

PARK PLACE EAST

PRELIMINARY SITE PLAN

PART OF THE NE 1/4 OF SECTION 31, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.

BENCHMARKS
 BENCHMARK #1 (SHOWN)
 TOP OF HYDRANT, SOUTH SIDE OF NINE MILE ROAD
 ELEV.= 963.70 (NAVD 88)

DESCRIPTION OF OVERALL PROPERTY (FROM RECORD)

PART OF THE NE1/4 OF SECTION 31, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE N1/4 CORNER OF SECTION 31; THENCE EAST 345.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING EAST 274.98 FEET; THENCE S01°41'33"W 1293.76 FEET; THENCE N89°07'32"W 619.74 FEET; THENCE N01°41'28"E 869.30 FEET; THENCE EAST 345.00 FEET; THENCE N01°41'28"E 415.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING NINE MILE ROAD RIGHT OF WAY OVER THE NORTH 60.00 FEET OF THE ABOVE DESCRIBED PROPERTY.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

KNOWN AS 50265 WEST NINE MILE ROAD OR SIDWELL NO. 22-31-200-034.

DESCRIPTION OF OVERALL PROPERTY (AS MEASURED)

PART OF THE NE1/4 OF SECTION 31, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE N1/4 CORNER OF SECTION 31; THENCE EAST 345.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING EAST 274.98 FEET ALONG THE N-S1/4 LINE OF SECTION 31; THENCE S01°41'33"W 1294.24 FEET; THENCE N89°07'23"W 618.78 FEET; THENCE N01°39'14"E 869.75 FEET; THENCE EAST 344.60 FEET; THENCE N01°41'28"E 415.00 FEET TO THE POINT OF BEGINNING. CONTAINING 655389 SQUARE FEET OR 15.9457 ACRES, MORE OR LESS.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

NOTE: ADDITIONAL IRONS WERE SET AT 60.00 FEET SOUTH OF THE CENTERLINE OF NINE MILE ROAD, WHERE THE PROPOSED NEW RIGHT OF WAY FOR NINE MILE ROAD WILL BE LOCATED. THESE ARE SHOWN AND NOTED ON THE DRAWING.

DESCRIPTION OF PROPERTY (PARK PLACE EAST)

PART OF THE NE1/4 OF SECTION 31, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE N1/4 CORNER OF SECTION 31; THENCE EAST 619.98 FEET; THENCE S01°41'33"W 810.26 FEET TO THE POINT OF BEGINNING; THENCE S01°41'33"W 483.98 FEET; THENCE N89°07'23"W 618.78 FEET; THENCE N01°39'14"E 869.75 FEET; THENCE EAST 344.60 FEET; THENCE S00°31'00"W 155.07 FEET; THENCE S01°39'07"W 32.25 FEET; THENCE S88°18'27"E 148.61 FEET; THENCE S01°41'33"W 200.00 FEET; THENCE S88°18'27"E 123.07 FEET TO THE POINT OF BEGINNING, CONTAINING 10.66 ACRES.

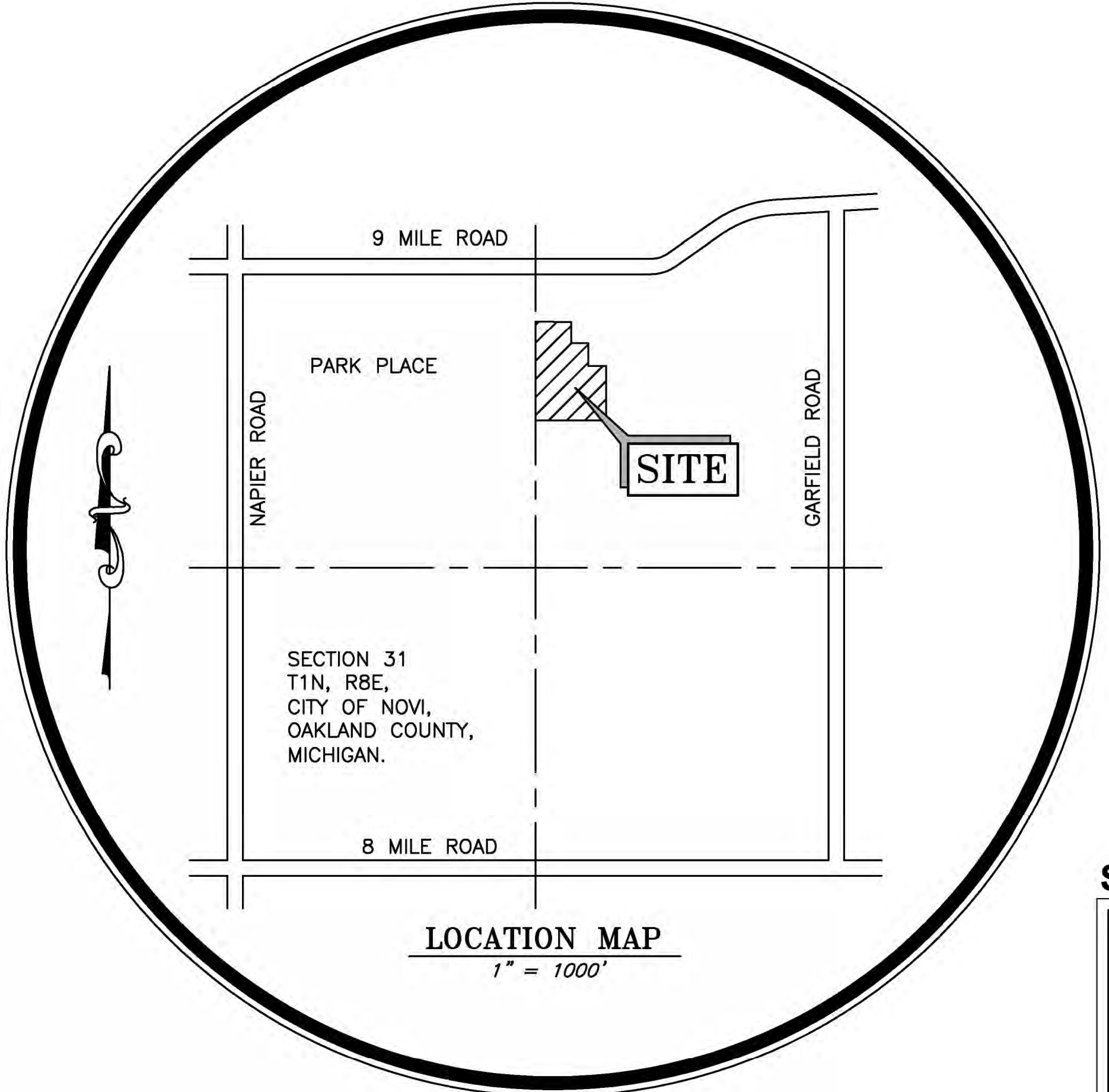
DESCRIPTION OF RELEASE FOR NINE MILE RIGHT OF WAY

PART OF THE NE1/4 OF SECTION 31, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE N1/4 CORNER OF SECTION 31; THENCE EAST 345.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING EAST 274.98 FEET ALONG THE N-S1/4 LINE OF SECTION 31; THENCE S01°41'33"W 60.03 FEET; THENCE WEST 274.98 FEET; THENCE N01°41'28"E 60.03 FEET TO THE POINT OF BEGINNING, CONTAINING 16499 SQUARE FEET OR 0.3788 ACRES, MORE OR LESS.

DESCRIPTION OF PROPERTY (REMAINDER OF PARCEL)

PART OF THE NE1/4 OF SECTION 31, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE N1/4 CORNER OF SECTION 31; THENCE EAST 619.98 FEET; THENCE S01°41'33"W 60.03 FEET TO THE POINT OF BEGINNING; THENCE S01°41'33"W 750.24 FEET; THENCE N88°18'27"W 123.07 FEET; THENCE N01°41'33"E 200.00 FEET; THENCE N88°21'53"W 148.61 FEET; THENCE N01°38'07"E 32.25 FEET; THENCE N09°31'00"E 155.07 FEET; THENCE N01°41'28"E 354.97 FEET; THENCE EAST 274.98 FEET TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES.

- GENERAL NOTES:**
1. THE CONTRACTOR SHALL NOTIFY THE CITY OF NOVI ENGINEERING DIVISION (248-347-0454) 48 HOURS PRIOR TO THE START OF CONSTRUCTION OF PUBLIC UTILITIES OR CONSTRUCTION IN THE STREET RIGHT OF WAY.
 2. ON SITE PARKING SHALL BE PROVIDED FOR CONSTRUCTION WORKERS.
 3. ALL ON-SITE STORAGE TANKS, EXCEPT THOSE CONTAINING POTABLE WATER, SHALL BE PROVIDED WITH SECONDARY CONTAINMENT EQUAL TO A MINIMUM 110% OF TANK CAPACITY.
 4. ALL POTENTIAL UTILITY CONFLICTS MUST BE PHYSICALLY DETERMINED PRIOR TO THE START OF CONSTRUCTION OF UTILITIES. AN ENGINEERING INSPECTOR MUST BE PRESENT.
 5. UNDERGROUND SANITARY SEWER, WATERMAIN, AND STORM SEWER ARE SHOWN PER RECORD LOCATION WHERE NOT PHYSICALLY EVIDENT. ALL SIZES AND LOCATIONS ARE TO BE VERIFIED PRIOR TO AN CONSTRUCTION.
 6. UNDERGROUND ELECTRIC, TELEPHONE, AND GAS LINE LOCATIONS ARE UNKNOWN AND NOT SHOWN AT THIS TIME. COPIES OF THE SURVEY WILL BE SENT TO THE RESPECTIVE COMPANIES REQUESTING THEIR LOCATIONS AND REVISIONS WILL BE MADE UPON RECEIPT OF THEIR COMMENTS.
 7. TREE REMOVAL PERMIT IS REQUIRED.
 8. STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF NOVI.
 9. LAYOUT DIMENSIONS ARE SUBJECT TO MINOR MODIFICATIONS UPON CALCULATION OF THE FINAL PLAT.



LOCATION MAP
1" = 1000'

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REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS, IN WHOLE OR IN PART, IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF FAZAL KHAN & ASSOCIATES INC.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL PERTINENT DIMENSIONS AND REPORT ANY DISCREPANCIES TO FAZAL KHAN & ASSOCIATES INC. BEFORE PROCEEDING WITH THE WORK.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES. ALL WATERMANS, SANITARY SEWERS (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN 3 FT. OF PAVEMENT TO BE SAND BACK FILLED AND COMPACTED TO 95% OPTIMUM DENSITY (PROCTOR). ALSO ALL UTILITY CROSSINGS TO BE SAND BACKFILLED. SAND BACK FILLING TO BE INCIDENTAL TO CONTRACT.

INDEX OF SHEETS

- SHEET 1 COVER SHEET
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- SHEET 4 PRELIMINARY GRADING PLAN
- SHEET 5 PRELIMINARY UTILITY AND STORM WATER MANAGEMENT PLAN
- SHEET 6 WETLAND AND WOODLANDS PLAN
- SHEET 7 DRAINAGE DISTRICT PLAN
- SHEET 8 LANDSCAPE PLAN
- SHEET 9 PARALLEL PLAN
- SHEET 10 CITY OF NOVI STANDARD LANDSCAPE INSTALLATION AND NOTATIONS SHEET

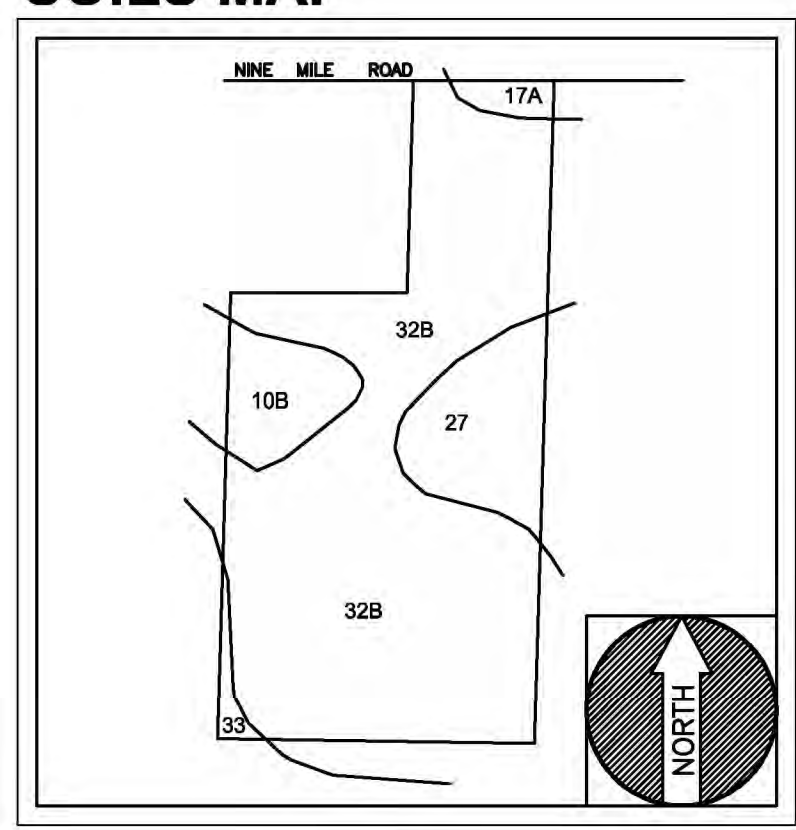
OWNER / DEVELOPER

CENTENNIAL HOMES
 1465 AXTELL DRIVE, SUITE G
 TROY, MICHIGAN 48084
 ATTN: STEFANO MULARONI
 PH: (248) 845-4650
 FAX: (248) 886-9475

SURVEYOR / ENGINEER

FAZAL KHAN AND ASSOCIATES, INC.
 43279 SCHOENHERR ROAD
 STERLING HEIGHTS, MI 48313
 PH.: (586) 739-8007
 FAX: (586) 739-6994

SOILS MAP



- 10B Marlette Sandy Loam
1-6 percent slopes
- 17A Wasepi Sandy Loam
0-3 percent slopes
- 27 Houghton and Adrian
mucks
- 32B Blount Loam
0-4 percent slopes
- 33 Lenawee Silty Clay
Loam

PLANS SUBMITTED TO:	DATE SUBMITTED:	COMMENTS RECEIVED:	RE-SUBMITTED:	COMMENTS RECEIVED:	RE-SUBMITTED:	DATE APPROVED:	ADDRESS AND PHONE #:
CITY OF NOVI	1-28-14						45175 WEST TEN MILE, NOVI, MI 48375 PHONE: 248-347-0475

CALL MRS. DIC 72 HOURS (OR WORKING HOURS) BEFORE LAND 1-800-482-1711 OR 248-347-0475
 CALL 811.COM (TOLL FREE)

PARK PLACE EAST
 PART OF THE NE 1/4 OF SECTION 31, T1N, R8E,
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.

