

Date July 13 - 1948

IN CONSIDERATION of the sum of One (\$1.00) Dollar and other valuable considerations, receipt of which is hereby acknowledged, J. A. UTLEY CO. to the degree of its interest as lessee in the lands hereinafter described (hereinafter referred to as "UTLEY")/hereby grants to THE DETROIT EDISON COMPANY (hereinafter referred to as "EDISON"), its successors and assigns, the right to construct, operate and maintain its overhead lines for the transmission and distribution of electricity and Edison Communication facilities, including one (1) tower having a base of approximately eighteen (18) feet square, fixtures, wires and equipment, and including also the right to trim or cut down any trees along said lines, which could fall into the lines or interfere in any way with their operation upon, over and across that portion of the below-described property as per drawing attached hereto and made a part hereof, located in the City of Royal Oak, County of Oakland, State of Michigan, and described as follows:

Lot 9 of Assessor's Plat #27, of part of the Southwest Quarter of Section 22, T 1 N, R 11 E, according to the plat thereof recorded in Liber 54 of Plats, Page 22, Oakland County Records; and that part of Lincoln Grove Subdivision #1 of part of the East Half of the Southwest Quarter of Section 22, T 1 N, R 11 E, lying West of Irving Avenue, now vacated.

The route of the overhead lines shall be as follows:

In a Northwesterly and Southeasterly direction across above-described property along Northeasterly of and adjacent to the right-of-way of the Grand Trunk Western Railroad Company.

Edison, its successors and assigns, covenants and agrees that it will reimburse Utley for all damage caused by its agents, servants and employes, teams, trucks and other vehicles and equipment in entering said property for the purposes set forth herein.

Edison, its successors and assigns, covenants and agrees to save and keep Utley, its successors and assigns, harmless from and indemnify it against any penalty, damage or charges imposed for any violation of any laws or ordinances, and at all times to protect, indemnify and save Utley harmless of and from any loss, cost, damage or expense, including attorneys' fees, arising out of or from any accident or other occurrence on or about the premises above described, causing injury to any person or property whomsoever or whatsoever, arising by reason of the construction, operation and maintenance of said tower fixtures, wires and equipment on the premises described above. Edison further

RIGHT OF WAY FILE NO.

12460

2500

11-11-48
1-11-48
21896
Received for record at 11:30 o'clock A.M. and recorded in Liber 2433 Page 458 of Oakland County Register of Deeds Records.

Orin McQuaid
ORIN McQUAID, Register of Deeds

covenants and agrees to protect, indemnify and save ^{1st party} (Utley) harmless of and from any and all claims, and against and from any and all loss, cost, damage or expense, including attorneys' fees, arising out of any failure of ^{2nd party} (Edison) in any respect to comply with and perform all of the terms and provisions contained herein.

Edison, for itself, its successors and assigns, covenants and agrees to relocate its tower, fixtures, wires and equipment upon a six months' notice from Utley, its successors or assigns, so to do, should the future use of the property by Utley, its successors or assigns, be such as to require relocation. In the event Edison abandons or discontinues the use of said overhead lines for the purposes stated above, it shall, at its own cost and expense, remove said tower, base, fixtures, wires and equipment, and restore the premises to the same condition as they were on the date hereof.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

Witness:

Signed: J. A. UTLEY CO.

A. H. DuFresne
A H DuFresne
Edward Attar
Edward Attar

C. H. Riebert, V.P.
C H Riebert
Charles Dow, Treas.
Charles Dow

L. G. Hadden
L. G. Hadden
C. W. Ruskowski
C W RUSKOWSKI
STATE OF MICHIGAN
County of Wayne) ss

Accepted: THE DETROIT EDISON COMPANY
By Richard H. Taylor
Right-of-Way Agent
Richard H Taylor

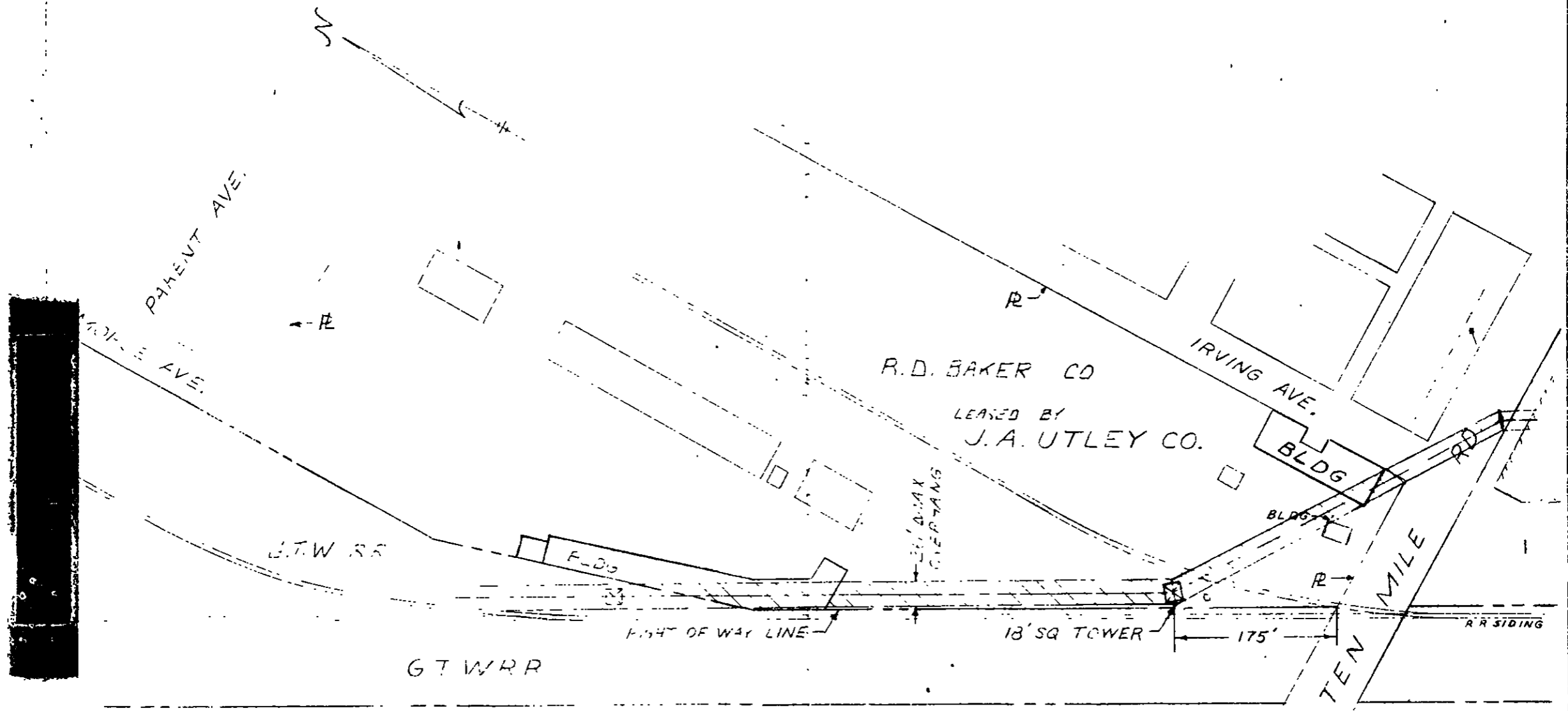
On this 13th day of July, A.D. 1948, before me appeared C. H. Riebert and Charles Dow, to me personally known, who being by me severally duly sworn, did say that they respectively are Vice President and Treasurer of J. A. Utley Co., a corporation created and existing under the laws of the State of Michigan, and that the seal affixed to the foregoing instrument is the corporate seal of the said corporation, and that the said instrument was signed and sealed in the behalf of said corporation by authority of the president; and the said C. H. Riebert and Charles Dow acknowledged the said instrument to be the free ~~and~~ deed of the said J. A. Utley Co.



