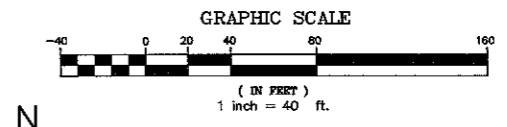
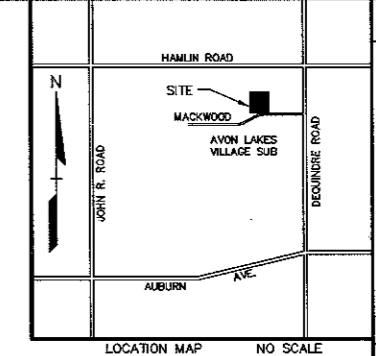
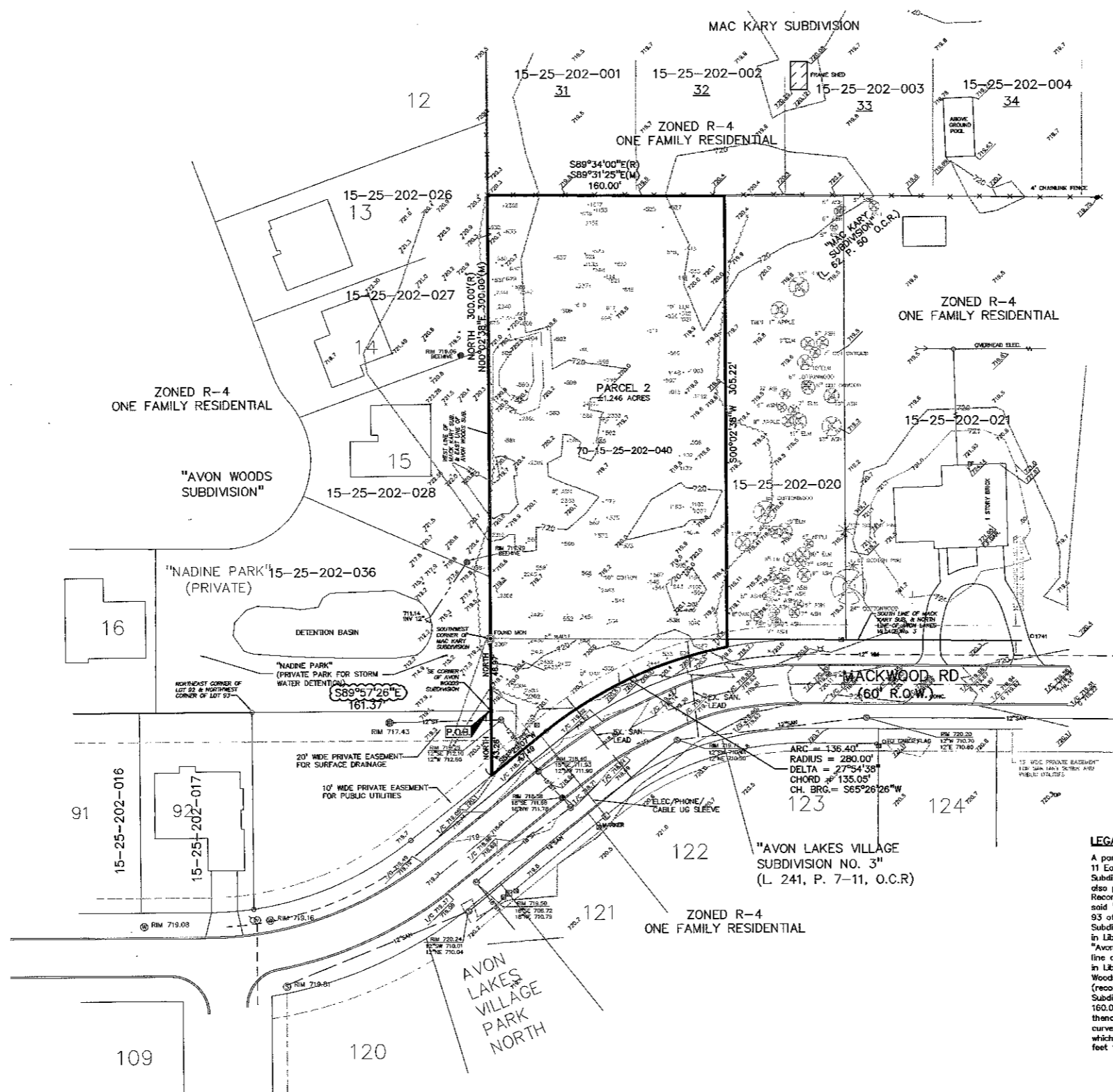