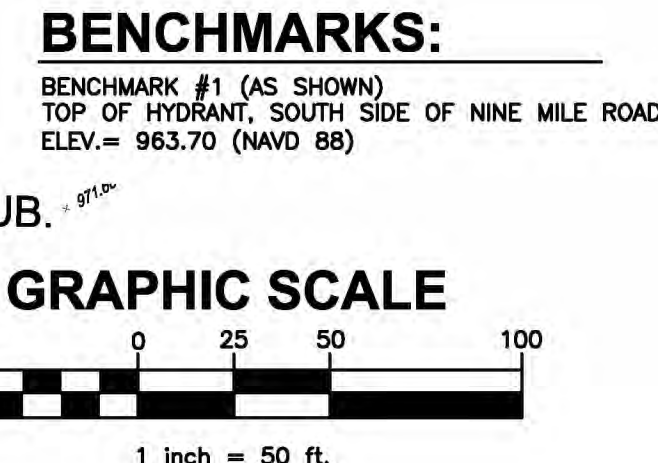
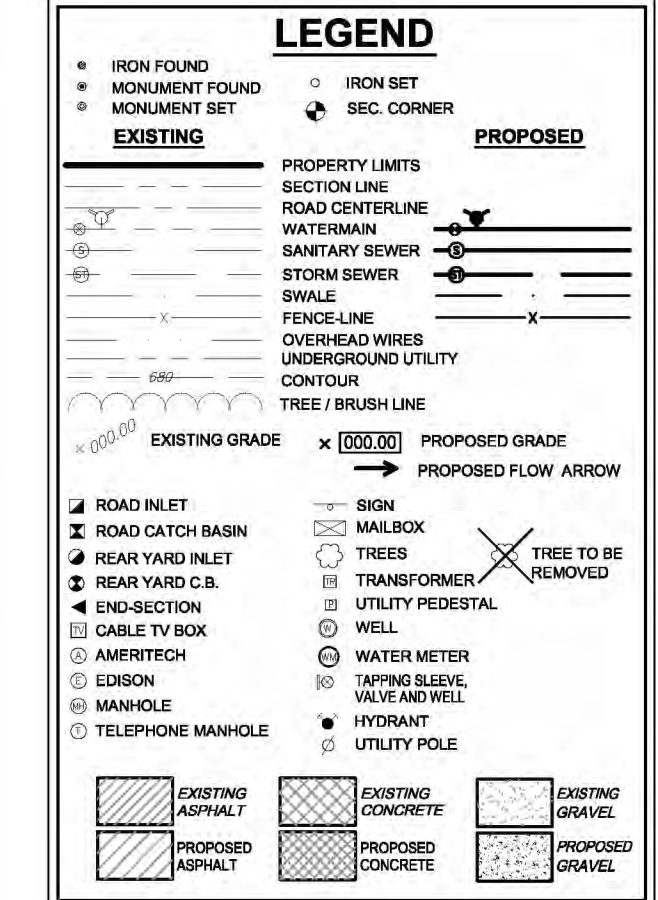
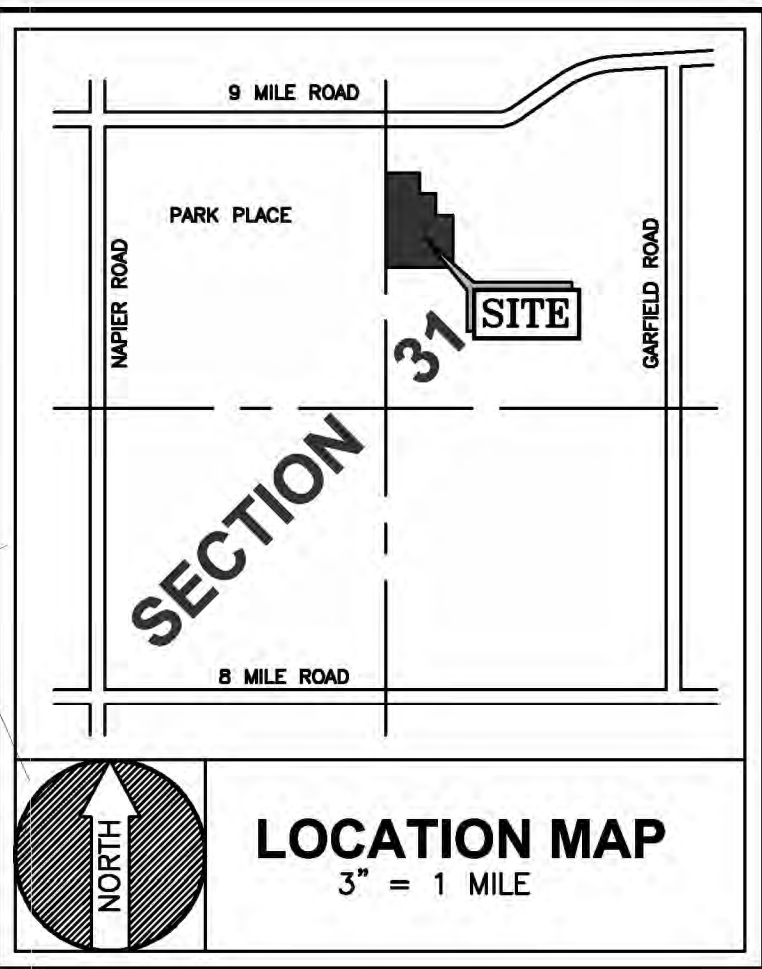
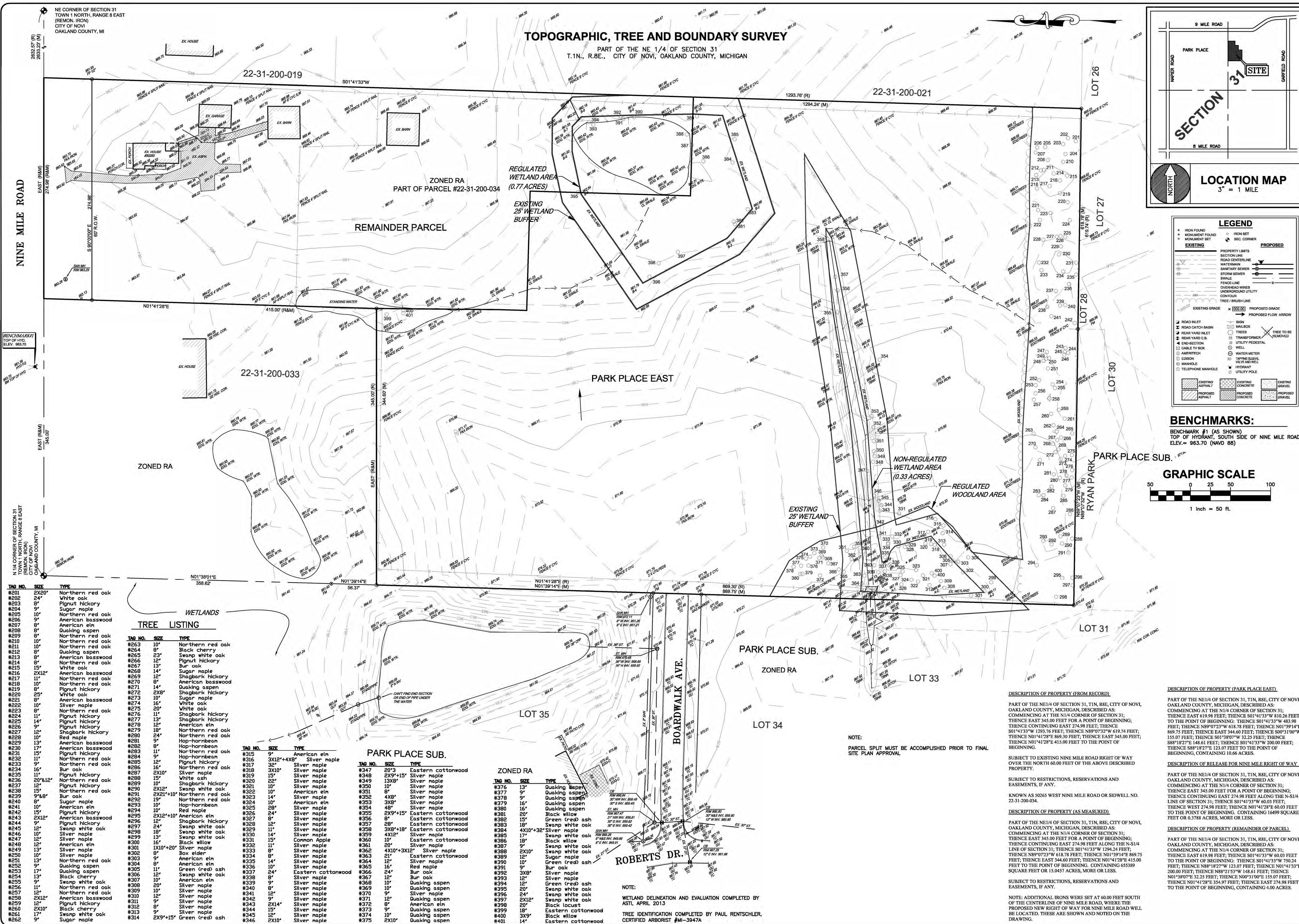
FAZAL KHAN & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 43279 SCHOENHERR STERLING HEIGHTS, MI 48313
 PHONE (586) 739-8007 FAX (586) 739-6994
 WWW.FAZALKHAN.COM

COVER SHEET

PROJECT NO.	13-008	DATE	1-17-2014	DRAWN BY	O.P.	CHECKED BY	C.P.T.
CLIENT	STEFANO MULARONI	SCALE	NONE				
PRELIMINARY	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>	AS-BUILT	<input type="checkbox"/>		

TOPOGRAPHIC, TREE AND BOUNDARY SURVEY

PART OF THE NE 1/4 OF SECTION 31
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



TREE LISTING

TAG NO.	SIZE	TYPE
#201	2X20"	Northern red oak
#202	24"	White oak
#203	9"	Pignut hickory
#204	9"	Sugar maple
#205	10"	Northern red oak
#206	9"	American basswood
#207	9"	American elm
#208	9"	Quaking aspen
#209	9"	Northern red oak
#210	10"	Northern red oak
#211	10"	Northern red oak
#212	9"	Quaking aspen
#213	9"	American basswood
#214	9"	Northern red oak
#215	15"	White oak
#216	11"	American basswood
#217	11"	Northern red oak
#218	10"	Northern red oak
#219	9"	Pignut hickory
#220	25"	White oak
#221	9"	American basswood
#222	10"	Silver maple
#223	10"	Northern red oak
#224	10"	Pignut hickory
#225	14"	Pignut hickory
#226	9"	Pignut hickory
#227	12"	Shagbark hickory
#228	10"	Northern red oak
#229	13"	American basswood
#230	17"	American basswood
#231	15"	Pignut hickory
#232	11"	Northern red oak
#233	11"	Northern red oak
#234	16"	Bur oak
#235	11"	Pignut hickory
#236	20'x12"	Northern red oak
#237	9"	Pignut hickory
#238	15"	Northern red oak
#239	9'x8"	Bur oak
#240	9"	Sugar maple
#241	10"	American elm
#242	15"	Pignut hickory
#243	2X12"	American basswood
#244	9"	Pignut hickory
#245	12"	Swamp white oak
#246	10"	Silver maple
#247	12"	Silver maple
#248	12"	American elm
#249	13"	Silver maple
#250	10"	Silver maple
#251	13"	Northern red oak
#252	9"	Quaking aspen
#253	17"	Quaking aspen
#254	13"	Black cherry
#255	12"	Swamp white oak
#256	11"	Northern red oak
#257	12'	Northern red oak
#258	2X12"	American basswood
#259	12'	Pignut hickory
#260	2X10"	Black cherry
#261	17"	Swamp white oak
#262	9"	Swamp white oak

TREE LISTING (Continued)

TAG NO.	SIZE	TYPE
#263	10"	Northern red oak
#264	9"	Black cherry
#265	23"	Swamp white oak
#266	12"	Pignut hickory
#267	10"	Bur oak
#268	14"	Sugar maple
#269	12"	Shagbark hickory
#270	8"	American basswood
#271	14"	Quaking aspen
#272	2X8"	Shagbark hickory
#273	10"	Sugar maple
#274	16"	White oak
#275	20"	White oak
#276	11"	Shagbark hickory
#277	13"	Shagbark hickory
#278	12"	American elm
#279	18"	Northern red oak
#280	24"	Northern red oak
#281	8"	Hop-hornbeam
#282	8"	Hop-hornbeam
#283	11"	Northern red oak
#284	9"	Hop-hornbeam
#285	15"	Pignut hickory
#286	16"	Northern red oak
#287	2X10"	Silver maple
#288	15"	White ash
#289	10"	Silver maple
#290	2X12"	Shagbark hickory
#291	2X21'x10"	Northern red oak
#292	13"	Northern red oak
#293	10"	Hop-hornbeam
#294	10"	Red maple
#295	2X12'x10"	American elm
#296	12"	Shagbark hickory
#297	24"	Swamp white oak
#298	18"	Swamp white oak
#299	13"	Swamp white oak
#300	16"	Black willow
#301	1X10'x20"	Silver maple
#302	9"	Box elder
#303	9"	American elm
#304	9"	American elm
#305	11"	Green (red) ash
#306	12"	Swamp white oak
#307	10"	American elm
#308	20"	Silver maple
#309	10"	Silver maple
#310	12"	Silver maple
#311	9"	Silver maple
#312	9"	Silver maple
#313	9"	Silver maple
#314	2X9'x15"	Green (red) ash

TREE LISTING (Continued)

TAG NO.	SIZE	TYPE
#315	9"	American elm
#316	3X12'x4X8"	Silver maple
#317	32"	Silver maple
#318	3X10"	Silver maple
#319	15"	Silver maple
#320	22"	Silver maple
#321	10"	Silver maple
#322	8"	Silver maple
#323	14"	Silver maple
#324	10"	American elm
#325	49"	Silver maple
#326	24"	Silver maple
#327	8"	Silver maple
#328	12"	Silver maple
#329	11"	Silver maple
#330	14"	Silver maple
#331	15"	Common Apple
#332	20"	Silver maple
#333	8"	Silver maple
#334	8"	Silver maple
#335	10"	Silver maple
#336	15"	Red maple
#337	24"	Bur oak
#338	12"	Quaking aspen
#339	11"	Red maple
#340	9"	Silver maple
#341	12"	Silver maple
#342	9"	Silver maple
#343	2X14"	Silver maple
#344	12"	Silver maple
#345	12"	Silver maple
#346	2X10"	Silver maple

TREE LISTING (Continued)

TAG NO.	SIZE	TYPE
#347	20'3"	Eastern cottonwood
#348	2X9'x15"	Silver maple
#349	13X8"	Silver maple
#350	10"	Silver maple
#351	8"	Silver maple
#352	4X8"	Silver maple
#353	3X8"	Silver maple
#354	49"	Silver maple
#355	2X9'x15"	Eastern cottonwood
#356	8"	Silver maple
#357	28"	Eastern cottonwood
#358	3X8'x18"	Eastern cottonwood
#359	4X12"	Silver maple
#360	10"	Eastern cottonwood
#361	20"	Silver maple
#362	4X10'x3X12"	Silver maple
#363	21"	Eastern cottonwood
#364	15"	Silver maple
#365	15"	Red maple
#366	12"	Bur oak
#367	12"	Quaking aspen
#368	10"	American elm
#369	10"	Quaking aspen
#370	9"	Silver maple
#371	12'	Quaking aspen
#372	12'	Swamp white oak
#373	9"	Quaking aspen
#374	10"	Quaking aspen
#375	2X10"	Quaking aspen

PARK PLACE SUB.

ZONED RA

LOT 35

LOT 34

LOT 33

LOT 31

LOT 26

LOT 27

LOT 28

LOT 30

BOARDWALK AVE.

ROBERTS DR.

WETLAND DELINEATION AND EVALUATION COMPLETED BY ASTI, APRIL 2013

TREE IDENTIFICATION COMPLETED BY PAUL RENTSCHLER, CERTIFIED ARBORIST #M-3947A

NOTE: PARCEL SPLIT MUST BE ACCOMPLISHED PRIOR TO FINAL SITE PLAN APPROVAL.

DESCRIPTION OF PROPERTY (FROM RECORD):
PART OF THE NE 1/4 OF SECTION 31, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE N 1/4 CORNER OF SECTION 31; THENCE EAST 619.98 FEET; THENCE S01°41'33" W 810.26 FEET TO THE POINT OF BEGINNING; THENCE S01°41'33" W 483.98 FEET; THENCE N89°07'23" W 618.78 FEET; THENCE S01°41'33" W 1293.76 FEET; THENCE N09°07'23" W 619.74 FEET; THENCE N01°42'28" E 869.30 FEET; THENCE EAST 345.00 FEET; THENCE N01°42'28" E 415.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10.66 ACRES.

DESCRIPTION OF RELEASE FOR NINE MILE RIGHT OF WAY:
SUBJECT TO EXISTING NINE MILE ROAD RIGHT OF WAY OVER THE NORTH 60.00 FEET OF THE ABOVE DESCRIBED PROPERTY.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

KNOWN AS 50265 WEST NINE MILE ROAD OR SIDWALK NO. 22-31-200-034.

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DESCRIPTION OF PROPERTY (REMAINDER OF PARCEL):
PART OF THE NE 1/4 OF SECTION 31, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE N 1/4 CORNER OF SECTION 31; THENCE EAST 619.98 FEET; THENCE S01°41'33" W 750.24 FEET; THENCE EAST 345.00 FEET; THENCE N01°42'28" E 415.00 FEET TO THE POINT OF BEGINNING; THENCE N01°41'33" E 200.00 FEET; THENCE N88°21'53" W 148.61 FEET; THENCE N01°41'33" E 155.07 FEET; THENCE S01°41'33" W 354.97 FEET; THENCE EAST 274.98 FEET TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES.

NOTE: ADDITIONAL IRONS WERE SET AT 60.00 FEET SOUTH OF THE CENTERLINE OF NINE MILE ROAD, WHERE THE PROPOSED NEW RIGHT OF WAY FOR NINE MILE ROAD WILL BE LOCATED. THESE ARE SHOWN AND NOTED ON THE DRAWING.

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4379 SCHOENHEER STERLING HEIGHTS, MI 48313
PHONE (586) 739-8007 FAX (586) 739-8994
WWW.FAZALKHAN.COM

TOPOGRAPHIC AND BOUNDARY SURVEY

PROJECT NO: FIELD BOOK 13-COB-XXX
CLIENT: STEFANO MOJARON
DATE: 1-17-2014
SCALE: 1" = 50'

REVISIONS:

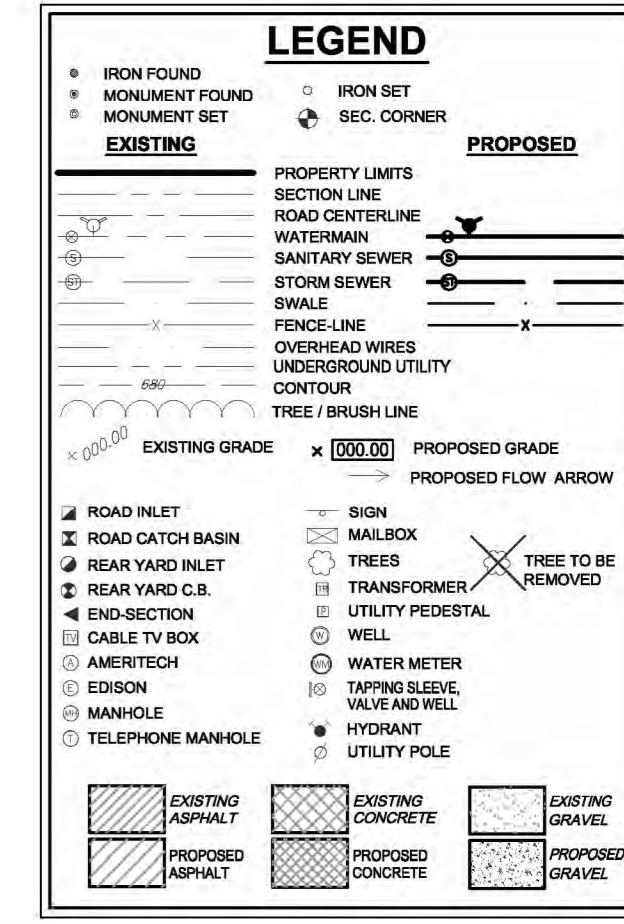
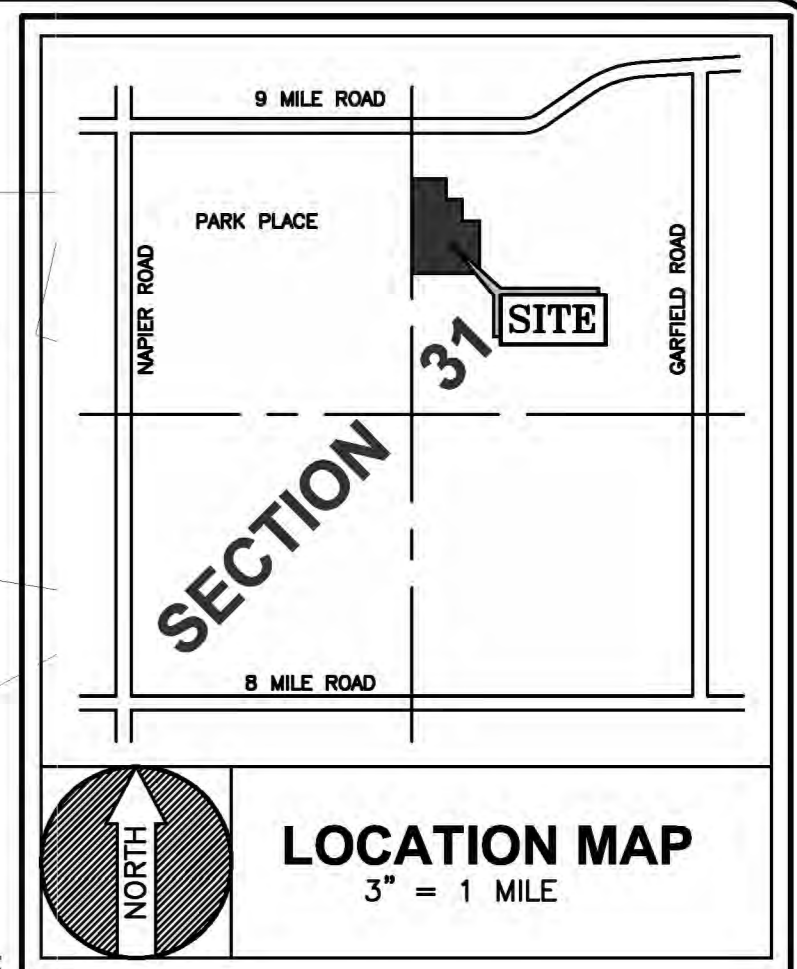
NO.	DATE	DESCRIPTION
1	1-17-2014	PRELIMINARY
2	1-17-2014	CONSTRUCTION
3	1-17-2014	AS-BUILT

BY: [Signature]
DATE: 1-17-2014

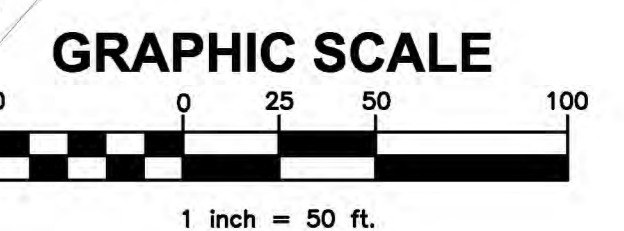
REMARKS:
CALL USE HOLDINGS (SURVING DIV) BEFORE ANY CONSTRUCTION. 1-800-811-1171. CALL 811.COM (TOLL FREE)

SITE DIMENSION PLAN

PART OF THE NE 1/4 OF SECTION 31
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



BENCHMARKS:
BENCHMARK #1 (AS SHOWN)
TOP OF HYDRANT, NORTH SIDE OF NINE MILE ROAD
ELEV. = 963.70 (NAVD 88)



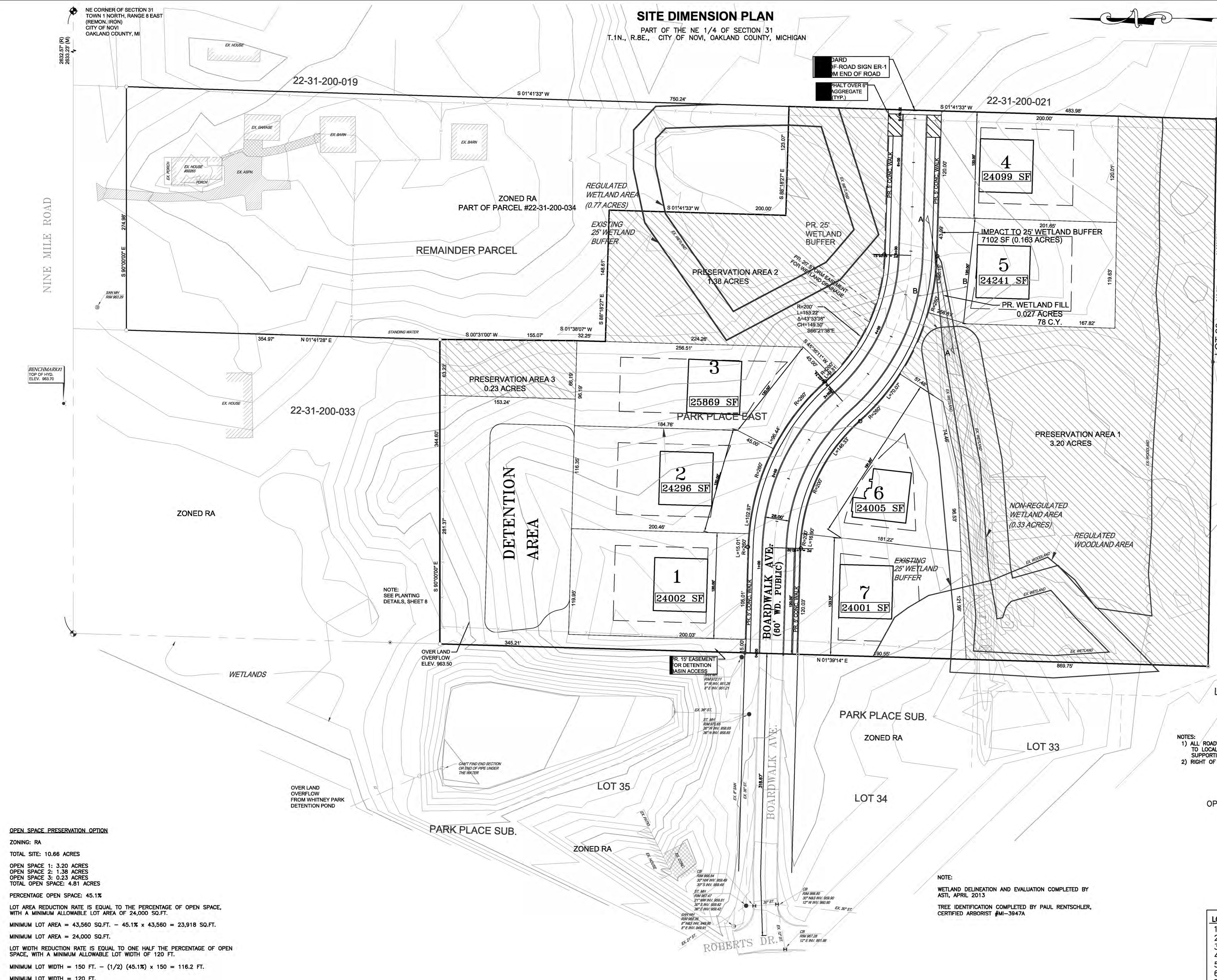
- NOTES:
- 1) ALL ROADWAYS SHALL BE DESIGNED AND INSTALLED TO LOCAL ORDINANCES FOR WIDTH AND CAPABLE OF SUPPORTING 35 TONS.
 - 2) RIGHT OF WAY PERMIT REQUIRED FROM CITY OF NOVI

OPEN SPACE PRESERVATION OPTION:

	Size (ft)	Size (AC)
Open space 1	139361.44	3.20
Open space 2	60117.89	1.38
Open space 3	9974.02	0.23
Total parcel size	464492.70	10.66
Remaining size	255039.35	5.85
% open space	45.1%	
Min. area	24000	
Min. width	120	

LOT #	WIDTH (AT SETBACK)	AREA (AC)
1	120.00	0.55
2	120.00	0.56
3	120.00	0.59
4	120.00	0.55
5	120.00	0.56
6	191.60	0.55
7	133.10	0.55

AVERAGE DENSITY
7 LOTS/10.66 ACRES = 0.66 LOTS/ACRE



OPEN SPACE PRESERVATION OPTION
ZONING: RA
TOTAL SITE: 10.66 ACRES
OPEN SPACE 1: 3.20 ACRES
OPEN SPACE 2: 1.38 ACRES
OPEN SPACE 3: 0.23 ACRES
TOTAL OPEN SPACE: 4.81 ACRES
PERCENTAGE OPEN SPACE: 45.1%
LOT AREA REDUCTION RATE IS EQUAL TO THE PERCENTAGE OF OPEN SPACE, WITH A MINIMUM ALLOWABLE LOT AREA OF 24,000 SQ.FT.
MINIMUM LOT AREA = 43,560 SQ.FT. - 45.1% x 43,560 = 23,918 SQ.FT.
MINIMUM LOT AREA = 24,000 SQ.FT.
LOT WIDTH REDUCTION RATE IS EQUAL TO ONE HALF THE PERCENTAGE OF OPEN SPACE, WITH A MINIMUM ALLOWABLE LOT WIDTH OF 120 FT.
MINIMUM LOT WIDTH = 150 FT. - (1/2) (45.1%) x 150 = 116.2 FT.
MINIMUM LOT WIDTH = 120 FT.