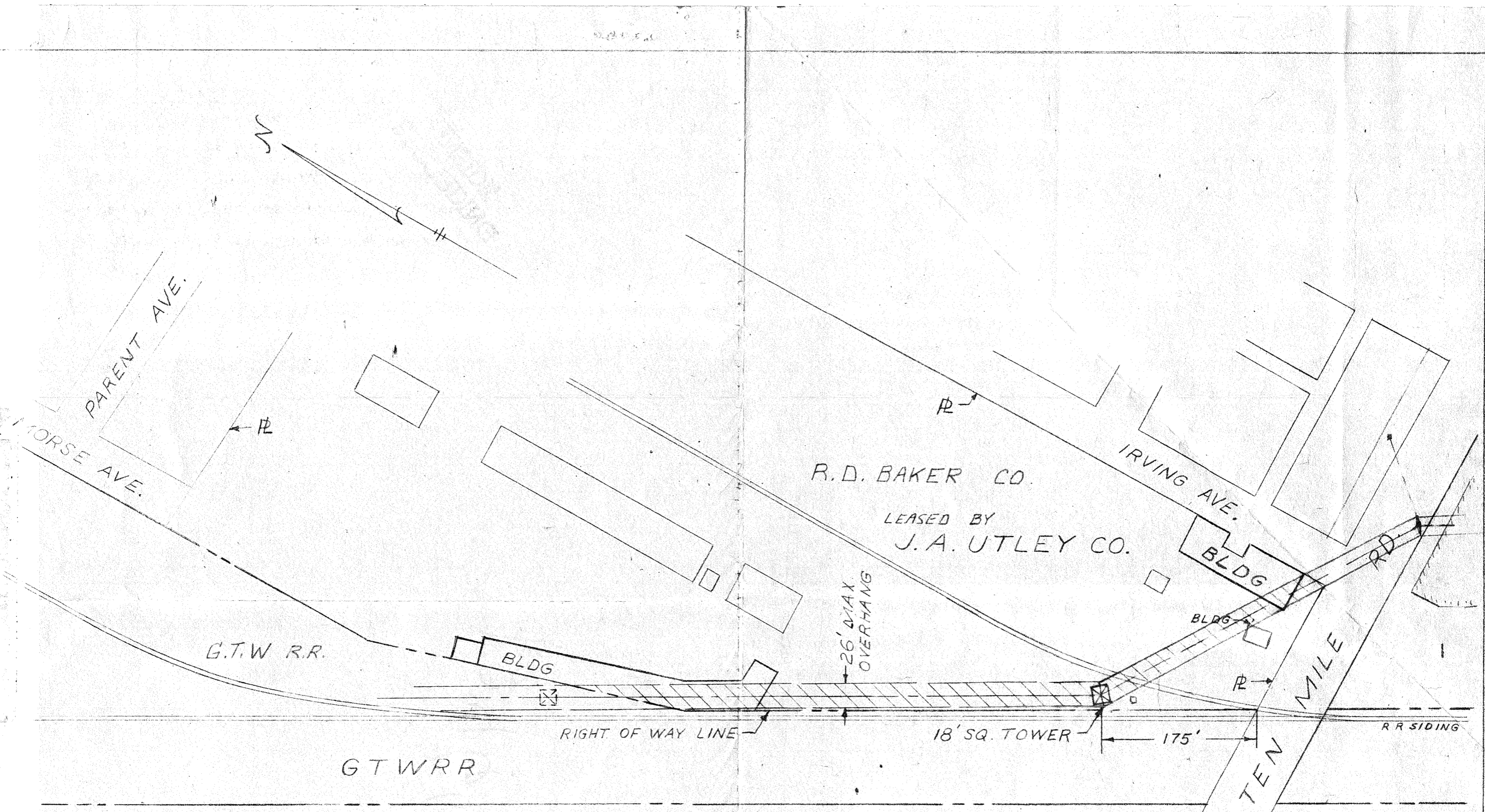
HAZEL MINNICK
Notary Public, Oakland County, Michigan
My Commission Expires Sept. 28, 1949

Hazel Minnick
Hazel Minnick
Notary Public Oakland
County, Michigan

RIGHT OF WAY FILE NO. 12460



THE DETROIT EDISON COMPANY		
ENGINEERING DIVISION		
SKETCH SHOWING		
NORTH-EAST-LINCOLN 120 KV LINE		
PROPOSED TOWER LOCATION ON		
R.D. BAKER - J.A. UTLEY PROP.		
ROYAL OAK, MICH.		
LAYOUT BY	DRAWN BY	ED 697
APPROVED BY	SCALE	D/T/E
	1"=100'	5-7-48



R.D. BAKER CO.
 LEASED BY
 J.A. UTLEY CO.

HEIGHT OF LOWEST WIRE = 50'
 MINIMUM ABOVE GRADE

THE DETROIT EDISON COMPANY ENGINEERING DIVISION		
SKETCH SHOWING NORTHEAST-LINCOLN 120 KV LINE PROPOSED TOWER LOCATION ON R.D. BAKER - J.A. UTLEY PROPERTY ROYAL OAK, MICH.		
LAYOUT BY <i>R.M.</i>	DRAWN BY <i>RLM</i>	ED 697
APPROVED BY <i>[Signature]</i>	SCALE 1" = 100'	DATE 5-7-48

MISC
 RIGHT OF WAY
 12460



August 6, 2014

ROW: R 12460

R 27567^e

**COPY
MAILED**
8/6/14

Mr. Tavo Palazzolo, EIT
Fazal Khan & Associates
43279 Schoenherr Road
Sterling Heights, Michigan 48313

RE: Proposed construction of a new development within an Electric Transmission Easement Strip in Section 22, T1N, R11E, City of Royal Oak, Oakland County, Michigan

Dear Mr. Palazzolo:

I am writing in response to your recent inquiry regarding a proposed encroachment within International Transmission Company's ("ITC's") electric transmission easement strip. ITC's easement in this location is not an exclusive easement. Landowners may use or allow others to use ITC's easement strip in any manner that does not unreasonably interfere with the exercise of ITC's easement rights.

