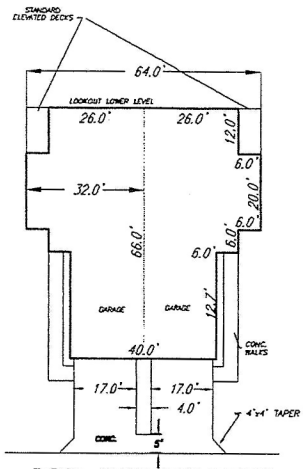
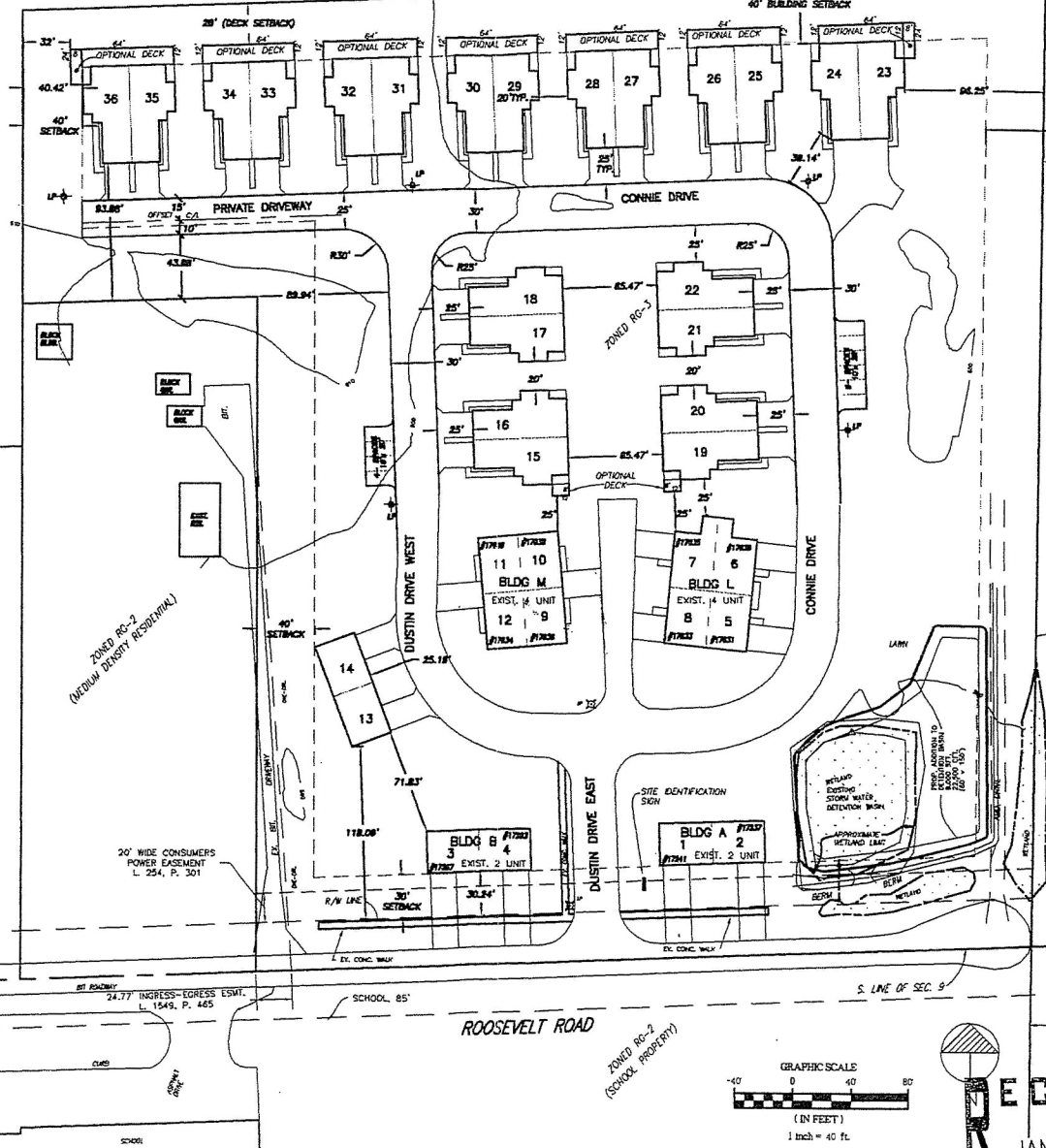
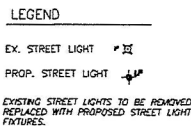


BENCH MARKS - SYMBOL --		B.M. 1	
BM #1 ELEV. 593.44 SPIKE IN S. SIDE OF POWER POLE, NEAR SW. PROPERTY CORNER ON THE NORTH SIDE OF ROOSEVELT ROAD.	BM #2 ELEV. 285.76 FLANGE BOLT ON NW. SIDE OF FIRE HYDRANT, N. END OF EXISTING PAVEMENT, WEST SIDE OF CONNIE DRIVE. (MARK UNDER "E" OF "E.M.")		



