

OVERALL LEGAL DESCRIPTION (AS SURVEYED)

CONTAINING PARCELS 1-5;
(SIDWELL #80-071-99-0019-000) (SIDWELL #80-071-99-0022-000)
(SIDWELL #80-071-99-0020-000) (SIDWELL #80-071-99-0023-000)
(SIDWELL #80-071-99-0021-000) (SIDWELL #80-071-99-0024-000)

PART OF THE S.W. 1/4 OF SECTION 18, T.3S., R.9E., CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING FROM THE S.W. CORNER OF SECTION 18 DUE NORTH, 327.24 FEET TO A POINT OF BEGINNING, LOCATED ON THE WEST SECTION LINE OF SAID SECTION 18; THENCE S. 89°47'42" E. (RECORDED AS S. 89°47'33" E.), 652.16 FEET; THENCE N.00°06'22" E., 984.81 FEET; THENCE N. 89°55'00" E., 655.05 FEET; THENCE S. 00°18'56" W., 1317.47 FEET TO A POINT ON THE SOUTH LINE OF SECTION 18; THENCE N. 89°42'00" W. ALONG SAID SOUTH LINE, 650.18 FEET; THENCE N. 00°06'22" E. (RECORDED AS N. 00°06'00" W.) 33 FEET TO THE SOUTHEAST CORNER OF LOT 11 OF CHASE HANNAH SUBDIVISION AS RECORDED IN UBER 81 OF PLATS PAGE 89 WAYNE COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT 11, N. 00°06'22" E., 180.03 FEET (RECORDED AS N. 00°06'00" E., 180.00 FEET) TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE N. 89°42'09" W. (RECORDED AS N. 89°42'00" W.) ALONG THE NORTH LINE OF SAID CHASE HANNAH SUBDIVISION AND EXTENSION THEREOF, 651.85 FEET (RECORDED AS 651.08 FEET); THENCE N. 00°00'09" E. (RECORDED AS DUE NORTH), 114.24 FEET TO THE POINT OF BEGINNING, CONTAINING 932.873 S.F. OR 21.415 ACRES WITH RIGHT OF WAY, 904,557 S.F. OR 20.765 ACRES NET OF PUBLIC RIGHT OF WAY, SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES AND ALL EASEMENTS AND RESTRICTIONS OF RECORD IF ANY.

LEGAL DESCRIPTION PARCEL #1 (PER RECORD) (SIDWELL #80-071-99-0023-000)

THE EAST 1/4 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 3 SOUTH, RANGE 9 EAST, EXCEPT THE SOUTH 280 FEET OF THE WEST 70 FEET.

LEGAL DESCRIPTION PARCEL #1 (AS SURVEYED) (SIDWELL #80-071-99-0023-000)

PART OF THE S.W. 1/4 OF SECTION 18, T.3S., R.9E., CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 18, DISTANT S.89°42'00"E., 1047.11 FEET FROM THE S.W. CORNER OF SECTION 18; PROCEEDING THENCE N.00°11'18"E., 280.00 FEET; THENCE N.89°42'00"W., 70.00 FEET; THENCE N.00°11'18"E., 1035.28 FEET; THENCE N. 89°55'00" E., 327.42 FEET; THENCE S. 00°18'56" W., 1317.47 FEET TO A POINT ON THE SOUTH LINE OF SECTION 18; THENCE N.89°42'00"W., ALONG SAID SOUTH LINE, 254.47 FEET TO THE POINT OF BEGINNING, CONTAINING 9.40 ACRES MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES AND ALL EASEMENTS AND RESTRICTIONS OF RECORD IF ANY.

LEGAL DESCRIPTION PARCEL #2 (PER RECORD) (SIDWELL #80-071-99-0022-000)

THE SOUTH 280 FEET OF THE WEST 70 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 3 SOUTH, RANGE 9 EAST.

LEGAL DESCRIPTION PARCEL #2 (AS SURVEYED) (SIDWELL #80-071-99-0022-000)

PART OF THE S.W. 1/4 OF SECTION 18, T.3S., R.9E., CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 18, DISTANT S.89°42'00"E., 977.11 FEET FROM THE S.W. CORNER OF SECTION 18; PROCEEDING THENCE N.00°11'18"E., 280.00 FEET; THENCE S.89°42'00"E., 70.00 FEET; THENCE S.00°11'18"W., 280.00 FEET TO A POINT ON THE SOUTH LINE OF SECTION 18; THENCE N.89°42'00"W., ALONG SAID SOUTH LINE, 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.45 ACRES MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES AND ALL EASEMENTS AND RESTRICTIONS OF RECORD IF ANY.

LEGAL DESCRIPTION PARCEL #3 (PER RECORD) (SIDWELL #80-071-99-0021-000)

THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 3 SOUTH, RANGE 9 EAST, ALSO DESCRIBED AS THE EAST 1/6 OF THE WEST 3/8 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 3 SOUTH, RANGE 9 EAST.

LEGAL DESCRIPTION PARCEL #3 (AS SURVEYED) (SIDWELL #80-071-99-0021-000)

PART OF THE S.W. 1/4 OF SECTION 18, T.3S., R.9E., CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 18, DISTANT S.89°42'00"E., 814.28 FEET FROM THE S.W. CORNER OF SECTION 18; PROCEEDING THENCE N.00°09'26"E., 1314.22 FEET; THENCE S.89°42'00"E., 163.57 FEET; THENCE S.00°11'18"W., 1315.28 FEET TO A POINT ON THE SOUTH LINE OF SECTION 18; THENCE N.89°42'00"W., ALONG SAID SOUTH LINE, 162.85 FEET TO THE POINT OF BEGINNING, CONTAINING 4.926 ACRES MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES AND ALL EASEMENTS AND RESTRICTIONS OF RECORD IF ANY.

LEGAL DESCRIPTION PARCEL 4 (PER RECORD) (SIDWELL #80-071-99-0020-000)

THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 3 SOUTH, RANGE 9 EAST.

LEGAL DESCRIPTION PARCEL 4 (AS SURVEYED) (SIDWELL #80-071-99-0020-000)

PART OF THE S.W. 1/4 OF SECTION 18, T.3S., R.9E., CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 18, DISTANT S. 89°42'00" E., 651.45 FEET FROM THE S.W. CORNER OF SECTION 18; THENCE PROCEEDING FROM THE SAID POINT OF BEGINNING N. 00°06'22" E. (RECORDED AS N. 00°06'00" W.), 33 FEET TO THE SOUTHEAST CORNER OF LOT 11 OF CHASE HANNAH SUBDIVISION AS RECORDED IN UBER 81 OF PLATS PAGE 89 WAYNE COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT 11, N. 00°06'22" E., 180.03 FEET (RECORDED AS N. 00°06'00" E., 180.00 FEET) TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE CONTINUING N. 00°06'22" E., 1100.09 FEET; THENCE N. 89°55'00" E., 164.06 FEET; THENCE S. 00°09'26" W., 1314.22 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 18; THENCE N. 89°42'00" W. ALONG THE SAID SOUTH LINE OF SECTION 18 162.85 FEET TO THE POINT OF BEGINNING. CONTAINING 4.935 ACRES MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES AND ALL EASEMENTS AND RESTRICTIONS OF RECORD IF ANY.

LEGAL DESCRIPTION PARCEL 5 (PER RECORD) (SIDWELL #80-071-99-0019-000)

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 3, RANGE 9 EAST, EXCEPT THE SOUTH 213 FEET OF THEREOF.

LEGAL DESCRIPTION PARCEL 5 (AS SURVEYED) (SIDWELL #80-071-99-0019-000)

PART OF THE S.W. 1/4 OF SECTION 18, T.3S., R.9E., CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF SECTION 18, DISTANT N. 00°00'09" E. (RECORDED AS DUE NORTH), 213.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE CONTINUING ALONG SAID WEST LINE OF SECTION 18 N. 00°00'09" E. (RECORDED AS DUE NORTH) 114.24 FEET; THENCE S. 89°47'42" E. (RECORDED AS S. 89°47'33" E.), 652.16 FEET; THENCE S. 00°06'22" W., 115.29 FEET TO A POINT ON THE NORTHEAST CORNER OF LOT 11 OF CHASE HANNAH SUBDIVISION AS RECORDED IN UBER 81 OF PLATS PAGE 89 WAYNE COUNTY RECORDS; THENCE N. 89°42'09" W. (RECORDED AS N. 89°42'00" W.) ALONG THE NORTH LINE OF SAID CHASE HANNAH SUBDIVISION AND EXTENSION THEREOF, 651.85 FEET (RECORDED AS 651.08 FEET) TO THE POINT OF BEGINNING, CONTAINING 1.72 ACRES MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES AND ALL EASEMENTS AND RESTRICTIONS OF RECORD IF ANY.

FLOOD HAZARD NOTE

THE CITY OF ROMULUS IS A NON-FLOOD PRONE COMMUNITY. NO FLOOD HAZARD MAP HAS BEEN PUBLISHED FOR THIS "NO SPECIAL FLOOD HAZARD AREA" BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION.

TOPO NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

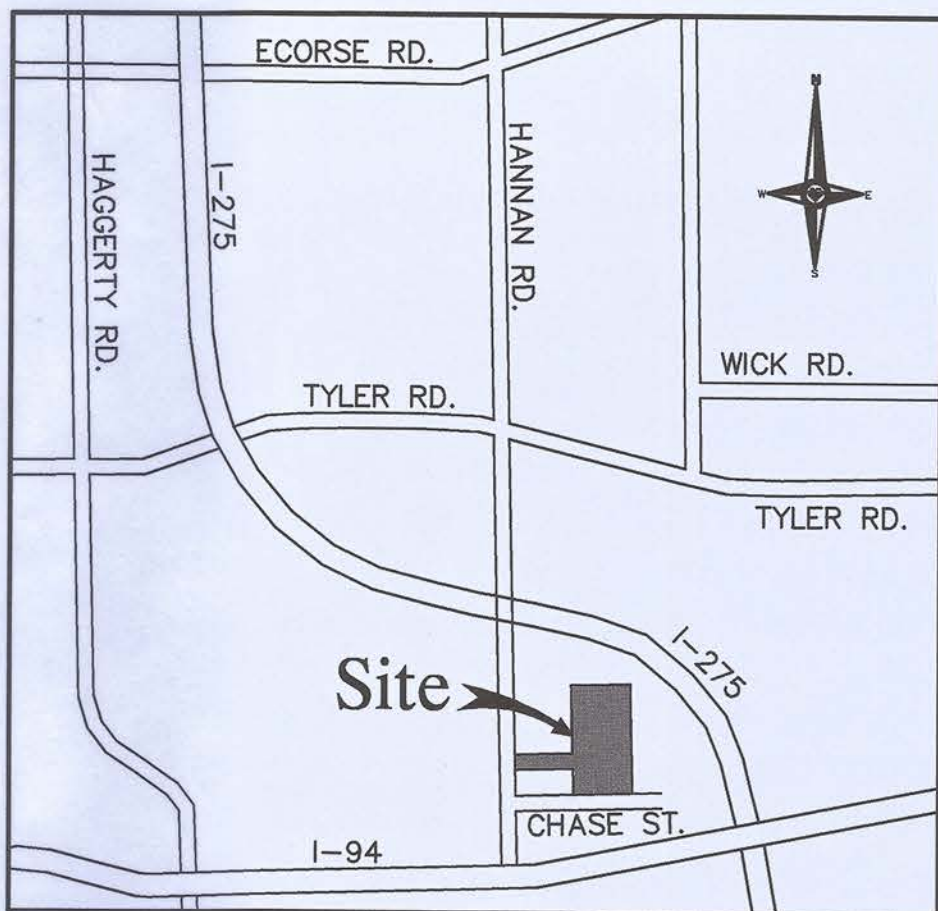
THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

REFERENCE BENCHMARK

HANNAH-CHASE W.C.R.C. B.M. 60-150A
BRONZE DISC IN TOP OF CONCRETE POST N.E. CORNER OF INTERSECTION: B.M. IS 35' NORTH OF CENTERLINE OF CHASE AND 58' EAST OF CENTERLINE OF HANNAH.
ELEVATION 668.947 (UGS DATUM)

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		EXISTING SAN. CLEAN OUT
	MANHOLE		EXISTING WATERMAIN
	CATCH BASIN		EXISTING STORM SEWER
	GATE VALVE		EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES		EXISTING OVERHEAD LINES
	UTILITY POLE		LIGHT POLE
	GUY WIRE		SIGN
	EXISTING GAS MAIN		



NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX (248) 332-8257

SEAL



PROJECT
Special Tree
Neurocare Campus

CLIENT
Special Tree
19099 Hannan Road
Romulus, MI 48174
Rep: Joe Richert

PROJECT LOCATION
Part of the SW 1/4
of Section 18,
T. 3 S., R. 9 E.,
City of Romulus,
Wayne County, Michigan

SHEET
Overall Topographic Survey



DATE: ISSUED / REVISED
01/08/10 Bids/Permits
03/17/10 Eng. Review #1
04/13/10 Addendum #1
05/10/10 for Final Approval
09/22/10 for Construction

DRAWN BY:

JRM

DESIGNED BY:

JJH

APPROVED BY:

JJH

DATE:

01/08/10

SCALE:

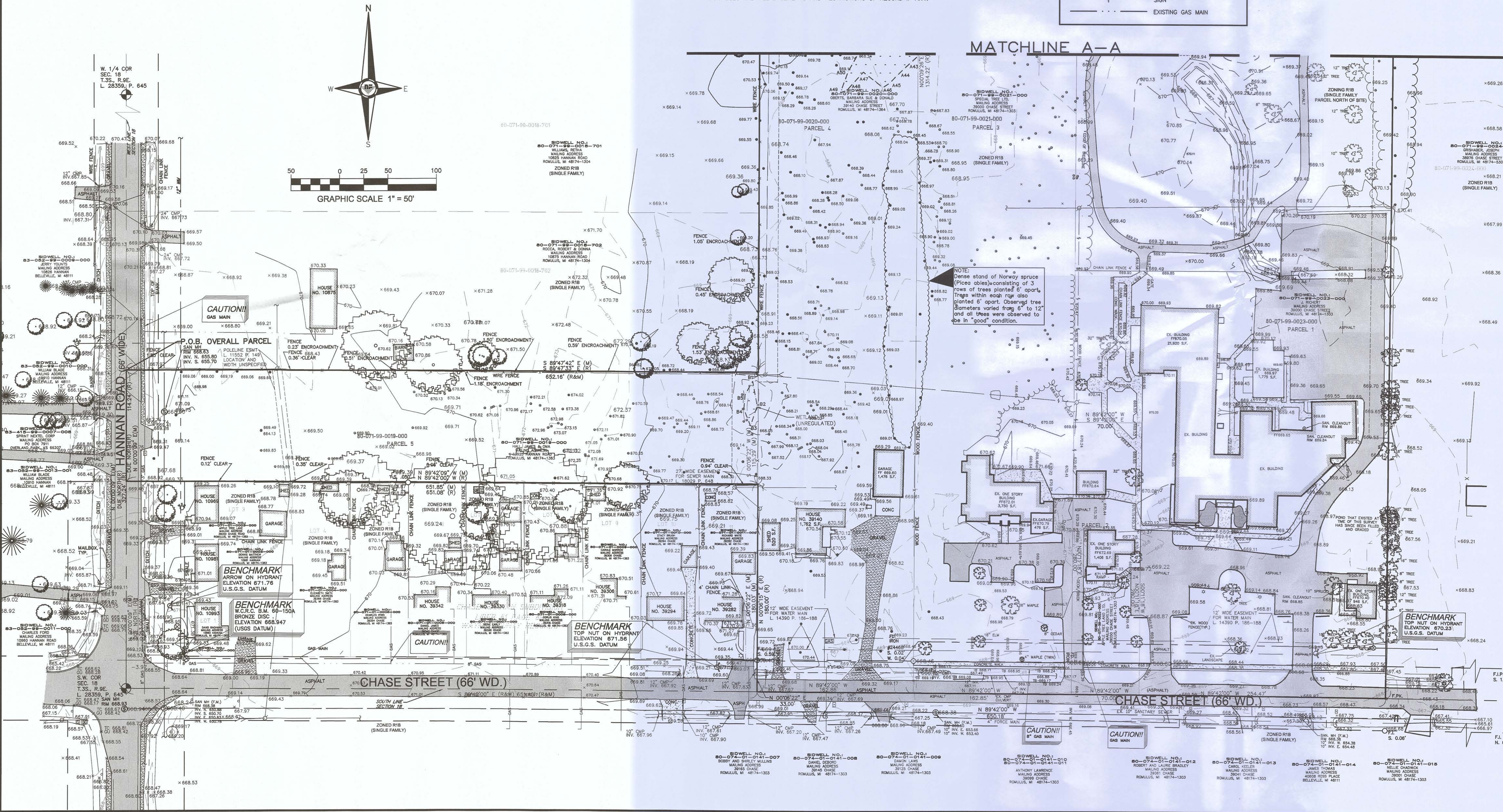
1" = 50'

NFE JOB NO.

C141-02

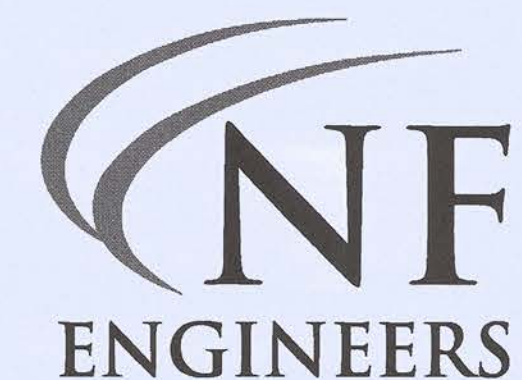
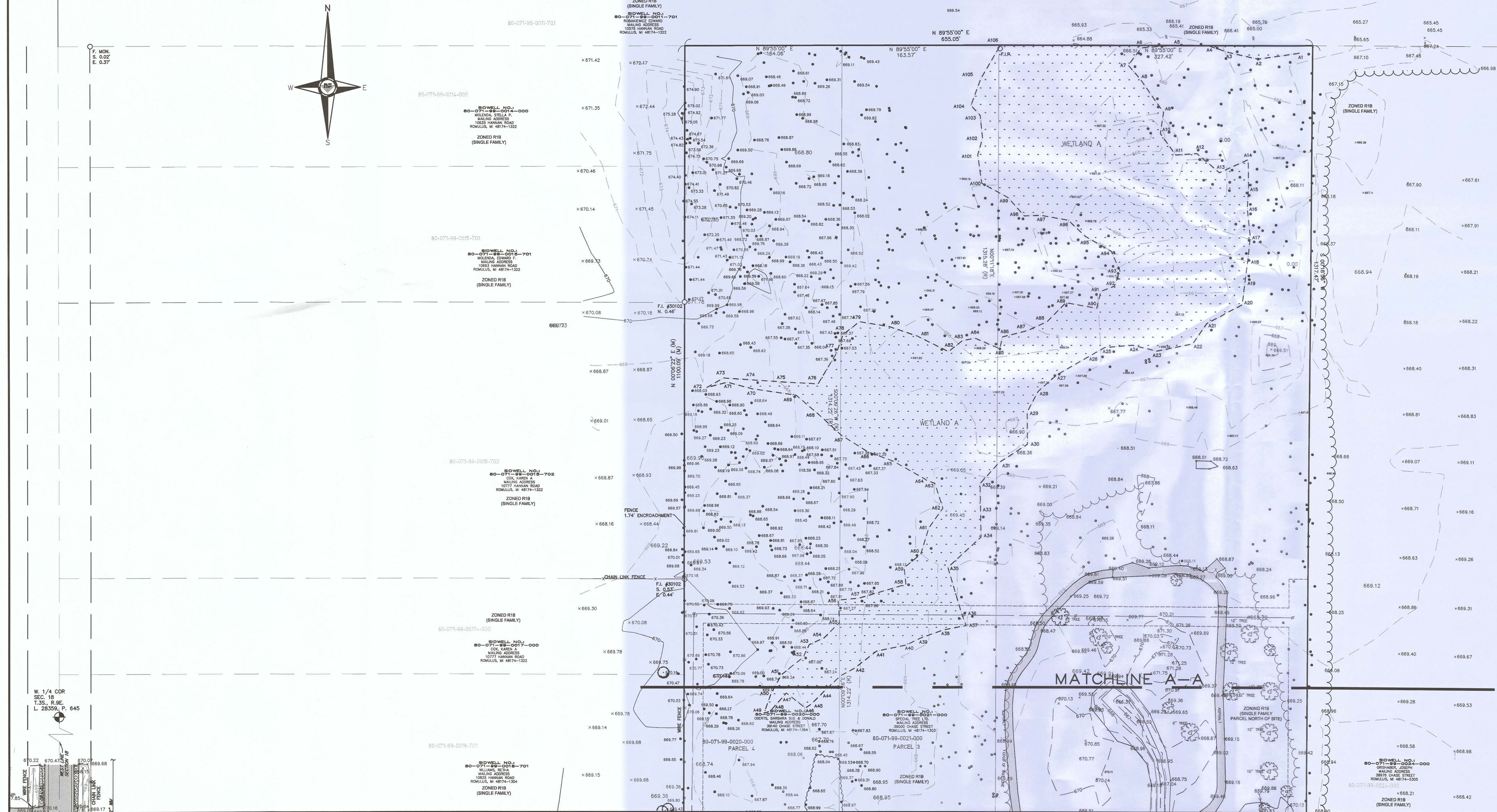
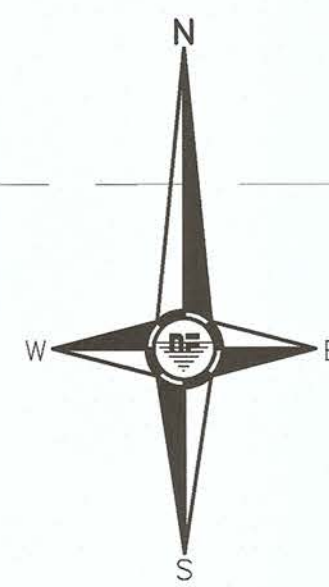
SHEET NO.

C1





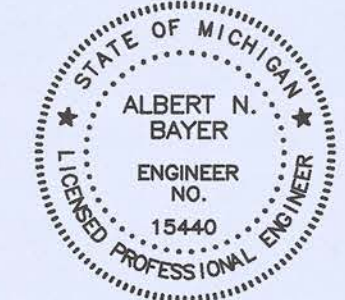
LOCATION MAP
NO SCALE



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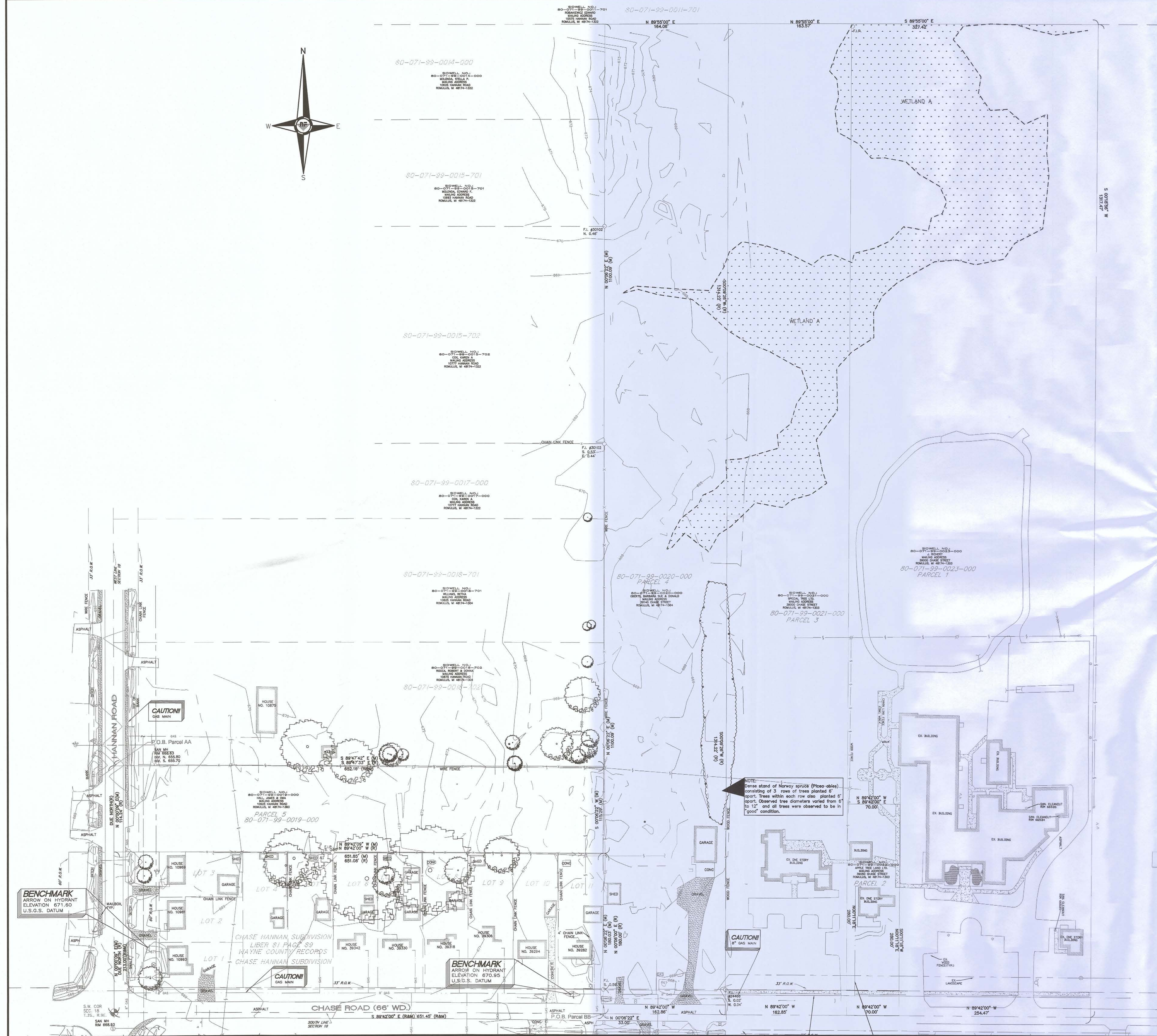
DRAWN BY:
JRM
DESIGNED BY:
JJH
APPROVED BY:
JJH

DATE:
01/08/10

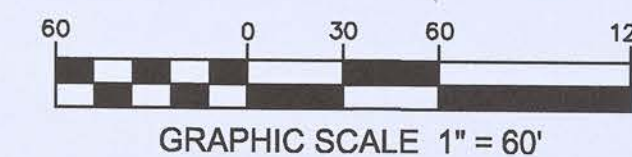
SCALE:
1" = 50'

NFE JOB NO.
C141-02

SHEET NO.
C2



LOCATION MAP
NO. SCALE

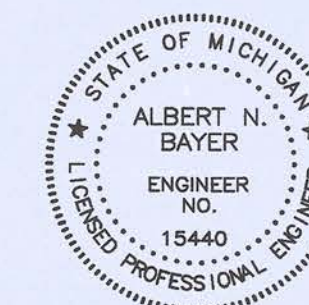


LEGEND	
X 000	TREE SYMBOL & TREE TAG NO.

NF ENGINEERS
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FAX. (248) 332-8257

SEAL



PROJECT
Special Tree
Neurocare Campus

CLIENT
Special Tree
10909 Hannan Road
Romulus, MI 48174
Rep: Joe Richert

PROJECT LOCATION
Part of the SW 1/4
of Section 18
T. 3 S., R. 9 E.,
City of Romulus,
Wayne County, Michigan

SHEET
Tree Survey

811
Know what's below
Call before you dig.

DATE: 01/08/10 ISSUED FOR:
01/08/10 Bids/Permits
03/17/10 Eng. Review #1
04/13/10 Addendum #1
05/10/10 for Final Approval
09/22/10 for Construction

DRAWN BY:
D. Patton
DESIGNED BY:
P. Williams
APPROVED BY:
A. Bayer

DATE:
01/08/10
SCALE:
1" = 60'

NFE JOB NO.
C141-02

SHEET NO.
C3

TREE LIST

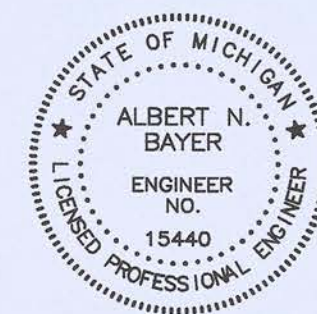


ENGINEERS

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PROJECT LOCATION

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of Section 18
T. 3 S., R. 9 E.,
City of Romulus,
Wayne County, Michigan

SHEET

List of Trees



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

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04/13/10	Addendum #1
05/10/10	for Final Approval
09/22/10	for Construction

DRAWN BY:
D. Patton

DESIGNED BY
P. Williams

APPROVED BY
A. Bayer

DATE:
01/08/10

SCALE:

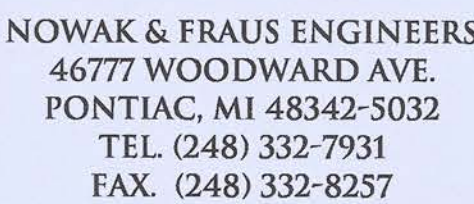
NFE IOB NO.

C141-02

SHEET NO.

C4

[illegible]



A circular professional engineer seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The center of the seal contains the text "ALBERT N. BAYER", "ENGINEER NO.", and the license number "15440".

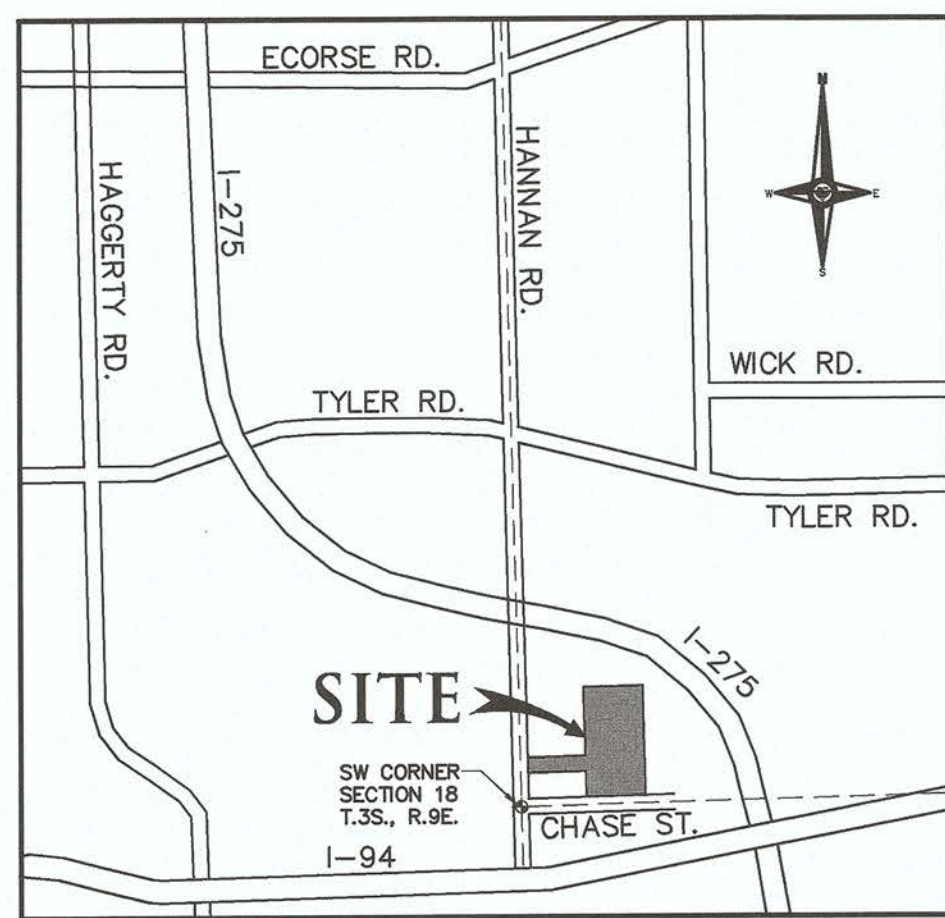
CLIENT
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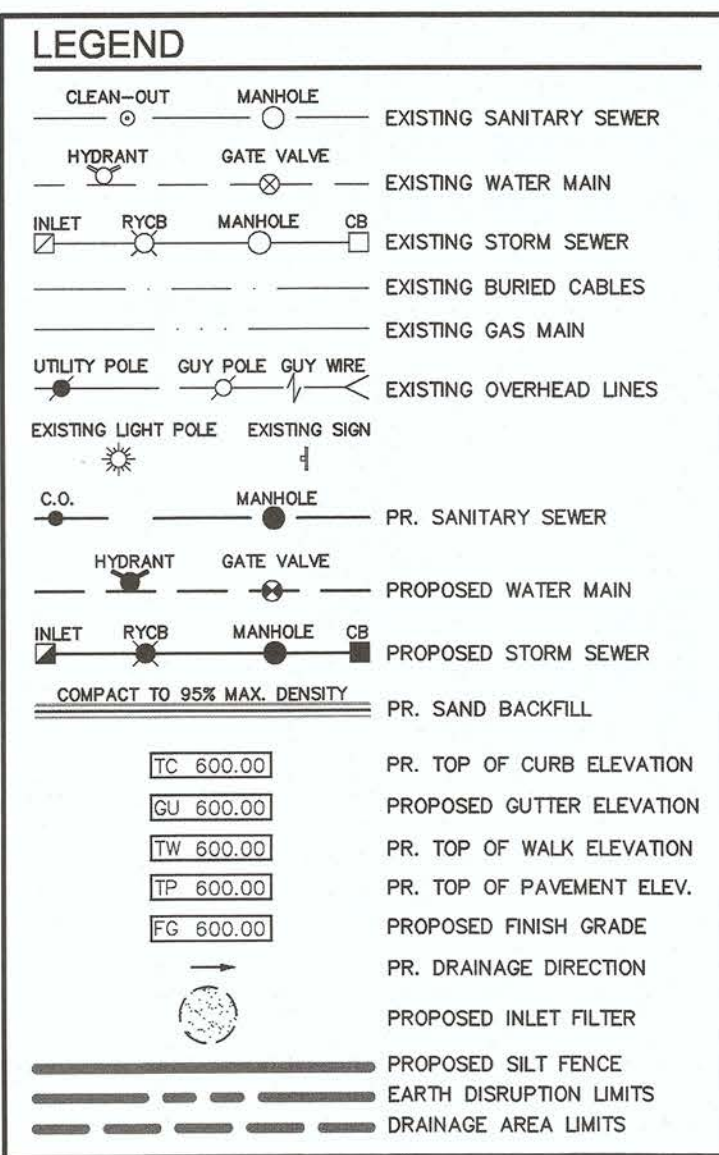
SCALE:

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SITE

LOCATION MAP
NO SCALE



OVERALL LEGAL DESCRIPTION (AS SURVEYED)
PER CITY ASSESSOR'S OFFICE, 01/11/10 (SIDWELL #80-071-99-0019-700)

CONTAINING PARCELS 1-5;
(SIDWELL #80-071-99-0019-000) (SIDWELL #80-071-99-0022-000)
(SIDWELL #80-071-99-0020-000) (SIDWELL #80-071-99-0023-000)
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PART OF THE S.W. 1/4 OF SECTION 18, T.3S., R.9E., CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING FROM THE S.W. CORNER OF SECTION 18 DUE NORTH, 327.24 FEET TO A POINT OF BEGINNING, LOCATED ON THE WEST SECTION LINE OF SAID SECTION 18; THENCE S. 89°47'42" E. (RECORDED AS S. 89°47'33" E.), 652.16 FEET; THENCE N. 00°06'22" E., 984.81 FEET; THENCE N. 89°55'00" E., 655.05 FEET; THENCE S. 00°18'56" W., 1317.47 FEET TO A POINT ON THE SOUTH LINE OF SECTION 18; THENCE N. 89°42'00" W. ALONG SAID SOUTH LINE, 650.18 FEET; THENCE N. 00°06'22" E. (RECORDED AS N. 00°06'00" W.) 33 FEET TO THE SOUTHEAST CORNER OF LOT 11 OF CHASE HANNAN SUBDIVISION AS RECORDED IN LIBER 81 OF PLATS PAGE 89 WAYNE COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT 11, N. 00°06'22" E., 180.03 FEET (RECORDED AS N. 00°06'00" E., 180.00 FEET) TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE N. 89°42'09" W. (RECORDED AS N. 89°42'00" W.) ALONG THE NORTH LINE OF SAID CHASE HANNAN SUBDIVISION AND EXTENSION THEREOF, 651.85 FEET (RECORDED AS 651.08 FEET); THENCE N. 00°00'09" E. (RECORDED AS DUE NORTH), 114.24 FEET TO THE POINT OF BEGINNING, CONTAINING 932,873 S.F. OR 21.415 ACRES WITH RIGHT OF WAY, 904,557 S.F. OR 20.765 ACRES NET OF PUBLIC RIGHT OF WAY. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES AND ALL EASEMENTS AND RESTRICTIONS OF RECORD IF ANY.

BUILDING AREAS:

NEUROCARE ADDITION: 35,603 S.F. (43 BEDS)
PROPOSED A.F.C.: 18,800 S.F. (20 BEDS)
DAY ACTIVITY PROGRAM: 3,306 S.F.
TOTAL: 22,106 S.F.

EXISTING A.F.C.: 6 BEDS
EX. OFFICE BUILDING: 946 S.F.
EX. CORPORATE OFFICE: 1,406 S.F.

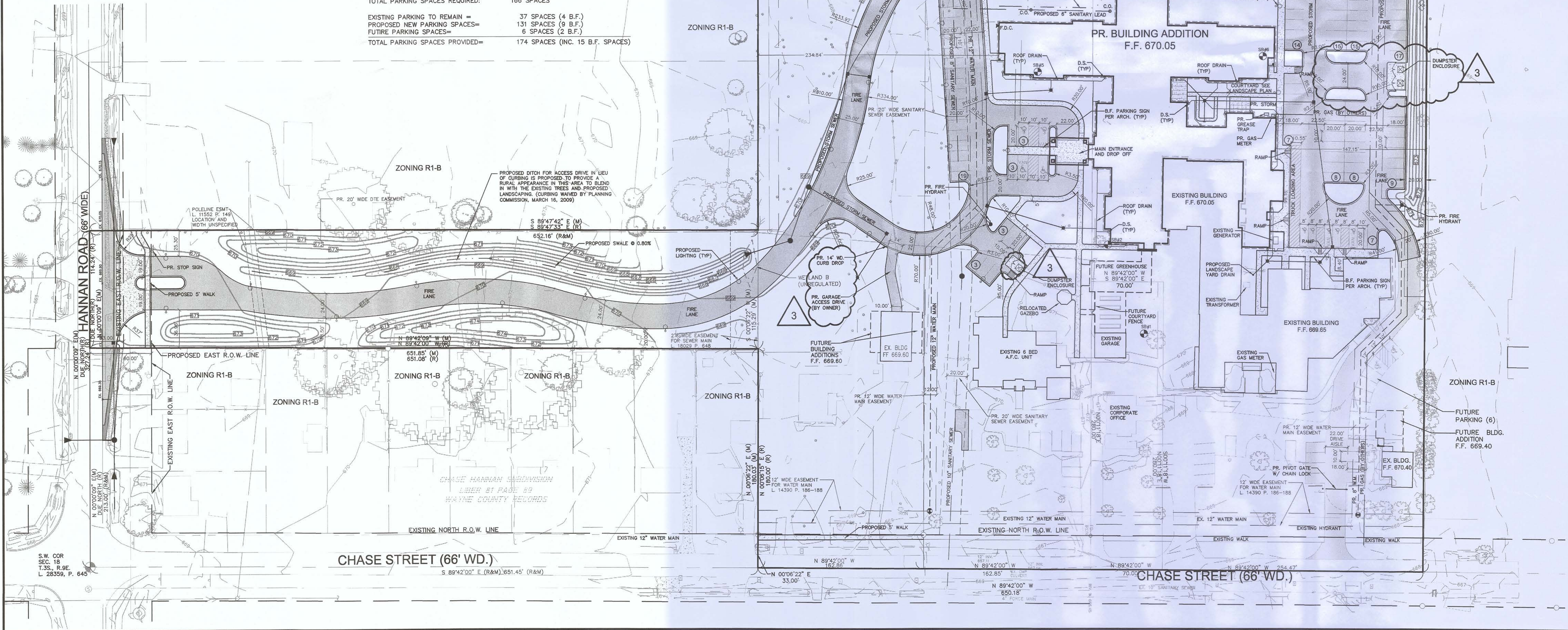
PARKING CALCULATIONS

NURSING (NEW) 43 BEDS
(PROPOSED) 20 BEDS
(EXIST. UNIT) 6 BEDS
TOTAL 69 BEDS

2 SPACES FOR EVERY 3 BEDS AND
1 SPACE PER EMPLOYEE
69 BEDS/3 = 23x2 = 46 SPACES
100 EMPLOYEES AT SHIFT CHANGE = 100 SPACES
DAYCARE: 1 / 350 S.F. OF USABLE S.F. =
3,306 S.F. x 80% = 2,645 USABLE S.F.
2,645 / 350 = 7.56 = 8 SPACES

OFFICES: 1 SPACE FOR EVERY 225 GROSS AREA
BUT NOT LESS THAN 5
EX. OFFICE BUILDING: 946 S.F. / 225 = 4.2 = 5 SPACES
EX. CORPORATE OFFICE: 1,406 S.F. / 225 = 6.2 = 7 SPACES
TOTAL PARKING SPACES REQUIRED: 166 SPACES

EXISTING PARKING TO REMAIN = 37 SPACES (4 B.F.)
PROPOSED NEW PARKING SPACES = 131 SPACES (9 B.F.)
FUTURE PARKING SPACES = 6 SPACES (2 B.F.)
TOTAL PARKING SPACES PROVIDED = 174 SPACES (INC. 15 B.F. SPACES)



CONTINUED (SEE SHEET C7a)

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NF
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SHEET
General Site Plan



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09/22/10 for Construction
10/11/10 for CCD #1
11/08/10 for CCD #2
11/15/10 for CCD #3

DRAWN BY:
A. Wiseman

DESIGNED BY:
A. Wiseman

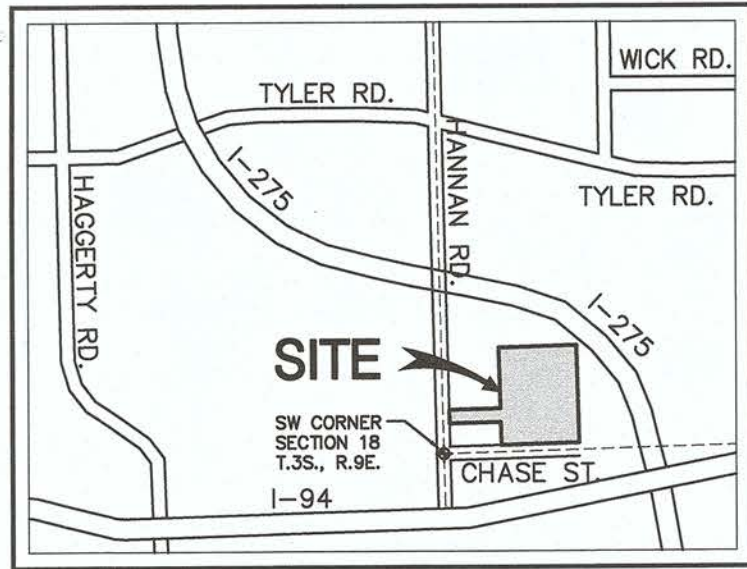
APPROVED BY:
A. Bayer

DATE:
01/08/10

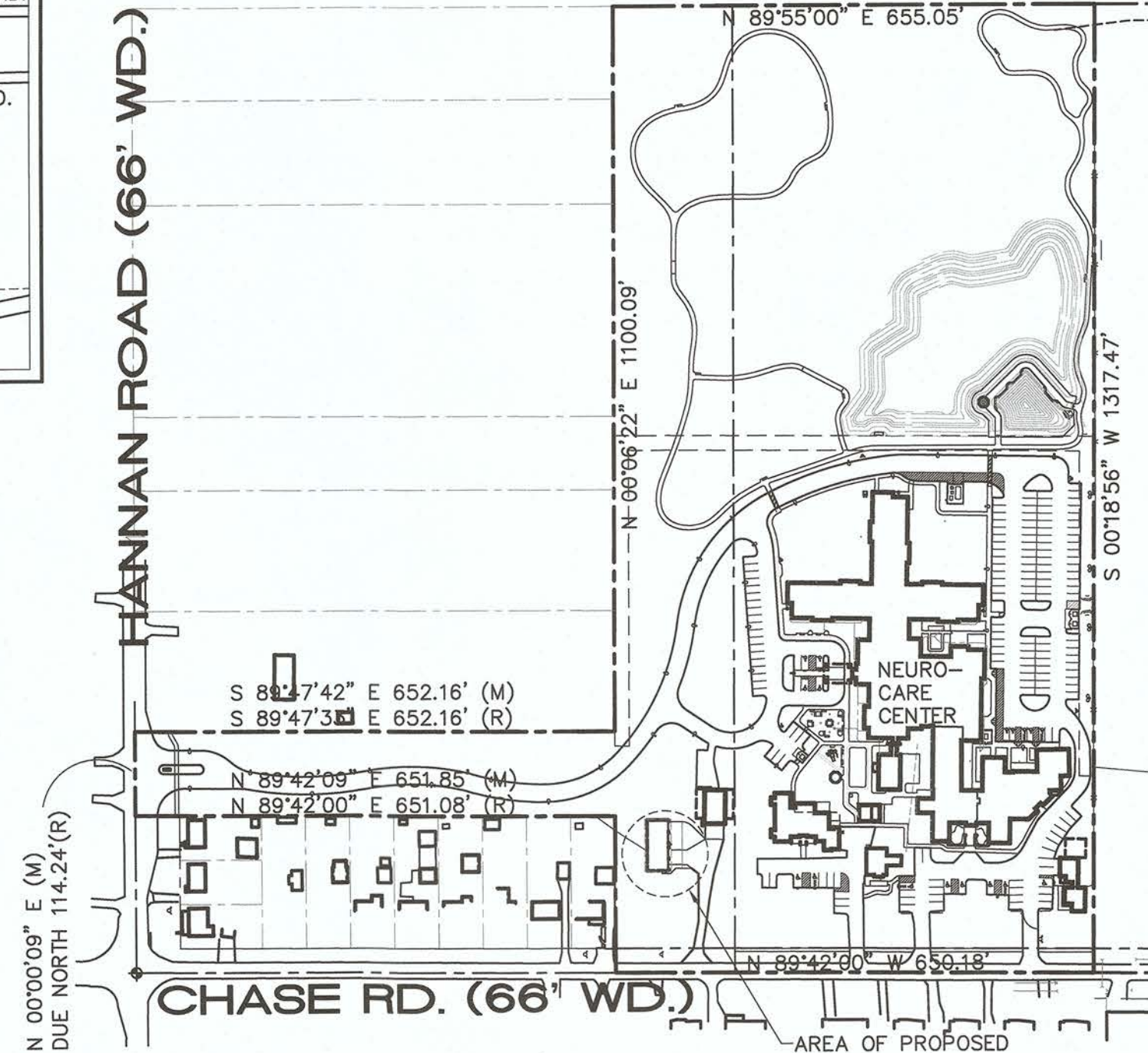
SCALE:
1" = 50'

NFE JOB NO.
C141-02

SHEET NO.
C7



LOCATION MAP
NO SCALE



OVERALL SITE
SCALE: 1"=200'-0"

LEGAL DESCRIPTION:

(OVERALL LEGAL DESCRIPTION (AS SURVEYED) PER CITY ASSESSOR'S OFFICE ON 01/11/2010 - SIDWELL #80-071-99-0019-700)

CONTAINING PARCELS 1-5;
(SIDWELL #80-071-99-0019-000) (SIDWELL #80-071-99-0022-000)
(SIDWELL #80-071-99-0020-000) (SIDWELL #80-071-99-0023-000)
(SIDWELL #80-071-99-0021-000) (SIDWELL #80-071-99-0024-000)

PART OF THE S.W. 1/4 OF SECTION 18, T.3S., R.9E., CITY OF ROMULUS, WAYNE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING FROM THE S.W. CORNER OF SECTION 18 DUE NORTH, 327.24 FEET TO A POINT OF BEGINNING, LOCATED ON THE WEST SECTION LINE OF SAID SECTION 18; THENCE S. 89°47'42" E (RECORDED AS S. 89°47'33" E.) 652.16 FEET; THENCE N. 00°06'22" E., 984.81 FEET; THENCE N. 89°55'00" E., 655.05 FEET; THENCE S. 00°18'56" W., 1317.47 FEET TO A POINT ON THE SOUTH LINE OF SECTION 18; THENCE N. 89°42'00" W., ALONG SAID SOUTH LINE, 650.18 FEET; THENCE N. 00°06'22" E. (RECORDED AS N. 00°06'00" W.) 33 FEET TO THE SOUTHEAST CORNER OF LOT 11 OF CHASE HANNAN SUBDIVISION AS RECORDED IN LIBER 81 OF PLATS PAGE 69 WAYNE COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT 11, N. 00°06'22" E., 180.03 FEET (RECORDED AS N. 00°06'00" E., 180.00 FEET) TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE N. 89°42'09" W. (RECORDED AS N. 89°42'00" W.) ALONG THE NORTH LINE OF SAID CHASE HANNAN SUBDIVISION AND EXTENSION THEREOF, 651.85 FEET (RECORDED AS 651.08 FEET); THENCE N. 00°00'09" E. (RECORDED AS DUE NORTH), 114.24 FEET TO THE POINT OF BEGINNING. CONTAINING 932,873 S.F. OR 21.415 ACRES WITH RIGHT OF WAY, 904,557 S.F. OR 20.765 ACRES NET OF PUBLIC RIGHT OF WAY. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD, OR HIGHWAY PURPOSES AND ALL EASEMENTS AND RESTRICTIONS OF RECORD IF ANY.

SITE ANALYSIS:

SITE AREA: 904,557 SQUARE FEET (NET)

ZONING: "RM" (MULTIPLE FAMILY RESIDENTIAL), EXISTING PRIMARY USE IS ADULT FOSTER CARE (LARGE GROUP HOME)

LOT COVERAGE: XXX % (XXXX S.F. OPEN SPACE)

MINIMUM LOT SIZE: 12,000 S.F. (COMPLIES), MINIMUM LOT WIDTH: 100 FT. (COMPLIES)

BUILDING SETBACKS: REQUIRED PROVIDED (NEW BUILDING)

FRONT: 50 FT. 105 FT.

SIDE: 25 FT. 37/40 FT.

REAR: 35 FT. 128 FT.

EXISTING BUILDING AREAS (DEMOLITION): 2,081 (1,561 HOUSE + 520 STRUCTURE)

NEW BUILDING AREA (PROPOSED): 2,100 GSF (4,200 S.F. FOR BOTH FLOORS)

NEW BUILDING DIMENSIONS: 30 FEET x 70 FEET

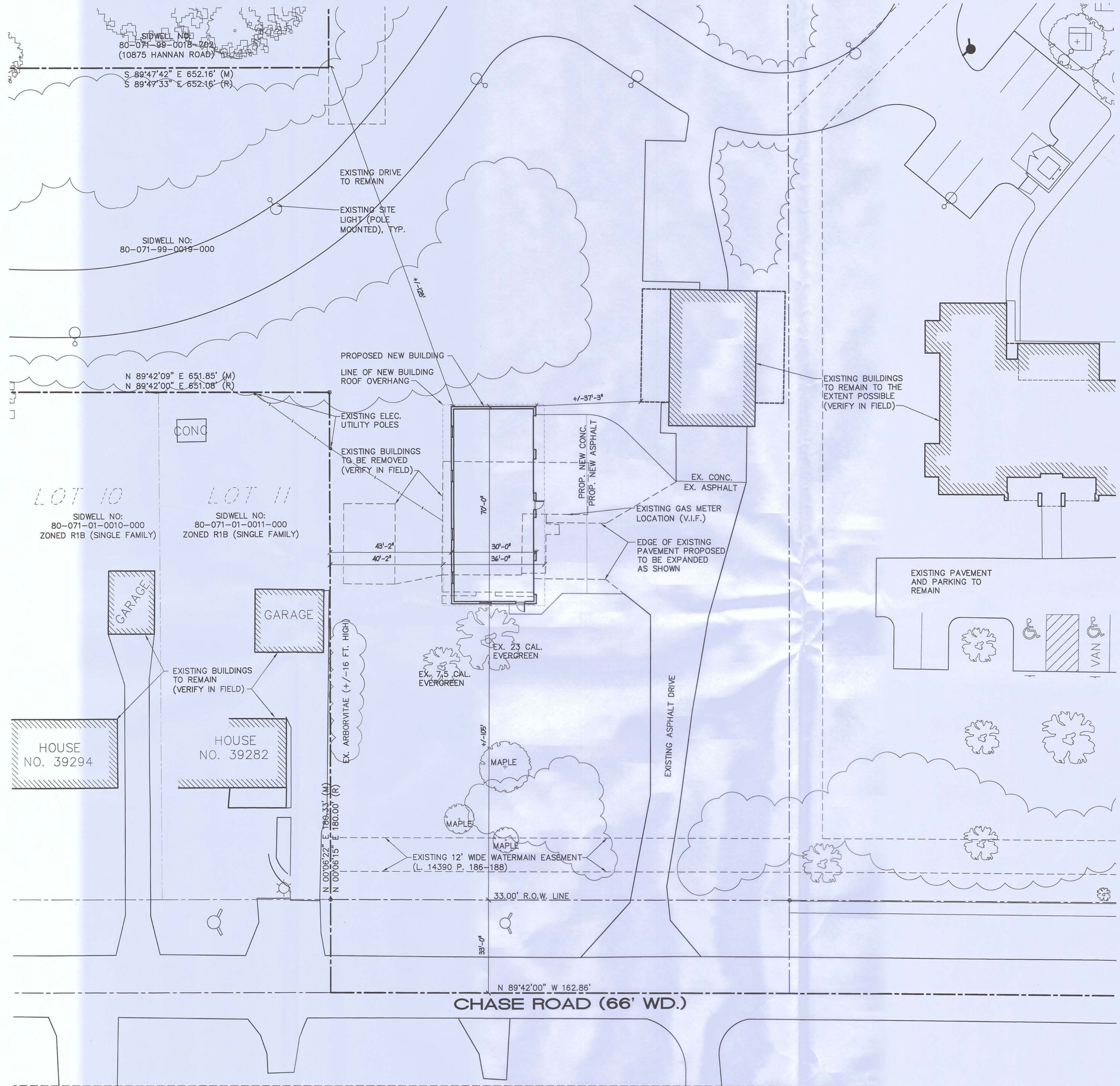
PARKING SPACES REQUIRED:

PARKING SPACES PROPOSED:

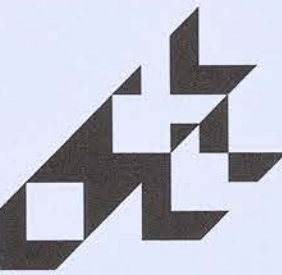
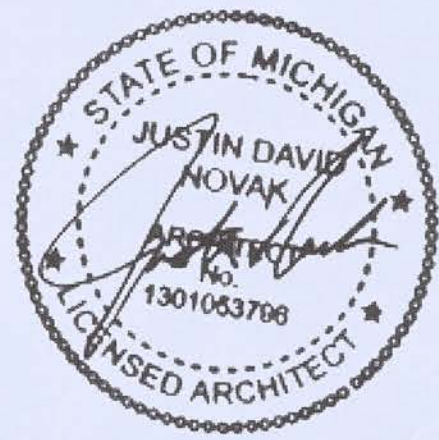
SITE PLAN NOTES:

- LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE FREE FROM REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OF THE NEXT APPROPRIATE PLANTING PERIOD.
- ANY SUBSTITUTIONS OF PLANT MATERIAL FROM APPROVED SITE PLAN WILL BE APPROVED BY THE PLANNING DEPARTMENT PRIOR TO INSTALLATION.
- FUTURE LOCATIONS OF ALL ABOVE GROUND UTILITIES AND LANDSCAPE SCREENING WILL BE REVIEWED AND APPROVED BY BOTH THE BUILDING AND PLANNING DEPARTMENTS PRIOR TO INSTALLATION.
- ALL SITE LIGHTING SHALL HAVE FULL CUT-OFF FIXTURES AND BE DIRECTED DOWNWARD AWAY FROM ROADWAYS AND ADJACENT PROPERTIES.
- VACANT AREAS OF THE SITE SHALL NOT BE USED FOR OUTDOOR STORAGE
- NO SIGNS ARE APPROVED AS PART OF THIS SITE PLAN APPROVAL AND PRIOR TO ERRECTING A SING, AN APPLICATION AND APPROPRIATE SUBMISSIONS SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL, AND ISSUANCE OF A SIGN PERMIT
- INTERNAL ON-SITE SIGNS RELATED TO PARKING AND TRAFFIC (I.E. FIRE LANE, NO PARKING, ETC.) SHALL BE PAID FOR AND INSTALLED BY THE OWNER/DEVELOPER.

SOURCE NOTE: SITE INFORMATION TAKEN FROM PLANS BY NOWAK & FRAUS CIVIL ENGINEERS, LAND SURVEYORS 46777 WOODWARD AVENUE, PONTIAC MI 48342-5032
SHEETS C-1 "OVERALL TOPOGRAPHIC SURVEY" DATED 7/02/10 FOR CONSTRUCTION
AND C-7 "GENERAL SITE PLAN" DATED 11/08/10 FOR CCD #2



SCHEMATIC SITE PLAN
SCALE: 1"=20'-0"



smith + schurman associates, inc.
architects ■ planners ■ interior designers

PO Box 1607, Southgate, MI 48115
Telephone: 248-227-7960

SCHEMATIC SITE PLAN

NEW STORAGE/OFFICE BUILDING FOR:

SPECIAL TREE

39140 CHASE ROAD

ROMULUS, MICHIGAN 48174

NOT FOR CONSTRUCTION

ISSUE	DATE
SCHEME	May 30, 2023
REVISED	June 20, 2023

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DRAWN BY: JN

CHECKED BY:

JOB NO: 23-9271

SHEET NUMBER:

A-101