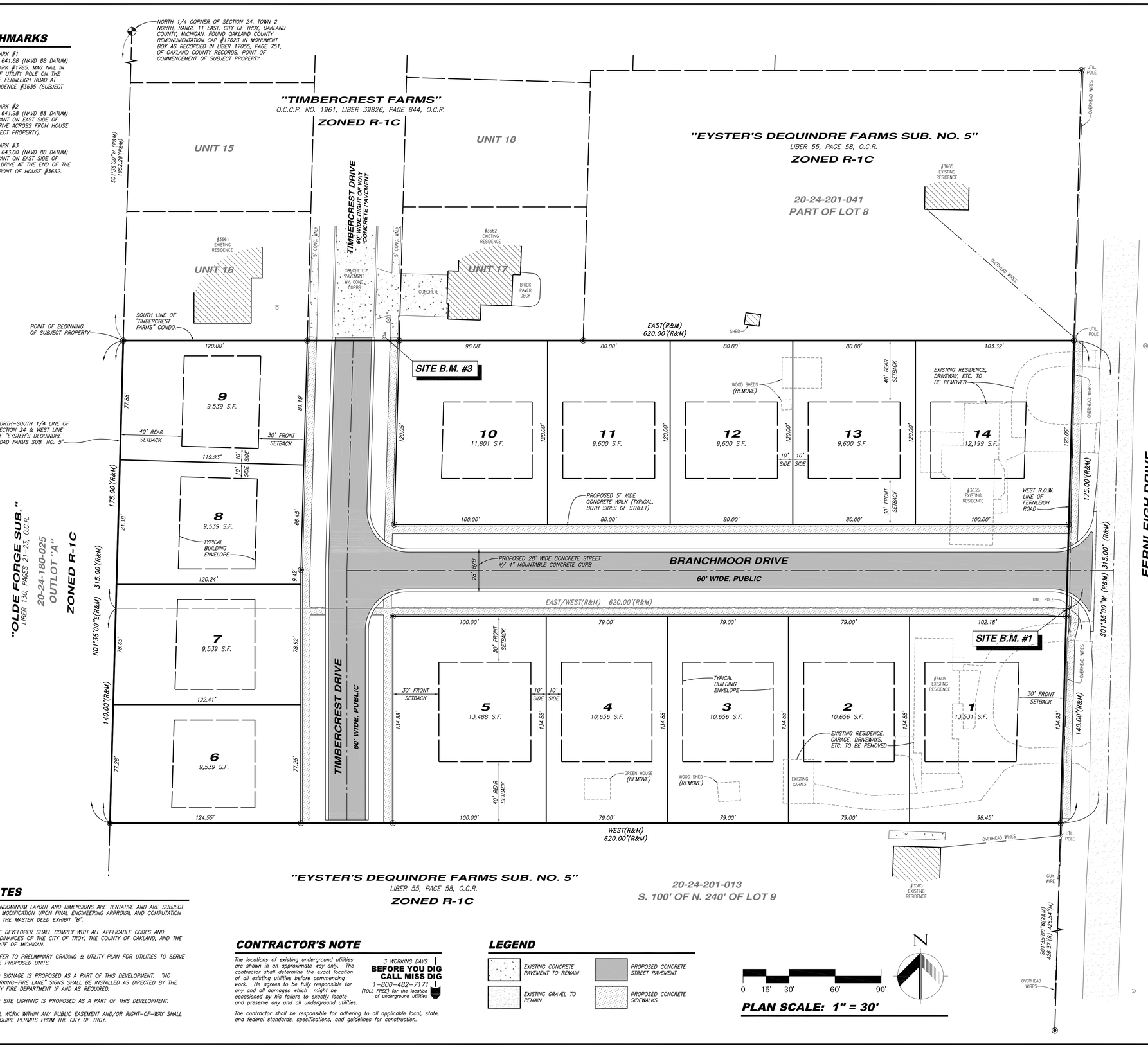
BENCHMARKS

SITE BENCHMARK #1
ELEVATION = 641.68 (NAVD 88 DATUM)
CITY BENCHMARK #17185, MAG NAIL IN EAST FACE OF UTILITY POLE ON THE WEST SIDE OF FERNLEIGH ROAD AT EXISTING RESIDENCE #3635 (SUBJECT PROPERTY).

