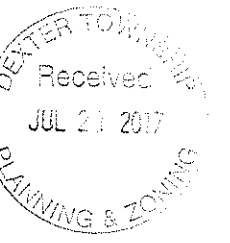
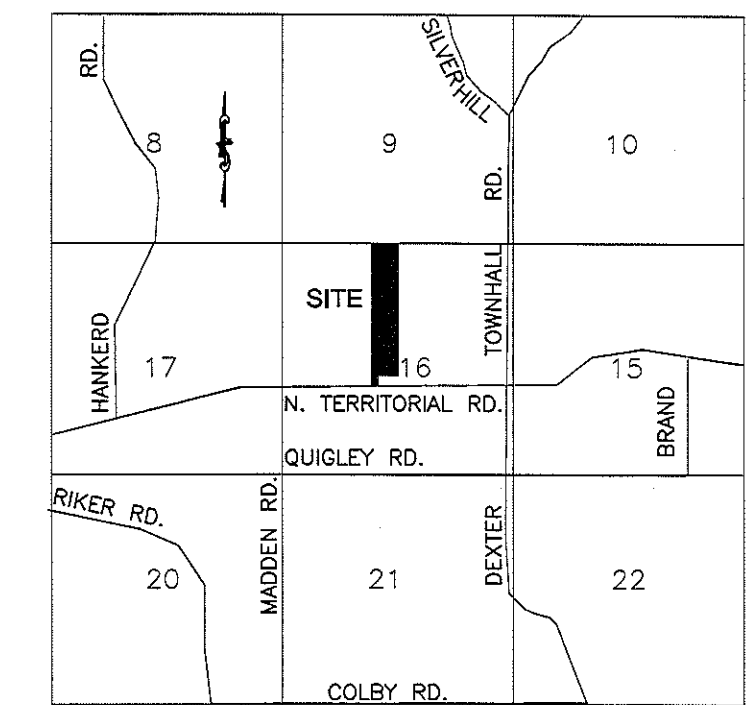


PRELIMINARY SITE PLAN



LOCATION MAP
SECTION 16, T1S, R4E
DEXTER TOWNSHIP
WASHTENAW COUNTY

NARRATIVE

Joseph Dettore desires to develop 20 single family residential building sites on 40.72 acres in Section 16 of Dexter Township. The land is zoned Agriculture (AG). Mr. Dettore proposes to use the Open Space Communities Overlay District to cluster smaller building sites to preserve the natural and environmentally sensitive areas on the property. About 8 acres will be used for building sites, about 5 acres for a private road and about 27 acres will be dedicated as Open Space.

The building sites are proposed to be served by sanitary sewer from the Multi Lake Water and Sewer Authority. Each site is proposed to have its own well for water supply. A private road is proposed to provide access to North Territorial Road.

The building sites are proposed to be created as units in a site condominium.

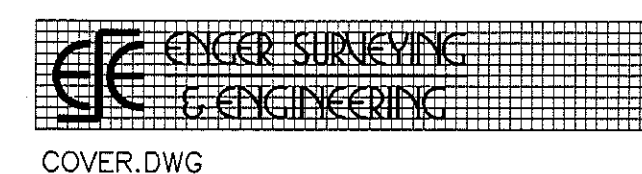
Mr. Dettore hopes to beginning construction of the roads and sewers in Fall of 2017.

SHEET INDEX

- SHEET 1- COVER
- SHEET 2- OSC CONCEPT PLAN
- SHEET 3- CONVENTIONAL PLAN
- SHEET 4- EXISTING CONDITIONS
- SHEET 5- SITE AND LANDSCAPE PLAN

PLAN DATE: MAY 5, 2016

DATE:	REVISIONS
5-5-16	1- REVISED PER CONDITIONS OF PRELIMINARY SITE PLAN APPROVAL GRANTED APRIL 26, 2016



ENGER SURVEYING & ENGINEERING
805 N CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565
FAX 517-676-6675

OWNER/DEVELOPER:

JOE DETTORE
11966 N. TERRITORIAL ROAD
DEXTER, MI 48139
734-426-3783

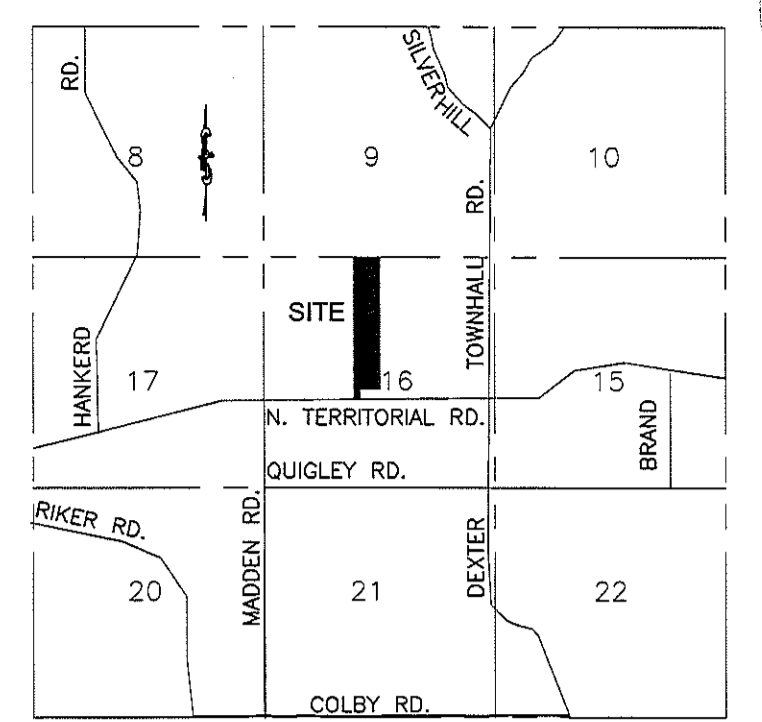
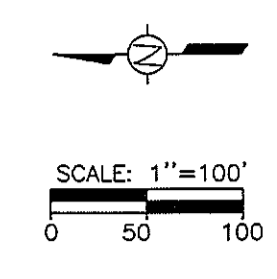
COVER
NATURES PRESERVE
AN OPEN SPACE COMMUNITY