NOTE:
WETLAND DELINEATION AND EVALUATION COMPLETED BY ASTI, APRIL 2013
TREE IDENTIFICATION COMPLETED BY PAUL RENTSCHLER, CERTIFIED ARBORIST #MI-3947A

CALL MISS DIS 72 HOURS (3 WORKING DAYS) BEFORE START OF WORK T-800-482-7171 F-800-482-7171 CALL 811.COM (TOLL FREE)

BY: [Signature]

REVISIONS

PARK PLACE EAST
PART OF THE NE 1/4 OF SECTION 31
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
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PHONE (981) 739-8007 FAX (981) 739-8894
WWW.FAZALKHAN.COM

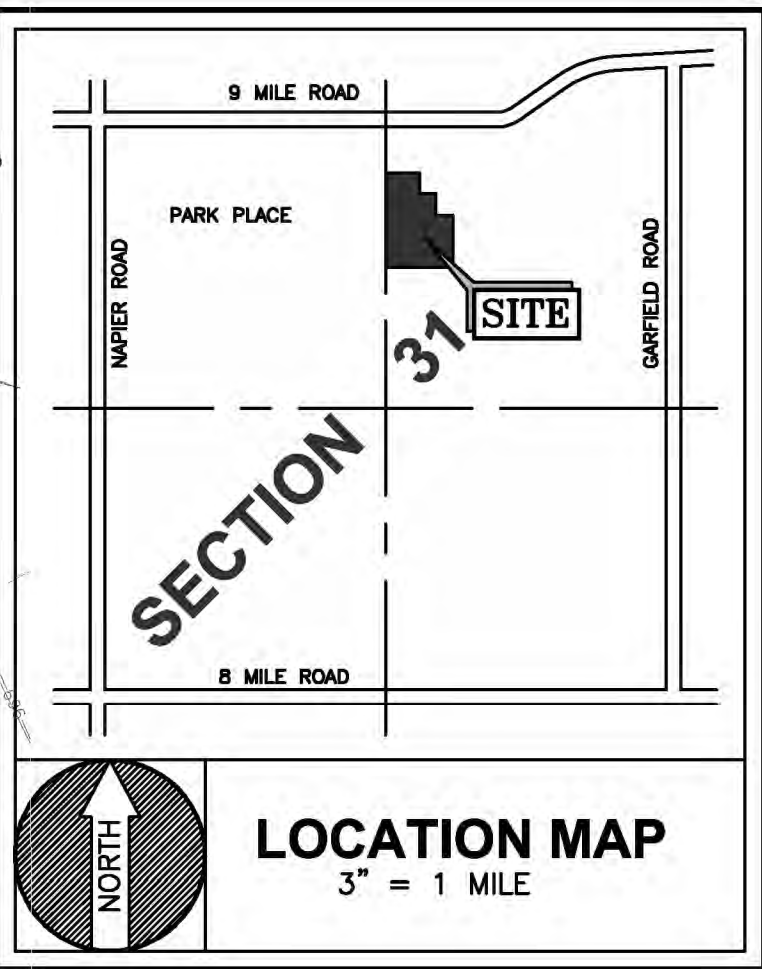
SITE DIMENSION PLAN

PROJECT NO. FIELD BOOK XXX
13-008
DATE 1-17-2014
DRAWN BY O.P.
CHECKED BY C.P.T.

CLIENT STEFANO MULARONI
SCALE 1" = 50'

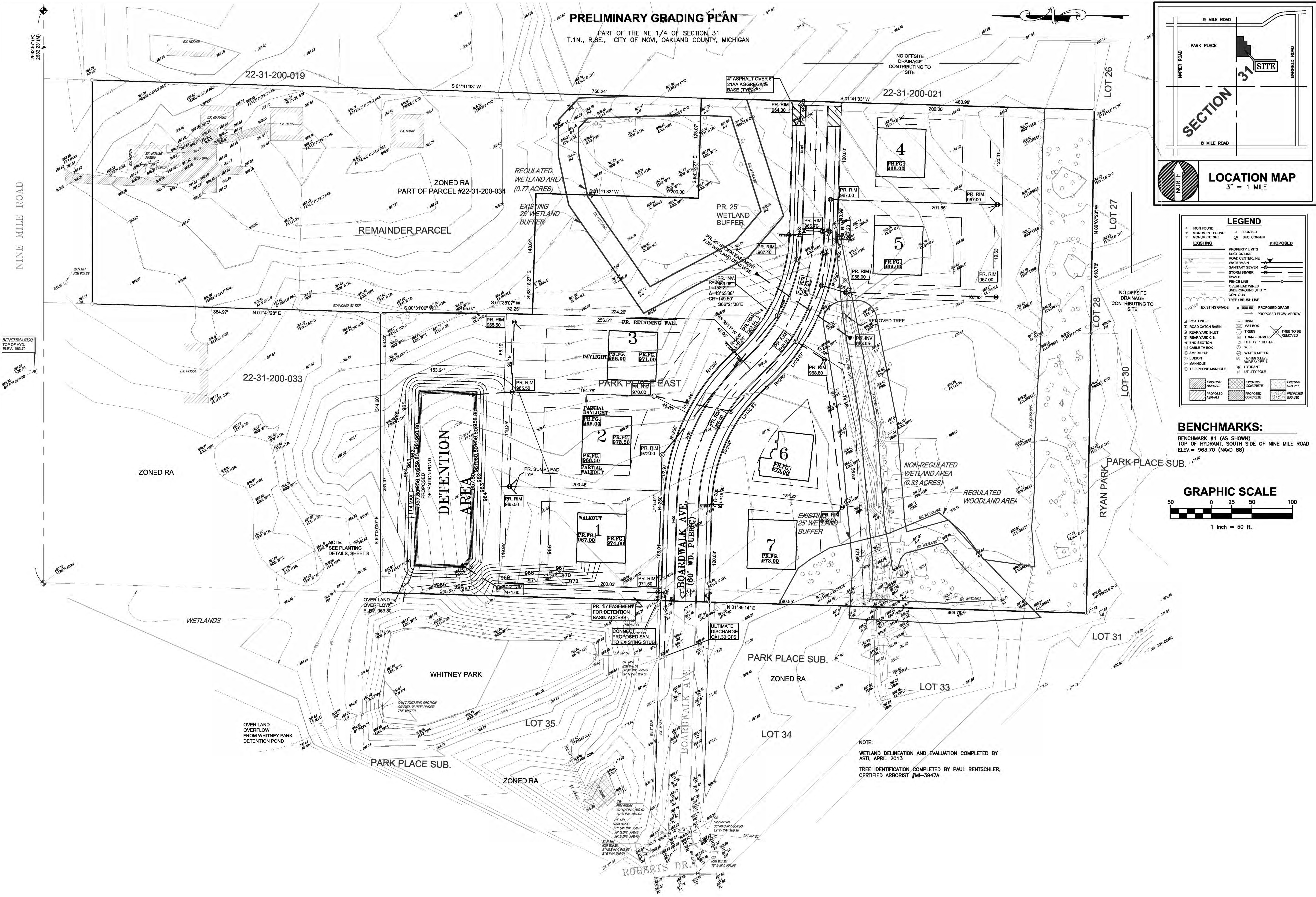
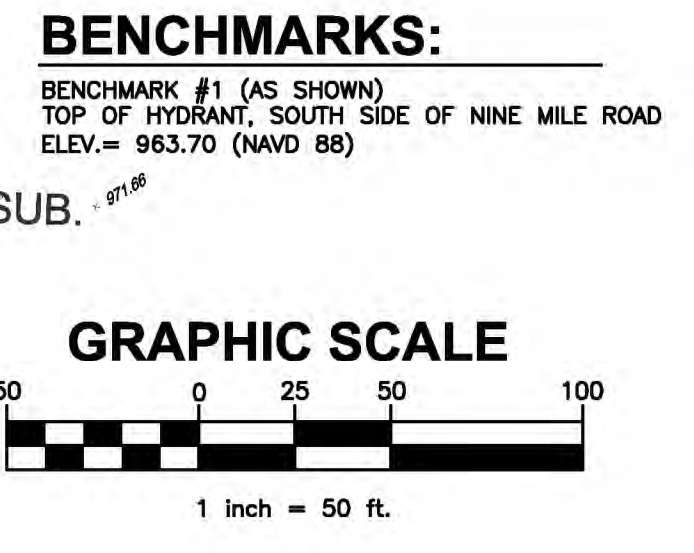
SHEET NO. PRELIMINARY CONSTRUCTION AS-BUILT
3

PRELIMINARY GRADING PLAN
PART OF THE NE 1/4 OF SECTION 31
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



LEGEND

EXISTING	PROPOSED
IRON FOUND	IRON SET
MONUMENT FOUND	SEC CORNER
PROPERTY LIMITS	PROPERTY LIMITS
SECTION LINE	SECTION LINE
ROAD CENTERLINE	ROAD CENTERLINE
WATERMAIN	WATERMAIN
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
SWALE	SWALE
FENCE LINE	FENCE LINE
OVERGROUND UTILITY CONDUIT	OVERGROUND UTILITY CONDUIT
TREE / BRUSH LINE	TREE / BRUSH LINE
EXISTING GRADE	PROPOSED GRADE
PROPOSED FLOW ARROW	PROPOSED FLOW ARROW
ROAD INLET	ROAD INLET
ROAD CATCH BASIN	ROAD CATCH BASIN
REAR YARD INLET	REAR YARD INLET
REAR YARD C.B.	REAR YARD C.B.
END-SECTION	END-SECTION
CABLE T/R BOX	CABLE T/R BOX
AMFRTTECH	AMFRTTECH
EDISON	EDISON
MANHOLE	MANHOLE
TELEPHONE MANHOLE	TELEPHONE MANHOLE
EXISTING ASPHALT	EXISTING ASPHALT
EXISTING CONCRETE	EXISTING CONCRETE
EXISTING GRAVEL	EXISTING GRAVEL
PROPOSED ASPHALT	PROPOSED ASPHALT
PROPOSED CONCRETE	PROPOSED CONCRETE
PROPOSED GRAVEL	PROPOSED GRAVEL
IRON FOUND	IRON SET
MONUMENT FOUND	SEC CORNER
PROPERTY LIMITS	PROPERTY LIMITS
SECTION LINE	SECTION LINE
ROAD CENTERLINE	ROAD CENTERLINE
WATERMAIN	WATERMAIN
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
SWALE	SWALE
FENCE LINE	FENCE LINE
OVERGROUND UTILITY CONDUIT	OVERGROUND UTILITY CONDUIT
TREE / BRUSH LINE	TREE / BRUSH LINE
EXISTING GRADE	PROPOSED GRADE
PROPOSED FLOW ARROW	PROPOSED FLOW ARROW
ROAD INLET	ROAD INLET
ROAD CATCH BASIN	ROAD CATCH BASIN
REAR YARD INLET	REAR YARD INLET
REAR YARD C.B.	REAR YARD C.B.
END-SECTION	END-SECTION
CABLE T/R BOX	CABLE T/R BOX
AMFRTTECH	AMFRTTECH
EDISON	EDISON
MANHOLE	MANHOLE
TELEPHONE MANHOLE	TELEPHONE MANHOLE
EXISTING ASPHALT	EXISTING ASPHALT
EXISTING CONCRETE	EXISTING CONCRETE
EXISTING GRAVEL	EXISTING GRAVEL
PROPOSED ASPHALT	PROPOSED ASPHALT
PROPOSED CONCRETE	PROPOSED CONCRETE
PROPOSED GRAVEL	PROPOSED GRAVEL



NOTE:
WETLAND DELINEATION AND EVALUATION COMPLETED BY ASTI, APRIL 2013
TREE IDENTIFICATION COMPLETED BY PAUL RENTSCHLER, CERTIFIED ARBORIST #MI-3947A

PROJECT NO. FIELD BOOK 13-C08
DATE 1-17-2014
DRAWN BY O.P.
CHECKED BY C.P.T.

CLIENT STEFANO MUJARONI
SCALE 1" = 50'

PRELIMINARY CONSTRUCTION AS-BUILT

SHEET NO. 4

REVISIONS

DATE

BY

REMARKS

CALL USE 72 HOURS BEFORE WORK BEGINS. CALL 811 (TOLL FREE) CALL 811.COM (TOLL FREE)

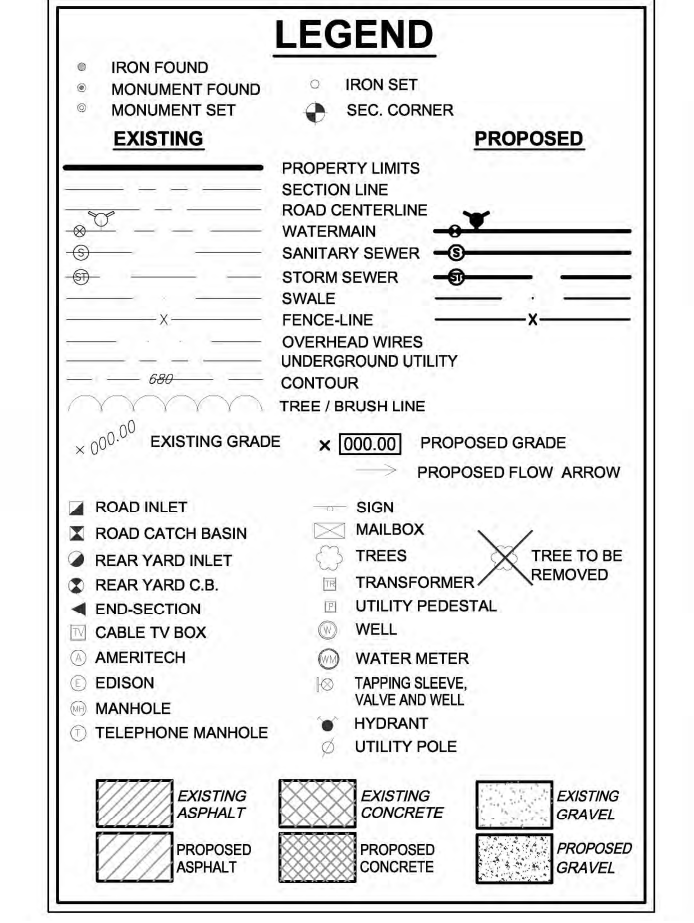
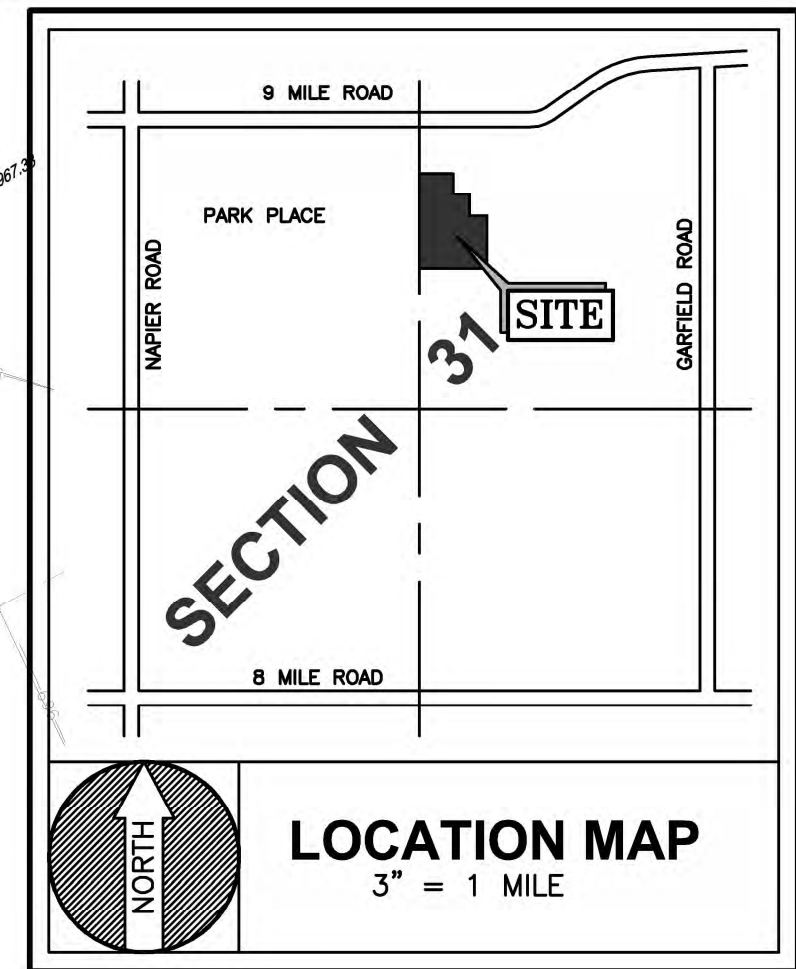
PRELIMINARY GRADING PLAN