BENCH MARKS (U.S.G.S. DATUM)

BM # 1 - RAILROAD SPIKE IN U.P. S.E. CORNER OF GERALD AND MORLEY ELEVATION 717.860
BM # 2 - ARROW ON HYDRANT S.W. CORNER OF MORLEY AND CULBERTSON ELEVATION 716.600



- LEGEND**
- IRON RECORDED
 - IRON FOUND
 - IRON SET
 - NAIL FOUND
 - NAIL & CAP SET
 - MONUMENT RECORDED
 - MONUMENT FOUND
 - MONUMENT SET
 - REC. CORNER RECORDED
 - REC. CORNER FOUND
 - RECORDED
 - MEASURED
 - CALCULATED
- EXISTING**
- ELEC. PHONE OR CABLE TV D.U. LINE, POLE & GUY WIRE
 - UNDERGROUND CABLE TV
 - TELEPHONE D.U. CABLE, SPACING BOX & MANHOLE
 - ELEC. U.S. CABLE & MANHOLE
 - GAS MAIN & VENT
 - WATERMAIN, HD. GATE VALVE, TAPPING SLEEVE & VALVE
 - SANITARY SEWER, CLEANOUT & MANHOLE
 - STORM SEWER, CLEANOUT & MANHOLE
 - COMBINED SEWER & MANHOLE
 - CATCH BASIN
 - BILET (NO ROOMING LINES)
 - SAND DRAIN (7" DIA. & SMALLER)
 - POST BOX/MAIL BOX
 - WATER SERVICE SHAFT/PIE, HYDRANT VALVE BOX
 - VALVE
 - UNIDENTIFIED STRUCTURE
 - POINT ELEVATION (AT DEGREE OR END OF LEADER)
 - AS BUILT ELEVATION
 - CENTER LINE
 - FENCE
 - GRADE B.M.
 - STREET LIGHT
 - SIGN
 - SAND SHOVEL
 - CONC.
 - ASPHALT
- REFERENCE DRAWINGS**
- PROFESSIONAL ENGINEERING ASSOCIATES, INC. JOB NO. 92201C, DATED 6/9/94 "AVON LAKES VILLAGE NO. 3, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN."

CAUTION!
THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE NOT GUARANTEED BY THIS DRAWING. ANY UTILITIES NOT SHOWN ON THIS DRAWING ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER HILLS, MICHIGAN, PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER HILLS, MICHIGAN, PRIOR TO ANY EXCAVATION.

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Fax: (248) 689-1044
website: www.peair.com

LEGAL DESCRIPTION - PARCEL 2
A parcel of land situated in part of the Northeast 1/4 of Section 25, Township 3 North, Range 11 East, Avon Township, Oakland County, Michigan, being part of Lot 93 of "Avon Lakes Village Subdivision No. 3", as recorded in Liber 241, Pages 7-11, inclusive, Oakland County Records and also part of Lot 55 of "Mac Kary Subdivision", as recorded in Liber 62, Page 50, Oakland County Records; being more particularly described as: COMMENCING at the northeast corner of Lot 92 of said "Avon Lakes Village Subdivision No. 3", said corner also being the northwest corner of Lot 93 of "Avon Lakes Village Subdivision No. 3"; thence along the north line of "Avon Lakes Village Subdivision No. 3", said line also being the south line of "Avon Woods Subdivision", as recorded in Liber 261, Pages 25-31, inclusive, S89°57'25"E, 161.37 feet to the southeast corner of said "Avon Woods Subdivision" and the POINT OF BEGINNING; thence NORTH 48.97 feet along the east line of "Avon Woods Subdivision" to the southwest corner of "Mac Kary Subdivision" as recorded in Liber 62, Page 50, Oakland County records; thence continuing along the east line of "Avon Woods Subdivision", said line also being the west line of "Mac Kary Subdivision", N00°02'38"E (recorded as NORTH), 300.00 feet to the northwest corner of Lot 55 of said "Mac Kary Subdivision"; thence along the northerly line of said Lot 55 S89°31'25"E (recorded as S89°34'W), 160.00 feet; thence S00°02'38"W, 305.22 feet to the northerly line of Mackwood Road (60' wide); thence along said northerly line the following two courses: 1) 136.40 feet along the arc of a curve to the left, having a radius of 280.00 feet, a central angle of 27°54'38", and a chord which bears S65°26'26"W, 135.05 feet; and 2) S51°28'07"W, 47.49 feet; thence NORTH, 43.28 feet to the POINT OF BEGINNING, containing 1.246 acres.

