

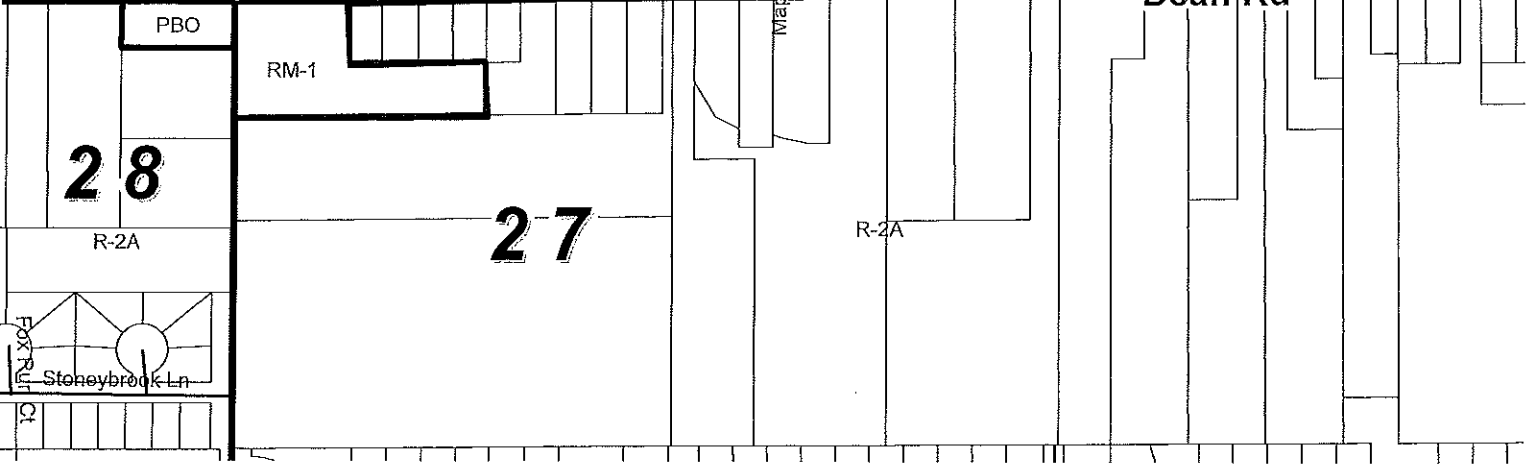
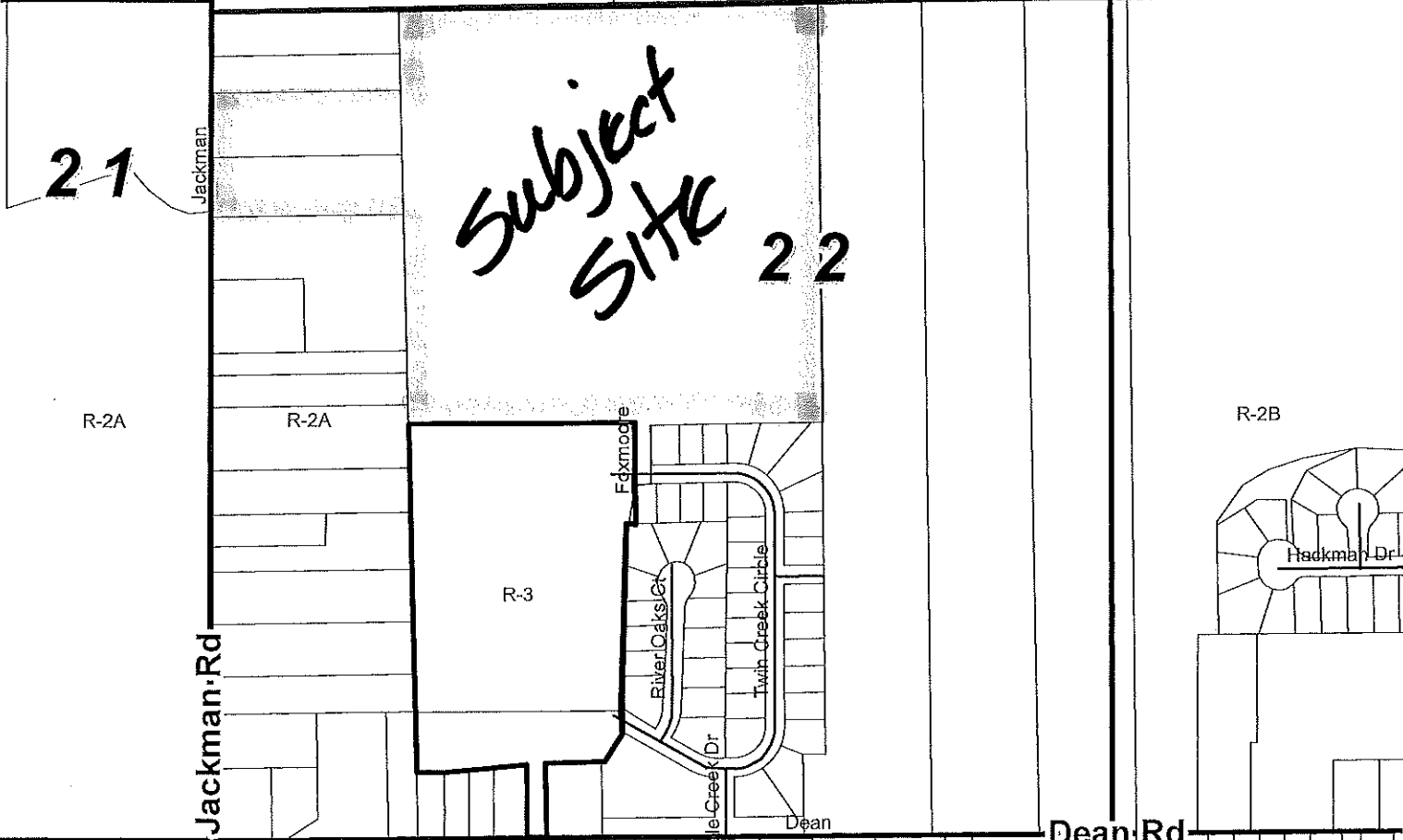
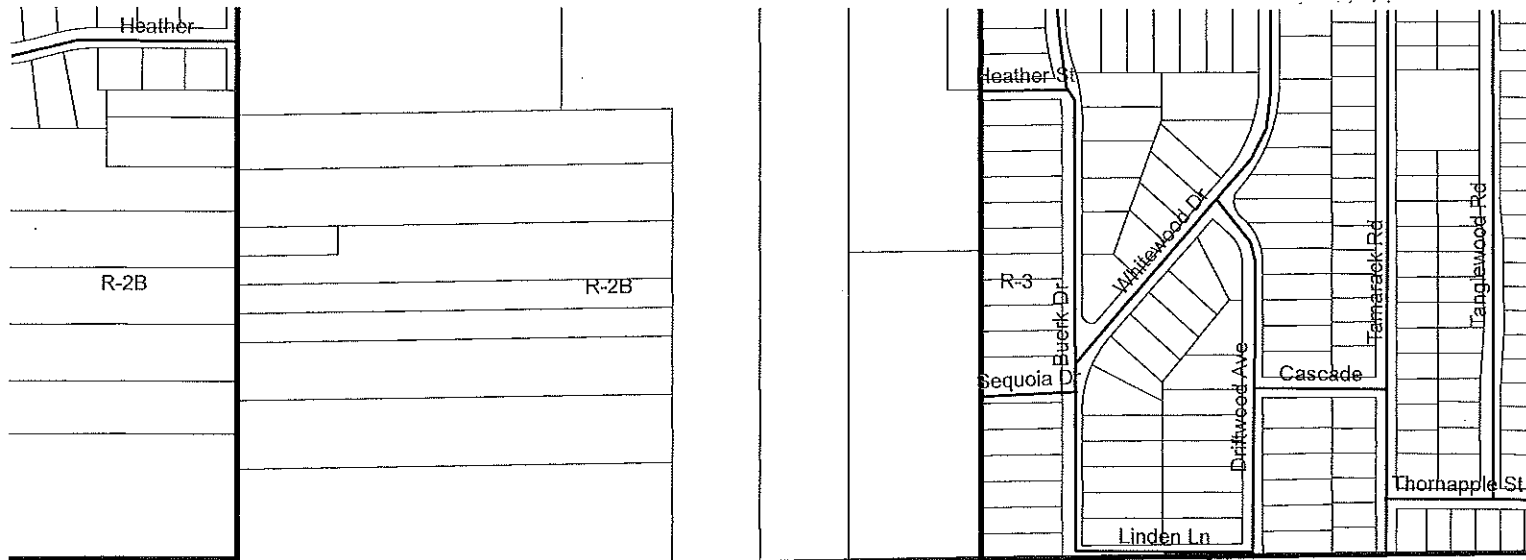
Subject Area