SITE BENCHMARK #2
ELEVATION = 641.98 (NAVD 88 DATUM)
TOP OF HYDRANT ON EAST SIDE OF FERNLEIGH DRIVE ACROSS FROM HOUSE #3635 (SUBJECT PROPERTY).

SITE BENCHMARK #3
ELEVATION = 643.00 (NAVD 88 DATUM)
TOP OF HYDRANT ON EAST SIDE OF TIMBERCREST DRIVE AT THE END OF THE STREET, IN FRONT OF HOUSE #3662.



NOTES

1. CONDOMINIUM LAYOUT AND DIMENSIONS ARE TENTATIVE AND ARE SUBJECT TO MODIFICATION UPON FINAL ENGINEERING APPROVAL AND COMPUTATION OF THE MASTER DEED EXHIBIT "B".
2. THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF TROY, THE COUNTY OF OAKLAND, AND THE STATE OF MICHIGAN.
3. REFER TO PRELIMINARY GRADING & UTILITY PLAN FOR UTILITIES TO SERVE THE PROPOSED UNITS.
4. NO SIGNAGE IS PROPOSED AS A PART OF THIS DEVELOPMENT. "NO PARKING-FIRE LANE" SIGNS SHALL BE INSTALLED AS DIRECTED BY THE CITY FIRE DEPARTMENT IF AND AS REQUIRED.
5. NO SITE LIGHTING IS PROPOSED AS A PART OF THIS DEVELOPMENT.
6. ALL WORK WITHIN ANY PUBLIC EASEMENT AND/OR RIGHT-OF-WAY SHALL REQUIRE PERMITS FROM THE CITY OF TROY.

CONTRACTOR'S NOTE

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.

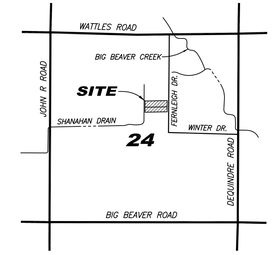
3 WORKING DAYS
BEFORE YOU DIG CALL MISS DIG
1-800-482-7171
(TOLL FREE) for the location of underground utilities

LEGEND

- EXISTING CONCRETE PAVEMENT TO REMAIN
- PROPOSED CONCRETE STREET PAVEMENT
- EXISTING GRAVEL TO REMAIN
- PROPOSED CONCRETE SIDEWALKS

0 15' 30' 60' 90'

PLAN SCALE: 1" = 30'



LOCATION MAP

SCALE: 1"=2000'

PROPERTY DESCRIPTION (AS FURNISHED BY CLIENT)

PARCEL NO. 20-24-201-012
THE SOUTH 175 FEET OF LOT 8, "EYSTER'S DEQUINDRE FARMS SUBDIVISION NO. 5", BEING A PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 55 OF PLATS, PAGE 58 OF OAKLAND COUNTY RECORDS.

PARCEL NO. 20-24-201-013
THE NORTH 140 FEET OF LOT 9, "EYSTER'S DEQUINDRE FARMS SUBDIVISION NO. 5", BEING A PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 55 OF PLATS, PAGE 58 OF OAKLAND COUNTY RECORDS.

PROPERTY DESCRIPTION (AS SURVEYED)

COMBINED PARCEL:
THE SOUTH 175 FEET OF LOT 8 AND THE NORTH 140 FEET OF LOT 9, "EYSTER'S DEQUINDRE FARMS SUBDIVISION NO. 5", BEING A PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 55 OF PLATS, PAGE 58 OF OAKLAND COUNTY RECORDS, BEING MORE PARTICULARY DESCRIBED AS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 24; THENCE SOUTH 01 DEGREES 35 MINUNUTES 00 SECONDS WEST 1852.29 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 24, SAID LINE ALSO BEING THE WEST LINE OF SAID "EYSTER'S DEQUINDRE FARMS SUBDIVISION NO. 5" TO THE POINT OF BEGINNING; THENCE DUE EAST 620.00 FEET TO THE WEST RIGHT OF WAY LINE OF FERNLEIGH ROAD (60 FEET WIDE); THENCE SOUTH 01 DEGREES 35 MINUNUTES 00 SECONDS WEST 315.00 FEET ALONG SAID WEST RIGHT OF WAY LINE; THENCE DUE WEST 620.00 FEET TO SAID NORTH-SOUTH 1/4 LINE; THENCE ALONG SAID NORTH-SOUTH 1/4 LINE NORTH 01 DEGREES 35 MINUNUTES 00 SECONDS EAST 315.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4.48 ACRES OF LAND, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAY OF RECORD, IF ANY.

