

Proposed Trail System (Typ.)
(To be Field Located When Constructed to Minimize Tree Removal)

90' Utility Easement

Natural Feature Setback Areas.

Wetland Area

40' Setback

8' Wide Asphalt Pathway

Proposed Detention

8' Wide Asphalt Pathway

SITE DATA:

ITEM	
ZONING	PUD
SITE AREA	
Gross Site Area	25.755 Acres
Existing ROW	+/- 0.263 Acres
Future ROW	+/- 0.216 Acres
Net Site Area (Excluding ROW)	+/- 25.492 Acres
Net Site Area (Excluding Future ROW)	+/- 25.276 Acres
DENSITY (Gross)	+/- 6.50 DU/Ac
Harvard Place (Total Number of Units)	122
SETBACKS	
Front Yard	25
Minimum Separation Between Units	15
Rear Yard Varies	30, 35, & 40
Minimum Rear Yard Separation Between Units	45
Setback from Public R.O.W.	50

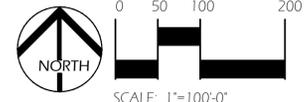
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Project
Harvard Place
Rochester Hills,
Oakland County,
Michigan

Designed/Drawn RLN/RGD
Checked/Approved RLN
Job # D002.2012
File Site Plan 2-24-13.dwg

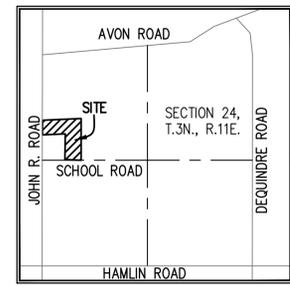
Date/Revisions	Issued For
04/11/12	Client Review
04/17/12	Preliminary PUD Approval
07/27/12	Preliminary PUD Approval
12/10/12	Final PUD Approval
1/11/13	Final PUD Approval
2/25/13	Final PUD Approval
3/28/13	Final PUD Approval



SCALE: 1"=100'-0"

PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION.

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Location Map

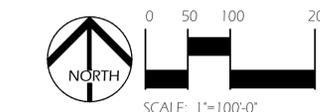
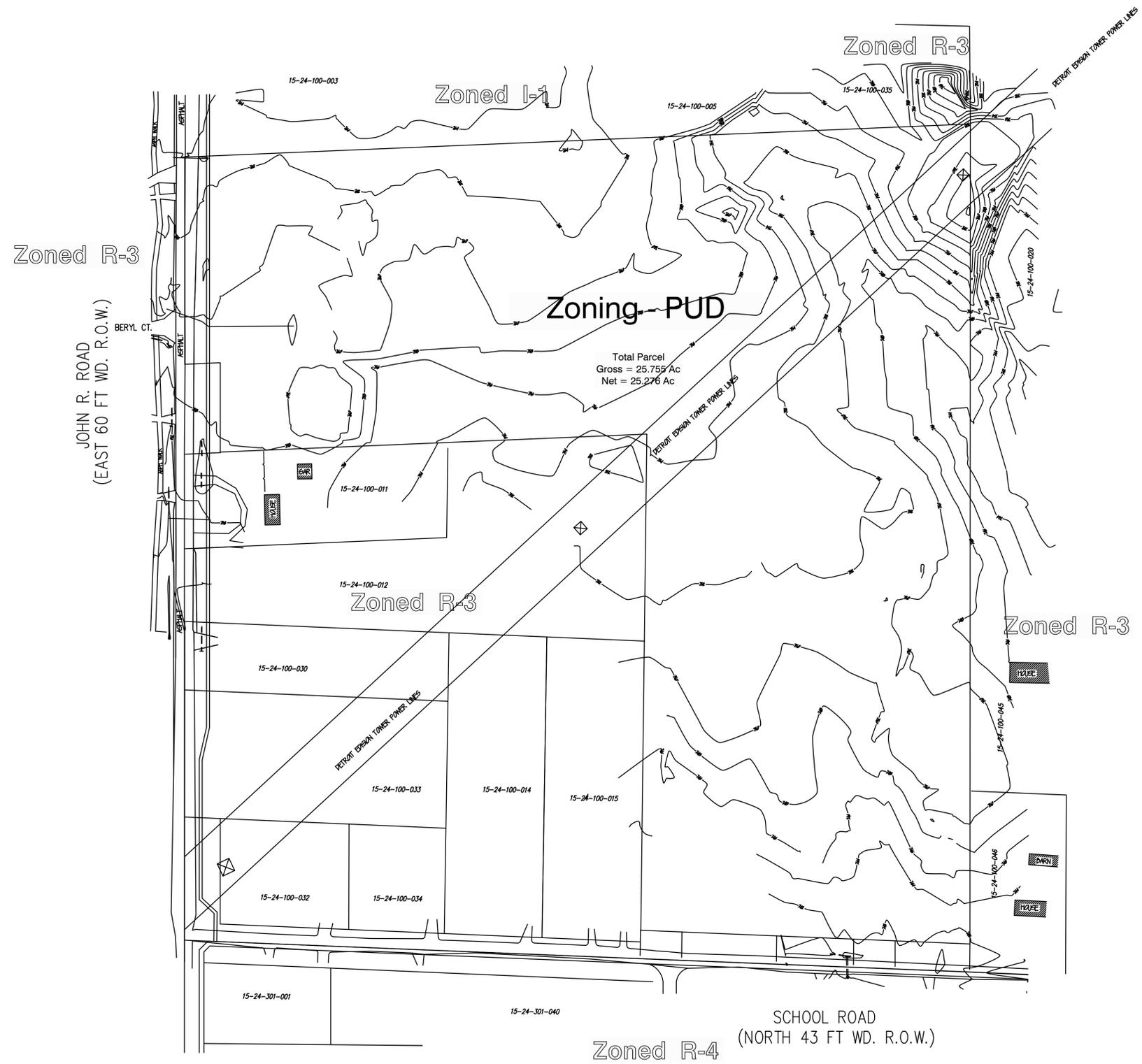
Legal Description (Provided by MCS Associates, Inc.)

