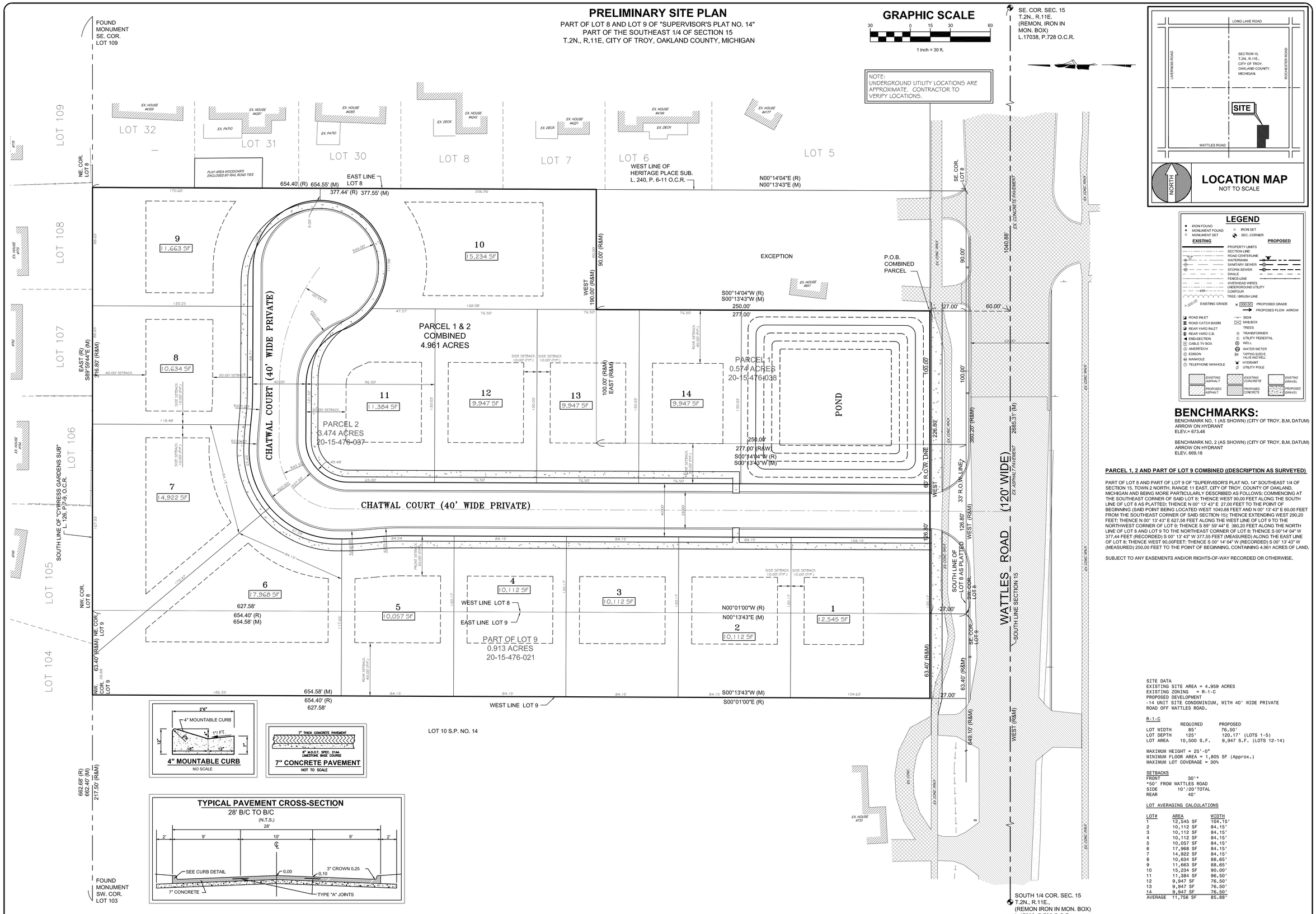
PRELIMINARY SITE PLAN

PART OF LOT 8 AND LOT 9 OF "SUPERVISOR'S PLAT NO. 14"
PART OF THE SOUTHEAST 1/4 OF SECTION 15
T.2N., R.11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN



LOCATION MAP

NOT TO SCALE

LEGEND

IRON FOUND · MONUMENT FOUND · MONUMENT SET · IRON SET · SEC. CORNER

EXISTING / PROPOSED

PROPERTY LIMITS · SECTION LINE · ROAD CENTERLINE · WATERMAIN · SANITARY SEWER · STORM SEWER · SWALE · FENCE-LINE · OVERHEAD WIRES · UNDERGROUND UTILITY · CONTOUR · TREE / BRUSH LINE

EXISTING GRADE · PROPOSED GRADE · PROPOSED FLOW ARROW

ROAD INLET · ROAD CATCH BASIN · REAR YARD INLET · REAR YARD C.B. · END-SECTION · CABLE TV BOX · AMERITECH · EDISON · MANHOLE · TELEPHONE MANHOLE