PARK PLACE EAST
PART OF THE NE 1/4 OF SECTION 31
T.1N., R.8E., CITY OF NOVI, MICHIGAN

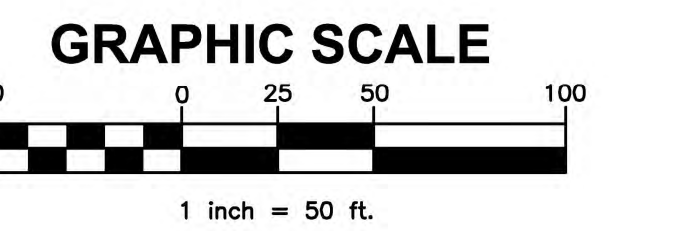
FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4379 SCHOENHERR STERLING HEIGHTS, MI 48313
PHONE (888) 739-8007 FAX (586) 739-6994
WWW.FAZALKHAN.COM

PRELIMINARY UTILITY AND STORM WATER MANAGEMENT PLAN

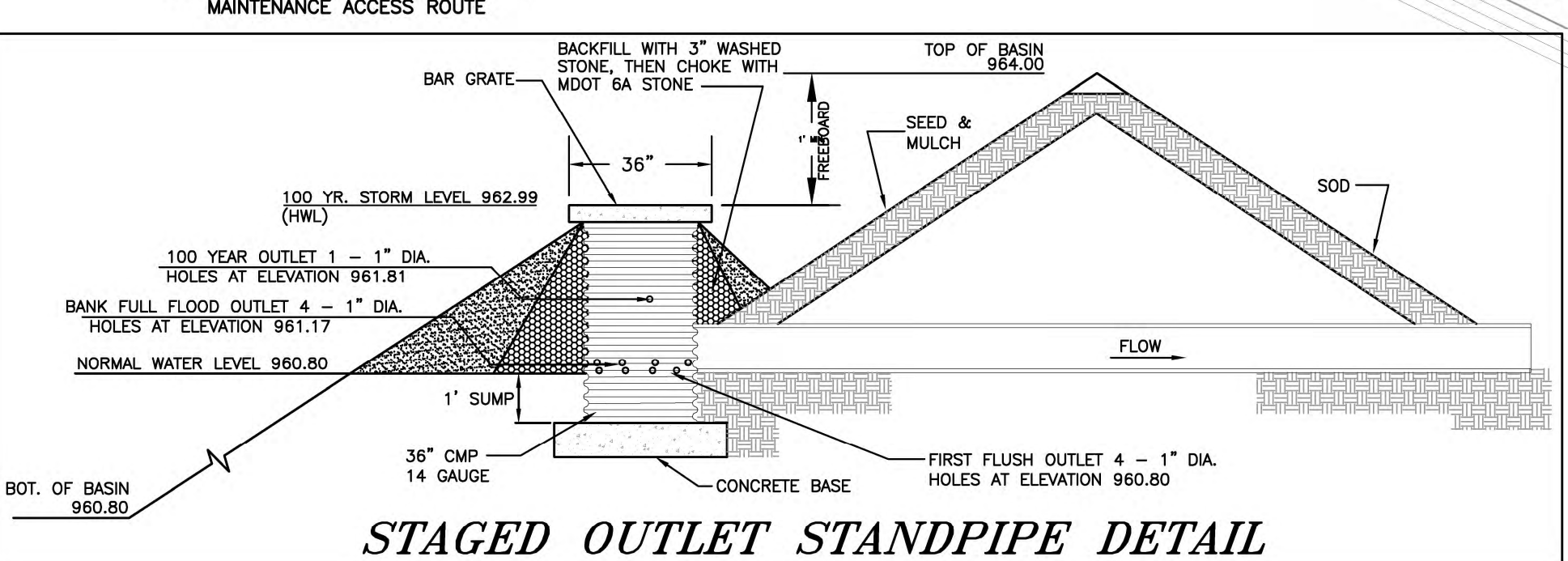
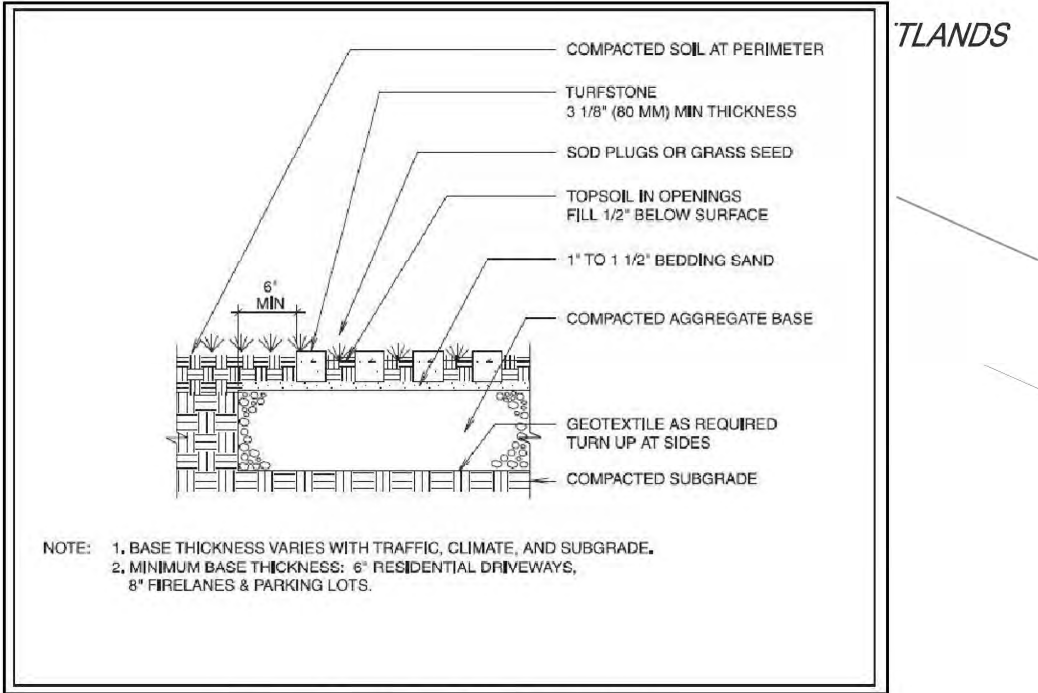
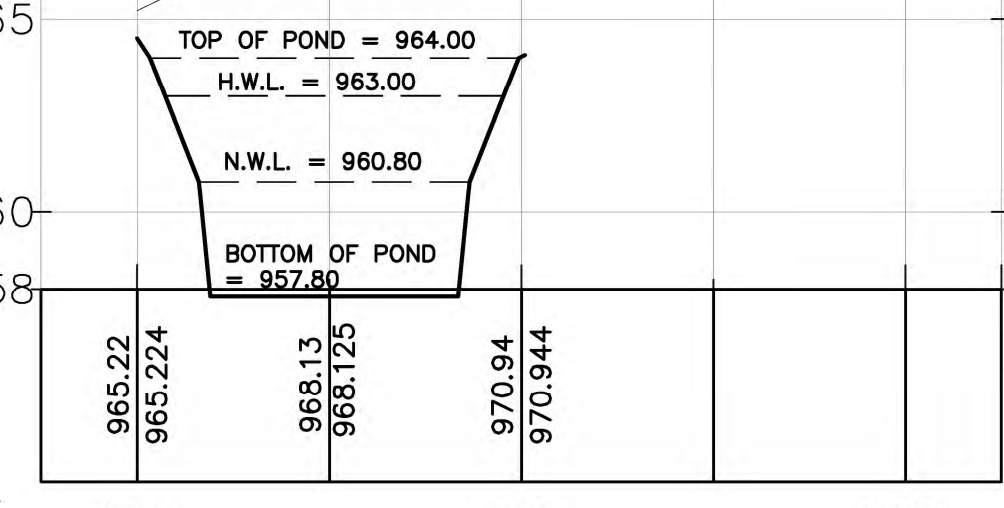
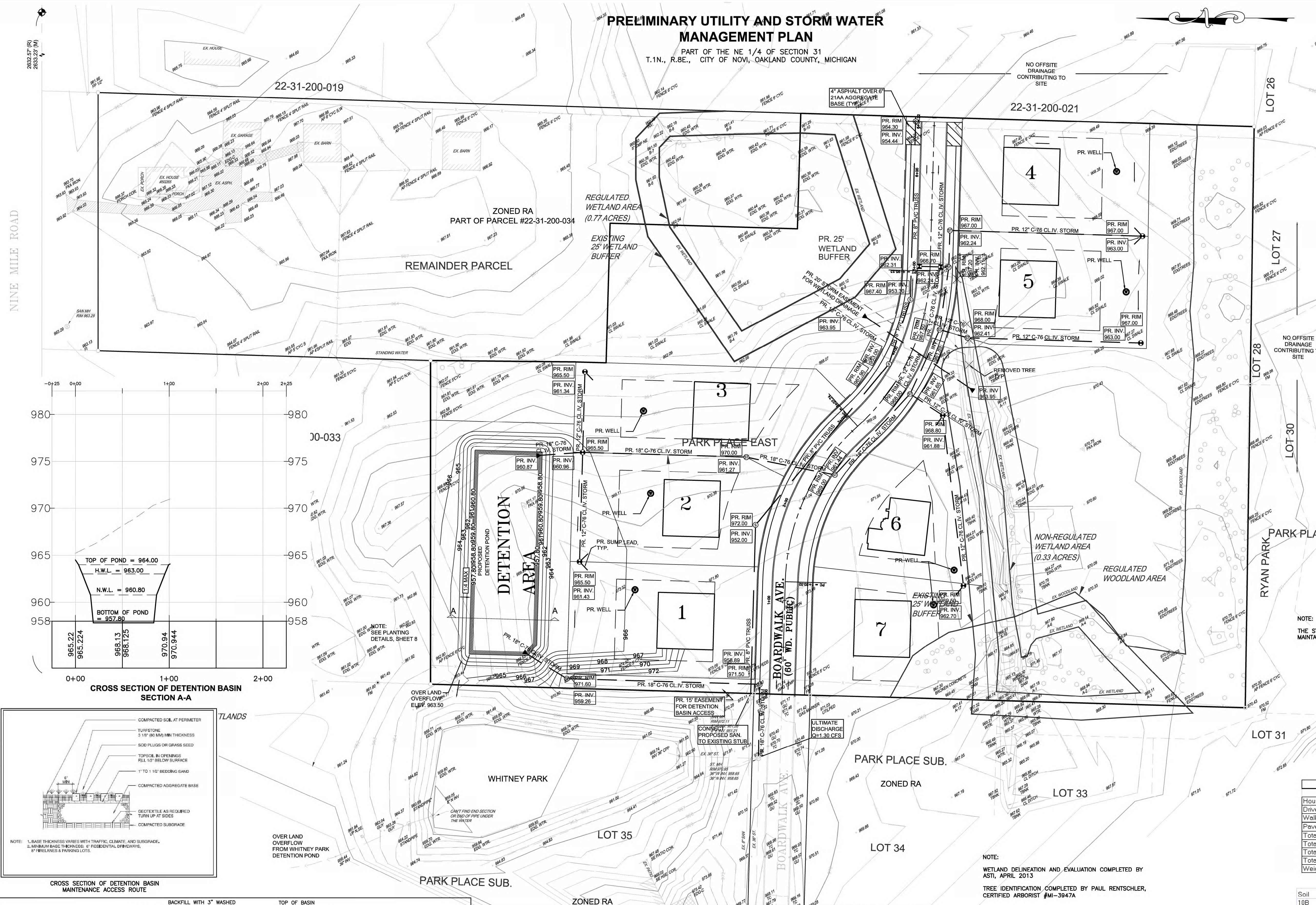
PART OF THE NE 1/4 OF SECTION 31
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



BENCHMARKS:
BENCHMARK #1 (AS SHOWN)
TOP OF HYDRANT, SOUTH SIDE OF NINE MILE ROAD
ELEV. = 963.70 (NAVD 88)



NOTE:
THE STORM WATER MANAGEMENT SYSTEM WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



AREA	C FACTOR	AREA (SQ FT)	AREA (AC)	C-VALUE
Houses	25200	0.58		
Drives	10290	0.24		
Walks	7992	0.18		
Pavement	18458	0.42	C-value	
Total Impervious	-	1.42	0.95	
Total Sodded	-	3.07	0.35	
Total Undisturbed	-	2.82	see below	
Total Area	-	7.31		
Weighted C-value	0.440			

Soil	Group	Area-sq ft	Area-AC	C-value
10B	B	15559.01	0.357	0.25
32B	C	101648.36	2.334	0.30
33	B	123.51	0.003	0.25

100 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)

Contributing Area (A): 7.31 acres
 Allowable Discharge (Oa): 1.10 cfs
 Coefficient of Runoff (C): 0.44

Calculation of Required Discharge/Acre
 $O_o = ((O_a)/(A)(C)) = 0.34 \text{ cfs/acre imperv.}$

$T = -25 + (((10312.5/O_o))0.5) = 148.86 \text{ min.}$

Storage Volume Required:
 $V_s = (16500(T)(T+25)) - 40(O_o(T)) = 12096.07 \text{ cubic ft./acre imperv.}$

$V_t = (V_s)(A)(C) = 38879 \text{ cubic feet}$

Contour	Area	Volume	Cumulative Volume
963	20389	19170	39029.8
962	17951	16782.5	19859.8
961	15614	3077.3	3077.3
960.8	15159		
Total Volume Provided:		39029.8	cu. ft.