It is our understanding that Timothy Patrick Homes is proposing to construct 6 multi-unit buildings for their condominium complex and is also requesting approval to construct a proposed parking lot, a proposed concrete walkway and a sanitary service lead (the "Project") that will cross ITC's easement strip.

Based on our review of your revised construction plan from your set of drawings-Project #13-029 dated 8-6-2014 (Sheet 4 of 13) and Project #13-029 dated 8-6-2014 (Sheet 5 of 13) which is Exhibit B, ITC would not consider the Project to unreasonably interfere with the exercise of its easement rights, provided that the Project is located so that it does not now or hereafter 1) violate any provision of the National Electric Safety Code ("NESC"), including without limitation, the NESC clearance requirements; 2) block access to ITC's electric transmission structures by ITC's vehicles and equipment for purposes of exercising ITC's easement rights; and 3) preclude the construction of such additional electric transmission lines within the easement strip as ITC may, in its discretion, deem necessary or desirable, and further provided that the work necessary to complete the Project is completed in accordance with the requirements of the attached Exhibit A and Exhibit B Drawings as submitted.

ITC's sole purpose in reviewing the Project has been to determine whether it unreasonably interferes with ITC's easement. ITC has not and will not make any review of the Project to identify actual or potential safety hazards to persons or property. During the planning, design and construction of the Project, it is the sole responsibility of you and/or your contractor to identify and manage ALL

safety issues, and to observe ALL applicable workplace and other relevant safety regulations. ITC makes no representation as to safety, and expressly disclaims all liability in any way related to the location of the proposed Project in its easement strip.

This letter should not be interpreted to limit or modify ITC's easement in any way, nor should it be interpreted to limit or modify such rights or interests as ITC or that you may have by virtue of the easement. ITC expressly reserves the right to use its easement strip for all purposes indicated in its easement, including but not limited to the construction, operation, and maintenance of utility facilities and the trimming and removal of trees. Without limiting the foregoing, ITC's use of the easement strip shall not be unreasonably restricted, limited, conditioned, or interfered with as a result of the Project. Should you have additional questions regarding ITC's easement or the information in this letter, please contact me at (248) 946-3517.

Sincerely,

A handwritten signature in cursive script that reads "Trina Richardson". The signature is written in dark ink and is positioned above the typed name.

Trina Richardson
Real Estate Specialist
ITC Holdings Corp.

EXHIBIT A

- 1. Care should be taken and all OSHA clearances are to be maintained and followed during the construction of the building.**
- 2. Although the building is closer to the transmission line than Engineering would prefer, the location and dimensions satisfy NESC clearances.**
- 3. No material associated with the construction is to be stockpiled within the ITC easement.**
- 4. Upon granting this Easement, ITC will preserve its rights for the current expansion capabilities on the property. If any of the proposed facilities interfere with a future transmission project in the existing property, the requesting party will fund any increase in cost of the project to work around these facilities, or for the relocation of the facilities at issue.**



Date: 8/6/14

To: Trina Richardson
Real Estate and Rights of Way
ITC

From: Erin M. Keeler
Engineering
ITC

Subject: **NOA0143870 – REV 1**
Permission to Encroach within an Easement

This request is approved. Although the building is closer to the transmission line than engineering would prefer, the location and dimensions satisfy NESC clearances. Care should be taken during the construction of the building to insure OSHA clearances are maintained.

Approved By:

Erin M Keeler

Erin M. Keeler
Principal Engineer



Date: 6/9/14

To: Trina Richardson
Real Estate and Rights of Way
ITC

From: Erin M. Keeler
Engineering
ITC

Subject: **NOA0143870**
Permission to Encroach within an Easement

This request is not approved as submitted. The setback ITC requires for its structures is normally 25'. Currently the walkway is less than 10' away and the sanitary sewer (which would require digging near the tower for installation) is less than 15' away. If this can be redesigned with greater setbacks from the structure engineering can re-evaluate.

Approved By:

A handwritten signature in red ink that reads "Erin M. Keeler".

Erin M. Keeler
Principal Engineer



Real Estate Department

Project No: NOA0143870
Property: Northeast – Lincoln Corridor

Date: April 2, 2014

To: _____ Rod Lewis, Underground
 Jeff Wyman, Planning
 Erin Keeler, Design Engineer (ITC)
_____ Ashley Dupree, Design Engineer (METC)
_____ Jessica Krzeminski, Station
_____ Bruce Whitney, EMF

From: Trina Richardson – Real Estate/Legal
Ext. 3517

Subject: Permission to Encroach within an Easement

Tavio Palazzolo of Fazal Khan & Associates, Inc. is requesting on behalf of his client, Timothy Patrick Homes, permission to have a proposed parking lot, a concrete walkway, and a sanitary service lead near our **structures 3580 and 3581**. Timothy Patrick Homes is planning to construct 6 multi-unit buildings for their condominium complex.

The site is located in the SW ¼ of Section 22, T1N, R11E, City of Royal Oak, Oakland County, Michigan.

Please review and send your recommendation to me by email at trichardson@itctransco.com or interoffice mail by **April 16, 2014**.

Attachment (s)

FAZAL KHAN & ASSOCIATES, INC.

Civil Engineers & Land Surveyors

Fazlullah M. Khan, P.E., MSCE
Donald H. King, P.S.
Carl P. Thurber, P.E., CFM
Shannon L. Flarecki, P.E.
Thomas R. DeHondt, P.E.

March 10, 2014

Trina Richardson
ITC Holdings Corp.
27175 Energy Way
Novi, MI 48377

RECEIVED
MAR 12 2014

BY: _____

RE: Proposed development along ITC Transmission facilities
33 on Harrison Condominiums
FKA Job No. 13-029

Dear Ms. Richardson:

A potential development in the City of Royal Oak is being proposed by Timothy Patrick Homes as a multi-family condominium complex. This development is located on the south side of East Harrison Avenue near South Main Street and 10 Mile Road/Interstate 696. ITC Transmission facilities cross the site through the western portion of the property. The site consists of four parcels altogether. Three of them are affected by ITC Transmission facilities. They are as follows: parcel ID 25-22-377-009, parcel ID 25-22-377-022, and parcel ID 25-22-377-023. There are two towers on site, numbered 3580 and 3581. It is our understanding that there is currently no easement through the site.

The proposed development will have six multi-unit buildings. Potential encroachments are noted on the attached engineering plans as being the parking lot in the cul-de-sac of the access drive, the walkway serving Building 6 on the south end of the development, and a sanitary sewer lead serving Building 6.

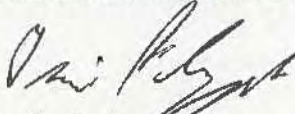
The parking lot in the cul-de-sac of the access drive is designed with the ITC tower in mind. There is an 8.67 foot setback from the walkway to the tower base. Said parking lot will also be located underneath the overhead power lines leading from the tower. The parking lot will be used for residents of the development and their guests. Therefore, the lot will primarily be occupied with passenger cars. The lot will be paved with three (3) inches of asphalt on top of a six (6) inch base, and will have a six (6) inch curb and gutter. It will be flanked by a five (5) foot wide, four (4) inch thick concrete walkway. The edge of the walkway closest to the tower will be approximately two (2) feet below the lowest point on the tower base.