SIGN · MAILBOX · TREES · TRANSFORMER · UTILITY PEDESTAL · WELL · WATER METER · TAPPING SLEEVE, VALVE AND WELL · HYDRANT · UTILITY POLE

EXISTING ASPHALT · PROPOSED ASPHALT · EXISTING CONCRETE · PROPOSED CONCRETE · EXISTING GRAVEL · PROPOSED GRAVEL

BENCHMARKS:

BENCHMARK NO. 1 (AS SHOWN) (CITY OF TROY, B.M. DATUM)
ARROW ON HYDRANT
ELEV.= 673.48

BENCHMARK NO. 2 (AS SHOWN) (CITY OF TROY, B.M. DATUM)
ARROW ON HYDRANT
ELEV. 669.18

PARCEL 1, 2 AND PART OF LOT 9 COMBINED ((DESCRIPTION AS SURVEYED)

PART OF LOT 8 AND PART OF LOT 9 OF "SUPERVISOR'S PLAT NO. 14" SOUTHEAST 1/4 OF SECTION 15, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, COUNTY OF OAKLAND, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE WEST 90.00 FEET ALONG THE SOUTH LINE OF LOT 8 AS PLATTED; THENCE N 00° 13' 43" E 27.00 FEET TO THE POINT OF BEGINNING (SAID POINT BEING LOCATED WEST 1040.88 FEET AND N 00° 13' 43" E 60.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 15); THENCE EXTENDING WEST 290.20 FEET; THENCE N 00° 13' 43" E 627.58 FEET ALONG THE WEST LINE OF LOT 9 TO THE NORTHWEST CORNER OF LOT 9; THENCE S 89° 59' 44" E 380.20 FEET ALONG THE NORTH LINE OF LOT 8 AND LOT 9 TO THE NORTHEAST CORNER OF LOT 8; THENCE S 00°14' 04" W 377.44 FEET (RECORDED) S 00° 13' 43" W 377.55 FEET (MEASURED) ALONG THE EAST LINE OF LOT 8; THENCE WEST 90.00FEET; THENCE S 00° 14' 04" W (RECORDED) S 00° 13' 43" W (MEASURED) 250.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4.961 ACRES OF LAND.

SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY RECORDED OR OTHERWISE.

SITE DATA
EXISTING SITE AREA = 4.959 ACRES
EXISTING ZONING = R-1-C
PROPOSED DEVELOPMENT
-14 UNIT SITE CONDOMINIUM, WITH 40' WIDE PRIVATE ROAD OFF WATTLES ROAD.

R-1-C

	REQUIRED	PROPOSED
LOT WIDTH	85'	76.50'
LOT DEPTH	125'	120.17' (LOTS 1-5)
LOT AREA	10,500 S.F.	9,947 S.F. (LOTS 12-14)

MAXIMUM HEIGHT = 25'-0"
MINIMUM FLOOR AREA = 1,805 SF (Approx.)
MAXIMUM LOT COVERAGE = 30%

SETBACKS
FRONT 30'*
*50' FROM WATTLES ROAD
SIDE 10'/20'TOTAL
REAR 40'

LOT AVERAGING CALCULATIONS

LOT#	AREA	WIDTH
1	12,545 SF	104.15'
2	10,112 SF	84.15'
3	10,112 SF	84.15'
4	10,112 SF	84.15'
5	10,057 SF	84.15'
6	17,968 SF	84.15'
7	14,922 SF	84.15'
8	10,634 SF	88.65'
9	11,663 SF	88.65'
10	15,234 SF	90.00'
11	11,384 SF	96.50'
12	9,947 SF	76.50'
13	9,947 SF	76.50'
14	9,947 SF	76.50'
AVERAGE	11,756 SF	85.88'

CALL MISS DIG 72 HOURS BEFORE YOU DIG 1-800-482-7171 (TOLL FREE) CALL811.COM

DATE:	REMARKS:	BY:
8-22-13	FOR CITY REVIEW	L.A.B.
10-18-13	FOR CITY REVIEW	O.F.

REVISIONS

CHATWAL ESTATES
PART OF LOT 8 AND LOT 9 OF "SUPERVISOR'S PLAT NO. 14"
PART OF THE SOUTHEAST 1/4 OF SECTION 15
T.2N., R.11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
2727 CROOKS ROAD, TROY, MICHIGAN 48083
PHONE (586) 739-8007 FAX (586) 739-6994
WWW.FAZALKHAN.COM

PRELIMINARY SITE PLAN

PROJECT NO. 13-013	FIELD BOOK XXX
DATE 08-22-2013	
DRAWN BY M.J.B.	CHECKED BY F.K.
CLIENT MONDRIAN PROPERTIES CHATWAL, LLC	
SCALE 1" = 30'	

■ PRELIMINARY ☐ CONSTRUCTION ☐ AS-BUILT

SHEET NO. 3