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ROSATI | SCHULTZ  
JOPPICH | AMTSBUECHLER

May 12, 2021

Township Board  
Charter Township of Waterford  
5200 Civic Center Drive  
Waterford, MI 48329

RE: Rezoning Request No. PZ 21-03-04 from PL (Public Lands) to R-1C (Single Family)  
Offer of Conditions to Rezoning  
Property: 15.2 Acres at Northeast Corner of Williams Lake and Hatchery Roads  
Tax Parcel No.: 13-18-100-008

Dear Township Board Members:

Gary advised that this will be the first rezoning request where the owner of the property has offered conditions on the use and development of the land as a condition to the requested rezoning. While conditional rezoning is not provided for in the Township Zoning Ordinance, Section 405 of the Michigan Zoning Enabling Act, MCL 125.3405 does authorize the use of conditional rezoning. A copy of that Section is attached for reference. Also attached are letters from the Road Commission for Oakland County (Road Commission) as the owner of the property, and JLG Properties, Inc., the applicant for this rezoning.

As you can see from the letters, the Road Commission and JLG are each offering and agreeing that if you approve the rezoning, it will be conditioned on the property only being used and developed, without zoning ordinance variances, for a 66-unit, single-family development according to specified plans. The Preliminary Grading and Utility Plan and Site Plan received concept plan approval from the Planning Commission on March 23, 2021, subject to approval of this rezoning. On April 26, 2021, the Planning Commission gave similar approval to a prior version of the Landscape Plan. Mr. Polkowski, the Township Planner, is to confirm that the 4-29-21 version of the Landscape Plan includes additional landscaping, improvements, enhancements to what the Planning Commission approved.

While the conditional rezoning offers were only recently received, the statute does not restrict when conditions may be voluntarily offered by the owner of land. We would also note that the presentation to the Planning Commission was consistent with the conditional rezoning concept outlined in the statute. Therefore, it is our opinion that, based on the Road Commission letter as the owner of the property, if you approve the offered conditions and the rezoning, those conditions would be enforceable by the Township.

May 12, 2021

Page 2

Although the statute is not lengthy, there are some important features to it to keep in mind. First, pursuant to subsection (5), you may not attempt to negotiate or require the Road Commission to offer different or modified conditions. Second, if for some reason you do not want to require the property to be used and developed according to the specified plans, you do not have to approve the conditional offer. If that was the case, a motion to reject the Road Commission's offer of conditions would be the appropriate action, followed by a separate motion on the rezoning itself. If the rezoning was approved without the offered conditions, the property could then be used for any permitted principal or special approval use in the R-1C Zoning District. The Board could also deny the rezoning request entirely.

Since this matter will be on your agenda for possible introduction of an ordinance, the final attachments with this letter are ordinances to rezone the property with and without the conditions that have been offered.

With the above background, we suggest the following approach:

1. A motion to introduce the Conditional Zoning Ordinance Map Amendment Ordinance, and to approve the conditions offered by the Road Commission, as presented and schedule the Ordinance for possible adoption at the Board's meeting on June 14, 2021.
2. If you do not want to approve the offered conditions, a motion to not introduce the Conditional Zoning Ordinance Map Amendment Ordinance and deny the conditional rezoning.
3. If the conditional rezoning is not introduced and denied, you should then decide whether to introduce an ordinance that simply rezones the property from PL to R-1C. That would be the Ordinance titled Zoning Ordinance Map Amendment. The options on that Ordinance would be to introduce and schedule for adoption at a designated meeting, or not introduce and deny the requested rezoning.

If you have any questions, please do not hesitate to call.

Very truly yours,

ROSATI SCHULTZ JOPPICH  
& AMTSBUECHLER PC



Joellen Shortley

JS/jah/ec  
Enclosures

**MICHIGAN ZONING ENABLING ACT (EXCERPT)**  
**Act 110 of 2006**

**125.3405 Use and development of land as condition to rezoning.**

Sec. 405. (1) An owner of land may voluntarily offer in writing, and the local unit of government may approve, certain use and development of the land as a condition to a rezoning of the land or an amendment to a zoning map.

(2) In approving the conditions under subsection (1), the local unit of government may establish a time period during which the conditions apply to the land. Except for an extension under subsection (4), if the conditions are not satisfied within the time specified under this subsection, the land shall revert to its former zoning classification.

(3) The local government shall not add to or alter the conditions approved under subsection (1) during the time period specified under subsection (2) of this section.

(4) The time period specified under subsection (2) may be extended upon the application of the landowner and approval of the local unit of government.

(5) A local unit of government shall not require a landowner to offer conditions as a requirement for rezoning. The lack of an offer under subsection (1) shall not otherwise affect a landowner's rights under this act, the ordinances of the local unit of government, or any other laws of this state.

**History:** 2006, Act 110, Eff. July 1, 2006.



QUALITY LIFE THROUGH GOOD ROADS:  
ROAD COMMISSION FOR OAKLAND COUNTY  
"WE CARE."

**Board of Road Commissioners**

**Ronald J. Fowkes**  
Commissioner

**Andrea LaLonde**  
Commissioner

**Nancy Quarles**  
Commissioner

**Dennis G. Kolar, P.E.**  
Managing Director

**Gary Piotrowicz, P.E., P.T.O.E.**  
Deputy Managing Director  
County Highway Engineer

31001 Lahser Road  
Beverly Hills, MI  
48025

248-645-2000

FAX  
248-645-1349

[www.rcocweb.org](http://www.rcocweb.org)

May 4, 2021

Charter Township of Waterford  
Attn: Board of Trustees  
c/o Jeffrey Polkowski  
Planning and Zoning Superintendent  
5200 Civic Center Drive  
Waterford, MI 48329

Re: Offer of Use and Development Conditions to Rezoning  
Rezoning Request No. PZ 21-03-04 from PL to R-1C  
Property: 15.2 acres at Northeast Corner of Williams Lake  
and Hatchery Roads  
Tax Parcel # 13-18-100-008

Dear Board of Trustees:

This offer is submitted voluntarily by the Road Commission for Oakland County (Road Commission) as the owner of the above described Property and is made under Section 405 of the Michigan Zoning Enabling Act, MCL 125.3405.