Building 6 will be located at the southern portion of the development, at the point where the property narrows into an approximately 30 foot wide strip of land which houses the remainder of the ITC Transmission facilities on site. The walkway leading to three of the units housed in Building 6 will be located 9.02 feet from the center line of ITC transmission lines leading from towers 3580 and 3581. The walkway will be five (5) feet wide and four (4) inches thick, except at a point where the walkway widens as it leads to the southwestern entrance of the building.

The sanitary sewer lead servicing Building 6 will be a six (6) inch, SDR 23.5 pipe with an approximate depth of nine (9) feet below proposed grade. The centerline of the pipe will be at a minimum of 12.91 feet from the tower base. Said lead will be installed via standard excavation along with the rest of the site utilities before the remainder of the site, including buildings and pavement, is developed.

I request that this documentation be reviewed by ITC engineers to insure that our development remains in compliance with current ITC regulations.

Sincerely,
FAZAL KHAN & ASSOCIATES, INC.



Tavio Palazzolo

Enclosures:

- Four (4) copies of engineering drawings showing the property, the property location, ITC Transmission facilities, and proposed development
- Warranty deed detailing current ownership by Robert J. Stapleton, Jr.

Cc: Patrick O'Leary, Timothy Patrick Homes

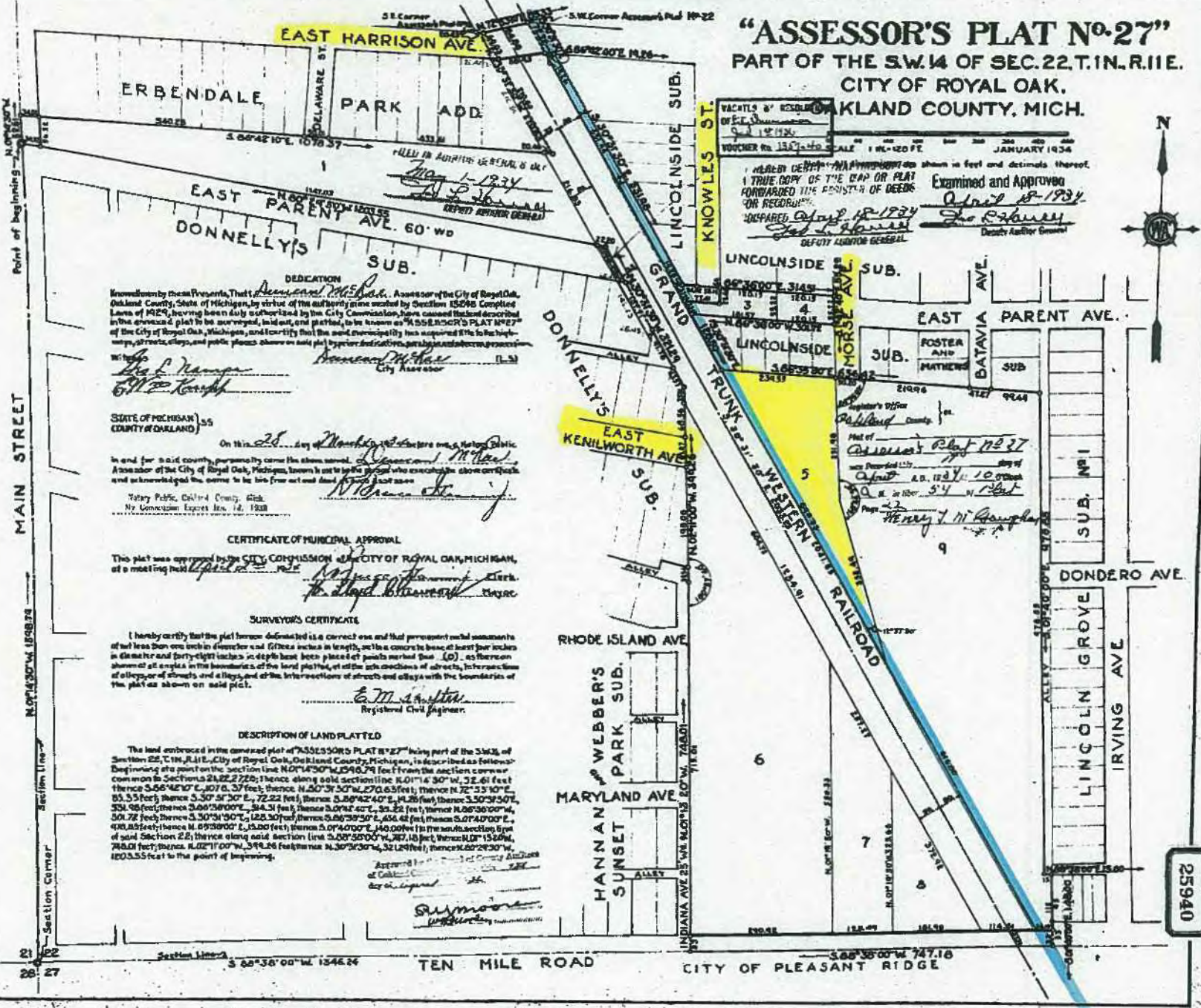
g:\2013\13-029\ITC\ITC encroachment letter.docx

"ASSESSOR'S PLAT No. 27"

PART OF THE S.W. 1/4 OF SEC. 22, T. 1 N., R. 11 E.
CITY OF ROYAL OAK,
KALAMAZOO COUNTY, MICH.

VACATED BY RESOLUTION
OF THE BOARD OF
S. J. 1934
VOUCHER No. 1547-40
SCALE 1 IN. = 120 FT.
JANUARY 1934

1. I HEREBY CERTIFY THAT THE MAP OR PLAN
FORWARDED TO THE REGISTER OF DEEDS
OR RECORDS IS A TRUE COPY OF THE MAP OR PLAN
AS SHOWN TO ME IN FEET AND DECIMALS THEREOF.
Examined and Approved
April 18-1934
John E. Haines
DEPUTY AUDITOR GENERAL



DEDICATION
Know all men by these presents, that *Amos M. White*, Assessor of the City of Royal Oak, Oakland County, State of Michigan, by virtue of the authority vested by Section 15298 Compiled Laws of 1929, having been duly authorized by the City Commission, have caused the land described in the annexed plat to be surveyed, laid out, and partitioned, to be known as "ASSESSOR'S PLAT No. 27" of the City of Royal Oak, Michigan, and certify that the said municipality has acquired title to the highways, streets, alleys, and public places shown on said plat by purchase and otherwise in accordance with the laws of this State, and public places shown on said plat by purchase and otherwise in accordance with the laws of this State.

Witness my hand and the seal of the City of Royal Oak, Michigan, this *28th* day of *March*, 1934.

Amos M. White
City Assessor

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

On this *28th* day of *March*, 1934, before me, a Notary Public in and for said county, personally came the above named *Amos M. White*, Assessor of the City of Royal Oak, Michigan, known to me to be the person who executed the above certificate and acknowledged the same to be his free act and deed.

