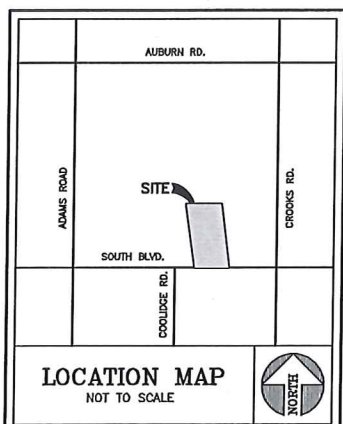
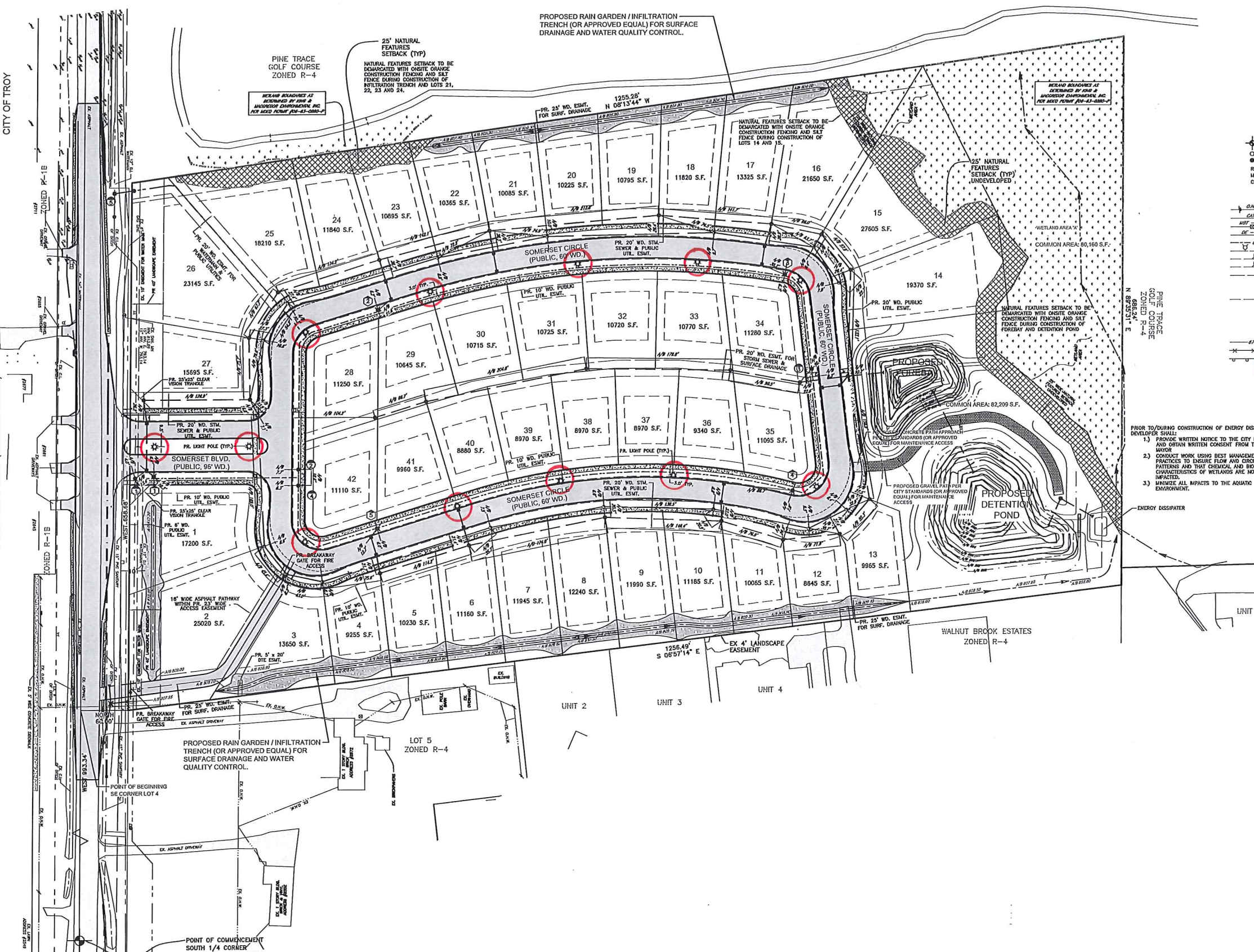


PARCEL DESCRIPTION
 Lots 1 through 4, "Supervisor's Plat of Messmore Farms Subdivision" of part of the Southwest 1/4 of Section 32, T3N, R11E, Avon Township (now City of Rochester Hills), Oakland County, Michigan, as recorded in Liber 66 of Plats, Page 16, Oakland County Records, described as:
 Commencing at the South 1/4 corner of said Section 32;
 thence West 993.34 feet along the South line of said Section 32 and the centerline of South Boulevard (120.00 feet wide);
 thence North 60.00 feet to the Northern right-of-way line of South Boulevard, the Southeast corner of Lot 4 and the Point of Beginning;
 thence West 558.68 feet along the Northern right-of-way line of South Boulevard and the South line of Lots 1 through 4, including:
 thence N08°13'44"W (recorded as N08°15'55"W) 1255.28 feet along the West line of "Supervisor's Plat of Messmore Farms Subdivision" to the Northwest corner of "Supervisor's Plat of Messmore Farms Subdivision";
 thence N89°33'51"E 696.24 feet along the North line of "Supervisor's Plat of Messmore Farms Subdivision" to the Northeast corner of Lot 4;
 thence S66°57'14"E 1256.49 feet along the East line of Lot 4 to the Point of Beginning, containing 19.23 acres of land, more or less, subject to any easements and/or exceptions, recorded or otherwise.



