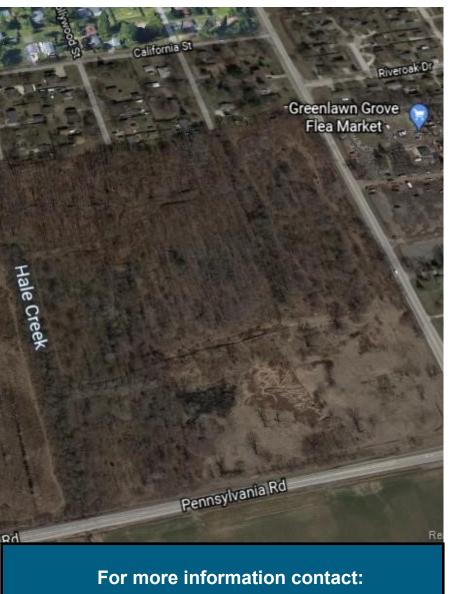


### V/L MIDDLEBELT & PENNSYLVANIA, ROMULUS MI



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

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)

Offered for \$1,999,900





















### VacantLand Full w/Photos

00 MIDDLEBELT, Romulus, Michigan 48174

MLS#: 2210027680 05121 - Romulus Short Sale: No N/1246/1246 P Type: Land Trans Type: Sale ERTS/FS Status: Active

Location:

OLP:

LP:

\$1,999,900 \$1,999,900



Location Information Waterfront Information County: Wayne Water Name: Water Facilities: City: Romulus Mailing City: Water Features: Romulus

Side of Str: WaterFront Feet: School District: Romulus

S of Pennsylvania/E of Middlebelt Lot Information Land Contract Information

40.26 Land DWP: Acreage:

\$49,674.61 Land Int Rate: List \$/Acre: Min Lots/Acre: Land Payment:

1335 X 1321 X 1348 X 1324 Land Terms: Lot Dim: Road Front Feet: 1,335

Zoning: Commercial, Multi-Family, Multiple, Residential

Contact Information Additional Information Name: TOM WILHELM Internet Avail:

Survev: Yes Mineral Rights: Phone: (248) 891-1000 Yes Irrigation: Nο Saft Min Lot: Perk: No

**Listing Information** 

Listing Date: 04/21/21 Off Mkt Date: Pending Date: MLS Source: REALCOMP

ABO Date: Contingency Date: BMK Date:

Restrictions: Protect Period: 365 Exclusions: Nο Originating MLS# 2210027680 Nο Directions: corner parcel Middlebelt and Pennsylvania

Terms Offered: Cash, Conventional Short Sale: No Possession: At Close **Features** 

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

Legal/Tax/Financial

80140990007000 Ownership: Property ID: Standard (Private) Restrictions: No

\$1,455 Oth/Spec Assmnt: Tax Summer: \$7,888 Tax Winter: 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 Office Ph: List Agent: List Agent Ph: Co-list Agent: Co-list Agent Ph:

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

Remarks:

### **Notices and Disclaimers**

1. Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP II LTD FOR APPROPRIATE ACTION.

2. Broker commissions are not set by law and are fully negotiable.
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. Copyright© Realcomp II Ltd All Rights Reserved.



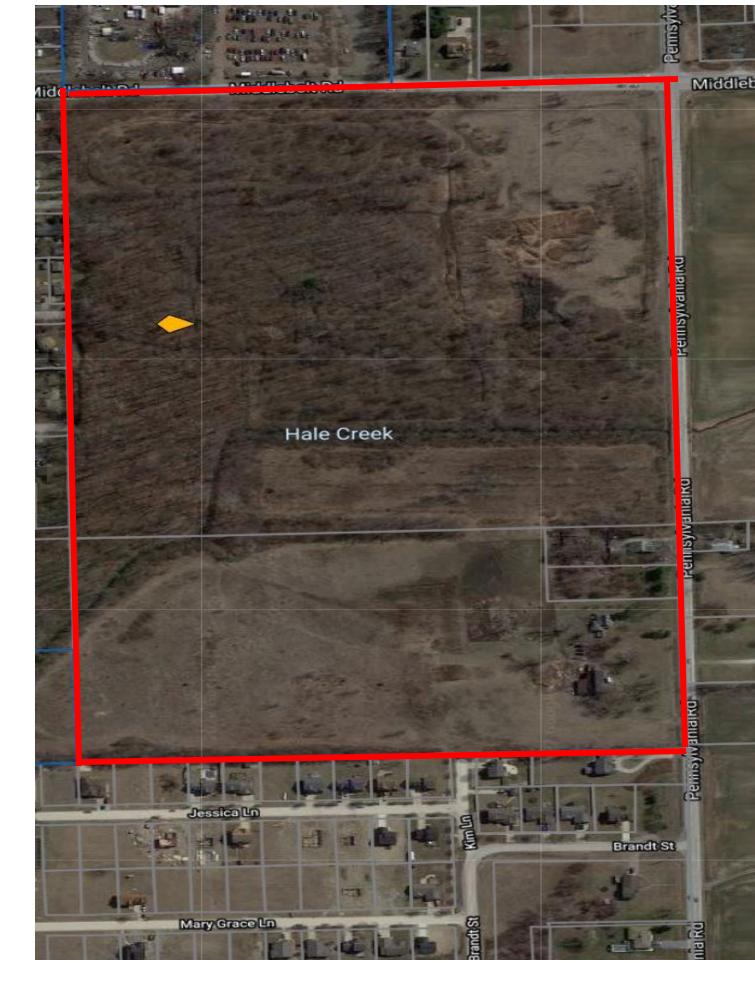


Ariel View 2.JPG



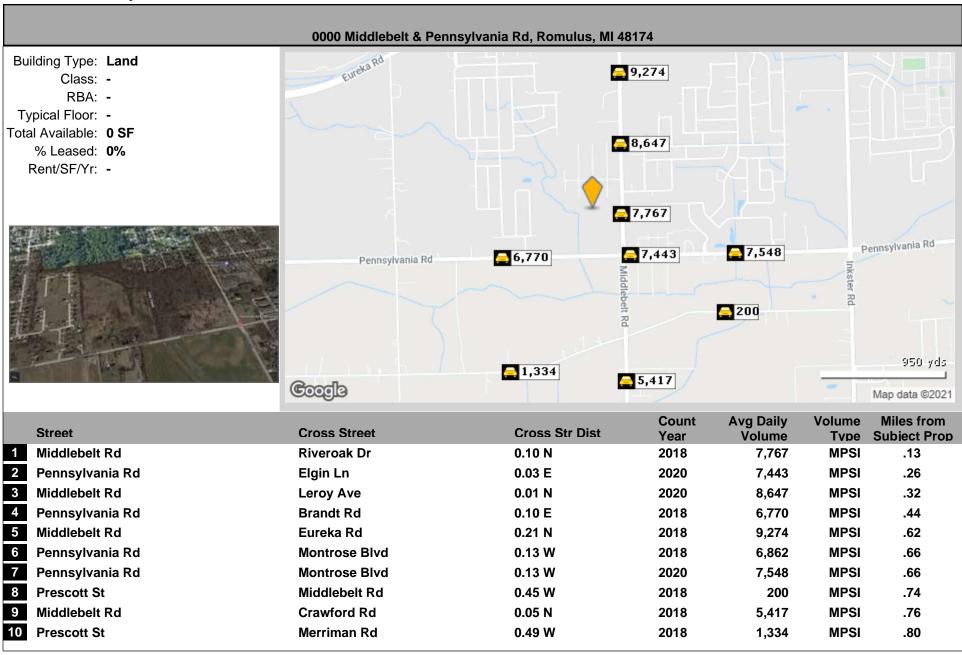
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### **Traffic Count Report**





4/23/2021

### **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: -



Radius1 Mile3 Mile5 Mile

Population

### Households



RESIDENTIAL

PART OF THE SOUTHEAST ¼ OF SECTION 35,

CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN,

T. 3 S., R. , DESCRIBED

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.

RETAIL PART (

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**DESCRIPTIONS** 

THE SOUTHEAST ¼ OF SECTION 35, T. 3 S., R. ROMULUS, WAYNE COUNTY, MICHIGAN, DESCRIBED

9 E., AS:

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

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

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 ALOND 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.

## PRELIMINARY SITE PLAN

ROMULUS, MICHIGAN

## CONTACTS

CONTACT: GREG L. ASH
9800 ANN ARBOR ROAD '
PLYMOUTH, MI 48170
tel: 734-416-9650 CREEKSIDE VILLAGE, DEVELOPER/OWNER: ARCHITEC: L.L.C. WEST

ALEXANDER BOGAERTS & ASSOCIA: CONTACT: ALEXANDER BOGAERTS 2445 FRANKLIN ROAD BLOOMFIELD HILLS, MI 48302 HILLS, 4-5000 **ASSOCIATES** 48302

ALLEN DESIGN, IN CONTACT: JAMES /

INC.

BM#5— EAST BOLT ON HISTOR OF PENNSYLVANIA STREET.
ELEV.: 625.57

HYDRANT #35-73, LOCATED ON THE NORTH ROAD, FOURTH HYDRANT EAST OF BRANDT

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#3-SIDE ( STREE ELEV.:

EAST BOLT ON PENNSYLVANIA

HYDRANT #35-75 LOCATED ON THE NORTH ROAD, SECOND HYDRANT EAST OF BRANDT

626.01

BRANDT STREET.) ELEV.: 625.31

BM#2- EAST FLANGE BOLT OF HYDRANT #35-76 LOCATED ON THE NORTH SIDE OF PENNSYLVANIA ROAD. (FIRST HYDRANT EAST OF

BM#1— WAYNE COUNTY PRIMARY CONTROL, DISC #14—4 LOCATED AT THE NORTHEAST CORNER OF BRANDT STREET AND PENNSYLVANIA

624.60

THE CITY OF ROMULUS DOES NOT PARTICIPATE NATIONAL INSURANCE FLOOD PROGRAM (FEMA). FLOODZONES HAVE BEEN DETERMINED.

井

FLOODPLAIN:

GLA SURVEYORS & ENGINEERS CONTACT: GREG L. ASH, P.L.S 9800 ANN ARBOR ROAD W. PLYMOUTH, MI 48170 tel: 734-416-9650 CITY OF ROMULUS
CITY PLANNER: CYNTHIA I. |
11111 WAYNE ROAD
ROMULUS, MI 48174 ROMULUS, SURVEYOR/CIVIL MUNICIPALITY: ENGINEER:

CONTACT: JAMES ALLEN
557 CARPENTER ROAD
NORTHVILLE, MI 48167 4668

ENGINEERING LAYOUT PLAN ENGINEERING SITE PLAN ENGINEERING DETAILS SANITARY CONNECTION PLANTRUCK CIRCULATION PLANTRUCK

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TITLE SHEET
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PLAN

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### UTILITY NOTE

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ERGROUND

UTILITIES

LANDSCAPE PLAN WOODLAND PLAN LANDSCAPE DETAILS

NW 4

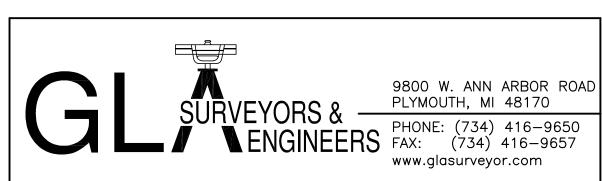
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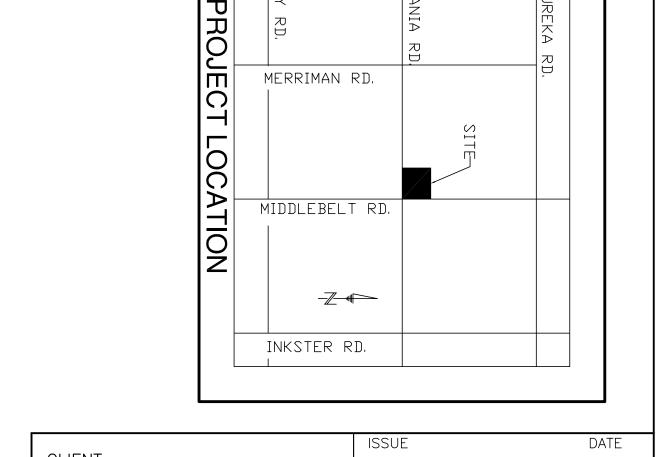
UNDERGROUNI
PER RECORDS
AND BY FIELD
MUNICIPALITIES
BY CONTRACT
TO CONSTRUC ND UTILITY LINES AND STRUCTURES SHOWN ARE SAME AVAILABLE BY UTILITY OR MUNICIPALITY, LD OBSERVATION WHERE POSSIBLE. ALL ES AND UTILITY COMPANIES SHOULD BE NOTIFIED TOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR JCTION.