Notary Public, Oakland County, Mich.
My Commission Expires Nov. 14, 1938

CERTIFICATE OF MUNICIPAL APPROVAL
This plat was approved by the CITY COMMISSION of the CITY OF ROYAL OAK, MICHIGAN, at a meeting held *April 2, 1934* at *10:00* P.M. by the following members: *Amos M. White*, Clerk, *John E. Haines*, Mayor.

SURVEYOR'S CERTIFICATE
I hereby certify that the plat herein designated is a correct one and that permanent metal monuments of not less than one inch in diameter and fifteen inches in length, set in a concrete base of at least four inches in diameter and forty-eight inches in depth have been placed at points marked (D), as thereon shown at all angles in the boundaries of the land platted, at the subdivisions of streets, intersections of alleys of streets and alleys, and at the intersections of streets and alleys with the boundaries of the plat as shown on said plat.

E. M. Sullivan
Registered Civil Engineer

DESCRIPTION OF LAND PLATTED
The land embraced in the annexed plat of "ASSESSOR'S PLAT No. 27" being part of the S.W. 1/4 of Section 22, T. 1 N., R. 11 E., City of Royal Oak, Oakland County, Michigan, is described as follows: Beginning at a point on the section line N. 01° 14' 30" W. 1296.74 feet from the section corner common to Sections 21, 22, 23, 24; thence along said section line N. 01° 14' 30" W. 32.61 feet thence S. 65° 42' 10" E. 1076.37 feet; thence N. 20° 31' 50" W. 270.63 feet; thence N. 72° 33' 10" E. 83.55 feet; thence S. 30° 31' 30" E. 72.22 feet; thence S. 26° 42' 40" E. 14.26 feet; thence S. 30° 31' 30" E. 331.08 feet; thence S. 60° 30' 00" E. 314.21 feet; thence S. 07° 42' 40" E. 23.22 feet; thence N. 60° 30' 00" E. 301.72 feet; thence S. 30° 31' 30" E. 123.30 feet; thence S. 60° 30' 00" E. 434.41 feet; thence S. 07° 42' 40" E. 410.85 feet; thence N. 69° 30' 00" E. 13.20 feet; thence S. 07° 42' 40" E. 148.00 feet to the south section line of said Section 22; thence along said section line S. 07° 42' 40" E. 287.18 feet; thence N. 01° 14' 30" W. 768.01 feet; thence N. 02° 11' 00" W. 344.26 feet; thence N. 30° 31' 30" E. 32.12 feet; thence S. 60° 24' 30" W. 1203.55 feet to the point of beginning.

Approved by the City Commission of Royal Oak, Michigan, this *28th* day of *March*, 1934.

Amos M. White
City Assessor

Section Corner
21
22
26
27

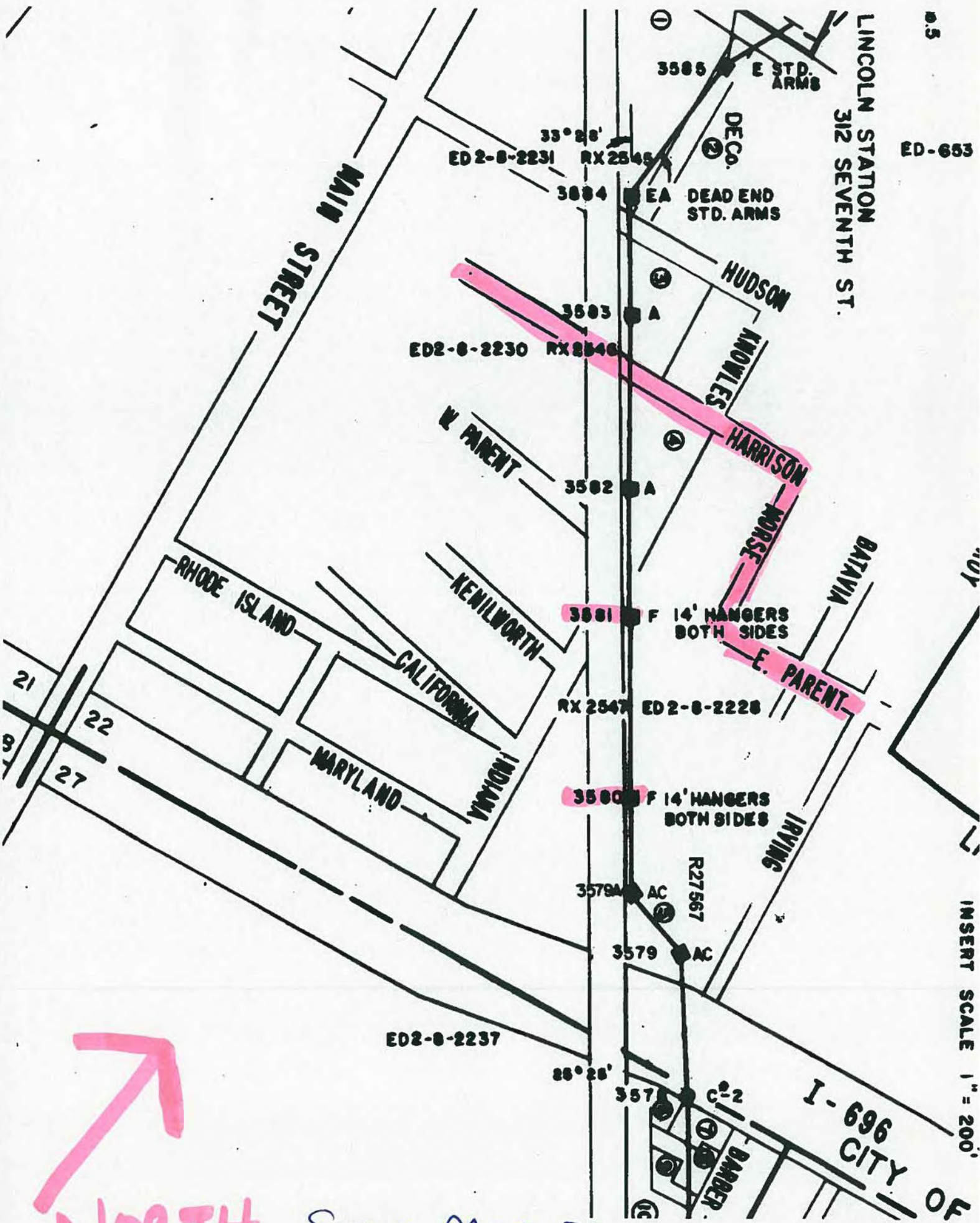
Main Street

Section Line
N. 01° 14' 30" W. 1296.74

Section Line
S. 60° 30' 00" W. 1546.24

25940

LINCOLN STATION
312 SEVENTH ST.

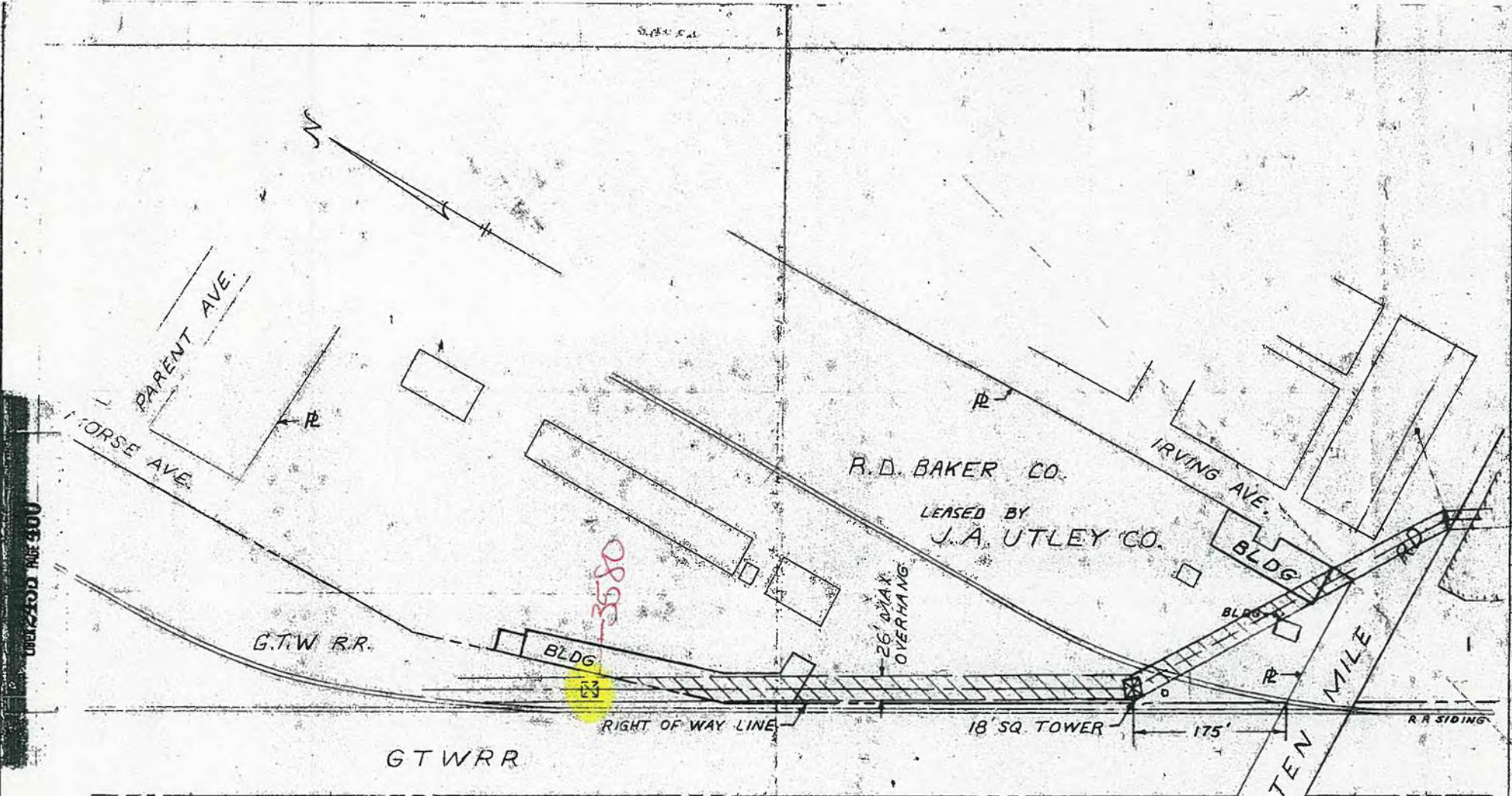


NORTH

Strip Map 8b

INSERT SCALE 1" = 200'

I-696
CITY OF



HEIGHT OF LOWEST WIRE = 50'
MINIMUM ABOVE GRADE

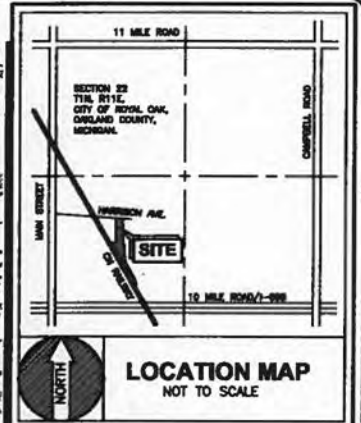
THE DETROIT EDISON COMPANY ENGINEERING DIVISION		
SKETCH SHOWING		
NORTHEAST-LINCOLN 120 KV LINE PROPOSED TOWER LOCATION ON R.D. BAKER - J.A. UTLEY PROPERTY ROYAL OAK, MICH.		
LAYOUT BY SJS	DRAWN BY RLM	ED 697
APPROVED BY RSC	SCALE 1"=100'	DATE 5-7-48

