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# CONCEPTUAL REZONING PLAN

## NORTHVILLE GLADES

### PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

SECTION 13, TOWN 1 SOUTH, RANGE 8 EAST  
 NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN



THE LOCATION OF EXISTING UTILITIES AND STRUCTURES ARE SHOWN IN AN APPROXIMATE MANNER AND NOT TO BE CONSIDERED AS A BASIS FOR ANY DESIGN OR CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES SINCE THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES AND ALL UNDERGROUND UTILITIES.



Know what's below.  
 Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER AND THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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**CONTACT INFORMATION**

**NORTHVILLE TOWNSHIP TOWNSHIP MANAGER**  
 TODD MUTCHLER  
 PHONE: (248)662-0527  
 44405 SIX MILE ROAD  
 NORTHVILLE, MI 48168

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 TOM CASARI  
 PHONE: (248)662-0495  
 44405 SIX MILE ROAD  
 NORTHVILLE, MI 48168

**NORTHVILLE TOWNSHIP PLANNER**  
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 44405 SIX MILE ROAD  
 NORTHVILLE, MI 48168

**NORTHVILLE TOWNSHIP FIRE SERVICES**  
 PHONE: (248)348-5807  
 45745 SIX MILE ROAD  
 NORTHVILLE, MI 48168



**PROPOSED DESCRIPTION:**

**PROPOSED NORTHVILLE GLADES**

Part of the Southeast 1/4 of Section 13, Town 1 South, Range 8 East, Northville Township, Wayne County, Michigan, described as:

Commencing at the South 1/4 corner of Section 13, Town 1 South, Range 8 East, thence North 03 degrees 04 minutes 28 seconds West along the North-South 1/4 line of Section 13 and a part being the boundary of Wayne County Condominium Subdivision Plan No. 144A "Hidden Cove", 1338.85 feet to the Point of Beginning, thence North 03 degrees 03 minutes 48 seconds West along the North-South 1/4 line of section 13 and the boundary of said "Hidden Cove", thence North 88 degrees 01 minute 44 seconds East along the boundary of Wayne County Condominium Subdivision Plan No. 144A "Hidden Cove", 1463.04 feet, thence South 37 degrees 23 minutes 24 seconds West along the westerly right-of-way of Haggerty Road (120 feet wide), 402.05 feet, thence South 28 degrees 48 minutes 57 seconds West along said westerly right-of-way of Haggerty Road (120 feet wide), 185.80 feet, thence North 63 degrees 20 minutes 36 seconds West 305.63 feet, thence South 85 degrees 58 minutes 04 seconds West 805.10 feet to the Point of Beginning Containing 11.32 acres of land.

**SHEET INDEX**

NO.	TITLE
1	COVER SHEET
2	PRELIMINARY SITE PLAN
3	EXISTING CONDITIONS
4	TREE PLAN
5	TREE LIST

**RECORD DESCRIPTIONS:**

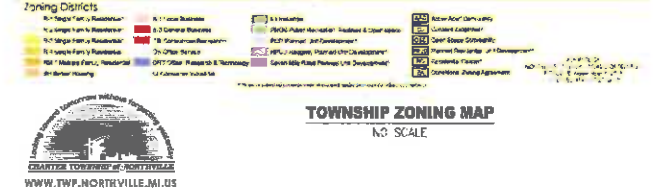
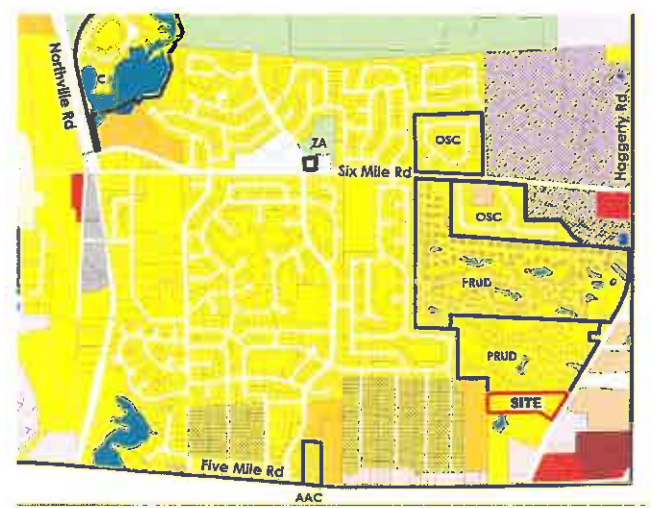
**TAX ID 77-052-99-0017-001 (18655 N. HAGGERTY ROAD)**  
 That part of the Southeast 1/4 of Section 13, Town 1 South, Range 8 East, Township of Northville, Wayne County, Michigan, commencing at the South 1/4 corner of said Section 13, thence North 0 degrees 52 minutes 40 seconds East, along the North-South 1/4 line of said Section 13 as occupied, 1338.85 feet, thence North 89 degrees 55 minutes 10 seconds East 906.10 feet to the Point of Beginning; thence South 89 degrees 53 minutes 39 seconds East 443.20 feet to a point on the centerline of Haggerty Road; thence South 31 degrees 12 minutes 27 seconds West, along said centerline, 231.50 feet, thence North 58 degrees 20 minutes 44 seconds West 379.50 feet to the Point of Beginning. Said parcel contains 1.01 acres of land, more or less, and is subject to the Easement 76 feet for use as Haggerty Road, also subject to any and all easements and restrictions which may or may not be of record.  
 (Per First American Title Insurance Company ALTA Commitment for Title Insurance TC\*3-90132 dated 03/09/2020)