DRAWN BY: CHECKED N 0:: ISSUED BY: 2117 O FOR REVIEW ONLY SHEET '-TITLE

### ENGINEERING LAYOUT PL \_AN TOWN PARK

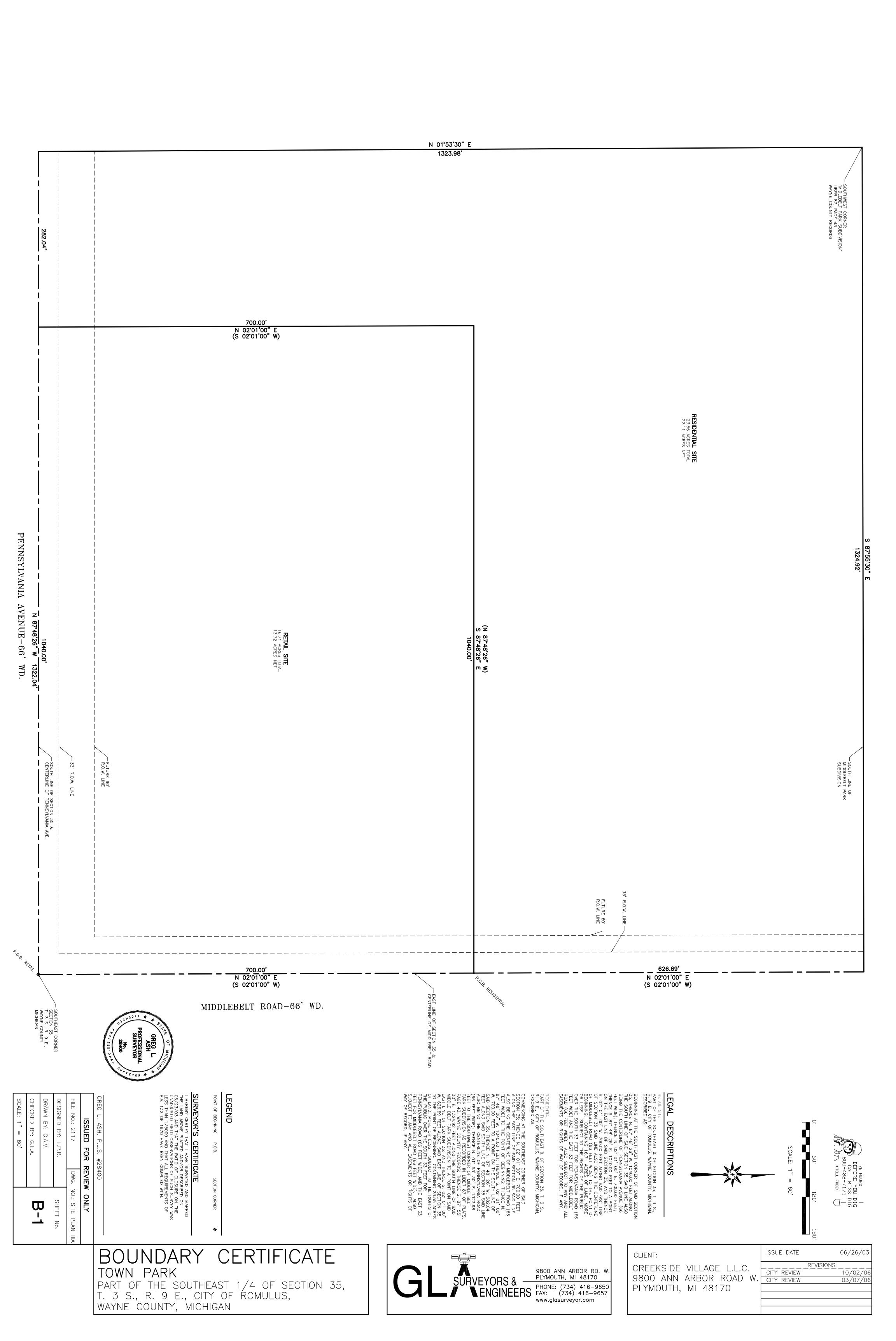
PART OF THE SOUTHEAST 1/4 OF SECTION 35, T. 3 S., R. 9 E., CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN

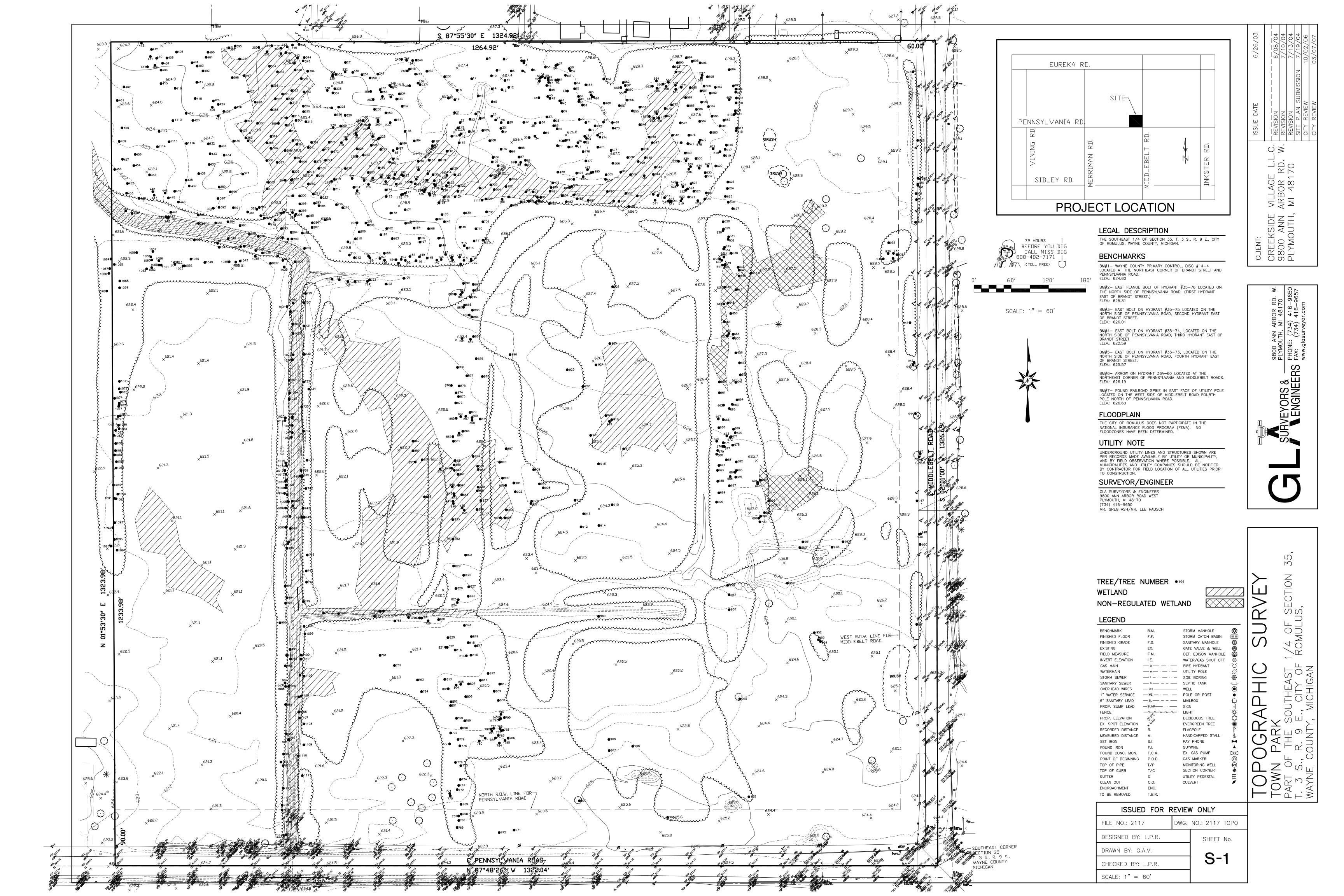




VINING RD

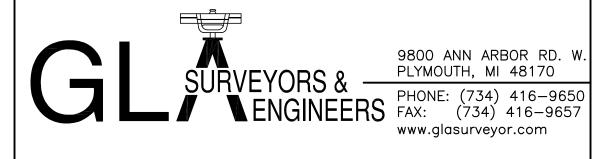
**CLIENT:** REVISIONS CITY REVIEW 03/03/07 CREEKSIDE VILLAGE L.L.C. 9800 ANN ARBOR ROAD W. PLYMOUTH, MI 48170





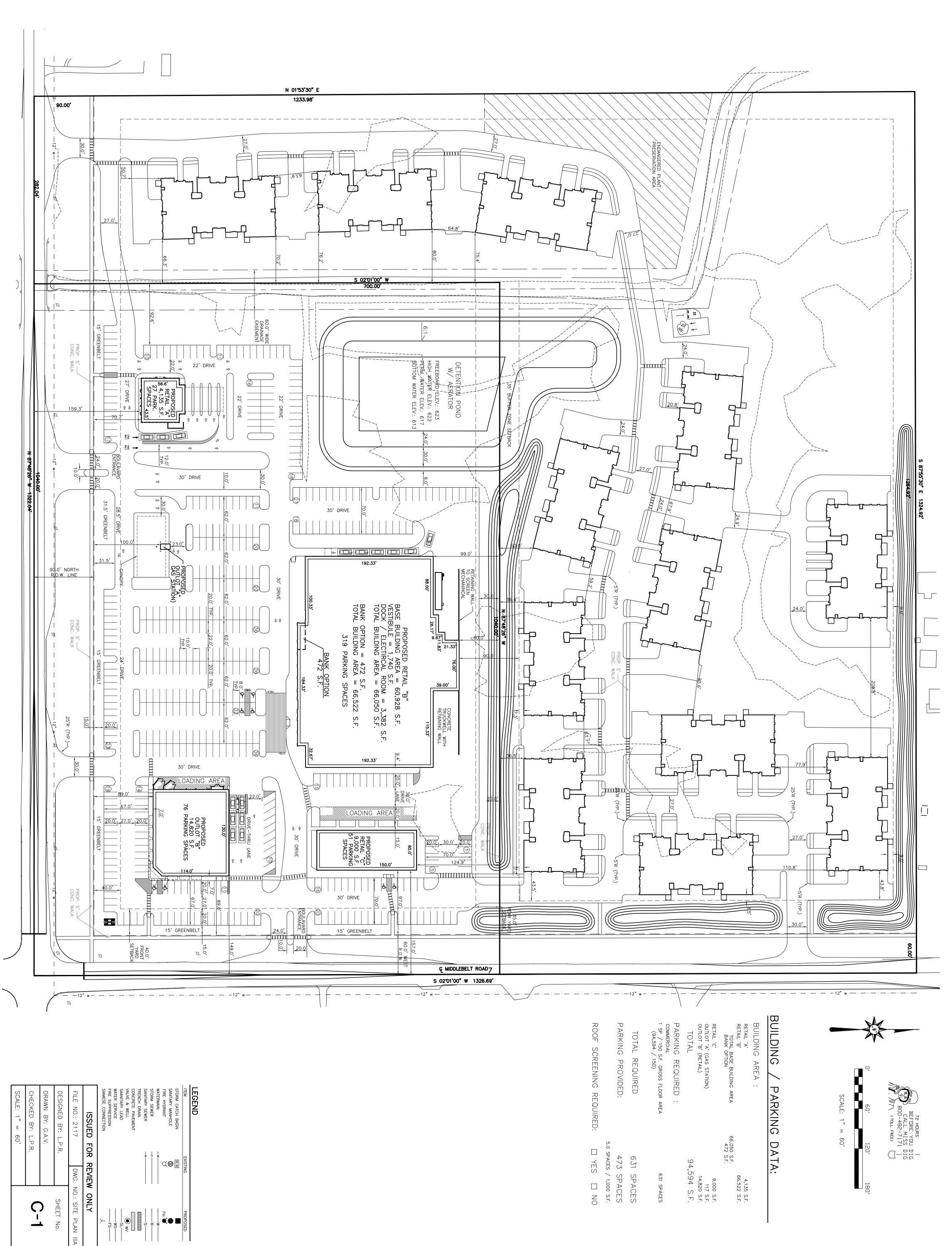
160 8"	167 11"-13" 158 14"	166	162 10" 163 12"	150 20° 151 14°	147 16" 148 7"	146 7"	142 38" 143 9"	140 16"	137 19" 138 7"	135 17" 136 20"	133 14"	131 6"	128 32" 129 7"	126 20" 127 11"	124 18" 125 12"	123 12"	119 6"	117 18"	115 7" 116 10"	113 22"	111 11"	100 10"	1000	105 42"	102 36 103 7"	101 10"	98 8 7 7 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	97 8 3	95 12"	93 18"	91 10"	89 14" 90 7"	87 28" 88 18"	86 9°	80 Cg -	81 9"	78 9" 10"	76 7"	76 8"	73 9"	70 14" 71 10"	60 8*	66 12"	65 10"	63 5"-7"	61 10"	59 7"	56 6"-9"	54 7"	52 7"	50 7" 51 6"	48 6" 40 7"	46 7" 46 7"	6, 6,	41 7"	30 7"	37 12" 38 14"	35 16"	33 18"	31 12" 12"	29 16"-18"	27 10"	25 15"	23 10"	21 8"	19 12"	17 32" 18 11"-12"-14"	16 26"	13 24"	10" 14"-14"-16"	9 12"	7 10"	6 11"	2 17" 3 20"	TAG# SIZE	_
ASH	ASH RED OAK	RED MAPLE	AMERICAN ELM PIN OAK	PIN OAK RED MAPLE	RED MAPLE	ASH PIN OAK	RED OAK AMERICAN ELM	RED OAK BLACK CHERRY	COTTONWOOD  RED OAK	COTTONWOOD RED MAPLE	COTTONWOOD	AMERICAN ELM	RED MAPLE	RED MAPLE	PIN OAK BASSWOOD	RED MAPLE	RED MAPLE	PIN OAK RED OAK	RED OAK RED MAPLE	COTTONWOOD  AMERICAN ELM	RED MAPLE	RED MAPLE	BLACK CHERRY	COTTONWOOD	RED MAPLE	PIN OAK RED MAPLE	WHITE ASH	WHITE ASH	AMERICAN ELM	SILVER MAPLE	SWAMP WHITE OAK SYCAMORE	SWAMP WHITE OAK	COTTONWOOD RED OAK	RED OAK	SILVER MAPLE	RED MAPLE	RED MAPLE	RED MAPLE	RED MAPLE	SILVER MAPLE	SILVER MAPLE BLACK CHERRY	SASSAFRAS	BLACK CHERRY BLACK CHERRY	SASSAFRAS RED OAK	SASSAFRAS SASSAFRAS	SASSAFRAS SILVER MAPLE	SASSAFRAS SASSAFRAS	SASSAFRAS AMERICAN ELM	SASSAFRAS	SASSAFRAS	SASSAFRAS	SILVER MAPLE	SASSAFRAS SASSAFRAS SASSAFRAS	SASSAFRAS SASSAFRAS	SASSAFRAS RED OAK	BLACK CHERRY SASSAFRAS	SILVER MAPLE	SILVER MAPLE	RED OAK	RED OAK	SILVER MAPLE	AMERICAN ELM	COTTONWOOD	RED MAPLE	RED MAPLE	RED MAPLE	SCARLET OAK	RED MAPLE	RED OAK	RED MAPLE	RED MAPLE	RED MAPLE	RED OAK	SYCAMORE SASSAFRAS	COMMON NAME RED MAPLE	†
FAIR 20' GOOD 30'	POOR 25'	GOOD 20'	GOOD 30' POOR 25'		+	GOOD 30'		+				+	+		+									+				+			עב ס		20												00		FAIR 40'			GOOD 30'	GOOD 25'			00	GOOD 20'		FAIR 40'	GOOD 40'	GOOD 70'	GOOD 60'	GOOD 80'	GOOD 60'	GOOD 30'	GOOD 25'	GOOD 50'	GOOD 40'	GOOD 80'	GOOD 60'	FAIR 50'	POOR 25'	GOOD 25'	GOOD 30'	GOOD 35'	GOOD 30'	COND. CANOPY	
319 9" 320 7"						305 14" 306 17"		300 7" 301 4"-7"	297 6" 298 6"-10"	295 9" 296 7"	293 8°-11' 294 7°	291 8" 292 10"	289 26" 289 8"	286 6" 287 16"	284 13" 285 8"	282 18" 283 6"	280 12"	277 9" 278 16"	275 16" 276 8"	273 10" 274 16"	271 14" 272 12"	269 15"	267 16"	265 20"	263 17"	260 9" 261 10"	259 7"	257 12"	255 11" 256 15"	253 24" 254 12"	251 12" 252 16"	249 10" 250 14"	247 17" 248 11"	245 9" 246 16"	243 14" 244 11"	241 12" 242 8"	238 8"	236 13"	234 13"	232 7" 233 24"	230 12" 231 18"	229 10"	226 12" 227 17"	224 15" 225 16"	222 22" 223 12"	220 17" 221 13"	218 15" 219 10"	216 13" 217 18"	214 6° 215 9°	212 20"-2.	210 9" 10	208 8"	206 17" 206 9"	203 17" 204 20"	201 22" 202 18"	199 16"	197 7"	195 22"	193 14** 194 10**	191 17"	189 8	187 10"	185	183 7"	181 5"-12"	179 9" 180 14"	177 20" 178 20"	176 7"	174 6"	1771 14" 6"	169 7" 8"	167 17"	9, 6,	163 28"	TAG#	
AM	AM	SIL	SIL SH	SW	SW RE	CO SIL	SIL RE	RE S	OA ASI	SW	ASI	AM AM	AM AM	BA	BIT	AM PIN	SW	SIL	SIL	RE SE	SIL	B B G	2 8 8	CO	SIL	SER	RE	RE	RE	SII CO	BU	SIL SIL	SI SI	SIL	SY	2 R R	2 2 2	2 25 00	888	SI R	88		288	SI SI	SE SE	RE	PIN	WH RE	AM CO	RE RE	RE	27 ZP 3	SA:	AM	RE CO	20 RD 20	R R C	888	88	S 0 6	RE	AV RE RE	9 ZH S	AM S	2 R C	RE	8 2 8	CO	SY	BA RE	BA M	RE P	20 BC :	SY SE	SIZE	
ERICAN ELM I	VER MAPLE	VER MAPLE  D MAPLE	AGBARK (AMA)  VER MAPLE (AMA)  AMA WHITE OAK (AMA)	AMP WHITE OAK (	AMP WHITE OAK	TTONWOOD I	D MAPLE (	TTERNUT I		D OAK	ERICAN ELM	ERICAN ELM	ERICAN ELM	SSWOOD (	TERNUT HICKORY (	OAK CONTRACTOR	AMP WHITE OAK	VER MAPLE	VER MAPLE (	VER MAPLE (	VER MAPLE (	SSWOOD	TTONWOOD I	TTONWOOD I	VER MAPLE	SSWOOD	D OAK	D MAPLE	D MAPLE (CAMORE	TTONWOOD (	TTERNUT I	VER MAPLE	VER MAPLE	VER MAPLE I	CAMORE	D MAPLE	D MAPLE	D OAK	TONWOOD	VER MAPLE	TTONWOOD	D OAK	TTONWOOD	VER MAPLE (	VER MAPLE (	D OAK	AMP WHITE OAK	D OAK	TTONWOOD (	D OAK	D OAK	D OAK	SSAFRAS (	ERICAN ELM	TTONWOOD O	D MAPLE (	D OAK	TTONWOOD	TTONWOOD	TTONWOOD I	D OAK	D OAK	D OAK	ERICAN ELM	D MAPLE	D MAPLE (	TIONWOOD	ERICAN ELM	CAMORE	D OAK	ERICAN ELM	D MAPLE	ACK CHERRY (	VER MAPLE	OMMON NAME C	
300D 30'	300D 20' 300D 35'	300D 100 300D 25'	300D 35' 300D 25'	300D 70'	300D 30'	7AIR 35'	300D 40'	300D 45'	300D 25' DEAD 25'	7AIR 20'	DEAD 35'	300D 25'	300D 70'	300D 15'	300D 35'	300D 40'	300D 25'	DEAD 20'	300D 35'	300D 25'	300D 35'	OOR 15'	AIR 20'	900R 20'	900R 50'	AIR 30'	300D 25'	300D 40'	300D 25'	300D 50'	OOR 25'	OOR 20'	300D 50'	7AIR 30'	300D 40'	AIR 20'	300D 30'	300D 80'	300D 60'	300D 30'	900R 30'	DEAD 15'	300D 40'	300D 50'	300D 70'	DEAD 40'	300D 40'	300D 50' 300D 70'	300D 20'	300D 80'	AIR 35'	300R 75'	300D 40'	300D 35'	300D 70'	300D 50'	300D 15'	300D 80'	300D 60'	7AIR 40'	300D 35'	300D 50'	300D 60'	300D 30'	AIR 40'	300D 30'	300D 40'	300D 25'	300D 40'	300D 35'	300D 20'	300D 70'	300D 20'	300D 25 300D 80'	CANOPY	
			472 10" 473 11" 474 7"=5"-17"		467 10" 468 11"	465 8"-10" 466 14"	462 28" 463 28"	460 30" 461 28"					448 9" 449 13"						435 14" 436 7"	433 17" 434 11"	431 15" 432 18"	429 6"-22" 430 14"	427 7"-15"-20"	424 11 425 8"	423 25"	420 10" 421 8"	418 32	417 7"-19"	415 8" 416 21"	413 7" 414 10"	411 10" 412 25"	409 7" 410 22"	407 24" 408 14"	405 6"-7"-12" 406 24"	403 6" 404 27"	400 24 401 6°-6°-8"	398 26" 399 13"	396 18" 397 17"-21"	394 10" 395 13"	392 27" 393 8"	390 7" 391 14"	389 8"	386 7"-12" 387 30"	384 9"	382 19" 383 10"	380 7"-8"-12" 381 22"	378 10" 379 9"	376 12" 377 10"	374 24" 375 12"	372 9" 373 18"	370 8°°	368 7°	365 8" 366 22"	363 111"	361 20" 362 6"	359 6°°	357 10" 358 14"	355 11** 356 26**	353 31" 354 9"	351 16" 352 13"	349 12"	347 7"	345 8"	343 20"	341 12"	339 11" 340 9"	337 22" 338 14"	335 20"-22" 336 9"	333 21" 334 9"	331 14" 332 28"	329 11" 330 10"	327 7" 328 17"		322 24" 323 14" 324 7"	TAG# SIZE	
RED MAPLE SILVER MAPLE	RED MAPLE SILVER MAPLE	AMERICAN ELM	RED MAPLE RED MAPLE	RED MAPLE	BLACK CHERRY  BLACK CHERRY	SILVER MAPLE BLACK CHERRY	WHITE OAK SYCAMORE	SWAMP WHITE OAK	SWAMP WHITE OA	PIN OAK	SWAMP WHITE OA	AMERICAN ELM	ASH SWAMP WHITE OA	SWAMP WHITE OAK	AMERICAN ELM RED OAK	AMERICAN ELM	RED OAK	SCARLET OAK SCARLET OAK	RED MAPLE BLACK CHERRY	SCARLET OAK RED MAPLE	BUTTERNUT SCARLET OAK	RED MAPLE	RED MAPLE	RED OAK	SCARLET OAK	WHITE OAK SILVER MAPLE	RED OAK	RED MAPLE	RED MAPLE	BITTERNUT HICKO	זטנוף	RED MAPLE WHITE OAK	WHITE OAK	RED MAPLE WHITE OAK	SASSAFRAS WHITE OAK	RED MAPLE	RED MAPLE	RED MAPLE	RED MAPLE	RED OAK BLACK ASH	SCARLET OAK	RED OAK	RED OAK	AMERICAN ELM BASSWOOD	PIN OAK	BURR OAK	AMERICAN ELM ASH	BURR OAK AMERICAN ELM	COTTONWOOD	SWAMP WHITE OAK	RED MAPLE SWAMP WHITE OA	AMERICAN ELM	SILVER MAPLE SWAMP WHITE OA	AMERICAN ELM	RED MAPLE AMERICAN ELM	SILVER MAPLE SWAMP WHITE OA	ASH SILVER MAPLE	RED MAPLE SWAMP WHITE OA	SWAMP WHITE OA	SWAMP WHITE OA	COTTONWOOD	AMERICAN ELM	PIN OAK	SILVER MAPLE	AMERICAN ELM	SILVER MAPLE	SCARLET OAK RED MAPLE	SILVER MAPLE AMERICAN ELM	COTTONWOOD  AMERICAN ELM	RED MAPLE	BUTTERNUT SWAMP WHITE OA	AMERICAN ELM SYCAMORE	RED MAPLE ASH	AMERICAN ELM	COMMON NA	-
FAIR 35'	FAIR 40'	FAIR 45	GOOD 25'			FAIR 30' GOOD 35'						+	DEAD	GOOD	20		FAIR 25'	FAIR 25'	FAIR 20' GOOD 25'	GOOD 50'	GOOD 45'	GOOD 70'	FAIR 70'	G00D 25'	600D 60'	GOOD 35'	G00D 35'	GOOD 70'	GOOD 25'	RY POOR 10'	GOOD 40'	POOR 25'	GOOD 70'	GOOD 45'	GOOD 25'	POOR 25'	GOOD 60'	POOR 35'	FAIR 20'	GOOD 70'	POOR 15'	G00D 30'	FAIR 30'	GOOD 30'	GOOD 50'	POOR 45'	GOOD 40' DEAD 0'	GOOD 35'	FAIR 70'	K GOOD 25'	GOOD 35'	GOOD 30'	GOOD 40	GOOD 40'	GOOD 70'	GOOD 20'	POOR 25'	GOOD 25'	K GOOD 70'	S GOOD 40'	GOOD 30'	600D 35'	G00D 20'	GOOD 25'	GOOD 40,	GOOD 45'	GOOD 80'	GOOD 80'	GOOD 50'	GOOD 25'	FAIR 60'	GOOD 25'	GOOD 25'	GOOD 50'	ME COND. CANO	
640	637	636	632	630	628 628	626	622	620		61 6			608	606	605	802 S		598	596	55 553	591	590	567		583	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	676	677	575	573	571 6	569 2	567 8	566	563	561	559	557	555	553	551	549	546	545	542	541	538	<del>536</del>	535	533 632	530	528	526	523 524	522	520	518	516	514	511	509	507	505	503	500	500	497	496	494	491 5	489	487	486	483	OPY TAG#	] 
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GOOD 15'	GOOD 20' POOR 15'	POOR 25'	FAIR 20' POOR 25'	GOOD 25'	GOOD 20'	FAIR 70'	GOOD 20' FAIR 35'	FAIR 20'	GOOD 15'	FAIR 30' GOOD 45'	FAIR 15'	GOOD 40'	FAIR 25'	FAIR 30' GOOD 20'	FAIR 25' GOOD 30'	FAIR 45'	GOOD 25'	FAIR 25'	POOR 15'	GOOD 30'	FAIR 20'	POOR 20'	FAIR 45'	GOOD 25'	FAIR 25'	FAIR 40'	GOOD 15'	FAIR 25'	POOR 25'	GOOD 70'	GOOD 30'	GOOD 45'	POOR 20'	GOOD 50'	GOOD 50'	FAIR 35'	GOOD 40'	GOOD 45'	POOR 20'	FAIR 55'	FAIR 40'	GOOD 40'	FAIR 30'	GOOD 20'	GOOD 40'	FAIR 45'	POOR 50'	FAIR 50'	FAIR 20'	GOOD 25'	GOOD 15'	GOOD 25'	GOOD 40'	GOOD 35'	GOOD 40'	FAIR 40'	FAIR 30'	FAIR 30'	FAIR 20'	FAIR 50'	GOOD 35'	GOOD 40'	GOOD 30'	GOOD 30'	FAIR 50'	FAIR 25'	GOOD 20'	GOOD 30'	FAIR 30'	FAIR 25'	FAIR 20'	GOOD 30'	FAIR 20'	GOOD 25'	E COND. CANOF	
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BOXELDER  AMERICAN ELM	BOXELDER BOXELDER	COTTONWOOD	AMERICAN ELM COTTONWOOD	AMERICAN ELM BOXELDER	AMERICAN ELM BOXELDER	COTTONWOOD COTTONWOOD	BOXELDER BOXELDER	SILVER MAPLE BOXELDER	ASH AMERICAN ELM	ASH AMERICAN ELM	ASH BOXELDER	BOXELDER	BOXELDER BOXELDER	MULBERRY BOXELDER	AMERICAN ELM BOXELDER	BUTTERNUT AMERICAN ELM	COTTONWOOD	COTTONWOOD	COTTONWOOD	COTTONWOOD	COTTONWOOD	AMERICAN ELM COTTONWOOD	AMERICAN ELM	AMERICAN ELM	MULBERRY	BLACK CHERRY	AMERICAN ELM	TREE OF HEAVEN	AMERICAN ELM	AMERICAN ELM	AMERICAN ELM PIN CHERRY	BASSWOOD ASH	SILVER MAPLE SYCAMORE	COTTONWOOD	SYCAMORE  AMERICAN ELM	COTTONWOOD	SASSAFRAS	SWAMP WHITE OAK RED MAPLE	PIN OAK	SASSAFRAS SASSAFRAS	AMERICAN ELM	BLACK CHERRY	PIN OAK SILVER MAPLE	PIN OAK	SILVER MAPLE SILVER MAPLE	AMERICAN ELM TREMBLING ASPEN	AMERICAN ELM	SILVER MAPLE RED MAPLE	SILVER MAPLE SILVER MAPLE	COTTONWOOD SILVER MAPLE	PIN OAK	SILVER MAPLE	PIN OAK	PIN OAK PIN OAK	PIN OAK SILVER MAPLE	PIN OAK	AMERICAN ELM	PIN OAK M	PIN OAK	SWAMP WHITE OAK SASSAFRAS	PIN OAK	PIN OAK	BLACK CHERRY	SASSAFRAS DIN DAK	PIN OAK	BLACK CHERRY	SILVER MAPLE	BLACK CHERRY PIN OAK	AMERICAN ELM SASSAFRAS	RED MAPLE	SYCAMORE PIN OAK	SILVER MAPLE	SILVER MAPLE	SILVER MAPLE SILVER MAPLE PIN OAK	COMMON NAME BLACK CHERRY	
POOR 25' FAIR 25'	POOR 20'	GOOD 15'	FAIR 20' GOOD 20'	FAIR 25'	POOR 15'	GOOD 20'	POOR 20'	GOOD 30'	POOR 20'	POOR 25' FAIR 20'	POOR 20'	POOR 20'	POOR 20'	P00R 15' P00R 20'	POOR 15'	GOOD 25'	GOOD 20'	GOOD 25'	GOOD 35' FAIR 25'	GOOD 20'	GOOD 25'	GOOD 50'	600D 20'	FAIR 20'	FAIR 30'	FAIR 25'	FAIR 25'	FAIR 20'	900D 35'	FAIR 35'	GOOD 15'	POOR 20'	GOOD 20'	GOOD 20'	GOOD 20'	GOOD 15'	POOR 20'	FAIR 50'	GOOD 35'	GOOD 20'	POOR 45'	POOR 20'	FAIR 20'	GOOD 35'	GOOD 30'	FAIR 30' GOOD 20'	FAIR 20'	POOR 35' FAIR 40'	FAIR 20'	FAIR 70'	GOOD 35'	FAIR 20'	G00D 25'	G00D 25'	GOOD 40' GOOD 25'	FAIR 15'	FAIR 15'	GOOD 15'	GOOD 20'	GOOD 20'	GOOD 20'	POOR 20'	GOOD 20'	GOOD 25'	POOR 20'	FAIR 20'	FAIR 25'	FAIR 40'	GOOD 30'	POOR 20'	GOOD 70'	FAIR 25'	FAIR 20'	GOOD 20'	COND. CANOPY	
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FAIR 35' GOOD 30'	GOOD 40' FAIR 50'	GOOD 25'	GOOD 25'	GOOD 40'	GOOD 35'	GOOD 45'	GOOD 35'	GOOD 25'	GOOD 25'	GOOD 25'	GOOD 35'	GOOD 25'	GOOD 20'	GOOD 20'	FAIR 25'	FAIR 20'	FAIR 20'	FAIR 20'	GOOD 25'	GOOD 20'	FAIR 25'	FAIR 25'	GOOD 20'	600D 20'	G00D 25'	GOOD 25'	GOOD 25'	GOOD 25'	GOOD 25'	POOR 10'	GOOD 35' POOR 20'	FAIR 15'	GOOD 20'	GOOD 70'	FAIR 20'	GOOD 25'	FAIR 25'	POOR 35'	POOR 15'	G00D 15'	POOR 15'	600D 35'	POOR 15'	GOOD 35'	GOOD 25'	GOOD 20'	GOOD 20'	GOOD 15'	GOOD 25'	GOOD 40'	GOOD 25'	FAIR 30'	FAIR 20'	GOOD 25'	FAIR 20'	GOOD 20'	GOOD 20'	POOR 20'	FAIR 20'	POOR 25'	FAIR 20'	FAIR 20'	FAIR 20'	POOR 20'	POOR 20'	POOR 20'	FAIR 20'	POOR 15'	FAIR 20'	POOR 20'	GOOD 20'	POOR 15'	POOR 20'	POOR 20'	COND. CANOPY	
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DESIGN	FLEZ			$\vdash$		FAIR 25' GOOD 30'																					+									+															+					+		+		+		+								+				00D 40'	OND. CANOPY	
SIGNED BY: L.P.R. SHEET No.	NO.: 2117 DWG. NO.: 2117TXT	ISSUED FOR REVIEW ONLY																																																																				12 MAY IF	16" COTTONWOOD GOOD GOOD GOOD	9" MAPLE GOOD GOOD	24" OAK GOOD GOOD	14" WAPLE GOOD GOOD GOOD GOOD GOOD GOOD GOOD GOO	TAG# SIZE COMMON NAME COND. CANOPY	
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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



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

	ISSUE DATE	6/26/03
`	REVISIONS	
, ·	REVISION	6/08/04
٧.	REVISION	7/10/04
	SITE PLAN SUBMISSION	7/19/04
	CITY REVIEW	10/02/06
	CITY REVIEW	03/07/07



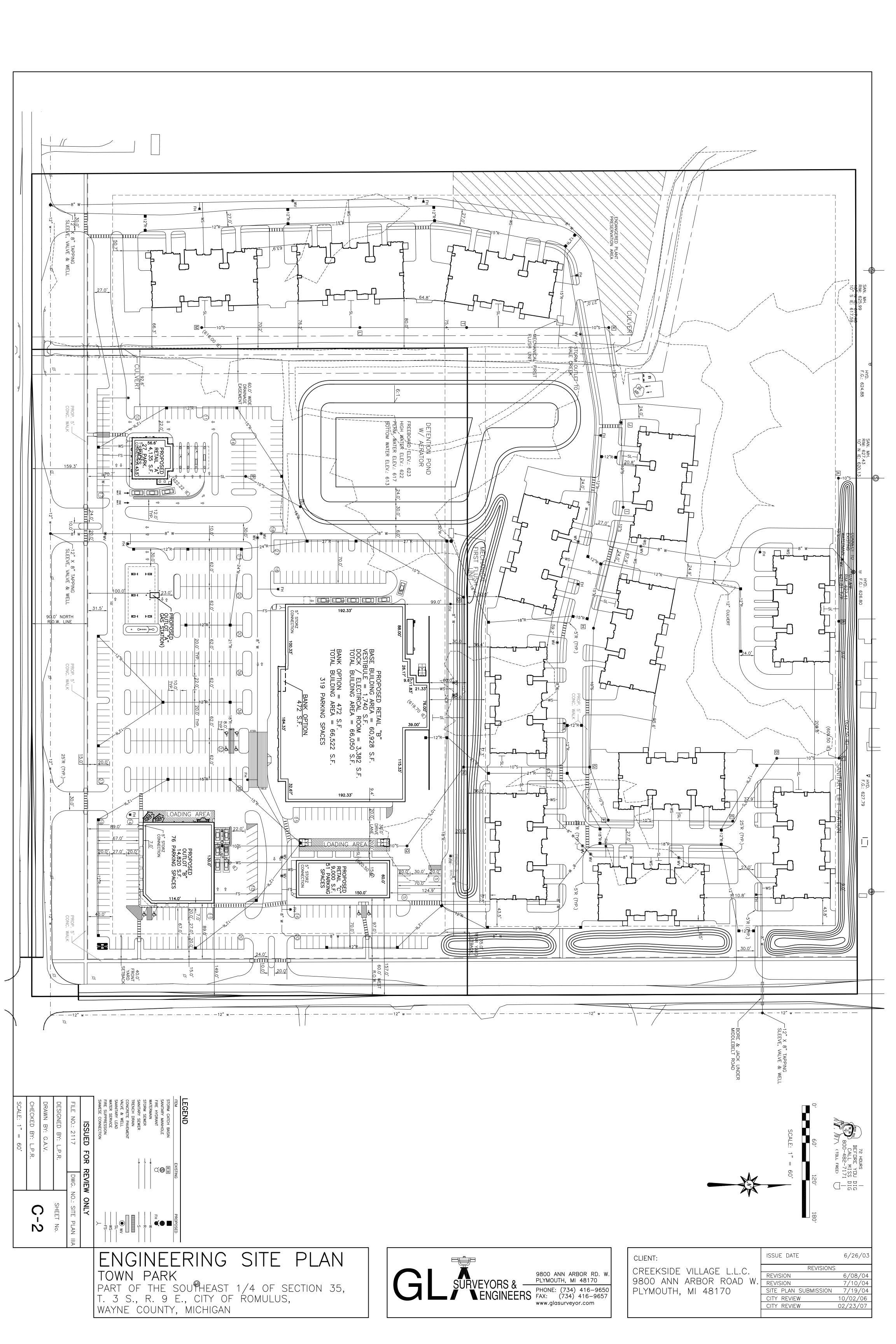
ENGINEERING LAYOUT PLAN
TOWN PARK
PART OF THE SOUTHEAST 1/4 OF SECTION 35,
T. 3 S., R. 9 E., CITY OF ROMULUS,
WAYNE COUNTY, MICHIGAN

