

# MAJESTIC OAKS

## MAJESTIC OAKS NORTH & MAJESTIC OAKS SOUTH PROPOSED PLANNED COMMUNITY

SECTION 34, TOWNSHIP 2S., RANGE 7 E., SUPERIOR TOWNSHIP, WASHTENAW COUNTY

### OWNER

MAJESTIC OAKS NORTH  
THE DECAPOLIS GROUP, L.L.C.  
39417 JASMINE CIRCLE  
NORTHVILLE, MI. 48168  
TELE: 248.541.0200  
FAX: 734.644.2860  
CONTACT: DAVID DOWLING

### OWNER

MAJESTIC OAKS SOUTH  
C & D SUPERIOR PROPERTIES, LLC  
39417 JASMINE CIRCLE  
NORTHVILLE, MI. 48168  
TELE: 248.541.0200  
FAX: 734.644.2860  
CONTACT: DAVID DOWLING

### ENGINEER / SURVEYOR

MAJESTIC OAKS NORTH & SOUTH  
SHINK ENGINEERING, PLC  
4146 PINE GROVE AVE.  
FT. GRATIOT, MI 48059  
TELE.: 586.718.1967  
FAX: 810.958.2077  
CONTACT: LORI SHINK

### ARCHITECT

MAJESTIC OAKS NORTH & SOUTH  
MEIER ARCHITECTS  
4844 JACKSON ROAD  
ANN ARBOR, MI 48103  
TELE.: 734.646.1432  
CONTACT: BILL MEIER

#### LEGAL DESCRIPTION (PID #J-10-34-300-001):

A PARCEL OF LAND IN THE WEST 1/2 OF SECTION 34, T.2S., R.7E., SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN. SAID PARCEL IS FURTHER DESCRIBED AS: COMMENCING AT THE N.W. CORNER OF SAID SECTION 34; THENCE S02°25'10"E, ALONG THE WEST LINE OF SECTION 34 AND THE CENTERLINE OF PROSPECT ROAD, 2499.42 FEET TO THE SOUTH LINE OF BERKSHIRE DRIVE, 86 FEET WIDE; THENCE N87°34'50"E, ALONG SAID SOUTH LINE, 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE IN THE FOLLOWING 3 COURSES: N87°34'50"E, 156.60 FEET; AND 539.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1790.00 FEET, A CENTRAL ANGLE OF 17°15'25", AND A CHORD BEARING S83°15'28"E, 537.09 FEET; AND 488.98 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1143.00 FEET, A CENTRAL ANGLE OF 24°30'41", AND A CHORD BEARING S86°53'06"E, 485.26 FEET TO THE WESTERLY LINE OF LAKEVIEW ESTATES DRIVE, 66 FEET WIDE; THENCE ALONG SAID WESTERLY LINE IN THE FOLLOWING 4 COURSES: 378.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 689.00 FEET, A CENTRAL ANGLE OF 31°26'28" AND A CHORD BEARING S31°52'31"E, 373.36 FEET; AND 265.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 169.00 FEET, A CENTRAL ANGLE OF 89°55'38", AND A CHORD BEARING S02°55'32"E, 238.85 FEET; AND 257.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 222.00 FEET, A CENTRAL ANGLE OF 66°21'45", AND A CHORD BEARING S75°13'03"W, 242.99 FEET; AND N71°39'25"W, 164.91 FEET; THENCE S19°02'36"W, 235.25 FEET; THENCE S02°00'28"E, 90.00 FEET TO THE NORTH LINE OF PROSPECT WOODS; THENCE S87°59'32"W, ALONG SAID NORTH LINE, 885.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROSPECT ROAD; THENCE ALONG SAID RIGHT-OF-WAY, N01°52'59"W, 809.49 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, N02°25'10"W, 182.95 FEET TO THE POINT OF BEGINNING. CONTAINING 25.349 ACRES OF LAND MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

