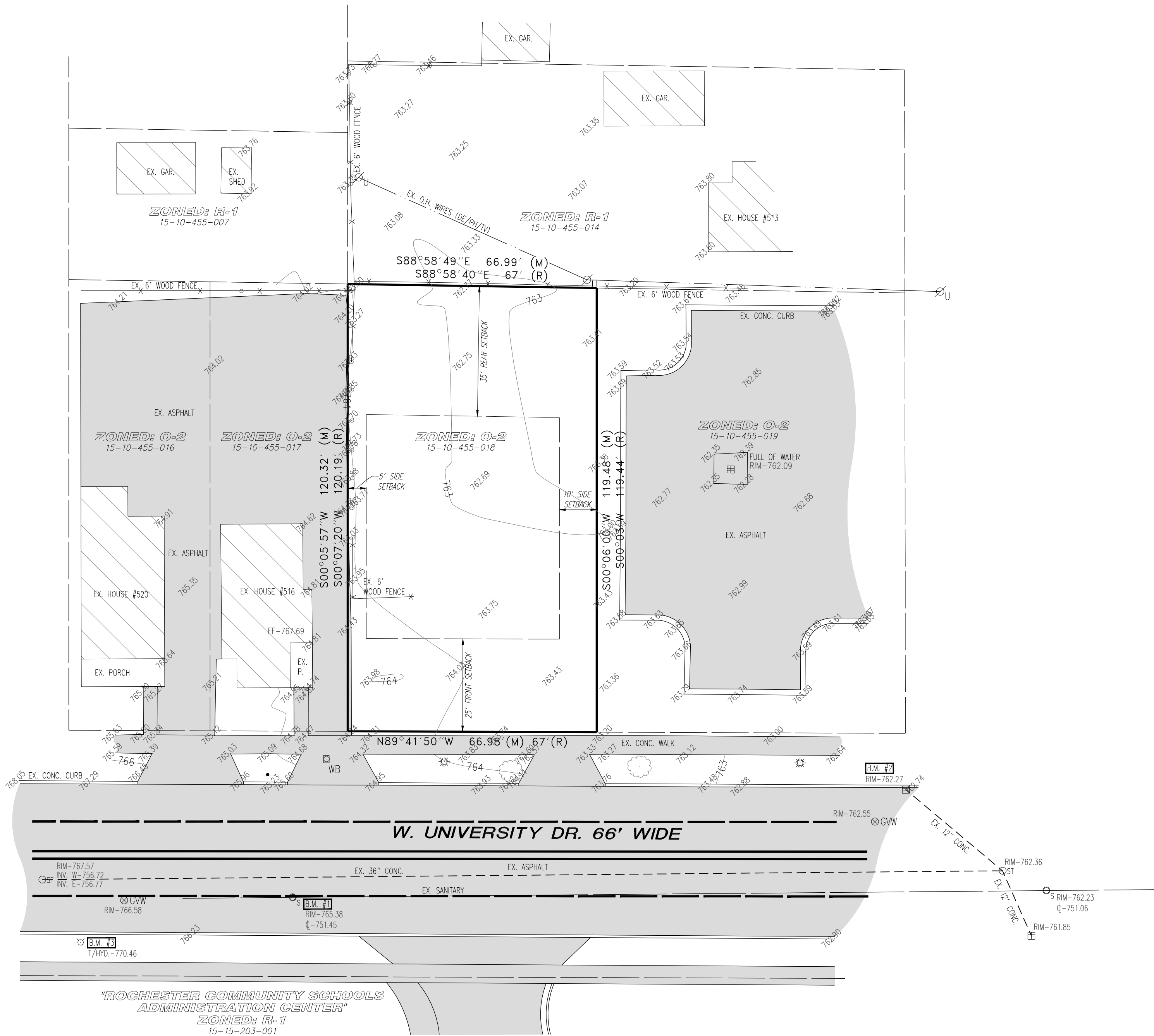


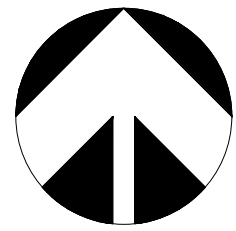


KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

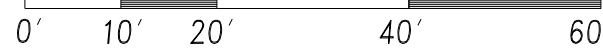
Contractor Note:
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.



NORTH



SCALE: 1"=20'



BENCHMARKS

- DATUM=NAVD88
1. SAN. RM. S. SIDE UNIVERSITY DR. IN FRONT OF HOUSE #516
ELEVATION=756.38
 2. ROAD C.B. E. SIDE UNIVERSITY DR., 83' S. OF S. E.
ELEVATION=762.27
 3. T/HYD. W. SIDE UNIVERSITY DR. 75' N. OF N. E.
ELEVATION=770.46



10

SITE

LOCATION MAP

SCALE: 4" = 1 MILE

PROPERTY DESCRIPTION

LOT 2, "SUPERVISOR'S PLAT NO. 3" OF PART OF THE SOUTHEAST 1/4 OF SECTION 10, T.3N., R.11E., VILLAGE OF ROCHESTER, OAKLAND COUNTY, MICHIGAN ACCORDING TO THE PLAT AS RECORDED IN LIBER 60 OF PLATS ON PAGE 2 OF THE OAKLAND COUNTY RECORDS.

SITE CRITERIA

- PARCEL IDENTIFICATION #: 15-10-455-018
- ADDRESS: 510 UNIVERSITY DRIVE
- EXISTING ZONING: O-2
- ADJACENT ZONINGS: O-2, R-1
- AREA OF SITE: 0.184 ACRES (8,031 S.F.)
- PROPOSED USE: 2-FAMILY RESIDENTIAL

LOT SUMMARY:

- MINIMUM LOT SIZE: 3,200 S.F.
- MINIMUM LOT FRONTAGE: 54'

BUILDING SETBACKS:

- FRONT = 25'
- REAR = 35'
- SIDE = 5' MIN., 15' TOTAL

PARKING SETBACKS:

- FRONT = 10'
- REAR = 3'
- SIDE = 3'

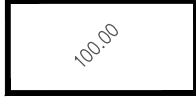
UTILITY SUMMARY:

- WATER MAIN: MUNICIPAL
- SANITARY SEWER: MUNICIPAL
- STORM SEWER: SHEET FLOW TO EXISTING SYSTEM

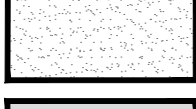
LEGEND



EXISTING CONTOURS



EXISTING GRADE



EXISTING GRAVEL



EXISTING PAVEMENT

TOPOGRAPHY LEGEND

- WATER MAIN
- - - - - SANITARY SEWER
- - - - - EASEMENT
- - - - - EX. U.G. ELEC.
- - - - - EX. U.G. WIRES
- - - - - EX. U.G. TELE.
- - - - - EX. U.G. GAS
- ⊕ ROUND CATCH BASIN
- ⊕ SQUARE CATCH BASIN
- ⊕ UTILITY MANHOLE
- ⊕ STORM MANHOLE
- ⊕ END OF PIPE
- ⊕ SANITARY MANHOLE
- ⊕ CLEAN-OUT
- ⊕ MANHOLE
- ⊕ HYDRANT
- ⊕ G.W. GATE VALVE WELL
- ⊕ WATER VALVE
- ⊕ WATER BOX
- ⊕ VALVE
- ⊕ LIGHT POLE
- ⊕ AIR CONDITIONER
- ⊕ MAIL BOX
- ⊕ FENCE POST
- ⊕ DOWN SPOUT
- ⊕ SOIL BORING
- ⊕ ELEC. TRANS. PAD
- ⊕ UTILITY POLE
- ⊕ GUY ANCHOR
- ⊕ GUY POLE
- ⊕ SIGN POST
- ⊕ SPRINKLER HEAD
- ⊕ GAS METER
- ⊕ TELEPHONE RISER
- ⊕ ELECTRICAL RISER
- ⊕ CABLE TV RISER
- ⊕ FINISHED FLOOR
- ⊕ GARAGE FLOOR
- ⊕ BASEMENT FLOOR
- ⊕ CONC. CONCRETE
- ⊕ SAN. SET MAG. NAIL
- ⊕ SB. SET IRON BAR
- ⊕ FB. FOUND IRON BAR
- ⊕ MON. FOUND C. MONUMENT

2 OF 2 SHEET

EXISTING CONDITIONS

PART OF THE S.E. 1/4 OF SECTION 10
T.3N., R.11E., VILLAGE OF ROCHESTER,
OAKLAND COUNTY, MICHIGAN

BY:

ADDITIONS AND/OR REVISIONS

DATE

250704-10026

Job No.

Date 7-22-2025

Scale 1"=20'

Drawn DKZ

Check PDS

Sheet 2 OF 2

Fld. Bk.

**PROPOSED
DUPLEX**

FOR:
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PHONE 586 731-8030

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