This offer relates to the pending Application by JLG Properties, Inc., to rezone the Property from PL, Public Lands, to R-1C, Single-Family Residential. That Application was authorized on February 25, 2021, by the Road Commission's Managing Director, Dennis G. Kolar, and was the subject of a public hearing by the Township Planning Commission on March 23, 2021. The Planning Commission recommended approval of the rezoning to the Township Board of Trustees by a vote of 6 members in favor and one member opposed.

The Road Commission is not currently, nor will it be, a partner or participant in any manner in the future development of the Property as contemplated by JLG. The Road Commission acquired the Property as part of a project to reconstruct and improve Williams Lake Road and seeks to sell the Property as a means to recover some of the cost of that project, and to reinvest those proceeds in the roads. The Road Commission supports the rezoning of the Property to facilitate this sale but does not take a position on how the Property will be developed after the sale, as this is a matter between JLG and Waterford Township.

The Road Commission hereby offers and agrees that if the rezoning applied for, as well as this offer, is approved by the Board of Trustees, the rezoning shall be conditioned on the Property only be used and developed, without zoning ordinance variances, for the single-family subdivision shown and described on the following plans that have been filed with the Township Planning and Zoning Superintendent:



QUALITY LIFE THROUGH GOOD ROADS:  
ROAD COMMISSION FOR OAKLAND COUNTY  
"WE CARE."

May 4, 2021  
Page 2 of 2

1. Preliminary Grading and Utility Plan by Paul J. Boomer for Proprietor, JLG Properties, Inc., dated 02-25-21, with page # 1991-22.
2. Preliminary Site Plan prepared by Paul J. Boomer for Proprietor, JLG Properties, Inc., dated 02-25-21, with page # 1991-23.
3. Color version of Landscape Plan - Richardson Ct. by Diffin Engineering & Surveying for Client, JLG Properties, LLC, and Job No. 210307, dated 3-11-21, revised 3-29-21 and 4-29-21, and marked as Sheet No. 1.
4. Black and white version of Landscape Plan - Richardson Ct. by Diffin Engineering & Surveying for Client, JLG Properties, LLC, and Job No. 210307, dated 3-11-21, revised 3-29-21 and 4-29-21 marked as Sheet No. 2.

The plans are subject to possible modification based upon review of the permitting agencies of the Township, Oakland County and the State of Michigan, however, the site plan will remain largely consistent as presented and in no event will the number of residential homesites exceed sixty-six (66).

The Road Commission also offers, agrees, and requests that if you approve the requested rezoning with the above conditions, that the following additional conditions be included:

- Upon the Township receiving written notice from the Road Commission that JLG has not purchased the property and no longer has a contract or agreement with the Road Commission to do so, the zoning of the property shall revert to PL, Public Lands.

**BOARD OF COUNTY ROAD COMMISSIONERS**  
**of the County of Oakland, State of Michigan,**  
**a public body corporate**

Sincerely,

A handwritten signature in blue ink that reads "Dennis G. Kolar".

Dennis G. Kolar  
Managing Director

DGK/nc

Attachments

May 5, 2021

Charter Township of Waterford  
Attn: Board of Trustees  
C/O Jeffrey Polkowski  
Planning and Zoning Superintendent  
5200 Civic Center Drive  
Waterford, MI 48329

Re: Offer of Use and Development Conditions to Rezoning  
Rezoning Request No. PZ 21-03-04 from PL to R-1C  
Property: 15.2 acres at Northeast Corner of Williams Lake and Hatchery Rds  
Tax Parcel # 13-18-100-008, owned by the Road Commission for Oakland  
County, Michigan (RCOC)

Dear Board of Trustees,

This offer is submitted voluntarily by JLG Properties, Inc, and its successors or assigns (JLG), as contract Purchaser of the Property described above and is made under Section 405 of the Michigan Zoning Enabling Act, MCL 125.3405. This offer relates to the pending Application by JLG to rezone the Property from PL, Public Lands, to R-1C, Single-Family Residential. That Application was authorized on February 25, 2021, by the Road Commission's Managing Director, Dennis G. Kolar, and was the subject of a public hearing by the Township Planning Commission on March 23, 2021. The Planning Commission recommended approval of the rezoning to the Township Board of Trustees by a vote of six members in favor and one member opposed.

JLG hereby offer and agree that if the rezoning applied for and this offer is approved by the Board of Trustees, the rezoning shall be conditioned on the Property only be used and developed, without zoning ordinance variances, for the single-family subdivision shown and described on the following plans that have been filed with the Township Planning and Zoning Superintendent:

1. Preliminary Grading and Utility Plan by Paul J. Boomer for Proprietor, JLG Properties, Inc., dated 02-25-21, with page # 1991-22.
2. Preliminary Site Plan prepared by Paul J. Boomer for Proprietor, JLG Properties, Inc., dated 02-25-21, with page # 1991-23.
3. Color version of Landscape Plan - Richardson Ct. by Diffin Engineering & Surveying for Client, JLG Properties, LLC, and Job No. 210307, dated 3-11-21, revised 3-29-21 and 4-29-21 and marked as Sheet No. 1.
4. Black and white version of Landscape Plan - Richardson Ct. by Diffin Engineering & Surveying for Client, JLG Properties, LLC, and Job No. 210307, dated 3-11-21, revised 3-29-21 and 4-29-21 and marked as Sheet No. 2.

The plans are subject to possible modification based upon review of the permitting agencies of the Township, Oakland County and the State of Michigan, however, the site plan will remain largely consistent as presented and in no event will the number of residential homesites exceed sixty six (66).

JLG also offers, agrees, and requests that if you approve the requested rezoning with the above conditions, that the following additional conditions be included:

1. Upon the Township receiving written notice from the Road Commission that JLG has not purchased the property and no longer has a contract or agreement with the Road Commission to do so, the zoning of the property shall revert to PL, Public Lands.

Sincerely,  
JLG Properties, Inc.



Joseph Locricchio

Its: President  
Date: 5-05-21

# Approach 1

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CHARTER TOWNSHIP OF WATERFORD  
ORDINANCE NO. 2021-Z-010

## **CONDITIONAL ZONING ORDINANCE MAP AMENDMENT**

An ordinance to amend the Waterford Township Zoning Ordinance by rezoning a parcel of property with conditions on its use and development as authorized by MCL 125.3405, and amending the Zoning Map.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

### **Section 1 of Ordinance**

The vacant 15.19 acre parcel of property at the Northeast corner of Williams Lake and Hatchery Roads that is assigned Tax Parcel No. 13-18-100-008 and legally described in the attachment to this Ordinance (“Property”), is rezoned, with the conditions in this Ordinance on the use and development of that property, from PL, Public Lands District, to R-1C, Single-Family Residential District, with the Zoning Map that is adopted by and made part of the Waterford Township Zoning Ordinance in Section 3-101, to be changed and amended to reflect this conditional rezoning.

### **Section 2 of Ordinance**

The rezoning in Section 1 of this Ordinance is conditioned on the Property only be used and developed, without zoning ordinance variances, for the single-family subdivision shown and described on the following plans that have been filed with the Township Planning and Zoning Superintendent, subject to possible modification based upon review of the permitting agencies of the Township, Oakland County and the State of Michigan, provided the plans remain largely consistent as presented and the number of residential homesites does not exceed 66:

1. Preliminary Grading and Utility Plan by Paul J. Boomer for Proprietor, JLG Properties, Inc., dated 02-25-21, with page # 1991-22.
2. Preliminary Site Plan prepared by Paul J. Boomer for Proprietor, JLG Properties, Inc., dated 02-25-21, with page # 1991-23.
3. Color version of Landscape Plan - Richardson Ct. by Diffin Engineering & Surveying for Client, JLG Properties, LLC, and Job No. 210307, as last revised on 4-29-21, and marked as Sheet No. 1.



4. Black and white version of Landscape Plan - Richardson Ct. by Diffin Engineering & Surveying for Client, JLG Properties, LLC, and Job No. 210307, as last revised on 4-29-21, and marked as Sheet No. 1.

The rezoning in Section 1 is also subject to the condition that upon the Township receiving written notice from the Road Commission for Oakland County that JLG Properties, Inc. has not purchased the property and no longer has a contract or agreement with the Road Commission to do so, the zoning of the property shall revert to PL, Public Lands.

### **Section 3 of Ordinance**

The effective date of this ordinance shall be on the 8<sup>th</sup> day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

### **CERTIFICATION**

I certify that this Zoning Ordinance Map Amendment Ordinance was adopted by a majority vote of the members of the Board of Trustees of the Charter Township of Waterford at a meeting duly called and held on \_\_\_\_\_.

CHARTER TOWNSHIP OF WATERFORD

\_\_\_\_\_  
Date

\_\_\_\_\_  
Kimberly Markee, Township Clerk

**LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2021-Z-010**

A PART OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 18, T-3-N, R-9-E, WATERFORD CHARTER TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH  $\frac{1}{4}$  CORNER OF SAID SECTION 18; THENCE S  $00^{\circ}05'37''$  W 125.23 FEET; THENCE N  $89^{\circ}54'23''$  W 60.00 FEET TO THE POINT OF BEGINNING; THENCE S  $00^{\circ}05'37''$  W 1,357.11 FEET; THENCE N  $89^{\circ}57'13''$  W 547.95 FEET; THENCE N  $00^{\circ}06'38''$  E 736.11 FEET; THENCE ALONG A CURVE TO THE RIGHT 903.95 FEET, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF  $82^{\circ}12'39''$ , AND A LONG CHORD BEARING OF N  $41^{\circ}29'08''$  E 828.38 FEET TO THE POINT OF BEGINNING. CONTAINING 15.19 ACRES.

## Approach 2

If you do not wish to approve the offered conditions the appropriate action would be:

Motion to not introduce the Conditional Zoning Ordinance Map Amendment Ordinance and to deny the conditional rezoning.

## Approach 3

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CHARTER TOWNSHIP OF WATERFORD  
ORDINANCE NO. 2021-Z-010

### **ZONING ORDINANCE MAP AMENDMENT**

An ordinance to amend the Waterford Township Zoning Ordinance by rezoning a parcel of property and amending the Zoning Map.

THE CHARTER TOWNSHIP OF WATERFORD ORDAINS:

#### **Section 1 of Ordinance**

The vacant 15.19 acre parcel of property at the Northeast corner of Williams Lake and Hatchery Roads that is assigned Tax Parcel No. 13-18-100-008 and legally described in the attachment to this Ordinance, is rezoned from PL, Public Lands District, to R-1C, Single-Family Residential District, with the Zoning Map that is adopted by and made part of the Waterford Township Zoning Ordinance in Section 3-101, to be changed and amended to reflect this rezoning.

#### **Section 2 of Ordinance**

The effective date of this ordinance shall be on the 8<sup>th</sup> day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

### **CERTIFICATION**

I certify that this Zoning Ordinance Map Amendment Ordinance was adopted by a majority vote of the members of the Board of Trustees of the Charter Township of Waterford at a meeting duly called and held on \_\_\_\_\_.

CHARTER TOWNSHIP OF WATERFORD

\_\_\_\_\_  
Date

\_\_\_\_\_  
Kimberly Markee, Township Clerk

**LEGAL DESCRIPTION ATTACHMENT TO ORDINANCE 2021-Z-010**

A PART OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 18, T-3-N, R-9-E, WATERFORD CHARTER TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH  $\frac{1}{4}$  CORNER OF SAID SECTION 18; THENCE S  $00^{\circ}05'37''$  W 125.23 FEET; THENCE N  $89^{\circ}54'23''$  W 60.00 FEET TO THE POINT OF BEGINNING; THENCE S  $00^{\circ}05'37''$  W 1,357.11 FEET; THENCE N  $89^{\circ}57'13''$  W 547.95 FEET; THENCE N  $00^{\circ}06'38''$  E 736.11 FEET; THENCE ALONG A CURVE TO THE RIGHT 903.95 FEET, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF  $82^{\circ}12'39''$ , AND A LONG CHORD BEARING OF N  $41^{\circ}29'08''$  E 828.38 FEET TO THE POINT OF BEGINNING. CONTAINING 15.19 ACRES.





GENERAL NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. THE DEVELOPER SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH PINE BARK MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
15. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
16. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
17. DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
18. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
19. ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOP SOIL, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THIS IS EXCLUDING ALL LANDSCAPED ISLANDS AND ENTRANCE AREAS.

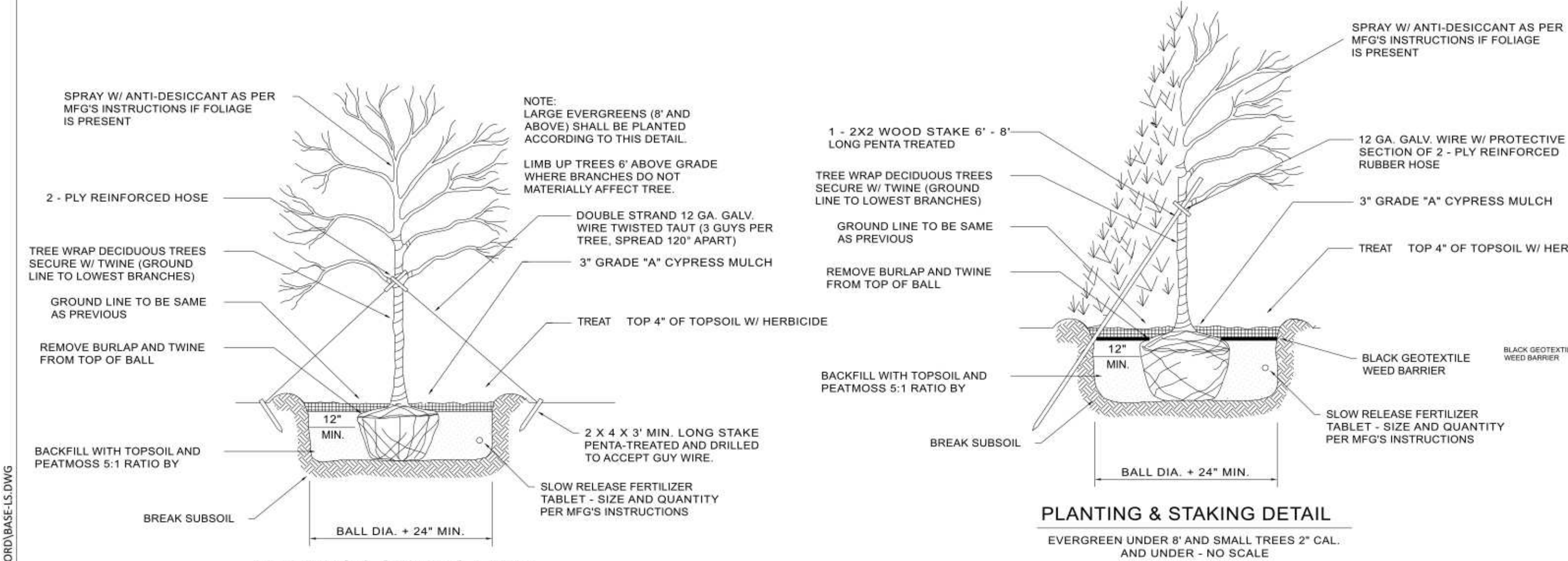
PLANTING NOTES

1. LOAM USED IN PLANTING BEDS SHALL BE UNIFORM IN COMPOSITION, FREE OF STONES LARGER THAN 1", AND SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH.
2. CREATE A PLANTING MIX COMPRISED OF 2/3 SCREENED LOAM AND 1/3 PEAT MOSS OR LEAF COMPOST. AMEND WITH "PLANTONE" ORGANIC FERTILIZER, OR EQUAL, AT THE RATE RECOMMENDED BY MANUFACTURER.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THIS DRAWING.
4. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
5. PLANT PITS SHALL BE DUG TWICE THE WIDTH OF THE ROOTBALL. PLANT PITS AND PLANTING BEDS SHALL BE BACKFILLED WITH THE AMENDED PLANTING MIX IN LIFTS TO AVOID AIR POCKETS IN BACKFILL.
6. ALL PLANT MATERIAL TO BE SET PLUMB, AND TO BEAR NATURAL RELATIONSHIP WITH FINISHED GRADE.
7. ALL BIODEGRADABLE BURLAP SHALL BE UNTIED AND PULLED DOWN ON THE BALL. WIRE BASKETS AND OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO BREAK OR DISTURB ROOTBALL OF PLANTS.
8. ALL PLANTS SHALL BE WATERED IMMEDIATELY AFTER PLANTING.
9. 3" OF COMPOSTED PINE BARK MULCH SHALL BE SPREAD OVER ALL PLANT BEDS.
10. THE CONTRACTOR SHALL MAINTAIN ALL PLANTS FOR 90 DAYS AFTER THE COMPLETION OF PLANT INSTALLATION. MAINTENANCE SHALL CONSIST OF KEEPING ALL PLANTS IN A HEALTHY GROWING CONDITION.
11. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR AFTER ACCEPTANCE OF THE PROJECT AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL FAILING PLANT MATERIALS, AND REPLACE THEM WITH THE SAME KIND AND SIZE OF MATERIAL AS SPECIFIED IN THE PLANT LIST, WITH THE SAME GUARANTEE AS INITIAL PLANTING.
12. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER, AND THE CITY OF ROMULUS PLANNING DEPARTMENT.
13. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE OWNER.
14. ALL PLANTING BEDS AND GREENBELT AREAS SHALL RECEIVE SIX INCHES (6") OF SCREENED TOPSOIL, MEASURED AFTER COMPACTION, PRIOR TO INSTALLATION OF PLANTS, SEEDING, OR SODDING.
15. ALL LANDSCAPE ISLANDS SHALL BE FILLED SUCH THAT THEY ARE CROWNED IN THE MIDDLE TO PROVIDE POSITIVE DRAINAGE AND TO PREVENT POOLING WITHIN THE LANDSCAPED AREA (TYP).