LEGAL DESCRIPTION: TOTAL PARCEL

Part of the NW 1/4 of Section 24, T.3N., R.11E., Rochester Hills, Oakland County, Michigan, being more particularly described as follows:
Beginning at a point which is S87°37'27"E 769.35 feet along the East-West 1/4 line of Section 24 and centerline of School Road (North 43 ft wd. R.O.W.) and N00°42'00"E 43.02 feet to the North R.O.W. line of School Road (North 43 ft wd. R.O.W.) from the West 1/4 corner of Section 24; thence continuing N00°42'00"E 833.35 feet; thence S87°36'01"W 720.03 feet to the East 60 ft R.O.W. line of John R. Road (East 60 ft wd. R.O.W.); thence N00°00'00"E 149.99 feet along said East 60 ft R.O.W. line of John R. Road (East 60 ft wd. R.O.W.); thence S87°36'24"W 60.05 feet to the West line of Section 24 and centerline of John R. Road (East 60 ft wd. R.O.W.); thence N00°00'00"E 348.00 feet along said West line of Section 24 and centerline of John R. Road (East 60 ft wd. R.O.W.); thence N87°36'01"E 1326.16 feet to the 1/8 line of Section 24; thence S00°01'42"W 1377.16 feet along said 1/8 line of Section 24 to the North R.O.W. line of School Road (North 43 ft wd. R.O.W.); thence N87°37'27"W 555.59 feet along said North R.O.W. line of School Road (North 43 ft wd. R.O.W.) to the Point of Beginning. Containing 1121.693 square feet — 25.755 acres.

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

NOTE:
NET ACREAGES ARE CALCULATED TO THE PROPOSED 60 FT R.O.W. OF JOHN R. ROAD, AND THE EXISTING 43 FT R.O.W. OF SCHOOL ROAD.



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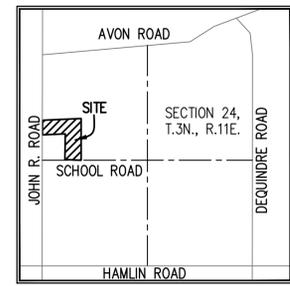
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File Zone 2-23-13.dwg