**TAX ID 77-052-99-0002-001 (18785 N. HAGGERTY ROAD)**  
 Commencing at the South 1/4 corner of Section 13, Town 1 South, Range 8 East, Northville Township, Wayne County, Michigan, running thence North 0 degrees 52 minutes 40 seconds East along the North and South 1/4 line of said section, a distance of 1338.50 feet; thence North 0 degrees 59 minutes 20 seconds East along said North and South 1/4 line a distance of 192.60 feet for a point of beginning, thence continuing North 0 degrees 59 minutes 20 seconds East along said North and South 1/4 line a distance of 148.83 feet; thence East 1051.80 feet to the center line of Ridge Road; thence South 31 degrees 41 minutes 20 seconds West along the center line of Ridge Road a distance of 175.00 feet; thence West 1462.44 feet to the point of beginning.  
 EXCEPT:  
 That part of the Southeast 1/4 of Section 13, Town 1 South, Range 8 East, Northville Township, Wayne County, Michigan, which is  
 thence North 0 degrees 59 minutes 20 seconds East along said North and South one-quarter line, a distance of 192.60 feet; thence East 1462.44 feet to the center line of Ridge Road; thence South 31 degrees 41 minutes 20 seconds West along the center line of Ridge Road a distance of 236.32 feet; thence West 1346.88 feet to the point of beginning. Excepting that part of the above described land needed for street, road or highway purposes, by instrument recorded in Liber 20128, page 878.  
 (Per First American Title Insurance Company ALTA Commitment for Title Insurance TC13-88863 dated 8/30/2019)

**TAX ID 77-052-99-0003-001 (18709 N. HAGGERTY ROAD)**  
 Commencing at the South one-quarter corner of Section 13, Town 1 South, Range 8 East, Northville Township, Wayne County, Michigan, running thence North 0 degrees 52 minutes 40 seconds East along the North and South one-quarter line of said section, a distance of 1338.50 feet for a point of beginning, thence North 0 degrees 59 minutes 20 seconds East along said North and South one-quarter line, a distance of 192.60 feet; thence East 1462.44 feet to the center line of Ridge Road; thence South 31 degrees 41 minutes 20 seconds West along the center line of Ridge Road a distance of 236.32 feet; thence West 1346.88 feet to the point of beginning. Excepting that part of the above described land needed for street, road or highway purposes, by instrument recorded in Liber 20128, page 878.  
 (Per First American Title Insurance Company ALTA Commitment for Title Insurance TC13-88783 dated 8/30/2019)

**SITE DATA:**

Current Zoning	R-3 (Single Family Residential)
Proposed Zoning	MF (Multi-Family Residential)
Gross Area	11.3 Acres
No. of Units	48
Overall Density	4.9 DU/Acre (SEE SHEET 2)
Building Setbacks & Separation (required and provided)	
Front Setback (garage to sidewalk)	25 feet
Side to Side Separation	30 feet
Open Space	
Open Space Required (per unit)	225 sq. ft. = 10,800 Sq. Ft.
Open Space Required (minimum)	25,000 sq. ft.
Calculable Open Space Provided	
25% of Detention Pond	7,550 sq. ft. = 0.17 ac.
25% of Wetland A	4,698 sq. ft. 0.11 ac.
25% of Wetland B	12,407 sq. ft. 0.28 ac.
100% of Non-Buffer Open Space	81,853 sq. ft. 1.88 ac.
<b>Total Calculable Open Space Provided</b>	<b>89,398 sq. ft. = 2.05 ac.</b>
Effective Open Space Provided	
Detention Pond	30,200 sq. ft. = 0.69 ac.
Wetland A	18,792 sq. ft. 0.43 ac.
Wetland B	49,528 sq. ft. 1.14 ac.
Non-Buffer Open Space	81,843 sq. ft. 1.88 ac.
Perimeter Buffer (excluding wetlands)	128,059 sq. ft. 2.96 ac.
<b>Total Effective Open Space Provided</b>	<b>308,514 sq. ft. = 7.08 ac.</b>
Parking	
Required Parking	96 spaces
2 Spaces per unit	24 spaces
0.5 spaces per unit; guest parking	24 spaces
<b>Total Required Parking</b>	<b>120 spaces</b>
Calculable Parking Provided	
Calculable garage spaces (1 per unit)	48 spaces
Calculable driveway spaces (1 per unit)	48 spaces
Off Street Parking	24 spaces
<b>Total Calculable Parking Provided</b>	<b>120 spaces</b>
Effective Parking Provided	
Garage spaces (2 per unit)	96 spaces
Driveway spaces (2 per unit)	96 spaces
Off Street Parking	24 spaces
<b>Total Effective Parking Provided</b>	<b>216 spaces</b>



**The UMLOR Group**  
 LAND DEVELOPMENT SERVICES

SECTION 13  
 TOWN 1 SOUTH, RANGE 8 EAST  
 NORTHVILLE TOWNSHIP  
 WAYNE COUNTY, MICHIGAN

DATE: 2/21/2020

REVISIONS

NO.	DESCRIPTION

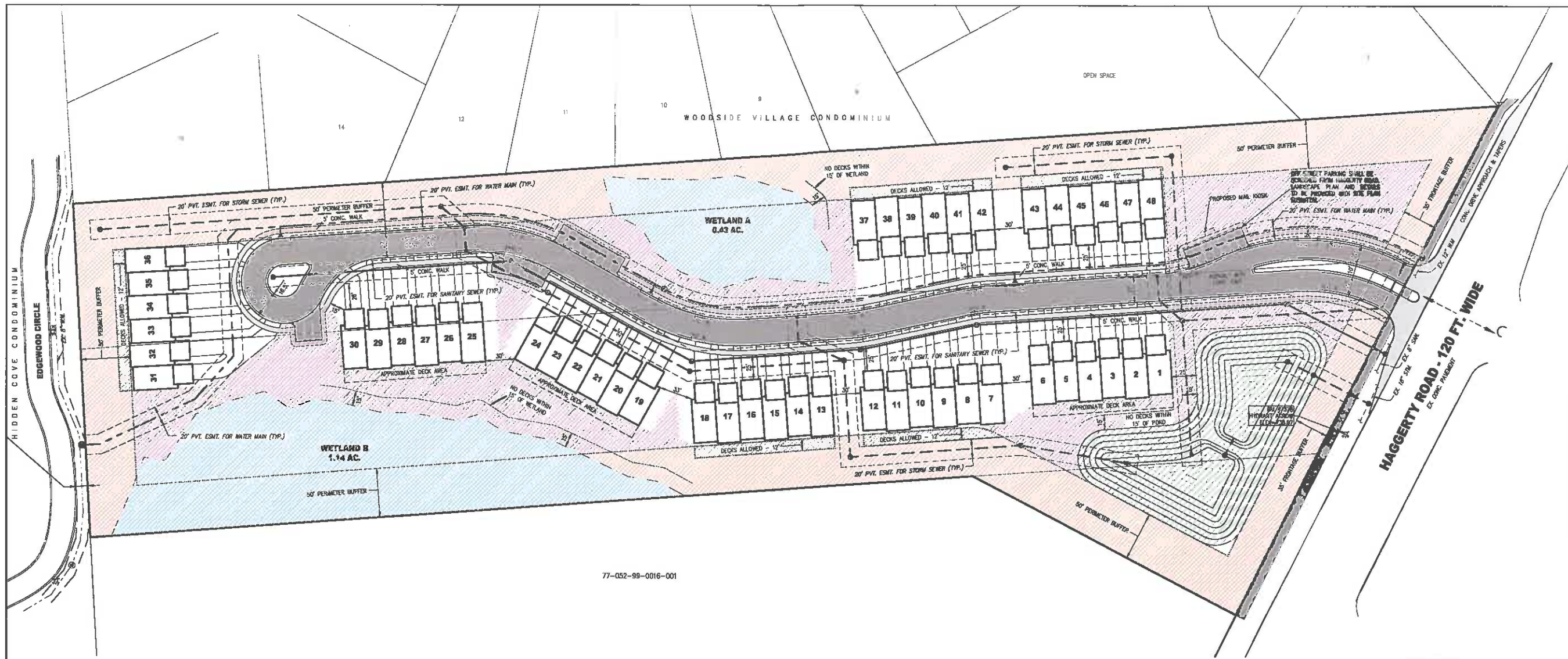
**NORTHVILLE GLADES**  
 SCHAFER DEVELOPMENT  
 31400 NORTHWESTERN HIGHWAY, SUITE H  
 FARMINGTON HILLS, MICHIGAN 48334

CLIENT:  
 SA  
 SA  
 SA

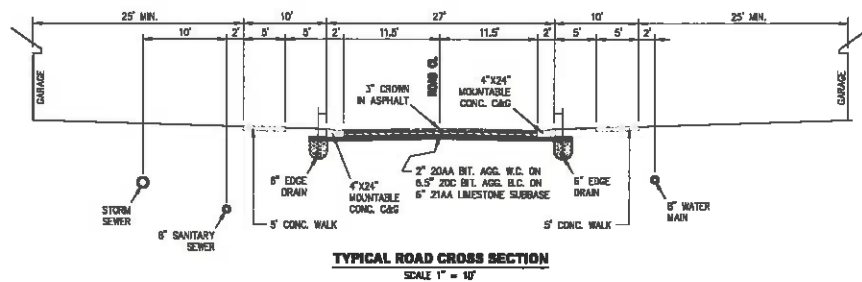
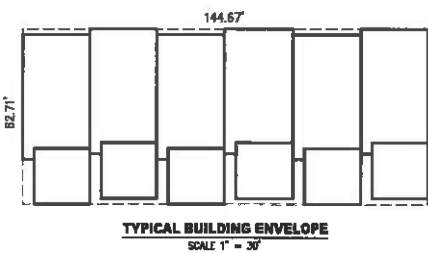
SCALE  
 1" = 100'

JOB NO. 191110  
 SHEET NO. 1  
 SHEET 1 OF 5





77-052-99-0016-001



**SITE DATA:**

Current Zoning	R-3 (Single Family Residential)
Proposed Zoning	M4 (Multi-Family Residential)
Density Calculation:	
Gross Area	11.3 Acres
75% of Wetland Area = (0.75 * 1.57 Ac)	1.18 Acres
75% of Detention Area = (0.75 * 1.43 Ac)	1.07 Acres
Net Density Calculation Acreage	9.05 Acres
No. of Units	48
Overall Density = (48/9.05)	5.31 Units/Acre
<b>Building Setbacks &amp; Separation (required and provided)</b>	
Front Setback (garage to sidewalk)	35 feet
Side to side Separation	30 feet
<b>Open Space</b>	
Open Space Required (per unit)	225 sq. ft. = 10,800 Sq. Ft.
Open Space Required (maximum)	25,000 sq. ft.
<b>Calculable Open Space Provided</b>	
25% of Detention Pond	7,550 sq. ft. = 0.17 ac.
25% of Wetland A	4,696 sq. ft. = 0.11 ac.
25% of Wetland B	12,407 sq. ft. = 0.28 ac.
100% of Non-Buffer Open Space	81,851 sq. ft. = 1.88 ac.
<b>Total Calculable Open Space Provided</b>	86,454 sq. ft. = 2.05 ac.
<b>Effective Open Space Provided</b>	
Detention Pond	30,200 sq. ft. = 0.69 ac.
Wetland A	18,792 sq. ft. = 0.43 ac.
Wetland B	49,626 sq. ft. = 1.14 ac.
Non-Buffer Open Space	93,941 sq. ft. = 2.15 ac.
Perimeter Buffer (excluding wetlands)	128,033 sq. ft. = 2.95 ac.
<b>Total Effective Open Space Provided</b>	300,592 sq. ft. = 6.86 ac.
<b>Parking</b>	
Required Parking	96 spaces
2 Spaces per unit	24 spaces
0.5 spaces per unit guest parking	24 spaces
<b>Total Required Parking</b>	120 spaces
<b>Calculable Parking Provided</b>	
Calculable garage spaces (1 per unit)	48 spaces
Calculable driveway spaces (1 per unit)	48 spaces
Off Street Parking	24 spaces
<b>Total Calculable Parking provided</b>	120 spaces
<b>Effective Parking Provided</b>	
Garage spaces (2 per unit)	96 spaces
Driveway spaces (2 per unit)	96 spaces
Off Street Parking	24 spaces
<b>Total Effective Parking Provided</b>	216 spaces

**PRELIMINARY STORM WATER DETENTION CALC'S:**

Weighted C factor calculation:

Area (ac)	C	A x C
Permeable	0.25	1.31
Impervious	2.95	3.34
Water in pond	0.24	0.24
<b>Total</b>	<b>0.99</b>	<b>4.89</b>

C<sub>u</sub> = 0.94

A (area) = 0.58 Acres  
 C<sub>u</sub> = 0.94 Imp.  
 Friction = 585 ft

Q<sub>1</sub> (allowable) = 1.347 cfs  
 Q<sub>2</sub> (allowable) = 0.690 cfs  
 Use the smaller value = 0.64 cfs

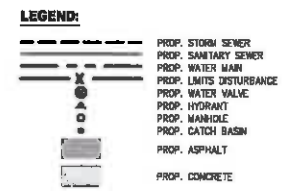
C<sub>u</sub> (max.) = 0.124 cfs/acremp. = 0.124 cfs

T<sub>10</sub> = 955.00 min.  
 T<sub>100</sub> = 19902.86786 h (hrs) (hrs) = 14.14 hrs

Flow	Area (ft <sup>2</sup> )	Volume (ft <sup>3</sup> )	Total Volume (ft <sup>3</sup> )
751.00	3262	0	0
771.00	4818	4000	4000
787.00	5768	5803	5803

732.00

Flow	Area (ft <sup>2</sup> )	Volume (ft <sup>3</sup> )	Total Volume (ft <sup>3</sup> )
711.00	2299	0	0
732.00	4465	3712	3712
751.00	6562	5313	10288
769.00	13076	0	10288
784.00	17888	15482	25030
795.00	21482	19430	44920
805.00	25703	23556	68976
810.00	30000	27862	96538



RECEIVED  
 JUN 26 2020  
 CHARTER TWP OF NORTHVILLE  
 BUILDING DEPARTMENT

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**811**  
 Know what's below.  
 Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. WITHIN THE ZONING DISTRICT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSUMING ANY RESPONSIBILITY FOR THE SAFETY OF THE PUBLIC OF PERSONS EXPOSED IN THE WORK OF ANY HEAVY STRUCTURES OR OF ANY OTHER PERSONS.

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These drawings are instruments of service in regard to the Project and they shall not be used for any other project or construction by the Umlor Group or any other party without the written consent of the Umlor Group. The Umlor Group shall not be held responsible for any errors or omissions in these drawings and the Umlor Group shall not be held responsible for any damages or injuries resulting from the use of these drawings. The Umlor Group shall not be held responsible for any damages or injuries resulting from the use of these drawings. The Umlor Group shall not be held responsible for any damages or injuries resulting from the use of these drawings.

**The UMLOR Group**  
 LAND DEVELOPMENT SERVICES

SECTION 13  
 TOWN 1 SOUTH, RANGE 8 EAST  
 NORTHVILLE TOWNSHIP  
 WAYNE COUNTY, MICHIGAN

DATE: 2/21/2020  
 REVISIONS:

NORTHVILLE GLADES  
 SCHAFER DEVELOPMENT  
 31400 NORTHWESTERN HIGHWAY, SUITE H  
 FARMINGTON HILLS, MICHIGAN 48334

CONCEPTUAL REZONING PLAN

DR BY: SA  
 CK BY: MN  
 P.M. SA  
 SCALE 1" = 50'  
 JOB NO. 191110  
 SHEET NO. 2  
 REPT 2 OF 5



THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE SHOWN AS AN APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE SURVEYOR OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES.



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These documents are instruments of service & request of the Project and any more about written verification or completion by the Umlor Group LLC for the specific purposes attached all in of their sole risk and without liability of Umlor Group to UG and their staff, liability and hold harmless UG from any claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. Any such verification or completion shall constitute UG to further compensation of UG to be agreed upon by UG and UG.



SECTION 13  
TOWN 1 SOUTH, RANGE 8 EAST  
NORTHVILLE TOWNSHIP  
WAYNE COUNTY, MICHIGAN

DATE: 2/21/2020

REVISIONS

REVISIONS

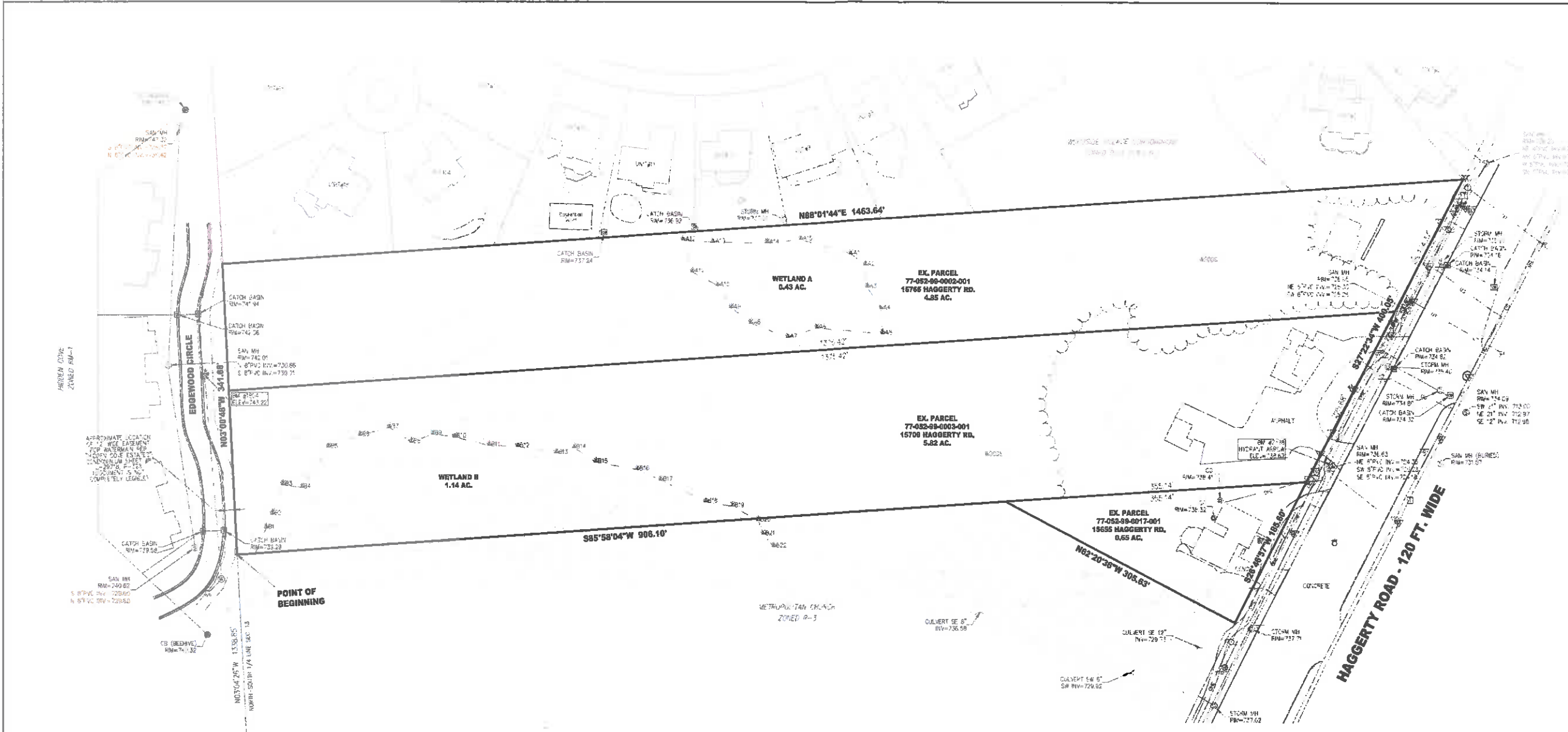
REVISIONS

NORTHVILLE GLADES  
SCHAFER DEVELOPMENT  
31400 NORTHWESTERN HIGHWAY, SUITE H  
FARMINGTON HILLS, MICHIGAN 48334

DR BY: SA  
CK BY: MN  
P.M. SA  
SCALE 1" = 60'

JOB NO. 191110  
SHEET NO. 3  
SHEET 3 OF 5

EXISTING CONDITIONS



**RECORD DESCRIPTIONS:**

**TAX ID 77-052-89-0017-001 (18998 N. HAGGERTY ROAD)**  
That part of the Southeast 1/4 of Section 13, Town 1 South, Range 8 East, Township of Northville, Wayne County, Michigan, Commencing at the South 1/4 Corner of said Section 13, Range 8 East, Township of Northville, Wayne County, Michigan, 1433.64 feet, thence North 03 degrees 04 minutes 26 seconds West along the North-South 1/4 line of said Section 13 and in part along the boundary of Wayne County Condominium Subdivision Plan No. "AKA "Hidden Cove" 1338.65 feet to the Point of Beginning, thence North 03 degrees 00 minutes 46 seconds West along the North-South 1/4 line of said Section 13 and the boundary of said "Hidden Cove", thence North 88 degrees 01 minutes 44 seconds East along the boundary of Wayne County Condominium Subdivision Plan No. "AKA "Woodside Village", 1433.64 feet, thence South 27 degrees 22 minutes 34 seconds West along the westerly right-of-way of Haggerty Road (120 feet wide) 400.05 feet, thence South 28 degrees 48 minutes 57 seconds West along said westerly right-of-way of Haggerty Road (120 feet wide) 188.60 feet, thence North 62 degrees 20 minutes 36 seconds West 305.63 feet, thence South 85 degrees 55 minutes 04 seconds West 906.10 feet to the Point of Beginning. Containing 11.32 acres of land.

**TAX ID 77-052-89-0018-001 (18765 N. HAGGERTY ROAD)**  
Commencing at the South 1/4 corner of Section 13, Town 1 South, Range 8 East, Northville Township, Wayne County, Michigan, crossing thence North 0 degrees 52 minutes 40 seconds East along the North and South 1/4 line of said section, a distance of 1938.50 feet; thence North 0 degrees 59 minutes 20 seconds East along said North and South 1/4 line a distance of 192.60 feet for a point of beginning, thence North 0 degrees 59 minutes 20 seconds East along said North and South 1/4 line a distance of 148.33 feet, thence East 1501.80 feet to the center line of Ridge Road, thence South 31 degrees 41 minutes 20 seconds West along the center line of Ridge Road a distance of 175.00 feet; thence West 1482.44 feet to the point of beginning. EXCEPT:

That part of the Southeast 1/4 of Section 13, Town 1 South, Range 8 East, Northville Township, Wayne County, Michigan, which is thence North 0 degrees 59 minutes 20 seconds East along said North and South one-quarter line, a distance of 192.60 feet, thence East 1482.44 feet to the center line of Ridge Road, thence South 31 degrees 41 minutes 20 seconds West along the center line of Ridge Road a distance of 175.00 feet, thence West 1348.88 feet to the point of beginning. Excepting that part of the above described land needed for street, road or highway purposes, by instrument recorded in Liber 26128 page 676.

**TAX ID 77-052-89-0019-001 (15708 N. HAGGERTY ROAD)**  
Commencing at the South one-quarter corner of Section 13, Town 1 South, Range 8 East, Northville Township, Wayne County, Michigan, running thence North 0 degrees 52 minutes 40 seconds East along the North and South one-quarter line of said section, a distance of 1938.50 feet for a point of beginning, thence North 0 degrees 59 minutes 20 seconds East along said North and South one-quarter line, a distance of 192.60 feet; thence East 1482.44 feet to the center line of Ridge Road, thence South 31 degrees 41 minutes 20 seconds West along the center line of Ridge Road a distance of 175.00 feet, thence West 1348.88 feet to the point of beginning. Excepting that part of the above described land needed for street, road or highway purposes, by instrument recorded in Liber 20126, page 676.

(Per First American Title Insurance Company ALTA Commitment for Title Insurance TC13-89863 dated 8/30/2019)

**PROPOSED DESCRIPTION:**

**PROPOSED NORTHVILLE GLADES**  
Part of the Southeast 1/4 of Section 13, Town 1 South, Range 8 East, Northville Township, Wayne County, Michigan, described as:

Commencing at the South 1/4 corner of Section 13, Town 1 South, Range 8 East, Northville Township, Wayne County, Michigan, 1433.64 feet, thence North 03 degrees 04 minutes 26 seconds West along the North-South 1/4 line of said Section 13 and in part along the boundary of Wayne County Condominium Subdivision Plan No. "AKA "Hidden Cove" 1338.65 feet to the Point of Beginning, thence North 03 degrees 00 minutes 46 seconds West along the North-South 1/4 line of said Section 13 and the boundary of said "Hidden Cove", thence North 88 degrees 01 minutes 44 seconds East along the boundary of Wayne County Condominium Subdivision Plan No. "AKA "Woodside Village", 1433.64 feet, thence South 27 degrees 22 minutes 34 seconds West along the westerly right-of-way of Haggerty Road (120 feet wide) 400.05 feet, thence South 28 degrees 48 minutes 57 seconds West along said westerly right-of-way of Haggerty Road (120 feet wide) 188.60 feet, thence North 62 degrees 20 minutes 36 seconds West 305.63 feet, thence South 85 degrees 55 minutes 04 seconds West 906.10 feet to the Point of Beginning. Containing 11.32 acres of land.

**NOTE:**  
BEARINGS HEREON ARE SHOWN IN RELATION TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83.

**BENCHMARKS:**

**BENCHMARK #7376**  
ARROW ON TOP OF HYDRANT LOCATED IN FRONT OF HOUSE #15709 HAGGERTY ROAD ELEVATION=728.67 MANGROVE DATUM

**BENCHMARK #1804**  
ARROW ON TOP OF HYDRANT LOCATED IN FRONT OF BLDG #15551-5657 EDGEWOOD CIRCLE ELEVATION=743.22 NAD83 DATUM

**LEGEND:**

SYMBOL	EX-SPECIFIC	SYMBOL	DESCRIPTION
(Symbol)	EX SPOT ELEVATION	(Symbol)	EX OVERHEAD CABLE
(Symbol)	EX CONTOUR	(Symbol)	EX OVERHEAD FIBER
(Symbol)	EX DITCH	(Symbol)	EX OVERHEAD ELECTRIC
(Symbol)	EX DRAIN	(Symbol)	EX UNDERGROUND CABLE
(Symbol)	EX WATER MAIN	(Symbol)	EX COMMUNICATION RIBER
(Symbol)	EX WATER VALVE	(Symbol)	EX COMMUNICATION HANDHOLE
(Symbol)	EX HYDRANT	(Symbol)	EX UTILITY POLE
(Symbol)	EX WATER MANHOLE	(Symbol)	EX GUY ANCHOR
(Symbol)	EX WATER CY	(Symbol)	EX SIGNAL POLE
(Symbol)	EX WATER METER	(Symbol)	EX LIGHT PILE
(Symbol)	EX STORM SEWER	(Symbol)	EX SIGNAL LIGHT
(Symbol)	EX STORM INLET/CATCH BASIN	(Symbol)	EX DOUBLE LIGHT POLE
(Symbol)	EX STORM MANHOLE	(Symbol)	EX DOUBLE POLE SIGN
(Symbol)	EX STORM ENC. SECTION	(Symbol)	EX DOUBLE POLE SIGN
(Symbol)	EX SANITARY SEWER	(Symbol)	EX WAREHOUSE
(Symbol)	EX SANITARY MANHOLE	(Symbol)	EX FLAGPOLE
(Symbol)	EX CLEAN OUT	(Symbol)	EX SPEAKER
(Symbol)	EX SANITARY VENT	(Symbol)	EX GUYWIRE MANHOLE
(Symbol)	EX UNDERGROUND GAS	(Symbol)	EX GUYWIRE MANHOLE
(Symbol)	EX GAS VALVE	(Symbol)	EX SECTION LINE
(Symbol)	EX GAS METER	(Symbol)	EX PARCELS
(Symbol)	EX UNDERGROUND TELEPHONE	(Symbol)	EX EASEMENT
(Symbol)	EX TELEPHONE MANHOLE	(Symbol)	EX CENTERLINE
(Symbol)	EX TELEPHONE RISER	(Symbol)	EX WETLAND LIMITS
(Symbol)	EX TELEPHONE HANDHOLE	(Symbol)	EX CURB/STAKEOUT
(Symbol)	EX UNDERGROUND ELECTRIC	(Symbol)	EX FENCE
(Symbol)	EX ELECTRIC MANHOLE	(Symbol)	EX GUARDRAIL
(Symbol)	EX ELECTRIC RISER	(Symbol)	FOUND IRON
(Symbol)	EX ELECTRIC HANDHOLE	(Symbol)	FOUND RR SPIRE
(Symbol)	EX ELECTRIC TRANSFORMER	(Symbol)	FOUND RR NAIL
(Symbol)	EX ELECTRIC METER	(Symbol)	FOUND CONC. MONUMENT
(Symbol)	EX GENERATOR	(Symbol)	SET IRON ROD
(Symbol)	EX ASPHALT	(Symbol)	SET IRON NAIL
(Symbol)	EX CONCRETE	(Symbol)	SECTION CORNER
(Symbol)	EX GRAVEL	(Symbol)	POST
(Symbol)	EX TRAILLINE	(Symbol)	RECORDED BEARING
(Symbol)	EX WATER MARKER	(Symbol)	MEASURED BEARING
(Symbol)	EX GAS MARKER	(Symbol)	EX TREE
(Symbol)	EX CROWN MARKER	(Symbol)	DEMCO TREE
(Symbol)	EX TELE MARKER		
(Symbol)	EX FIBER MARKER		
(Symbol)	EX MEDIA MARKER		

I HEREBY CERTIFY THAT I HAVE LOCATED AND MAPPED THE LAND HEREON PLATTED AND/OR DESCRIBED, ON THE DATE NOTED HEREON, THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF ACT 136, P.A. OF 1970 AND THAT THE ERROR OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATION IS WITHIN THE LIMITS ESTABLISHED FOR THE PROFESSION.

Table with columns: TAG #, SCIENTIFIC NAME, COMMON NAME, DBH, Multi Note, CONDITION, SAVE/REMOVE, Landmark Threshold, Classification, Replacement Ratio, Replacement DBH Value. Rows 1-130.

Table with columns: TAG #, SCIENTIFIC NAME, COMMON NAME, DBH, Multi Note, CONDITION, SAVE/REMOVE, Landmark Threshold, Classification, Replacement Ratio, Replacement DBH Value. Rows 131-270.

Table with columns: TAG #, SCIENTIFIC NAME, COMMON NAME, DBH, Multi Note, CONDITION, SAVE/REMOVE, Landmark Threshold, Classification, Replacement Ratio, Replacement DBH Value. Rows 271-410.

Tree Removal and Replacement Summary

Item	Quantity
2.5" Replacement Trees required	732



CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE EXPECTED TO MAINTAIN ALL NEARBY STRUCTURES AND UTILITIES AT ALL TIMES.

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The Umlor Group  
LAND DEVELOPMENT SERVICES

SECTION 13  
TOWN 1 SOUTH, RANGE 8 EAST  
NORTHVILLE TOWNSHIP  
WAYNE COUNTY, MICHIGAN

DATE: 2/21/2020

REVISIONS

NORTHVILLE GLADES  
SCHAFER DEVELOPMENT  
31400 NORTHVILLE HIGHWAY, SUITE H  
FARMINGTON HILLS, MICHIGAN 48334

DR BY: SA  
CK BY: LN  
PLM: SA  
SCALE  
SHEET 5 OF 5