Brookwood Villas



Dean Road

Lackman Dr



SITE ANALYSIS

- EX ZONING: R-2A
- PROPOSED ZONING: PUD
- 145 SINGLE FAMILY UNITS
- PARCEL NUMBERS: 02.022.066.15, 02.022.065.00 & 02.022.062.00
- PROPERTY ADDRESS: 8550 & 8514 JACKMAN ROAD, TEMPERANCE, MI
- GROSS PARCEL AREA: 51.24± AC.
- ROADWAY AREA: 3.83 AC.
- DRIVEWAY AREA: 2.36 AC.
- PERMANENT EASEMENTS (GAS LINE) AREA: 0.84 AC.
- WETLANDS: 1.56 AC.
- DITCH: 0.21 AC.
- POND AREA: 4.88 AC.
- NET PARCEL AREA: 57.53 AC.
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL

- OPEN SPACE REQUIRED: 30% OF 51.24 = 15.37 AC.
- COMMON AREA: 23.06 AC. (MINUS BUILDINGS (11.91 AC), DRIVES (2.58 AC), ROADS, WETLANDS AND PONDS)
- POND AREA: 4.88 AC. - CAN COUNT 3.84 AC. TOWARDS OPEN SPACE
- PROVIDED OPEN SPACE: 23.06 AC. COMMON AREA PLUS 3.84 AC. POND = 26.90 AC. (52%)

MAXIMUM DENSITY:

- R-2A MINIMUM LOT SIZE: 7,200 SF
- NET PARCEL AREA: 57,265 AC = 1,626,096 SF
- MAXIMUM NUMBER OF UNITS = 228 UNITS
- NUMBER OF UNITS PROPOSED = 145