DES	JEC	JN	JEC	SUR	RS/DC	P.A.M.	J.P.B.
HAMLIN ASSOCIATES 4088 ROCHESTER ROAD TROY, MICHIGAN 48068							
AVON LAKES SITE CONDOMINIUM TOPOGRAPHIC SURVEY PART OF THE NE 1/4 OF SECTION 25, T3N, R11E CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN							
ORIGINAL ISSUE DATE: November 2, 2011 PEA JOB NO. 95-078 SCALE: 1" = 40' DRAWING NUMBER: P-1							

NO.	DATE	REVISIONS
1	12-28-12	ISSUED FOR PERMITS
2	12-28-12	REVISED PER CITY OF ROCHESTER HILLS COMMENTS
3	12-28-12	REVISED PER CITY OF ROCHESTER HILLS COMMENTS
4	12-28-12	REVISED PER CITY OF ROCHESTER HILLS COMMENTS

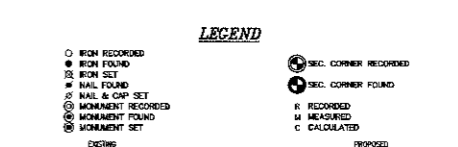
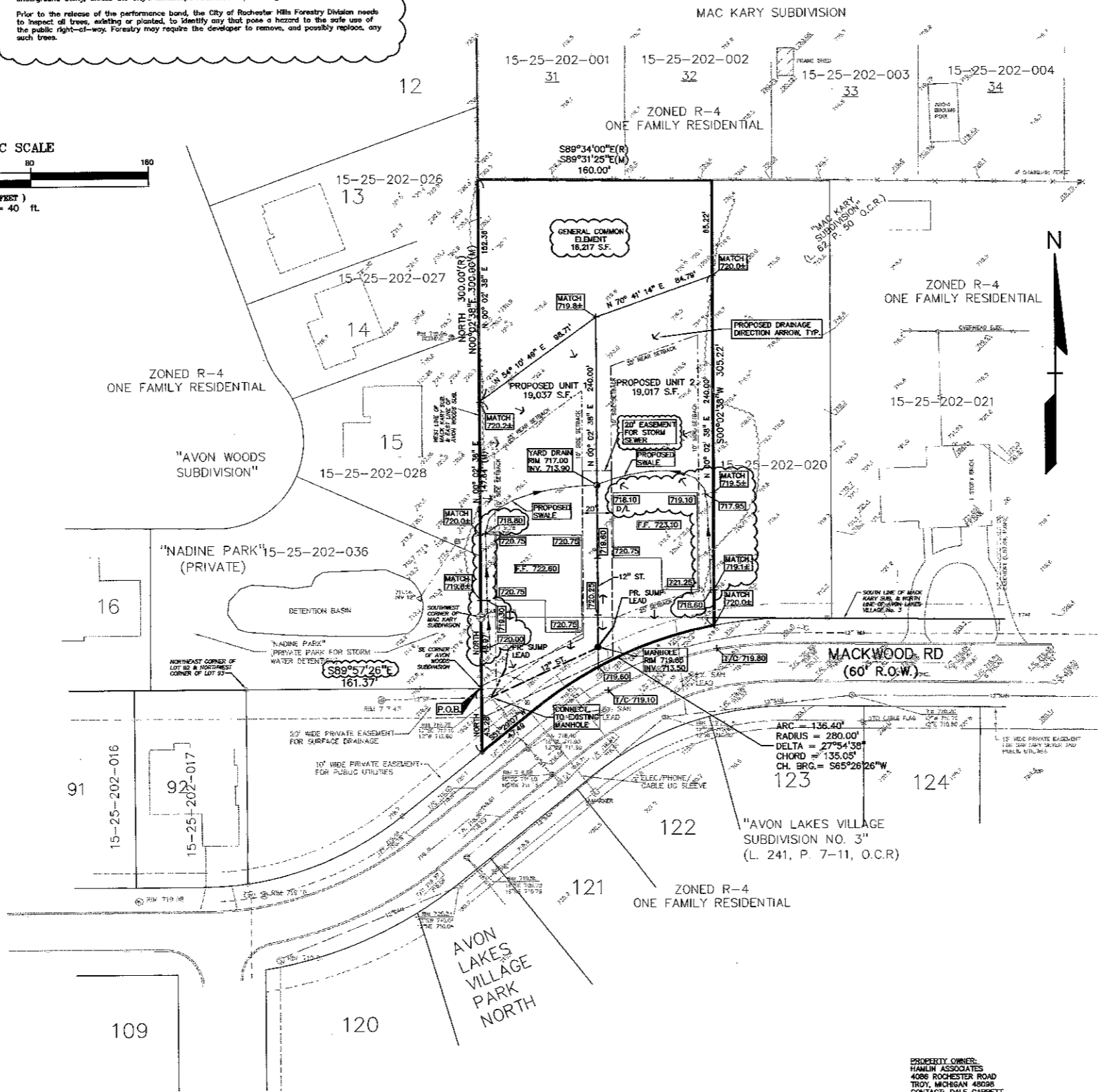
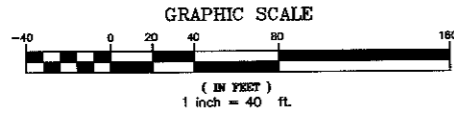
BENCH MARKS (U.S.G.S. DATUM)

BM # 1 - RAILROAD SPIKE IN U.P. S.E. CORNER OF GERALD AND MORLEY ELEVATION 717.880
 BM # 2 - ARROW ON HYDRANT S.W. CORNER OF MORLEY AND CULBERTSON ELEVATION 718.609

TREE PLANTING RESTRICTIONS:

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 the public road. Shade trees and shrubs must be planted at least 5' from the edge of the public roadway. Evergreen and ornamental trees must be planted at least 10' from the edge of the public roadway. No trees or shrubs may be planted within the triangular area formed at the intersection 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 roadway 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 planted at least 15' away from the nearest overhead wire. Trees must be planted a minimum of 5' from an underground utility, unless the City's Landscape Architect requires a greater distance.

Prior to the release of the performance bond, the City of Rochester Hills Forestry Division needs to inspect all trees, existing or planted, to identify any that pose a hazard to the safe use of the public right-of-way. Forestry may require the developer to remove, and possibly replace, any such trees.



ITEM	REQUIRED	PROVIDED
SITE DENSITY	3.4 UNITS/ACRE	1.6 UNITS/ACRE
MINIMUM LOT AREA	9,800 SQ. FT.	19,017 SQ. FT.
AVERAGE LOT AREA	9600 SQ. FT.	19,027 SQ. FT.
MINIMUM LOT WIDTH	80'	80'
MINIMUM FRONT SETBACK	25'	25' (MIN)
MINIMUM SIDE YARD	10'	10'
MINIMUM SIDE YARD TOTAL	20'	20'
MINIMUM REARYARD SETBACK	35'	35'
GENERAL COMMON ELEMENT	N/A	16,217 SQ. FT.
TOTAL SITE AREA	N/A	1.25 ACRES
UNITS	N/A	2

PROFESSIONAL ENGINEERING ASSOCIATES, INC., JOB NO. 92201C, DATED 6/29/24, AVON LAKES VILLAGE NO.3, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

GENERAL COMMON ELEMENT WILL LIMIT THE WIDTH TO DEPTH RATIO OF THE UNITS TO 3:1. THE GENERAL COMMON ELEMENT IS NOT PART OF ANY UNIT AND OWNERSHIP SHARED BY THE 2 UNITS.

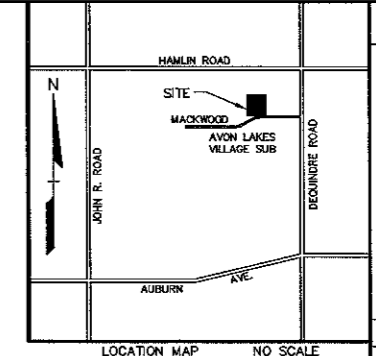
EXISTING SITE IS VACANT, PROPOSED USE IS A TWO-UNIT SINGLE-FAMILY SITE CONDOMINIUM.

ITEM	REQUIRED	PROVIDED
SITE DENSITY	3.4 UNITS/ACRE	1.6 UNITS/ACRE
MINIMUM LOT AREA	9,800 SQ. FT.	19,017 SQ. FT.
AVERAGE LOT AREA	9600 SQ. FT.	19,027 SQ. FT.
MINIMUM LOT WIDTH	80'	80'
MINIMUM FRONT SETBACK	25'	25' (MIN)
MINIMUM SIDE YARD	10'	10'
MINIMUM SIDE YARD TOTAL	20'	20'
MINIMUM REARYARD SETBACK	35'	35'
GENERAL COMMON ELEMENT	N/A	16,217 SQ. FT.
TOTAL SITE AREA	N/A	1.25 ACRES
UNITS	N/A	2

- CONSTRUCTION NOTES:**
- WATER LEAD WILL BE PROVIDED FROM CITY EXISTING 12" WATER MAIN IN MACKWOOD ROAD.
 - SANITARY SEWER LEADS WILL BE PROVIDED WITH CONNECTIONS TO EXISTING SEWER IN MACKWOOD ROAD.
 - STORM DRAINAGE WILL BE PROVIDED AS REQUIRED BY THE CITY OF ROCHESTER HILLS ENGINEERING DEPARTMENT AND THE OAKLAND COUNTY WATER RESOURCES COMMISSIONER.
 - SOIL EROSION CONTROL WILL BE MAINTAINED PER OAKLAND COUNTY RESOURCES COMMISSIONER REQUIREMENTS.
 - NO ADDITIONAL ROAD PAVING IS REQUIRED.
 - EASEMENTS WILL BE PROVIDED FOR SERVICING ALL PUBLIC UTILITIES AS REQUIRED BY THE ENGINEERING PLANS AND UTILITY COMPANIES.
 - HOUSES WILL BE PROVIDED WITH SUMP PUMP LEADS DISCHARGING TO AN IMPROVED STORM SEWER PER CITY REQUIREMENTS.
 - HOUSE FOOTPRINT INDICATED IS APPROXIMATE. ACTUAL HOUSE SIZE TO BE DETERMINED BY BUILDER.
 - 18" CLEARANCE BETWEEN ALL UTILITY CROSSINGS WILL BE MAINTAINED UNLESS NOTED OTHERWISE.
 - SOIL CLASSIFICATION FROM THE "SOIL SURVEY OF OAKLAND COUNTY, MICHIGAN" IS "1.3B" OSHEMO-BOYER LOAMY SANDS, 0-6 PERCENT SLOPES, WELL DRAINED, GENERALLY NOT SUSCEPTIBLE TO FLOODING OR PONDING.
 - THE SITE TOPOGRAPHY, IN GENERAL, IS RELATIVELY FLAT. SEE SHEET P-1 FOR SITE TOPOGRAPHY AND DRAINAGE CHARACTERISTICS.

PROPERTY OWNER:
 HAMLIN ASSOCIATES
 4086 ROCHESTER ROAD
 TROY, MICHIGAN 48068
 CONTACT: DALE GARRETT
 PHONE: (248)828-1726
 FAX: (248)828-3573
 EMAIL: dgarrett@odaweststate.com

NOT FOR CONSTRUCTION



NO.	DATE	DESCRIPTION
1	JUL 20 2024	REVISED PER CITY OF ROCHESTER HILLS COMMENTS
2	JUL 20 2024	REVISED PER CITY OF ROCHESTER HILLS COMMENTS

CAUTION!
 THE LOCATION AND ELEVATION OF EXISTING UTILITIES HAS BEEN DETERMINED BY FIELD SURVEY. THE CITY OF ROCHESTER HILLS ENGINEERING DEPARTMENT IS NOT RESPONSIBLE FOR THE LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.

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HAMLIN ASSOCIATES
 4086 ROCHESTER ROAD
 TROY, MICHIGAN 48068
AVON LAKES SITE CONDOMINIUM PRELIMINARY SITE PLAN
 PART OF THE NE 1/4 OF SECTION 26, T.3N., R.11E.
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN
 DES: JEC DN SUR RS/DC JPB
 © 2024 HAMLIN ASSOCIATES

ORIGINAL ISSUE DATE: November 2, 2011
 PEA JOB NO. 95-078
 SCALE: 1" = 40'
 DRAWING NUMBER: **P-2**