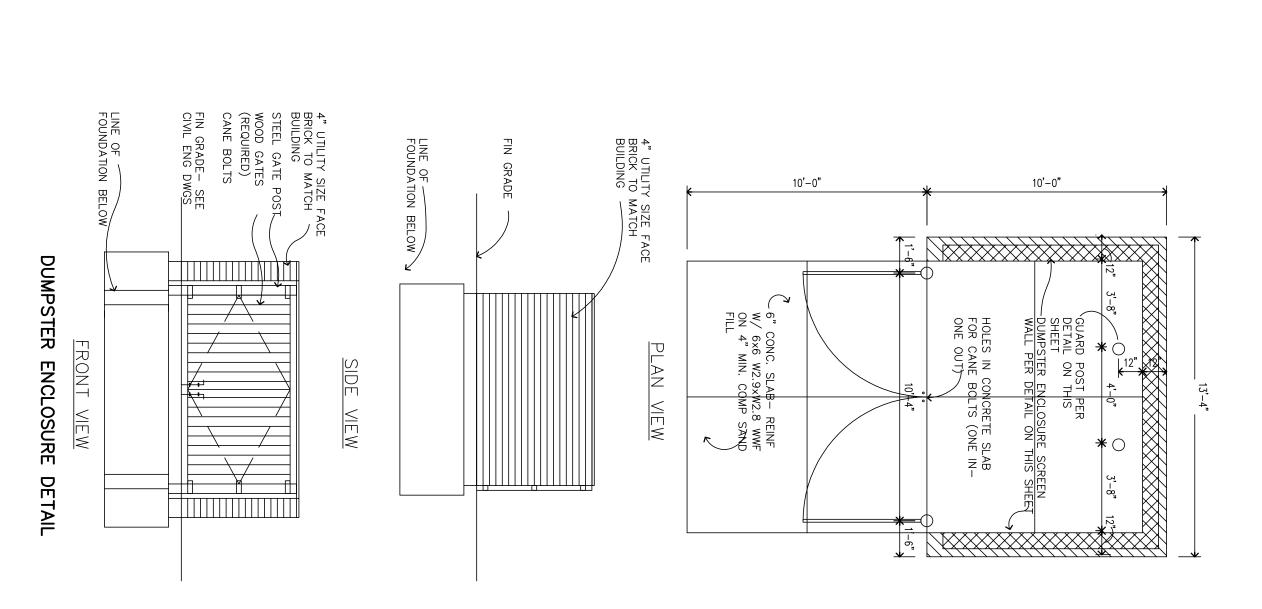
9800 ANN ARBOR RD. W. PLYMOUTH, MI 48170

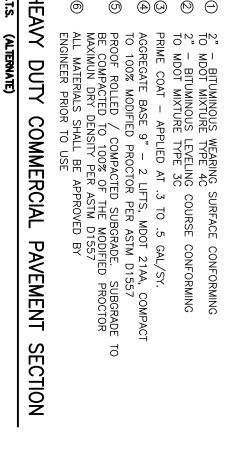
SURVEYORS & PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com

CLIENT:	
CREEKSIDE VILLAGE L.L.C. 9800 ANN ARBOR ROAD W.	
PLYMOUTH, MI 48170	

	ISSUE DATE	6/26/03
,	REVISIONS	
•	REVISION	6/08/04
W.	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







HEAVY DUTY COMMERCIAL PAVEMENT SECTION

ALL WORK SHALL COMPLY WITH MDOT

(1) 1.5" - BITUMINOUS WEARING SURFACE CONFORMING TO MDOT MIXTURE TYPE 4C

(2) 2" - BITUMINOUS LEVELING COURSE CONFORMING TO MDOT MIXTURE TYPE 3C

(3) PRIME COAT - APPLIED AT .3 TO .5 GAL/SY.

4) AGGREGATE BASE 6" - MDOT 21AA, COMPACT TO 100% MODIFIED PROCTOR PER ASTM D1557

(5) PROOF ROLLED / COMPACTED SUBGRADE. SUBGRADE TO BE COMPACTED TO 100% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D1557

SALL MATERIALS SHALL BE APPROVED BY ENGINEER PRIOR TO USE

LIGHT DUTY COMMERCIAL PAVEMENT SECTION

CONCRETE CURB DETAIL (SEE NOTE) R1/4" ASSUMED CURB FACE LINE

 CONCRETE PAVEMENT (WITH 3500 PSI 28-DAY STRENGTH) SHALL BE A MINIMUM EIGHT INCHES.
 BITUMINOUS CONCRETE PAVING SHALL HAVE TWO LAYERS, AS INDICATED AT LEFT
 IF THE SUBGRADE CBR IS LESS THAN 10, THE BASE THICKNESS SHALL BE INCREASED SO AS TO OFFSET THE WEAKER SUBGRADE. PARKING AREA PAVING NOTES

PAVEMENT MATERIALS AND RELATED THICKNESS ARE AS FOLLOWS (BASED ON SOIL SUBGRADE THAT HAS A CBR OF AT LEAST 10\*):

2. ALL ON-SITE PAVEMENT TO BE ASPHALT UNLESS NOTED OTHERWISE.

7. AREA WEST OF HALE CREEK TO DISCHARGE DIRECTLY TO HALE CREEK THRU A MECHANICAL FIRST FLUSH DEVISE. OUTLET RATE FROM DETENTION POND WILL BE REDUCED TO COMPENSATE FOR THIS FLOW RATE. 6. WAYNE COUNTY PERMITS SHALL BE REQUIRED FOR ALL WORK IN THEIR RIGHT-OF-WAY. 5. ALL WATERMAINS SHALL BE CENTERED IN 12'
EASEMENTS. ALL SANITARY SEWER SHALL BE
CENTERED IN 20' EASEMENT. EASEMENTS ARE NOT
SHOWN FOR CLARITY. 3. ALL PAVEMENT AREAS WILL HAVE 6" CONCRETE CURBS AT PERIMETERS AND AT ALL ISLANDS. CURBING HAS OMITTED FOR CLARITY. TRASH DUMPSTER ENCLOSURES ARE INDICATED AT PROPOSED RETAIL "C" AND OUTLET "B". A TRASH COMPACTOR WILL BE PROVIDED AT RETAIL "B". RESIDENTIAL WILL HAVE INDIVIDUAL TRASH PICKUP.

PRELIMINARY DETENTION CALCS.

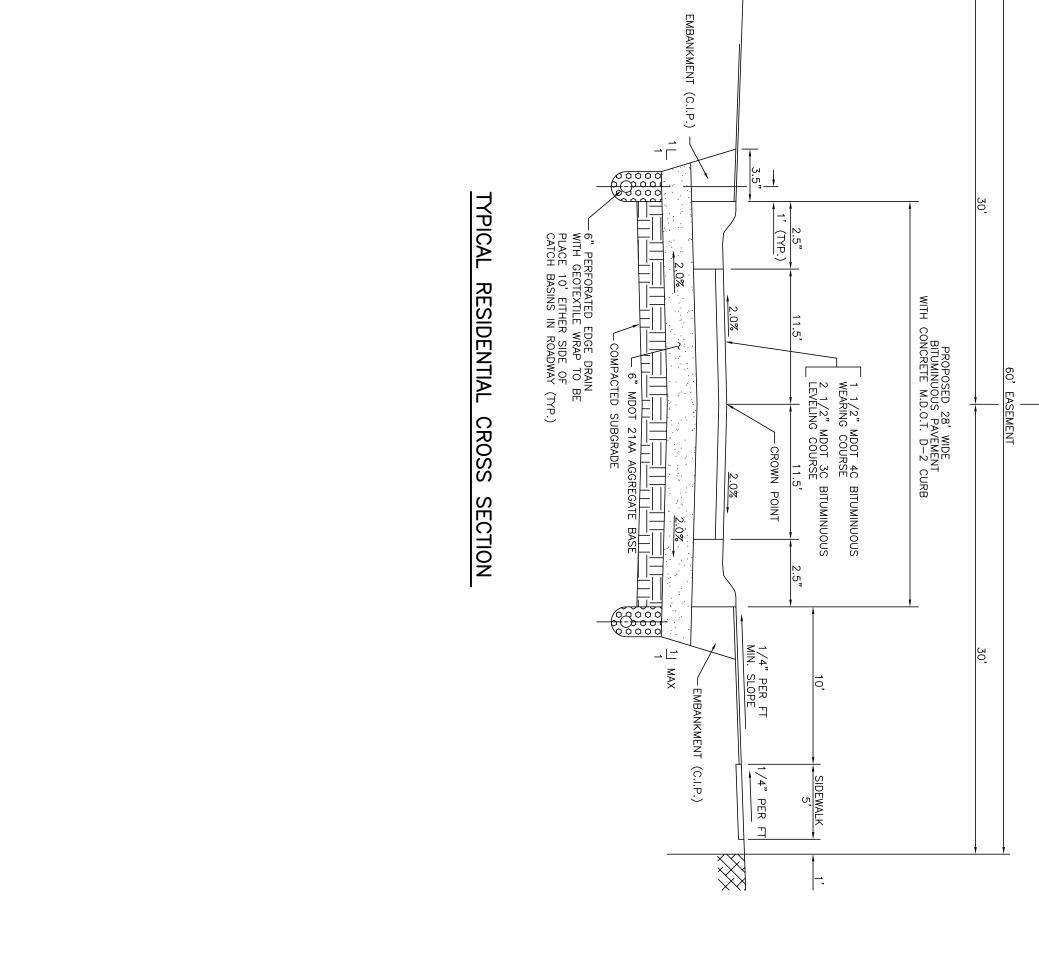
(1815)(35.83)(0.66) =(5160)(35.83)(0.66) =

 $Q_0 = (5.37)/(35.83)(0.66) = 0.23 \text{ cfs/ac-imp}$   $T100 = (-45)+(19845/0.23)^1/2 = 251 \text{ min.}$  Vs100 = (17,649\*251)/(251+45) - (40)(0.23)(251) = 12,698 cf/ac-imp

CLIENT: CREEKSIDE VILLAGE L.L.C. 9800 ANN ARBOR ROAD W

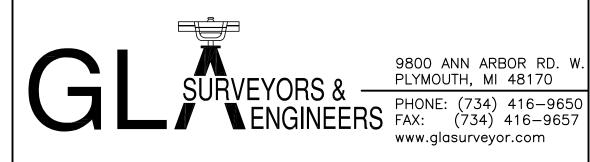
PLYMOUTH, MI 48170

ISSUE DATE 6/26/03 REVISIONS REVISION 6/08/04 SITE PLAN SUBMISSION 7/19/04 7/20/06 10/02/06 03/07/07 NEW RETAIL LAYOUT CITY REVIEW CITY REVIEW



ISS	FILE NO.: 2117	DESIGNED	DRAWN BY: G.A.V.	CHECKED BY: L.P.R.	
ISSUED FOR REVIEW ONLY		DESIGNED BY: L.P.R.	: G.A.V.	BY: L.P.R.	SCALE: 1" = 60'
VIEW	DWG. N				
ONLY	DWG. NO.: SITE PLAN IIIA	SHEET No.	)	C-3	
	PLAN I	No.		C	