- PER THE PUD ORDINANCE, THERE ARE NO MINIMUM LOT AREAS, LOT WIDTHS OR FRONT, SIDE OR REAR YARDS.
- A MINIMUM 25' PERIMETER SETBACK IS PROVIDED
- A 40' SETBACK ALONG JACKMAN ROAD IS PROVIDED
- A 60' HALF RIGHT-OF-WAY IS PROVIDED ALONG JACKMAN ROAD
- PARKING REQUIRED: 2 SPACES/UNIT = 288 SPACES
- PARKING PROVIDED: 1 SPACE IN THE GARAGE AND 1 SPACE IN THE DRIVE = 288 SPACES PROVIDED.
- SOIL TYPES: TEDKOW LOAMY (65%), GRANBY LOAMY (27%), OAKVILLE FINE (8%), THETFORD LOAMY (2%)

PROJECT NARRATIVE

Construction on Phase 1 is planned to begin in the fall of 2016. Construction on future Phases will follow and the schedule will be based on sales levels in Phase 1. In general, one Phase will be constructed per year.

All common areas/open space areas will be owned in common by the homeowners association. It will be the responsibility of all homeowners, through the homeowners association, to maintain all common areas.

Sedimentation and erosion control measures on the final construction plans will meet the requirements of Monroe County and the Michigan Department of Environmental Quality. This will be achieved through the use of silt fence, sediment traps and/or basins and inlet protection. This will be detailed on the final construction plans.

Landscaping, screening, lighting, signs and exterior building materials will comply with comply with Section 400.1700, 400.1907, 400.1908 and 400.1922 of the Bedford Township Zoning Ordinance.

Public waterlines and sanitary sewers will be designed and improvement plans will be prepared in accordance with Monroe County Road and Drain Commission design requirements. It is anticipated that the project will have a maximum water demand and sanitary sewer discharges of 57,600 GPD.

The existing North River Drain will not be disturbed except where necessary and as shown.

Storm discharge will be retained and discharges will be metered to Monroe County Drain Commission's approved flows.

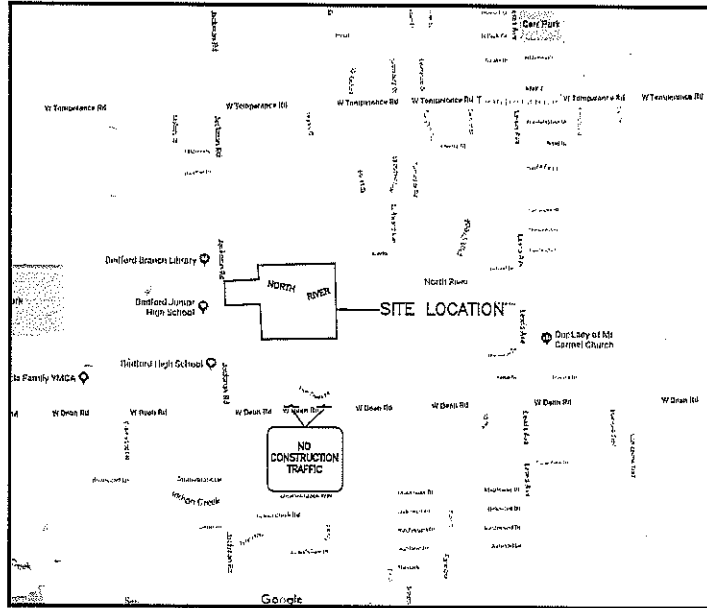
This project is intended for "Empty Nesters" so any impact on schools should be minimal.

Site utilities (electric, natural gas, telephone, etc...) will be determined by the utility companies. Street lighting placement will be determined by Consumer Power.

For Flood Insurance Map #28150C0564E, effective date 10/02/2014, the floodplain is limited to the area directly adjacent to North River Drain and is depicted on the drawing. Any adjustments to the ditch will also result in an adjustment to the regulated floodplain.

Vehicle access to Jackman road will be prohibited via a no access easement.

PRELIMINARY PUD OF Brookwood Villas North SITE CONDOMINIUM PART OF THE SOUTHWEST 1/4 OF SECTION 22 IN BEDFORD TOWNSHIP, MONROE COUNTY, MICHIGAN



LEGAL DESCRIPTION

Commencing at the southwest corner of Section Twenty-two (22), Town Eight (8) South, Range Seven (7) East;

Thence North one (01) degree, zero (00) minutes, zero (00) seconds East along the western line of said Section Twenty-two (22), a distance of one thousand nine hundred thirty-four and twenty-five hundredths (1,934.25') feet to the point of beginning;

thence continuing on and along the West line of said Section Twenty-two (22), North one (01) degree, zero (00) minutes, zero (00) seconds East, a distance of four hundred thirty-eight and zero hundredths (438.00') feet to a point;

thence South eighty-nine (89) degrees, twenty-four (24) minutes, zero (00) seconds East, a distance of six hundred one and twenty hundredths (601.20') feet to a point;

thence North zero (00) degrees, nineteen (19) minutes, eighteen (18) seconds West, a distance of two hundred fifty-six and zero hundredths (256.00') feet to a point;

thence North eighty-eight (88) degrees, eight (08) minutes, fourteen (14) seconds East, a distance of one thousand four hundred three and three hundredths (1,403.03') feet to a point;

thence South three (03) degrees, twenty-six (26) minutes, forty-eight (48) seconds West, a distance of one thousand three hundred thirty-two and fifty-six hundredths (1,332.56') feet to a point;

thence North eighty-eight (88) degrees, forty-eight (48) minutes, thirty-three (33) seconds West, a distance of one thousand three hundred fifteen and eleven hundredths (1,315.11') feet to a point;

thence North zero (00) degrees, nineteen (19) minutes, eighteen (18) seconds West, a distance of six hundred twenty-five and fourteen hundredths (625.14') feet to a point;

thence South eighty-nine (89) degrees, twenty-four (24) minutes zero (00) seconds West, a distance of six hundred eleven and eleven hundredths (611.10') feet to the point of beginning.

USGS BENCHMARKS

- DESIGNATION: 8 DTSR
- PID: M00282
- ELEVATION: 590.85

- DESIGNATION: TT 4-L
- PID: M00280
- ELEVATION: 595.44

APPLICANT/DEVELOPER
PARCEL OWNER:
DAVID SCHMIDT
OAK CREEK HOLDINGS, LLC
5135 S. MAIN ST.
SYLVANIA, OH 43560
419-885-7676



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NON-RESIDENTS MUST BE
CALLED DIRECTLY

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Engineers • Surveyors



PRELIMINARY DRAWING
BROOKWOOD VILLAS NORTH
BEDFORD TWP., MONROE CO., MICHIGAN



DATE: NA
SCALE: NA
DATE: 8-15-18
DRAWN BY: RDS
CHECKED BY: GWH, GNF
PROJECT: 18080321
DRAWING: 18-08321PRODA14
SHEET 1 OF 4

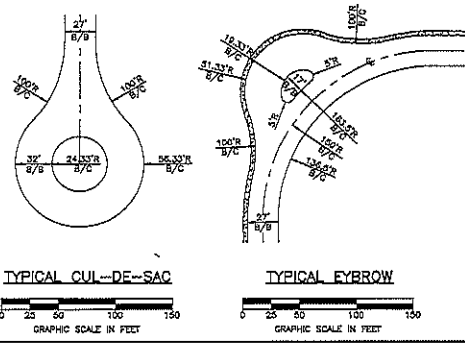
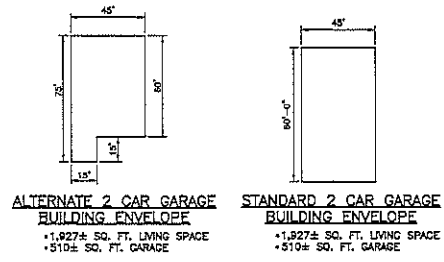
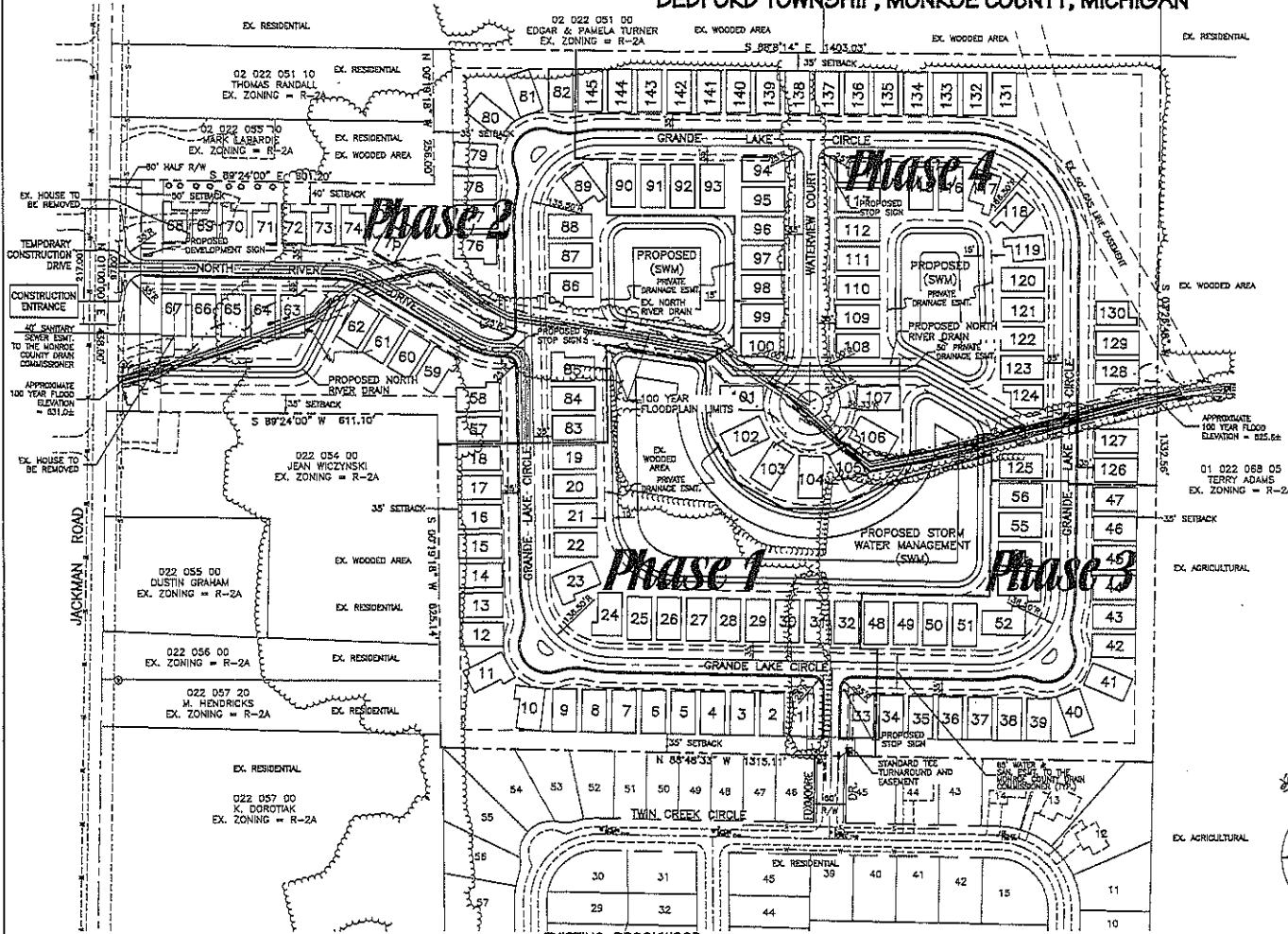
PRELIMINARY PUD OF
Brookwood Villas North
 SITE CONDOMINIUM
 PART OF THE SOUTHWEST 1/4 OF SECTION 22 IN
 BEDFORD TOWNSHIP, MONROE COUNTY, MICHIGAN

LEGEND

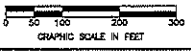
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- S--- EXISTING SANITARY SEWER
- C--- EXISTING CASING
- T--- EXISTING TELEPHONE
- E--- EXISTING ELECTRIC
- W--- EXISTING WATERLINE
- W--- PROPOSED WATERLINE
- W--- PROPOSED WATER SERVICE
- S--- PROPOSED SANITARY SERVICE
- S--- PROPOSED SANITARY SEWER
- S--- PROPOSED STORM SEWER
- S--- PROPOSED CONCRETE WALK, PAD OR DRIVE
- S--- TEMPORARY CONSTRUCTION DRIVE
- PROPOSED MANHOLE (SANITARY OR STORM)
- PROPOSED STORM CATCH BASIN
- PROPOSED SANITARY CLEANOUT
- PROPOSED MAIN LINE WATER VALVE
- PROPOSED HYDRANT

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NOTE: AT ENTRANCE TO EXISTING BROOKWOOD SUBDIVISION & EXISTING OAK CREEK SUBDIVISION INSTALL "NO CONSTRUCTION TRAFFIC" SIGNS. (SEE SHEET 1)



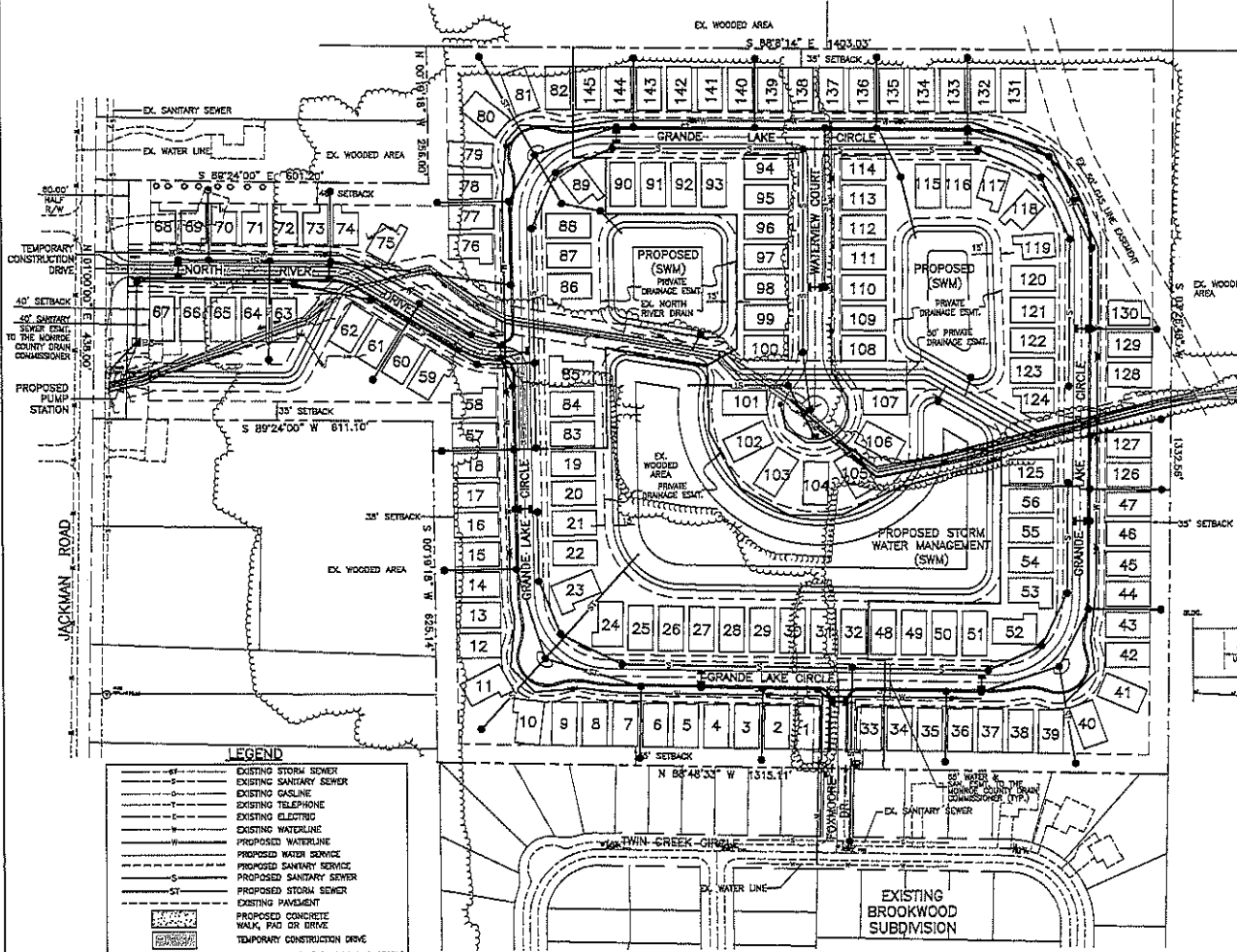
PROPOSED SITE PLAN
 BROOKWOOD VILLAS NORTH
 BEDFORD TWP., MONROE CO., MICHIGAN

10-043217PROJ0014

DATE: 10/06/21
 SHEET: 2 OF 4

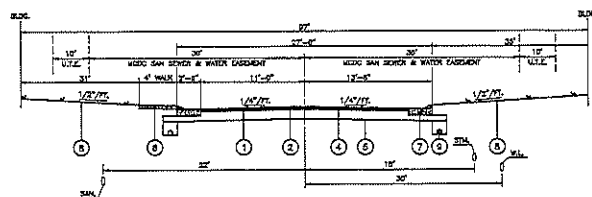
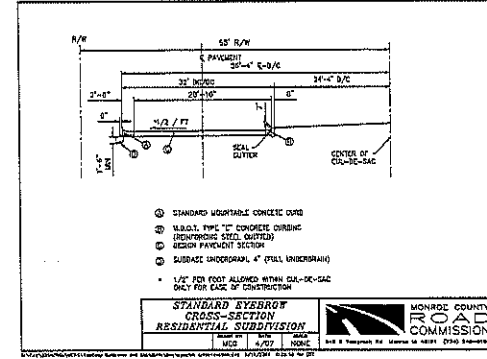
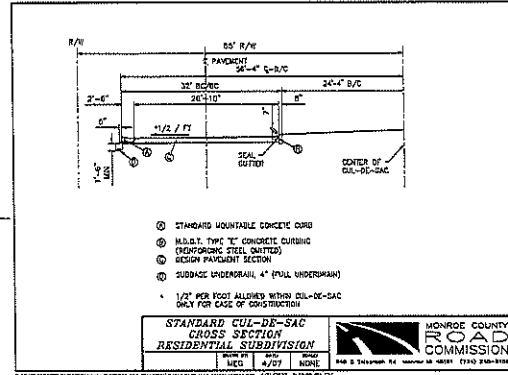
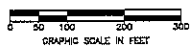
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PRELIMINARY PUD OF
Brookwood Villas North
 SITE CONDOMINIUM
 PART OF THE SOUTHWEST 1/4 OF SECTION 22 IN
 BEDFORD TOWNSHIP, MONROE COUNTY, MICHIGAN



LEGEND

—S—	EXISTING STORM SEWER
—S—	EXISTING SANITARY SEWER
—G—	EXISTING GASLINE
—T—	EXISTING TELEPHONE
—E—	EXISTING ELECTRIC
—W—	EXISTING WATERLINE
—W—	PROPOSED WATERLINE
—W—	PROPOSED WATER SERVICE
—S—	PROPOSED SANITARY SERVICE
—S—	PROPOSED SANITARY SEWER
—S—	PROPOSED STORM SEWER
—P—	EXISTING PAVEMENT
—P—	PROPOSED CONCRETE WALK, PAD OR DRIVE
—P—	TEMPORARY CONSTRUCTION DRIVE
—P—	PROPOSED MANHOLE (SANITARY OR STORM)
—P—	PROPOSED STORM CATCH BASIN
—P—	PROPOSED SANITARY CLEANOUT
—P—	PROPOSED MAIN LINE WATER VALVE
—P—	PROPOSED HYDRANT



- TYPICAL SECTION LEGEND**
- SEC. 501 1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG 84 - 22
 - SEC. 501 2 1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, PG 84 - 22
 - SEC. 302 10" AGGREGATE BASE
 - SEC. 205 SUBGRADE COMPACTION
 - SEC. 503 4" CONCRETE WALK, 8" AT DRIVES
 - SEC. 602 MOUNTABLE CURB AND GUTTER
 - SEC. 618 SEEDING AND MULCHING; COMMERCIAL FERTILIZER
 - SEC. 404 6" UNDERDRAIN

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PROPOSED SITE UTILITY PLAN

BROOKWOOD VILLAS NORTH
 BEDFORD TWP., MONROE CO., MICHIGAN

DATE: _____

REVISION: _____

SCALE: 1"=100'

DATE: 8-15-18

DRAWN BY: RDS

CHECKED BY: CNP

PROJECT: 18080321

DATE: 10-03-21/PROJ014

SHEET 3 OF 4

SEAL OF MICHIGAN PROFESSIONAL ENGINEER

MONROE COUNTY ROAD COMMISSION

PRELIMINARY PUD OF
Brookwood Villas North
 PART OF THE SOUTHWEST 1/4 OF SECTION 22 IN
 BEDFORD TOWNSHIP, MONROE COUNTY, MICHIGAN

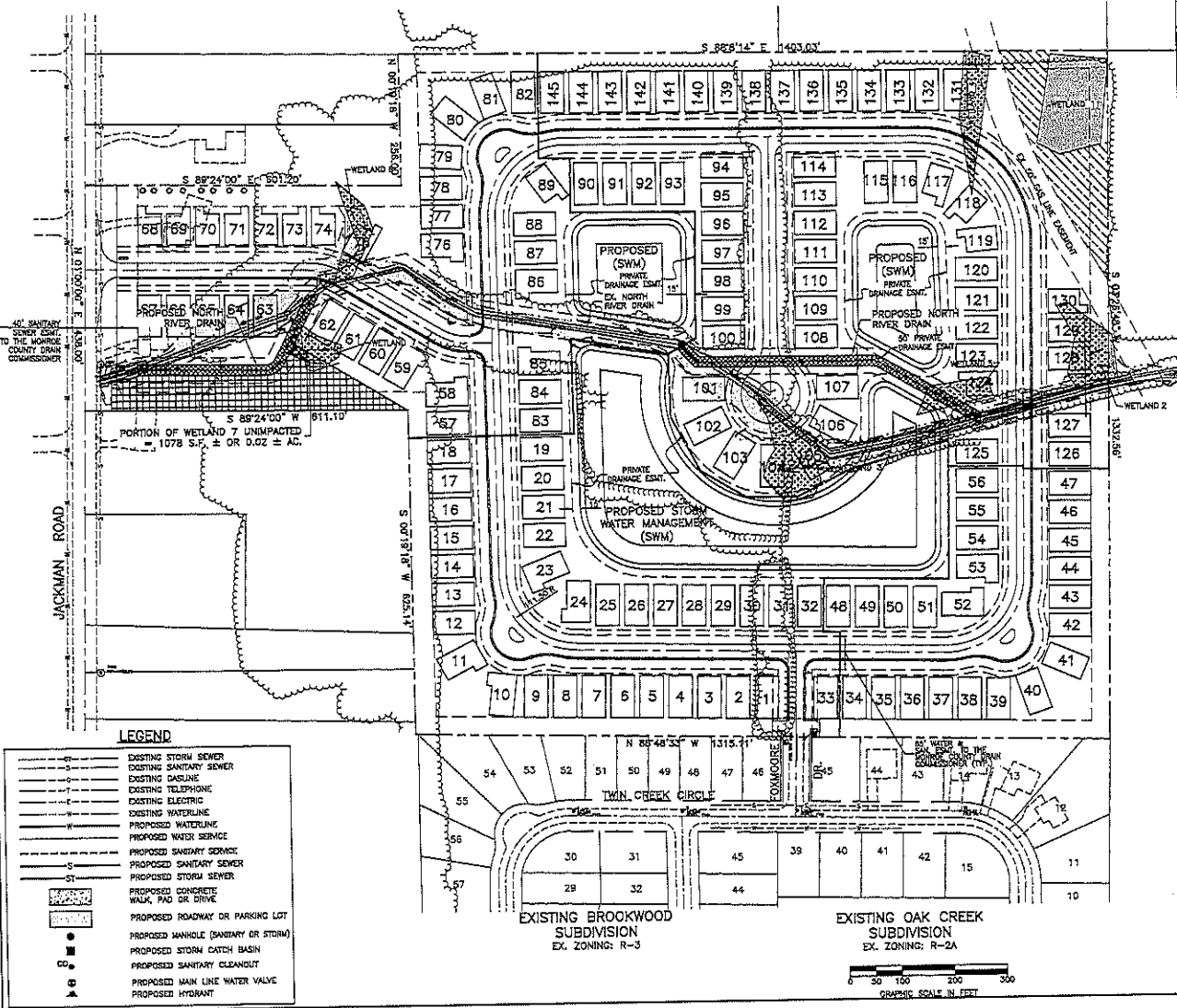
WETLAND SCHEDULE						
AREA No.	TOTAL WETLANDS AREA		TOTAL IMPACTED WETLANDS AREA			
	TOTAL AREA	FORRESTED (FPD)	FLOWED FIELD AREA	TOTAL IMPACTED AREA	FPD IMPACTED	FLOWED FIELD IMPACTED
1	20,851 S.F. ± 0.48 AC. ±	0 S.F. ± 0 AC. ±	20,851 S.F. ± 0.48 AC. ±	0 S.F. ± 0 AC. ±	0 S.F. ± 0 AC. ±	0 S.F. ± 0 AC. ±
2	11,391 S.F. ± 0.26 AC. ±	3074 S.F. ± 0.07 AC. ±	8307 S.F. ± 0.19 AC. ±	10,174 S.F. ± 0.23 AC. ±	3074 S.F. ± 0.07 AC. ±	7100 S.F. ± 0.16 AC. ±
3	11,488 S.F. ± 0.26 AC. ±	6708 S.F. ± 0.15 AC. ±	4780 S.F. ± 0.11 AC. ±	11,495 S.F. ± 0.26 AC. ±	6708 S.F. ± 0.15 AC. ±	4780 S.F. ± 0.11 AC. ±
4	9190 S.F. ± 0.21 AC. ±	0 S.F. ± 0 AC. ±	9190 S.F. ± 0.21 AC. ±	1671 S.F. ± 0.04 AC. ±	0 S.F. ± 0 AC. ±	1671 S.F. ± 0.04 AC. ±
5	5593 S.F. ± 0.13 AC. ±	1529 S.F. ± 0.04 AC. ±	4064 S.F. ± 0.09 AC. ±	5623 S.F. ± 0.13 AC. ±	1529 S.F. ± 0.04 AC. ±	4094 S.F. ± 0.09 AC. ±
6	8907 S.F. ± 0.21 AC. ±	8907 S.F. ± 0.21 AC. ±	0 S.F. ± 0 AC. ±	5803 S.F. ± 0.14 AC. ±	5803 S.F. ± 0.13 AC. ±	0 S.F. ± 0 AC. ±
7	4841 S.F. ± 0.11 AC. ±	4841 S.F. ± 0.11 AC. ±	0 S.F. ± 0 AC. ±	3793 S.F. ± 0.09 AC. ±	3793 S.F. ± 0.09 AC. ±	0 S.F. ± 0 AC. ±
TOTAL	89,231 S.F. ± 2.04 AC. ±	22,059 S.F. ± 0.51 AC. ±	47,172 S.F. ± 1.08 AC. ±	36,562 S.F. ± 0.83 AC. ±	20,037 S.F. ± 0.46 AC. ±	17,824 S.F. ± 0.40 AC. ±