HORZ SCALE:

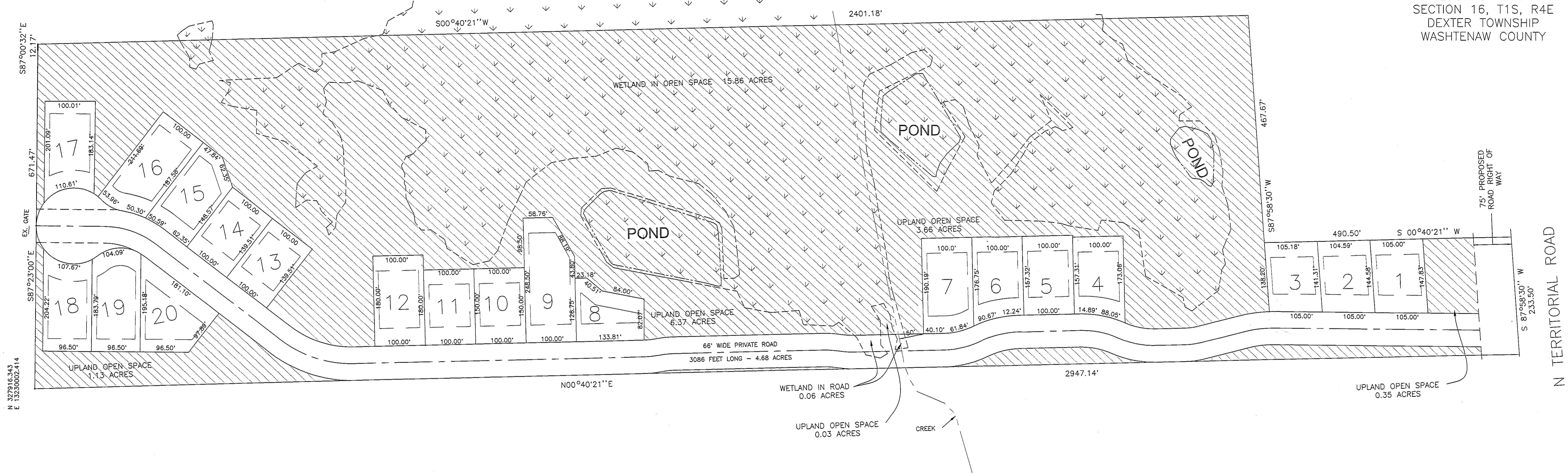
SHEET 1 OF 5

RECEIVED
JUL 21 2017
PLANNING & ZONING

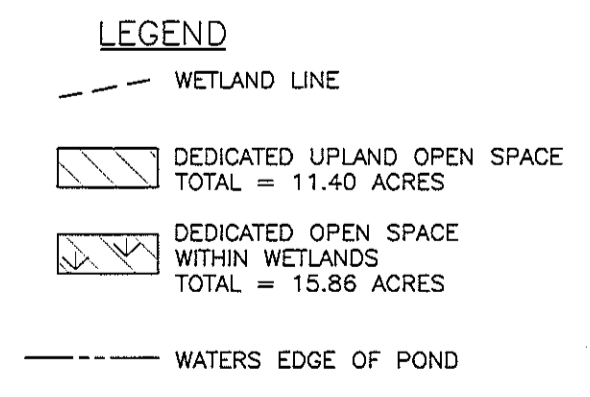
PARCELS D-04-16-200-015 AND D-04-16-200-014
 PROPERTY DESCRIPTION:
 A 40.72 parcel of land in part of the N 1/2 and part of the S 1/2 of Section 16, T1S, R4E, Dexter Township, Washtenaw County, Michigan described as: COMMENCING at the N 1/4 Corner of said Section 16 said Corner being the POINT OF BEGINNING; thence S 87 deg. 00 min. 32 sec. E 12.17 feet along the North Line of said Section; thence S00 deg. 40 min. 21 sec. W 2401.18 feet; thence S 87 deg. 58 min. 30 sec. W 450.50 feet; thence S 00 deg. 40 min. 21 sec. W 490.50 feet; thence S 87 deg. 58 min. 30 sec. W 233.50 feet along the Center line of North Territorial Road; thence N 00 deg. 40 min 21 sec. E 2947.14 feet; thence S 87 deg. 23 min. 00 sec. E 671.47 feet along said North Line to the POINT OF BEGINNING.



