

LEGAL DESCRIPTION
(AS SURVEYED BY PEA, INC)

PARCEL NO. 12-26-300-031

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 26;
THENCE ALONG THE SOUTH LINE OF "ROLLING MEADOWS ESTATES NO. 1" (AS RECORDED IN LIBER 28, PAGES 92-94), N88°27'43"E, 60.00 FEET; SAID LINE ALSO BEING THE EAST-WEST 1/4 LINE OF SAID SECTION, TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF "ROLLING MEADOWS ESTATES NO. 2" (AS RECORDED IN LIBER 30, PAGES 1-2) AND THE EXTENSION THEREOF, N88°27'43"E, 1649.52 FEET;
THENCE S01°32'17"E, 55.31 FEET; THENCE S12°54'55"W, 147.73 FEET; THENCE 37.08 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET AND A CHORD THAT BEARS S35°15'39"E, 36.70 FEET; THENCE N84°20'24"E, 83.52 FEET; THENCE S54°46'53"E, 65.23 FEET; THENCE S00°42'27"W, 89.78 FEET; THENCE S41°49'43"W, 54.77 FEET; THENCE S01°32'17"E, 132.81 FEET; THENCE S74°59'36"E, 30.40 FEET; THENCE S38°16'14"E, 137.82 FEET; THENCE S02°29'59"E, 138.71 FEET; THENCE S33°33'14"W, 139.68 FEET; THENCE S39°17'46"E, 154.66 FEET; THENCE N66°14'38"E, 162.20 FEET; THENCE N81°34'02"E, 166.66 FEET; THENCE S42°03'03"E, 157.47 FEET; THENCE S39°31'39"W, 117.87 FEET; THENCE S12°02'12"W, 169.92 FEET; THENCE S89°01'24"W, 438.72 FEET; THENCE N00°29'30"W, 336.56 FEET TO A LINE PARALLEL TO THE AFOREMENTIONED EAST-WEST 1/4 LINE OF SAID SECTION 26; THENCE ALONG SAID PARALLEL LINE, S88°27'43"W, 1734.17 FEET TO THE EAST LINE OF PLATT ROAD (60' HALF WIDTH); THENCE ALONG SAID EAST LINE, N00°55'23"W, 970.10 FEET TO A POINT ON THE AFOREMENTIONED EAST-WEST 1/4 LINE OF SECTION 26 AND THE POINT OF BEGINNING.
CONTAINING 42.854 ACRES OF LAND, MORE OR LESS.

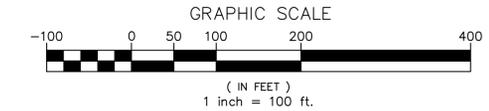
ARBOR OAKS SITE DATA:

PRESENT ZONING:	RIA	MINIMUM LOT AREA	9,940 SQ.FT.
PROPOSED ZONING:	CONSENT JUDGEMENT	MINIMUM LOT WIDTH	70 FT
TOTAL AREA	42.85 AC.	MINIMUM CORNER LOT WIDTH	90 FT
PLATT ROAD ROW	1.34 AC.	FRONT YARD	35 FT
NET AREA	41.51 AC. (96.9%)	REAR YARD	35 FT
LOT AREAS	23.15 AC.	MINIMUM SIDEYARD	7.5 FT
INTERNAL R.O.W.	6.97 AC.	TOTAL SIDEYARDS COMBINED	15 FT
PARK AREAS	28.12 AC.	SIDEYARD ABUTTING A STREET	27.5 FT
LOT DENSITY	2.05 LOTS/ACRE		
NUMBER OF LOTS	88		
AVERAGE LOT AREA	11,458 SQ.FT.		
MAX LOT COVERAGE	30%		

TYPICAL BUILDING ENVELOPES SHOWN. BUILDING ENVELOPES MAY BE EXTENDED TO SETBACK LINE.

SOILS:

ON SITE SOIL CONSISTS OF APPROXIMATELY 70% ST. CLAY LOAM AT <4% SLOPES AND APPROXIMATELY 30% BLOUNT LOAM AT <4% SLOPES



LEGEND

EXISTING	PROPOSED
● IRON FOUND	○ BRASS PLUG SET
⊗ IRON SET	⊗ MONUMENT FOUND
⊙ NAIL FOUND	⊙ MONUMENT SET
⊕ NAIL & CAP SET	○ SEC. CORNER FOUND
	○ R RECORDED
	○ M MEASURED
	○ C CALCULATED
— OH-ELEC—	— ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
— UG-CATV—	— UNDERGROUND CABLE TV, CATV PESTAL
— UG-ELEC—	— TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
— UG-ELEC—	— ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
— G—	— GAS MAIN, VALVE & GAS LINE MARKER
— W—	— WINDSHAW, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
— S—	— SANITARY SEWER, CLEANOUT & MANHOLE
— S—	— STORM SEWER, CLEANOUT & MANHOLE
— S—	— COMBINED SEWER & MANHOLE
— S—	— SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
— S—	— POST INDICATOR VALVE
— S—	— WATER VALVE, SOUVENIR VALVE BOX, SERVICE SHUTOFF
— S—	— MANHOLE, TRANSFORMER, IRRIGATION CONTROL VALVE
— S—	— UNIDENTIFIED STRUCTURE
— S—	— SPOT ELEVATION
— S—	— CONTOUR LINE
— S—	— FENCE
— S—	— GUARD RAIL
— S—	— STREET LIGHT
— S—	— SIGN
— S—	— CONC. CONCRETE
— S—	— ASPH. ASPHALT
— S—	— GRAVEL SHOULDER
— S—	— METAL
— S—	— STD. HEAVY R.O.W. DUTY
— S—	— STD. HEAVY DEEP DUTY

NO.	BY	CHK	DESCRIPTION	DATE

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO CONTROL WORKING HOURS AND CONSTRUCTION SCHEDULES. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL LIABILITY INSURANCE COMPANY HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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BINGHAM FARMS, MICHIGAN 48025

OVERALL SITE PLAN
ARBOR OAKS SITE CONDOMINIUM
PART OF THE SW 1/4 OF SECTION 26, T. 3 S., R. 6 E.,
PITTSFIELD TWP., WASHTENAW COUNTY, MICHIGAN

DES. DSK DN. KP SUR. KTR P.M. JBT

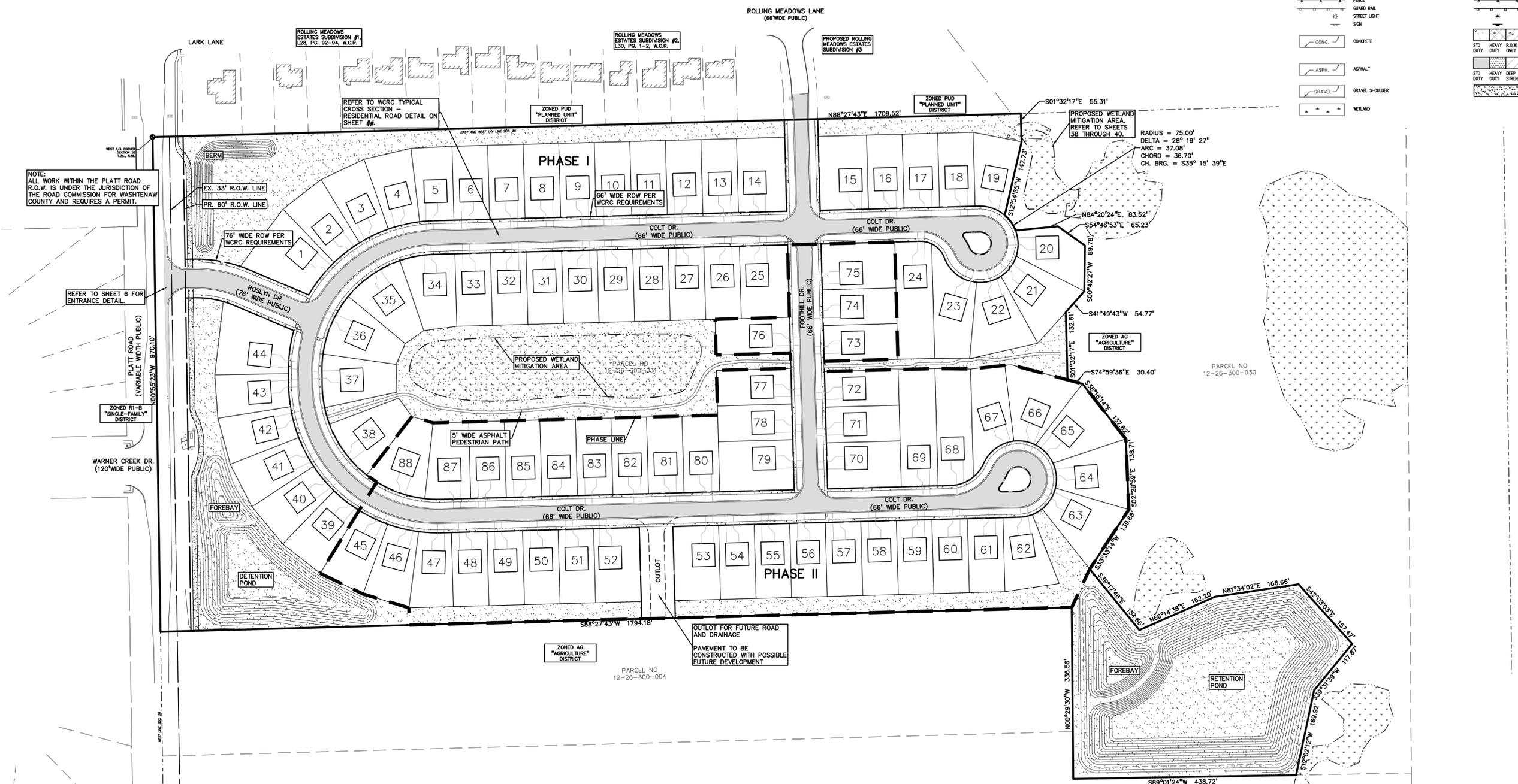
ORIGINAL ISSUE DATE:
OCTOBER 29, 2019

PEA JOB NO. 2018-296

SCALE: 1" = 100'

DRAWING NUMBER:
3

XREF: S:\PROJECTS\2018\2018-296\DWG\18296-TOPOBASE.DWG
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XREF: S:\PROJECTS\2018\2018-296\DWG\CONSTRUCTION-V-TBLK-18296.DWG



NOTE:
ALL WORK WITHIN THE PLATT ROAD R.O.W. IS UNDER THE JURISDICTION OF THE ROAD COMMISSION FOR WASHTENAW COUNTY AND REQUIRES A PERMIT.

REFER TO SHEET 6 FOR ENTRANCE DETAIL.

REFER TO WCRP TYPICAL CROSS SECTION - RESIDENTIAL ROAD DETAIL ON SHEET ##.

OUTLET FOR FUTURE ROAD AND DRAINAGE
PAVEMENT TO BE CONSTRUCTED WITH POSSIBLE FUTURE DEVELOPMENT