YES | 4917 | 14" CEDAR | 839.03 | YES | 4934 | 11" PINE | 836.39 | YES |
| 3020 | 9" OAK | 840.94 | YES | 4882 | 7" POPLAR | 844.48 | NO | 4900 | 9" PINE | 842.46 | NO | 4918 | 9" CEDAR | 839.18 | YES | 4935 | 13" BOXELDER | 836.20 | YES |
| 3032 | 9" 9" 9" ELM | 844.33 | YES | 4883 | 10" POPLAR | 844.61 | NO | 4901 | 16" PINE | 844.86 | NO | 4919 | 40" MAPLE | 842.23 | NO | 4936 | 8" APPLE | 835.47 | YES |
| 3034 | 9" 9" 9" ELM | 843.80 | YES | 4884 | 9" POPLAR | 844.86 | YES | 4902 | 9" OAK | 844.08 | YES | 4920 | 28" MAPLE | 841.00 | NO | 4937 | 8" APPLE | 835.09 | YES |
| 4869 | 7" BOXELDER | 843.14 | YES | 4885 | 8" POPLAR | 844.74 | YES | 4903 | 8" POPLAR | 844.28 | YES | 4921 | 19" MULBERRY | 839.80 | NO | 4938 | 8" APPLE | 835.59 | YES |
| 4870 | 7" POPLAR | 844.18 | NO | 4886 | 7" POPLAR | 845.05 | YES | 4904 | 7" POPLAR | 844.03 | YES | 4923 | 12" WILLOW | 838.44 | NO | 4939 | 8" PINE | 835.77 | YES |
| 4871 | 7" POPLAR | 844.48 | NO | 4887 | 6" CHERRY | 844.96 | YES | 4905 | 8" POPLAR | 843.83 | YES | 4924 | 9" PINE | 835.48 | NO | 4940 | 10" PINE | 836.24 | YES |
| 4872 | 7" 9" POPLAR | 844.66 | NO | 4888 | 6" POPLAR | 844.54 | NO | 4906 | 9" BOXELDER | 843.25 | YES | 4925 | 6" APPLE | 834.02 | NO | 4941 | 8" PINE | 836.00 | YES |
| 4873 | 8" POPLAR | 844.22 | NO | 4889 | 7" POPLAR | 844.77 | NO | 4907 | 7" BOXELDER | 843.07 | YES | 4926 | 6" APPLE | 833.69 | NO | 4942 | 16" BOXELDER | 835.78 | YES |

TREE NOTES:

*PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC RIGHT-OF-WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF PUBLIC ROAD. (TREES MUST BE PLANTED AT LEAST 15' AWAY FROM CURB OR ROAD EDGE WHERE THE SPEED LIMIT IS MORE THAN 15 MPH). SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF ANY STREET RIGHT-OF-WAY. LINES AT A DISTANCE ALONG EACH LINE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHADE AND EVERGREEN TREES MUST BE AT LEAST 15' AWAY FROM THE NEAREST OVERHEAD WIRE. TREES MUST BE PLANTED A MINIMUM 5' FROM AN UNDERGROUND UTILITY, UNLESS THE CITY REQUIRES A GREATER DISTANCE. THESE REQUIREMENTS ARE INCORPORATED IN THIS PLAN.

NOTES:

1. INSTALL SOIL EROSION CONTROLS PRIOR TO CONSTRUCTION.
2. COMPLETE ALL EARTH DISRUPTION.
3. RIGHT-OF-WAY, ALL SWALE AREAS, ALL SLOPES GREATER THAN 1 ON 5 AND 10' AROUND ALL STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
4. AFTER PERMANENT EARTH STABILIZATION IS COMPLETE, REMOVE EROSION CONTROL MEASURES.
5. SOIL EROSION CONTROL WILL BE MAINTAINED WEEKLY AND AFTER ANY MAJOR STORM EVENT.
6. SUMP LEAD TO BE CONNECTED TO AN APPROVED DRAINAGE SYSTEM.
7. DRIVE APPROACH NOT TO CROSS PROPERTY LINE PROJECTED.



| NO. | DATE | DESCRIPTION | BY | CHK |
|-----|----------|--------------------|-----|-----|
| 1 | 6/22/21 | REV. DRIVE & GAR. | DGR | DGR |
| 2 | 6/19/21 | REV. PER ENG. | DGR | DGR |
| 3 | 9/20/21 | REV. PER CITY | DGR | DGR |
| 4 | 10/7/21 | REV. S.M. LOCATION | DGR | DGR |
| 5 | 7/7/22 | PREL. AS-BUILT | DGR | DGR |
| 6 | 7/29/22 | REV. REAR PATIO | DGR | DGR |
| 7 | 10/14/22 | REWORK NOTE | DGR | DGR |
| 8 | 10/19/22 | REV. PARKING LOT | DGR | DGR |
| 9 | 10/27/22 | PINK AS-BUILT | DGR | DGR |
| 10 | 11/21/22 | REV. SITE PLAN | DGR | DGR |

SCALE: 1"=20'
 DATE: 6/9/21 CHECK: G.H.R.
 JOB # 20-001 SHEET: 1 OF 2