LOCATION MAP
 SECTION 16, T1S, R4E
 DEXTER TOWNSHIP
 WASHTENAW COUNTY



OPEN SPACE RESIDENTIAL DENSITY BONUS CALCULATION - AG DISTRICT:
 Section 17.05 B 1 b.
 "A four percent (4%) increase in number of dwellings attainable by the Conventional Plan shall be permitted for each additional one percent (1%) of dedicated open space in excess of the minimum required fifteen percent (15%), but in no case shall more than fifty percent (50%) of the parcel be required to be placed in dedicated open space nor shall such density bonus exceed one-hundred fifty percent (150%) increase in permitted dwellings."
 40.72 acres in total project parcel
 15.92 acres are wetland
 Minimum permanently Dedicated Open Space is 15%:
 40.72 acres x 0.15 = 6.11 acres
 Applicant proposes to make at least 50% of the parcel Dedicated Open Space to get maximum Density Bonus of 150%.
 40.72 acres x 0.50 = 20.36 acres.
 11.40 acres of upland open space + 15.86 acres of wetland open space = 27.26 acres open space.
 According to Section 17.05 C 3, only 50% of dedicated open space can be wetland, so 11.40 + 11.40 = 22.80 acres, which greater than 50% of the project parcel area.
 The project includes at least 2 Superior Design elements. More than 60% of the Project Parcel is proposed as permanent open space and preservation of rural character along Territorial Road with the buffer between the road and Unit 1.
 Conventional Plan yields 8 dwellings and a 150% increase would be 8=100% and 8x0.50 plus 10% increase for each Superior Design element so 8x0.20=1.6 dwellings for total of 8+8+4+1.6=21.6 so 21 dwellings maximum. 20 dwellings are proposed.



NOTES:

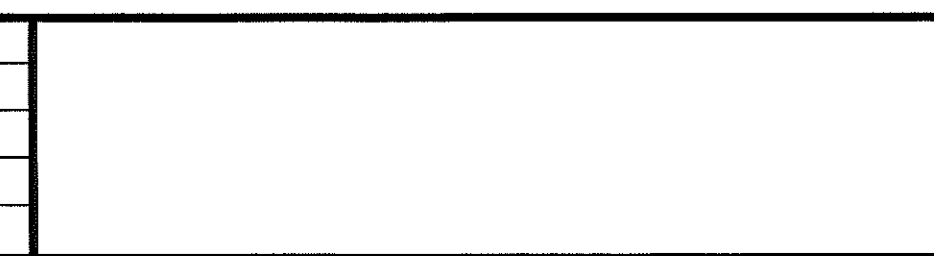
1. PROPERTY IS ZONED AGRICULTURAL DISTRICT AG WITH OPEN SPACE COMMUNITIES OVERLAY DISTRICT TOTAL OSC PROJECT PARCEL IS 40.72 ACRES.
2. THE LAND IS NOT IN THE 100 YEAR FLOODPLAIN.
3. THIS OSC PROPOSES THESE MINIMUM YARD SETBACKS:
 FRONT YARD 35 FEET
 SIDE YARD 10 FEET
 REAR YARD 30 FEET
4. THIS OSC PROPOSES LOT COVERAGE OF 30%
5. LOTS VARY IN SIZE FROM 0.31 ACRE TO 0.41 ACRE (NUMBERS 4-7, 8 AND 11)
6. ROAD WILL BE PRIVATE. IT IS 3086 FEET LONG, MEASURED FROM CENTERLINE OF TERRITORIAL ROAD TO THE NORTH PROPERTY LINE. IT IS PROPOSED TO HAVE GRAVEL SURFACE. THE ROAD WILL BE BUILT TO COUNTY ROAD COMMISSION SPECIFICATIONS, EXCLUDING A BITUMINOUS SURFACE. THE BULB TURNAROUND IS TEMPORARY, TO BE IN PLACE UNTIL THE ROAD IS EXTENDED INTO THE ADJACENT PROPERTY.
7. A PEDESTRIAN CIRCULATION SYSTEM WILL BE PROVIDED. THE EXACT LOCATION AND ALIGNMENT OF THE PEDESTRIAN WAY SHALL BE JOINTLY AGREED UPON BY THE APPLICANT AND THE APPROVING BODY.
8. THE LOTS WILL EACH HAVE A WELL. PRE-PRELIMINARY REVIEW WITH DENISE BERNBECK OF WASHTENAW COUNTY HEALTH DEPARTMENT HAS TAKEN PLACE. SHE SAID THE PLANNING FOR AND MAKING THE 3 REQUIRED TEST WELL SHOULD BE DONE AFTER PRELIMINARY APPROVAL BY THE TOWNSHIP.