PROJECT NO.: FIELD BOOK 13-008
 CLIENT: STEFANO MOLARONI
 DATE: 1-17-2014
 DRAWN BY: O.P.
 SCALE: 1" = 50'
 PRELIMINARY
 CONSTRUCTION
 AS-BUILT

REVISIONS

REMARKS:
 CALL USE HOUSE (OR WORKING DRAFT) BEFORE ANY CONSTRUCTION. CALL 811 (TOLL FREE) BEFORE ANY CONSTRUCTION. CALL 811.COM (TOLL FREE) BEFORE ANY CONSTRUCTION.

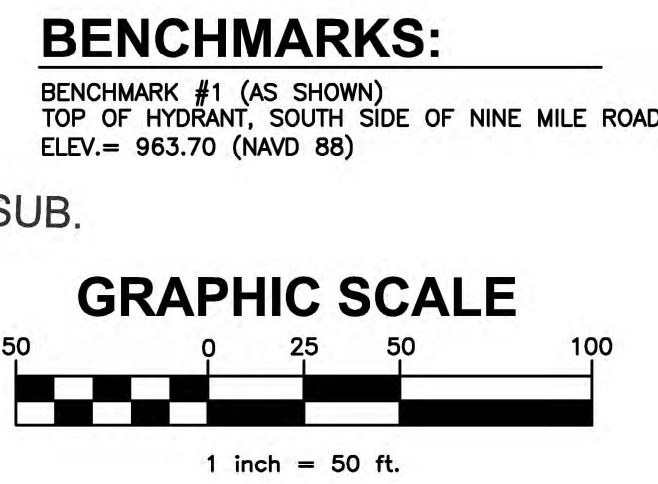
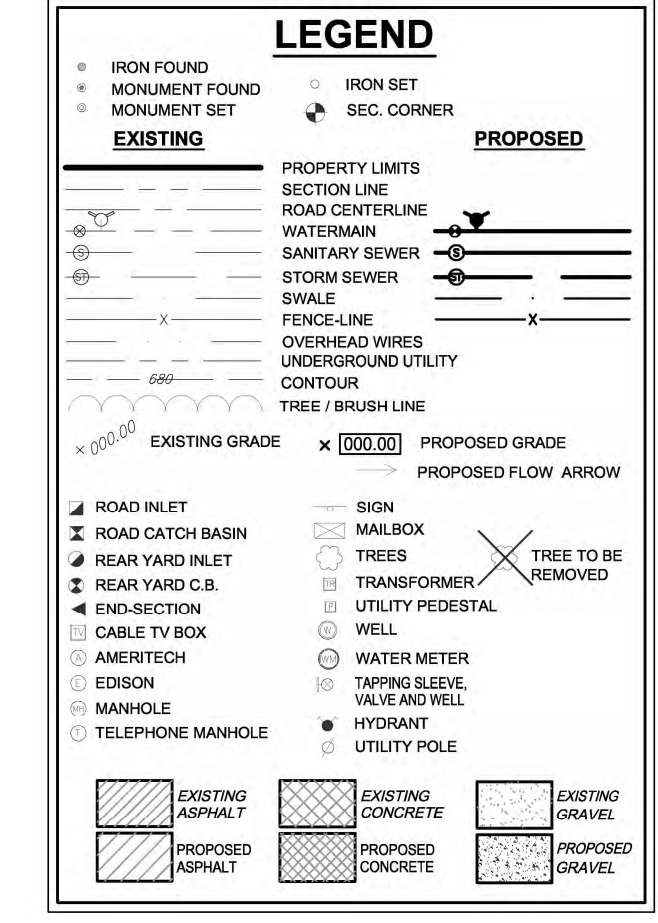
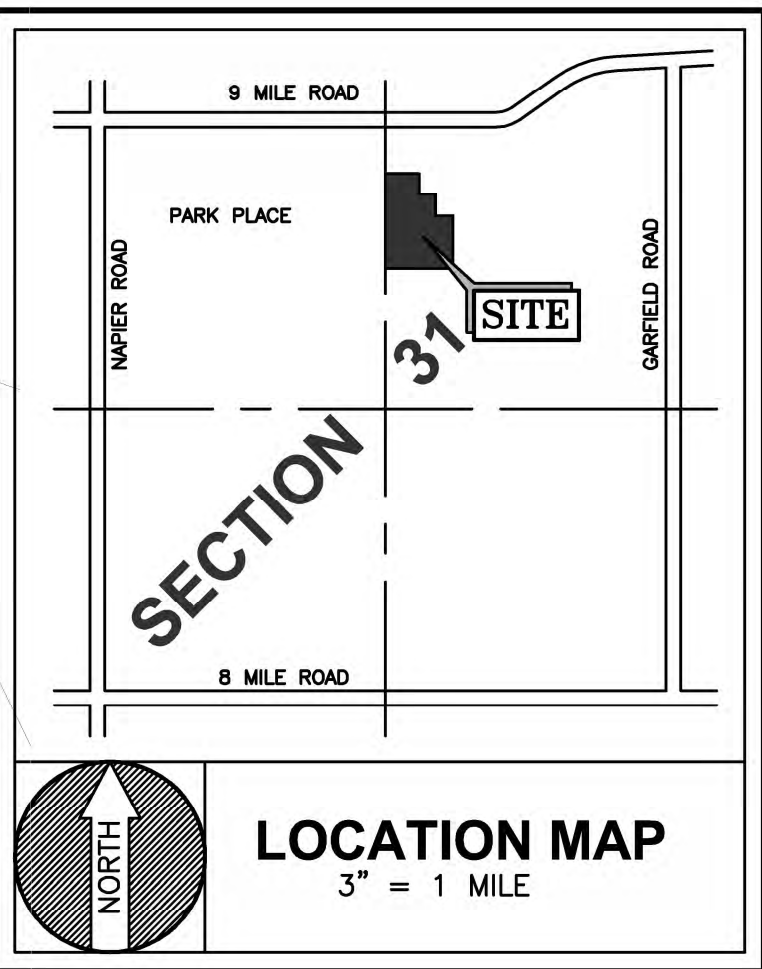
FAZAL KHAN & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 4373 SCHOMBERG STERLING HEIGHTS, MI 48313
 PHONE: (586) 739-8007 FAX: (586) 739-6994
 WWW.FAZALKHAN.COM

PRELIMINARY UTILITY AND STORM WATER MANAGEMENT PLAN

SHEET NO. 5

DRAINAGE DISTRICT PLAN

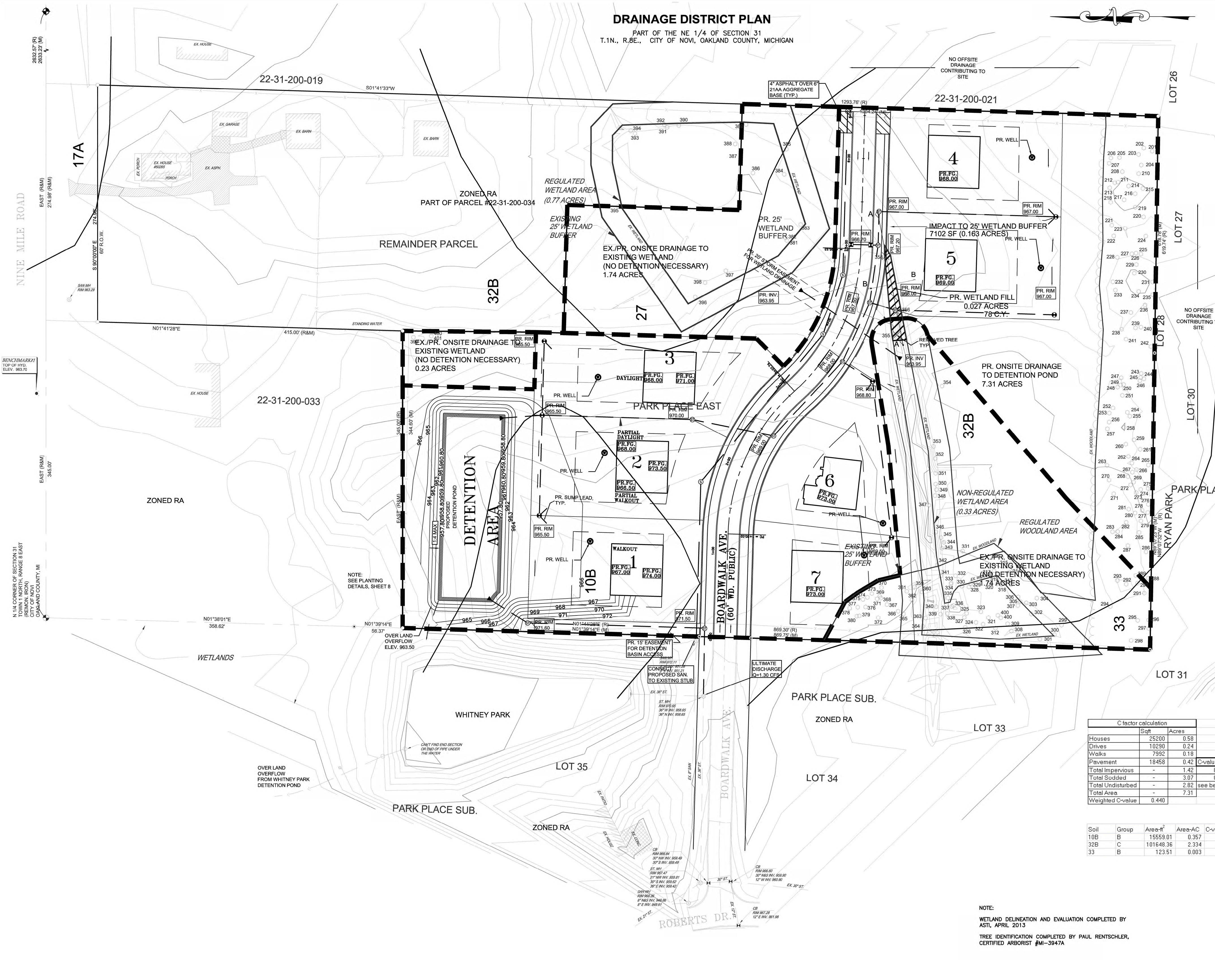
PART OF THE NE 1/4 OF SECTION 31
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



C factor calculation			
	Sqft	Acres	
Houses	25200	0.58	
Drives	10290	0.24	
Walks	7992	0.18	
Pavement	18458	0.42	C-value
Total Impervious	-	1.42	0.95
Total Sodded	-	3.07	0.35
Total Undisturbed	-	2.82	see below
Total Area	-	7.31	
Weighted C-value	0.440		

Soil	Group	Area-sq	Area-AC	C-value
10B	B	15559.01	0.357	0.25
32B	C	101648.36	2.334	0.30
33	B	123.51	0.003	0.25

NOTE:
WETLAND DELINEATION AND EVALUATION COMPLETED BY
ASTI, APRIL 2013
TREE IDENTIFICATION COMPLETED BY PAUL RENTSCHLER,
CERTIFIED ARBORIST #MI-3947A



CALL USE 955
727-8811
(OAKLAND COUNTY)
BEFORE YOU DIG
1-800-487-4811
OR
CALL 811.COM (TOLL FREE)

REVISIONS

NO.	DATE	DESCRIPTION

PARK PLACE EAST
PART OF THE NE 1/4 OF SECTION 31
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4373 SCHOEHRER STERLING HEIGHTS, MI 48313
PHONE (586) 739-8007 FAX (586) 739-6994
WWW.FAZALKHAN.COM