MITIGATION AREA		APPROXIMATE CUBIC YARDS OF FILL	
AREA No.	PROPOSED FORRESTED (FPD) AREA	WETLAND	1432 CY.
1	40,010 S.F. ± 0.92 AC. ±	STREAM	1508 CY.
2	39,888 S.F. ± 0.91 AC. ±	TOTAL	2940 CY.
TOTAL	79,898 S.F. ± 1.83 AC. ±		

MITIGATION PLANTING NOTES:
A. SEEDING MIXES AND MATS:
 1. Forested wetland mitigation areas will be seeded with Corning of New Wooded Wetland Establishment Seed Mix, or equivalent, at the recommended 33,322 pounds per acre. And planted with recommended bare root trees and shrubs at 300 individuals per acre.
 2. All stream bank areas will be seeded with Corning of New Stabilization Seed Mix, or equivalent, at the recommended 33,322 pounds per acre. And planted with a mix of recommended erosion control grasses and shrubs at 300 individuals per acre.
 3. Riparian areas will be seeded with Corning of New Wooded Wetland Establishment Seed Mix, or equivalent, at the recommended 33,322 pounds per acre. And planted with recommended bare root trees and shrubs at 300 individuals per acre.
B. PLANTING LISTS:
WOODED MITIGATION PLANT SPECIES LIST
TREES AND SHRUBS
 Plant Common Name Scientific Name
 Red Maple Acer rubrum
 Silver Maple Acer saccharinum
 Sugar Maple Acer saccharum
 White Birch Betula papyrifera
 Black Birch Betula nigra
 Yellow Birch Betula alleghaniensis
 American Hornbeam Fraxinus americana
 American Highbush Cranberry Viburnum opulus v. vermicornum
EROSION CONTROL BANK STABILIZATION
 Plant Common Name Scientific Name
 Minnowgrass Phalaris capillaris
 Sandbar Willow Salix nigra
 Elderberry Sambucus racemosa
 Chokeberry Amelanchier canadensis
 Bittersweet Toxicaria fraxinifolia
 Salix sp. Salix sp.
 Northern Sea Otter Lumnitzera racemosa

STREAM	
WOODED AREA	
FILLED	18,891 S.F. ± 0.43 AC. ± 933 LF
RELOCATED	18,891 S.F. ± 0.43 AC. ± 940 LF

- LEGEND**
- EXISTING REGULATED WETLANDS
 - EXISTING WETLANDS TO BE IMPACTED
 - PROPOSED MITIGATION AREA 1
 - PROPOSED MITIGATION AREA 2
 - EXISTING DITCH TO BE FILLED - 933±
 - PROPOSED RELOCATED DITCH - 940±
 - EXISTING 100-YEAR FLOODPLAIN
 - EXISTING DITCH UNDISTURBED



- LEGEND**
- EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING GASLINE
 - EXISTING TELEPHONE
 - EXISTING ELECTRIC
 - EXISTING WATERLINE
 - PROPOSED WATERLINE
 - PROPOSED WATER SERVICE
 - PROPOSED SANITARY SERVICE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED CONCRETE WALK, PAD OR DRIVE
 - PROPOSED ROADWAY OR PARKING LOT
 - PROPOSED MANHOLE (SANITARY OR STORM)
 - PROPOSED STORM CATCH BASIN
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED MAIN LINE WATER VALVE
 - PROPOSED HYDRANT

PROPOSED SITE PLAN
 BROOKWOOD VILLAS NORTH
 BEDFORD TWP., MONROE CO., MICHIGAN

SHEET 4 of 4

DATE: 11-15-18
 SCALE: 1"=100'
 DRAWN BY: JEM
 CHECKED BY: JCS
 PROJECT: 10E00321
 DRAWING: 10-03221P000414

FellerFitch ASSOCIATES, INC. ENGINEERS - SURVEYORS
 1853 Woodlands Drive, Monroe, OH 43072
 Phone: (614) 883-2882
 Fax: (614) 883-2882
 www.fellerfitch.com

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