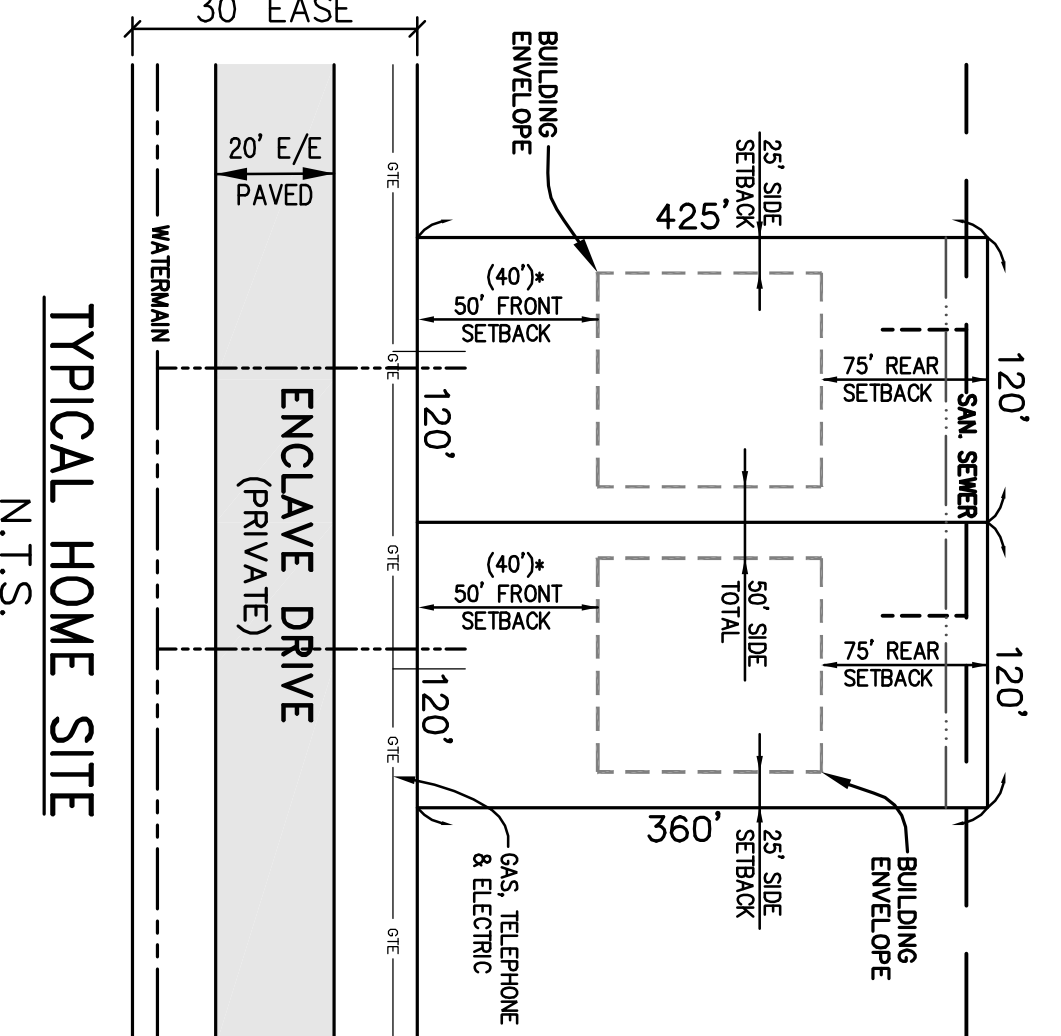
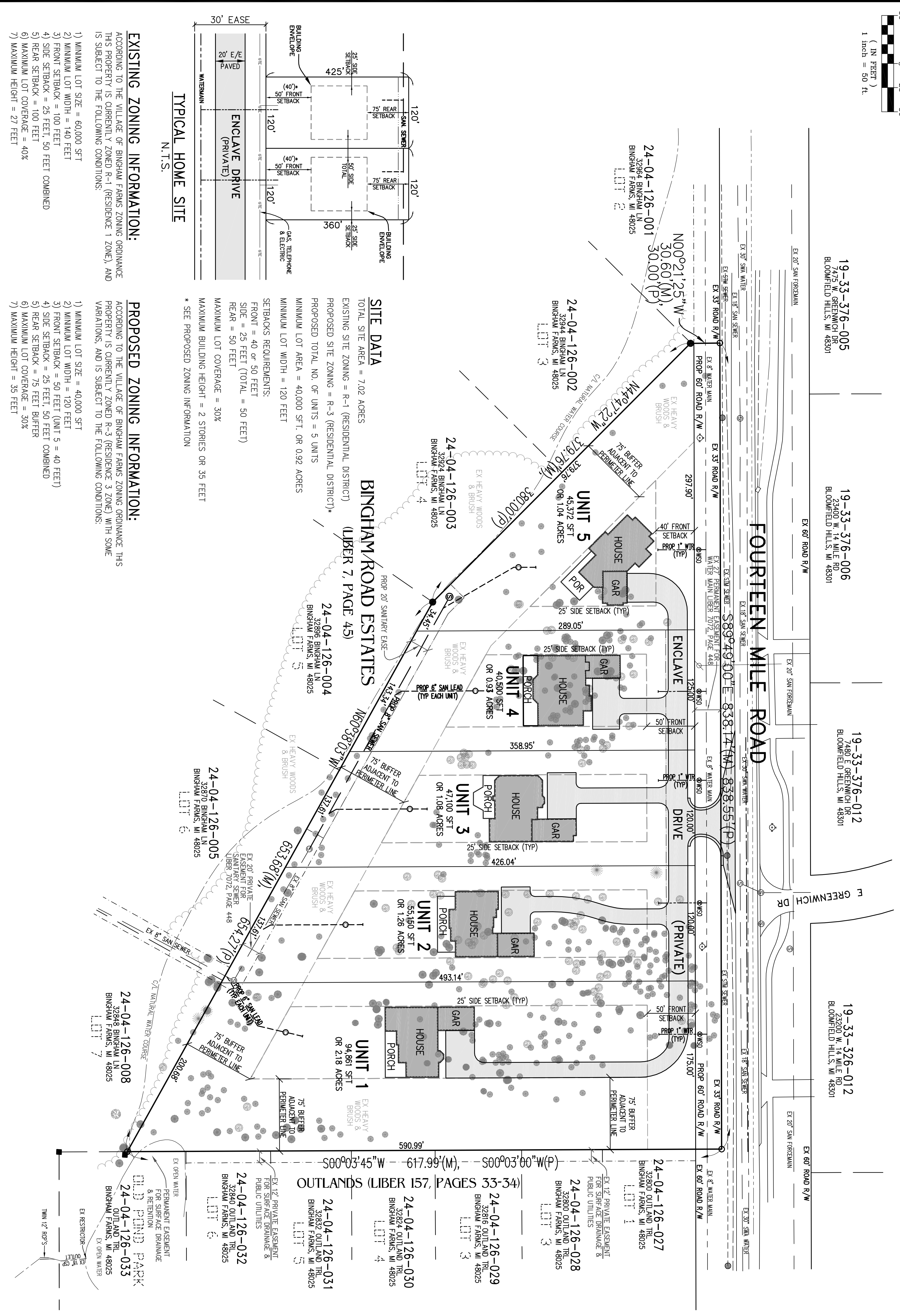


LEGAL DESCRIPTION (AS PROVIDED & SURVEYED):
 LOT 1 OF BINGHAM ROAD ESTATES AS RECORDED IN LIBER 7 OF PLATS,
 PAGE 45, OAKLAND COUNTY, MICHIGAN RECORDS, CONTAINING 7.02
 ACRES OF LAND MORE OR LESS

**PRELIMINARY CONDOMINIUM SITE PLAN OF:
 PROPOSED OUTLANDS ENCLAVE WEST
 23301 FOURTEEN MILE ROAD
 VILLAGE OF BINGHAM FARMS, MI 48025**
 PART OF THE NORTHWEST 1/4 OF SECTION 4, T1N-R10E,
 SOUTHFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN



EXISTING ZONING INFORMATION:
 ACCORDING TO THE VILLAGE OF BINGHAM FARMS ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED R-1 (RESIDENCE 1 ZONE), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT SIZE = 60,000 SFT
- 2) MINIMUM LOT WIDTH = 140 FEET
- 3) FRONT SETBACK = 100 FEET
- 4) SIDE SETBACK = 25 FEET, 50 FEET COMBINED
- 5) REAR SETBACK = 100 FEET
- 6) MAXIMUM LOT COVERAGE = 40%
- 7) MAXIMUM HEIGHT = 27 FEET

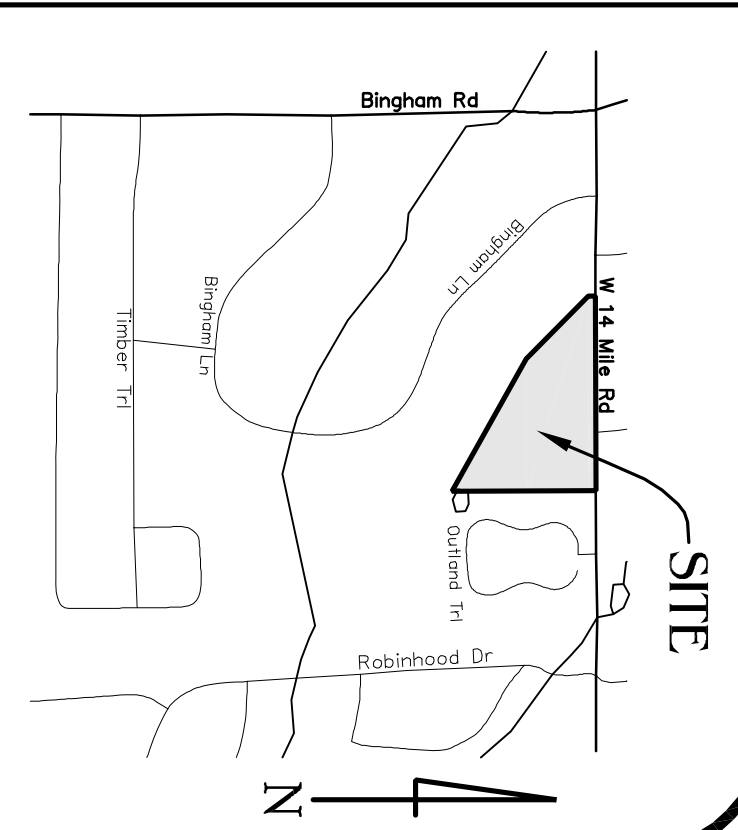
PROPOSED ZONING INFORMATION:
 ACCORDING TO THE VILLAGE OF BINGHAM FARMS ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED R-3 (RESIDENCE 3 ZONE) WITH SOME VARIATIONS, AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT SIZE = 40,000 SFT
- 2) MINIMUM LOT WIDTH = 120 FEET
- 3) FRONT SETBACK = 50 FEET (UNIT 5 = 40 FEET)
- 4) SIDE SETBACK = 25 FEET, 50 FEET COMBINED
- 5) REAR SETBACK = 75 FEET BUFFER
- 6) MAXIMUM LOT COVERAGE = 30%
- 7) MAXIMUM HEIGHT = 35 FEET

SITE DATA
 TOTAL SITE AREA = 7.02 ACRES
 EXISTING SITE ZONING = R-1 (RESIDENTIAL DISTRICT)
 PROPOSED SITE ZONING = R-3 (RESIDENTIAL DISTRICT)
 PROPOSED TOTAL NO. OF UNITS = 5 UNITS
 MINIMUM LOT AREA = 40,000 SFT, OR 0.92 ACRES
 MINIMUM LOT WIDTH = 120 FEET
 SETBACKS REQUIREMENTS:
 FRONT = 40 OR 50 FEET
 SIDE = 25 FEET (TOTAL = 50 FEET)
 REAR = 50 FEET
 MAXIMUM LOT COVERAGE = 30%
 MAXIMUM BUILDING HEIGHT = 2 STORES OR 35 FEET
 * SEE PROPOSED ZONING INFORMATION

**PRELIMINARY SITE SUBDIVISION PLAN OF:
 PROPOSED OUTLANDS ENCLAVE WEST CONDOMINIUMS
 VILLAGE OF BINGHAM FARMS, OAKLAND CO, MICHIGAN**

PRELIMINARY SITE PLAN - 5 UNITS



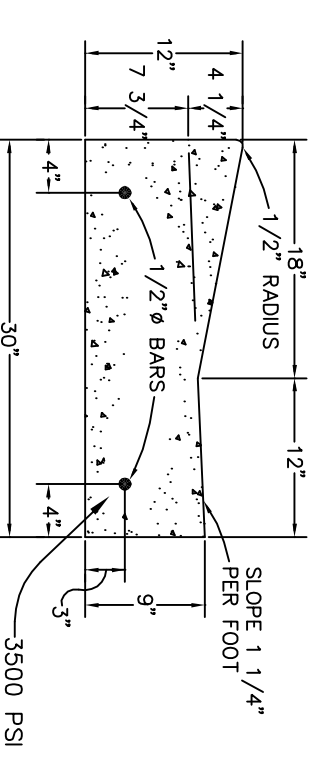
LOCATION MAP

LEGEND

- FOUND IRON
- SET IRON W/CAP
- FOUND MONUMENT
- MEASURED
- ⊕ RECORDED
- ⊕ EX ROAD SIGNS
- ⊕ EX ELEC./TEL. PEDSTAL
- ⊕ EX SERVICE FEDESTAL
- ⊕ EX LIGHT POLE
- ⊕ EX MAILBOX
- ⊕ EX OVERHEAD POWERLINES
- ⊕ EX GAS, ELECTRIC & TELEPHONE
- ⊕ EX U.G. GAS MARKER
- ⊕ EX STORM SEWER
- ⊕ EX STORM MANHOLE
- ⊕ EX STORM CATCHBASINS
- ⊕ EX SANITARY SEWER
- ⊕ EX SANITARY MANHOLE
- ⊕ EX WATERMAIN
- ⊕ EX FIRE HYDRANT
- ⊕ EX WATER MANHOLE
- ⊕ EX GATEVALVE
- ⊕ BUILDING
- ⊕ CONC.
- ⊕ ASPHALT
- ⊕ BARRIER FREE
- ⊕ B/B BACK TO BACK
- ⊕ E/E EDGE TO EDGE
- ⊕ EX EXISTING
- ⊕ AMERICAN ELM TREE (AE)
- ⊕ BLACK WALNUT TREE (BW)
- ⊕ EASTERN WHITE PINE TREE (PW)
- ⊕ SUGAR MAPLE TREE (SM)
- ⊕ WEEPING WILLOW TREE (WW)

SITE REQUIREMENTS

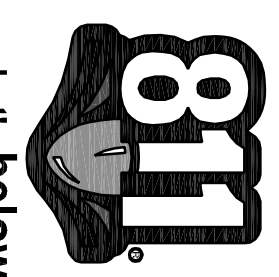
OAKLAND COUNTY ROAD COMMISSION - PUBLIC ROADS
 OAKLAND COUNTY W/C - PUBLIC SANITARY SEWER, WATERMAIN,
 AND STORM SEWERS
 DIE ENERGY - BURIED GAS ELECTRIC
 AT&T - BURIED TELEPHONE
 COMCAST COMMUNICATIONS - BURIED CABLE TELEVISION



MOUNTABLE CONCRETE CURB & GUTTER
 NOT TO SCALE

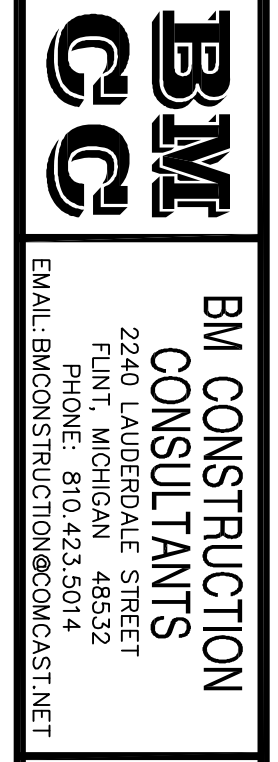
UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPARE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER DOES NOT WARRANT THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



PREPARED FOR:
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 PHONE: 810.610.6761

PART OF THE NORTHWEST 1/4
 SECTION 4, T1N-R10E
 BINGHAM FARMS, OAKLAND CO, MI



BM CONSTRUCTION
 CONSULTANTS
 2240 LAURELDALE STREET
 FLINT, MICHIGAN 48532
 PHONE: 810.423.5014
 EMAIL: BMCONSTRUCTION@COMCAST.NET

REVISIONS	DRN. BY:	J.R.B.	11/14/2017	SHEET NO.:
	FLD. BY:	J.R.B.		
	CHKD. BY:	J.B.M.		
	APPR. BY:	J.B.M.		

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