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



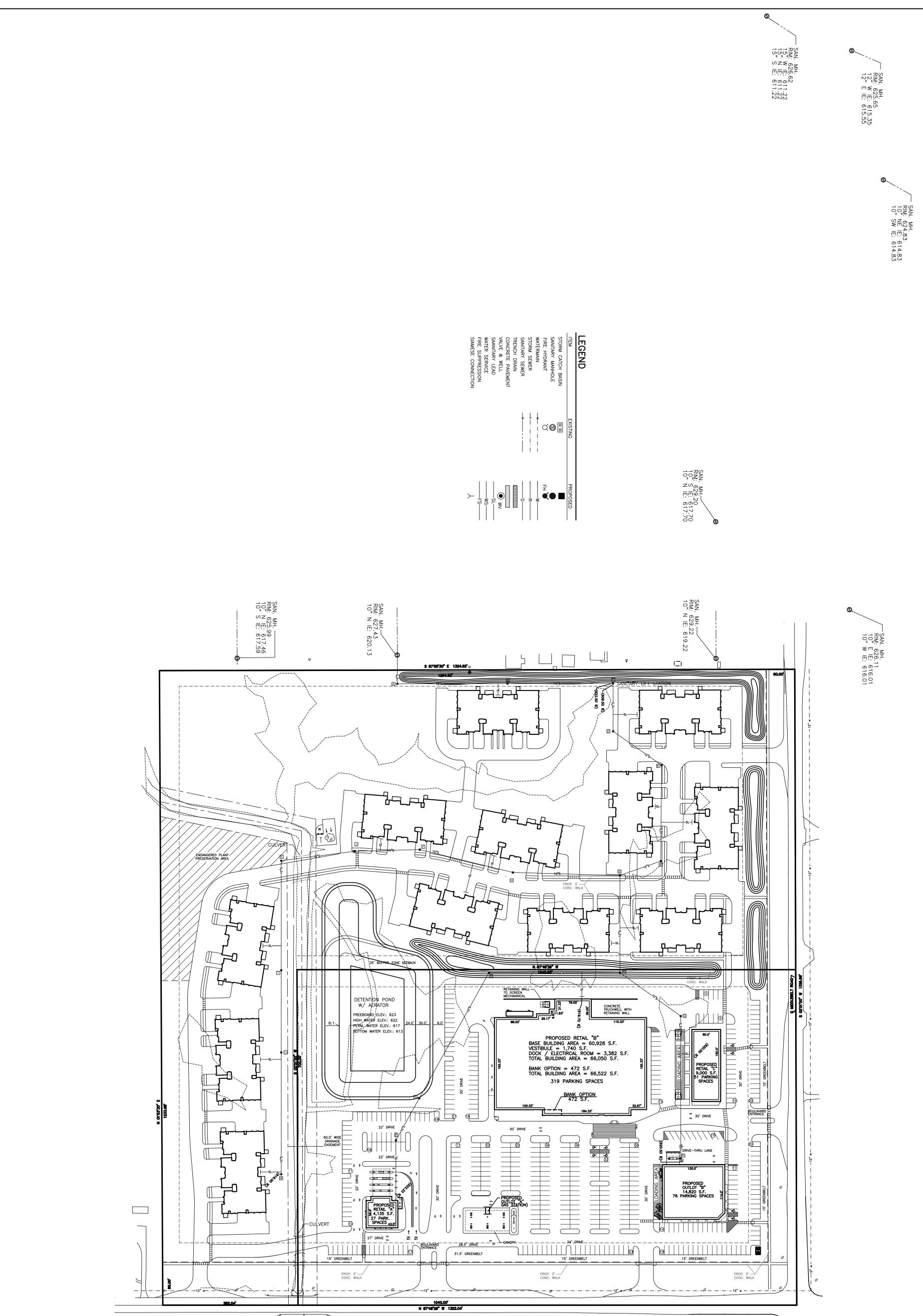
	SURVEYORS & —	9800 ANN ARBOR RD. W. PLYMOUTH, MI 48170
<b>GL</b>	ENGINEERS	PHONE: (734) 416-9650 FAX: (734) 416-9657 www.glasurveyor.com

Storage Depth 622 - 617 = 5
Total Volume 61,706.1 sf \* 5 ft :
308,530.5 cf > 302,239 cf, therefo

5 #

(12,698)(35.83)(0.66) =

= 44,801.8 sf = 78,610.4 sf = 123,412.2 sf / 2

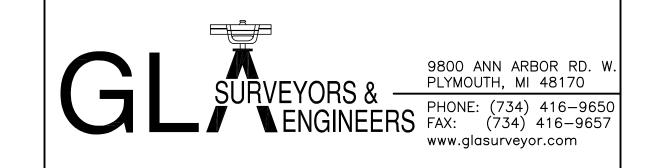


CHECKED BY: L.P.R. DRAWN BY: G.A.V. ISSUED FOR REVIEW ONLY

NO.: SITE PLAN SHEET No.

> SANITARY CONXN PLAN TOWN PARK

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

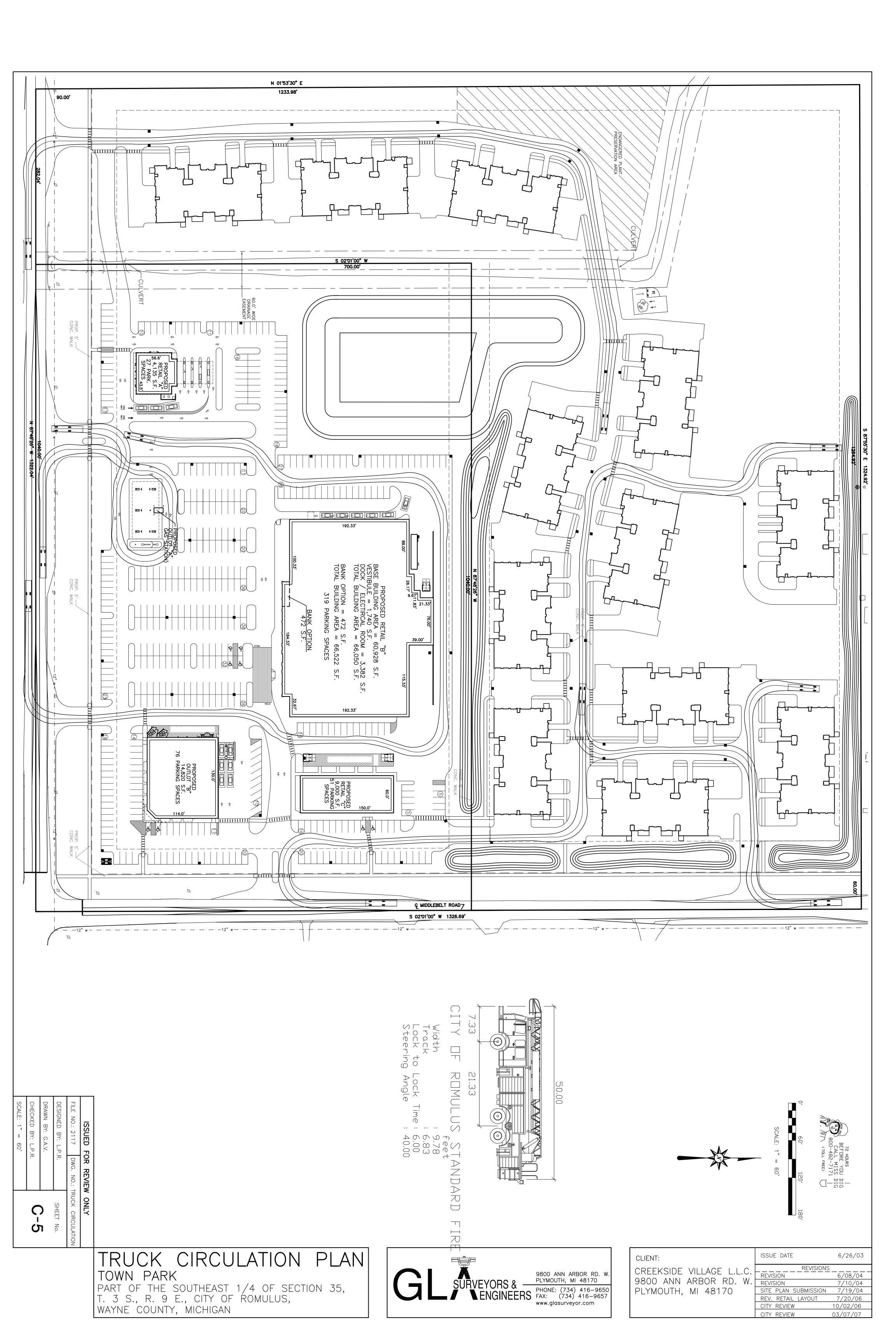


CLIENT: CREEKSIDE VILLAGE L.L.C. 9800 ANN ARBOR ROAD W. PLYMOUTH, MI 48170

01/24/07 ISSUE DATE REVISIONS 03/07/07

100'

OURS |
RE YOU DIG
MISS DIG
2-7171 |
FREE



28'-0"

26'-7"

24'-0"

-- ASPHALT SHINGLES
-- PREFINISHED METAL
COPING

30'-0"(MAX.)

SOUTH ELEVATION

SCALE:

1/16"

1,-0,"

CONCEPTUAL 'B'
RETAIL 'B'
BUILDING ELEVATIONS —E.I.F.S. TRIM AND CORNICE

—BRICK — SOLDIER COURSE

—BRICK — RUNNING BOND

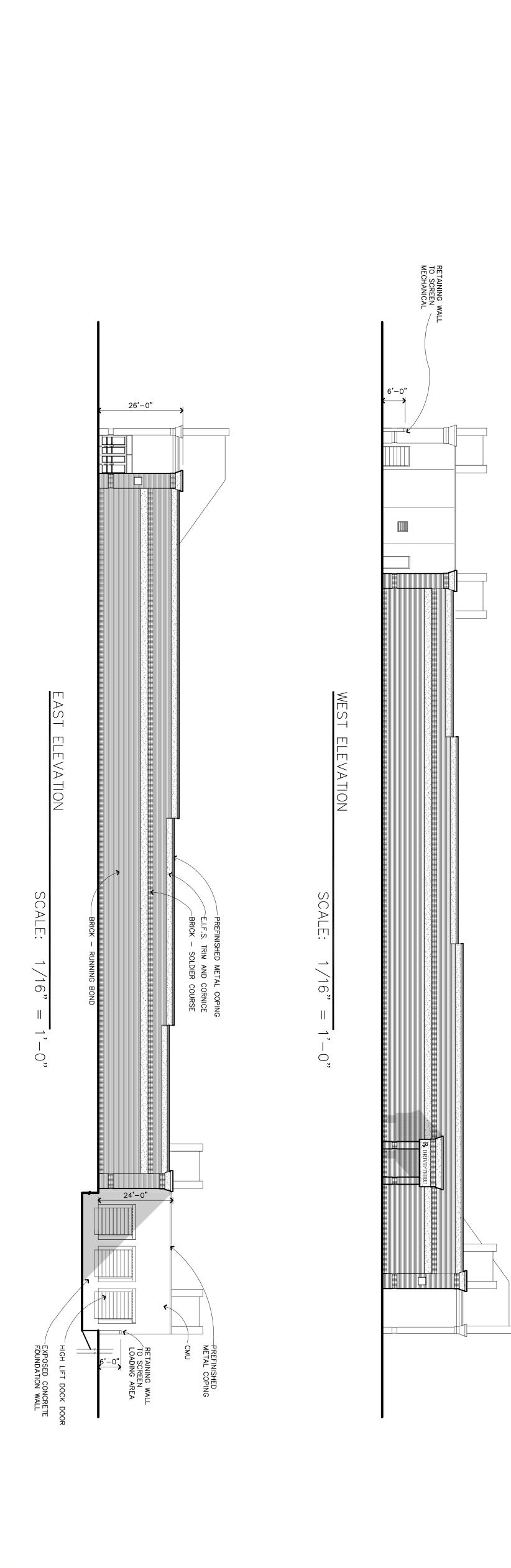
—DECORATIVE LIGHT FIXTURE mod suns issue date:23 MAR, 04 drawn: SV checked: MD approved: MD file number: drawing: DO NOT SCALE DRAWING CONCEPTUAL
BUILDING
ELEVATIONS

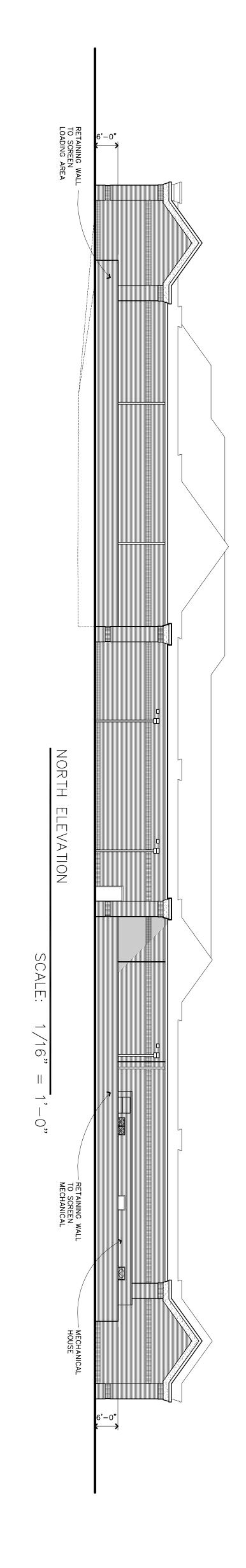
04042

-CLEAR GLASS W/ ALUMINUM STOREFRONT SYSTEM

PH 248.540.7700 FX 248.540.2710 ARCHITECTS@ROGVOY.COM

32500 TELEGRAPH ROAD SUITE 250 BINGHAM FARMS, MICHIGAN 48025-2404





project:

PROPOSED
TOWN PARK

ROMULUS, MICHIGAN

REVIEW FOR: 29 JUNE 04

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CONCEPTUAL
RETAIL 'C'
BUILDING ELEVATIONS 

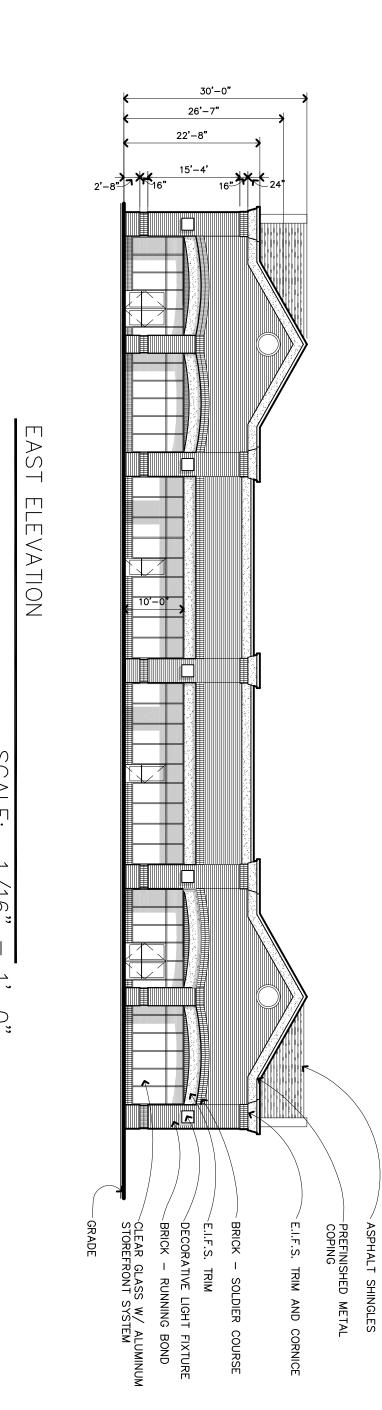
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04042

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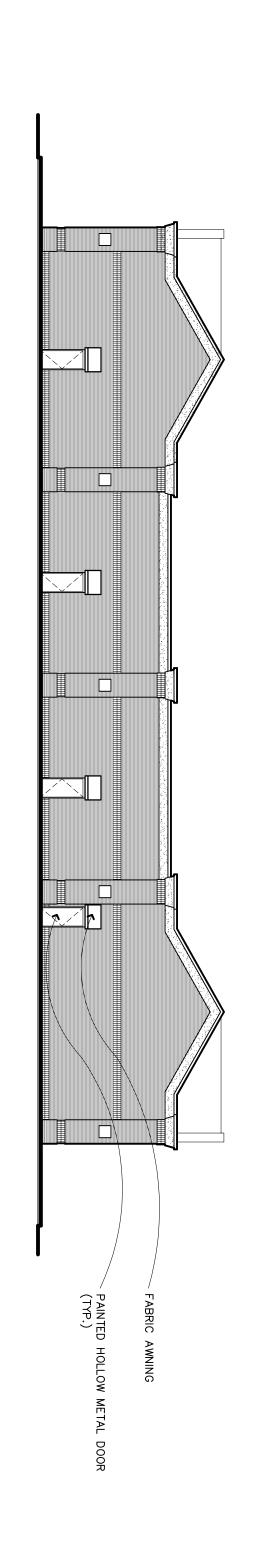
DO NOT SCALE DRAWING

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



SOUTH ELEVATION SCALE: 1/16" CLEAR GLASS W/ ALUMINUM STOREFRONT SYSTEM NORTH ELEVATION

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



ROMULUS, MICHIGAN

project: PROPOSED
TOWN PARK

REVISED
SITE PLAN
REVIEW
PUD

DRANE OF ARCHITECT OF A ARCHITECT OF A ARCHITECT

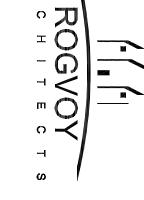
drawing:

CONCEPTUAL
BUILDING
ELEVATIONS

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

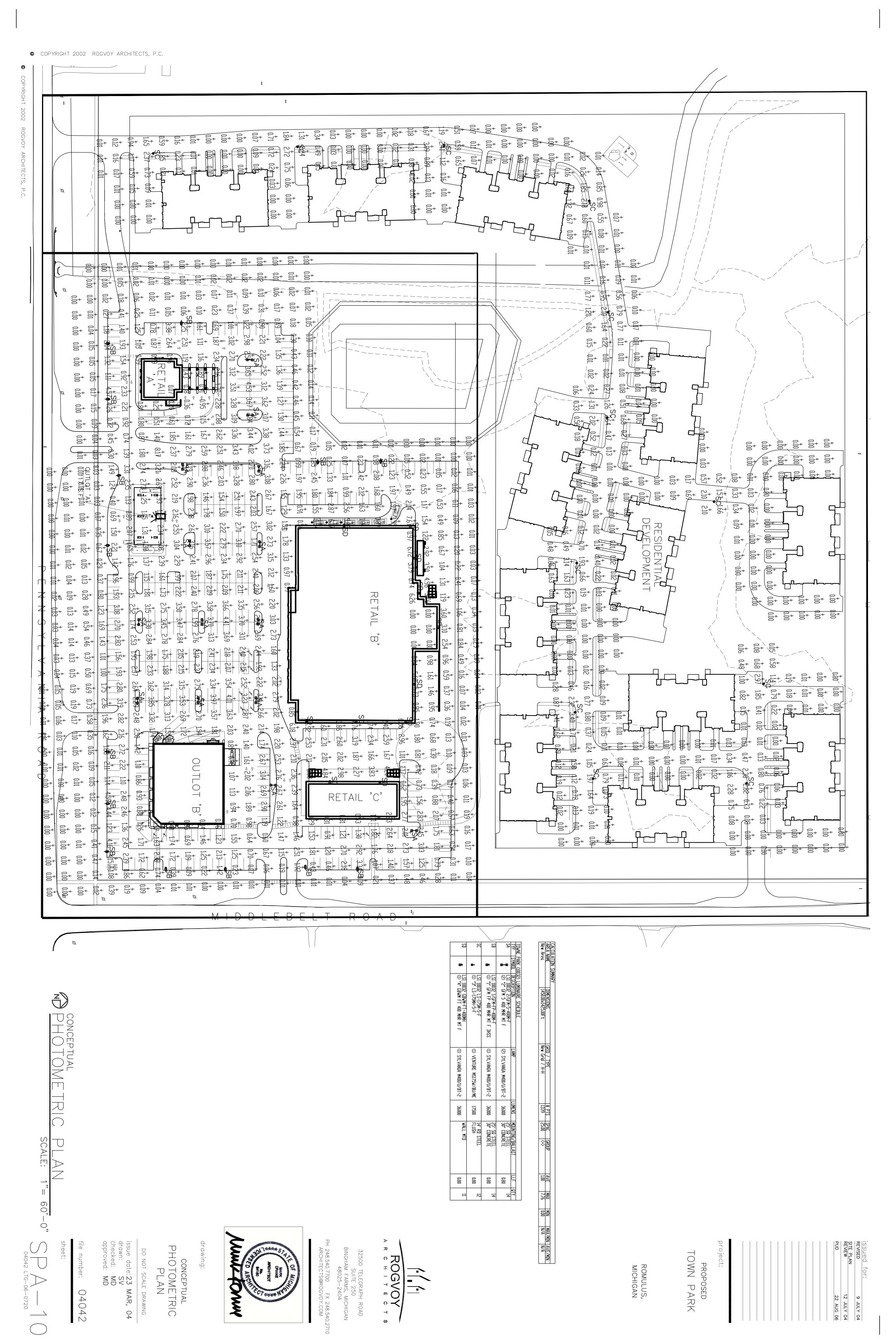
SCALE:

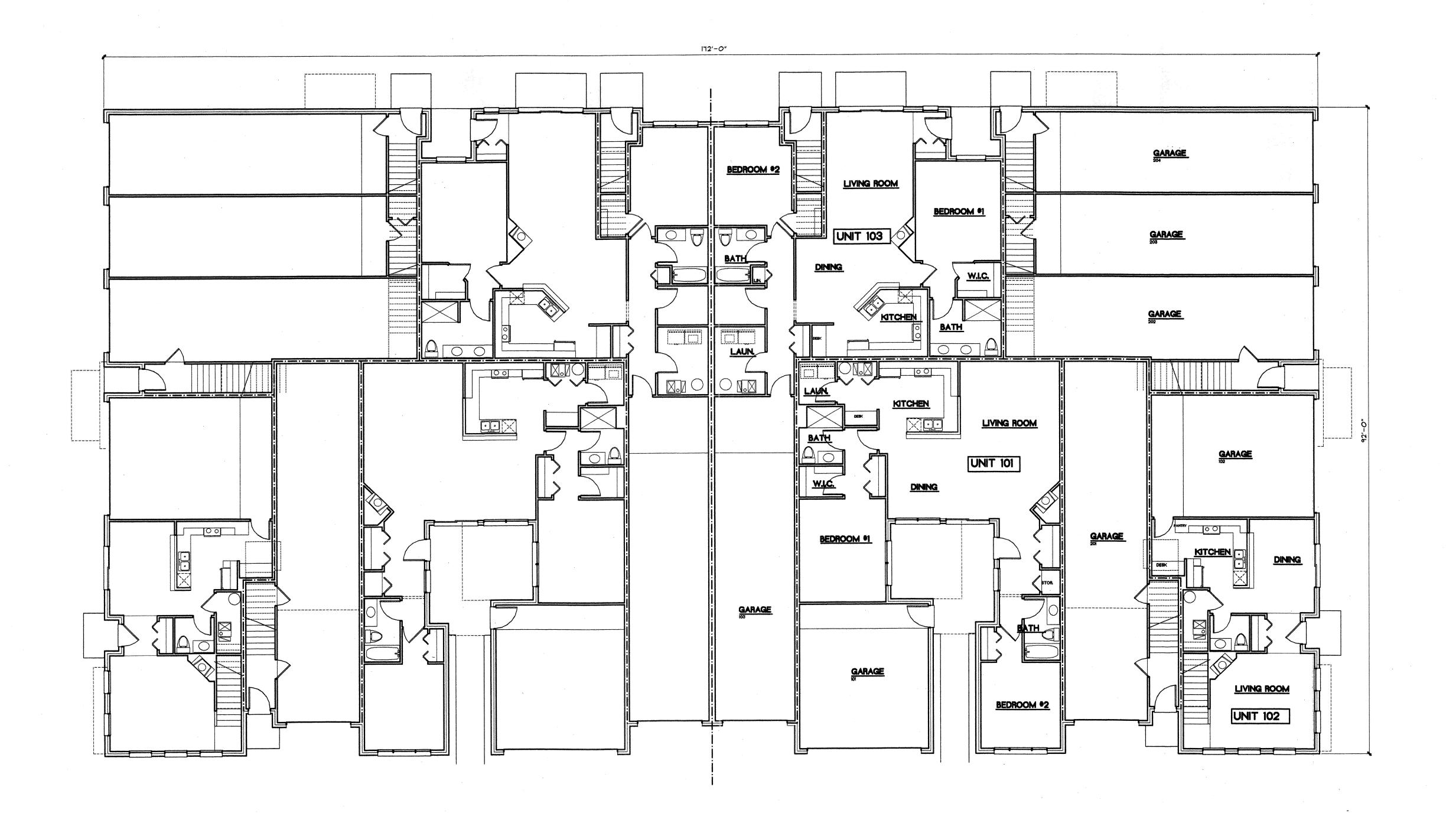
1/16" = 1'-0"



21'-8"

2'-8" 15'-4"





UNIT 101	
IST 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	
IST FLOOR	740 SQ FT
2ND FLOOR	672 SQ FT
TOTAL	1412 SQ FT
UNIT 105	
IST FLOOR	1332 SQ FT
TOTAL	1332 SQ FT
UNIT 106	
IST FLOOR	1442 SQ FT
TOTAL	1442 SQ FT

NT 101	
FLOOR	1412 SQ FT
TAL	1412 SQ FT
NT 102	
T FLOOR	740 SQ FT
D FLOOR	672 SQ FT
OTAL	1332 SQ FT
NIT 103	
FLOOR	1442 SQ FT
OTAL	1442 SQ FT
NT 104	
Γ FLOOR	740 SQ FT
D FLOOR	672 SQ FT
DTAL	1412 SQ FT
NT 105	
FLOOR	1332 SQ FT
DTAL	1332 SQ FT
VIT 106	
Γ FLOOR	1442 SQ FT
DTAL	1442 SQ FT

Bloomfield Planning **1rchitecture** ☐ PERMITS

FIRST FLOOR PLAN (14 PLEX)

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

BEDROOM #1 BEDROOM #1 BEDROOM #2 **UNIT 203** BEDROOM #1 LIVING ROOM DINING UNIT 202 **UNIT 201** BEDROOM #1 BEDROOM #2 BEDROOM #2 BEDROOM #1

