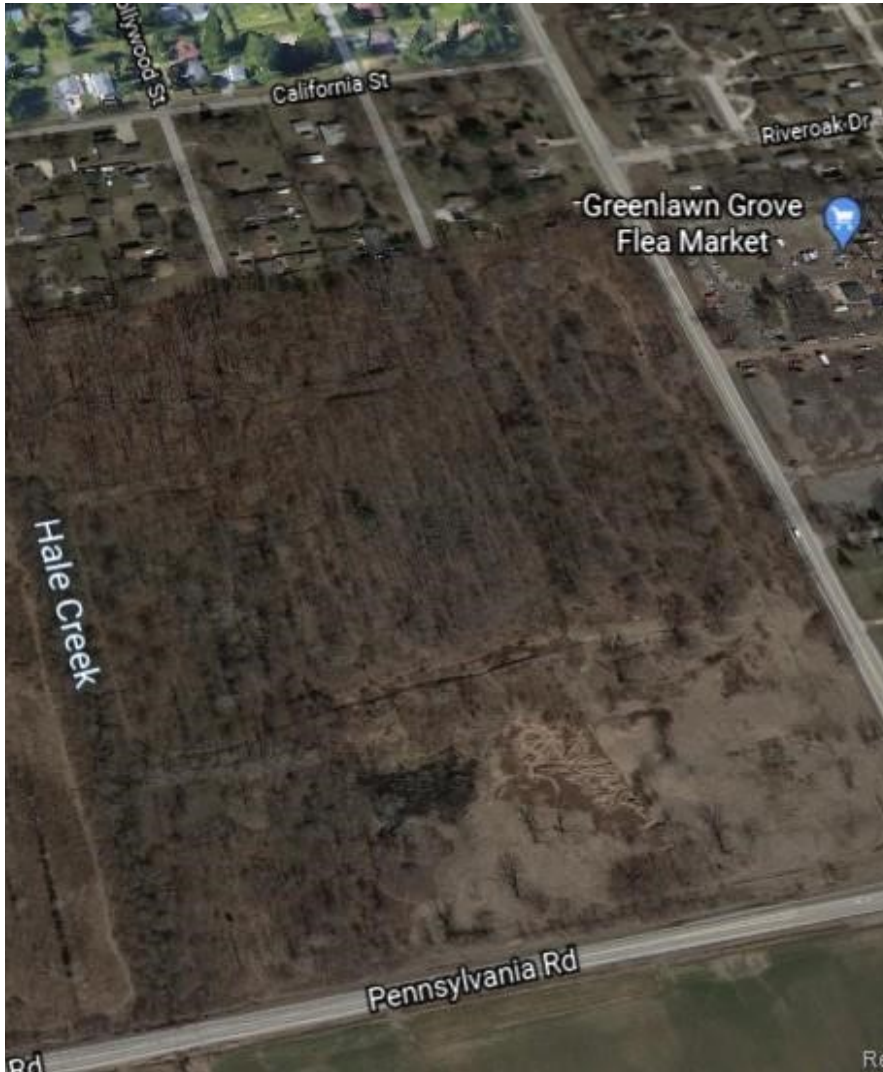




WILHELM & ASSOCIATES
Realtors®

RESIDENTIAL | COMMERCIAL | INDUSTRIAL

V/L MIDDLEBELT & PENNSYLVANIA, ROMULUS MI



**Hard Corner
Middlebelt & Pennsylvania**

Zoned R1A

Multi-Family, Multiple, Residential

SUMMARY:

Over 40 Acres on Hard Corner, 1300 FT of Frontage,
1 Mile from Eureka Rd.

17 Miles Southwest of Downtown Detroit

PROPERTY DETAILS:

Legal/Tax IDs:

- 80140990007000

Surrounding Businesses:

Greenlawn Grove Flea Market

Traffic Count: 16,000+ AADT (MDOT)

**For more information contact:
Wilhelm & Associates
(248) 625-9500**

**Offered for
\$1,999,900**



MULTIPLE LISTING SERVICE
MLS



VacantLand Full w/Photos

00 MIDDLEBELT , Romulus, Michigan 48174

MLS#: **2210027680**
P Type: **Land**
Status: **Active**

Area: **05121 - Romulus**
DOM: **N/1246/1246**

Short Sale: **No**
Trans Type: **Sale**
ERTS/FS

LP: **\$1,999,900**
OLP: **\$1,999,900**



Location Information

County: **Wayne**
City: **Romulus**
Mailing City: **Romulus**
Side of Str:
School District: **Romulus**
Location: **S of Pennsylvania/E of Middlebelt**

Lot Information

Acreage: **40.26**
List \$/Acre: **\$49,674.61**
Min Lots/Acre:
Lot Dim: **1335 X 1321 X 1348 X 1324**
Road Front Feet: **1,335**
Zoning: **Commercial, Multi-Family, Multiple, Residential**

Contact Information

Name: **TOM WILHELM**
Phone: **(248) 891-1000**

Waterfront Information

Water Name:
Water Facilities:
Water Features:
WaterFront Feet:

Land Contract Information

Land DWP:
Land Int Rate: **%**
Land Payment:
Land Terms:

Additional Information

Internet Avail:
Mineral Rights: **Yes**
Sqft Min Lot:
Survey: **Yes**
Irrigation: **No**
Perk: **No**

Listing Information

Listing Date: **04/21/21** Off Mkt Date:
Restrictions: **No** ABO Date:
Directions: **corner parcel Middlebelt and Pennsylvania** Protect Period: **365**
Terms Offered: **Cash, Conventional** Pending Date:
Short Sale: **No** Contingency Date:
Possession: **At Close** Exclusions:
MLS Source: **REALCOMP**
BMK Date:
Originating MLS#: **2210027680**

Features

Water Source: **Public (Municipal)** Sewer: **Public Sewer (Sewer-Sanitary)**

Legal/Tax/Financial

Property ID: **80140990007000** Restrictions: **No** Ownership: **Standard (Private)**
Tax Summer: **\$7,888** Tax Winter: **\$1,455** Oth/Spec Assmnt: **40.11**
SEV: **134,000.00** Taxable Value: **\$134,000.00** Existing Lease: **No**
Legal Desc: **35PP THE SE 1/4 OF THE SE 1/4 OF SEC 35 40.26 ACRES L92 OF PLATS P71 72 WCR**

Agent/Office Information

List Office:
List Agent:
Co-list Agent:
List Office Ph:
List Agent Ph:
Co-list Agent Ph:

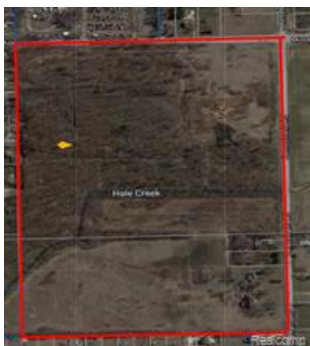
Remarks

Public Remarks: **Over 40 Acres Hard Corner of Middlebelt and Pennsylvania over 1300 FT of Frontage , 1 Mile from Eureka Rd. Water & Sewer at Street. Currently Zoned R1A. This Property had Preliminary site plans for 38 of the Acres to be Apartments/Condos Multi Family and 15 Acres of th Corner can be Commercial Including Restaurants and Retail Strip Center.**

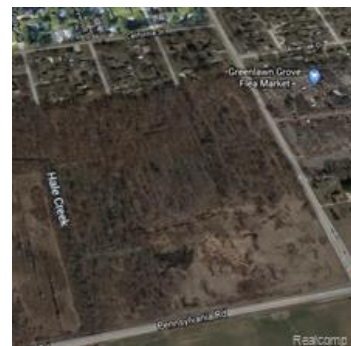
REALTOR® Remarks: **Over 40 Acres Hard Corner of Middlebelt and Pennsylvania over 1300 FT of Frontage 1 Mile from Eureka Rd. Currently Zoned R1A BATVAI**

Notices and Disclaimers

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3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.
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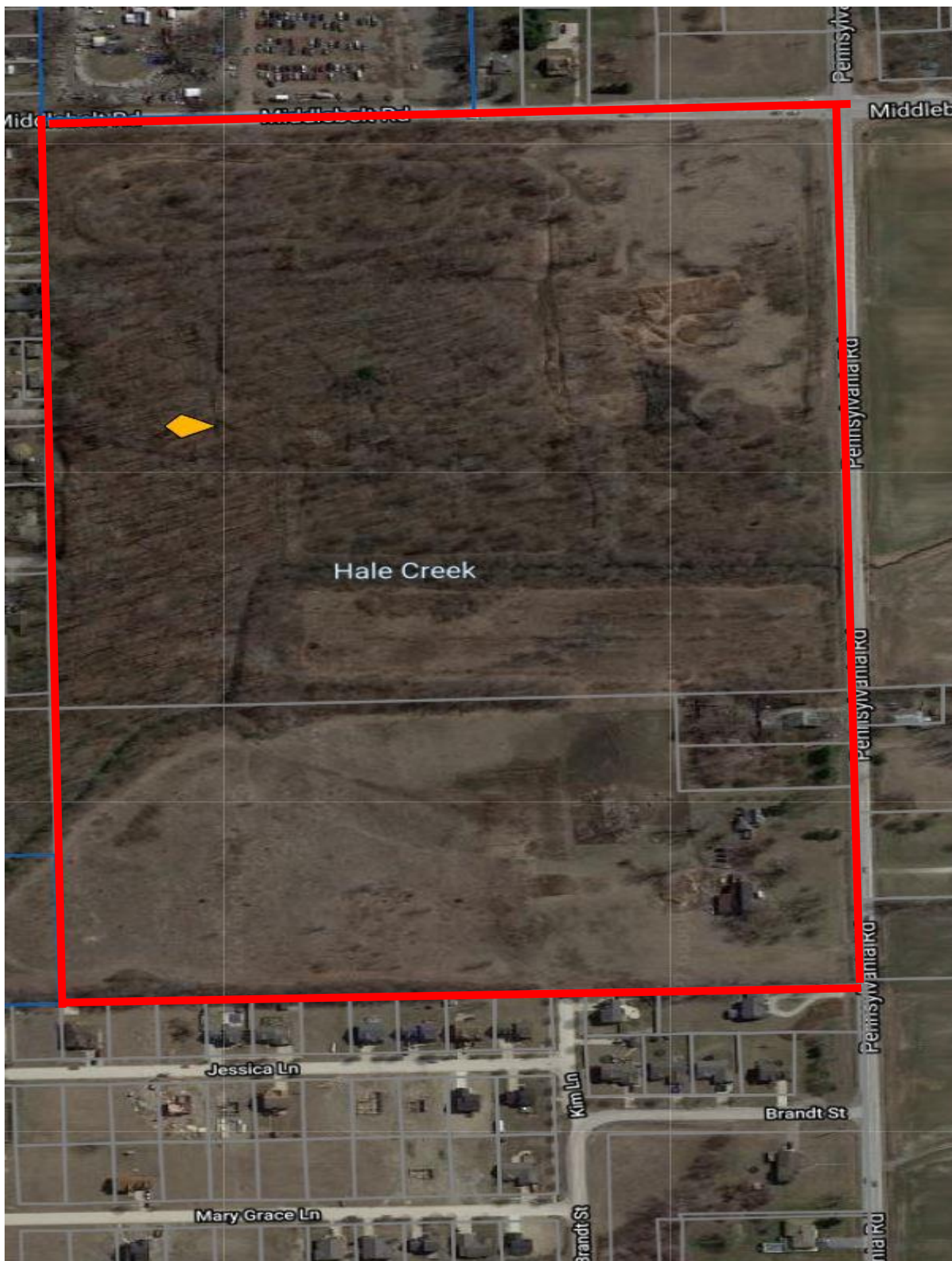


Ariel View 2.JPG



Pic.jpg







Traffic Count Report

0000 Middlebelt & Pennsylvania Rd, Romulus, MI 48174

Building Type: **Land**

Class: -

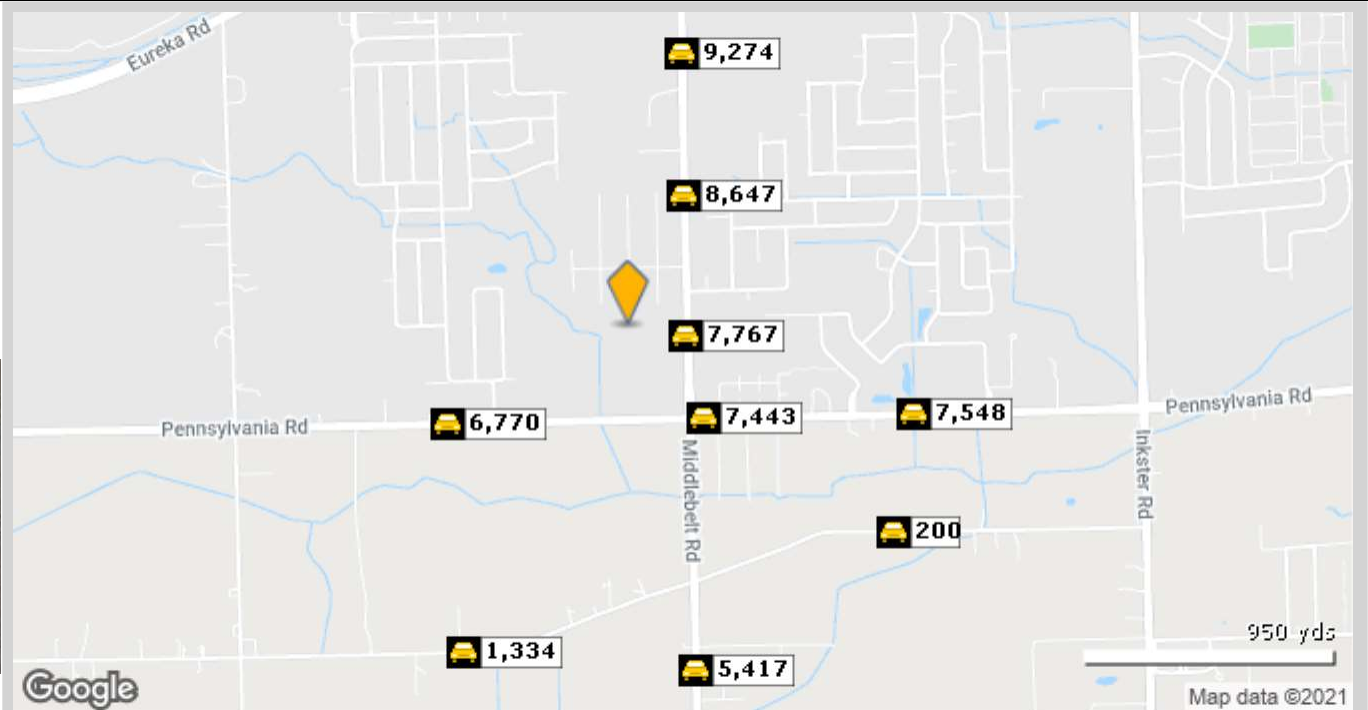
RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Middlebelt Rd	Riveroak Dr	0.10 N	2018	7,767	MPSI	.13
2	Pennsylvania Rd	Elgin Ln	0.03 E	2020	7,443	MPSI	.26
3	Middlebelt Rd	Leroy Ave	0.01 N	2020	8,647	MPSI	.32
4	Pennsylvania Rd	Brandt Rd	0.10 E	2018	6,770	MPSI	.44
5	Middlebelt Rd	Eureka Rd	0.21 N	2018	9,274	MPSI	.62
6	Pennsylvania Rd	Montrose Blvd	0.13 W	2018	6,862	MPSI	.66
7	Pennsylvania Rd	Montrose Blvd	0.13 W	2020	7,548	MPSI	.66
8	Prescott St	Middlebelt Rd	0.45 W	2018	200	MPSI	.74
9	Middlebelt Rd	Crawford Rd	0.05 N	2018	5,417	MPSI	.76
10	Prescott St	Merriman Rd	0.49 W	2018	1,334	MPSI	.80

Demographic Summary Report

0000 Middlebelt & Pennsylvania Rd, Romulus, MI 48174

Building Type: **Land**

Total Available: **0 SF**

Class: -

% Leased: **0%**

RBA: -

Rent/SF/Yr: -

Typical Floor: -



Radius

1 Mile

3 Mile

5 Mile

Population

Households

TOWN PARK DEVELOPMENT

PRELIMINARY SITE PLAN

FLOODPLAIN:
THE CITY OF ROMULUS DOES NOT PARTICIPATE IN THE NATIONAL INSURANCE FLOOD PROGRAM (FEMA). NO FLOODZONES HAVE BEEN DETERMINED.