GREENBELT LANDSCAPE CALCULATIONS:  
1-TREE FOR EACH 30-LF OF GREENBELT  
2-SHRUBS FOR EACH 15-LF OF GREENBELT  
1168-LF / 30-LF = 39-TREES REQUIRED  
1168-LF / 15-LF = 78-SHRUBS REQUIRED

PLANTING SCHEDULE FOR SITE LANDSCAPING

KEY	QUAN.	SIZE	BOTANICAL NAME	COMMON NAME
PP	38	5'	Picea Strobus	Eastern White Pine
PN	16	5'	Picea Nigra	Austrian Pine
PS	19	5'	Picea glauca	White Spruce
TP	10	2.0" Cal.	Tilia cordata 'greenspire'	Linden Greenspire
24	19	2.0" Cal.	Acer x freemanii 'jeffersred'	Autum Blaze Maple
AR	19	2.0" Cal.	Acer rubrum	Red Maple
QR	9	2.0" Cal.	Qurcus alba	White Oak
PC	20	2.0" Cal.	Pyrus calleryana	Bradford Pear
MS	8	1.5" Cal.	Malus rosaceae	Katherine Crabapple
BW	64	18" BB	Buxus 'green velvet'	Green Velvet Boxwood
HA	32	#5 Cont.	Hydrangea Annabelle	Annabelle Hydrangea
RK	36	#5 Cont.	Rosa x. 'double red'	OSA Easy Double Red Roase
TC	40	18"	Taxus Cuspidats	Densiformis Yew
EA	38	18"	Euonymus alatus 'Compactus'	Dwarf Burning Bush



CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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



REVISIONS

ADDED GREENBELT SHRUBS PER PLANNING COMMENTS 3-29-21  
REV ADDED ADDITIONAL TREES 4-29-21

JLG PROPERTIES, LLC  
6005 MAPLEWOOD CT.  
CLARKSTON, MICHIGAN 48348

COLORED LANDSCAPE PLAN  
RICHARDSON CT.

CLIENT:

These documents are instruments of service in respect of the Project and any release without written verification or adaptation by Diffin Engineering & Surveying (DES) for the specific purposes intended exposure to DES and User shall indemnify and hold harmless DES from all claims, damages, losses and expenses including attorneys' fees arising out of or from the use of these documents. Any release or adaptation will entitle DES to further compensation at rates to be agreed upon by User and DES.

SECTION 18

TOWN 3 NORTH, RANGE 9 EAST  
WATERFORD TOWNSHIP  
OAKLAND COUNTY, MICHIGAN

DATE: 4-29-21

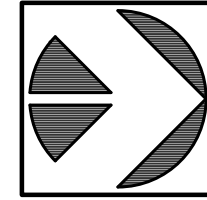
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WILLIAMS LAKE ROAD



GENERAL NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. THE DEVELOPER SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOUNTS (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH PINE BARK MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
15. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
16. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
17. DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
18. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
19. ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOP SOIL, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THIS IS EXCLUDING ALL LANDSCAPED ISLANDS AND ENTRANCE AREAS.
- 20.

PLANTING NOTES

1. LOAM USED IN PLANTING BEDS SHALL BE UNIFORM IN COMPOSITION, FREE OF STONES LARGER THAN 1", AND SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH.
2. CREATE A PLANTING MIX COMPRISED OF 2/3 SCREENED LOAM AND 1/3 PEAT MOSS OR LEAF COMPOST. AMEND WITH "PLANTONE" ORGANIC FERTILIZER, OR EQUAL, AT THE RATE RECOMMENDED BY MANUFACTURER.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THIS DRAWING.
4. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
5. PLANT PITS SHALL BE DUG TWICE THE WIDTH OF THE ROOTBALL. PLANT PITS AND PLANTING BEDS SHALL BE BACKFILLED WITH THE AMENDED PLANTING MIX IN LIFTS TO AVOID AIR POCKETS IN BACKFILL.
6. ALL PLANT MATERIAL TO BE SET PLUMB, AND TO BEAR NATURAL RELATIONSHIP WITH FINISHED GRADE.
7. ALL BIODEGRADABLE BURLAP SHALL BE UNTIED AND PULLED DOWN ON THE BALL. WIRE BASKETS AND OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO BREAK OR DISTURB ROOTBALL OF PLANTS.
8. ALL PLANTS SHALL BE WATERED IMMEDIATELY AFTER PLANTING.
9. 3" OF COMPOSTED PINE BARK MULCH SHALL BE SPREAD OVER ALL PLANT BEDS.
10. THE CONTRACTOR SHALL MAINTAIN ALL PLANTS FOR 90 DAYS AFTER THE COMPLETION OF PLANT INSTALLATION. MAINTENANCE SHALL CONSIST OF KEEPING ALL PLANTS IN A HEALTHY GROWING CONDITION.
11. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR AFTER ACCEPTANCE OF THE PROJECT AND SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL FAILING PLANT MATERIALS, AND REPLACE THEM WITH THE SAME KIND AND SIZE OF MATERIAL AS SPECIFIED IN THE PLANT LIST, WITH THE SAME GUARANTEE AS INITIAL PLANTING.
12. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER, AND THE CITY OF ROMULUS PLANNING DEPARTMENT.
13. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE OWNER.
14. ALL PLANTING BEDS AND GREENBELT AREAS SHALL RECEIVE SIX INCHES (6") OF SCREENED TOPSOIL, MEASURED AFTER COMPACTION, PRIOR TO INSTALLATION OF PLANTS, SEEDING, OR SODDING.
15. ALL LANDSCAPE ISLANDS SHALL BE FILLED SUCH THAT THEY ARE CROWNED IN THE MIDDLE TO PROVIDE POSITIVE DRAINAGE AND TO PREVENT POOLING WITHIN THE LANDSCAPED AREA (TYP.)

GREENBELT LANDSCAPE CALCULATIONS:  
1- TREE FOR EACH 30'-LF OF GREENBELT  
2-SHRUBS FOR EACH 15'-LF OF GREENBELT

1168'-LF / 30'-LF = 39-TREES REQUIRED  
1168'-LF / 15'-LF = 78-SHRUBS REQUIRED

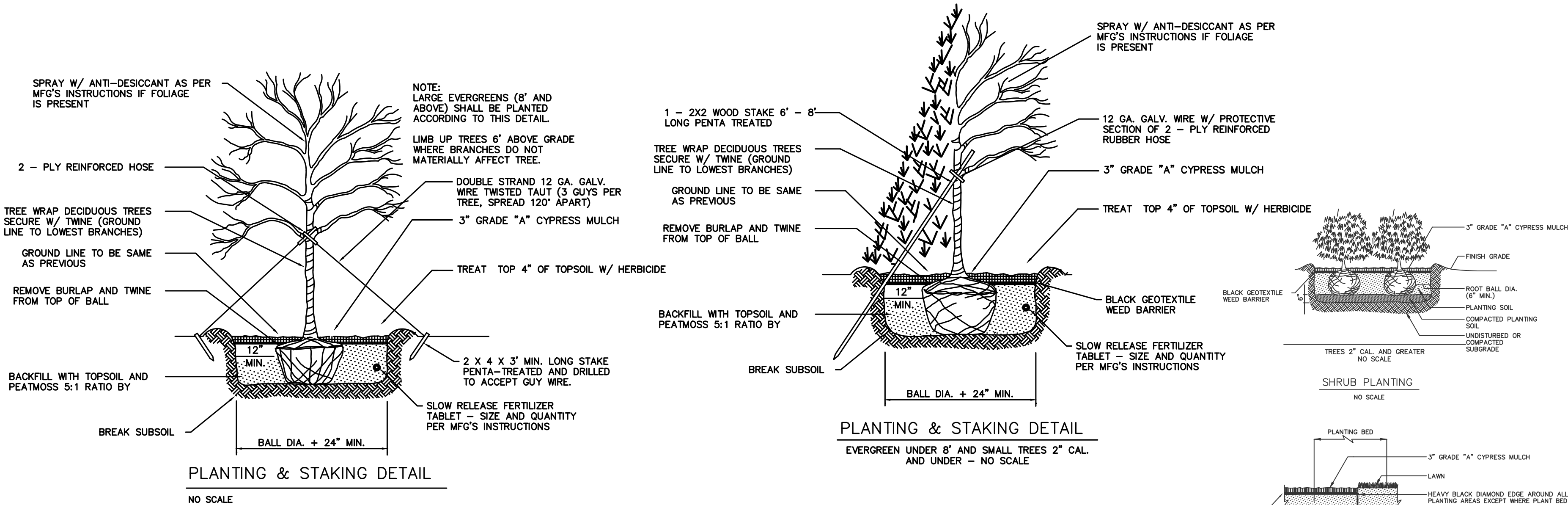
PLANTING SCHEDULE FOR SITE LANDSCAPING

KEY	QUAN.	SIZE	BOTANICAL NAME	COMMON NAME
PP	38	5'	Picea Strobus	Eastern White Pine
PN	16	5'	Picea Nigra	Austrian Pine
PS	19	5'	Picea glauca	White Spruce
TP	10	2.0" Cal.	Tilia cordata "greenspire"	Linden Greenspire
24	19	2.0" Cal.	Acer x freemanii "jeffsred"	Autum Blaze Maple
AR	19	2.0" Cal.	Acer rubrum	Red Maple
QR	9	2.0" Cal.	Quercus alba	White Oak
PC	20	2.0" Cal.	Pyrus calleryana	Bradford Pear
MS	8	1.5" Cal.	Malus rosaceae	Katherine Crabapple
BW	64	18" BB	Buxus 'green velvet'	Green Velvet Boxwood
HA	32	#5 Cont.	Hydrangea Annabelle	Annabelle Hydrangea
RK	36	#5 Cont.	Rosa x. 'double red'	OSA Easy Double Red Rose
TC	40	18"	Taxus Cuspidata	Densiformis Yew
EA	38	18"	Euonymus alatus 'Compactus'	Dwarf Burning Bush

RICHARDSON COURT

PLANTING & STAKING DETAIL

EVERGREEN UNDER 8" AND SMALL TREES 2" CAL. AND UNDER - NO SCALE



CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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LANDSCAPE PLAN  
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SECTION 18  
TOWN 3 NORTH, RANGE 9 EAST  
WATERFORD TOWNSHIP  
OAKLAND COUNTY, MICHIGAN

DATE: 4-29-21

Drawn By: XX

P.E.: MD

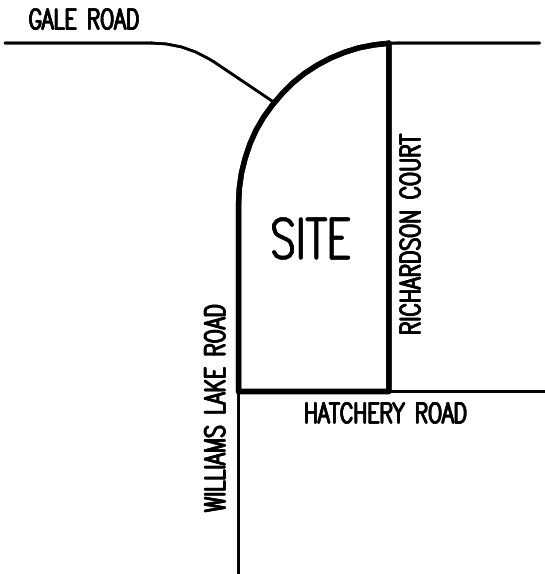
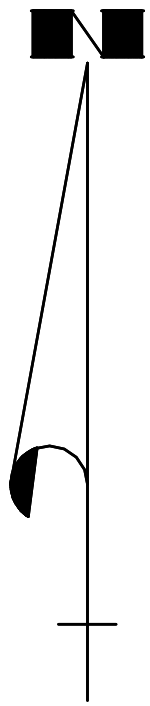
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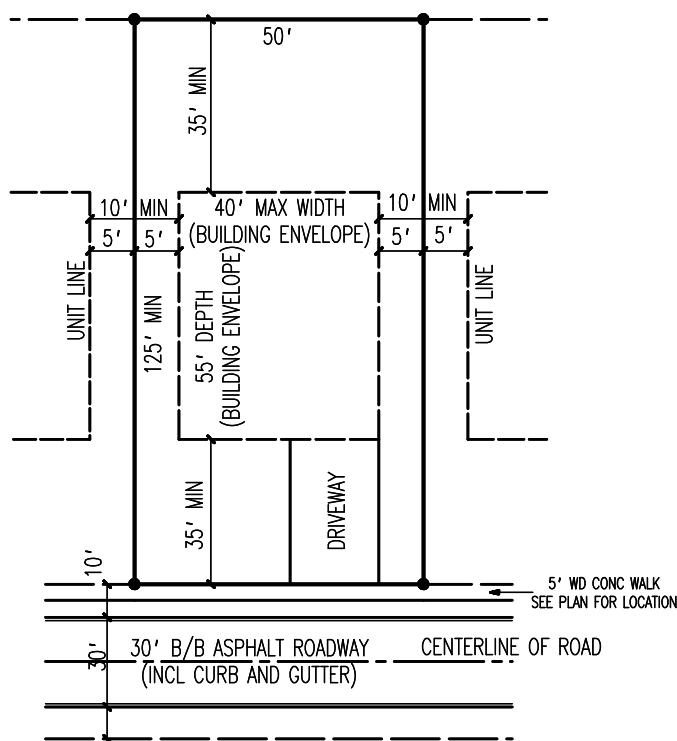
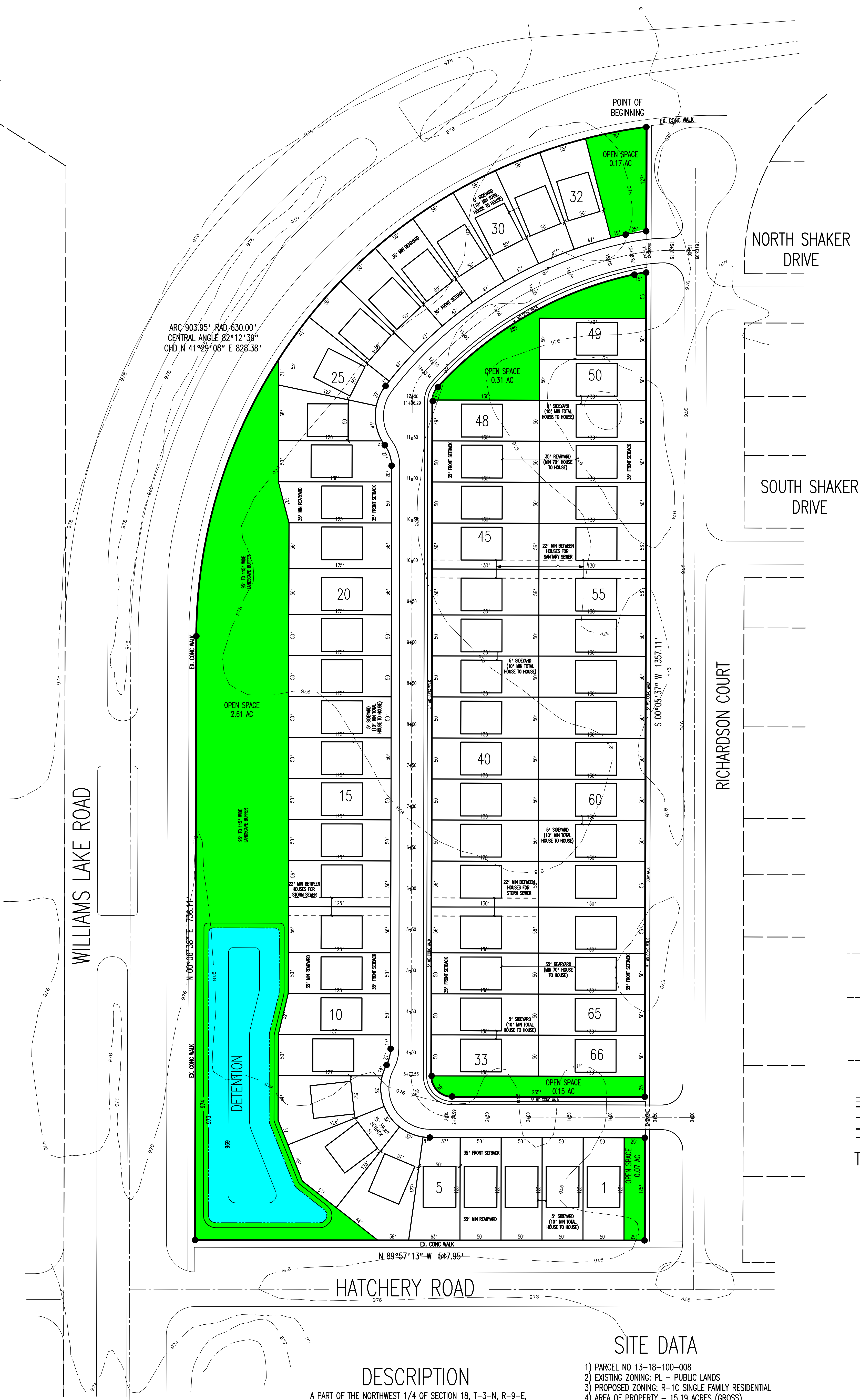


SCALE 1" = 60'

# PRELIMINARY SITE PLAN



LOCATION MAP



TYPICAL UNIT DETAIL

## PREPARED BY:

PAUL J. BOOMER (PROJECT MANAGER)  
CREATIVE LAND PLANNING AND DESIGN LLC  
31400 NORTHWESTERN HIGHWAY, SUITE H  
FARMINGTON HILLS, MICHIGAN 48334  
PH (248) 425-5254

## DESCRIPTION

A PART OF THE NORTHWEST 1/4 OF SECTION 18, T-3-N, R-9-E, WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 18; THENCE S 00°05'37" W 125.23 FEET; THENCE N 89°54'23" W 60.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°05'37" W 1,357.11 FEET; THENCE N 89°57'13" W 547.95 FEET; THENCE N 00°06'38" E 736.11 FEET; THENCE ALONG A CURVE TO THE RIGHT 903.95 FEET, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 82°12'39", AND A LONG CHORD BEARING OF N 41°29'08" E 828.38 FEET TO THE POINT OF BEGINNING. CONTAINING 15.19 ACRES.

## SITE DATA

- 1) PARCEL NO 13-18-100-008
- 2) EXISTING ZONING: PL - PUBLIC LANDS
- 3) PROPOSED ZONING: R-1C SINGLE FAMILY RESIDENTIAL
- 4) AREA OF PROPERTY - 15.19 ACRES (GROSS)  
AREA OF PROPOSED RIGHT OF WAY - 1.75 ACRES  
NET BUILDABLE AREA - 13.44 ACRES  
R-1C ALLOWABLE DENSITY - 5 UNITS/NET BUILDABLE AREA  
ALLOWABLE DENSITY 13.44 X 5 = (67.2) 67 UNITS  
PROPOSED NUMBER OF UNITS: 66 SINGLE FAMILY DWELLINGS  
PROPOSED DENSITY - 66/13.44 = 4.91 UNITS/ACRE
- 6) SETBACKS: REQUIRED  
35' FRONT  
5' / 10' SIDE  
35' REAR  
PROPOSED  
35' FRONT  
5' / 10' SIDE  
35' REAR
- 7) MAXIMUM BUILDING HEIGHT 35 FEET.
- 8) OPEN SPACE - 3.31 ACRES OR 22% OF OVERALL SITE