NOTES:

9. THE LOTS WILL BE CONNECTED TO THE MULTI LAKE WATER AND SEWER AUTHORITY SANITARY SEWER SYSTEM. LLOYD LEWIS HAS INDICATED THAT TAPS ARE AVAILABLE AND HE PETITION TO INCLUDE THIS PROJECT WOULD BE APPROVED.
10. GAS, ELECTRIC AND COMMUNICATION UTILITIES TO SERVE THE DWELLINGS WILL ALL BE INSTALLED UNDERGROUND.
11. 5' WIDE BARK PATH WILL NOT HAVE RAMPS OR TYPICAL SIDEWALK DESIGN FEATURES.
12. GRADING PLAN WILL BE SUBMITTED WITH FINAL SITE PLAN AFTER PRIVATE ROAD PLAN IS APPROVED.

REVISION 1 DATE: JULY 20, 2017
 PLAN DATE: AUGUST 1, 2016

DATE:	REVISIONS



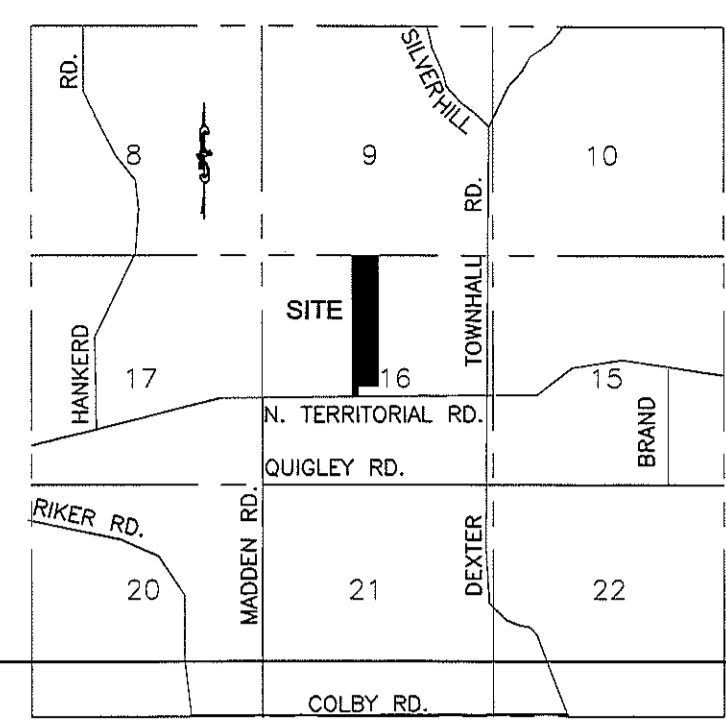
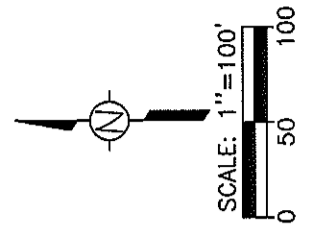
ENGER SURVEYING & ENGINEERING
 805 N CEDAR PO BOX 87
 MASON, MICHIGAN 48854-0087
 517-676-6565
 FAX 517-676-6675
 ESE JOB#81-075 OPENSPOCCOMM2.DWG