BENCHMARKS

BM#1 – WAYNE COUNTY PRIMARY CONTROL, DISC #14-4 LOCATED AT THE NORTHEAST CORNER OF BRANDT STREET AND PENNSYLVANIA ROAD.
ELEV.: 624.60

BM#2 – EAST FLANGE BOLT OF HYDRANT #35-76 LOCATED ON THE NORTH SIDE OF PENNSYLVANIA ROAD. (FIRST HYDRANT EAST OF BRANDT STREET)
ELEV.: 625.31

BM#3 – EAST BOLT ON HYDRANT #35-75 LOCATED ON THE NORTH SIDE OF PENNSYLVANIA ROAD, SECOND HYDRANT EAST OF BRANDT STREET.
ELEV.: 626.01

BM#4 – EAST BOLT ON HYDRANT #35-74, LOCATED ON THE NORTH SIDE OF PENNSYLVANIA ROAD, THIRD HYDRANT EAST OF BRANDT STREET.
ELEV.: 622.59

BM#5 – EAST BOLT ON HYDRANT #35-73, LOCATED ON THE NORTH SIDE OF PENNSYLVANIA ROAD, FOURTH HYDRANT EAST OF BRANDT STREET.
ELEV.: 625.57

BM#6 – ARROW ON HYDRANT 36A-60 LOCATED AT THE NORTHEAST CORNER OF PENNSYLVANIA AND MIDDLEBELT ROADS.
ELEV.: 626.19

BM#7 – FOUND RAILROAD SPIKE IN EAST FACE OF UTILITY POLE LOCATED ON THE WEST SIDE OF MIDDLEBELT ROAD FOURTH POLE NORTH OF PENNSYLVANIA ROAD.
ELEV.: 626.60

LEGAL DESCRIPTIONS

RETAIL SITE
PART OF THE SOUTHEAST ¼ OF SECTION 35, T. 3 S., R. 9 E., CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N. 87° 48' 26" W., 1040.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 35 SAID LINE ALSO BEING THE CENTERLINE OF PENNSYLVANIA AVENUE (66 FEET WIDE); THENCE N. 02° 01' 00" E., 700.00 FEET; THENCE S. 87° 48' 26" E., 1040.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 35; AND THENCE S. 02° 01' 00" W., 700.00 FEET ALONG SAID EAST LINE OF SECTION 35 SAID LINE ALSO BEING THE CENTERLINE OF MIDDLEBELT ROAD (66 FEET WIDE) TO THE POINT OF BEGINNING. CONTAINING 16.71 ACRES OF LAND, MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTH 33 FEET FOR PENNSYLVANIA ROAD (66 FEET WIDE) AND THE EAST 33 FEET FOR MIDDLEBELT ROAD (66 FEET WIDE) ALSO SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD, IF ANY.

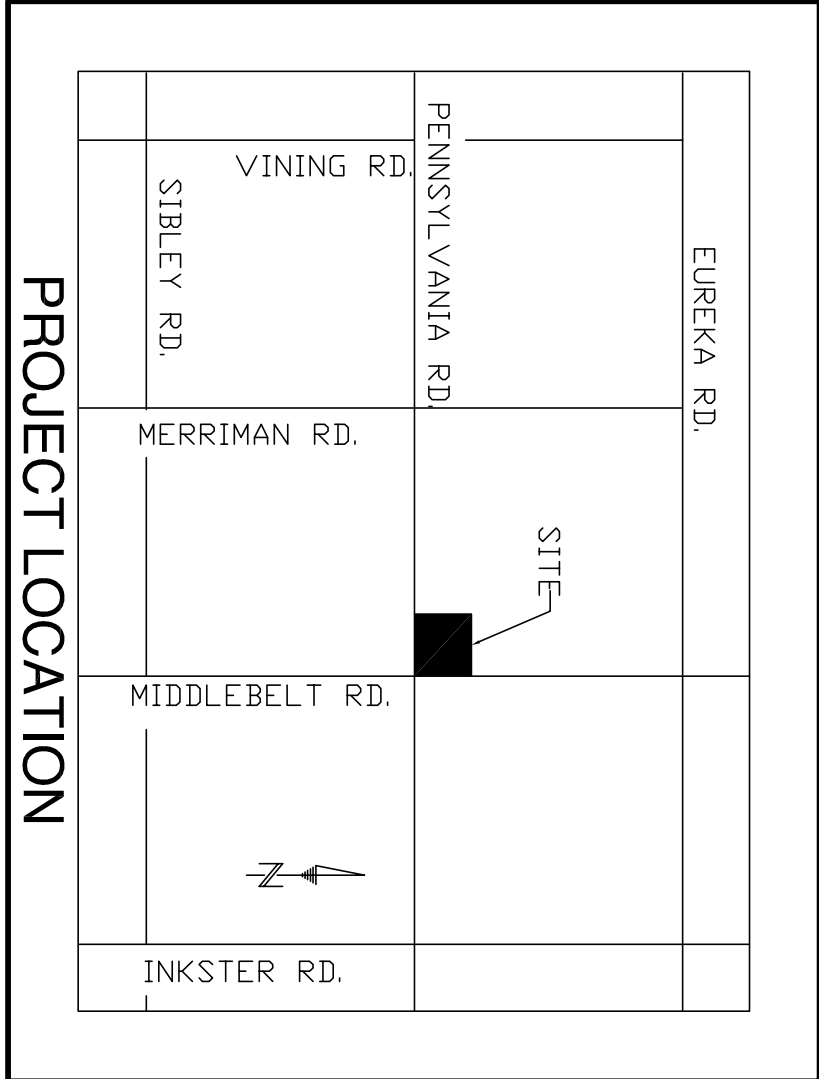
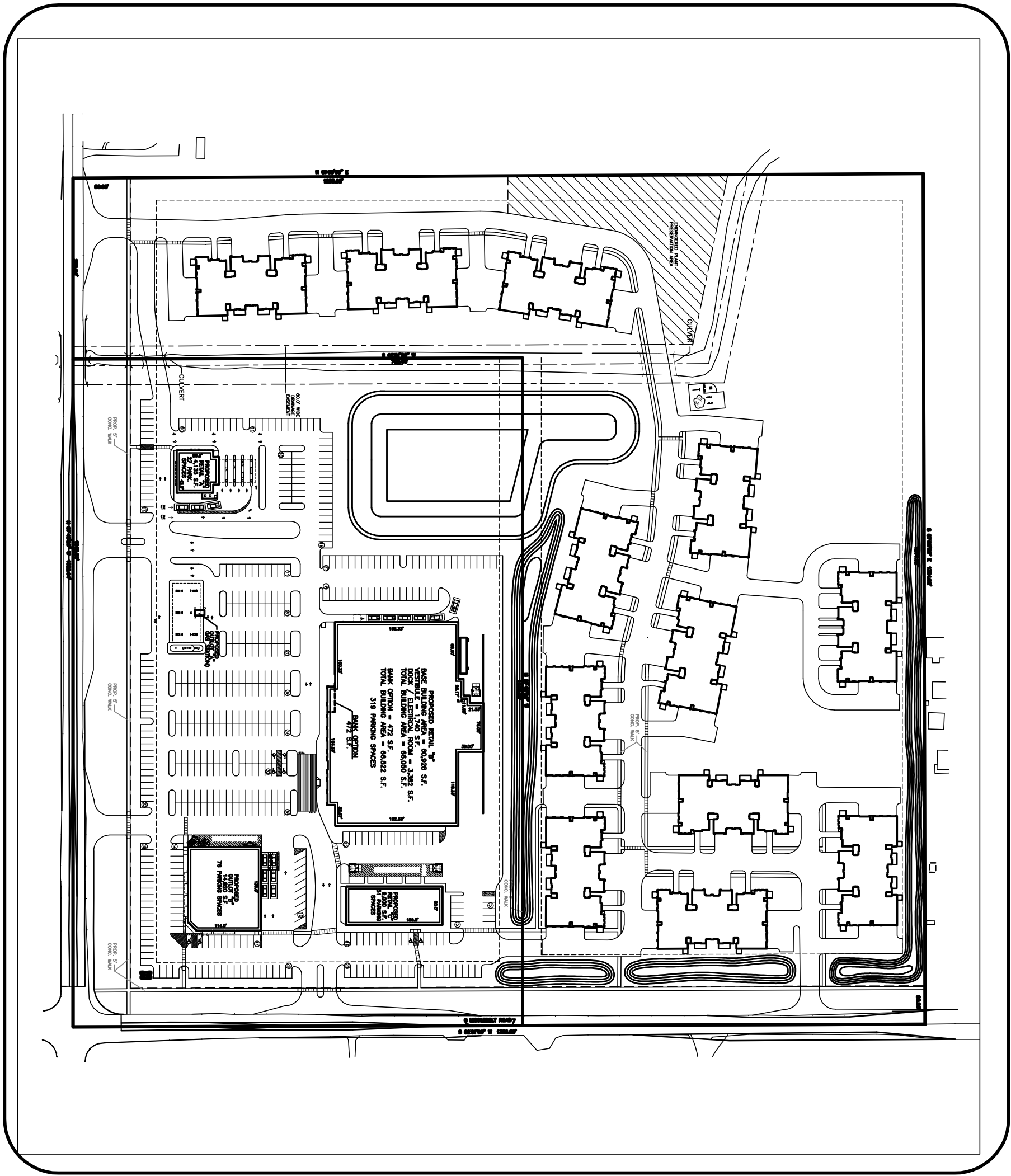
RESIDENTIAL
PART OF THE SOUTHEAST ¼ OF SECTION 35, T. 3 S., R. 9 E., CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N. 02° 01' 00" E., 700.00 FEET ALONG THE EAST LINE OF SAID SECTION 35 SAID LINE ALSO BEING THE CENTERLINE OF MIDDLEBELT ROAD (66 FEET WIDE) TO THE POINT OF BEGINNING. THENCE N. 87° 48' 26" W., 1040.00 FEET; THENCE S. 02° 01' 00" W., 700.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 35; THENCE N. 87° 48' 26" W., 282.04 FEET ALONG SAID SOUTH LINE OF SECTION 35 SAID LINE ALSO BEING THE CENTERLINE OF PENNSYLVANIA ROAD (66 FEET WIDE); THENCE N. 01° 53' 30" E., 1323.98 FEET TO THE SOUTHWEST CORNER OF MIDDLE BELT PARK SUBDIVISION AS RECORDED IN LIBER 87 OF PLATS, PAGE 43, WAYNE COUNTY RECORDS; THENCE S. 87° 55' 30" E., 1324.92 FEET ALONG THE SOUTH LINE OF SAID MIDDLE BELT PARK SUBDIVISION TO A POINT ON SAID EAST LINE OF SECTION 35; AND THENCE S. 02° 01' 00" W., 626.69 FEET ALONG SAID EAST LINE OF SECTION 35 TO THE POINT OF BEGINNING. CONTAINING 23.55 ACRES OF LAND, MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTH 33 FEET FOR PENNSYLVANIA ROAD (66 FEET WIDE) AND THE EAST 33 FEET FOR MIDDLEBELT ROAD (66 FEET WIDE) ALSO SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD, IF ANY.

PART OF THE SE 1/4 OF SECTION 35, T3S R9E
CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN

CONTACTS

DEVELOPER/OWNER: CREEKSIDE VILLAGE, L.L.C. CONTACT: GREG L. ASH 9800 ANN ARBOR ROAD WEST PLYMOUTH, MI 48170 tel: 734-416-9650	SURETOR/CIVIL ENGINEER: GLA SURVEYORS & ENGINEERS CONTACT: GREG L. ASH, P.L.S. 9800 ANN ARBOR ROAD W. PLYMOUTH, MI 48170 tel: 734-416-9650
ARCHITECT: ALEXANDER BOGAERTS & ASSOCIATES CONTACT: ALEXANDER BOGAERTS 2445 FRANKLIN ROAD BLOOMFIELD HILLS, MI 48302 tel: 248-334-5000	MUNICIPALITY: CITY OF ROMULUS CITY PLANNER: CYNTHIA I. LYON 11111 WAYNE ROAD ROMULUS, MI 48174 tel: 734-955-4530
LANDSCAPE ARCHITECT: ALLEN DESIGN, INC. CONTACT: JAMES ALLEN 557 CARPENTER ROAD NORTHVILLE, MI 48167 tel: 248-467-4688	



SHEET INDEX

T-1	TITLE SHEET
B-1	BOUNDARY CERTIFICATE
S-1	TOPOGRAPHIC SURVEY
S-2	TREE LEGEND
C-1	ENGINEERING LAYOUT PLAN
C-2	ENGINEERING SITE PLAN
C-3	ENGINEERING DETAILS
C-4	SANITARY CONNECTION PLAN
C-5	TRUCK CIRCULATION PLAN
SPA-4	RETAIL B BUILDING ELEVATION
SPA-5	RETAIL C BUILDING ELEVATION
SPA-6	OUTLOT B BUILDING ELEVATION
SPA-10	LIGHTING PLAN
A-1	RESIDENTIAL BUILDING ELEVATION
A-2	RESIDENTIAL BUILDING ELEVATION
A-3	RESIDENTIAL BUILDING ELEVATION
A-4	RESIDENTIAL BUILDING ELEVATION
L-1	LANDSCAPE PLAN
L-2	WOODLAND PLAN
L-3	LANDSCAPE DETAILS

UNDERGROUND UTILITIES



72 HOURS
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

UTILITY NOTE

UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY, AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL UTILITIES SHOWN ARE THE PROPERTY OF THE UTILITY OR MUNICIPALITY. THE CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

ISSUED FOR REVIEW ONLY		
FILE NO: 2117	DWG. NO: 2117-TITLE	SHEET No. T-1
DESIGNED BY: JHJ		
DRAWN BY: JHJ		
CHECKED BY: JHJ		
SCALE:	NO SCALE	

ENGINEERING LAYOUT PLAN
TOWN PARK
PART OF THE SOUTHEAST 1/4 OF SECTION 35,
T. 3 S., R. 9 E., CITY OF ROMULUS,
WAYNE COUNTY, MICHIGAN

GLA

SURVEYORS & ENGINEERS

9800 W. ANN ARBOR ROAD
PLYMOUTH, MI 48170
PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com

CLIENT:	ISSUE	DATE
CREEKSIDE VILLAGE L.L.C. 9800 ANN ARBOR ROAD W. PLYMOUTH, MI 48170	03/03/07	REVISIONS CITY REVIEW

—SOUTH LINE OF
MIDDLEBELT PARK
SUBDIVISION

72 HOURS
BEFORE YOU DIE
CALL MISS DICK
800-482-7171
(TOLL FREE)

ISSUE DATE	06/26/03
REVISIONS	
CITY REVIEW	10/02/06
CITY REVIEW	03/07/06

RETAIL SITE
16.71 ACRES TOTAL
13.72 ACRES NET

POINT OF BEGINNING	P.O.B.	SECTION CORNER	◆
--------------------	--------	----------------	---

I HEREBY CERTIFY THAT I HAVE SURETYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 06/23/03 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS LESS THAN 1/5000 AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970 HAVE BEEN COMPLIED WITH.

GREG L. ASH, P.L.S. #28400

FILE NO.: 2117	DWG. NO.: SITE PLAN
DESIGNED BY: L.P.R.	SHEET No.

CHECKED BY: G.L.A

PENNSYLVANIA AVENUE-66' WD.

BOUNDARY CERTIFICATE
TOWN PARK
PART OF THE SOUTHEAST 1/4 OF SECTION 35,
T. 3 S., R. 9 E., CITY OF ROMULUS,
WAYNE COUNTY, MICHIGAN

GLA  **SURVEYORS & —
ENGINEERS**

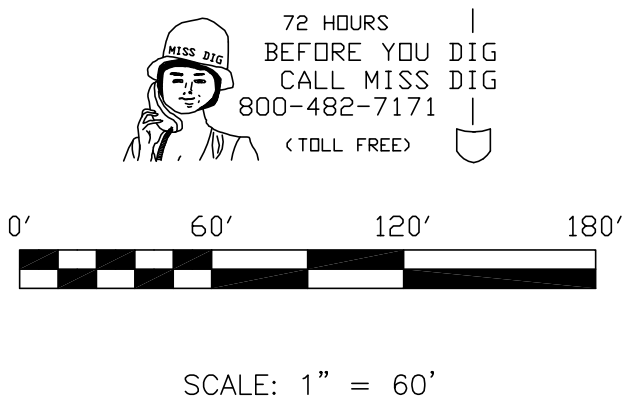
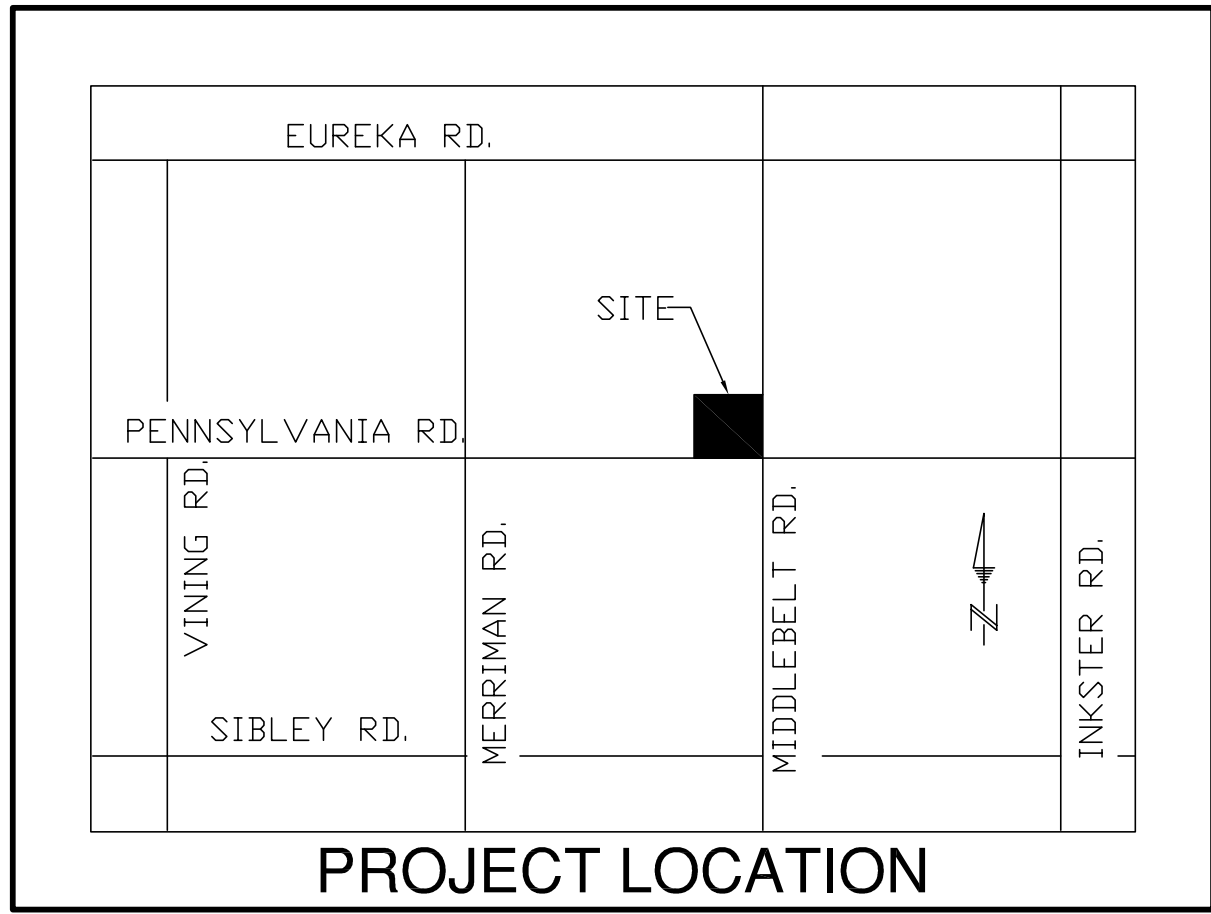
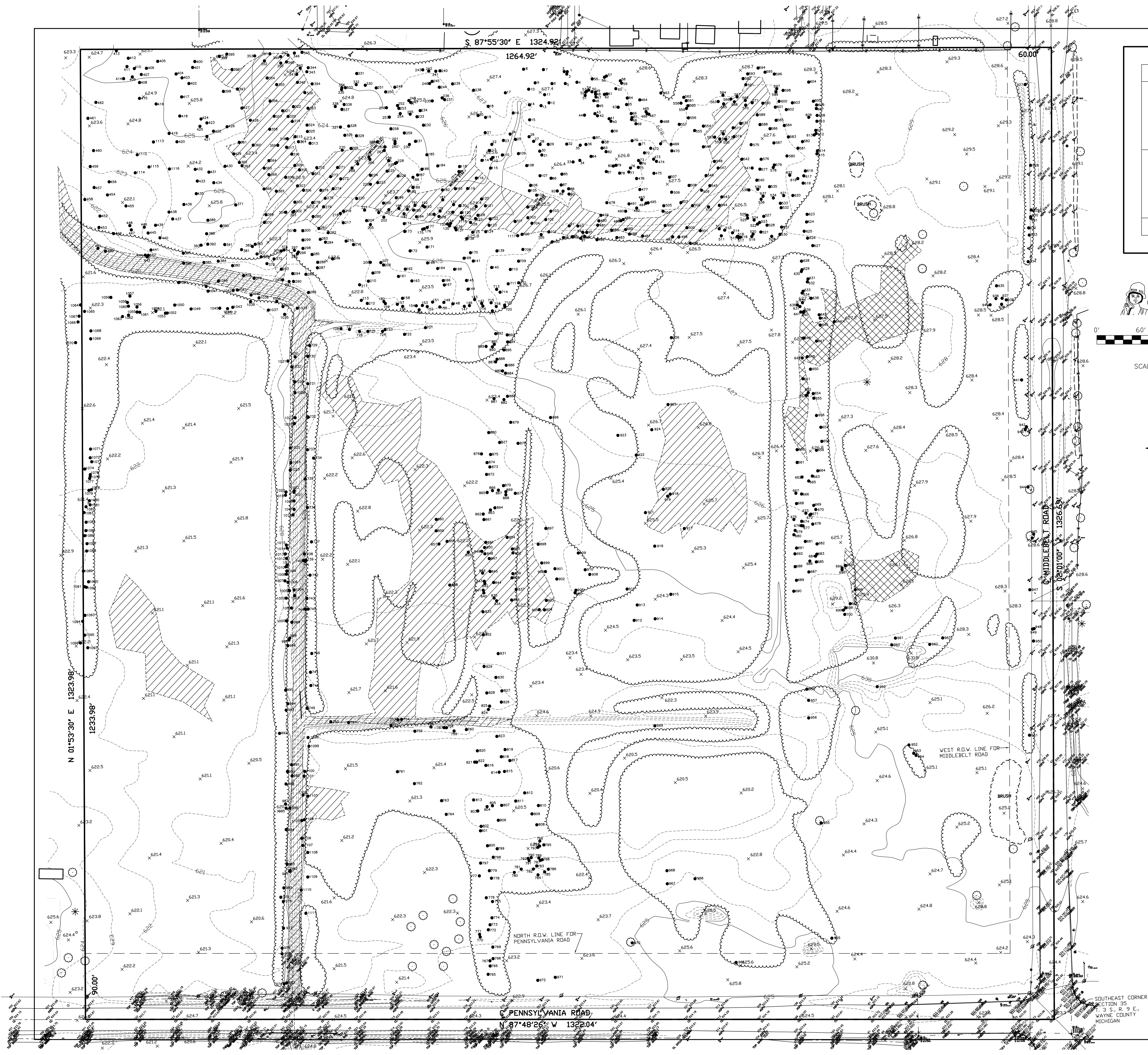
9800 ANN ARBOR RD. W.
PLYMOUTH, MI 48170

PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com

RESIDENTIAL

PART OF THE SOUTHEAST 1/4 OF SECTION 35, T. 3 S.,
R. 9 E., CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN
DESCRIBED AS:

[illegible]



LEGAL DESCRIPTION

THE SOUTHEAST 1/4 OF SECTION 35, T. 3 S., R. 9 E., CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN.

BENCHMARKS

BM#1-- WAYNE COUNTY PRIMARY CONTROL, DISC #14-4 LOCATED AT THE NORTHEAST CORNER OF BRANDT STREET AND PENNSYLVANIA ROAD. ELEV.: 624.60

BM#2-- EAST FLANGE BOLT OF HYDRANT #35-76 LOCATED ON THE NORTH SIDE OF PENNSYLVANIA ROAD, (FIRST HYDRANT EAST OF BRANDT STREET.) ELEV.: 625.31

BM#3-- EAST BOLT ON HYDRANT #35-75 LOCATED ON THE NORTH SIDE OF PENNSYLVANIA ROAD, SECOND HYDRANT EAST OF BRANDT STREET. ELEV.: 626.01

BM#4-- EAST BOLT ON HYDRANT #35-74, LOCATED ON THE NORTH SIDE OF PENNSYLVANIA ROAD, THIRD HYDRANT EAST OF BRANDT STREET. ELEV.: 622.59

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BM#6-- ARROW ON HYDRANT 36A-60 LOCATED AT THE NORTHEAST CORNER OF PENNSYLVANIA AND MIDDLEBELT ROADS. ELEV.: 626.19

BM#7-- FOUND RAILROAD SPIKE IN EAST FACE OF UTILITY POLE LOCATED ON THE WEST SIDE OF MIDDLEBELT ROAD FOURTH POLE NORTH OF PENNSYLVANIA ROAD. ELEV.: 626.60

FLOODPLAIN

THE CITY OF ROMULUS DOES NOT PARTICIPATE IN THE NATIONAL INSURANCE FLOOD PROGRAM (FEMA). NO FLOODZONES HAVE BEEN DETERMINED.

UTILITY NOTE

UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY, AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL MUNICIPALITIES AND UTILITY COMPANIES SHOULD BE NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SURVEYOR/ENGINEER

GLA SURVEYORS & ENGINEERS
9800 ANN ARBOR RD. W.
PLYMOUTH, MI 48170
(734) 416-9650
MR. GREG ASH/MR. LEE RAUSCH

TREE/TREE NUMBER

WETLAND

NON-REGULATED WETLAND

LEGEND

BENCHMARK	B.M.	STORM MANHOLE
FINISHED FLOOR	F.F.	STORM CATCH BASIN
FINISHED GRADE	F.G.	SANITARY MANHOLE
EXISTING	EX.	GATE VALVE & WELL
FIELD MEASURE	F.M.	DET. EDISON MANHOLE
INVERT ELEVATION	I.E.	WATER/GAS SHUT OFF
GAS MAIN	---	FIRE HYDRANT
WATERMAIN	---	UTILITY POLE
STORM SEWER	---	SOIL BORING
SANITARY SEWER	---	SEPTIC TANK
OVERHEAD WIRES	OH	WELL
1" WATER SERVICE	WS	POLE OR POST
6" SANITARY LEAD	SL	MAILBOX
PROP. SUMP LEAD	SUMP	SON
FENCE	---	LIGHT
PROP. ELEVATION	---	DECIDUOUS TREE
EX. SPOT ELEVATION	---	EVERGREEN TREE
RECORDED DISTANCE	R.	FLAGPOLE
MEASURED DISTANCE	M.	HANDICAPPED STALL
SET IRON	S.I.	PAY PHONE
FOUND IRON	F.I.	GYWIRE
FOUND CONC. MON.	F.C.M.	EX. GAS PUMP
POINT OF BEGINNING	P.O.B.	GAS MARKER
TOP OF PIPE	T/P	MONITORING WELL
TOP OF CURB	T/C	SECTION CORNER
GUTTER	G	UTILITY PEDESTAL
CLEAN OUT	C.O.	CULVERT
ENCROACHMENT	ENC.	
TO BE REMOVED	T.B.R.	

ISSUED FOR REVIEW ONLY

FILE NO.: 2117 DWG. NO.: 2117 TOPO

DESIGNED BY: L.P.R.

DRAWN BY: G.A.V.

CHECKED BY: L.P.R.

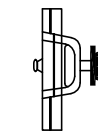
SCALE: 1" = 60'

SHEET No.

S-1

TOPOGRAPHIC SURVEY

TOWN PARK
PART OF THE SOUTHEAST 1/4 OF SECTION 35,
T. 3 S., R. 9 E., CITY OF ROMULUS,
WAYNE COUNTY, MICHIGAN



GLA
SURVEYORS &
ENGINEERS

9800 ANN ARBOR RD. W.
PLYMOUTH, MI 48170
PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com

CLIENT:

CREEKSIDE VILLAGE L.L.C.
9800 ANN ARBOR RD. W.
PLYMOUTH, MI 48170

ISSUE DATE

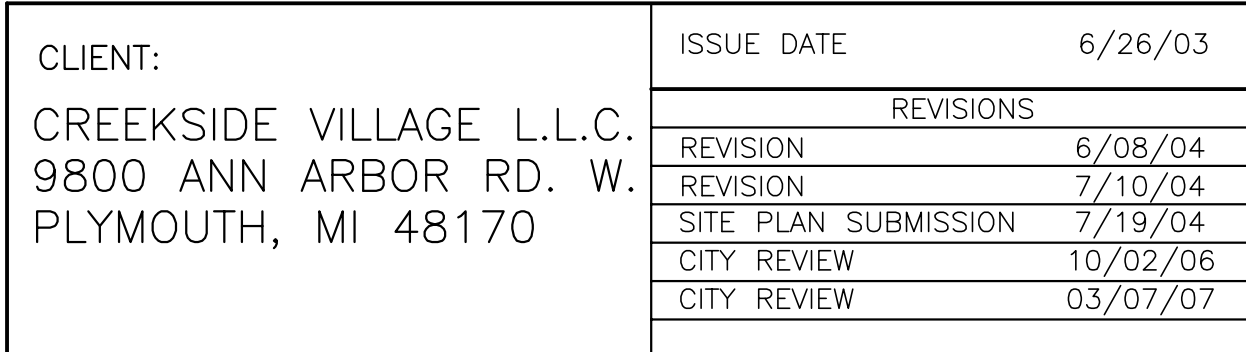
6/26/03
REVISION 6/08/04
REVISION 7/10/04
REVISION 7/13/04
SITE PLAN SUBMISSION 7/19/04
CITY REVIEW 10/02/06
CITY REVIEW 03/07/07

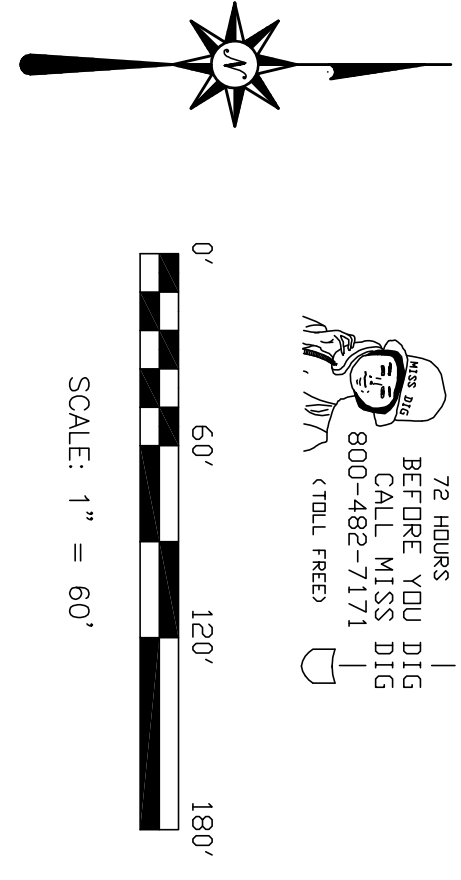
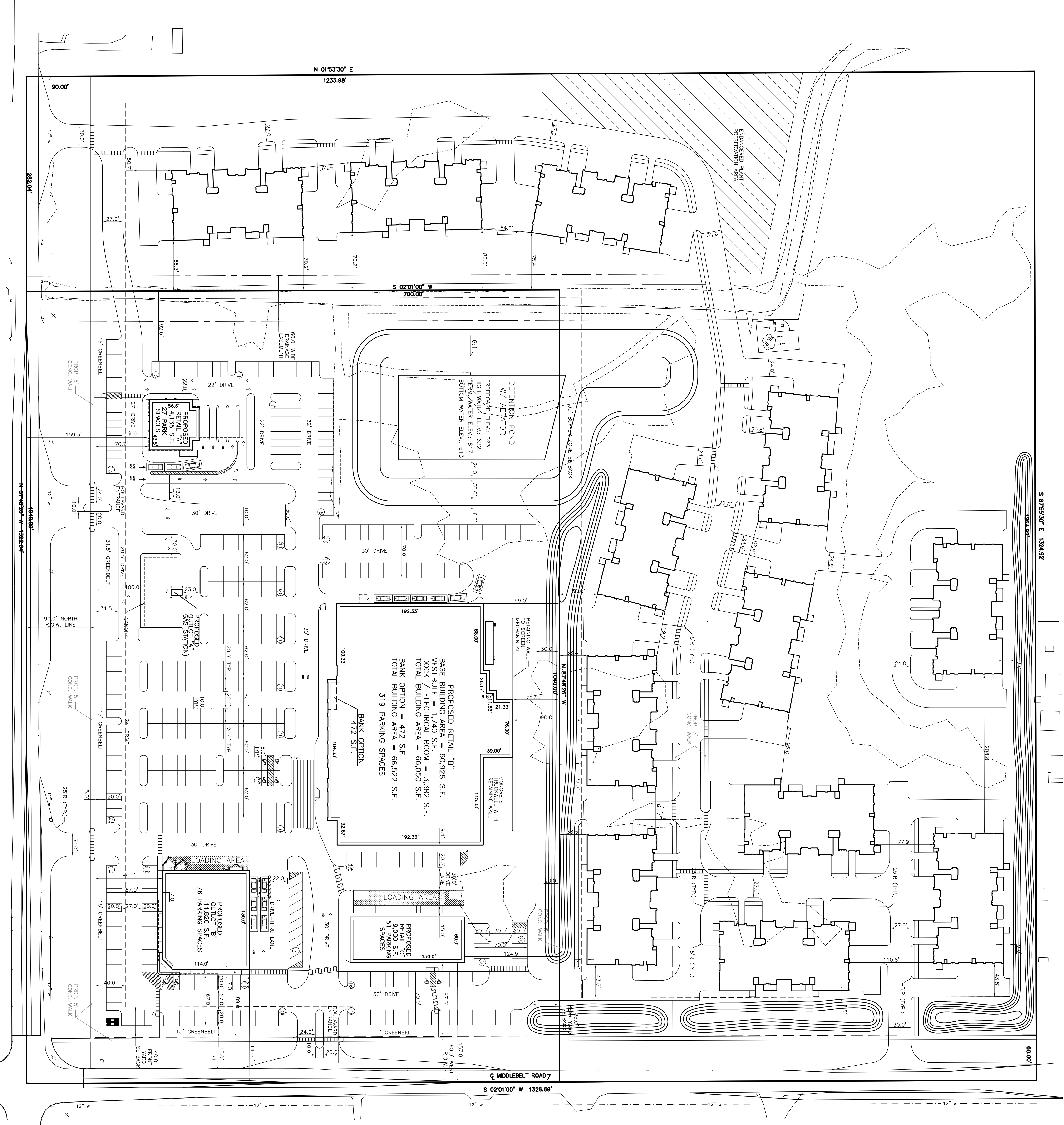
ISSUED FOR REVIEW ONLY	
FILE NO.: 2117	DWG. NO.: 2117TXT
DESIGNED BY: L.P.R.	SHEET No. S-2
DRAWN BY: G.A.V.	
CHECKED BY: L.P.R.	
SCALE: 1" = 60'	

TREE LEGEND

TOWN PARK

PART OF THE SOUTHEAST 1/4 OF SECTION 35,
T. 3 S., R. 9 E., CITY OF ROMULUS,
WAYNE COUNTY, MICHIGAN






BUILDING / PARKING DATA:

BUILDING AREA :	
RETAIL "A"	4,115 S.F.
RETAIL "B"	66,050 S.F.
TOTAL BASE BUILDING AREA	66,050 S.F.
BANK OPTION	472 S.F.
RETAIL "C"	9,000 S.F.
OUTLOT "A" (GAS STATION)	117 S.F.
OUTLOT "B" (RETAIL)	14,820 S.F.
TOTAL	94,594 S.F.
PARKING REQUIRED :	
COMMERCIAL	631 SPACES
1 SP / 150 S.F. GROSS FLOOR AREA	
(94,594 / 150)	
TOTAL REQUIRED	
631 SPACES	
PARKING PROVIDED:	
5.0 SPACES / 1,000 S.F.	
ROOF SCREENING REQUIRED:	
<input type="checkbox"/> YES	<input type="checkbox"/> NO

ISSUED FOR REVIEW ONLY	
FILE NO.: 2117	DWG. NO.: SITE PLAN IIA
DESIGNED BY: L.P.R.	SHEET NO.
DRAWN BY: G.A.V.	
CHECKED BY: L.P.R.	
SCALE: 1" = 60'	C-1

ENGINEERING LAYOUT PLAN
TOWN PARK
PART OF THE SOUTHEAST 1/4 OF SECTION 35,
T. 3 S., R.9 E., CITY OF ROMULUS,
WAYNE COUNTY, MICHIGAN

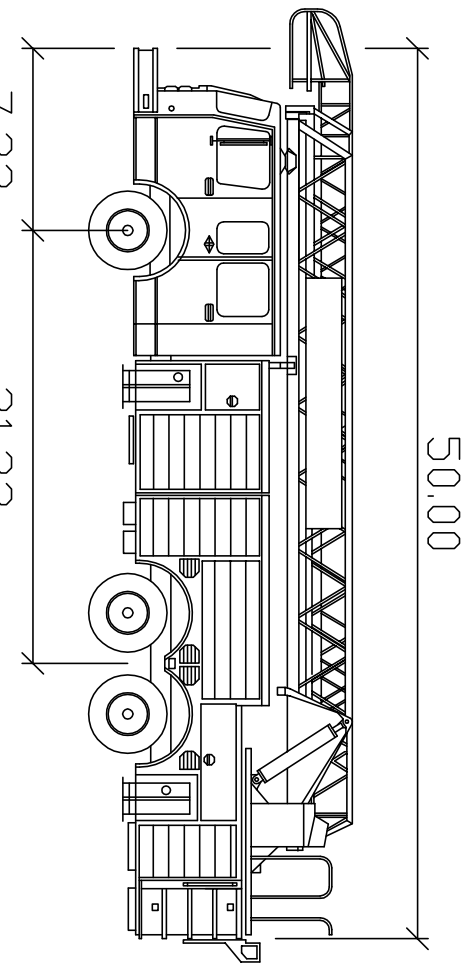
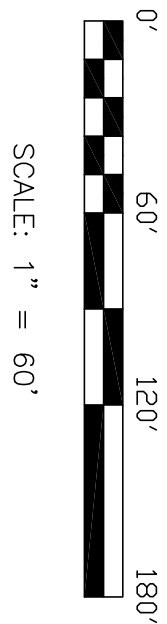
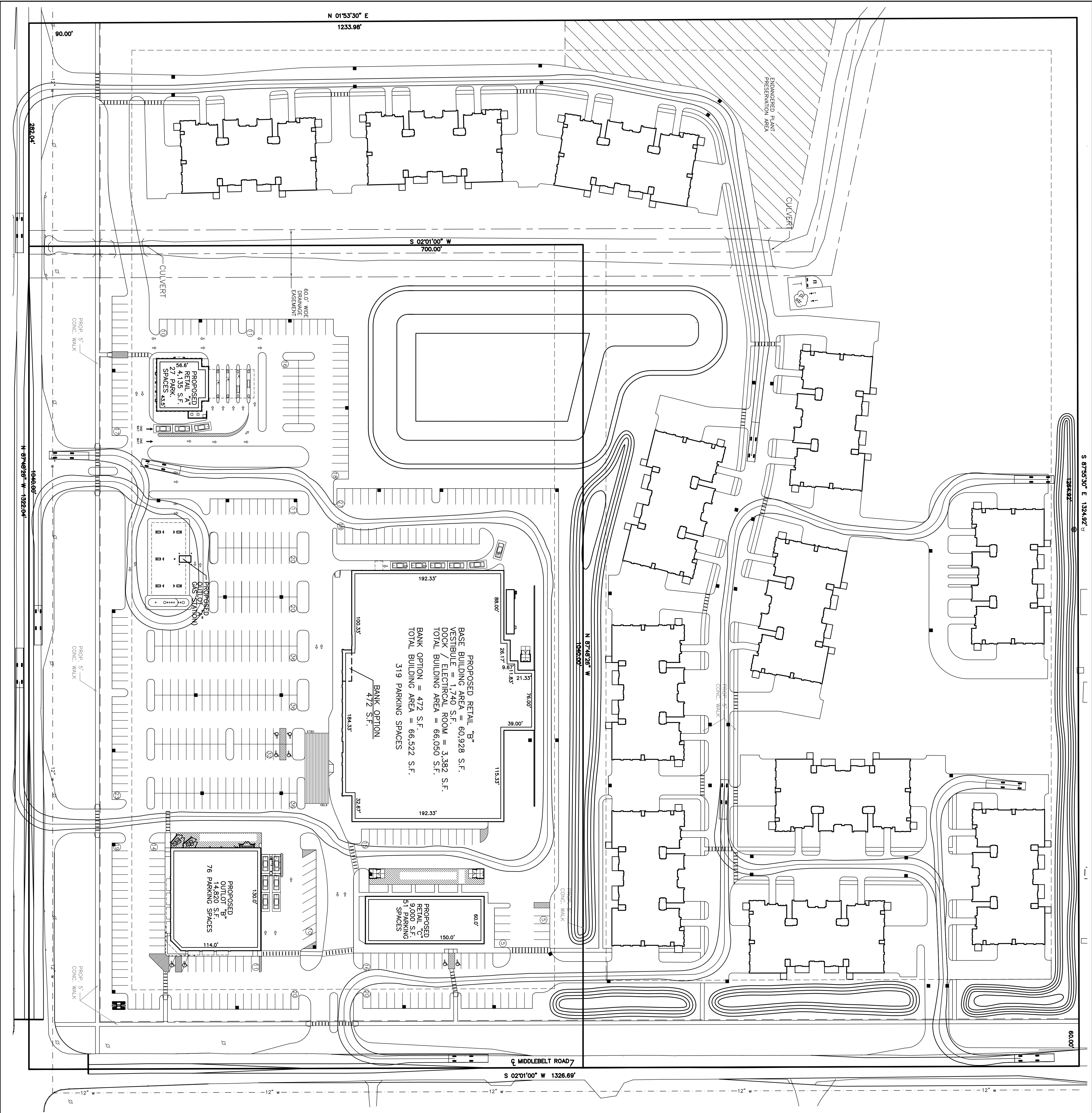


SURVEYORS & ENGINEERS

9800 ANN ARBOR RD. W.
PLYMOUTH, MI 48170

PHONE: (734) 416-9650
FAX: (734) 416-9657
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CLIENT:		ISSUE DATE	6/26/03
CREEKSIDE VILLAGE L.L.C.		REVISIONS	
9800 ANN ARBOR ROAD W.		REVISION	6/08/04
PLYMOUTH, MI 48170		REVISION	7/10/04
		SITE PLAN SUBMISSION	7/19/04
		NEW RETAIL LAYOUT	7/20/06
		CITY REVIEW	10/02/06
		CITY REVIEW	03/07/07



CITY OF ROMULUS STANDARD FIRE
feet
Width : 9.78
Track : 6.83
Lock to Lock Time : 6.00
Steering Angle : 40.00

ISSUED FOR REVIEW ONLY	
FILE NO.: 2117	DWG. NO.: TRUCK CIRCULATION
DESIGNED BY: L.P.R.	
DRAWN BY: G.A.V.	
CHECKED BY: L.P.R.	
SCALE: 1" = 60'	

TRUCK CIRCULATION PLAN
TOWN PARK
PART OF THE SOUTHEAST 1/4 OF SECTION 35,
T. 3 S., R. 9 E., CITY OF ROMULUS,
WAYNE COUNTY, MICHIGAN



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		REV. RETAIL LAYOUT	7/20/06	
		CITY REVIEW	10/02/06	
		CITY REVIEW	03/07/07	

project:

PROPOSED

TOWN PARK

ROMULUS,

MICHIGAN

1111

ROGVOY

ARCHITECTS

32500 TELEGRAPH ROAD
SUITE 250
BINGHAM FARMS, MICHIGAN
48025-2404
PH 248.540.7700 FX 248.540.2710
ARCHITECT@ROGVOY.COM

STATE OF MICHIGAN
MARK
DRANE
ARCHITECT
No. 48025-2404

Mark Drane

drawing:

CONCEPTUAL

BUILDING

ELEVATIONS

DO NOT SCALE DRAWING

issue date: 23 MAR, 04

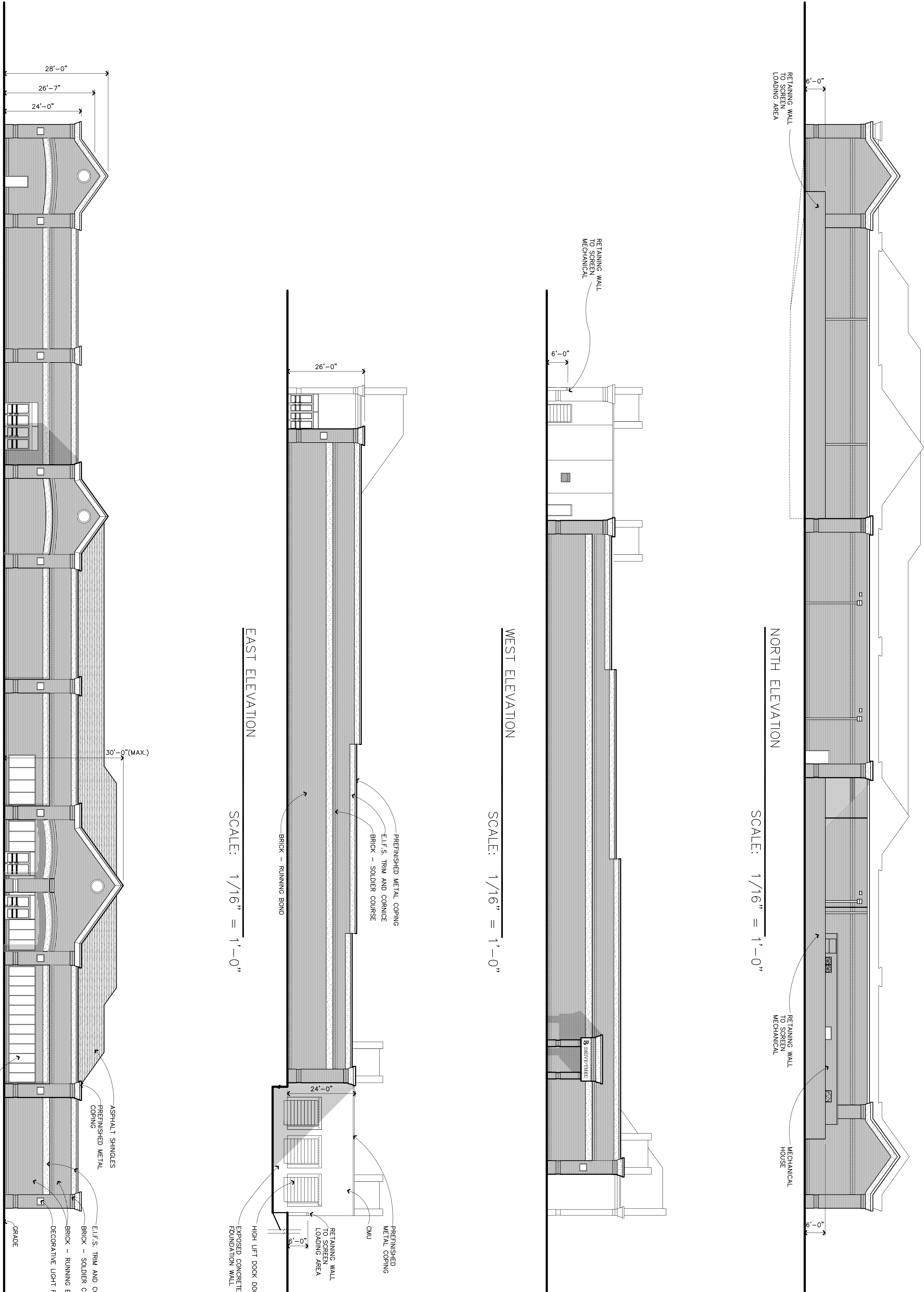
drawn: SV

checked: MD

approved: MD

file number: 04042

sheet:



project: **PROPOSED
TOWN PARK**

**ROMULUS,
MICHIGAN**

1/1/1

ROGVOY

ARCHITECTS

32500 TELEGRAPH ROAD
SUITE 250
BINGHAM FARMS, MICHIGAN
48025-2404
PH 248.540.7700 FX 248.540.2710
ARCHITECT@ROGVOY.COM



drawing: **CONCEPTUAL
BUILDING
ELEVATIONS**

DO NOT SCALE DRAWING

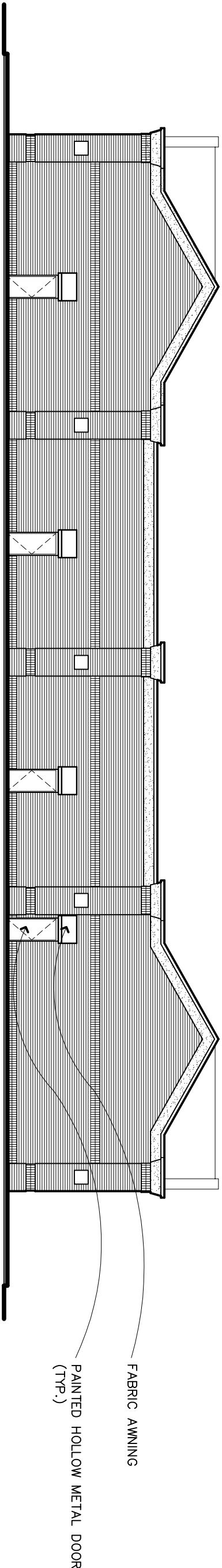
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checked: MD
approved: MD

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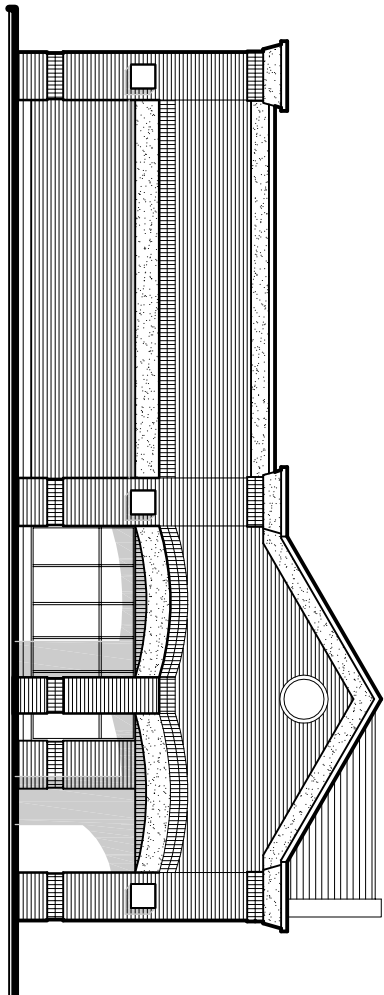
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04042 ELEV-Retail C 06-0821



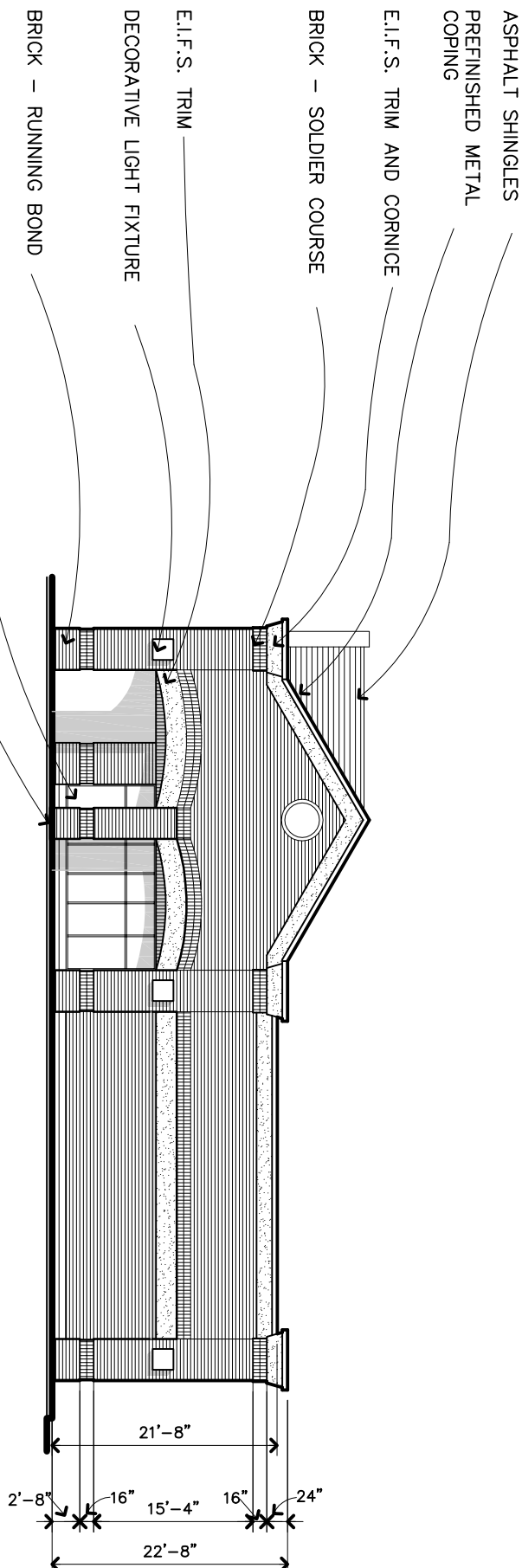
WEST ELEVATION

SCALE: 1/16" = 1'-0"



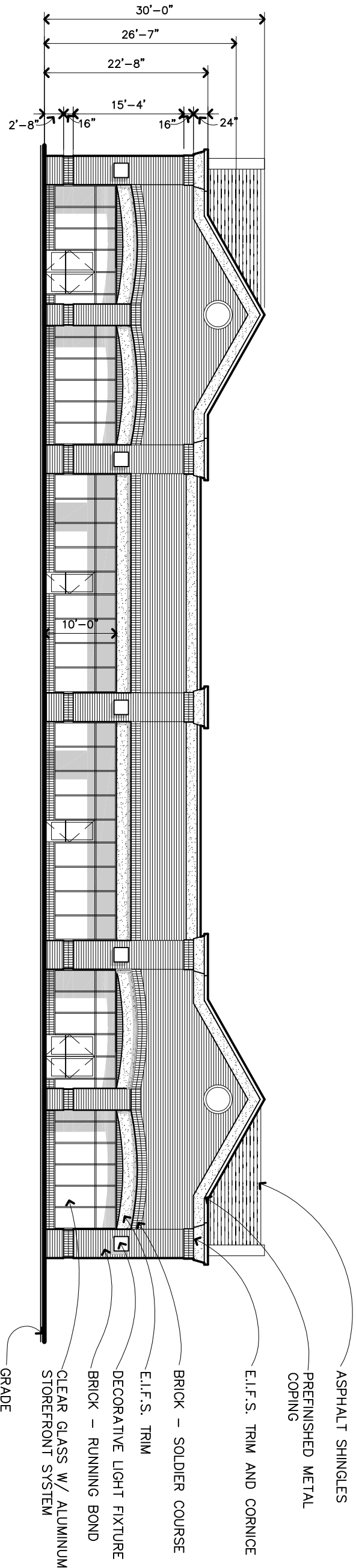
SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



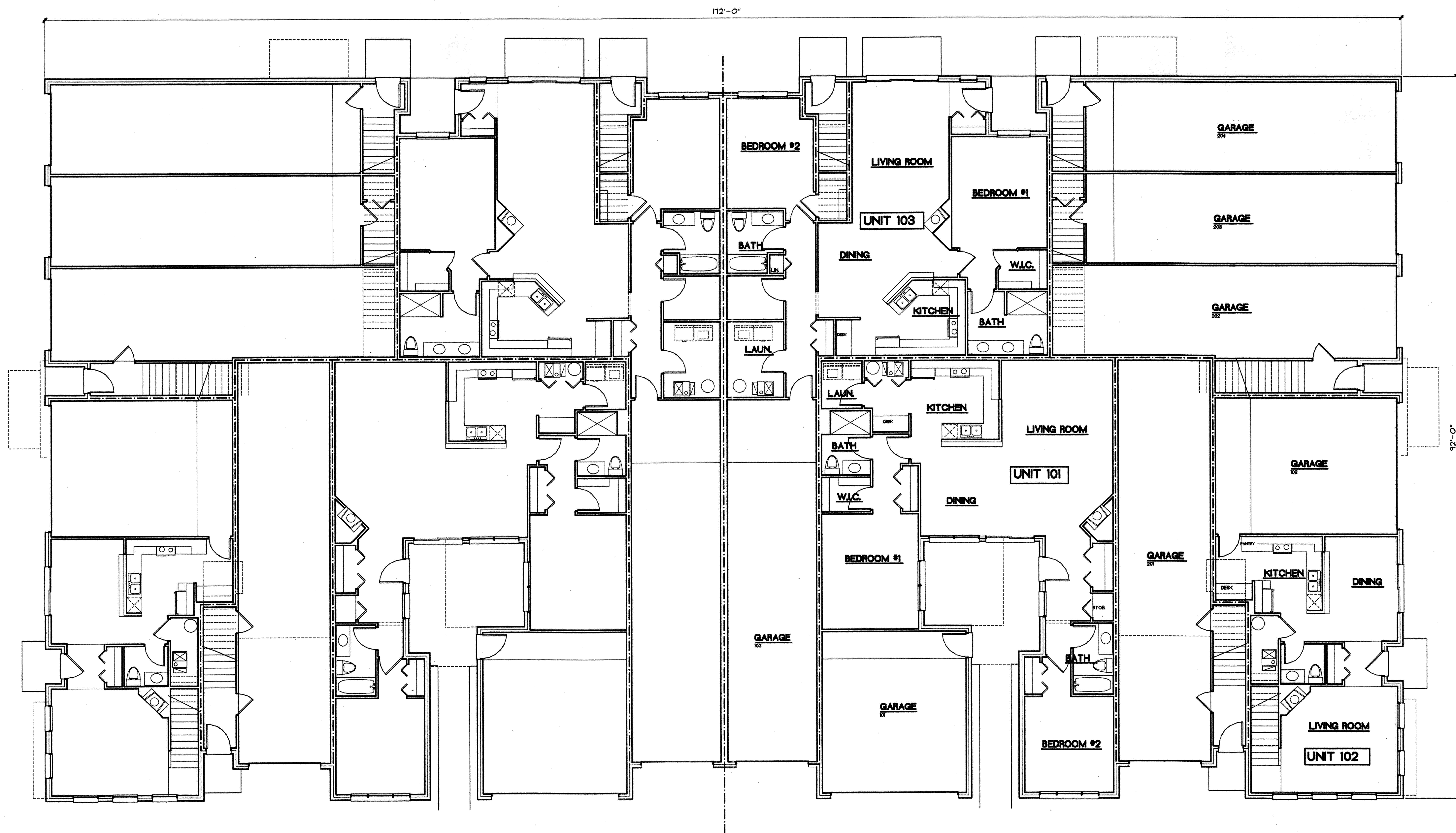
NORTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"



FIRST FLOOR PLAN (14 PLEX)

SCALE: 1/4" = 1'-0"

UNIT 101	
1ST FLOOR	1412 SQ. FT.
TOTAL	1412 SQ. FT.

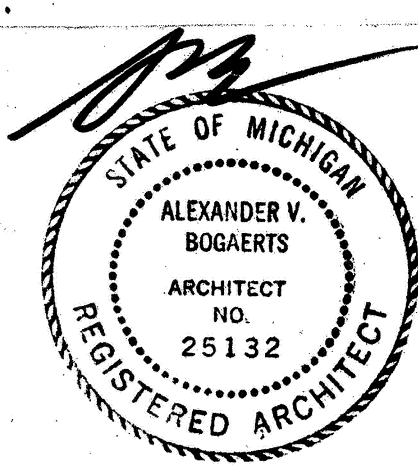
UNIT 102	
1ST FLOOR	740 SQ. FT.
2ND FLOOR	672 SQ. FT.
TOTAL	1332 SQ. FT.

UNIT 103	
1ST FLOOR	1442 SQ. FT.
TOTAL	1442 SQ. FT.

UNIT 104	
1ST FLOOR	740 SQ. FT.
2ND FLOOR	672 SQ. FT.
TOTAL	1412 SQ. FT.

UNIT 105	
1ST FLOOR	1332 SQ. FT.
TOTAL	1332 SQ. FT.

UNIT 106	
1ST FLOOR	1442 SQ. FT.
TOTAL	1442 SQ. FT.



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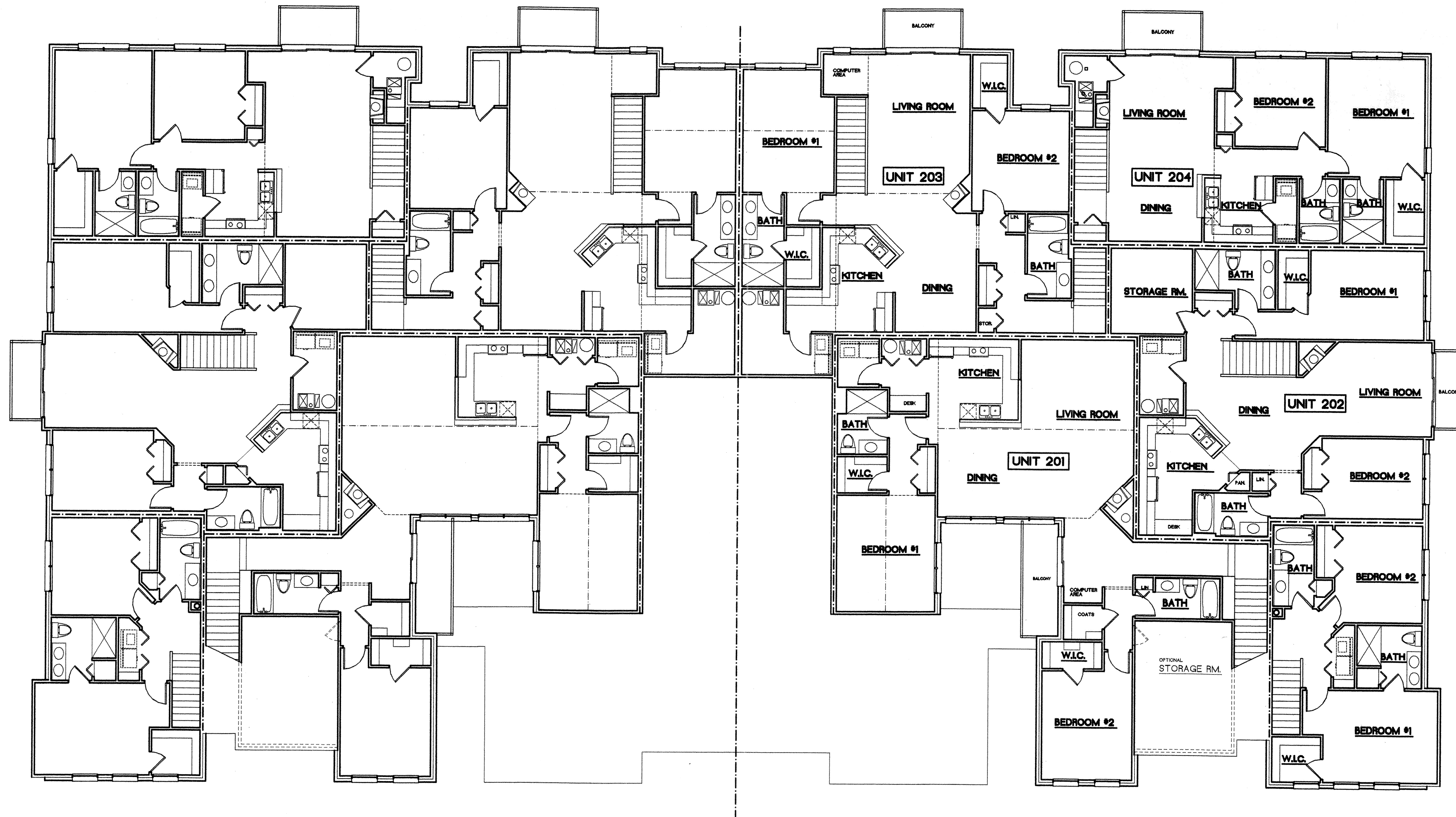
ADCO GROUP
THE VILLAGE AT TOWN PARK
ROMULUS, MICHIGAN

SHEET TITLE
FIRST FLOOR PLAN
14 PLEX

CLIENT/PROJECT
ADCO GROUP
THE VILLAGE AT TOWN PARK
ROMULUS, MICHIGAN

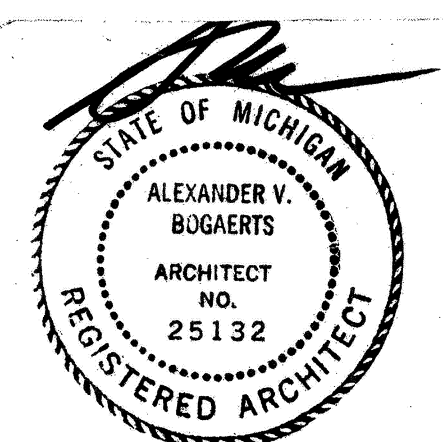
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□ BIDS
□ PERMITS
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REVISIONS

DRAWN BY
BN
CADD FILE
CHECKED BY
JOB NUMBER
DATE
SHEET NUMBER
A-1



SECOND FLOOR PLAN (14 PLEX)

SCALE : 1/4" = 1'-0"



UNIT 201	
1ST FLOOR	90 SQ FT
2ND FLOOR	1853 SQ FT
TOTAL	1743 SQ FT

UNIT 202	
1ST FLOOR	90 SQ FT
2ND FLOOR	1397 SQ FT
TOTAL	1487 SQ FT

UNIT 203	
1ST FLOOR	111 SQ FT
2ND FLOOR	1628 SQ FT
TOTAL	1739 SQ FT

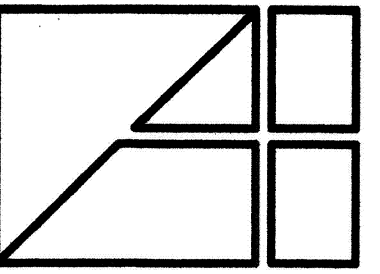
UNIT 204	
1ST FLOOR	63 SQ FT
2ND FLOOR	1141 SQ FT
TOTAL	1204 SQ FT

UNIT 205	
1ST FLOOR	90 SQ FT
2ND FLOOR	1853 SQ FT
TOTAL	1743 SQ FT

UNIT 206	
1ST FLOOR	90 SQ FT
2ND FLOOR	1397 SQ FT
TOTAL	1487 SQ FT

UNIT 207	
1ST FLOOR	111 SQ FT
2ND FLOOR	1628 SQ FT
TOTAL	1739 SQ FT

UNIT 208	
1ST FLOOR	63 SQ FT
2ND FLOOR	1141 SQ FT
TOTAL	1204 SQ FT



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SECOND FLR. PLAN
14 PLEX

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DATE

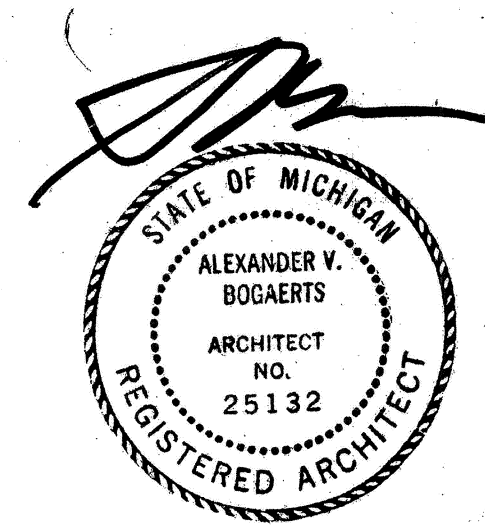
SHEET NUMBER

A-2



FRONT ELEVATION (14 PLEX)
 NOTE: COLORS ARE PRELIMINARY.
 FINAL COLORS MAY VARY SLIGHTLY

SCALE: 1/8" = 1'-0"



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SHEET TITLE
 ELEVATIONS
 14 PLEX

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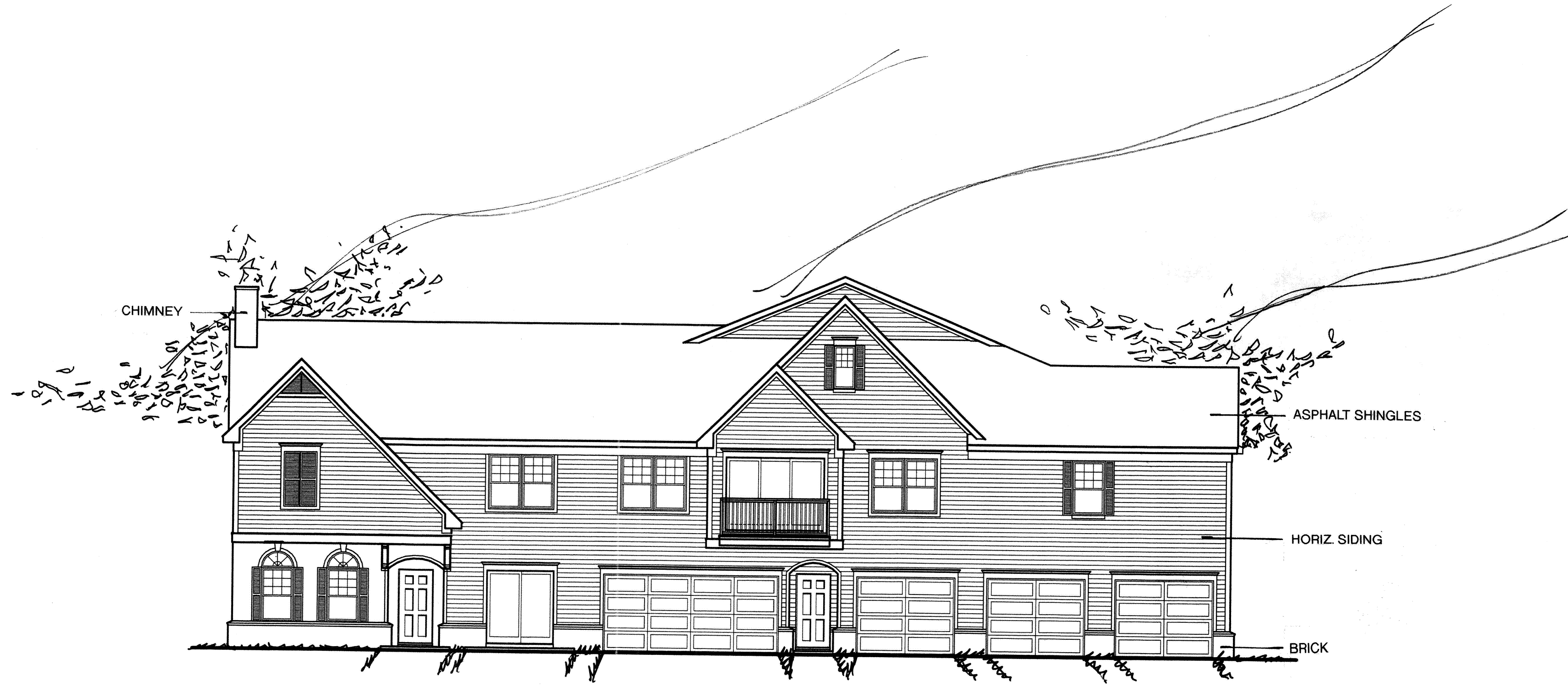
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JOB NUMBER

DATE

SHEET NUMBER
 A-3



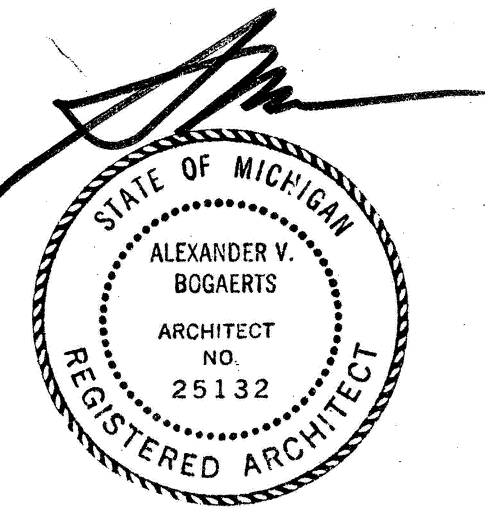
SIDE ELEVATION 'A'

SCALE: 1/8" = 1'-0"



REAR ELEVATION 'A'

SCALE: 1/8" = 1'-0"



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SHEET TITLE
ELEVATIONS 'A'

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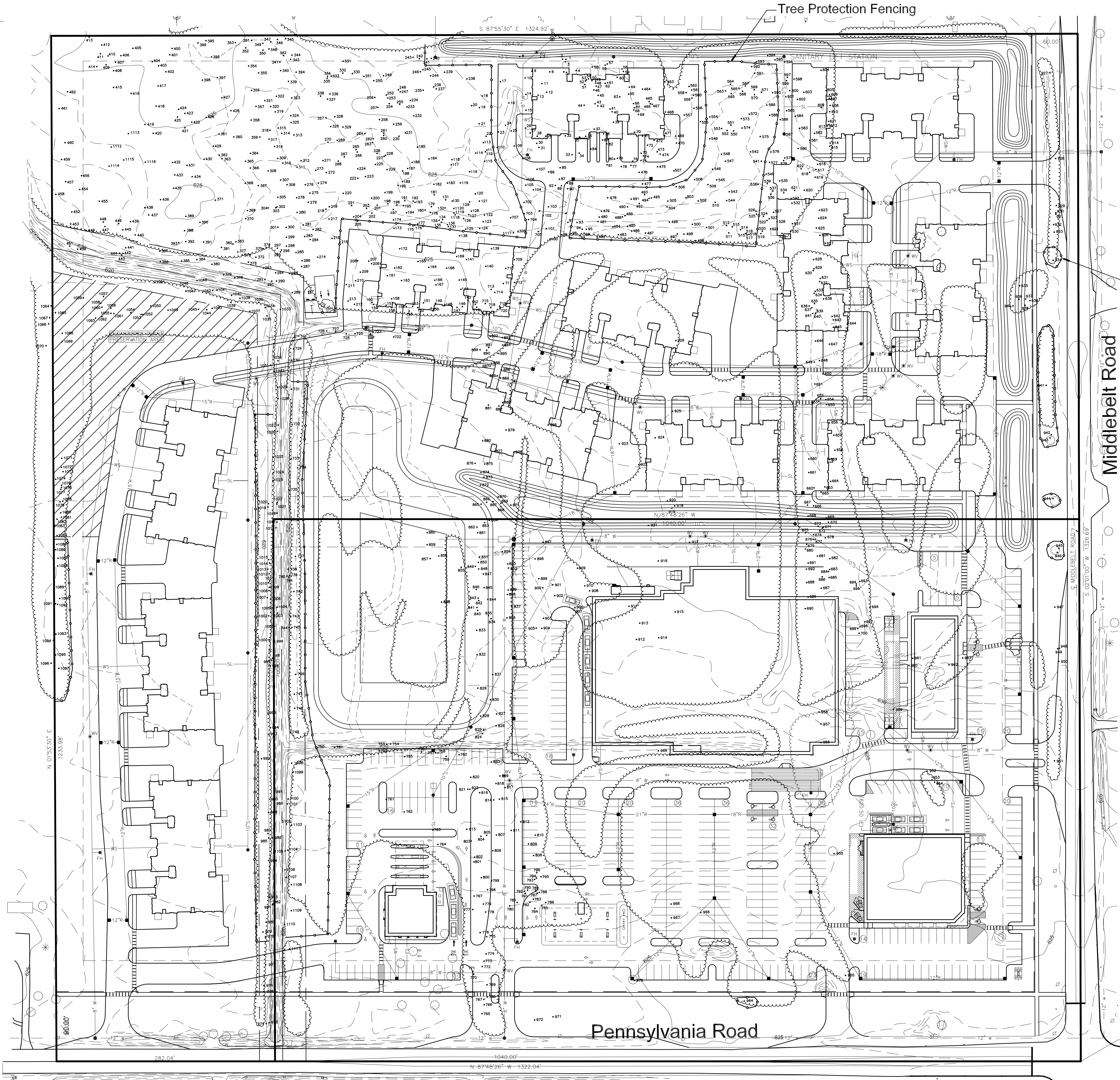
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CHECKED BY

JOB NUMBER

DATE

SHEET NUMBER
A-4



Seal:

Title:

Woodland Plan

Project:

Town Park
 Romulus, Michigan

Prepared for:

The Adco Group
 21600 Novi Road, Suite 700
 Novi, Michigan, 48375
 248.305.8980

Revision:

Revised per City
 Revised per City

Issued:

October 2, 2006
 March 6, 2007

Job Number:

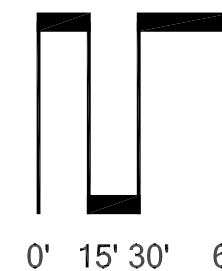
03-017

Drawn By:

jca

Checked By:

jca



Sheet No.

Seal:

Title:

Landscape Details

Project:

Town Park
Romulus, Michigan

Prepared for:

The Adco Group
21600 Novi Road, Suite 700
Novi, Michigan, 48375
248.305.8980

Revision:

Revised per City
Revised per City

Issued:

October 2, 2006
March 6, 2007

Job Number:

03-017

Drawn By:

jca

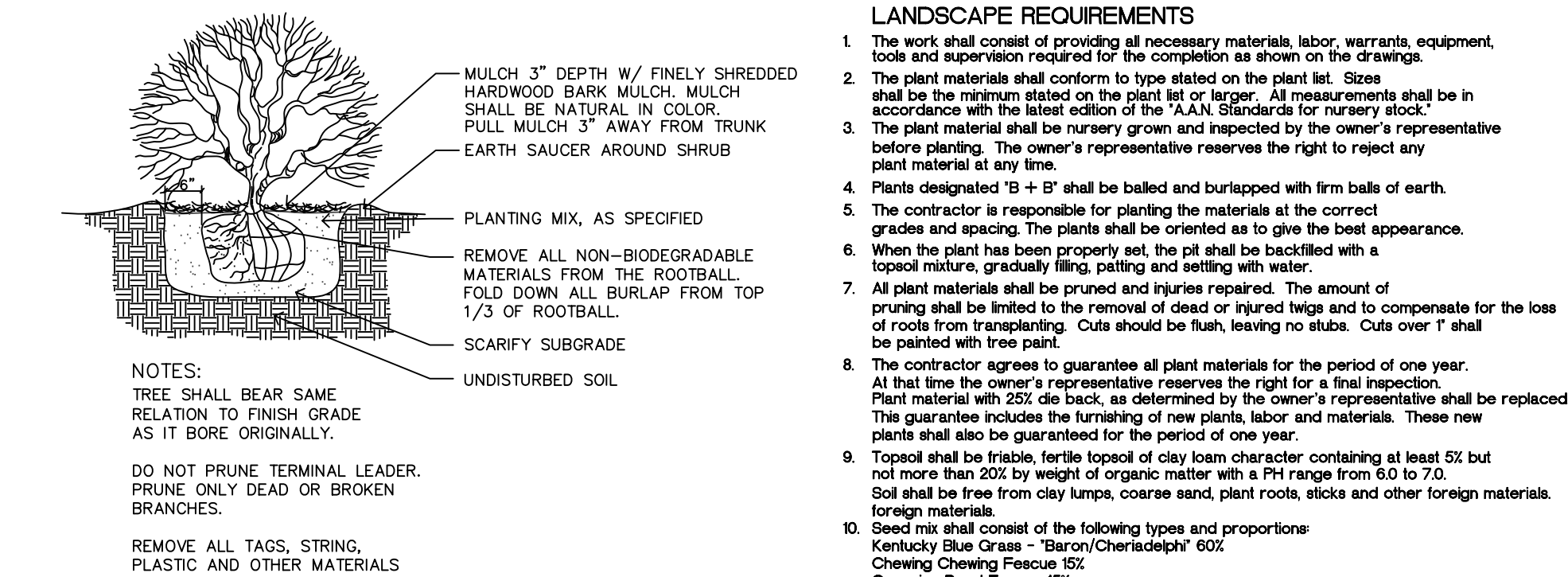
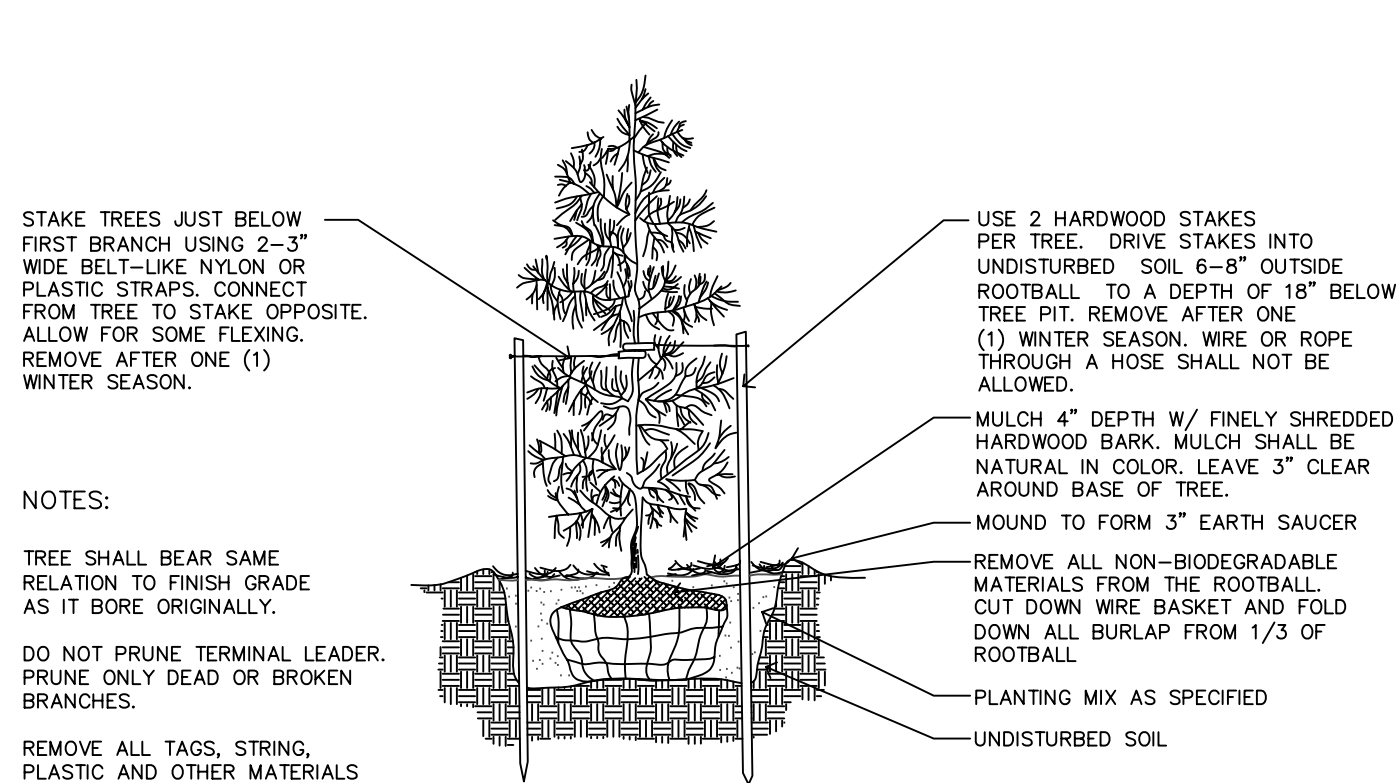
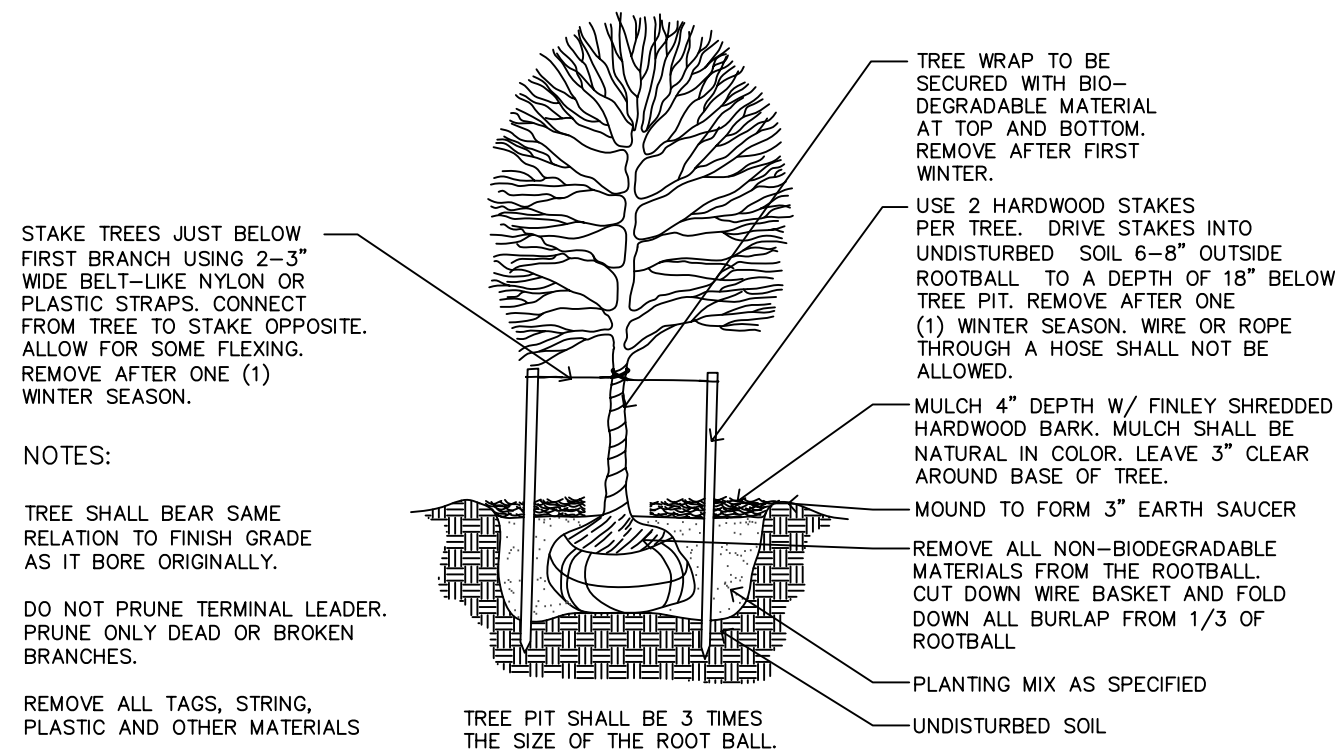
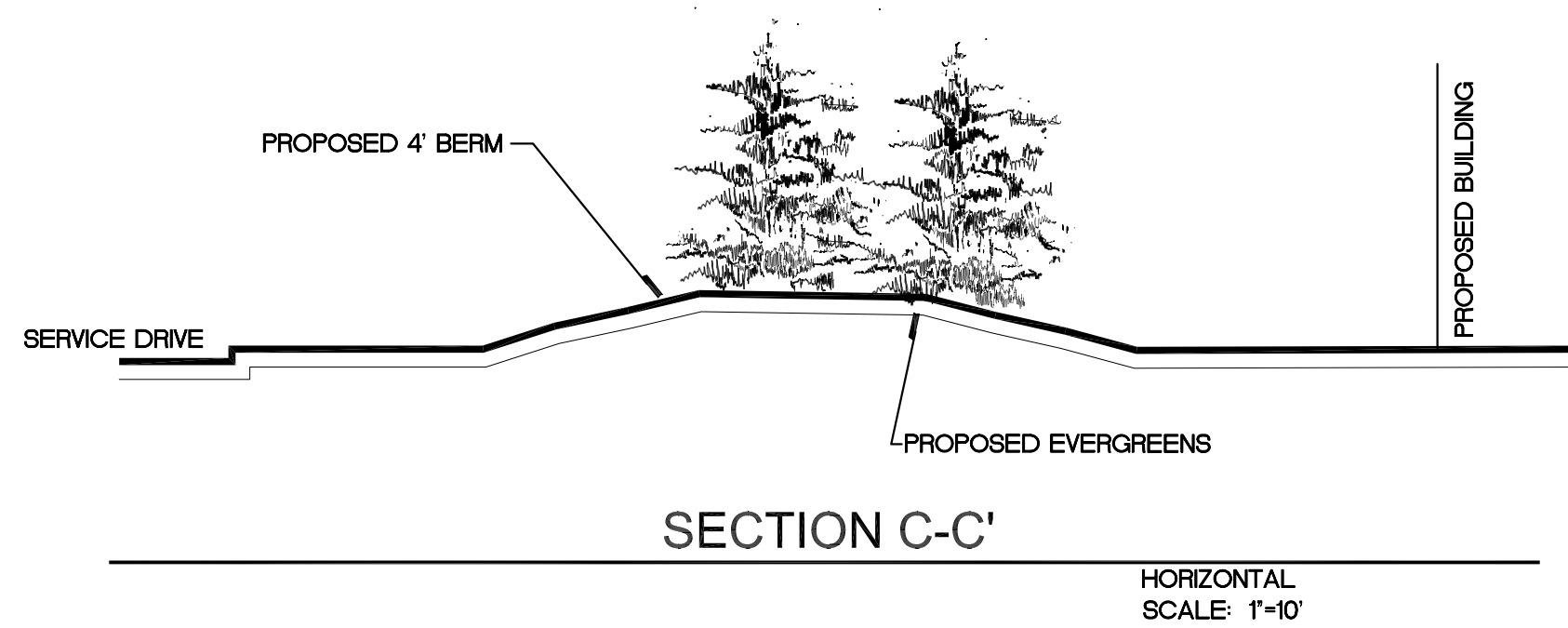
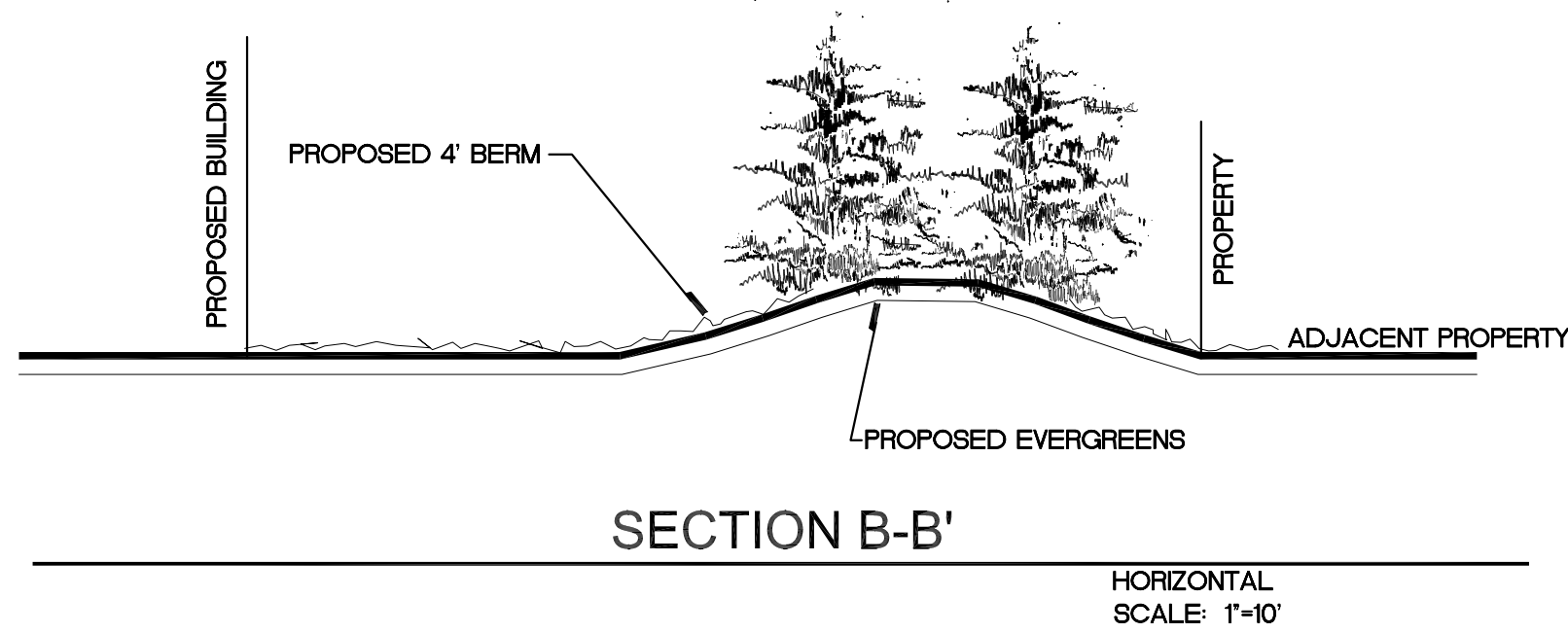
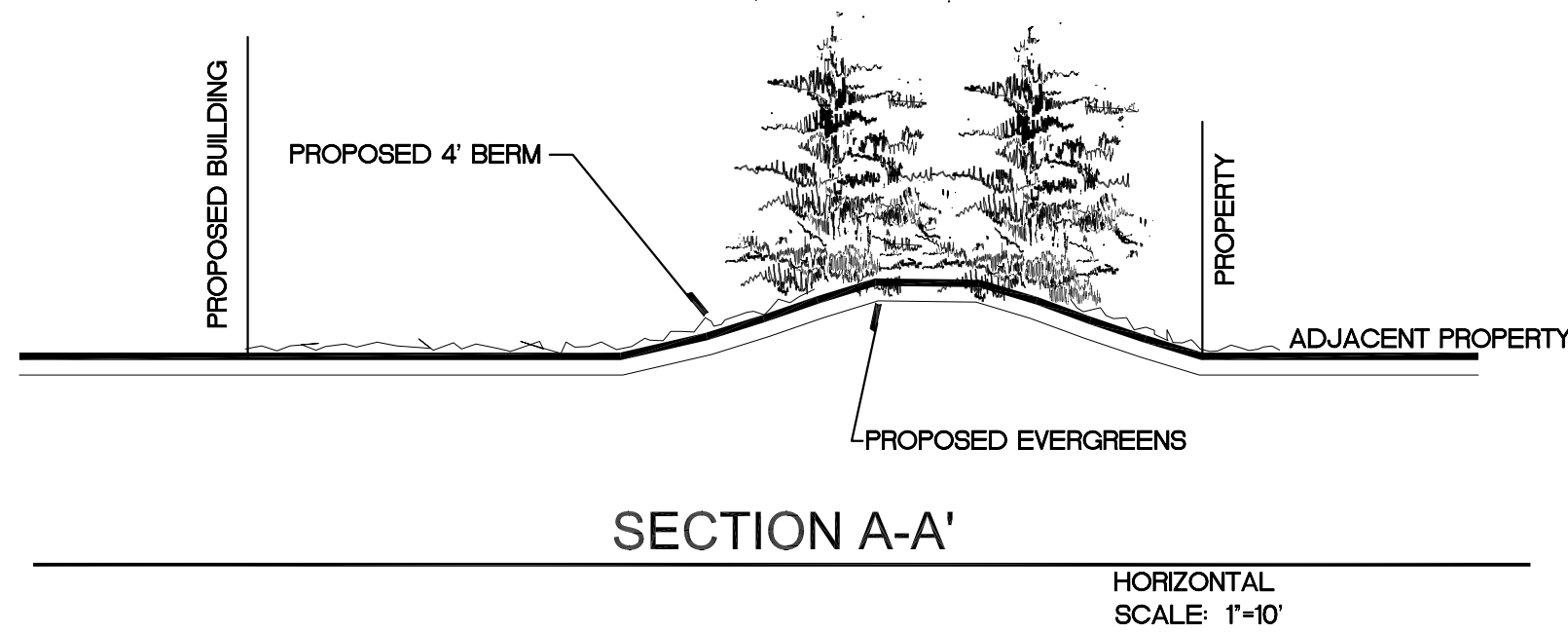
Checked By:

jca

NORTH

Sheet No.

L-3



LANDSCAPE REQUIREMENTS

- The work shall consist of providing all necessary materials, labor, warrants, equipment, tools and supervision required for the completion as shown on the drawings.
- The plant materials shall conform to type stated on the plant list. Size shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the A.A.A. Standards for nursery stock.
- The plant material shall be nursery grown and inspected by the owner's representative before planting. The owner's representative reserves the right to reject any plant material at any time.
- Plants designated 'B + B' shall be balled and burlapped with firm balls of earth.
- The contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented as to give the best appearance.
- When the plant has been properly set, the pit shall be backfilled with a topsoil mixture, gradually filling, patting and settling with water.
- All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over 1\"/>
- The contractor agrees to guarantee all plant materials for the period of one year. At that time the owner's representative reserves the right for a final inspection. Plant material with 25% die back, as determined by the owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor and materials. These new plants shall also be guaranteed for the period of one year.
- Topsoil shall be friable, fertile topsoil of clay loam character containing at least 5% but not more than 20% by weight of organic matter with a pH range from 6.0 to 7.0. Soil shall be free from clay lumps, coarse sand, plant roots, sticks and other foreign materials.
- Seed mix shall consist of the following types and proportions:
Kentucky Blue Grass - 60%
Creeping Reed Fescue 15%
Perennial Ryegrass 15%
Wood content shall not exceed 1%.
- The mix shall be applied at a rate of 200 lbs./acre
- Sod shall be two year old 'Baron/Cheridolph' Kentucky Blue Grass grown in a sod nursery on loam soil.

- The Contractor shall verify all rights of way, easements, property lines and limits of work, etc. prior to commencing work.
- The Contractor shall be responsible for contacting and coordinating with all pertinent utility companies 72 hours in advance of any digging to make himself familiar with all underground utilities, pipes and structures. The Contractor shall take sole responsibility for any cost incurred due to damage of said utilities.
- The Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist. Such conditions shall be immediately brought to the attention of the owner's representative and/or Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- Any discrepancies between dimensioned layout and actual field conditions shall be reported to the Owner's representative and Landscape Architect. Failure to make such discrepancies known will result in Contractor's responsibility and liability for any changes and associated cost.
- The Contractor to verify percolation of all planting pits prior to installation of plant material.