DRAINAGE DISTRICT PLAN

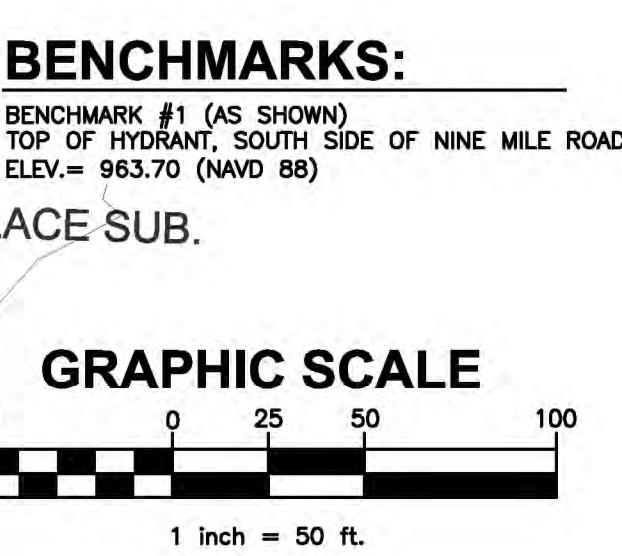
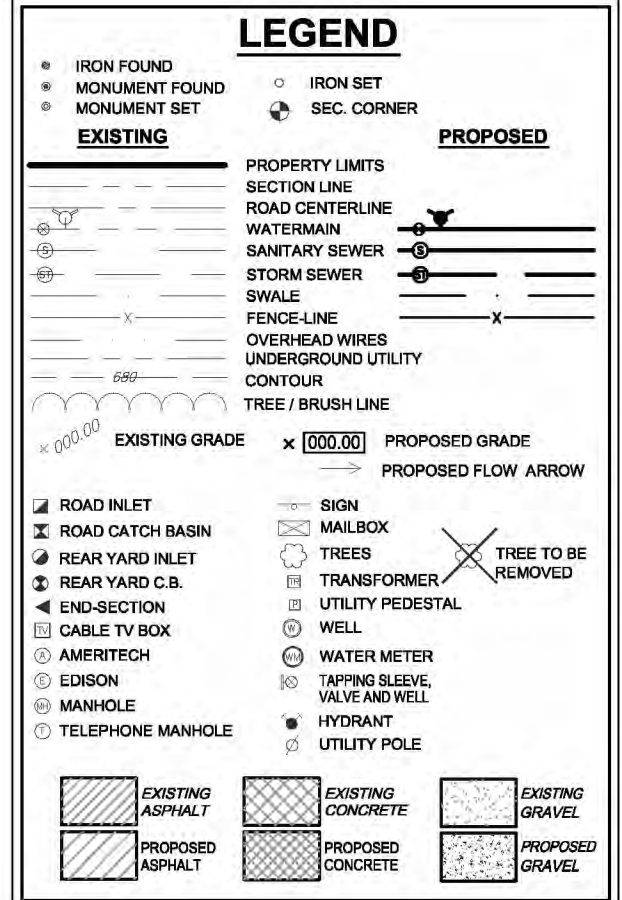
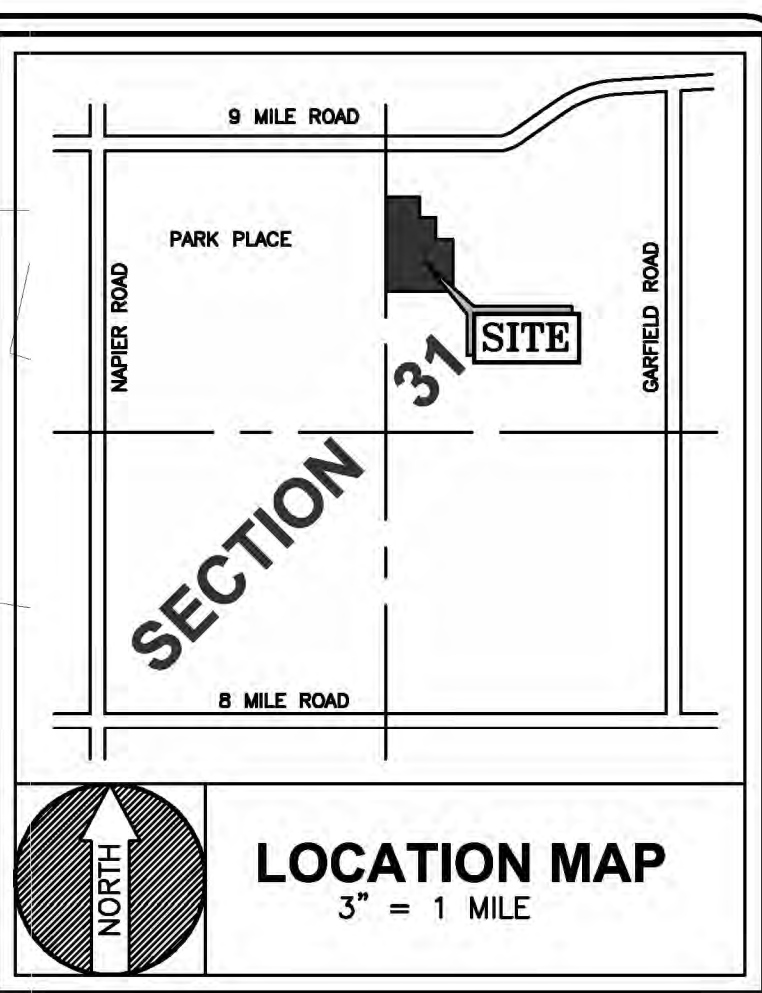
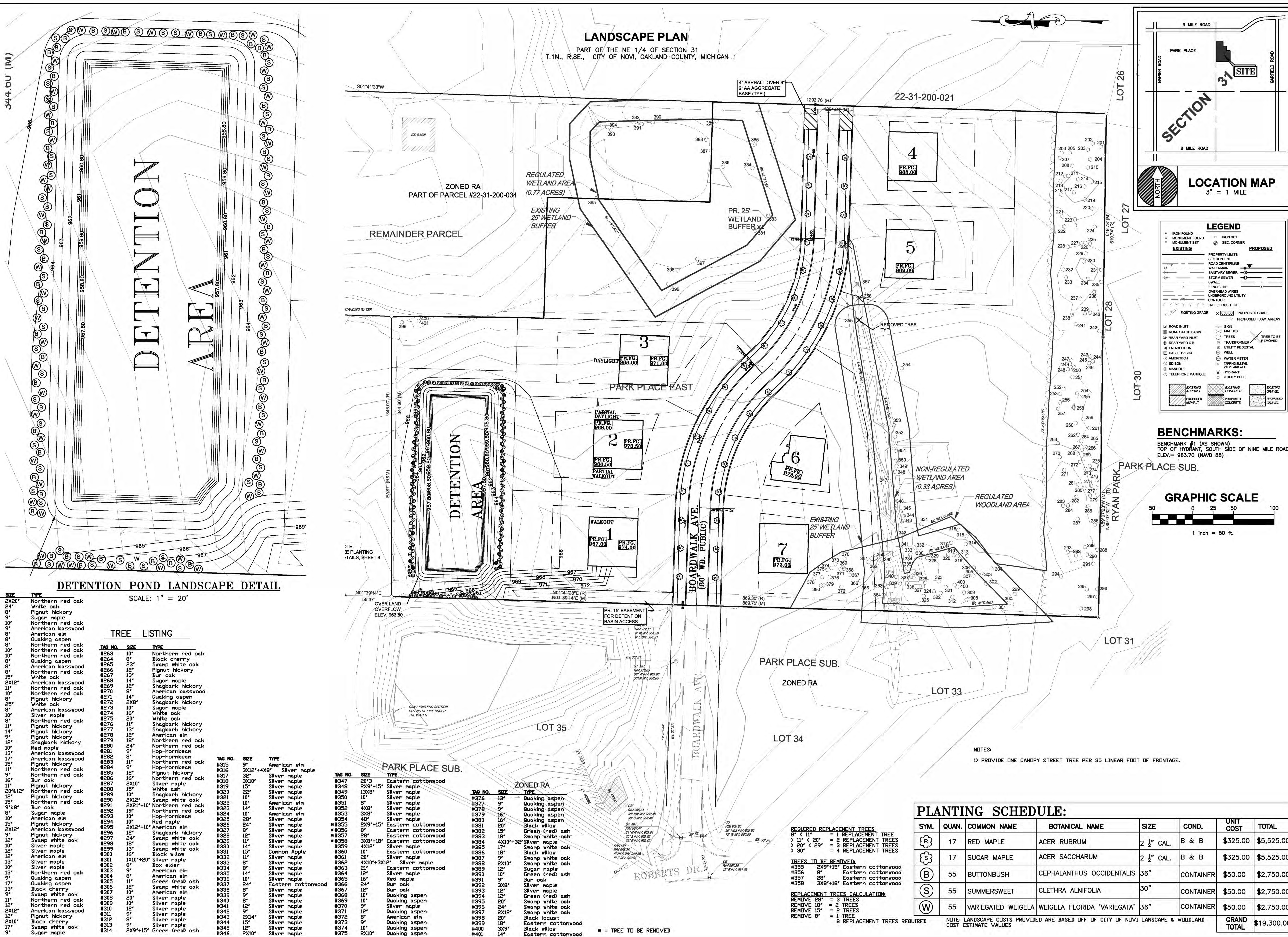
PROJECT NO. FIELD BOOK
13-008
DATE 1-17-2014
DRAWN BY O.P.
CHECKED BY C.P.T.

CLIENT
STEFANO
MOLARON
SCALE 1" = 50'

SHEET NO. 7

LANDSCAPE PLAN

PART OF THE NE 1/4 OF SECTION 31
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



DETECTION POND LANDSCAPE DETAIL

SCALE: 1" = 20'

TAG NO.	SIZE	TYPE
#201	2X20'	Northern red oak
#202	24'	White oak
#203	8'	Pignut hickory
#204	9'	Sugar maple
#205	10'	Northern red oak
#206	9'	American basswood
#207	8'	American elm
#208	8'	Quaking aspen
#209	8'	Northern red oak
#210	10'	Northern red oak
#211	10'	Northern red oak
#212	8'	Quaking aspen
#213	8'	American basswood
#214	8'	Northern red oak
#215	15'	White oak
#216	15'	American basswood
#217	15'	Northern red oak
#218	10'	Northern red oak
#219	8'	Pignut hickory
#220	25'	White oak
#221	8'	American basswood
#222	10'	Silver maple
#223	8'	Northern red oak
#224	11'	Pignut hickory
#225	14'	Pignut hickory
#226	9'	Pignut hickory
#227	12'	Shagbark hickory
#228	10'	Red maple
#229	13'	American basswood
#230	17'	American basswood
#231	15'	Pignut hickory
#232	11'	Northern red oak
#233	10'	Northern red oak
#234	16'	Bur oak
#235	10'	Pignut hickory
#236	20'x12'	Northern red oak
#237	12'	Pignut hickory
#238	15'	Northern red oak
#239	9'x8'	Bur oak
#240	8'	Sugar maple
#241	10'	American elm
#242	15'	Pignut hickory
#243	2X12'	American basswood
#244	12'	Pignut hickory
#245	12'	Swamp white oak
#246	10'	Silver maple
#247	12'	Silver maple
#248	12'	American elm
#249	13'	Silver maple
#250	10'	Silver maple
#251	13'	Northern red oak
#252	9'	Quaking aspen
#253	17'	Quaking aspen
#254	13'	Black cherry
#255	9'	Swamp white oak
#256	11'	Northern red oak
#257	12'	Northern red oak
#258	2X12'	American basswood
#259	12'	Pignut hickory
#260	2X10'	Black cherry
#261	17'	Swamp white oak
#262	9'	Sugar maple

TREE LISTING

TAG NO.	SIZE	TYPE
#263	23'	Northern red oak
#264	9'	Black cherry
#265	23'	Swamp white oak
#266	12'	Pignut hickory
#267	14'	Bur oak
#268	14'	Sugar maple
#269	12'	Shagbark hickory
#270	8'	American basswood
#271	14'	Quaking aspen
#272	2X8'	Shagbark hickory
#273	10'	Sugar maple
#274	16'	White oak
#275	20'	White oak
#276	11'	Shagbark hickory
#277	13'	Shagbark hickory
#278	12'	American elm
#279	18'	Northern red oak
#280	24'	Northern red oak
#281	8'	Hop-hornbeam
#282	8'	Hop-hornbeam
#283	11'	Northern red oak
#284	9'	Hop-hornbeam
#285	12'	Pignut hickory
#286	16'	Northern red oak
#287	2X10'	Silver maple
#288	15'	White ash
#289	10'	Shagbark hickory
#290	2X12'	Swamp white oak
#291	2X21'x10'	Northern red oak
#292	13'	Northern red oak
#293	10'	Hop-hornbeam
#294	10'	Red maple
#295	2X12'x10'	American elm
#296	12'	Shagbark hickory
#297	24'	Swamp white oak
#298	18'	Swamp white oak
#299	13'	Swamp white oak
#300	16'	Black willow
#301	1X10'x20'	Silver maple
#302	9'	Bur oak
#303	9'	American elm
#304	8'	American elm
#305	11'	Green (red) ash
#306	12'	Swamp white oak
#307	10'	American elm
#308	20'	Silver maple
#309	10'	Silver maple
#310	12'	Silver maple
#311	9'	Silver maple
#312	9'	Silver maple
#313	9'	Silver maple
#314	2X9'x15'	Green (red) ash
#315	9'	American elm
#316	3X12'x4X8'	Silver maple
#317	32'	Silver maple
#318	3X10'	Silver maple
#319	15'	Silver maple
#320	22'	Silver maple
#321	10'	Silver maple
#322	10'	American elm
#323	14'	Silver maple
#324	10'	American elm
#325	48'	Silver maple
#326	24'	Silver maple
#327	8'	Silver maple
#328	12'	Silver maple
#329	11'	Silver maple
#330	14'	Silver maple
#331	15'	Common Apple
#332	11'	Silver maple
#333	8'	Silver maple
#334	8'	Silver maple
#335	14'	Silver maple
#336	10'	Silver maple
#337	24'	Eastern cottonwood
#338	8'	Silver maple
#339	9'	Silver maple
#340	8'	Silver maple
#341	12'	Silver maple
#342	3'	Silver maple
#343	3'	Silver maple
#344	2X14'	American elm
#345	12'	Silver maple
#346	2X10'	Silver maple

TAG NO.	SIZE	TYPE
#347	20'	Eastern cottonwood
#348	2X9'x15'	Silver maple
#349	13X8'	Silver maple
#350	10'	Silver maple
#351	8'	Silver maple
#352	4X8'	Silver maple
#353	3X8'	Silver maple
#354	48'	Silver maple
#355	2X9'x15'	Eastern cottonwood
#356	8'	Eastern cottonwood
#357	28'	Eastern cottonwood
#358	3X8'x18'	Eastern cottonwood
#359	4X12'	Silver maple
#360	10'	Eastern cottonwood
#361	20'	Silver maple
#362	4X10'x3X12'	Silver maple
#363	21'	Eastern cottonwood
#364	12'	Silver maple
#365	15'	Red maple
#366	24'	Bur oak
#367	12'	Bur oak
#368	12'	Quaking aspen
#369	10'	Quaking aspen
#370	9'	Silver maple
#371	12'	Quaking aspen
#372	8'	American elm
#373	9'	Quaking aspen
#374	10'	Quaking aspen
#375	2X10'	Quaking aspen
#376	13'	Quaking aspen
#377	9'	Quaking aspen
#378	9'	Quaking aspen
#379	16'	Quaking aspen
#380	16'	Quaking aspen
#381	20'	Black willow
#382	15'	Green (red) ash
#383	18'	Swamp white oak
#384	4X10'x32'	Silver maple
#385	17'	Swamp white oak
#386	18'	Black willow
#387	9'	Swamp white oak
#388	2X10'	Swamp white oak
#389	12'	Sugar maple
#390	10'	Green (red) ash
#391	9'	Bur oak
#392	3X8'	Silver maple
#393	12'	Silver maple
#394	12'	Swamp white oak
#395	20'	Green (red) ash
#396	24'	Swamp white oak
#397	2X12'	Swamp white oak
#398	20'	Black locust
#399	18'	Eastern cottonwood
#400	3X9'	Black willow
#401	14'	Eastern cottonwood

* = TREE TO BE REMOVED

NOTES:
1) PROVIDE ONE CANOPY STREET TREE PER 35 LINEAR FOOT OF FRONTAGE.

PLANTING SCHEDULE:

SYM.	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	UNIT COST	TOTAL
R	17	RED MAPLE	ACER RUBRUM	2 1/2" CAL.	B & B	\$325.00	\$5,525.00
S	17	SUGAR MAPLE	ACER SACCHARUM	2 1/2" CAL.	B & B	\$325.00	\$5,525.00
B	55	BUTTONBUSH	CEPHALANTHUS OCCIDENTALIS	36"	CONTAINER	\$50.00	\$2,750.00
S	55	SUMMERSWEET	CLETHRA ALNIFOLIA	30"	CONTAINER	\$50.00	\$2,750.00
W	55	VARIEGATED WEIGELA	WEIGELA FLORIDA 'VARIEGATA'	36"	CONTAINER	\$50.00	\$2,750.00
						GRAND TOTAL	\$19,300.00

REQUIRED REPLACEMENT TREES:
8' < 11' = 1 REPLACEMENT TREE
> 11' < 20' = 2 REPLACEMENT TREES
> 20' < 29' = 3 REPLACEMENT TREES
> 29' = 4 REPLACEMENT TREES

TREES TO BE REMOVED:
#355 2X9'x15' Eastern cottonwood
#356 8' Eastern cottonwood
#357 28' Eastern cottonwood
#358 3X8'x18' Eastern cottonwood

REPLACEMENT TREES CALCULATION:
REMOVE 28' = 3 TREES
REMOVE 18' = 2 TREES
REMOVE 15' = 2 TREES
REMOVE 8' = 1 TREE
= 8 REPLACEMENT TREES REQUIRED

NOTE: LANDSCAPE COSTS PROVIDED ARE BASED OFF OF CITY OF NOVI LANDSCAPE & WOODLAND COST ESTIMATE VALUES

CALL USE HOUSES (WORKING DAYS) BEFORE 8:00 AM (TOLL FREE) 811 CALL 811.COM (TOLL FREE)

BY: _____

REMARKS:

DATE: _____

REVISIONS:

PARK PLACE EAST
PART OF THE NE 1/4 OF SECTION 31
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4379 SCHOENBERG STERLING HEIGHTS, MI 48313
PHONE (866) 739-8007 FAX (586) 739-6994
WWW.FAZALKHAN.COM