005 304 10052100

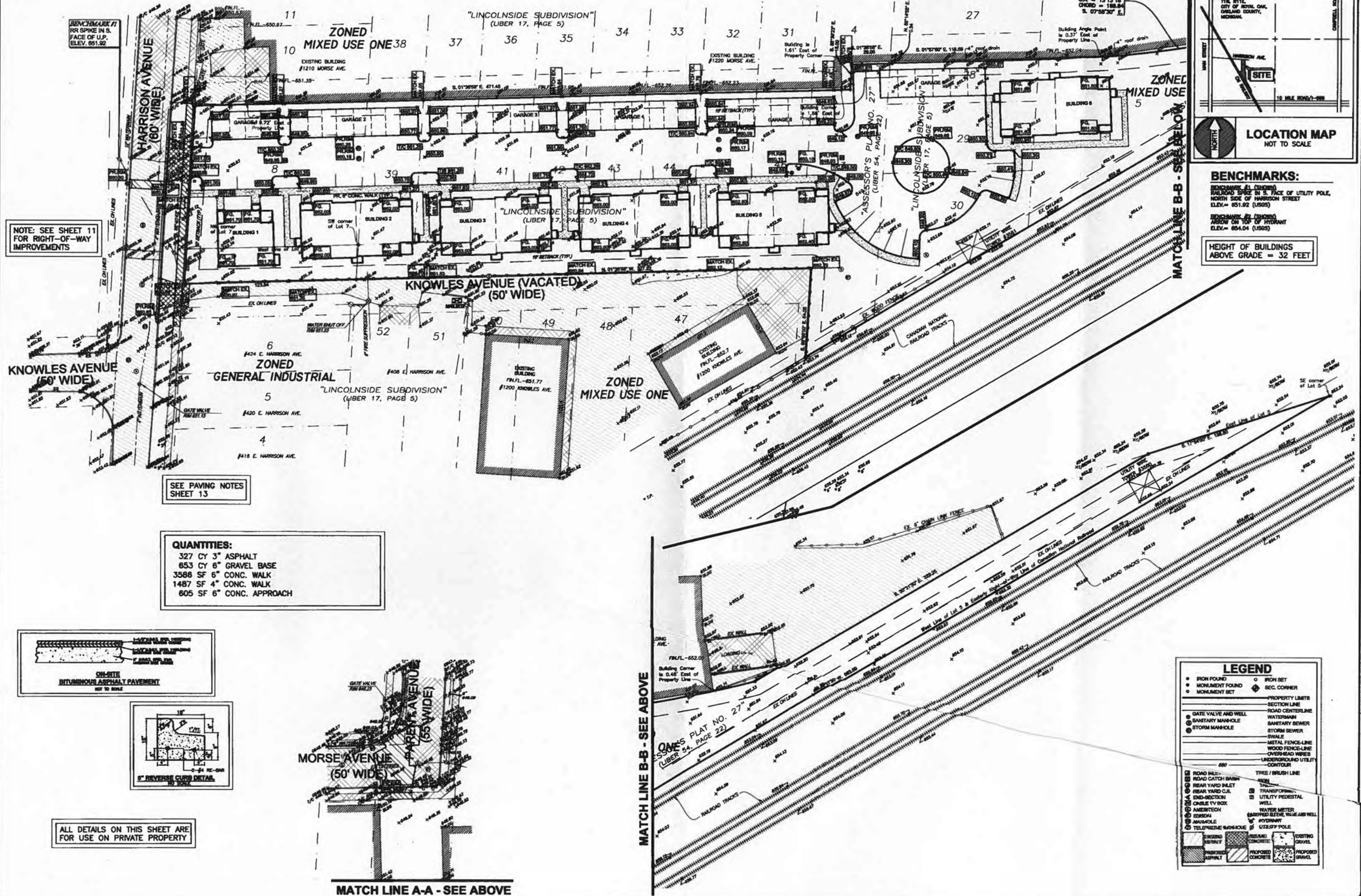
MISC RIGHT OF WAY
24/60

PAVING AND GRADING PLAN
PART OF THE SW 1/4 OF SECTION 22, T.1N., R.11E.,
CITY OF ROYAL OAK, OAKLAND COUNTY, MICHIGAN

MATCH LINE A-A - SEE BELOW



BENCHMARKS:
BENCHMARK #1 (2008)
RAILROAD SPUR IN S. FACE OF UTILITY POLE,
NORTH SIDE OF HARRISON STREET
ELEV. = 651.92 (L905)
BENCHMARK #2 (2008)
ARCH ON TOP OF MANSION
ELEV. = 654.04 (L905)
**HEIGHT OF BUILDINGS
ABOVE GRADE = 32 FEET**

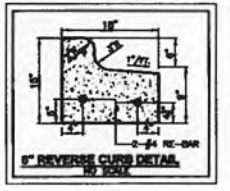
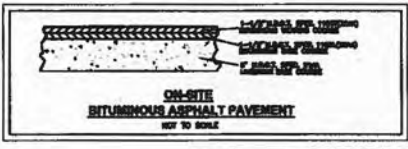


BENCHMARK #1
RR SPIKE IN S.
FACE OF U.P.
ELEV. 651.92

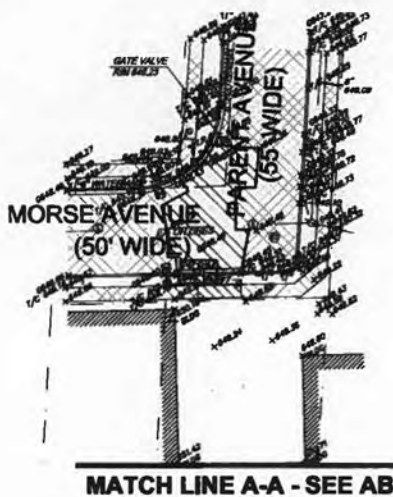
**NOTE: SEE SHEET 11
FOR RIGHT-OF-WAY
IMPROVEMENTS**

**SEE PAVING NOTES
SHEET 13**

QUANTITIES:
327 CY 3" ASPHALT
653 CY 6" GRAVEL BASE
3586 SF 6" CONC. WALK
1487 SF 4" CONC. WALK
605 SF 6" CONC. APPROACH



**ALL DETAILS ON THIS SHEET ARE
FOR USE ON PRIVATE PROPERTY**



LEGEND

● IRON FOUND	○ IRON SET
● MONUMENT FOUND	○ SEC. CORNER
● MONUMENT SET	○ SEC. CORNER
—	— PROPERTY LIMITS
—	— SECTION LINE
—	— ROAD CENTERLINE
—	— GATE VALVE AND WELL
—	— WATERMAIN
—	— SANITARY MANHOLE
—	— SANITARY BOWER
—	— STORM MANHOLE
—	— STORM BOWER
—	— SWALE
—	— METAL FENCE-LINE
—	— WOOD FENCE-LINE
—	— OVERHEAD WIRES
—	— UNDERGROUND UTILITY
—	— CONTOUR
—	— TREE / BRUSH LINE
—	— ROAD CATCH BASIN
—	— REAR YARD INLET
—	— TRANSFORMER
—	— END-SECTION
—	— UTILITY PEDESTAL
—	— CHARLE TV BOX
—	— WELL
—	— WATER METER
—	— SANITARY MANHOLE
—	— UTILITY POLE
—	— TELEPHONE MANHOLE
—	— VOLET POLE
—	— EXISTING ASPHALT
—	— PROPOSED ASPHALT
—	— EXISTING CONCRETE
—	— PROPOSED CONCRETE
—	— EXISTING GRAVEL
—	— PROPOSED GRAVEL

33 ON HARRISON CONDOMINIUMS
PART OF THE SW 1/4 OF SECTION 22, T.1N., R.11E.,
CITY OF ROYAL OAK, OAKLAND COUNTY, MICHIGAN

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4275 SCHOENBERG STERLING HEIGHTS, MI 48071
PHONE (588) 782-8007 FAX (588) 728-8884
WWW.FAZALKHAN.COM