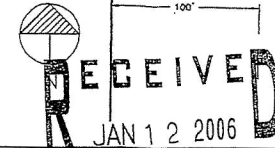
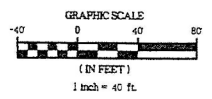
- GENERAL NOTES:**
- ROOSEVELT RIDGE CONDOMINIUMS IS A PLANNED UNIT DEVELOPMENT ZONING IS R9-2 PUD REQUIRING:
 - MIN. LOT AREA = 7000 SFT./UNIT
 - MIN. LOT WIDTH = 70 FT.
 - MIN. FRONT YARD = 25 FT.
 - MIN. SIDE YARD = 10 FT.
 - MIN. REAR YARD = 28 FT. MINIMUM (WITH DECK) 40' TO BLDG.
 - MAXIMUM BUILDING HT. = 35 FT.
 - MAXIMUM LOT COVERAGE = 40%
 - MAX. UNIT DENSITY = 6 UNITS/ACRE
 - UNITS 1-12 OF ROOSEVELT RIDGE HAVE BEEN CONSTRUCTED. UNITS 13-36 OF ROOSEVELT RIDGE ARE PROPOSED AS PART OF THE WAREHOUSED P.U.D.
 - THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.
 - THE SUBJECT PROPERTY IS NOT AFFECTED BY THE CRITICAL DUNES ACT, SHORELAND ACT, OR THE FLOODPLAIN CONTROL ACT.
 - PART OF THIS PROPERTY IS SUBJECT TO THE WETLANDS PRESERVATION ACT.
 - PERMITS AND APPROVALS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT ARE NOTED AS FOLLOWS:
 - A. CITY OF FERRYSBURG
 - B. SOIL EROSION & SEDIMENTATION CONTROL PERMIT.
 - C. APPLICABLE BUILDING PERMITS.
 - D. ALL APPLICABLE STATE, COUNTY & FEDERAL PERMITS.



- NOTE:**
- PARKING: EACH UNIT WILL HAVE A TWO STALL GARAGE AND ADEQUATE SPACE ON THE DRIVEWAY FOR A MINIMUM OF TWO (2) ADDITIONAL VEHICLES. SIX (6) ADDITIONAL VISITOR PARKING SPACES ARE PROPOSED ON THE EAST SIDE OF CONNIE DRIVE, ACROSS FROM UNITS 20 AND 21. FOUR (4) ADDITIONAL VISITOR PARKING SPACES ARE PROPOSED ON THE WEST SIDE OF DUSTIN DRIVE (WEST), NORTH OF UNIT NO. 14.
 - REFUSE DISPOSAL: REFUSE PICKUP IS PROPOSED AS CURBSIDE SERVICE FOR EACH INDIVIDUAL UNIT.
 - LIGHTING: ADDITIONAL STREET LIGHTING IS PROPOSED AS SHOWN ON THE SITE PLAN. UNIT LIGHTING WILL BE PROVIDED BY LIGHTS ATTACHED TO THE EXTERIOR FRONT SIDE OF THE BUILDING. STREET LIGHTS SHALL BE INSTALLED & MAINTAINED BY THE CONDOMINIUM ASSOCIATION. EXISTING STREET LIGHTS TO BE REMOVED & REPLACED WITH PROPOSED STREET LIGHT FIXTURES.
 - SANITARY SEWER AND WATERMAIN: ALL WATER AND SANITARY SEWER MAINS ARE PROPOSED AS PUBLIC UTILITIES, AND WILL BE GRANTED 20' WIDE EASEMENTS.
 - GAS, ELECTRIC, CABLE & TELEPHONE: ALL GAS, ELECTRIC, CABLE & TELEPHONE SHALL BE INSTALLED UNDERGROUND IN APPROVED LOCATIONS. UNDERGROUND UTILITIES SHALL BE PROVIDED WITH BLANKET EASEMENTS INCORPORATED INTO THE MASTER DEED.
 - LANDSCAPING: LANDSCAPING SHALL BE IN ACCORDANCE WITH THE PROPOSED LANDSCAPING PLAN. EXISTING TREES THAT ARE TO REMAIN SHALL BE ADEQUATELY PROTECTED DURING ALL PHASES OF CONSTRUCTION.
 - SIGNAGE: A SITE IDENTIFICATION SIGN WILL BE PROVIDED AS SHOWN ON THE SITE PLAN (NEAR THE ENTRANCE DRIVE). SIGNAGE SHALL CONFORM TO STANDARDS OF THE CITY OF FERRYSBURG.
 - COMMON AREAS: ALL AREAS OUTSIDE THE LIMITS OF THE EXTERIOR BOUNDARY OF THE BUILDINGS SHALL BE "GENERAL COMMON ELEMENTS" WITH THE EXCEPTION OF DRIVEWAYS, PORCHES, WALKWAYS, AND DECKS WHICH SHALL BE "LIMITED COMMON ELEMENTS" (FOR EACH RESPECTIVE UNIT OWNERS). THE GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AREALS SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION. THE OPTIONAL ENHANCED DECKS SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THOSE UNITS.
 - CONSTRUCTION STANDARDS: ALL PROPOSED SITE WORK AND BUILDING CONSTRUCTION SHALL CONFORM TO THE CITY OF FERRYSBURG'S GOVERNING ORDINANCES AND BUILDING CODES, AND ALL APPLICABLE COUNTY, STATE AND FEDERAL REGULATIONS.
 - SUMMARY SCHEDULE:
 - A.) TOTAL SITE AREA = 8,921 ACRES
 - B.) PLANNED DENSITY: (35) TOTAL UNITS ARE PROPOSED. DENSITY = 4.04 UNITS PER ACRE
 - C.) LOT COVERAGE = (PERCENT OF GROSS LOT AREA)
 - GROSS BUILDING AREA = 57,200 SFT. = 14.7%
 - GROSS PAVEMENT AREA = 76,861 SFT. = 20.3%
 - TOTAL HARD SURFACE = 134,067 SFT. = 33.7%
 - GREEN SPACE = 226,532 SFT. = 63%
 - E.) UNIT MIX: UNITS 13-36 CONSIST OF 2-UNIT BUILDINGS W/DAYLIGHT WINDOWS IN BACK. FRONT BUILDING LINES SHALL BE SET BACK A MINIMUM OF 25' OFF THE EDGE OF THE ROADWAY.
 - DETENTION:
 - a.) THE DETENTION BASIN SHALL BE EXPANDED TO A TOTAL VOLUME OF 42,000 GGT.
 - b.) BASIN SIDE SLOPES SHALL BE A MAXIMUM OF 1 ON 4.
 - c.) TYPICAL WATER DEPTH AFTER RAINFALL IS 2.5 FEET.
 - d.) DETENTION TIME IS 24 HRS.
 - e.) USLOPE AREA OF THE BASIN MAY BE MOVED AND USED AS RECREATIONAL SPACE DURING PERIODS OF DRY WEATHER.
 - 1.) SINCE SIDE SLOPES ARE LESS THAN 1 ON 4, THEY ARE TRANSFERABLE, AND SINCE DETENTION IS LESS THAN 2-1/2 FEET DEPTH, NO UNIQUE HAZARD IS PRESENTED TO THE PUBLIC. THEREFORE, NO FENCING IS CALLED FOR IN THE DESIGN.
 - DECKS: PROSPECTIVE BUYERS UNITS #15, 19 & 23-36 WILL HAVE THE OPTION TO CONSTRUCT EITHER THE STANDARD DECK OR ENHANCE IT UP TO THE MAXIMUM OPTIONAL DECK SHOWN.

3 WORKING DAYS (72 HOURS) BEFORE YOU DELIVER PERMITS. 1-800-442-7171 (TOLL FREE)

TAX PARCEL NOS. FOR ROOSEVELT RIDGE CONDOMINIUMS ARE:	OWNER-DEVELOPER:
70-03-09-300-390-001 THROUGH	TREELINE PROPERTIES, L.L.C.
70-03-09-300-390-036 (TOTAL UNITS ARE 36)	(PATR. DAVID DOBANSKI)
	537 BUFF CREEK DR.
	GRAND HAVEN, MI 49417
	616-846-7219
	FAX-846-7219



REVISED 1-9-2006 NOTES AND ADDED OPTIONAL DECKS
REVISED DETENTION BASIN 1-26-04
REVISED 12-28-04

MILANOWSKI & ENGLERT ENGINEERING & SURVEYING, INC.
927 Beechtree Street, Suite 105
Grand Haven, Michigan 49417
Phone: 616-847-4070 Fax: 616-847-6626

PROPOSED SITE PLAN FOR:
ROOSEVELT RIDGE CONDOS
ANNEXED PLANNED UNIT DEVELOPMENT
SEC. 9, T4N, R9W, CITY OF FERRYSBURG, OTSEGO COUNTY, MICHIGAN

DATE 12/17/03 DRAWN BY DBH
SHEET 2 of 4 JOB NO. 11113