LANDSCAPE PLAN

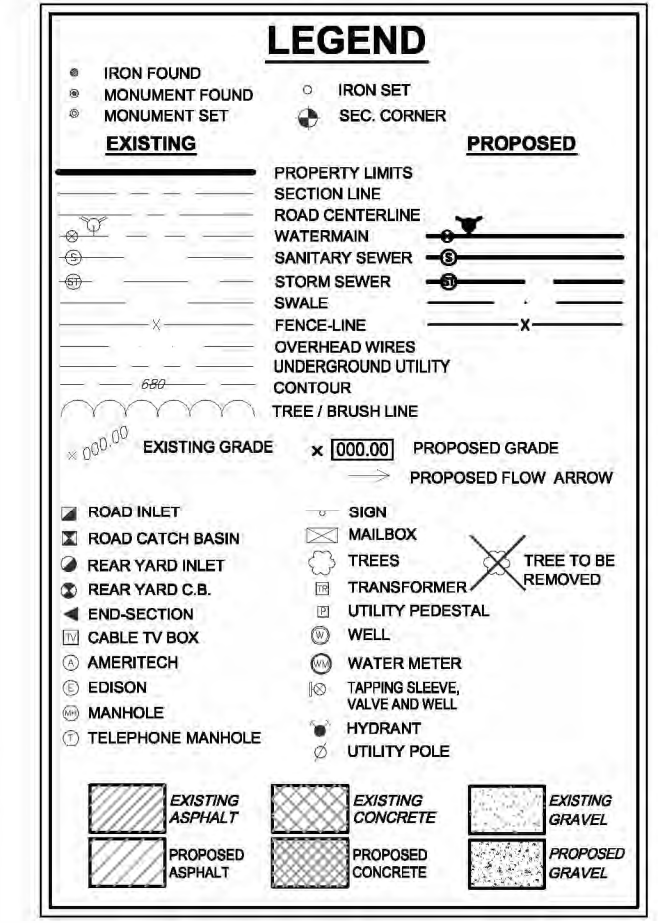
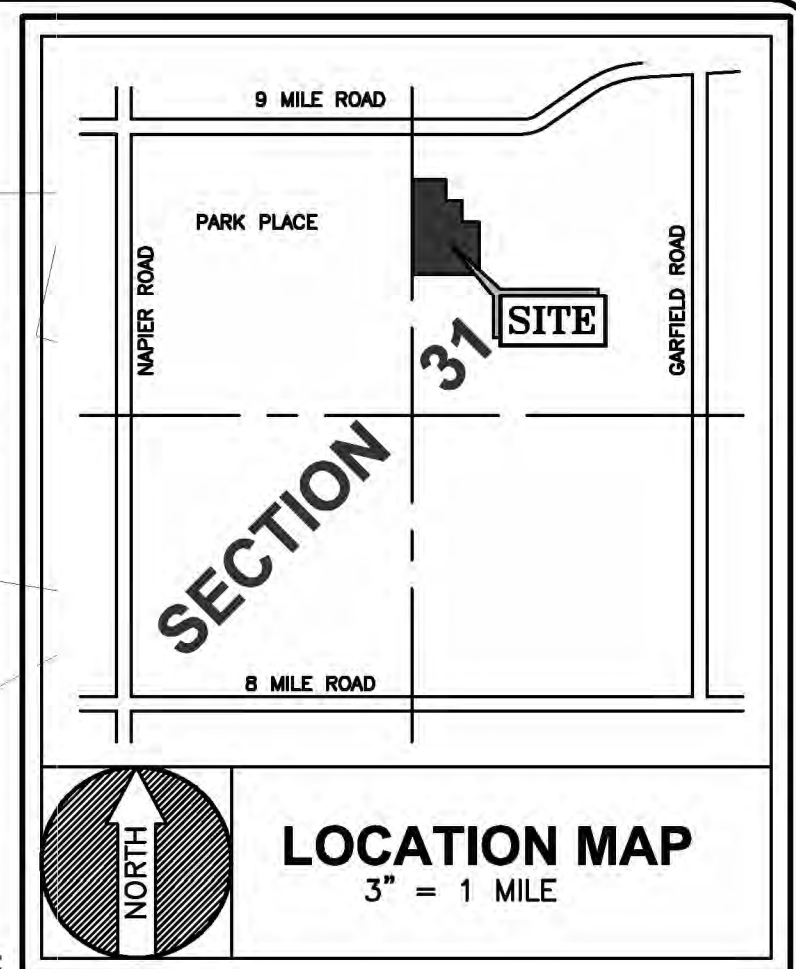
PROJECT NO: FIELD BOOK 13-COB
DATE: 1-17-2014
DRAWN BY: MOJIBARON
CHECKED BY: O.P.T.
SCALE: 1" = 50'

PRELIMINARY
CONSTRUCTION
AS-BUILT

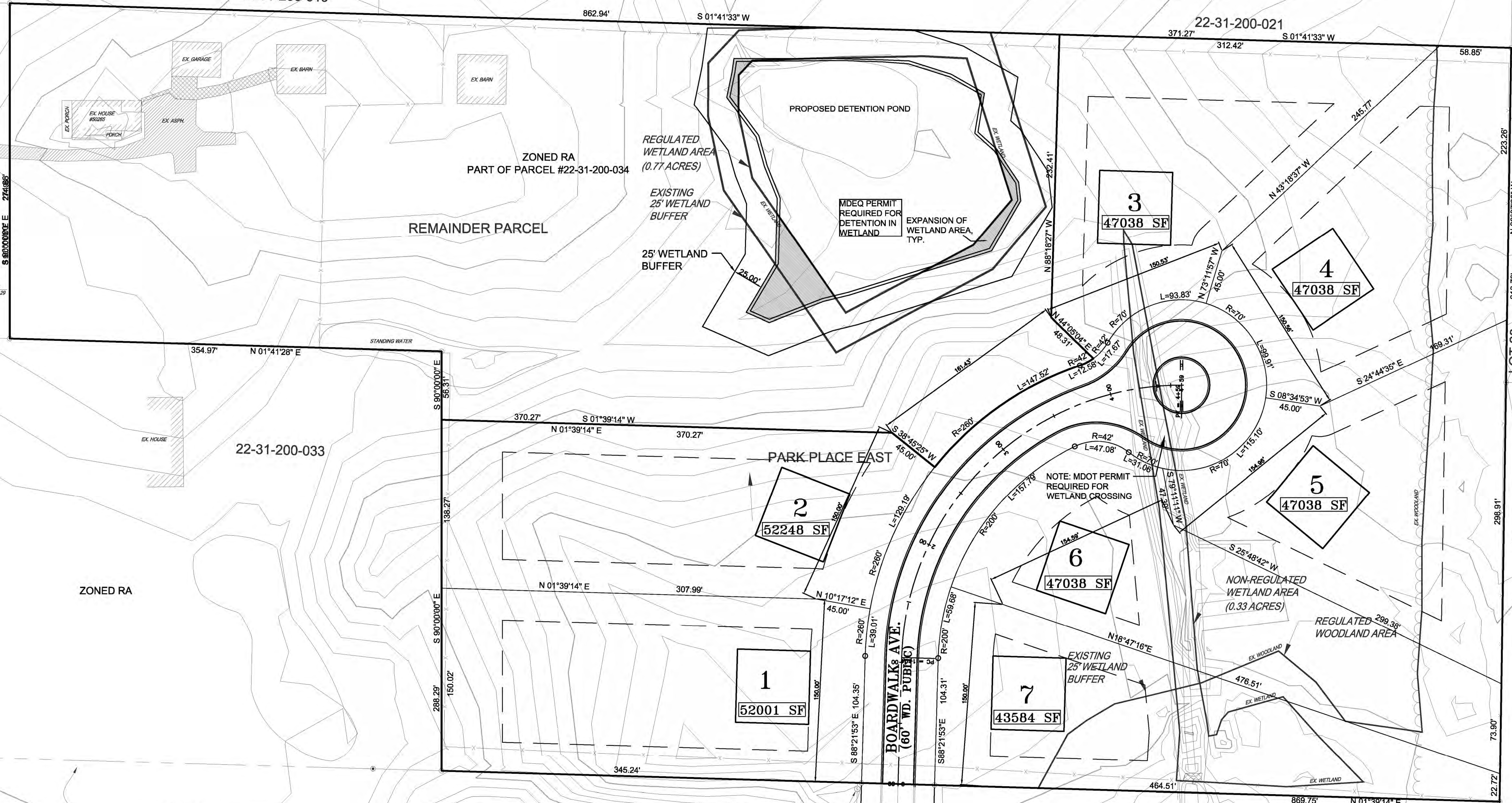
SHEET NO: **8**

PARALLEL PLAN

PART OF THE NE 1/4 OF SECTION 31
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



BENCHMARKS:
BENCHMARK #1 (AS SHOWN)
TOP OF HYDRANT, SOUTH SIDE OF NINE MILE ROAD
ELEV. = 963.70 (NAVD 88)



DESCRIPTION OF PROPERTY (FROM RECORD)
PART OF THE NE1/4 OF SECTION 31, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE N1/4 CORNER OF SECTION 31; THENCE EAST 345.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING EAST 274.98 FEET; THENCE S01°41'33"W 1293.76 FEET; THENCE N89°07'32"W 619.74 FEET; THENCE N01°41'28"E 869.30 FEET; THENCE EAST 345.00 FEET; THENCE N01°41'28"E 415.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING NINE MILE ROAD RIGHT OF WAY OVER THE NORTH 60.00 FEET OF THE ABOVE DESCRIBED PROPERTY.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

KNOWN AS 50265 WEST NINE MILE ROAD OR SIDWELL NO. 22-31-200-034.

DESCRIPTION OF PROPERTY (AS MEASURED)
PART OF THE NE1/4 OF SECTION 31, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE N1/4 CORNER OF SECTION 31; THENCE EAST 345.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING EAST 274.98 FEET ALONG THE N-S1/4 LINE OF SECTION 31; THENCE S01°41'33"W 1294.24 FEET; THENCE N89°07'32"W 618.78 FEET; THENCE N01°39'14"E 869.75 FEET; THENCE EAST 344.60 FEET; THENCE N01°41'28"E 415.00 FEET TO THE POINT OF BEGINNING. CONTAINING 655389 SQUARE FEET OR 15.0457 ACRES, MORE OR LESS.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

NOTE: ADDITIONAL IRONS WERE SET AT 60.00 FEET SOUTH OF THE CENTERLINE OF NINE MILE ROAD, WHERE THE PROPOSED NEW RIGHT OF WAY FOR NINE MILE ROAD WILL BE LOCATED. THESE ARE SHOWN AND NOTED ON THE DRAWING.

DESCRIPTION OF PROPERTY (PARK PLACE EAST)
PART OF THE NE1/4 OF SECTION 31, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE N1/4 CORNER OF SECTION 31; THENCE EAST 619.98 FEET; THENCE S01°41'33"W 922.97 FEET TO THE POINT OF BEGINNING; THENCE S01°41'33"W 371.27 FEET; THENCE N89°07'32"W 618.78 FEET; THENCE N01°39'14"E 869.75 FEET; THENCE S00°00'00"E 288.29 FEET; THENCE S01°39'14"W 370.27 FEET; THENCE S33°45'25"W 45.00 FEET; THENCE 147.52 FEET ALONG THE ARC OF A 260.00 FOOT RADIUS CURVE TO THE RIGHT, A CENTRAL ANGLE OF 32°30'33" AND A CHORD BEARING S34°59'19"E 145.55 FEET; THENCE 12.58 FEET ALONG THE ARC OF A 42.00 FOOT RADIUS CURVE TO THE LEFT, A CENTRAL ANGLE OF 17°09'41" AND A CHORD BEARING S27°18'53"E 12.53 FEET; THENCE N44°05'04"E 48.31 FEET; THENCE S88°18'27"E 232.41 FEET TO THE POINT OF BEGINNING, CONTAINING 8.61 ACRES.

DESCRIPTION OF RELEASE FOR NINE MILE RIGHT OF WAY
PART OF THE NE1/4 OF SECTION 31, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE N1/4 CORNER OF SECTION 31; THENCE EAST 345.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING EAST 274.98 FEET ALONG THE N-S1/4 LINE OF SECTION 31; THENCE S01°41'33"W 60.03 FEET; THENCE WEST 274.98 FEET; THENCE N01°41'28"E 60.03 FEET TO THE POINT OF BEGINNING. CONTAINING 16499 SQUARE FEET OR 0.3788 ACRES, MORE OR LESS.

DESCRIPTION OF PROPERTY (REMAINDER OF PARCEL)
PART OF THE NE1/4 OF SECTION 31, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE N1/4 CORNER OF SECTION 31; THENCE EAST 619.98 FEET THENCE S01°41'33"W 60.00 FEET TO THE POINT OF BEGINNING; THENCE S01°41'33"W 862.94 FEET; THENCE N88°18'27"W 232.41 FEET; THENCE S44°05'04"W 48.31 FEET; THENCE 12.58 FEET ALONG THE ARC OF A 42.00 FOOT RADIUS CURVE TO THE RIGHT, A CENTRAL ANGLE OF 17°09'41" AND A CHORD BEARING N27°18'53"W 12.53 FEET; THENCE 147.52 FEET ALONG THE ARC OF A 260.00 FOOT RADIUS CURVE TO THE LEFT, A CENTRAL ANGLE OF 32°30'33" AND A CHORD BEARING S34°59'19"E 145.55 FEET; THENCE N8°45'25"E 45.00 FEET; THENCE N01°39'14"E 370.27 FEET; THENCE S90°00'00"E 56.31 FEET; THENCE N01°41'28"E 354.97 FEET; THENCE S90°00'00"E 274.98 FEET TO THE POINT OF BEGINNING, CONTAINING 6.06 ACRES.

NOTES:

- STREET EXTENSION TO EAST IS NOT PRACTICAL DUE TO REGULATED WETLANDS AND WOODLANDS ENCOMPASSING THE ADJACENT PARCEL.
- ALL ROADWAYS SHALL BE DESIGNED AND INSTALLED TO LOCAL ORDINANCES FOR WIDTH AND CAPABLE OF SUPPORTING 35 TONS.
- PEDESTRIAN SAFETY PATH NOT PROPOSED, CONSISTENT WITH REMAINDER OF PARK PLACE SUBDIVISION.
- RIGHT OF WAY PERMIT REQUIRED FROM CITY OF NOVI

TABLE:

LOT #	WIDTH (AT SETBACK)	AREA (AC)
1	150.00	1.19
2	150.00	1.20
3	150.53	1.08
4	150.56	1.08
5	154.96	1.08
6	154.59	1.08
7	150.00	1.00

AVERAGE DENSITY
7 LOTS/8.61 ACRES = 0.81 LOTS/ACRE

CALL MISS D'S (24 HOURS) 811
811
1-800-487-1771
CALL 811.COM (TOLL FREE)

BY: [Signature]
DATE: [Blank]
REVISIONS: [Blank]

PARALLEL PLAN

PROJECT NO. FIELD BOOK: 13-008
DATE: 1-17-2014
DRAWN BY: [Blank]
CHECKED BY: C.P.T.

CLIENT: STEFANO MULARONI
SCALE: 1" = 50'

PRELIMINARY []
CONSTRUCTION []
AS-BUILT []

SHEET NO. **9**

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4378 SCHENBERG STERLING HEIGHTS, MI 48313
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