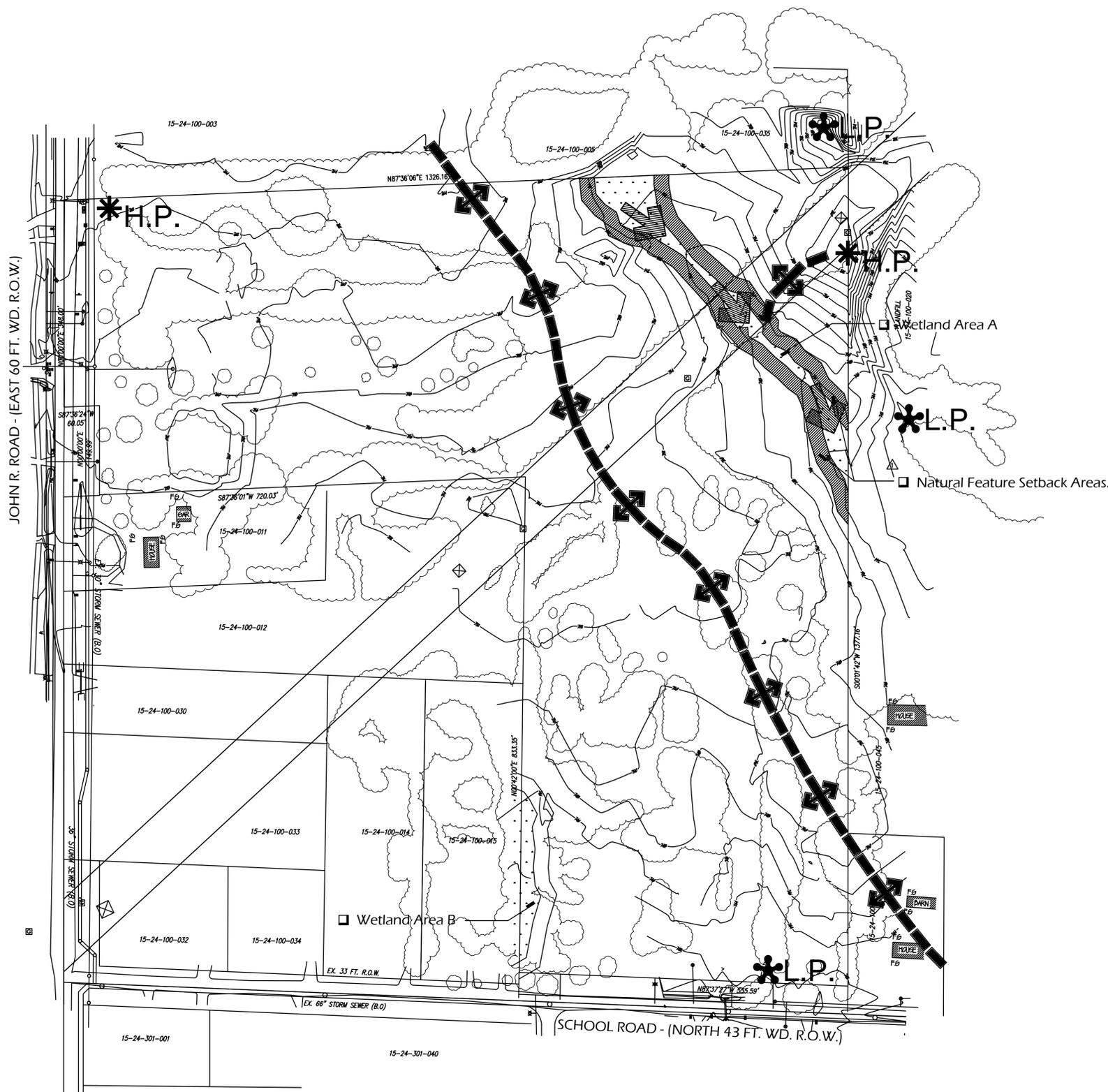
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Location Map
NOT TO SCALE



LEGEND:

- Property Line
- Existing Vegetation
- Wetlands
- 25' Buffer
- Ridge
- *H.P. High Point
- *L.P. Low Point

WETLAND REPORT:

For description of the wetlands refer to report prepared and submitted by Brooks Williamsons and Associates.

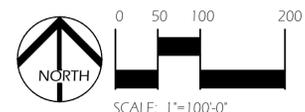
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Sheet



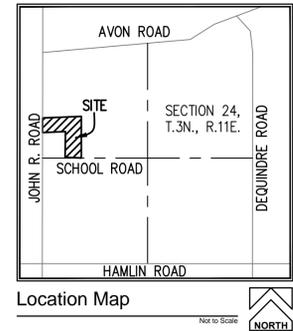
Open Space = ± .48 acres

Wetland Area

Open Space = ± 7.86 acres

Wetland Area

Open Space = ± 4.87 acres



OPEN SPACE DATA:

ITEM		
TOTAL SITE AREA	25.755 Acres (Gross)	100.00 %
TOTAL OPEN SPACE	±/-. 13.21 Acres	51.28 %

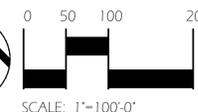
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