OWNER/DEVELOPER:
 JOE DETTORE
 11966 N. TERRITORIAL ROAD
 DEXTER, MI 48139
 734-426-3783

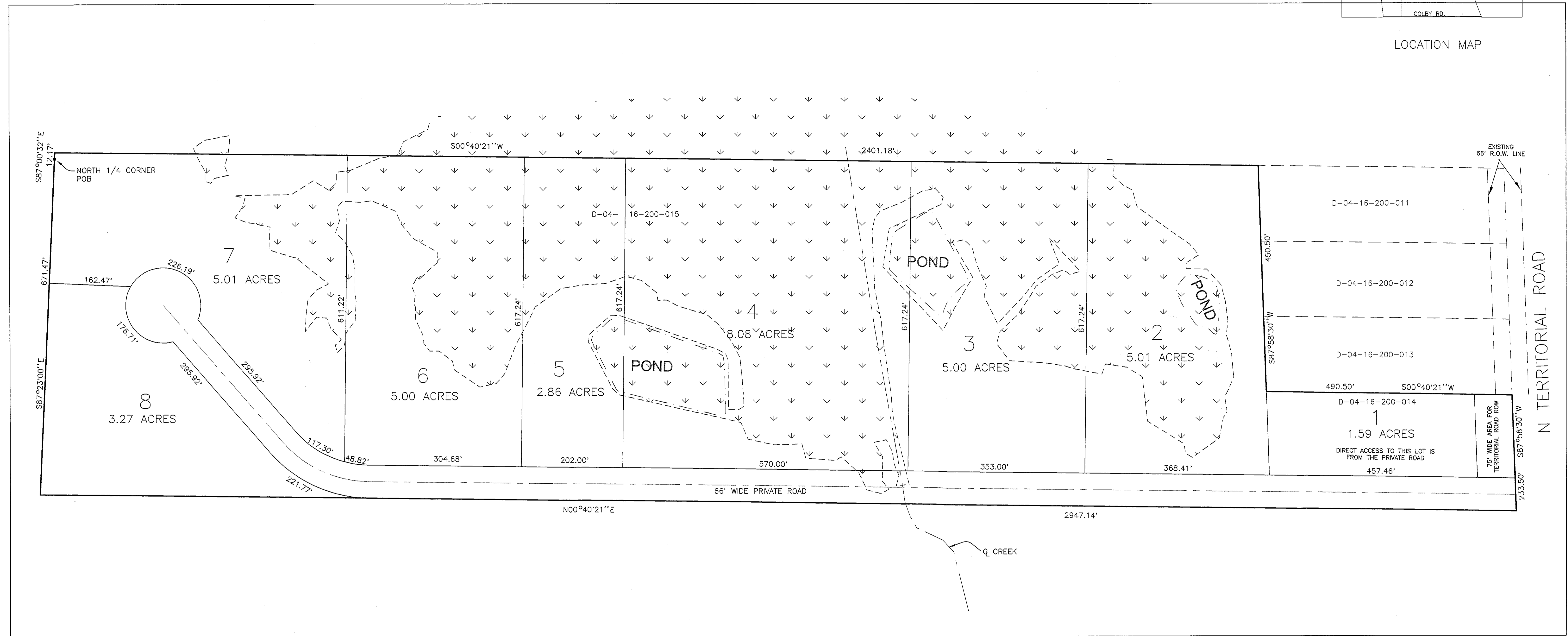
CONCEPT PLAN
 DETTORE COMMUNITY
 AN OPEN SPACE COMMUNITY

HORZ SCALE: 1" = 100'
 SHEET 2 OF 5

DEXTER TOWNSHIP
Received
JUL 21 2017
PLANNING & ZONING



LOCATION MAP



LEGEND:

- WETLAND LINE
- WETLANDS

PARCELS D-04-16-200-015 AND D-04-16-200-014
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NOTES:

PROPERTY PROPOSED FOR THE OPEN SPACE COMMUNITY IS 40.72 ACRES. PROPERTY IS ZONED AGRICULTURAL DISTRICT AG
MAXIMUM DENSITY CALCULATION:
40.72 ACRES DIVIDED BY 5 ACRES/LOT IS 8 LOTS

MINIMUM LOT AREA: 1-5 ACRES
AND ACCORDING TO SECTION 9.10 FOOTNOTES TO SCHEDULE OF REGULATIONS C.2. "ONE (1) ACRES, PROVIDED THE NUMBER OF LOTS LESS THAN FIVE (5) ACRES IN AREA THAT MAY BE CREATED FOR EVERY TEN (10) ACRES OF LAND COMPRISING THE LOT EXISTING ON THE EFFECTIVE DTE OF THIS ORDINANCE SHALL BE EQUAL TO ONE (1)."
THEREFORE: 40.72 ACRES TOTAL DIVIDED BY 10 = 4 LOTS CAN BE LESS THAN 5 ACRES.

SETBACKS:
FRONT = 35'
REAR = 30'
SIDE = 10'

MINIMUM LOT WIDTH = 150'

THIS PLAN DEMONSTRATES THAT 8 LOTS, SO 8 DWELLINGS, ARE REASONABLY ATTAINABLE.

REVISION 1 DATE: MAY 5, 2016
PLAN DATE: MARCH 8, 2016

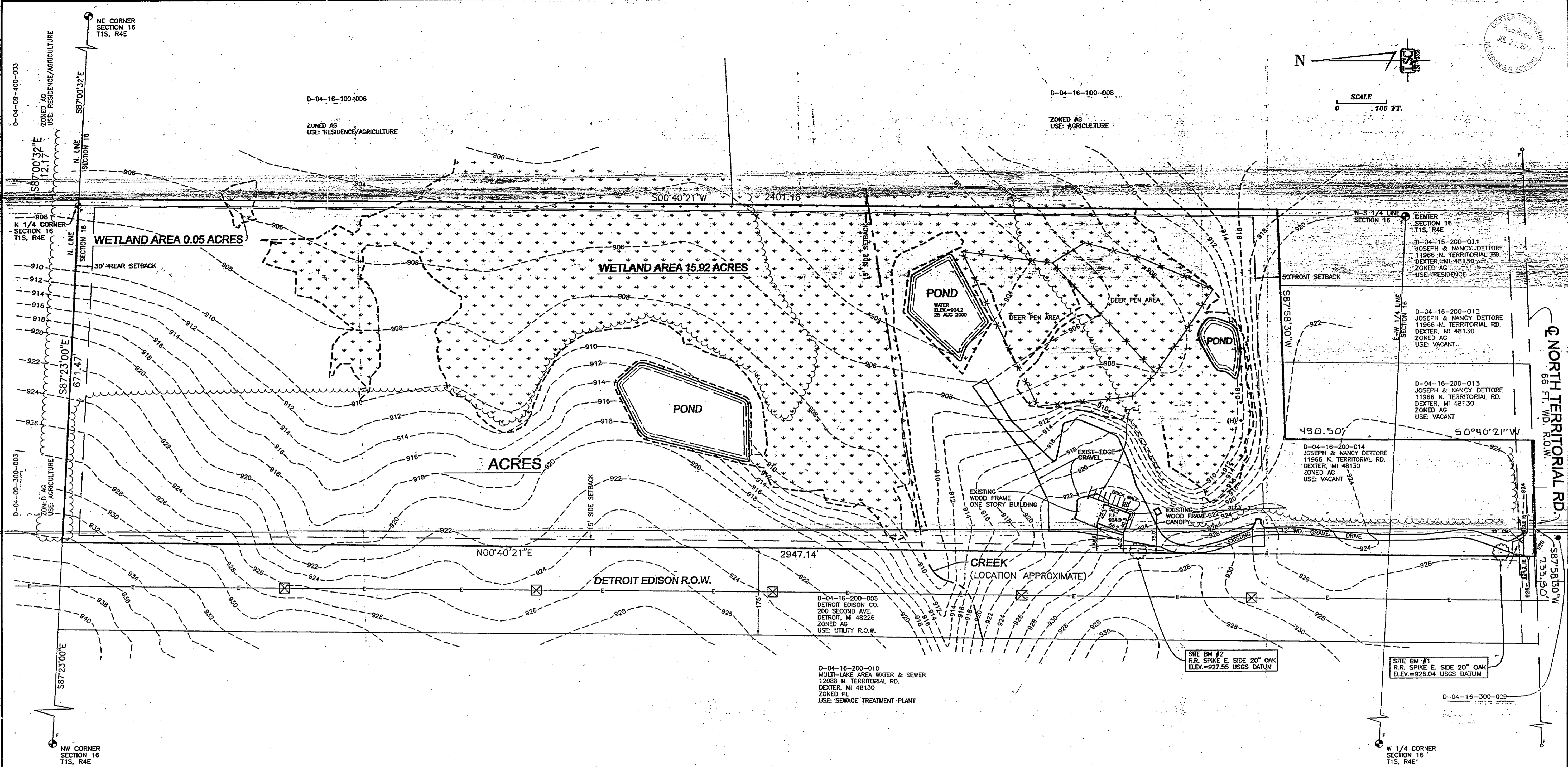
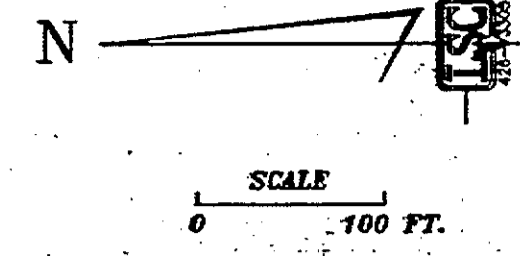
DATE:	REVISIONS
5-5-16	1 - REVISED PER CONDITIONS OF PRELIMINARY SITE PLAN APPROVAL GRANTED APRIL 26, 2016

Logo for Enger Surveying & Engineering, Inc. with contact information: 805 N CEDAR PO BOX 87, MASON, MICHIGAN 48854-0087, 517-676-6565, FAX 517-676-6675.

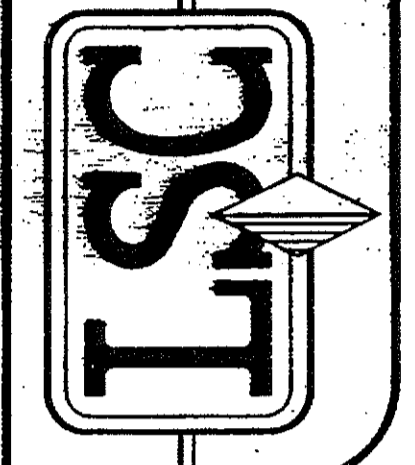
OWNER/DEVELOPER:
JOE DETTORE
11966 N. TERRITORIAL ROAD
DEXTER, MI 48139
734-426-3783

CONVENTIONAL PLAN
DETTORE COMMUNITY

RECEIVED
JUL 21, 2016
PLANNING & ZONING



LAND SURVEYING CONSULTANTS
SURVEYORS - ENGINEERS
P.O. BOX 65, 3225 CENTRAL ST.
DEXTER, MICHIGAN 48130
(734) 926-3305 (734) 761-6577



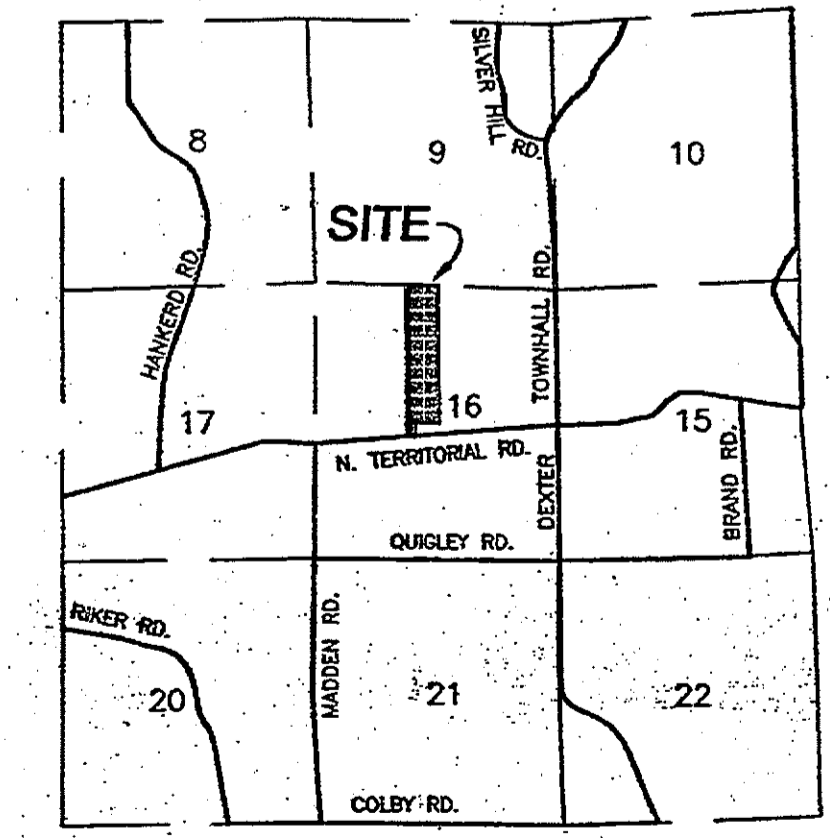
DATE	DESCRIPTION

JOE DETTORE PROPERTY
A .4072 ACRE PARCEL OF LAND IN SECTION 16, T1S, R4E,
DEXTER TOWNSHIP, WASHTEAW COUNTY, MICHIGAN

SEAL

PARCELS D-04-16-200-015 AND D-04-16-200-014
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-VICINITY MAP
1"=400'

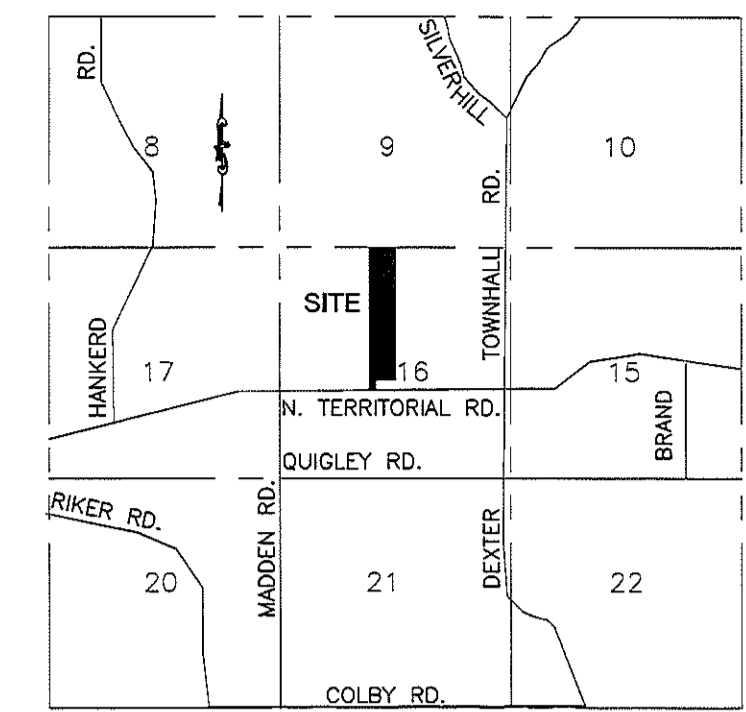
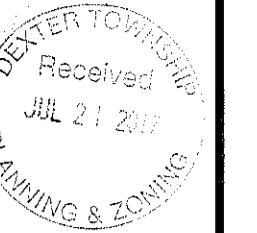


- LEGEND**
- SECTION CORNER
 - IRON FOUND
 - ⊗ ELECTRIC TRANSMISSION TOWER
 - DECIDUOUS TREE
 - EDGE FOREST - BRUSH
 - ELECTRIC LINE OVERHEAD
 - - - EDGE WETLANDS
 - - - EXISTING CONTOUR
 - ~ WETLANDS
 - FENCE LINE

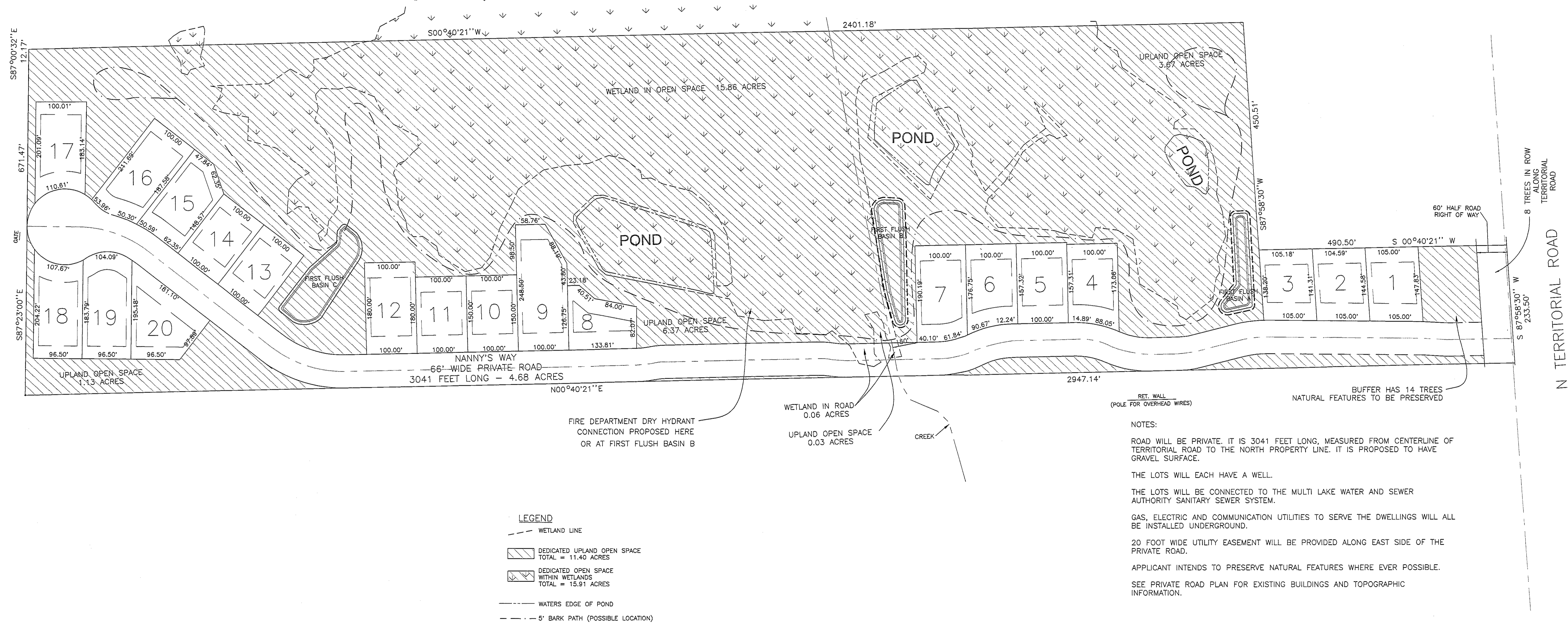
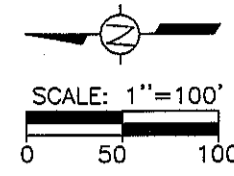
REV 1 DATE: MAY 5, 2016
PLAN DATE: MARCH 31, 2016

EXISTING CONDITIONS
NATURES PRESERVE
AN OPEN SPACE COMMUNITY

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LOCATION MAP
SECTION 16, T1S, R4E
DEXTER TOWNSHIP
WASHTENAW COUNTY



- LEGEND**
- - - - - WETLAND LINE
 - DEDICATED UPLAND OPEN SPACE
TOTAL = 11.40 ACRES
 - DEDICATED OPEN SPACE WITHIN WETLANDS
TOTAL = 15.91 ACRES
 - - - - - WATERS EDGE OF POND
 - - - - - 5' BARK PATH (POSSIBLE LOCATION)

NOTES:

ROAD WILL BE PRIVATE. IT IS 3041 FEET LONG, MEASURED FROM CENTERLINE OF TERRITORIAL ROAD TO THE NORTH PROPERTY LINE. IT IS PROPOSED TO HAVE GRAVEL SURFACE.

THE LOTS WILL EACH HAVE A WELL.

THE LOTS WILL BE CONNECTED TO THE MULTI LAKE WATER AND SEWER AUTHORITY SANITARY SEWER SYSTEM.

GAS, ELECTRIC AND COMMUNICATION UTILITIES TO SERVE THE DWELLINGS WILL ALL BE INSTALLED UNDERGROUND.

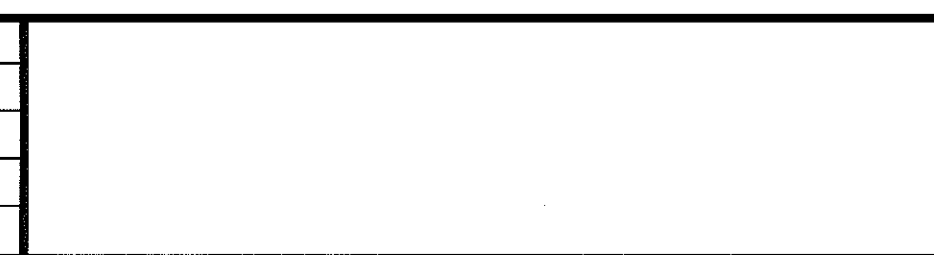
20 FOOT WIDE UTILITY EASEMENT WILL BE PROVIDED ALONG EAST SIDE OF THE PRIVATE ROAD.

APPLICANT INTENDS TO PRESERVE NATURAL FEATURES WHERE EVER POSSIBLE.

SEE PRIVATE ROAD PLAN FOR EXISTING BUILDINGS AND TOPOGRAPHIC INFORMATION.

REVISION 2 DATE: JULY 20, 2017
REVISION 1 DATE: MAY 5, 2016
PLAN DATE: MARCH 31, 2016

DATE:	REVISIONS
5-5-16	1- Revised per conditions of preliminary site plan approval granted April 26, 2016



ENGER SURVEYING & ENGINEERING
805 N CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565
FAX 517-676-6675

JOB# 81-075 OSC-SHT5-SITE&LANDSCAPE

OWNER/DEVELOPER:
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DEXTER, MI 48139
734-426-3783

SITE AND LANDSCAPE PLAN
NATURES PRESERVE
AN OPEN SPACE COMMUNITY

HORZ SCALE: 1" = 100'
SHEET 5 OF 5