UNIT 201	
IST FLOOR	90 SQ FT
2ND FLOOR	1653 SQ FT
TOTAL	1743 SQ FT
UNIT 202	
IST FLOOR	90 SQ FT
2ND FLOOR	1397 SQ FT
TOTAL	1487 SQ FT
UNIT 203	
1ST FLOOR	III SQ FT
2ND FLOOR	1628 SQ FT
TOTAL	1739 SQ FT
UNIT 204	
IST FLOOR	63 SQ FT
2ND FLOOR	II41 SQ FT
TOTAL	1204 SQ FT
UNIT 205	
IST FLOOR	90 SQ FT
2ND FLOOR	1653 SQ FT
TOTAL	1743 SQ FT
UNIT 206	
IST FLOOR	90 SQ FT
2ND FLOOR	1397 SQ FT
TOTAL	1487 SQ FT
UNIT 207	
IST FLOOR	111 SQ FT
2ND FLOOR	1628 SQ FT
TOTAL	1739 SQ FT
UNIT 208	
IST FLOOR	63 SQ FT
2ND FLOOR	✓ 1141 SQ FT
TOTAL	1204 SQ FT

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

**4lexander** 

SECOND FLOOR PLAN (14 PLEX)



FRONT ELEVATION (14 PLEX)

NOTE: COLORS ARE PRELIMINARY,
FINAL COLORS MAY VARY SLIGHTLY

ssociates, ■ PRELIMINARY 07-07-04 ☐ PERMITS Bogaerts □ CONSTRUCTION

CHECKED BY

41exander

ALEXANDER V. BOGAERTS

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



REAR ELEVATION 'A'

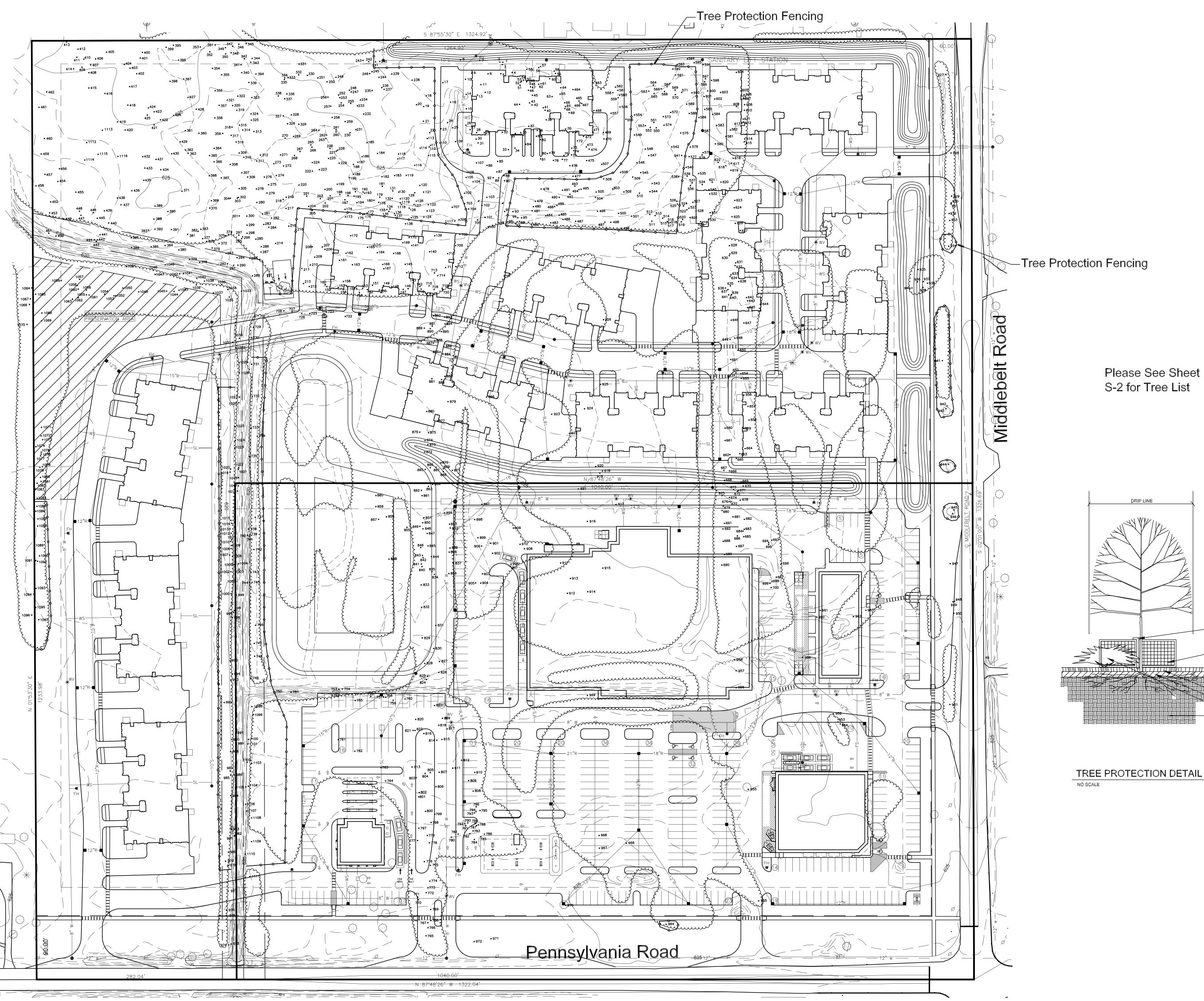
ALEXANDER V. BOGAERTS

Blo chitecture ADCO GROUP

THE VILLAGE AT TOWN PARK ssociates, Bogaerts

■ PRELIMINARY 07-07-04

ALEXANDER V. BOGAERTS & ASSOC. ☐ PERMITS □ CONSTRUCTION





Seal:

### Woodland Plan

Please See Sheet S-2 for Tree List

Project:

Town Park Romulus, Michigan

Prepared for:

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

Revision: Issued: Revised per City October 2, 2006

March 6, 2007

Revised per City

- FENCE SUPPORT — ORANGE PLASTIC MESH PROTECTIVE FENCING PLACE AT DRIP LINE LIMITS - ORGANIC LAYER — TOP SOIL - UNDERSTORY PLANTS

MINERAL SOIL

Job Number:

03-017

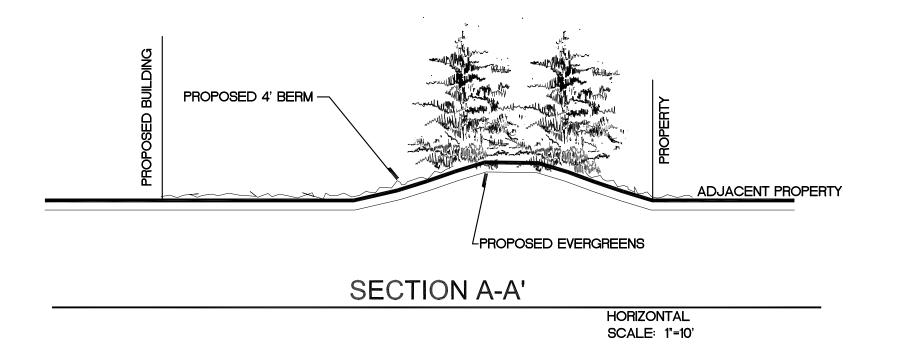
Drawn By: Checked By:

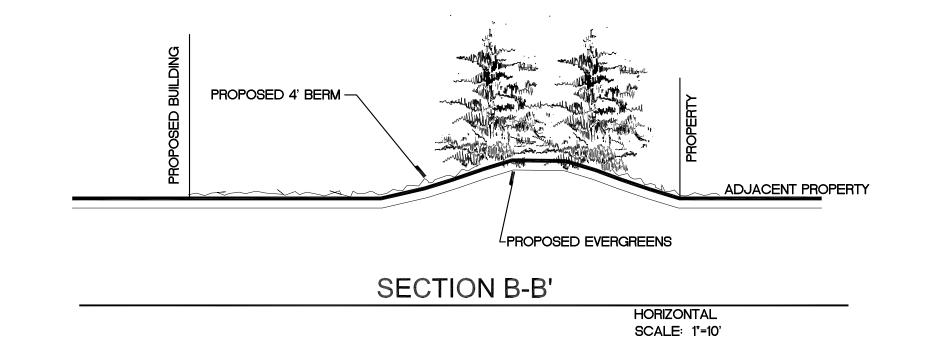


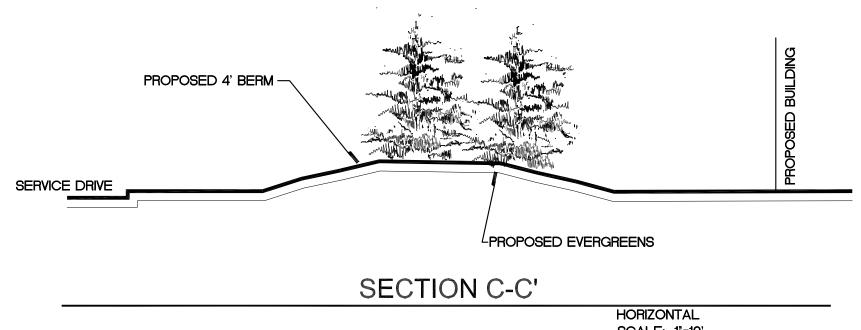
0' 15' 30' 60'

Sheet No.











### Landscape Details

Project:

Town Park Romulus, Michigan

Prepared for:

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

Revision: Issued: October 2, 2006 Revised per City March 6, 2007 Revised per City



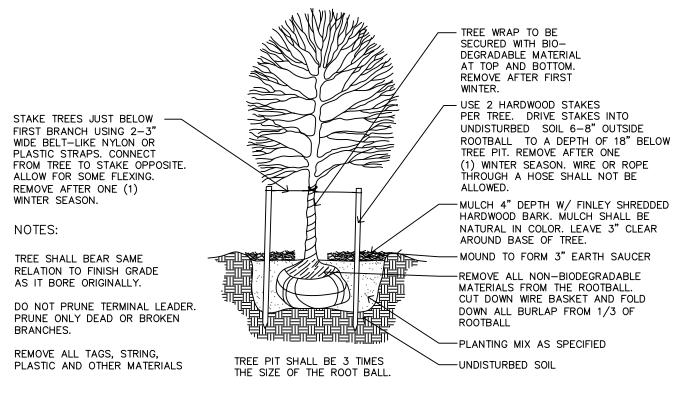
03-017

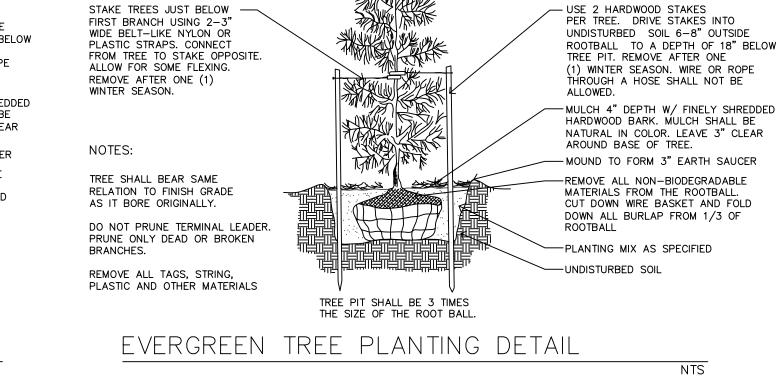
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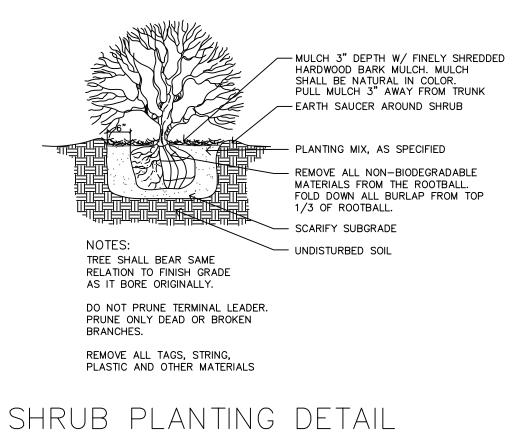
NORTH

Sheet No.

SCALE: 1"=10"







 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. 7. All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured twigs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over 1' shall be painted with tree paint. 8. 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. foreign materials.

10. Seed mix shall consist of the following types and proportions:
Kentucky Blue Grass - "Barron/Cheriadelphi" 60% Chewing Chewing Fescue 15% Creeping Reed Fescue 15% Perennial Rye Grass 10% Weed content shall not exceed 1%. The mix shall be applied at a rate of 200 lbs./acre

11. Sod shall be two year old "Baron/Cheriadelphi" Kentucky Blue Grass grown in a sod nursery on loam soil.

The work shall consist of providing all necessary materials, labor, warrants, equipment, tools and supervision required for the completion as shown on the drawings.

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.N. Standards for nursery stock."

before planting. The owner's representative reserves the right to reject any plant material at any time.

4. Plants designated "B + B" shall be balled and burlapped with firm balls of earth.

The plant material shall be nursery grown and inspected by the owner's representative

The plant materials shall conform to type stated on the plant list. Sizes

LANDSCAPE REQUIREMENTS

REMOVE AFTER ONE (1)

AS IT BORE ORIGINALLY.

WINTER SEASON.

NOTES: