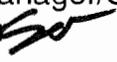


August 2, 2005

TO: John Szerlag, City Manager

FROM: Brian Murphy, Assistant City Manager/Services
Steven Vandette, City Engineer 

SUBJECT: Agenda Item - Private Agreement for Hidden Creek Site Condominiums
Project No. 03.909.3

The Engineering Department has reviewed and approved plans for this project, which includes sanitary sewer, storm sewer, detention, water main, landscaping, sidewalks, soil erosion and paving.

The Owner has provided a letter of credit for escrow and cash fees in the amount of the estimated cost of public improvements, as required.

Approval is recommended.

cc: Tonni Bartholomew, City Clerk (Original Agreement)
James Nash, Financial Services Director
Carol Anderson, Director of Parks and Recreation
Mark Miller, Planning Director
Nino Licari, City Assessor
Timothy Richnak, Director of Public Works
William Jawlik, Inspector Supervisor.
GFA Development

Prepared by: G. Scott Finlay, P.E.
Civil Engineer

Enclosed Private Agreement, Detailed Summary, Sketch and Suggested Resolution

**CONTRACT FOR INSTALLATION OF MUNICIPAL IMPROVEMENTS
(PRIVATE AGREEMENT)**

PROJECT NO. 03.909.3

PROJECT LOCATION:

SW ¼ Sec 22

RESOLUTION NO.

DATE OF COUNCIL APPROVAL:

KNOW ALL MEN BY THESE PRESENT; That the City of Troy, a Michigan Municipal Corporation of the County of Oakland, State of Michigan, hereinafter referred to as "City" and **GFA Development** whose address is **178 Larchwood, Troy, MI 48083** and whose telephone number is **586-726-6700** hereinafter referred to as "Owners".

WITNESSETH, FIRST: That the City agrees to allow the installation of **Sanitary sewer, storm sewer, water main, detention, landscaping, paving, sidewalks and soil erosion** in accordance with plans prepared by **Hennessey Engineers**, whose address is **2674 W. Jefferson Ave, Suite 200, Trenton, MI 48183** and whose telephone number is **734-692-3300** and approved prior to construction by the City specifications of the City shall be complied with for this construction.

SECOND: That the Owners agree to contribute the approximate contract price of **\$ 233,304.00**. This amount will be transmitted to the City Clerk for installation of said improvements in the form of (check one):

- Cash
- Certificate of Deposit
- Irrevocable Bank Letter of Credit
- Check
- Performance Bond & 10% Cash

Said funds shall be placed on deposit with the City upon the execution of this contract and shall be disbursed to the owner by the City only upon presentation of duly executed waivers of lien and sworn statements satisfactory to the City, and after final inspection and approval by the Engineering Department for the City. In addition, the owners agree to deposit and contribute **\$48,695.00** cash fee per the attached **Detailed Summary of Required Escrow Deposits Cash Deposits and Cash Fees**.

CONTRACT FOR INSTALLATION OF MUNICIPAL IMPROVEMENTS
(PRIVATE AGREEMENT)

PROJECT NO. **03.909.3**

PROJECT LOCATION:

SW ¼ Sec 22

RESOLUTION NO.

DATE OF COUNCIL APPROVAL:

THIRD: The owners may contract for construction of said improvement or may have the City advertise for bids. In the even the Owners select their own contractor, such contractor shall be subject to prior written approval by the City and completed contract documents shall be submitted to the City.

Owners agree to arrange for a pre-construction meeting with the City Engineer and the contractor prior to start of work. All municipal improvements must be completely staked in the field under the direct supervision of a registered civil engineer or registered land surveyor, according to the approved plans.

FOURTH: Owners hereby acknowledge the benefit to their property conferred by the construction of the aforementioned and agree and consent to pay the total sum of **\$281,999.00** for the construction of said public utilities in lieu of the establishments of any special district by the City. Further, owners acknowledge that the benefit to their property conferred by the improvement is equal to, or in excess of, the aforementioned amount.

FIFTH: Owners agree that if, for any reason, the total cost of completion of such improvement shall exceed the sum deposited with the City in accordance with Paragraph SECOND hereof, that Owners will immediately remit such additional amount to the City upon request and City will disburse such additional amount in accordance with Paragraph SECOND hereof. In the event the total cost of completion shall be less than the sum deposited with City in accordance with Paragraph SECOND hereof, City will reimburse to the Owners the excess funds remaining after disbursement of funds.

SIXTH: Owners agree to indemnify and save harmless City, their agents and employees, from and against all loss or expense (including costs and attorneys' fees) by reason of liability imposed by law upon the City, its agents and employees for damages because of bodily injury, including death, at any time resulting therefrom sustained by any person or persons or on account of damage to property, including work, provided such injury to persons or damage to property is due or claimed to be due to negligence of the Owner, his contractor, or subcontractors, employees or agents, Owner further agrees to obtain and convey to the City all necessary easements for such public utilities as required by the City Engineer.

CONTRACT FOR INSTALLATION OF MUNICIPAL IMPROVEMENTS
(PRIVATE AGREEMENT)

PROJECT NO. 03.909.3

PROJECT LOCATION:

SW ¼ Sec 22

RESOLUTION NO.

DATE OF COUNCIL APPROVAL:

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this _____ day of _____, 20_____.

OWNERS

CITY OF TROY

By:

By:

[Handwritten Signature]

Gary Abithera

Please Print or Type

Louise E. Schilling, Mayor

Please Print or Type

Tonni Bartholomew, City Clerk

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 29th day of July, A.D. 2005, before me personally appeared Gary Abithera known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.

Laurel Nottage

NOTARY PUBLIC, Oakland County, Michigan

Acting in Oakland County

My commission expires: 10-12-2011

Detailed Summary of Required Escrow Deposits or Performance Bond, Cash Fees & Deposits
Hidden Creek Site Condominiums
12 Units - Section 22

ESCROW DEPOSITS:

Sanitary Sewers	<u>\$50,320</u>
Water Mains	<u>\$18,665</u>
Storm Sewers	<u>\$44,215</u>
Rear Yard Drains	<u>\$18,575</u>
Pavement - CONCRETE	<u>\$64,750</u>
Grading	<u>\$10,000</u>
Detention Basin	<u>\$5,000</u>
Soil Erosion Control Measures	<u>\$6,884</u>
Monuments and Lot Corner Irons	<u>\$815</u>
Temporary Access Road	<u>\$1,000</u>
Sidewalks - ON SITE	<u>\$1,080</u>
Sidewalks - OFF SITE	<u>\$4,800</u>
Street Light	<u>\$0</u>
Deposit for the Repair of Damage to Existing Public Streets Used for Access	<u>\$7,200</u>
TOTAL ESCROW DEPOSITS (REFUNDABLE):	<u><u>\$233,304</u></u>

CASH FEES (NON-REFUNDABLE):

Water Main Testing and Chlorination	<u>\$650</u>
Street Name and Traffic Signs	<u>\$509</u>
Maintenance of Detention Basin (20 year)	<u>\$6,600</u>
Soil Erosion and Sedimentation Control Permits	<u>\$583</u>
Testing Services	<u>\$3,500</u>
Engineering Review and Inspection	<u>\$17,474</u>
TOTAL CASH FEES (NON-REFUNDABLE):	<u><u>\$29,316</u></u>

CASH DEPOSITS (REFUNDABLE):

Sidewalk Closures	<u>\$324</u>
Deposit for Maintenance & Cleaning of Ex. Public Streets Used for Access	<u>\$2,400</u>
Landscape Deposit	<u>\$8,434</u>
Punchlist & Restoration Deposit	<u>\$8,221</u>
TOTAL CASH DEPOSITS (REFUNDABLE):	<u><u>\$19,379</u></u>

HENNESSEY ENGINEERS NOTES:

1. LOCATION AND EXTENT OF EXISTING SUBDIVISION LOTS AS SHOWN ON THE RECORD PLAT FOR THE CITY OF TROY, MICHIGAN, ARE TO BE MAINTAINED. THE PROPOSED CONDOMINIUM SHALL BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAN. THE CONDOMINIUM SHALL BE BOUND BY THE PROPOSED SIDEWALK AND VANDERPOOL RD. TO THE NORTH, HIDDEN CREEK DRIVE TO THE EAST, AND THE PROPOSED SIDEWALK AND VANDERPOOL RD. TO THE SOUTH. THE CONDOMINIUM SHALL BE BOUND BY THE PROPOSED SIDEWALK AND VANDERPOOL RD. TO THE WEST.



SITE SUMMARY:

PROJECT: HIDDEN CREEK SITE CONDOMINIUM
 LOCATION: 2674 WEST JEFFERSON AVE., TROY, MI 48063
 CLIENT: HENNESSEY ENGINEERS, INC.
 DATE: 09/12/03

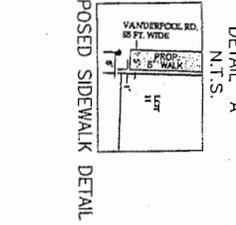
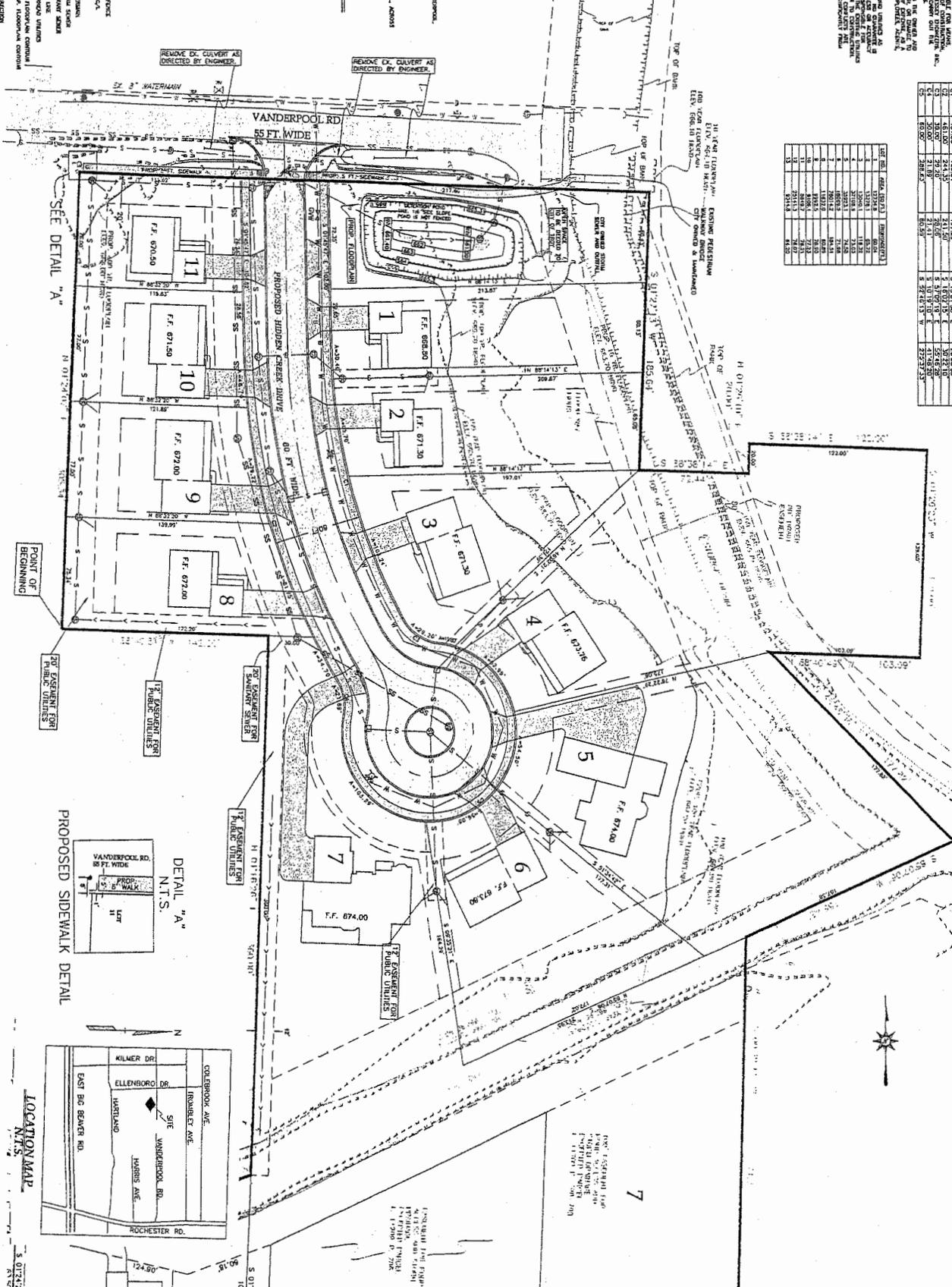
BENCHMARKS:

1. BENCH MARK 1: 1.000 ± 0.000
 2. BENCH MARK 2: 1.000 ± 0.000
 3. BENCH MARK 3: 1.000 ± 0.000

LEGEND:

- 1.000 ± 0.000
- 2.000 ± 0.000
- 3.000 ± 0.000
- 4.000 ± 0.000
- 5.000 ± 0.000
- 6.000 ± 0.000
- 7.000 ± 0.000
- 8.000 ± 0.000
- 9.000 ± 0.000
- 10.000 ± 0.000
- 11.000 ± 0.000
- 12.000 ± 0.000
- 13.000 ± 0.000
- 14.000 ± 0.000
- 15.000 ± 0.000
- 16.000 ± 0.000
- 17.000 ± 0.000
- 18.000 ± 0.000
- 19.000 ± 0.000
- 20.000 ± 0.000
- 21.000 ± 0.000
- 22.000 ± 0.000
- 23.000 ± 0.000
- 24.000 ± 0.000
- 25.000 ± 0.000
- 26.000 ± 0.000
- 27.000 ± 0.000
- 28.000 ± 0.000
- 29.000 ± 0.000
- 30.000 ± 0.000
- 31.000 ± 0.000
- 32.000 ± 0.000
- 33.000 ± 0.000
- 34.000 ± 0.000
- 35.000 ± 0.000
- 36.000 ± 0.000
- 37.000 ± 0.000
- 38.000 ± 0.000
- 39.000 ± 0.000
- 40.000 ± 0.000
- 41.000 ± 0.000
- 42.000 ± 0.000
- 43.000 ± 0.000
- 44.000 ± 0.000
- 45.000 ± 0.000
- 46.000 ± 0.000
- 47.000 ± 0.000
- 48.000 ± 0.000
- 49.000 ± 0.000
- 50.000 ± 0.000

DATE	REVISION	BY	CHKD	APP'D
09/12/03	1.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	2.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	3.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	4.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	5.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	6.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	7.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	8.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	9.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	10.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	11.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	12.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	13.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	14.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	15.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	16.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	17.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	18.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	19.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	20.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	21.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	22.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	23.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	24.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	25.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	26.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	27.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	28.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	29.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	30.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	31.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	32.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	33.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	34.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	35.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	36.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	37.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	38.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	39.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	40.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	41.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	42.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	43.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	44.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	45.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	46.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	47.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	48.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	49.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY
09/12/03	50.000 ± 0.000	J. HENNESSEY	J. HENNESSEY	J. HENNESSEY



<p>PROJECT NUMBER: 63187</p>	<p>DATE: 09/12/03</p>	<p>SCALE: 1" = 30'</p>	<p>DRAWN BY: J. HENNESSEY</p>	<p>CHECKED BY: J. HENNESSEY</p>	<p>APPROVED BY: J. HENNESSEY</p>																																																																																																																																																									
<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>3</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>4</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>5</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>6</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>7</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>8</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>9</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>10</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>11</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>12</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>13</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>14</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>15</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>16</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>17</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>18</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>19</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>20</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>21</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>22</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>23</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>24</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>25</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>26</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>27</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>28</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>29</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>30</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>31</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>32</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>33</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>34</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>35</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>36</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>37</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>38</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>39</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>40</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>41</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>42</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>43</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>44</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>45</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>46</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>47</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>48</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>49</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>50</td> <td>09/12/03</td> <td>ISSUED FOR PERMIT</td> </tr> </tbody> </table>						NO.	DATE	DESCRIPTION	1	09/12/03	ISSUED FOR PERMIT	2	09/12/03	ISSUED FOR PERMIT	3	09/12/03	ISSUED FOR PERMIT	4	09/12/03	ISSUED FOR PERMIT	5	09/12/03	ISSUED FOR PERMIT	6	09/12/03	ISSUED FOR PERMIT	7	09/12/03	ISSUED FOR PERMIT	8	09/12/03	ISSUED FOR PERMIT	9	09/12/03	ISSUED FOR PERMIT	10	09/12/03	ISSUED FOR PERMIT	11	09/12/03	ISSUED FOR PERMIT	12	09/12/03	ISSUED FOR PERMIT	13	09/12/03	ISSUED FOR PERMIT	14	09/12/03	ISSUED FOR PERMIT	15	09/12/03	ISSUED FOR PERMIT	16	09/12/03	ISSUED FOR PERMIT	17	09/12/03	ISSUED FOR PERMIT	18	09/12/03	ISSUED FOR PERMIT	19	09/12/03	ISSUED FOR PERMIT	20	09/12/03	ISSUED FOR PERMIT	21	09/12/03	ISSUED FOR PERMIT	22	09/12/03	ISSUED FOR PERMIT	23	09/12/03	ISSUED FOR PERMIT	24	09/12/03	ISSUED FOR PERMIT	25	09/12/03	ISSUED FOR PERMIT	26	09/12/03	ISSUED FOR PERMIT	27	09/12/03	ISSUED FOR PERMIT	28	09/12/03	ISSUED FOR PERMIT	29	09/12/03	ISSUED FOR PERMIT	30	09/12/03	ISSUED FOR PERMIT	31	09/12/03	ISSUED FOR PERMIT	32	09/12/03	ISSUED FOR PERMIT	33	09/12/03	ISSUED FOR PERMIT	34	09/12/03	ISSUED FOR PERMIT	35	09/12/03	ISSUED FOR PERMIT	36	09/12/03	ISSUED FOR PERMIT	37	09/12/03	ISSUED FOR PERMIT	38	09/12/03	ISSUED FOR PERMIT	39	09/12/03	ISSUED FOR PERMIT	40	09/12/03	ISSUED FOR PERMIT	41	09/12/03	ISSUED FOR PERMIT	42	09/12/03	ISSUED FOR PERMIT	43	09/12/03	ISSUED FOR PERMIT	44	09/12/03	ISSUED FOR PERMIT	45	09/12/03	ISSUED FOR PERMIT	46	09/12/03	ISSUED FOR PERMIT	47	09/12/03	ISSUED FOR PERMIT	48	09/12/03	ISSUED FOR PERMIT	49	09/12/03	ISSUED FOR PERMIT	50	09/12/03	ISSUED FOR PERMIT
NO.	DATE	DESCRIPTION																																																																																																																																																												
1	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
2	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
3	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
4	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
5	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
6	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
7	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
8	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
9	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
10	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
11	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
12	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
13	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
14	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
15	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
16	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
17	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
18	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
19	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
20	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
21	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
22	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
23	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
24	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
25	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
26	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
27	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
28	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
29	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
30	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
31	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
32	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
33	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
34	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
35	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
36	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
37	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
38	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
39	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
40	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
41	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
42	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
43	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
44	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
45	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
46	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
47	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
48	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
49	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
50	09/12/03	ISSUED FOR PERMIT																																																																																																																																																												
<p>ENGINEERING THE FUTURE</p> <p>2674 WEST JEFFERSON AVE. SUITE 200 TROY, MI 48063 (734) 692-3300 FAX (734) 692-3283</p>																																																																																																																																																														
<p>HENNESSEY ENGINEERS, INC.</p>																																																																																																																																																														
<p>TITLE: SITE PLAN</p> <p>HIDDEN CREEK SITE CONDOMINIUM CITY OF TROY OAKLAND COUNTY, MICHIGAN</p>																																																																																																																																																														
<p>SHEET CF2</p>																																																																																																																																																														