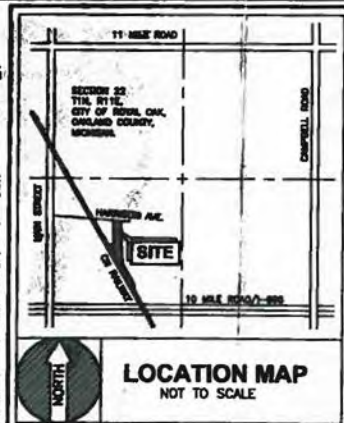
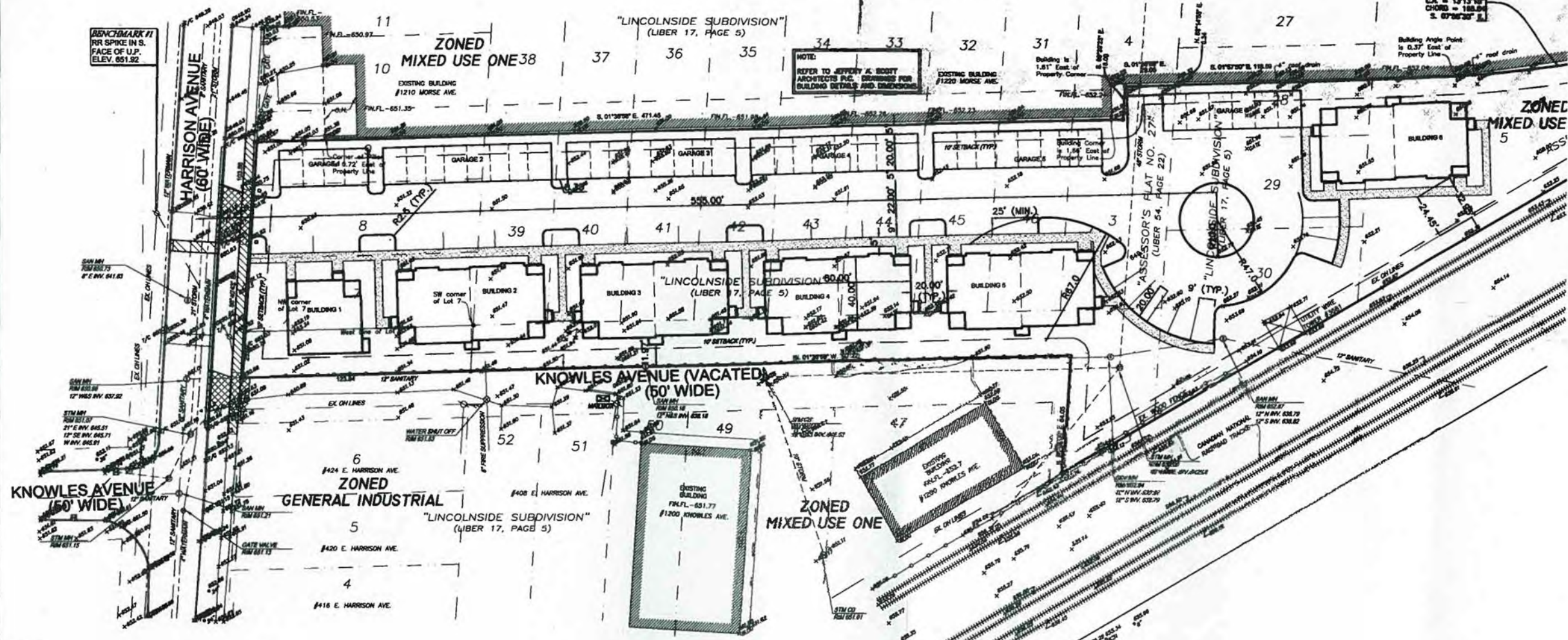
PAVING AND GRADING PLAN

PROJECT NO. 13-028
DATE 1-21-2014
DRAWN BY P.F.C.
SCALE 1" = 30'

SHEET NO. 5 of 13

SITE DIMENSION PLAN

PART OF THE SW 1/4 OF SECTION 22, T.1N., R.11E.,
CITY OF ROYAL OAK, OAKLAND COUNTY, MICHIGAN



BENCHMARKS:
 BENCHMARK #1 (2008)
 BUILDING SPICE IN S. FACE OF UTILITY POLE,
 NORTH SIDE OF HARRISON STREET
 ELEV. = 651.82 (LGS03)
 BENCHMARK #2 (2008)
 ARROW ON TOP OF HYDRANT
 ELEV. = 654.04 (LGS03)

- NOTES:**
- SITE DATA**
 EXISTING ZONING = MIXED USE ONE, MULTIPLE-FAMILY RESIDENTIAL
 PROPOSED ZONING = MIXED USE ONE - MULTIPLE-FAMILY RESIDENTIAL
 ADJACENT ZONING = MIXED USE ONE, GENERAL INDUSTRIAL
 AREA = 2.483 ACRES
 - BUILDING DATA**
 5 BUILDINGS WITH 6 UNITS EACH = 30 UNITS
 1 BUILDING WITH 3 UNITS = 3 UNITS
 TOTAL = 33 UNITS
 33 - 2 BEDROOM UNITS
 - PARKING DATA**
 REQUIRED:
 2 SPACES PER UNIT = 66 SPACES
 PROVIDED:
 8 SPACES IN EACH OF 4 GARAGES = 32 SPACES
 4 SPACES IN ONE GARAGE = 4 SPACES
 6 SPACES IN ONE GARAGE = 6 SPACES
 ADDITIONAL SPACES = 24 SPACES
 TOTAL SPACES PROVIDED = 66 SPACES
 - SETBACKS**
 PERIMETER = 10 FT.
 BUILDINGS = 20 FT.
 - ALL ROADS SHALL BE 22 FT. WIDE ASPHALT PAVED WITH 6" CONCRETE CURB AND GUTTER.
 - SIDEWALKS SHALL BE 5 FT. WIDE, 4" THICK CONCRETE IN THE RIGHT-OF-WAY, 6" THICK CONCRETE IN THE APPROACH, AND 8" THICK CONCRETE IN THE DEVELOPMENT. ALL SIDEWALKS SHALL CONFORM TO ADA STANDARDS.
 - ALL LAWN AREAS SHALL BE SOODED AND IRRIGATED.

LEGEND

● IRON FOUND	○ IRON SET
● MONUMENT FOUND	⊙ SEC. CORNER
● MONUMENT SET	— PROPERTY LIMITS
—	— SECTION LINE
—	— ROAD CENTERLINE
—	— WATERMAIN
—	— SANITARY SEWER
—	— STORM SEWER
—	— SWALE
—	— METAL FENCE-LINE
—	— WOOD FENCE-LINE
—	— OVERHEAD WIRES
—	— UNDERGROUND UTILITY
—	— CONTOUR
—	— TREE / BRUSH LINE
—	— ROAD INLET
—	— ROAD CATCH BASIN
—	— REAR YARD INLET
—	— REAR YARD C.B.
—	— END-SECTION
—	— CABLE TV BOX
—	— AMERITECH
—	— EDISON
—	— MANHOLE
—	— TELEPHONE MANHOLE
—	— EXISTING ASPHALT
—	— EXISTING CONCRETE
—	— EXISTING GRAVEL
—	— PROPOSED ASPHALT
—	— PROPOSED CONCRETE
—	— PROPOSED GRAVEL
—	— BRON
—	— MANHOLE
—	— TREES
—	— TRANSFORMER
—	— UTILITY PEDESTAL
—	— WELL
—	— WATER METER
—	— TAPPED ELBOW VALVE AND WELL
—	— HYDRANT
—	— UTILITY POLE
—	— EXISTING ASPHALT
—	— EXISTING CONCRETE
—	— EXISTING GRAVEL

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 WWW.FAZALKHAN.COM

CLIENT: PATRICK HOMES
SCALE: 1" = 30'
DATE: 1-21-2014
PROJECT NO.: 13

FIELD BOOK: 1301
DATE: 1-21-2014
BY: P.K.
CHECKED BY: P.K.
DATE: 1-21-2014
BY: P.K.

PRELIMINARY []
CONSTRUCTION []
AS-BUILT []

SHEET NO. 4 of 13