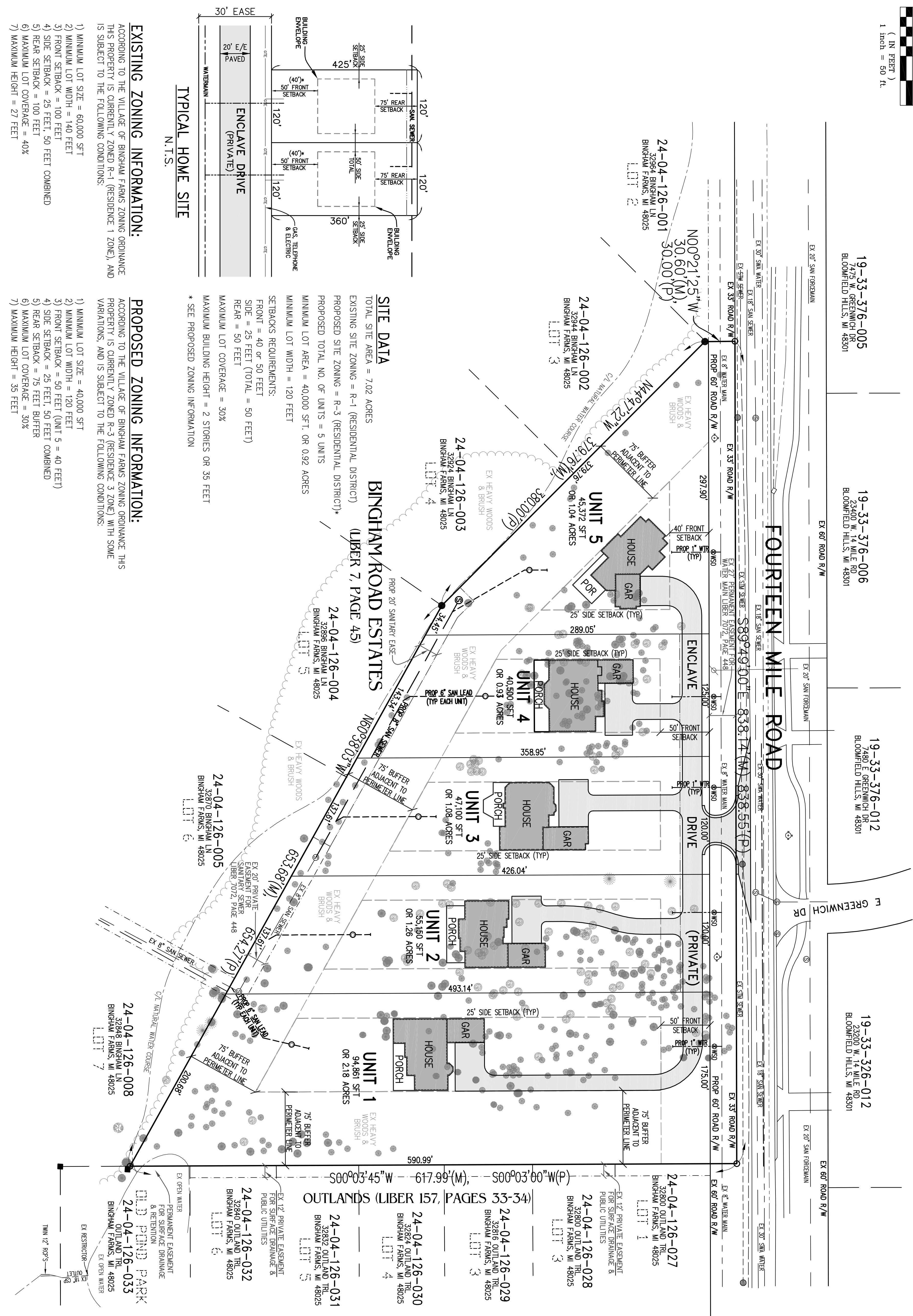


LEGAL DESCRIPTION (AS PROVIDED & SURVEYED):
LOT 1 OF BINGHAM ROAD ESTATES AS RECORDED IN LIBER 7 OF PLATS,
PAGE 45, OAKLAND COUNTY, MICHIGAN RECORDS, CONTAINING 7.02
ACRES OF LAND MORE OR LESS

**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

FOURTEEN MILE ROAD



TYPICAL HOME SITE

N.T.S.

- 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

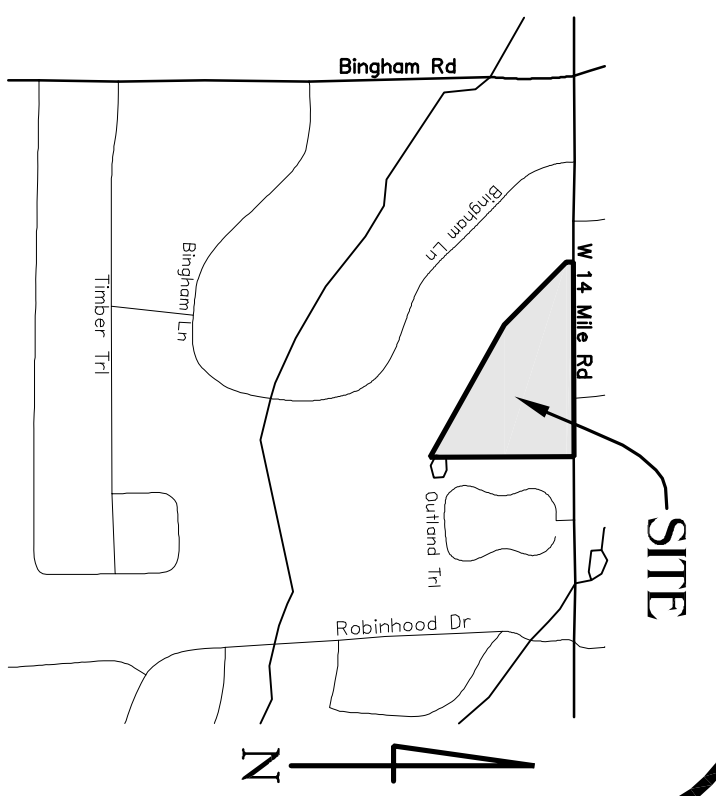
- TOTAL SITE AREA = 7.02 ACRES
- EXISTING SITE ZONING = R-1 (RESIDENTIAL DISTRICT)
- PROPOSED SITE ZONING = R-3 (RESIDENTIAL DISTRICT)
- PROPOSED TOTAL NO. OF UNITS = 5 UNITS
- MINIMUM LOT AREA = 40,000 SFT, OR 0.92 ACRES
- MINIMUM LOT WIDTH = 120 FEET
- SETBACKS REQUIREMENTS:
FRONT = 40 OR 50 FEET
SIDE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

BINGHAM/ROAD ESTATES (LIBER 7, PAGE 45)

PRELIMINARY SITE SUBDIVISION PLAN OF: PART OF THE NORTHWEST 1/4 SECTION 4, T1N-R10E BINGHAM FARMS, OAKLAND CO., MI

PROPOSED OUTLANDS ENCLAVE WEST CONDOMINIUMS VILLAGE OF BINGHAM FARMS, OAKLAND CO, MICHIGAN

PRELIMINARY SITE PLAN - 5 UNITS

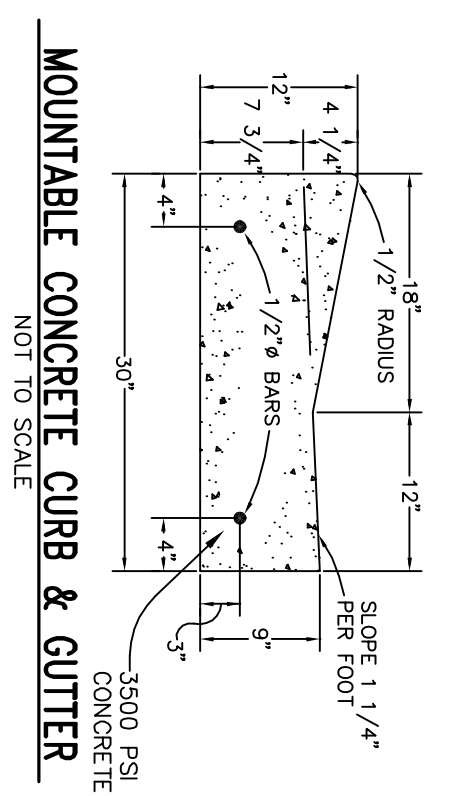


LEGEND

- FOUND IRON
- SET IRON W/CAP
- FOUND MONUMENT
- MEASURED
- RECORDED
- EX ROAD SIGNS
- EX ELEC./TEL. PEDestal
- EX UTILITY POLE
- EX SERVICE FEEDSTAL
- 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
- BLDG.
- CONC.
- CONCRETE
- ASPH.
- BARRIER FREE
- B/B
- BACK TO BACK
- E/E
- EDGE TO EDGE
- EXISTING
- AMERICAN ELM TREE (AE)
- BLACK WALNUT TREE (BW)
- EASTERN WHITE PINE TREE (PW)
- SUGAR MAPLE TREE (SM)
- WEeping WILLOW TREE (WW)

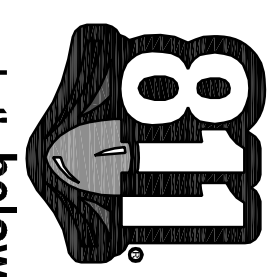
SITE REQUIREMENTS

- OAKLAND COUNTY ROAD COMMISSION - PUBLIC ROADS
- OAKLAND COUNTY W/C - PUBLIC SANITARY SEWER, WATERMAIN, AND STORM SEWERS
- DIE ENERGY - BURIED GAS ELECTRIC
- A1&1 - BURIED TELEPHONE
- COMCAST COMMUNICATIONS - BURIED CABLE TELEVISION



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: A & D ENTERPRISE, LLC P.O. BOX 154 FLINT, MI 48501 PHONE: 810.610.6761	PART OF THE NORTHWEST 1/4 SECTION 4, T1N-R10E BINGHAM FARMS, OAKLAND CO., MI	BM CONSTRUCTION CONSULTANTS 2240 LINDENDALE STREET FLINT, MICHIGAN 48532 PHONE: 810.423.5014 EMAIL: BMCONSTRUCTION@COMCAST.NET	PRELIMINARY SITE SUBDIVISION PLAN OF: PROPOSED OUTLANDS ENCLAVE WEST CONDOMINIUMS VILLAGE OF BINGHAM FARMS, OAKLAND CO, MICHIGAN	DRN. BY: J.R.B. 11/14/2017 FLD. BY: J.R.B. CHKD BY: J.B.M. APPR BY: J.B.M.	SHEET NO.: P-4
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