#### LEGAL DESCRIPTION (PID J-10-34-300-019)

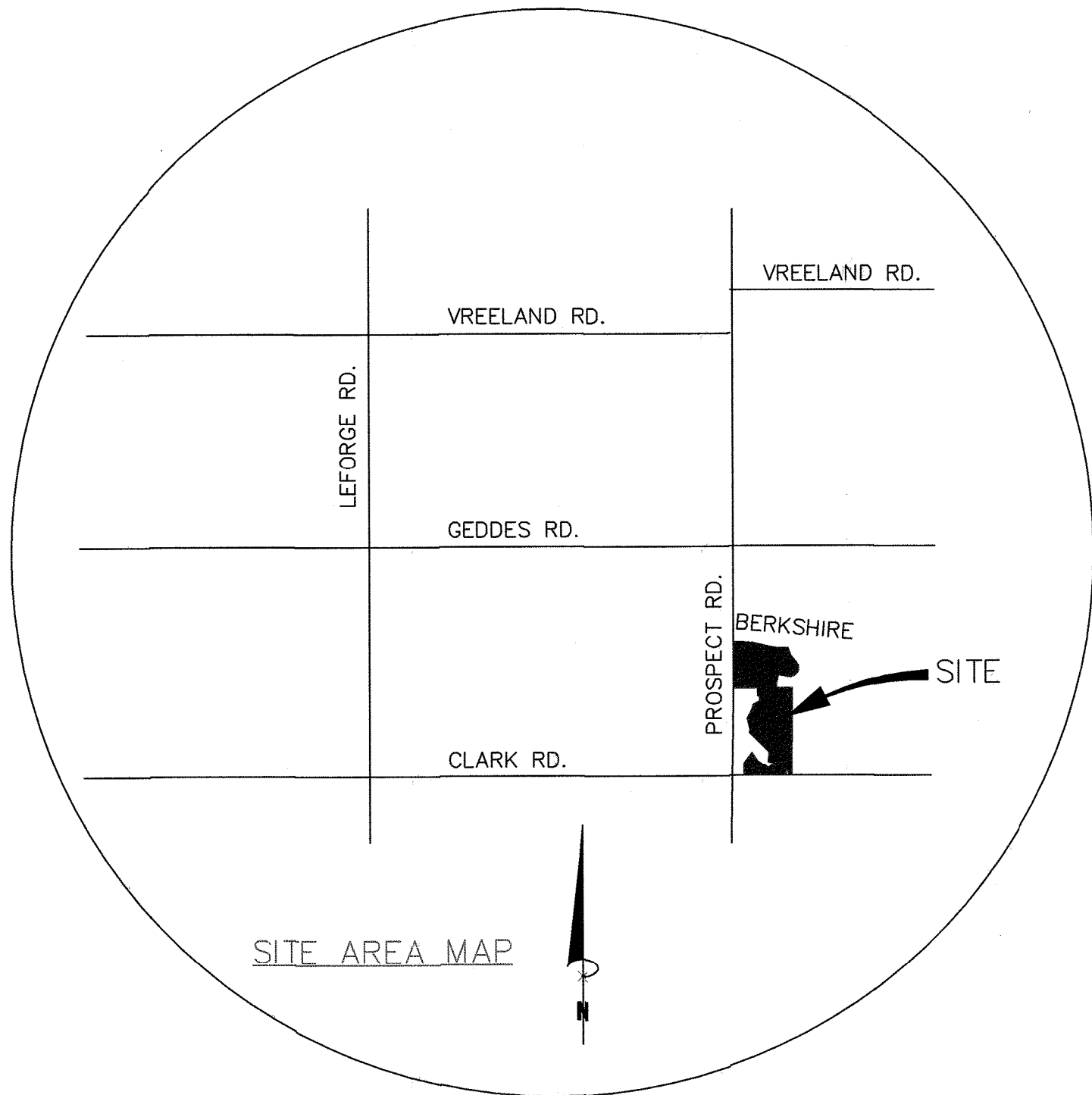
LAND IS LOCATED IN THE TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 34; THENCE N 01° 53' 15" W 993.00 FEET; THENCE N 88° 06' 45" E 291 FEET; THENCE S 60° 28' 40" E 132.27 FEET TO A POINT OF BEGINNING; THENCE N 00° 03' 25" W 68.97 FEET; THENCE N 14° 47' 28" W 244.57 FEET; THENCE N 27° 28' 02" E 174.16 FEET; THENCE N 10° 48' 39" E 158.69 FEET; THENCE N 60° 31' 29" E 116.27 FEET; THENCE N 76° 30' 08" E 40.00 FEET; THENCE N 00° 23' 53" W 83.71 FEET; THENCE N 58° 48' 28" W 50.00 FEET; THENCE N 02° 00' 10" W 123.28 FEET; THENCE N 87° 59' 50" E 704.00 FEET; THENCE S 01° 53' 15" E 1111.04 FEET; THENCE S 88° 05' 58" W 83.93 FEET; THENCE S 26° 38' 37" W 227.79 FEET; THENCE S 86° 07' 55" W 271.42 FEET; THENCE N 46° 54' 01" W 579.25 FEET TO THE POINT OF BEGINNING. BEING A PART OF THE SE ¼ OF SECTION 34, T2S, R7E.

#### LEGAL DESCRIPTION (PID J-10-34-300-020):

LAND IS LOCATED IN THE TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 34, T2S, R7E, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N. 87° 58' 35" E. 295.18 FEET ALONG THE CENTERLINE OF CLARK ROAD (VARIABLE WIDTH) AND THE SOUTH LINE OF SAID SECTION 34; THENCE N. 01° 53' 15" W. 60.00 FEET FOR A PLACE OF BEGINNING; THENCE N. 01° 53' 15" W. 235.07 FEET; THENCE N. 35° 00' 33" E. 271.04 FEET; THENCE 111.59 FEET ALONG THE ARC OF A 464.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT, HAVING A CHORD BEARING S. 33° 33' 16" E. 111.32 FEET; THENCE 263.71 FEET ALONG THE ARC OF A 284.00 FOOT RADIUS REVERSE CIRCULAR CURVE TO THE LEFT, HAVING A CHORD BEARING S. 53° 15' 57" E. 254.34 FEET; THENCE 37.49 FEET ALONG THE ARC OF A 49.50 FOOT RADIUS REVERSE CIRCULAR CURVE TO THE RIGHT, HAVING A CHORD BEARING S 58° 13' 19" E. 36.52 FEET; THENCE 109.04 FEET ALONG THE ARC OF A 53.50 FOOT RADIUS REVERSE CIRCULAR CURVE TO THE LEFT, HAVING A CHORD BEARING N. 85° 02' 06" E. 91.12 FEET; THENCE 41.31 FEET ALONG THE ARC OF A 49.50 FOOT RADIUS REVERSE CIRCULAR CURVE TO THE RIGHT, HAVING A CHORD BEARING N. 50° 33' 10" E. 40.12 FEET; THENCE 327.05 FEET ALONG THE ARC OF A 254.00 FOOT RADIUS COMPOUND CIRCULAR CURVE TO THE RIGHT, HAVING A CHORD BEARING S. 68° 39' 15" E. 304.92 FEET; THENCE 36.94 FEET ALONG THE ARE OF A 74.00 FOOT RADIUS COMPOUND CIRCULAR CURVE TO THE RIGHT, HAVING A CHORD BEARING S. 17° 27' 54" E. 36.56 FEET; THENCE 25.57 FEET ALONG THE ARC OF A 101.00 FOOT RADIUS REVERSE CIRCULAR CURVE TO THE LEFT, HAVING A CHORD BEARING S. 10° 25' 01" E. 25.51 FEET; THENCE 16.25 FEET ALONG THE ARC OF A 243.00 FOOT RADIUS REVERSE CIRCULAR CURVE TO THE RIGHT, HAVING A CHORD BEARING S. 15° 45' 20" E. 16.24 FEET; THENCE 8.92 FEET ALONG THE ARC OF A 34.00 FOOT RADIUS COMPOUND CIRCULAR CURVE TO THE RIGHT, HAVING A CHORD BEARING S. 06° 19' 20" E. 8.90 FEET; THENCE S. 87° 58' 35" W. 871.44 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID CLARK ROAD TO THE PLACE OF BEGINNING, BEING A PART OF THE SOUTHWEST 1/4 OF SAID SECTION 34, CONTAINING 4.79 ACRES OF LAND, MORE OR LESS, WHICH INCLUDES AUTUMN WOODS CONDOMINIUM UNIT NOS. 57 THROUGH 64 INCLUSIVE. TOGETHER WITH AND SUBJECT TO THE AUTUMN WOODS DECLARATION OF EASEMENTS.

#### LEGAL DESCRIPTION (PID J-10-34-300-021):

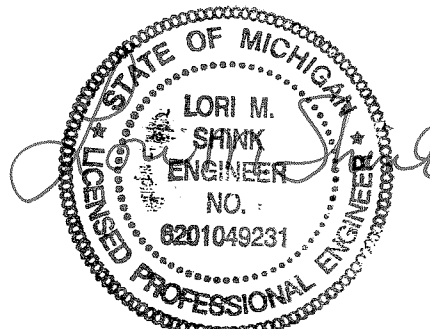
LAND IS LOCATED IN THE TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N. 87° 58' 35" E. 1222.28 FEET ALONG THE CENTERLINE OF SAID CLARK ROAD AND THE SOUTH LINE OF SAID SECTION 34; THENCE N. 01° 53' 15" W. 60.00 FEET FOR A PLACE OF BEGINNING; THENCE 27.94 FEET ALONG THE ARC OF A 297.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CHORD BEARING N. 12° 37' 57" W. 27.93 FEET; THENCE 45.30 FEET ALONG THE ARC OF A 101.00 FOOT RADIUS COMPOUND CIRCULAR CURVE TO THE LEFT, HAVING A CHORD BEARING N. 28° 10' 32" W. 44.92 FEET; THENCE 29.30 FEET ALONG THE ARC OF A 149.00 FOOT RADIUS REVERSE CIRCULAR CURVE TO THE RIGHT, HAVING A CHORD BEARING N. 35° 23' 25" W. 29.25 FEET; THENCE 373.08 FEET ALONG THE ARC OF A 286.00 FOOT RADIUS REVERSE CIRCULAR CURVE TO THE LEFT, HAVING A CHORD BEARING N. 67° 07' 41" W. 347.19 FEET; THENCE 45.02 FEET ALONG THE ARC OF A 49.50 FOOT RADIUS REVERSE CIRCULAR CURVE TO THE RIGHT, HAVING A CHORD BEARING N. 78° 26' 45" W. 43.48 FEET; THENCE 35.16 FEET ALONG THE ARC OF A 53.50 FOOT RADIUS REVERSE CIRCULAR CURVE TO THE LEFT, HAVING A CHORD BEARING N. 71° 13' 18" W. 34.53 FEET; THENCE N. 04° 53' 28" E. 193.65 FEET; THENCE N. 86° 07' 55" E. 271.42 FEET; THENCE N. 26° 38' 37" E. 227.79 FEET; THENCE N. 88° 05' 58" E. 83.93 FEET; THENCE S. 01° 53' 15" E. 661.49 FEET; THENCE S. 87° 58' 35" W. 55.72 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID CLARK ROAD TO THE PLACE OF BEGINNING, BEING A PART OF THE SOUTHWEST ¼ OF SAID SECTION 34, CONTAINING 3.72 ACRES OF LAND, MORE OR LESS, AUTUMN WOODS CONDOMINIUM UNIT NOS. 1 THROUGH 16 INCLUSIVE. TOGETHER WITH AND SUBJECT TO THE AUTUMN WOODS DECLARATION OF EASEMENTS.



#### CONTENTS

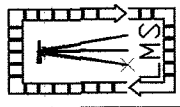
1. COVER SHEET
2. SITE PLAN – MAJESTIC OAKS
3. SITE PLAN – MAJESTIC OAKS NORTH
4. SITE PLAN – MAJESTIC OAKS SOUTH
5. NATURAL FEATURES PRESERVATION PLAN
6. EXISTING SOILS & HYDROLOGIC INFORMATION
7. AREA PLAN NOTES
8. COMMERCIAL ELEVATION DRAWINGS
9. RESIDENTIAL ELEVATION DRAWINGS

BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
3 WORKING DAYS  
BEFORE STARTING PROJECT



DATE:	11/15/17
DESIGNED BY:	LMS
DRAWN BY:	TLE
CHECKED BY:	
APPROVED BY:	

SHINK ENGINEERING, PLC  
4146 PINE GROVE ROAD  
FORT GRATIOT, MI 48059  
lshink@yaho.com  
586.718.1965



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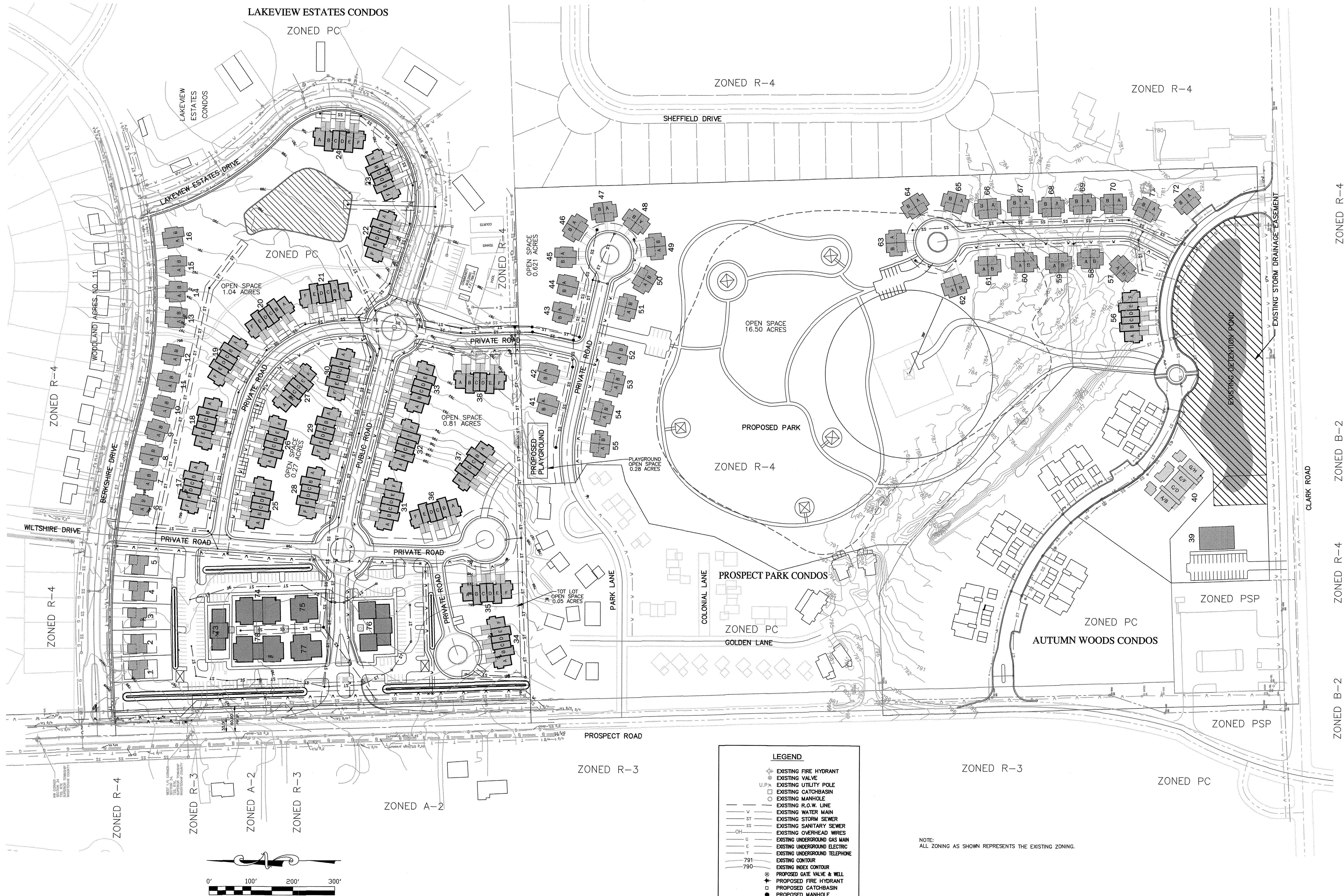
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COVER SHEET  
PROPOSED PLANNED COMMUNITY

SCALE: AS SHOWN  
PROJECT NO.: 2014-0008  
FILE NAME: AP-17-10.DWG  
SHEET: 1 OF 9

1

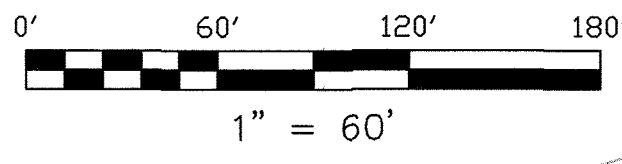




- LEGEND**
- EXISTING FIRE HYDRANT
  - EXISTING VALVE
  - EXISTING UTILITY POLE
  - EXISTING CATCHBASIN
  - EXISTING MANHOLE
  - EXISTING R.O.W. LINE
  - EXISTING WATER MAIN
  - EXISTING STORM SEWER
  - EXISTING SANITARY SEWER
  - EXISTING OVERHEAD WIRES
  - EXISTING UNDERGROUND GAS MAIN
  - EXISTING UNDERGROUND ELECTRIC
  - EXISTING UNDERGROUND TELEPHONE
  - EXISTING CONTOUR
  - EXISTING INDEX CONTOUR
  - PROPOSED GATE VALVE & WELL
  - PROPOSED FIRE HYDRANT
  - PROPOSED CATCHBASIN
  - PROPOSED MANHOLE
  - PROPOSED WATER
  - PROPOSED STORM SEWER
  - PROPOSED SANITARY SEWER

NOTE:  
ALL ZONING AS SHOWN REPRESENTS THE EXISTING ZONING.





NW CORNER  
SECTION 34,  
T25, R7E,  
SUPERIOR TOWNSHIP  
WASHTENAW COUNTY

WEST 1/4 CORNER  
SECTION 34,  
T25, R7E,  
SUPERIOR TOWNSHIP  
WASHTENAW COUNTY

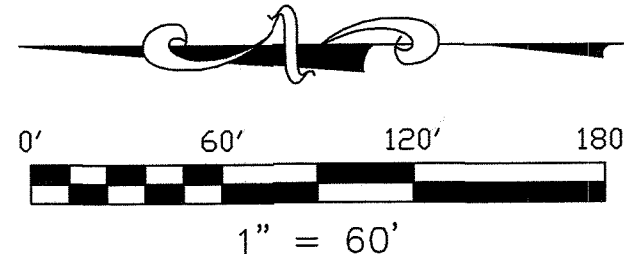
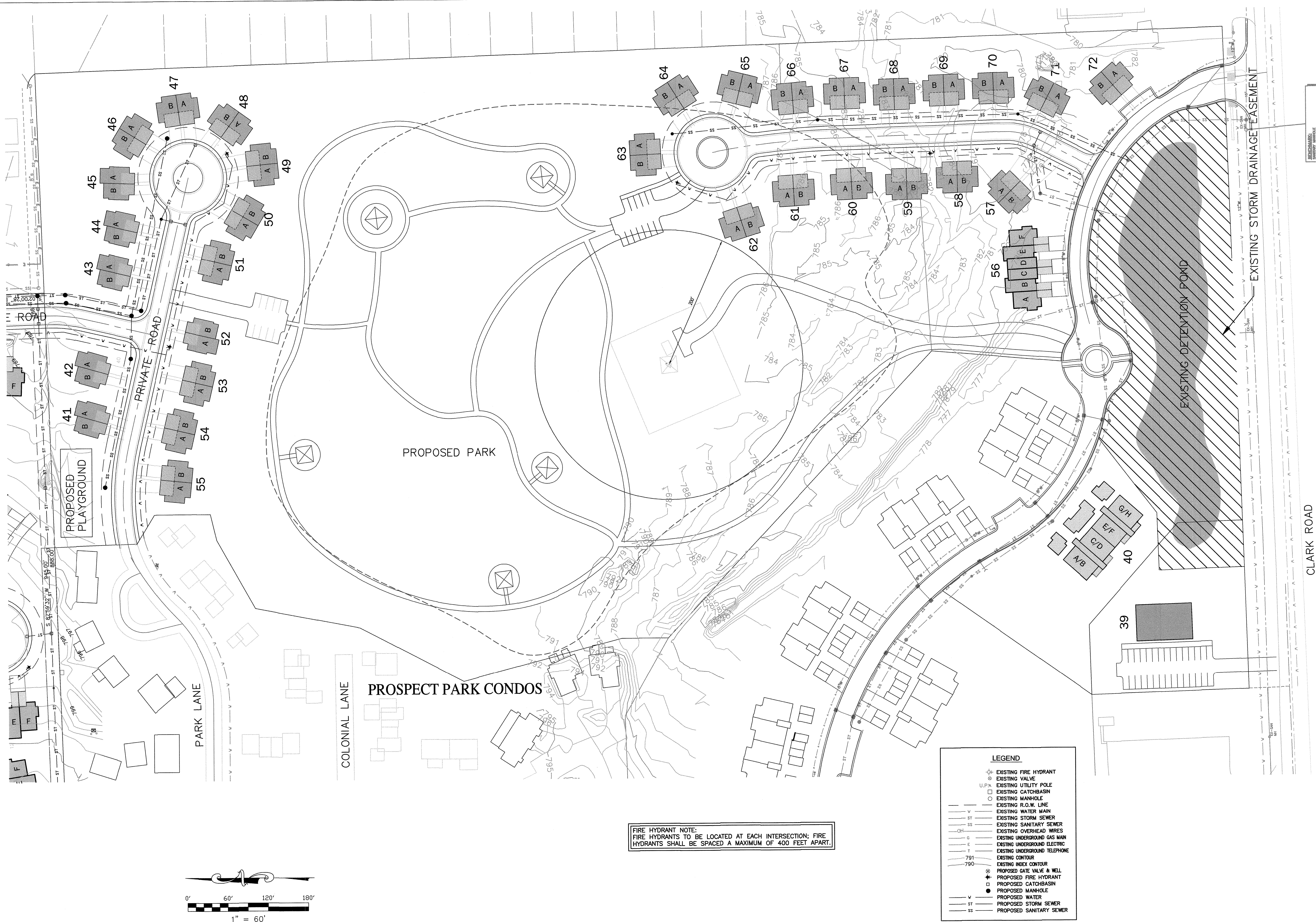
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  - EXISTING CONTOUR
  - EXISTING INDEX CONTOUR
  - PROPOSED GATE VALVE & WELL
  - PROPOSED FIRE HYDRANT
  - PROPOSED CATCHBASIN
  - PROPOSED MANHOLE
  - PROPOSED WATER
  - PROPOSED STORM SEWER
  - PROPOSED SANITARY SEWER



**FIRE HYDRANT NOTE:**  
FIRE HYDRANTS TO BE LOCATED AT EACH INTERSECTION; FIRE  
HYDRANTS SHALL BE SPACED A MAXIMUM OF 400 FEET APART.

DATE: 11/15/17		DESIGNED BY: LMS	
DRAWN BY: TLE		CHECKED BY: TLE	
APPROVED BY: TLE		APPROVED BY: TLE	
SHINK ENGINEERING, PLC 4146 PINE GROVE ROAD FORT GRATIOT, MI 48059 lms@shinkeng.com 586.718.1965			
3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 FOR FREE LOCATION OF PUBLIC UTILITIES			
SITE PLAN MAJESTIC OAKS NORTH PROPOSED PLANNED COMMUNITY			
SCALE: 1" = 60'			
PROJECT NO.: 2014-0008			
FILE NAME: AP-17-10.DWG			
SHEET: 3 OF 9			
3			





FIRE HYDRANT NOTE:  
FIRE HYDRANTS TO BE LOCATED AT EACH INTERSECTION; FIRE  
HYDRANTS SHALL BE SPACED A MAXIMUM OF 400 FEET APART.

LEGEND	
	EXISTING FIRE HYDRANT
	EXISTING VALVE
	EXISTING UTILITY POLE
	EXISTING CATCHBASIN
	EXISTING MANHOLE
	EXISTING R.O.W. LINE
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD WIRES
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	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED GATE VALVE & WELL
	PROPOSED FIRE HYDRANT
	PROPOSED CATCHBASIN
	PROPOSED MANHOLE
	PROPOSED WATER
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER

CLARK ROAD

EXISTING STORM DRAINAGE EASEMENT

EXISTING DETENTION POND

PROPOSED PARK

PROSPECT PARK CONDOS

COLONIAL LANE

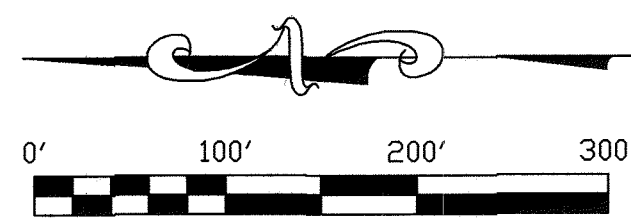
PARK LANE

SCALE: 1" = 60'	SITE PLAN	DATE: 11/15/17
PROJECT NO.: 2014-0008	MAJESTIC OAKS SOUTH	DESIGNED BY: LMS
FILE NAME: AP-17-10.DWG	PROPOSED PLANNED COMMUNITY	DRAWN BY: TLE
SHEET: 4 OF 9		CHECKED BY:
		APPROVED BY:

SHINK ENGINEERING, PLC  
4146 PINE GROVE ROAD  
FORT GRATOT, MI 48059  
lms@shink.com  
586.718.1965

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- LEGEND**
- NATURAL FEATURES TO BE PRESERVED
  - AREA OF CUT / FILL

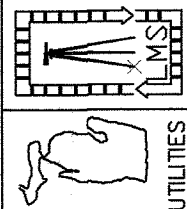
- LEGEND**
- EXISTING FIRE HYDRANT
  - EXISTING VALVE
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  - PROPOSED MANHOLE
  - PROPOSED WATER
  - PROPOSED STORM SEWER
  - PROPOSED SANITARY SEWER

SCALE: 1" = 100'  
PROJECT NO.: 2014-0008  
FILE NAME: AP-17-10.DWG  
SHEET: 5 OF 9

PRESERVATION PLAN  
MAJESTIC OAKS  
PROPOSED PLANNED COMMUNITY

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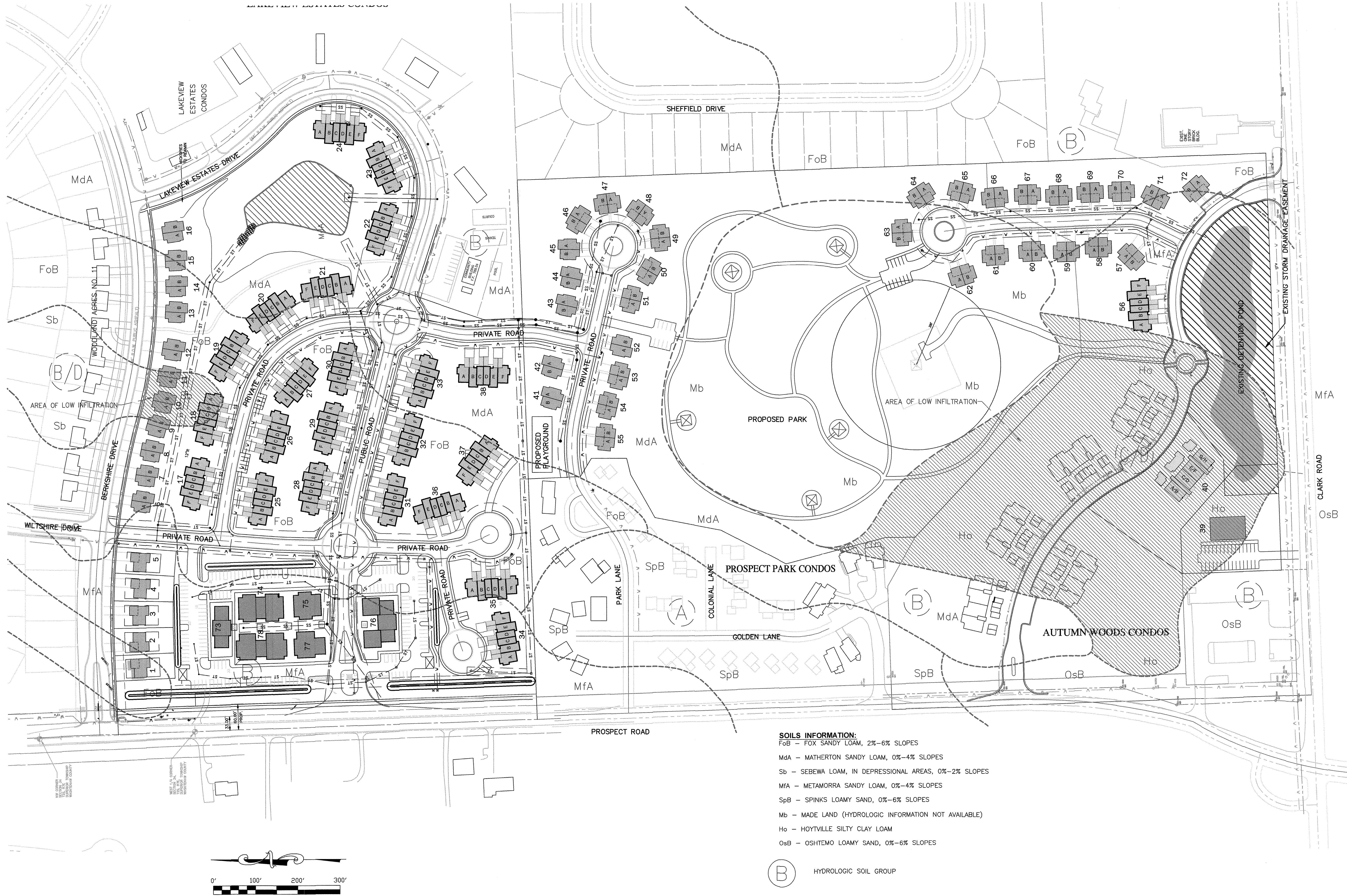
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lms@shink.com  
586.718.1965

DATE: 11/15/17  
DESIGNED BY: LMS  
DRAWN BY: TLE  
CHECKED BY:  
APPROVED BY:





**SOILS INFORMATION:**  
FoB - FOX SANDY LOAM, 2%-6% SLOPES  
MdA - MATHERTON SANDY LOAM, 0%-4% SLOPES  
Sb - SEBEWA LOAM, IN DEPRESSIONAL AREAS, 0%-2% SLOPES  
MfA - METAMORRA SANDY LOAM, 0%-4% SLOPES  
SpB - SPINKS LOAMY SAND, 0%-6% SLOPES  
Mb - MADE LAND (HYDROLOGIC INFORMATION NOT AVAILABLE)  
Ho - HOYTVILLE SILTY CLAY LOAM  
OsB - OSITEMO LOAMY SAND, 0%-6% SLOPES

(B) HYDROLOGIC SOIL GROUP  
MdA SOIL TYPE  
AREA OF LOW INFILTRATION

SOILS INFORMATION FROM - SOIL SURVEY OF WASHTENAW COUNTY MICHIGAN (USDA 1997)



NOTE: EXISTING DENSITIES ON ADJACENT PARCELS PROVIDED BY TOWNSHIP PLANNING CONSULTANT:

NORTH – 4± DUA  
SOUTH – 8.79 DUA  
EAST – 7± DUA  
WEST – 3.97 DUA

SOILS DESCRIPTION

SOURCE: WASHTENAW COUNTY SOILS SURVEY, USSCS

GENERAL SOILS ASSOCIATION

ST.CLAIR–NAPPANEE–HOYTVILLE  
NEARLY LEVEL TO VERY STEEP, MODERATELY WELL DRAINED TO VERY POORLY DRAINED SOILS THAT HAVE A FINE TEXTURED SUBSOIL AND COARSE TEXTURED UNDERLYING MATERIAL. ON MORAINES, TILL PLAINS AND LAKE PLAINS.

SOILS TYPES  
FOB– FOX SANDY LOAM, 2 TO 6% SLOPES. WELL DRAINED, LOAMY TEXTURED GRAVELLY SAND. MODERATE AVAILABLE WATER CAPACITY. PERMEABILITY IS MODERATE. EROSION HAZARD IS MODERATE, SLIGHTLY DROUGHTY. RUN OFF IS SLOW. >5 FEET TO THE WATER TABLE.

MDA– MATHERTON SANDY LOAM, 0 TO 4% SLOPES. POORLY DRAINED LOAMY TEXTURED GRAVELLY MATERIAL OVER SANDY OR GRAVELLY SUBSOIL. USUALLY ON OUTWASH PLAINS, VALLEY TRAINS, AND TERRACES. SEASONAL HIGH WATER TABLE AT ABOUT 2–FOOT DEPTH. RUN OFF IS SLOW. PERMEABILITY IS MODERATE IN THE UPPER LAYERS, AND RAPID IN THE UNDERLYING MATERIAL. THAT MAKES THIS A GOOD LOCATION FOR THE PROPOSED DETENTION AREA.

MFA– METAMORA SANDY LOAM, 0 TO 4% SLOPES. SAND AND LOAMY TEXTURED GLACIOFLUVIAL DEPOSITS OVER LOAMY TEXTURED GLACIAL TILL. THESE SOILS ARE ON TILL PLAINS AND MORAINES. MODERATELY RAPID PERMEABILITY IN UPPER LAYERS, AND MODERATE SLOW IN THE UNDERLYING MATERIAL. SEASONAL HIGH WATER TABLE AT ABOUT 2–FOOT DEPTH. RUN OFF IS SLOW TO VERY SLOW.

SB– SEBEWA LOAM, 0 TO 2% SLOPES. POORLY DRAINED, NEARLY LEVEL LOAMY TEXTURED DEPOSITS OVER GRAVELLY SAND. RAPID DRAINAGE OF UNDERLYING MATERIALS. THIS SMALL AREA AT THE NORTHERN EDGE OF THE SITE WOULD LIKELY BE A GROUND WATER RECHARGE AREA. THIS AREA HAS A HIGH WATER TABLE AT ABOUT A 1–FOOT DEPTH AND SLOW RUN OFF.

SPB– SPINKS LOAMY SAND, 0 TO 6% SLOPES. WELL–DRAINED SANDY TEXTURED DEPOSITS FOUND IN PITTED OUTWASH AREAS AND ON OUTWASH PLAINS, VALLEY TRAINS, TERRACES AND MORAINES. PERMEABILITY IS RAPID AND MODERATELY RAPID, ABOUT THREE TIMES THE RATE OF THE OTHER SOILS ON THE SITE. THIS SOIL IS DROUGHTY AND SUBJECT TO BLOWING. RUN OFF IS SLOW OR VERY SLOW.

NOTES:  
PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTICALS, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF PUBLIC WATERMAIN OR SANITARY SEWER EASEMENTS.

MAJESTIC OAKS NORTH  
RETAIL/COMMERCIAL/RESTAURANT SPACE – TO BE LEASED  
SINGLE FAMILY HOMES – TO BE SOLD TO PRIVATE OWNERS  
DUPLEX UNITS – TO BE LEASED  
MULTIFAMILY UNITS – TO BE LEASED

MAJESTIC OAKS SOUTH  
RETAIL/COMMERCIAL/RESTAURANT SPACE – TO BE SOLD OR LEASED  
DUPLEX UNITS – TO BE SOLD OR LEASED

FACADE MATERIALS  
COMBINATION OF BRICK AND HARDY PLANK SIDING

SALES PRICE – TO BE DETERMINED BY THE MARKET

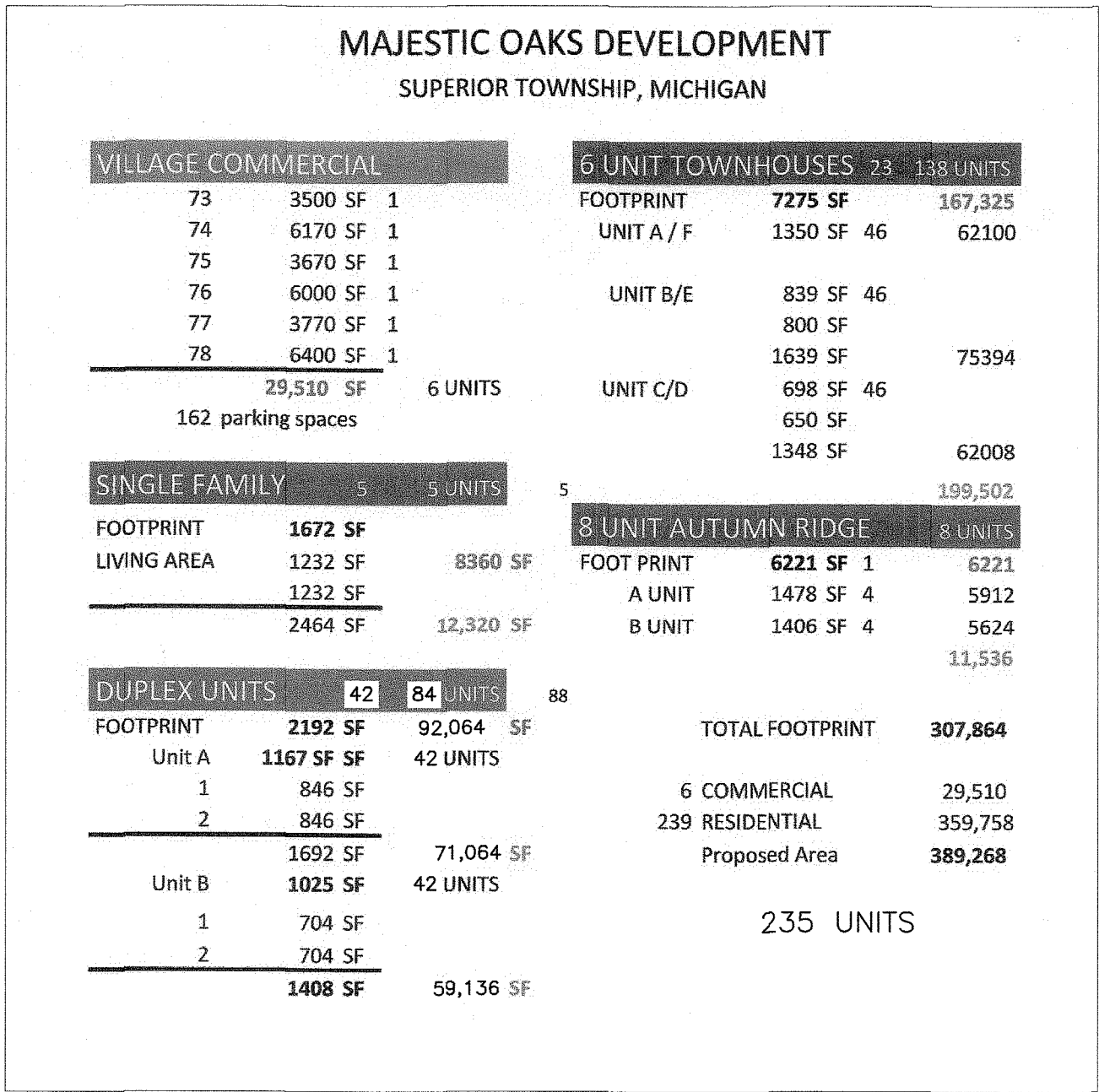
EMPLOYEES – RESIDENTIAL UNITS TO BE MANAGED BY A MANAGEMENT GROUP. RETAIL/COMMERCIAL/RESTAURANT TO BE MANAGED BY A REAL ESTATE GROUP

ALL ROADS, SIDEWALKS, BIKE PATHS TO BE PAVED.

SITE AREA = 56.51 ACRES GROSS  
SITE AREA = 49.34 ACRES NET  
RESIDENTIAL AREA = 45.16 ACRES NET  
(MINIMUM AREA REQUIRED: 20 ACRES)  
ZONING: P–C

235 RESIDENTIAL UNITS/45.16 ACRES = 5.20 RU/ACRE  
MAXIMUM LOT COVERAGE  
MAXIMUM FLOOR AREA RATIO  
LOT COVERAGE – COMMERCIAL 20%  
COMMERCIAL VILLAGE – 22% 0.35  
COMMERCIAL LOT – 9.2%  
SETBACKS  
FRONT – 25’  
SIDE – 6’ LEAST/16’ TOTAL  
REAR – 35’

THIS SITE DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN.



GROUND WATER RECHARGE AREAS

The Growth Management Plan shows a ground water recharge area over the northern half of the site and extending to the north. This supports the idea that an open space concept would be preferable on this site in order to create larger spaces for potential run off infiltration. The proposed plan provides significant open spaces. In addition, the proposed storm water detention area is located in an area identified on the soils survey as having rapid permeability of the underlying material.

BENCHMARK  
ARROW ON HYDRANT AT NW. CORNER OF  
SHEFFIELD DR. AND BUCKINGHAM DR.  
ELEV. = 783.71