SITE CRITERIA

- PARCEL SUMMARY:
  ADDRESS: #3635 & #3605 FERNLEIGH DRIVE
  PARCEL ID NO.: 20-24-201-012 & -013
  EXISTING ZONING: R-1C, SINGLE FAMILY RESIDENTIAL
  ADJACENT ZONINGS: R-1C, SINGLE FAMILY RESIDENTIAL
  GROSS & NET SITE AREA: 195,225 S.F. (4.482 ACRES)
- USE SUMMARY:
  EXISTING USE: SINGLE FAMILY RESIDENTIAL ACREAGE PARCELS.
  PROPOSED USE: SINGLE FAMILY RESIDENTIAL SITE CONDOMINIUM W/ LOT AVERAGING OPTION.
  ALLOWABLE DENSITY: 3.1 UNITS PER ACRE OF GROSS SITE AREA
  PROPOSED DENSITY: 14 UNITS (3.1 UNITS PER ACRE)
- UNIT SUMMARY:
  AVERAGE UNIT AREA REQUIRED: 10,500 S.F.
  AVERAGE UNIT AREA PROVIDED: 10,710 S.F.
  LOT AVERAGING OPTION ALLOWS FOR 10% REDUCTION IN MIN. UNIT AREA:
  MINIMUM UNIT AREA REQUIRED: 9,450 S.F.
  MINIMUM UNIT AREA PROVIDED: 9,539 S.F.
  LOT AVERAGING OPTION ALLOWS FOR 10% REDUCTION IN MIN. UNIT WIDTH:
  MINIMUM UNIT WIDTH REQUIRED: 85' ± 90% = 76.5'
  MINIMUM LOT WIDTH PROVIDED: 77.25'
- BUILDING SETBACK SUMMARY:
  FRONT: 30' MIN.
  REAR: 40' MIN.
  SIDE: 10' MIN. ONE SIDE; 20' MIN. TOTAL
- BUILDING CONSTRUCTION SUMMARY:
  MAXIMUM ALLOWABLE BUILDING HEIGHT: 30' (2.5 STORY)
  PROPOSED BUILDING HEIGHT: 26' ± (NOT TO EXCEED 30')
  MAXIMUM ALLOWABLE LOT COVERAGE: 30%
  PROPOSED MAXIMUM LOT COVERAGE: 22% ± (NOT TO EXCEED 30%)
  MINIMUM REQUIRED FLOOR AREA PER UNIT: 1,200 S.F.
  PROPOSED FLOOR AREA PER UNIT: 2,679 S.F. ±

SHEET INDEX

1. SITE PLAN.
2. PRELIMINARY GRADING & UTILITY PLAN.
3. TREE PRESERVATION & LANDSCAPE PLAN.

SUPPLEMENTALS:
- BOUNDARY & TOPOGRAPHICAL SURVEY.
- TYPICAL HOUSE FLOOR PLANS & ELEVATIONS.

REVISIONS:

CLIENT:
MR. JOSEPH MANACI
MONORIAN PROPERTIES, LLC
2021 SOUTH WHERE RD.
SHELBY TWP., MI 48317
(586) 726-7340

JOB NO: 12-151
DATE: 10-8-12
DRAWN BY: N.P.R.

SEAL:

HORIZON ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.530.0053

PROJECT:
Proposed "Timbercrest Preserves" Site Condominium
PART OF THE NORTHEAST 1/4 OF SECTION 24, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PLAN:
Site Plan

SHEET: 1 OF: 3

MUNICIPAL REVIEW NUMBERS: