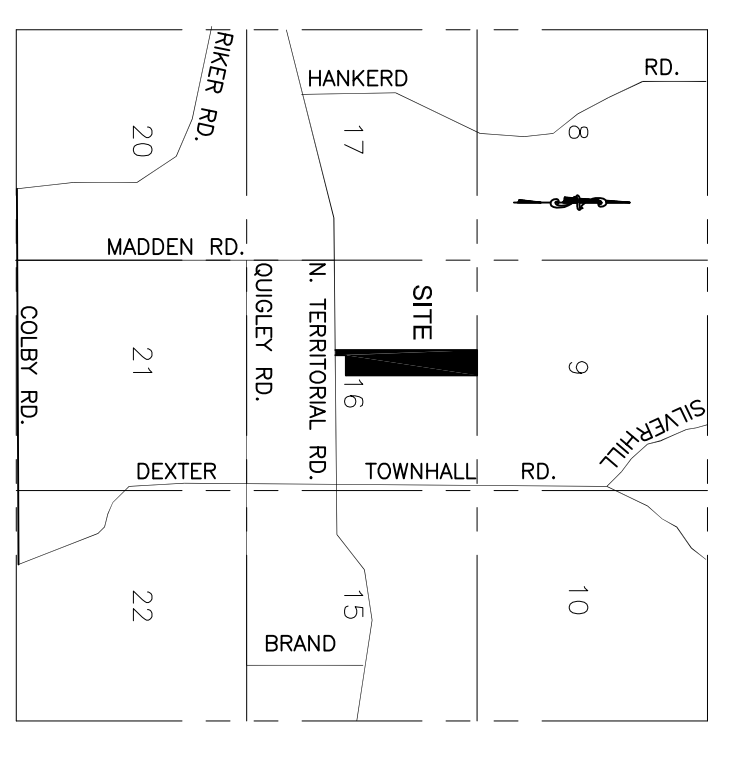
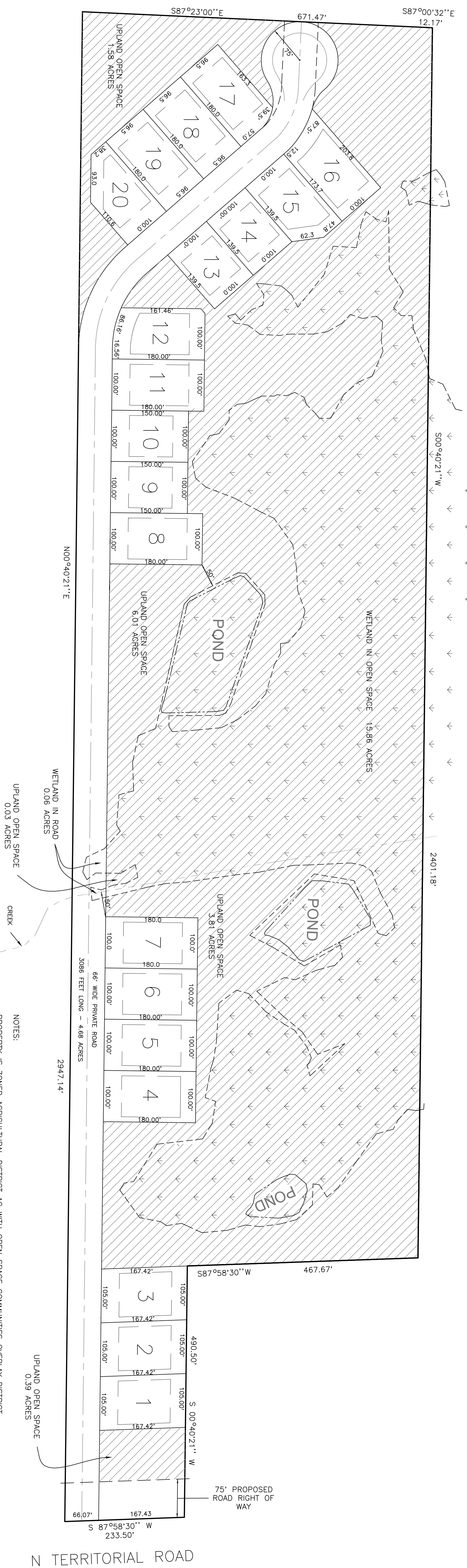


PARCELS D-04-16-200-015 AND D-04-16-200-014  
 PROPERTY DESCRIPTION:  
 A 40.72 parcel of land in part of the N 1/2 and part of the S 1/2 of Section 16, T15, R4E, Dexter Township, Washtenaw County, Michigan described as: COMMENCING at the N 1/4 Corner of said Section 16 said Corner being the POINT OF 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 07 deg. 58 min. 30 sec. W 233.50 feet along the Center line of North 1/2 of said Section; thence S 00 deg. 40 min. 21 sec. E 12.17 feet; thence S 87 deg. 23 min. 00 sec. E 671.47 feet along said North Line to the POINT OF BEGINNING.



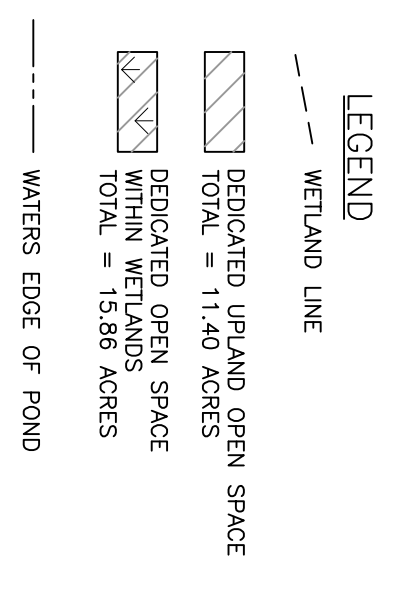
LOCATION MAP  
 SECTION 16, T15, R4E  
 DEXTER TOWNSHIP  
 WASHTENAW COUNTY



OPEN SPACE RESIDENTIAL DENSITY BONUS CALCULATION - AG DISTRICT:

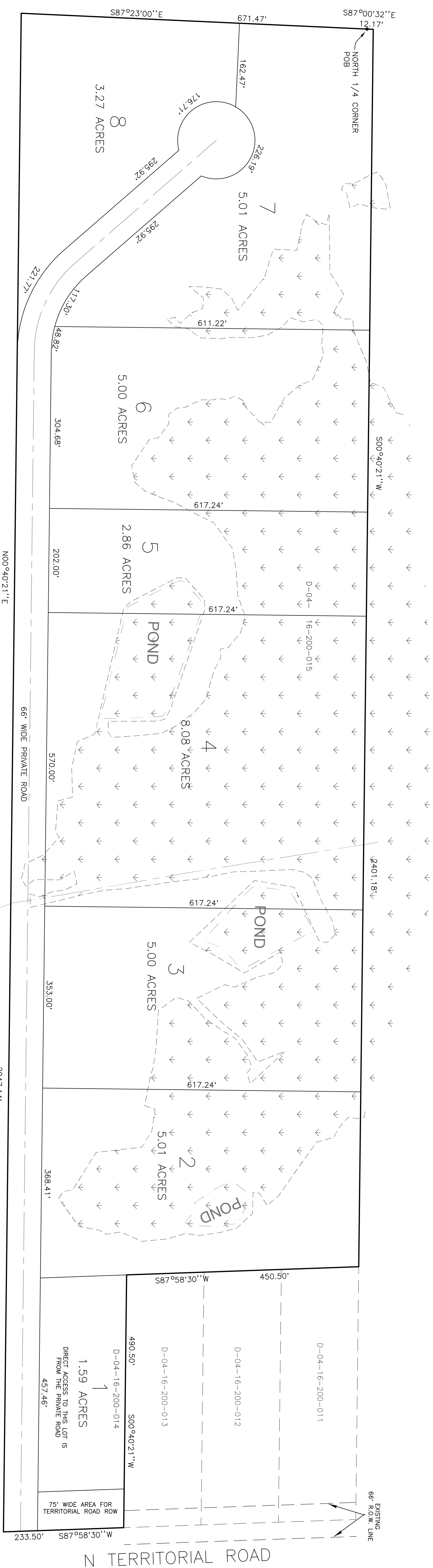
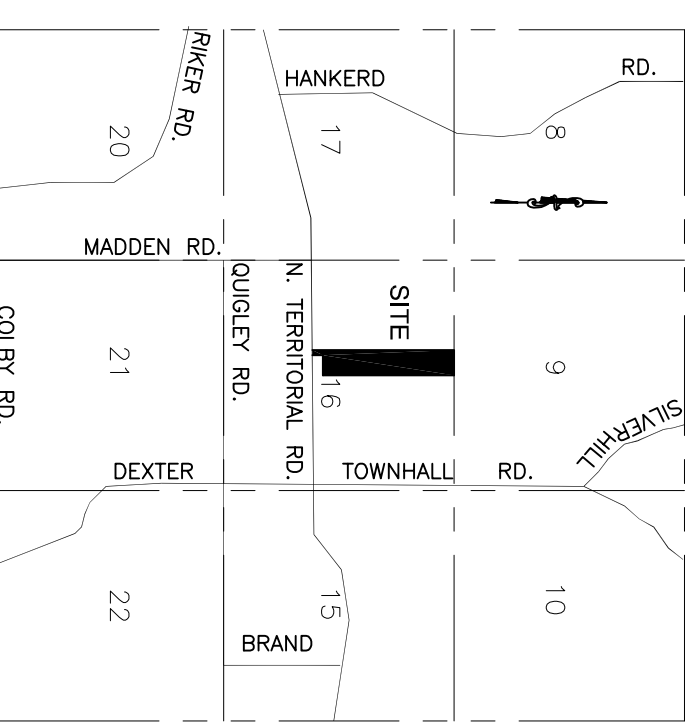
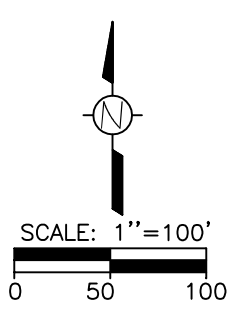
Section 17.05 B 1. b.  
 "A four percent (4%) increase in number of dwellings attainable by the Conventional Plan shall be permitted for each additional one percent (1%) of dedicated open space in excess of the minimum required fifteen percent (15%), but in no case shall more than fifty percent (50%) 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 is 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+1.6=9.6 so 21 dwellings maximum. 20 dwellings are proposed.

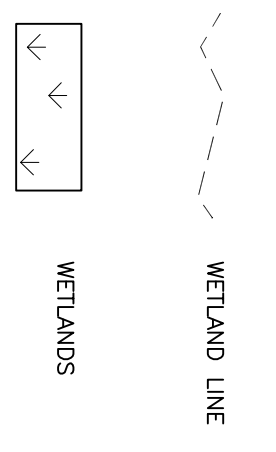


NOTES:  
 PROPERTY IS ZONED AGRICULTURAL DISTRICT AG WITH OPEN SPACE COMMUNITIES OVERLAY DISTRICT  
 TOTAL OSC PROJECT PARCEL IS 40.72 ACRES.  
 THE LAND IS NOT IN THE 100 YEAR FLOODPLAIN.  
 THIS OSC PROPOSES THESE MINIMUM YARD SETBACKS:  
 FRONT YARD 35 FEET  
 SIDE YARD 10 FEET  
 REAR YARD 30 FEET  
 THIS OSC PROPOSES LOT COVERAGE OF 30%  
 LOTS VARY IN SIZE FROM 0.32 ACRE (NUMBERS 13 & 14) TO 0.41 ACRE (NUMBERS 4-7, 8 AND 11)  
 ROAD WILL BE PRIVATE. IT IS 3088 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.  
 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.  
 THE LOTS WILL EACH HAVE A WELL. PRE-PRELIMINARY REVIEW WITH DENISE BERNECK 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.  
 THE LOTS WILL BE CONNECTED TO THE MULTI LAKE WATER AND SEWER AUTHORITY SANITARY SEWER SYSTEM. LOT 16 HAS INDICATED THAT TAPS ARE AVAILABLE AND THE PETITION TO INCLUDE THIS PROJECT WOULD BE APPROVED.  
 GAS, ELECTRIC AND COMMUNICATION UTILITIES TO SERVE THE DWELLINGS WILL ALL BE INSTALLED UNDERGROUND.

DATE:	REVISIONS:	OWNER/DEVELOPER:	CONCEPT PLAN
		JOE DETTORE 1986 N. TERRITORIAL ROAD DEXTER, MI 48139 734-426-3783	NATURES PRESERVE AN OPEN SPACE COMMUNITY
		ENGEL SURVEYING & ENGINEERING 805 N CEDAR PO BOX 87 MASON, MICHIGAN 48854-0087 517-676-6565 517-676-6675 ESF_JOB#81-075 OPENSPACECOMM3.DWG	HORIZ SCALE: 1" = 100' SHEET 1 OF 1
			PLAN DATE: MARCH 31, 2016



LEGEND:



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 121.21 feet to Point of Beginning; thence S 87 deg. 00 min. 32 sec. E 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, being subject to the rights of the public over the southerly thirty-three (33) feet thereof for North Territorial Road, and subject to easements and restrictions of record, if any.

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 DATE 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.

PLAN DATE: MARCH 8, 2016

DATE:	REVISIONS:	OWNER/DEVELOPER:	CONVENTIONAL PLAN	HORIZ SCALE: 1" = 100'
		JOE DETTORE	DETTORE COMMUNITY	SHEET 1 OF 1
		1986 N. TERRITORIAL ROAD DEXTER, MI 48139 734-426-3783		
		ENGER SURVEYING & ENGINEERING 805 N CEDAR PO BOX 87 517-676-6565 MASON, MICHIGAN 48854-0087 FAX 517-676-6675		
		ENGER SURVEYING & ENGINEERING ESE JOB#81-075 CONVENTIONAL.DWG		

LAND SURVEYING CONSULTANTS  
 SURVEYORS - ENGINEERS  
 P.O. BOX 85, 3225 CENTRAL ST.  
 DEXTER, MICHIGAN 48130  
 (734) 426-3305 (734) 761-5577

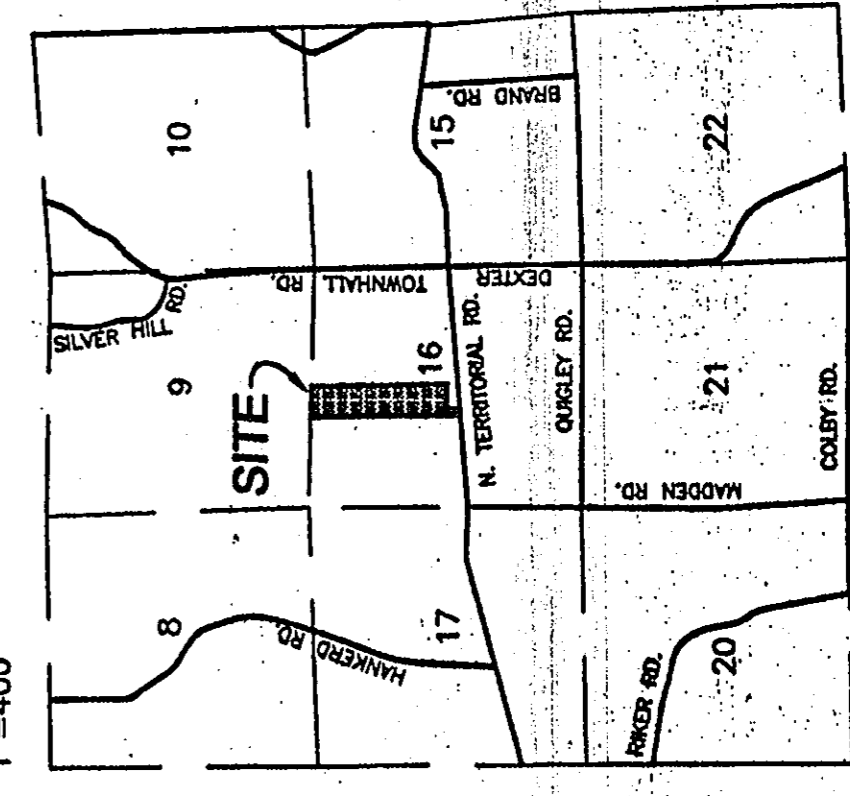
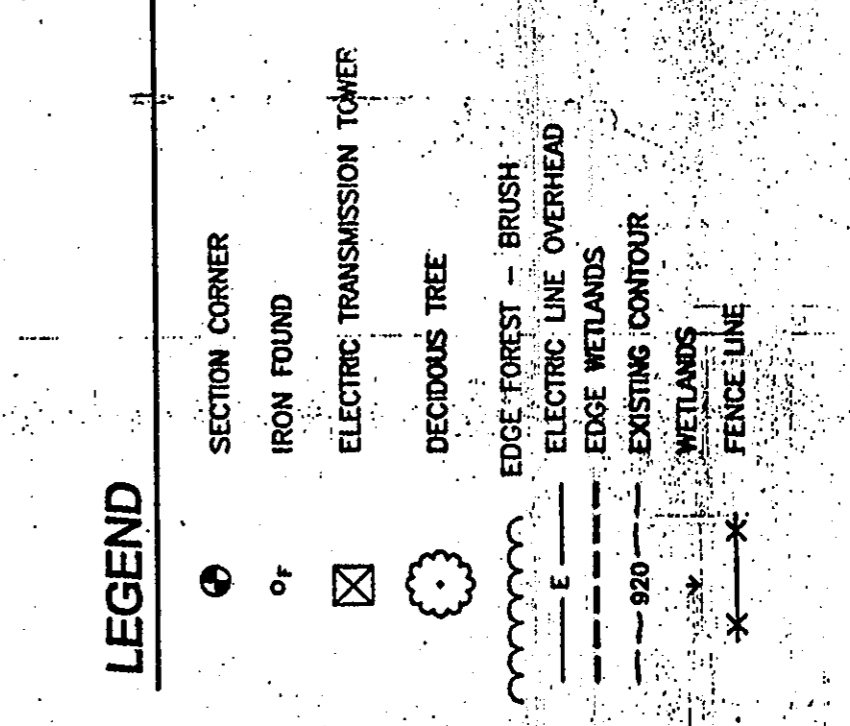
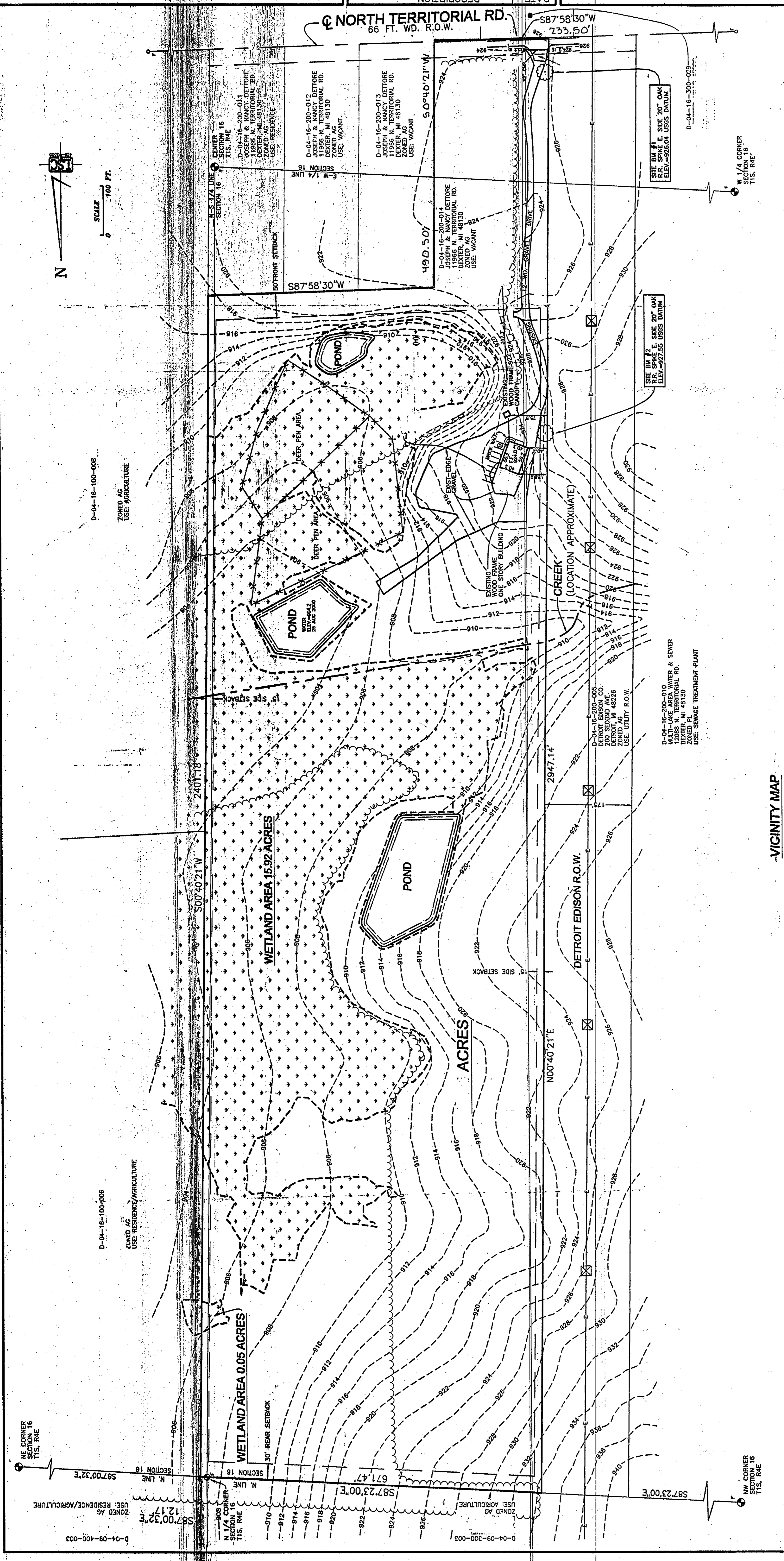


DESCRIPTION  
 DATE

ACRE PARCEL OF LAND IN SECTION 16, T15, R4E  
 JOE DETTORE PROPERTY

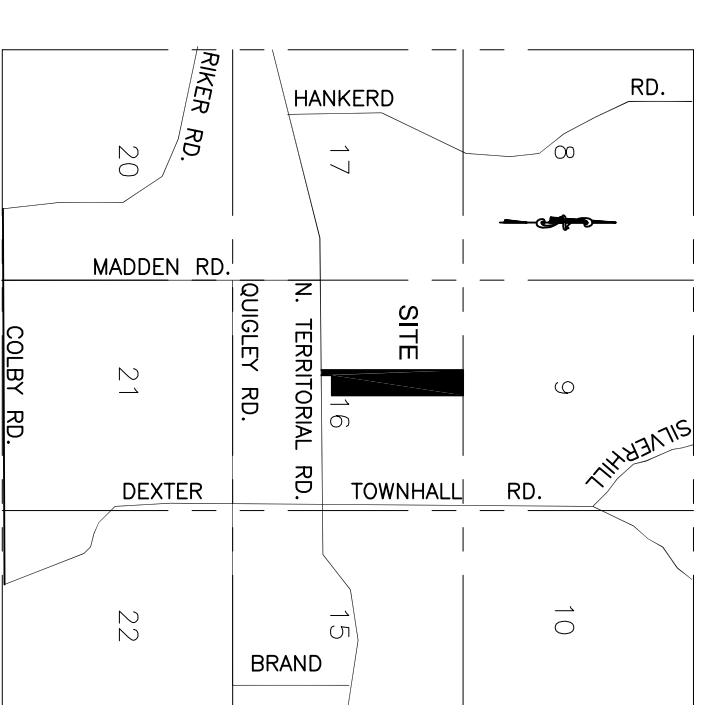
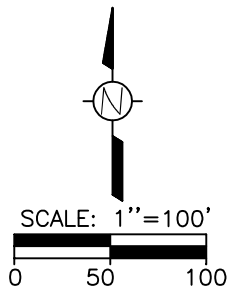
SCALE  
 SHEET NUMBER  
 1 of 1  
 FEB 07 2001

DATE: FEB. 2001  
 BY: 199 PG. 5-9  
 CAD: 09100WTDWG -  
 PRR: BEE  
 SCALE: 1"=100'

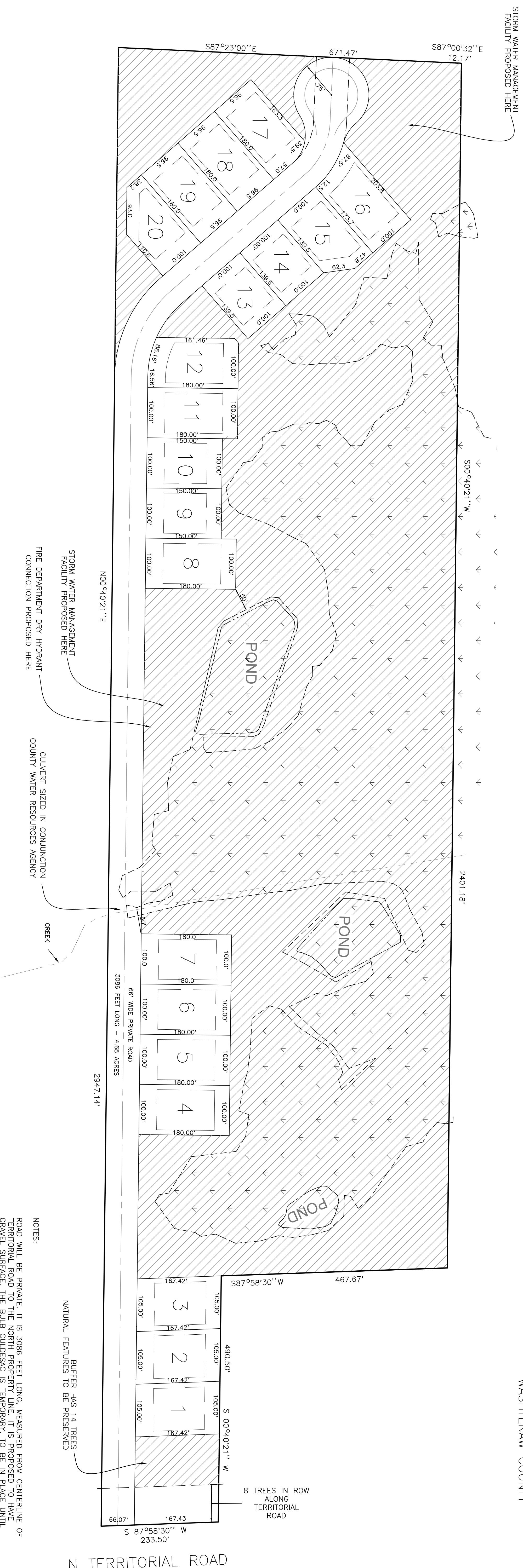


PARCELS D-04-16-200-015 AND D-04-16-200-014  
 PROPERTY DESCRIPTION: In part of the N 1/2 and part of the S 1/2 of  
 A 40.72 acre parcel of land in Section 16, Township 15 North, Range 4  
 East, DeWitt County, Michigan. The parcels are bounded as follows:  
 Section 16 COMMENCING at the N 1/4 Corner 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 S 00 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.

EXISTING CONDITIONS  
 DETTORE COMMUNITY



LOCATION MAP  
SECTION 16, T15, R4E  
DEXTER TOWNSHIP  
WASHTENAW COUNTY



**LEGEND**

	WETLAND LINE
	DEDICATED UPLAND OPEN SPACE TOTAL = 11.40 ACRES
	DEDICATED OPEN SPACE WITHIN WETLANDS TOTAL = 15.89 ACRES
	WATERS EDGE OF POND

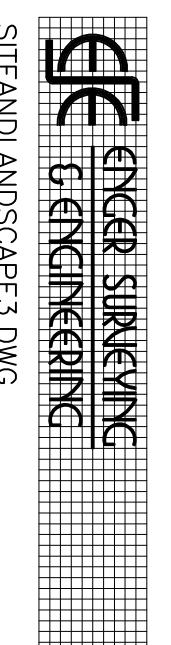
**NOTES:**  
ROAD WILL BE PRIVATE. IT IS 3086 FEET LONG, MEASURED FROM CENTERLINE OF TERRITORIAL ROAD TO THE NORTH PROPERTY LINE. IT IS PROPOSED TO HAVE GRAVEL SURFACE. THE BULB CULDESAC IS TEMPORARY, TO BE IN PLACE UNTIL THE ROAD IS EXTENDED INTO THE ADJACENT PROPERTY.  
THE LOTS WILL EACH HAVE A WELL.  
THE LOTS WILL BE CONNECTED TO THE WULTI LAKE WATER AND SEWER AUTHORITY SANITARY SEWER SYSTEM.  
GAS, ELECTRIC AND COMMUNICATION UTILITIES TO SERVE THE DWELLINGS WILL ALL BE INSTALLED UNDERGROUND.  
12 FOOT WIDE UTILITY EASEMENT WILL BE PROVIDE ALONG EAST SIDE OF THE PRIVATE ROAD.  
APPLICANT INTENDS TO PRESERVE NATURAL FEATURES WHERE EVER POSSIBLE.

BUFFER HAS 14 TREES  
NATURAL FEATURES TO BE PRESERVED

8 TREES IN ROW  
ALONG  
TERRITORIAL  
ROAD

DATE:

REVISIONS



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

OWNER/DEVELOPER:  
JOE DETTORE  
1986 N. TERRITORIAL ROAD  
DEXTER, MI 48139  
734-426-3783

**SITE AND LANDSCAPE PLAN**  
**NATURES PRESERVE**  
**AN OPEN SPACE COMMUNITY**

PLAN DATE: MARCH 31, 2018

HORZ SCALE: 1" = 100'

SHEET 1 OF 1