## PROPRIETOR:

JLG PROPERTIES, INC  
6005 MAPLEWOOD COURT  
CLARKSTON, MI 48346



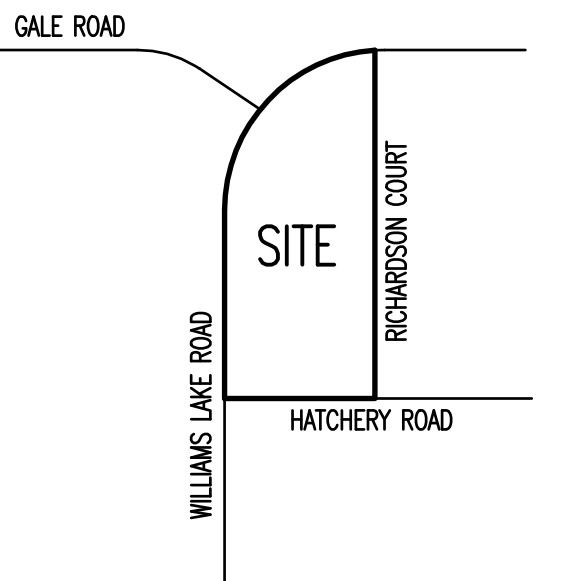
SCALE 1" = 60'

EXISTING

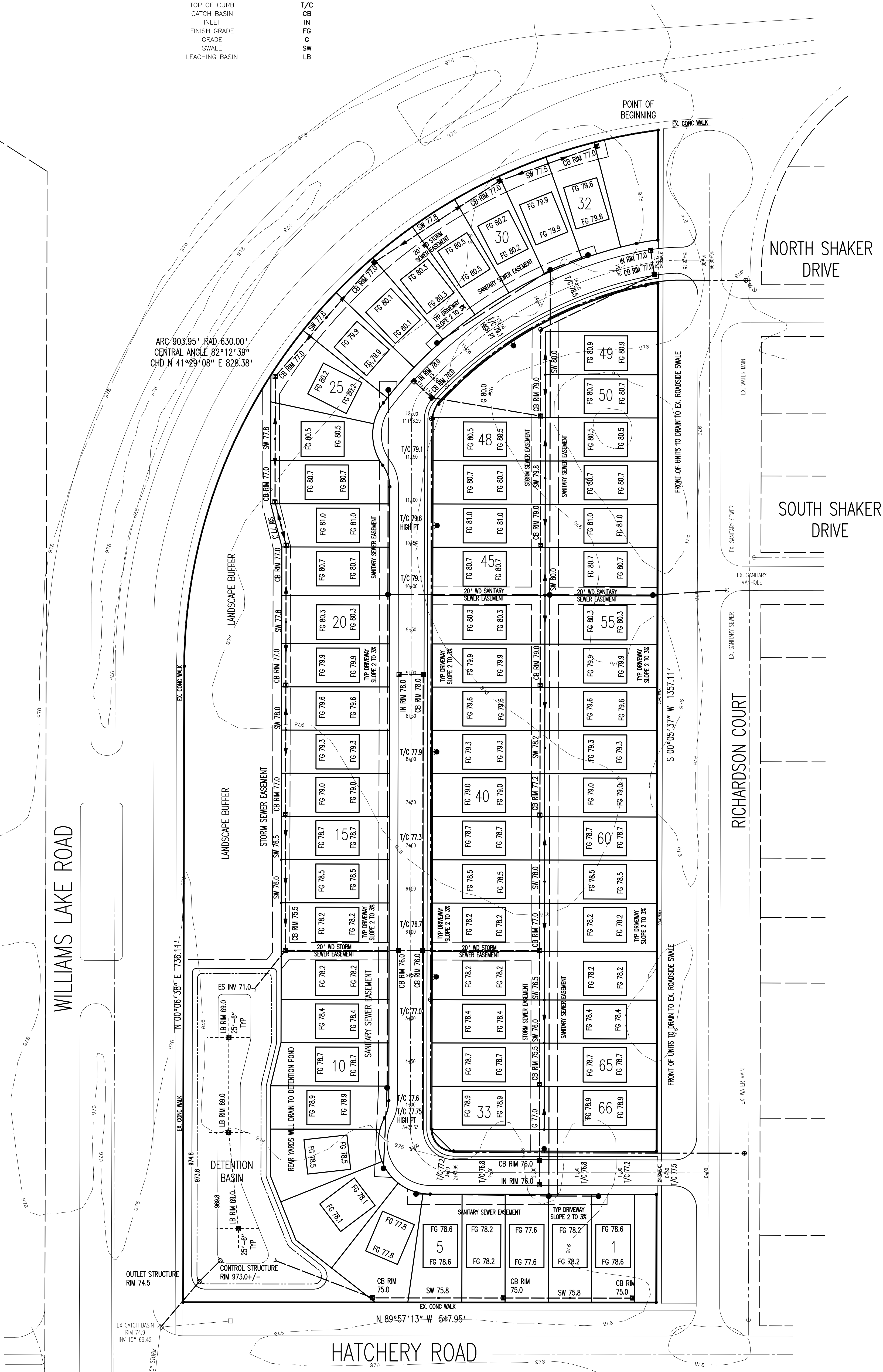
LEGEND

PROPOSED

# PRELIMINARY GRADING AND UTILITY PLAN



LOCATION MAP



100 YEAR DETENTION BASIN CALCULATIONS (i.e. WITH OUTLET)		
ONSITE CONTRIBUTING AREA =	15.19	
OFFSITE CONTRIBUTING AREA =		
TOTAL CONTRIBUTING AREA =	15.19	ACRES
RUNOFF COEFFICIENT (C) =	0.45	
$Q_A = \frac{(0.15)(15.19 \text{ ACRES})}{2.27}$	2.27	C.F.S.
$Q_0 = \frac{(A)(C)}{(15.19)(0.45)}$	0.33	
$T = -25 + \sqrt{\frac{10312.5}{Q_0}}$	152	MINUTES
$V_S = \frac{16,500 T}{T + 25}$	10,936	C.F./ACRE
$V_T \text{ REQ'D} = V_S (C)(A) = (12,163)(0.45)(15.19)$	83,140	C.F. REQ'D
VOLUME PROVIDED:		
ELEVATION	AREA (SF)	VOLUME (CF)
974.8	1' FREEBOARD	
973.8	31,493	84,144
969.8	10,579	

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