- LEGEND**
- SECTION CORNER
 - FOUND IRON, MON., NAIL
 - SET HIGH
 - RECORDED
 - MEASURED
 - CALCULATED
- EXISTING**
- DLIC, PHONE OR CABLE TV OIL LINE, POLE & CUY WIRE
 - UNDERGROUND CABLE TV
 - TELEPHONE U.S. CABLE, CROCK BOX & MANHOLE
 - ELECTRIC U.S. CABLE & MANHOLE
 - GAS MAIN & VALVE
 - WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
 - SANITARY SEWER, CLEANOUT & MANHOLE
 - STORM DRAIN & MANHOLE
 - COMBINED SEWER & MANHOLE
 - DATE BUSH, PAET
 - YARD BUSH
 - STORM DRAIN & END SECTION
 - POST INDICATOR VALVE
 - WATER SERVICE SHUTOFF, HYDRANT VALVE BOX
 - WALLOX
 - POINT ELEVATION (AT X OR END OF LEADER)
 - CONTOUR LINE
 - FENCE
 - GRASS PAIL
 - STREET LIGHT
 - SIGN
 - TREE
- PROPOSED**
- STORM DRAIN STRUCTURE NUMBER
 - SANITARY SEWER MANHOLE NUMBER
 - WATER MAIN FIRE HYDRANT NUMBER
 - WATER MAIN VALVE NUMBER

PROPRIETARY RIGHTS NOTICE
 BEFORE, DURING OR AFTER CONSTRUCTION OF ENERGY DISSIPATOR, DEVELOPER SHALL:
 1) PROVIDE WRITTEN NOTICE TO THE CITY ENGINEER AND OBTAIN WRITTEN CONSENT FROM THE CITY MAYOR
 2) CONDUCT WORK USING BEST MANAGEMENT PRACTICES TO ENSURE FLOW AND CIRCULATION PATTERNS AND THAT CHEMICAL AND BIOLOGICAL CHARACTERISTICS OF WETLANDS ARE NOT IMPACTED.
 3) MINIMIZE ALL IMPACTS TO THE AQUATIC ENVIRONMENT.

SITE DATA
 RESIDENTIAL SINGLE FAMILY EXISTING ZONING R-4
 ALL ADJACENT ZONING R-4 ACROSS SOUTH BLVD., CITY OF TROY R-18
 GROSS SITE AREA 20.13 ACRES
 NET SITE AREA 19.23 ACRES (LESS R.O.W.)
 COMMON AREA 4.40 ACRES

SETBACKS
 FRONT 25'
 REAR 35'
 SIDEYARD MINIMUM 10'
 SIDEYARD TOTAL BOTH SIDES 30'
 REGULATED WETLAND BUFFER 25'
 AREA OF UNIT 9600 SQ. FT.
 SIZE OF UNIT 80' (WIDTH) X 120' (DEPTH)

AVERAGED UNIT SIZE 10% REDUCTION IN WIDTH AND AREA
 MINIMUM AREA OF UNIT 8540 SQ.FT.
 MINIMUM SIZE OF UNIT 72' WIDE X 120' DEEP
 EFFECTIVE BUILDING ENVELOPE 50' WIDE X 40' DEEP

MAXIMUM DENSITY ALLOWED 3.4 UNITS/ACRE
 MAXIMUM UNITS 19.23 * 3.4 = 65 UNITS
 PROPOSED 41 UNITS
 NET DENSITY 41/19.23 = 2.13 UNITS/ACRE

MINIMUM FLOOR AREA 912 SQ.FT.
 MAXIMUM STORIES 2
 MAXIMUM HEIGHT 25'
 MAXIMUM LOT AREA COVERAGE 30%

LEGEND

- AS-BUILT
- AS-BUILT-REMOVED

AS-BUILT ON 11/03/2014

AS-BUILT REVISIONS PER CITY REVIEW 1-19-15

NOTE:
 UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S 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
 1-800-482-7171 (TOLL FREE)

Fenn & Associates, Inc.
 Land Surveying and Civil Engineering
 14933 Commercial Drive, Shelby Township, MI 48315
 Phone: 586-263-1957 Fax: 586-263-1920
 www.fennsurveys.com

AS-BUILT
 SITE ENGINEERING PLANS
 SITE CONDOMINIUM
SOMERSET PINES
 PART OF THE S.W. 1/4 OF SECTION 32, T3N, R11E,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DISTRIBUTION	
●	PRELIMINARY
●	APPROVAL
●	CONSTRUCTION
●	AS-BUILT

REVISIONS	
DATE	REMARKS
06/02/2013	PER CITY, R.C.O.C.
07/22/2013	PER CITY, R.C.O.C.
08/12/2013	PER CITY, R.C.O.C.
08/28/2013	PER CITY
09/18/2013	PER CITY, R.C.O.C.
10/24/2013	PER R.C.O.C.
02/10/2014	PER R.C.O.C.
03/18/2014	PER DTE
05/09/2014	PER R.C.O.C./APPROACH

CLIENT
 MJC Land Investments, LLC
 46500 Romeo Plank Rd
 Macomb, MI 48044
 Phone: 586-263-1203

PROJECT NAME
 SOMERSET PINES

PROJECT NUMBER
 C12-012

SHEET NAME
 LIGHTING PLAN

DRAWING SCALE: 1"=60'
DATE: 1/11/2016
PROJECT MANAGER: J.S.R.
DESIGNED BY: J.S.
DRAWN BY: M.A.S.
FIELD BY: R.H., J.K.
CHECKED BY: J.S.R., P.E.T.W.B.

SHEET NUMBER
 1 OF 1