

BRIDGEWOOD HILLS

(FORMERLY HURON MEADOW)

AN OPEN SPACE DEVELOPMENT

LOCATED IN SECTION 9, SCIO TOWNSHIP,
WASHTENAW COUNTY, MICHIGAN

FINAL SITE PLAN

OWNER/DEVELOPER

OXBOW LAND COMPANY
c/o MAV DEVELOPMENT COMPANY
2723 S. STATE STREET, SUITE 120
ANN ARBOR, MI 48104
ATTN: RON THOMAS
PHONE: 734-930-6700

ENGINEER/SURVEYOR

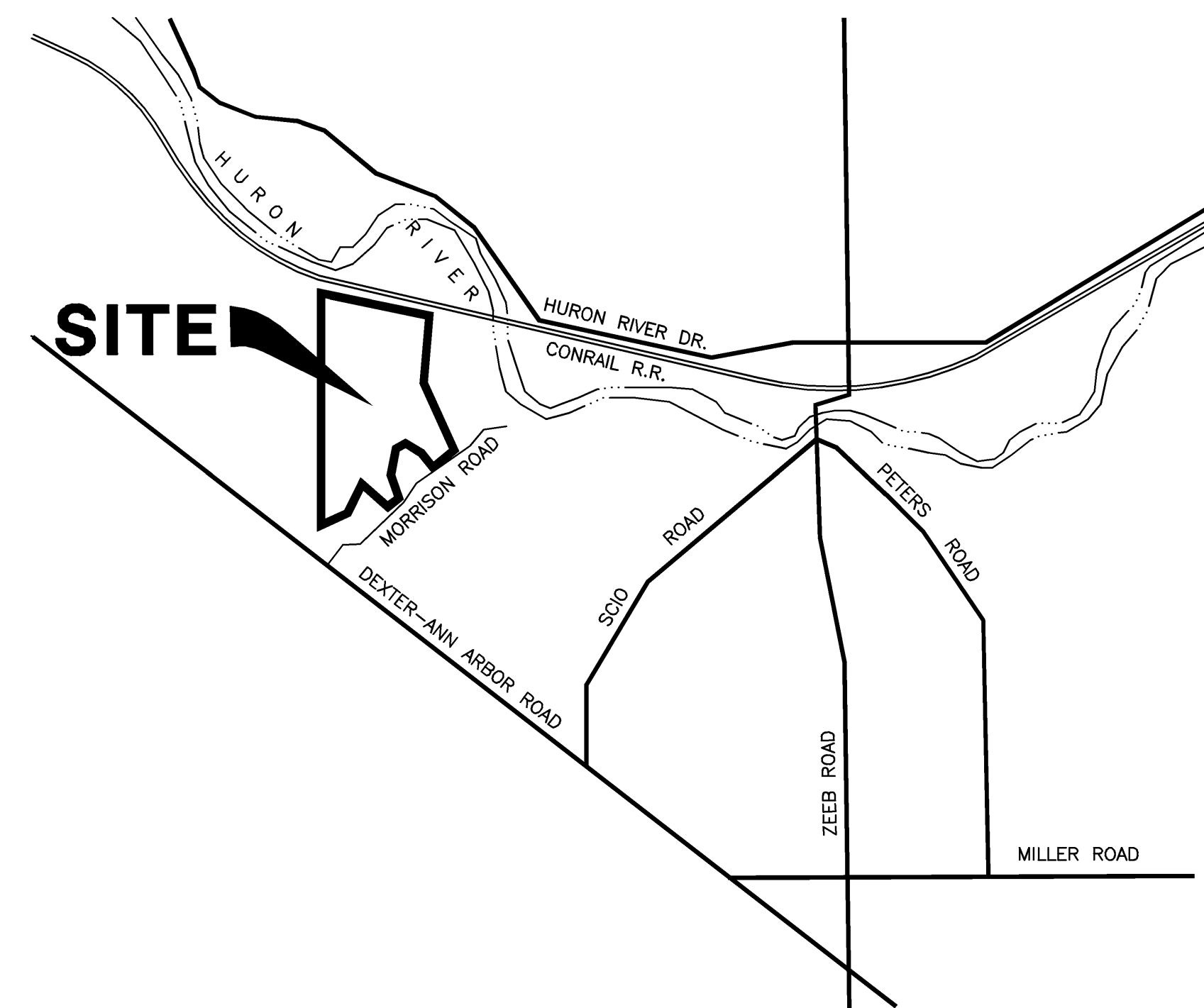
MIDWESTERN CONSULTING, L.L.C.
3815 PLAZA DRIVE
ANN ARBOR, MI 48108
ATTN: ERIC WERNETTE
PHONE: 734-995-0200

BUILDER

HANDCRAFTED HOMES, INC.
5696 WATERWORKS ROAD
SALINE, MI 48176
ATTN: TIM POWELL
PHONE: 734-429-1818

LANDSCAPE ARCHITECT

INSITE DESIGN STUDIO, INC.
516 E. WASHINGTON
ANN ARBOR, MI 48104
ATTN: SHANNON GIBB-RANDALL
PHONE: 734-995-4194



VICINITY MAP
NOT TO SCALE



THE CONSTRUCTION SHALL CONFORM
WITH ALL SCIO TOWNSHIP
ORDINANCES, STANDARDS, AND
REGULATIONS.

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BRIDGEWOOD HILLS

| | | |
|----------------------|---------------|----------|
| JOB No. 03291 | DATE: 5-12-05 | 1 |
| REVISIONS: | SHEET 1 OF 41 | |
| | CADD: FDA | |
| | ENG: ETW | |
| | TECH: FDA | |
| | 03291CV | FB#: |

MIDWESTERN CONSULTING

MC Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax 734.995.0599

| RELEASED FOR: | DATE |
|-----------------------|----------|
| TWP. REVIEW | 5-12-05 |
| MDEQ REVIEW | 6-09-05 |
| WCDC/MDEQ/TWP. REVIEW | 10-31-05 |
| WCDC/OHM/CW REVIEW | 12-16-05 |
| WCDC/OHM/CW REVIEW | 01-12-06 |
| WCDC REVIEW | 02-15-06 |
| TWP. BOARD APPROVAL | 05-30-06 |

NATURAL FEATURES SUMMARY:

Wetland Survey:

A wetland investigation and report was performed on this site by Jerry Sosnowski, ASLA, a wetlands and natural features specialist. The wetlands were delineated in the field with flagging and a report generated which is included with this submittal. The wetland report concludes:

The area-wide geology exhibits examples of classic river corridor hydraulic features including, tributary streams, vernal ponds, wooded wetlands, fens and sedge meadows, etc. Some of the features existed on the subject property.

It is our conclusion that the subject property contains State regulated wetlands for the following reasons:

- There are hydric soils and wetland hydrology on the subject property.
- There exist obligate wetland plants in the areas of concern.
- The size and location meet the regulation criteria.

The on-site wetland types vary with the location of the site. Each wetland environment is very distinct. On the east end of the property along Morrison Road R.O.W., the land is wooded and the connecting watercourse that enters the property extends for a short distance along Morrison Road as a small wooded wetland and changes into a stream tributary before terminating in the Huron River.

The wetland of the interior of the site is primarily a sedge meadow environment in which a farm ditch was cut to direct flows to a farm pond located along the east property boundary. Approximately 200' west of the pond is a groundwater discharge or "Fen" contributing flow to the augmentation of the pond. The location of this feature runs parallel to the north property line and therefore should be unaffected by development.

The farm pond and flow control structure exist in the northwest corner of the property. The control structure regulates the outflow of the pond as water exits the site onto adjacent land. The pond has a sandy bottom, void of aquatic plants. The pond edges are definite and transition almost immediately into uplands. These features function very well and occur at the downstream end of the site's hydrology.

TREE SURVEY:

The trees shown on the attached survey were located, sized and identified by Midwestern Consulting. Trees with DBH of 6" and greater are identified on the tree survey. This site contains large areas that are heavily wooded. The trees to be removed within the proposed disturbance zone will be certified by a Landscape Architect. A preliminary tree removal and critical root disturbance summary has been supplied on sheet 5.

FLOOD PLAIN:

No hundred year flood plain (per FEMA) impacts this site.

BENCH MARKS (NAVD88 DATUM)

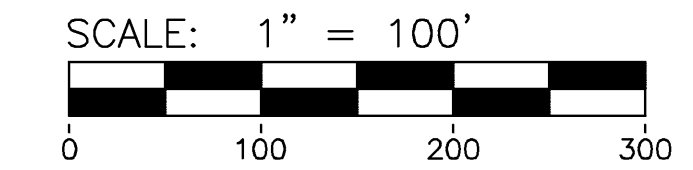
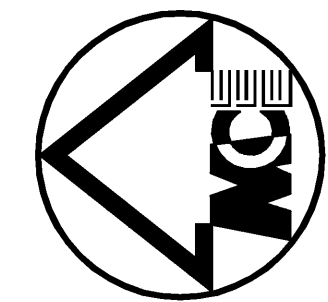
- BM#1** R.R. SPIKE SET IN NORTHSIDE 30" MAPLE TREE AT END OF PINE ROW LOCATED APPROX. 290'± EAST OF CP #100. ELEV.=927.00
- BM#2** SET BENCH TIE WEST SIDE OF POWER POLE LOCATED ON THE EAST SIDE OF MORRISON ROAD AT HOUSE #2275. ELEV.=895.80
- BM#3** SET BENCH TIE WEST SIDE OF POWER POLE LOCATED ON THE EAST SIDE OF MORRISON ROAD AT HOUSE #2300. ELEV.=886.66

TREE LEGEND

- A APPLE
- AS ASH
- B BASSWOOD
- BE BEECH
- BI BIRCH
- BO BOX ELDER
- C CATALPA
- CE CEDAR
- CH CHERRY
- CO COTTONWOOD
- CR CRABAPPLE
- E ELM
- H HICKORY
- L LOCUST
- M MAPLE
- MU MULBERRY
- O OAK
- P PINE
- PO POPLAR
- S SPRUCE
- SY SYCAMORE
- W WALNUT
- WI WILLOW

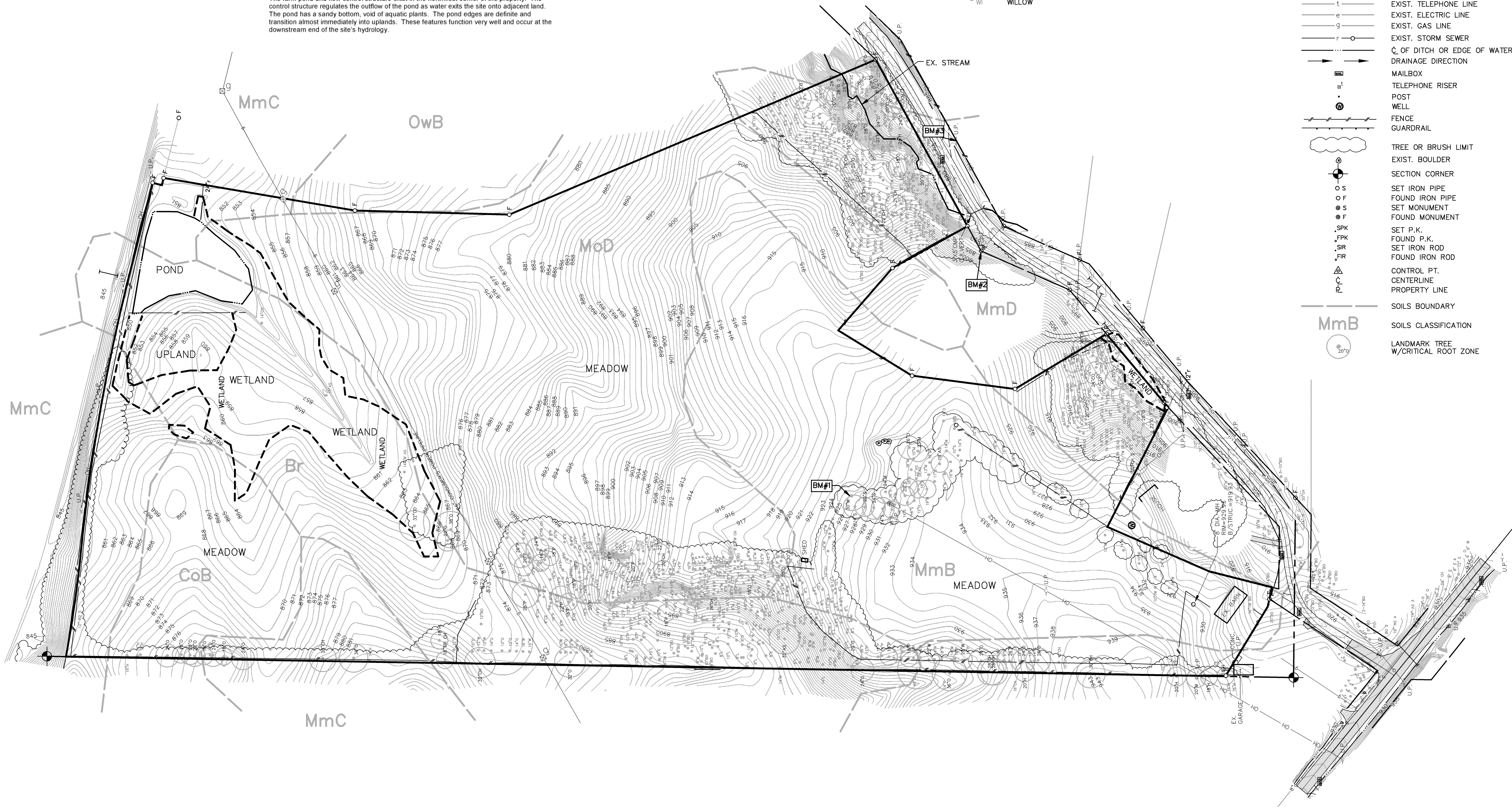
SOILS LEGEND

- Br BROOKSTON LOAM
- CoB CONOVER LOAM
0 TO 4% SLOPES
- MmB MIAMI LOAM
2 TO 6% SLOPES
- MmC MIAMI LOAM
6 TO 12% SLOPES
- MmD MIAMI LOAM
12 TO 18% SLOPES
- MoD MORELY LOAM
12 TO 18% SLOPES
- OwB OWOSSO-MIAMI COMPLEX
0 TO 6% SLOPES



LEGEND

- 8.38 — EXIST. CONTOUR
- × 8.36.2 EXIST. SPOT ELEVATION
- U.P. — EXIST. UTILITY POLE
- G.P. EXIST. GUY POLE
- ☒ ELEC. TRANSFORMER
- OH — EXIST. OVERHEAD UTILITY LINE
- ⋆ EXIST. LIGHT POLE
- t EXIST. TELEPHONE LINE
- e EXIST. ELECTRIC LINE
- g EXIST. GAS LINE
- r — ○ — EXIST. STORM SEWER
- — — — — C. OF DITCH OR EDGE OF WATER
- → → DRAINAGE DIRECTION
- ☐ MAILBOX
- ⋆ TELEPHONE RISER
- POST
- WELL
- — — — — FENCE
- — — — — GUARDRAIL
- ☁ TREE OR BRUSH LIMIT
- EXIST. BOULDER
- SECTION CORNER
- SET IRON PIPE
- FOUND IRON PIPE
- SET MONUMENT
- FOUND MONUMENT
- SET P.K.
- FOUND P.K.
- SET IRON ROD
- FOUND IRON ROD
- △ CONTROL PT.
- — — — — CENTERLINE
- — — — — PROPERTY LINE
- — — — — SOILS BOUNDARY
- — — — — SOILS CLASSIFICATION
- LANDMARK TREE
- W/CRITICAL ROOT ZONE



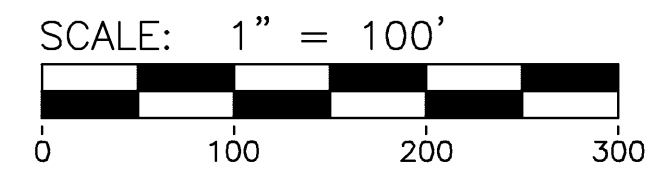
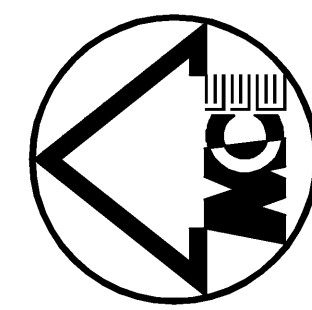
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| REVISED PER VIDEO SUBMITTAL | 01-12-06 TECH: FDA |
| REVISED PER VIDEO SUBMITTAL | 05-10-06 CADD: V2221/ETW |
| REVISED PER VIDEO SUBMITTAL | 05-10-06 |

DEVELOPMENT SUMMARY

| | Permitted/Allowed: | Proposed: |
|---|------------------------|------------------------|
| Zoning: | A-1 | A-1 |
| Use: | Single-Family Dwelling | Single-Family Dwelling |
| Conditional Use: | Rural Open Space | Rural Open Space |
| Development subject of the density restrictions of Section 6.04 | | |
| Parcel Size: | -- | 48.24 acres |
| Total Allowable Number of Dwelling Units | 14 lots | 12 lots |
| Allowable Dwelling Units per Section 4.03: | | |
| First 10 acres | 4 lots | 4 lots |
| 30 acres x 1 unit per whole 10 acres | 3 lots | 3 lots |
| Establishing a new road | 2 lots | 2 lots |
| Allowable Dwelling Units per Section 6.04 | | |
| First 10 acres | 2 lots | 2 lots |
| 30 acres x 1 unit per whole 10 acres | 3 lots | 1 lots |
| Lot Size: | -- | 1.45 acres avg. |
| Lot Width: | -- | 100' min |
| Lot Setbacks: | | |
| Front: | 40' min | 40' |
| Rear: | 40' min | 50' |
| Total Front and Rear: | 90' min | 90' |
| Side: | 15' min | 20' |
| Total Side Same Lot | 40' min | 40' |
| Distance Between Adjacent Dwellings | 40' min | 40' |
| Green Belt Buffer along a Local Road: | 100' | 100' |

LOT SUMMARY

| NEW ID | OLD LOT ID | AREA | TYPE |
|----------|------------|----------|---------------|
| PARCEL A | 1 | 1.77 AC. | METES & BOUND |
| PARCEL B | 2 | 2.56 AC. | METES & BOUND |
| PARCEL C | 3 | 2.17 AC. | METES & BOUND |
| PARCEL D | 4 | 1.15 AC. | METES & BOUND |
| PARCEL E | 5 | 2.43 AC. | METES & BOUND |
| UNIT 1 | 11 | 1.06 AC. | CONDOMINIUM |
| UNIT 2 | 12 | 1.02 AC. | CONDOMINIUM |
| UNIT 3 | 6 | 1.05 AC. | CONDOMINIUM |
| UNIT 4 | 7 | 1.07 AC. | CONDOMINIUM |
| UNIT 5 | 8 | 1.06 AC. | CONDOMINIUM |
| UNIT 6 | 9 | 1.00 AC. | CONDOMINIUM |
| UNIT 7 | 10 | 1.00 AC. | CONDOMINIUM |



NOTES

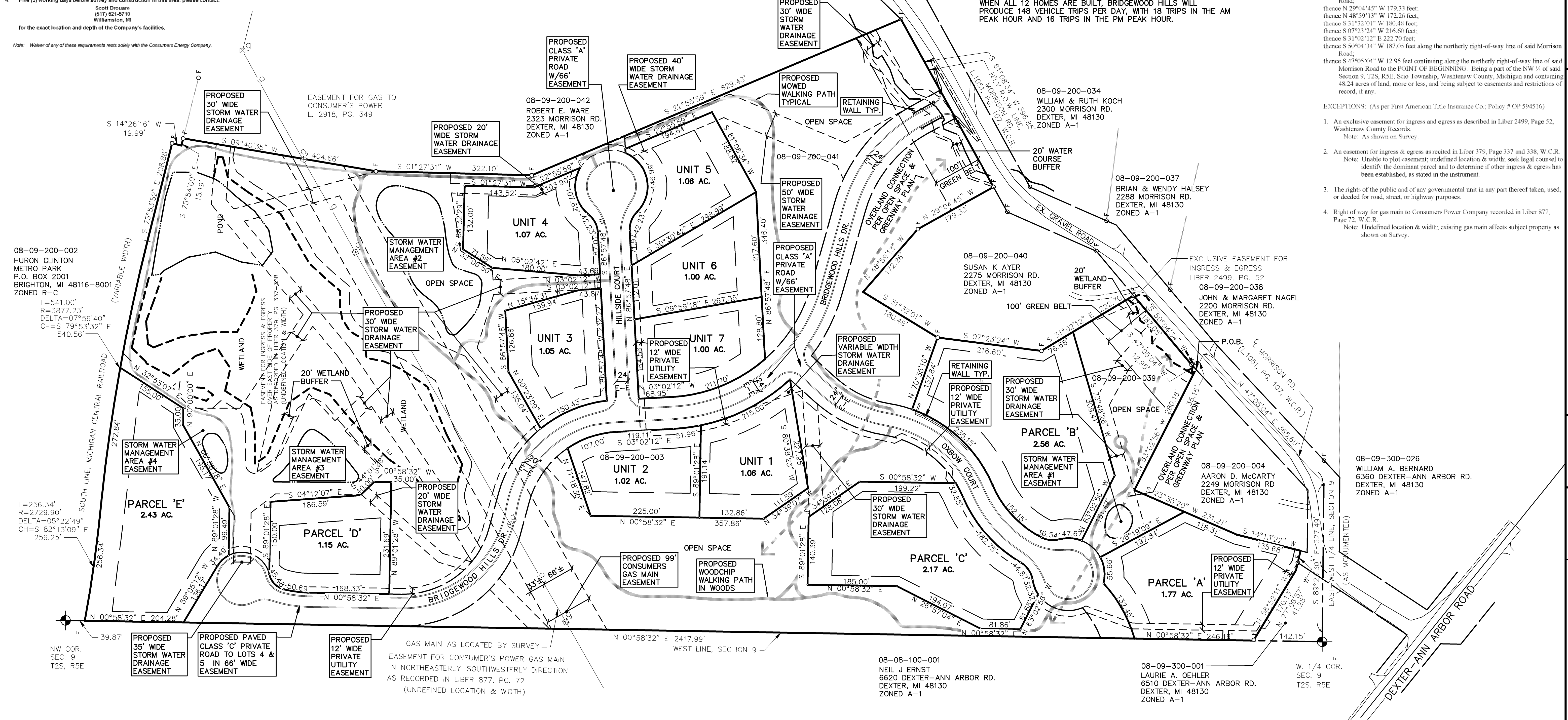
- ON STREET PARKING SHALL ONLY BE PERMITTED ON ONE SIDE OF EACH PRIVATE ROAD. NO PARKING WILL BE ALLOWED WITH-IN THE CUL-DE-SACS. "NO PARKING" SIGNS WILL BE INSTALLED ON THE EAST SIDE OF BRIDGEWOOD HILLS DR, THE NORTH SIDE OF HILLSIDE CT, THE SOUTH SIDE OF OXBOW CT. AND WITHIN THE THREE CUL-DE-SACS.
- STOP SIGNS & STREET SIGNS SHALL BE INSTALLED FOR BRIDGEWOOD HILLS DR, OXBOW CT. & HILLSIDE CT.
- 25 MPH SPEED LIMIT SIGNS SHALL BE INSTALLED ON BRIDGEWOOD HILLS DR, OXBOW CT. & HILLSIDE CT.
- A "PAVEMENT NARROWS" SIGN WILL BE INSTALLED BETWEEN THE CLASS 'A' AND CLASS 'C' PORTIONS OF BRIDGEWOOD HILLS DR.

TRAFFIC IMPACT STATEMENT

WHEN ALL 12 HOMES ARE BUILT, BRIDGEWOOD HILLS WILL PRODUCE 148 VEHICLE TRIPS PER DAY, WITH 18 TRIPS IN THE AM PEAK HOUR AND 16 TRIPS IN THE PM PEAK HOUR.

- GENERAL REQUIREMENTS FOR PROTECTING THE CONSUMERS ENERGY COMPANY PIPELINE**
- It is State law that contractors contact the Utility Communications System (Misc Dig) Phone (800) 482-7171 three (3) days before starting any work.
 - No buildings, sheds, septic systems, drainfields, retention ponds, water wells, manholes or other such facilities shall be located on the Company's right-of-way.
 - No ground cover is to be removed from the Company's right-of-way.
 - No trees shall be planted on the Company's right-of-way. Shrubs are permitted on the right-of-way provided they do not exceed seven (7) feet in height and they are not planted within five (5) feet of the existing pipeline.
 - Fences are permitted on the Company's right-of-way provided fence posts and supports are placed at least five (5) feet from an existing pipeline.
 - If heavy equipment is to cross the Company's existing pipeline, a minimum of five (5) feet of cover shall be maintained over the pipeline or protective bridging shall be provided and installed by the property owner. Drawings are available upon request showing acceptable bridging practices.
 - The construction of roads or buried utilities on the Company's right-of-way shall have prior approval. Any such facility that parallels a Company pipeline shall not be constructed closer than 15 feet from the edge of the pipeline. The installation of protective bridging under roads will be required at a crossing if less than five (5) feet cover. See item 5 above for details.
 - The depth of any buried utilities shall be maintained completely across the Company's right-of-way to achieve a minimum clearance of 24 inches from existing facilities and to accommodate future facilities that may be installed.
 - A buried utility that crosses the Company's existing pipeline shall cross as near to 90° to the pipeline as practicable in order to minimize the amount of pipeline that may have to be exposed.
 - The length of the Company's pipeline that will be exposed shall be limited to a maximum of 25 feet and the backfilling shall be performed in a manner to avoid damage to the pipe coating and to provide firm support. Hand labor shall be used when necessary to assure that the pipeline is fully supported on compacted backfill. The backfill shall be placed so that after settlement the ground surface will be as near original grade as possible. No large rocks, boulders, clots or refuse will be allowed in the backfill material. The backfill operation will be subject to our inspection.
 - The party that is constructing a buried utility across or in the immediate vicinity of the Company's pipeline shall contact Consumers Energy Company's Corrosion Control Engineer at (517) 786-1195 to discuss potential interference problems that may result in accelerated corrosion damage to either facility.
 - Paved areas over the Company's pipelines, such as parking areas, are to have 10 feet wide by 20 feet long openings every 100 feet of paving. The openings, as approved by the Company, are to be longitudinally centered over the pipeline. The openings shall be landscaped with grass or other low growing vegetation at the Property Owner's expense.
 - The Company will not be responsible for the future cost of repairs to or replacement of driveways, paved areas, shrubs, sod or other property improvements located within the right-of-way resulting from the construction, repair or maintenance of a pipeline(s) or related facilities.
 - Five (5) working days before survey and construction in this area, please contact: Scott Droure (517) 521-5710 Williamston, MI for the exact location and depth of the Company's facilities.

Note: Waiver of any of these requirements rests solely with the Consumers Energy Company.



Notes

- Bearings based on Quitclaim Deed of Morrison Road, L1051, PG. 107 & Atwell Hicks Dwg. Job # 34639, dated September 15, 1982. Reference MCLLC Job # 03095.
- Legal Description provided by First American Title Insurance Co., Policy # OP 594516.

Being more particularly described as:
 LEGAL DESCRIPTION OF A 48.24 ACRE PARCEL OF LAND
 LOCATED IN THE NW 1/4 OF SECTION 9, T2S, R5E,
 SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

Commencing at the West 1/4 Corner of Section 9, T2S, R5E, Scio Township, Washtenaw County, Michigan; thence S 89°23'30" E 327.49 feet along the E-W 1/4 line of said Section 9, as monumented; thence N 47°05'04" E 365.60 feet along the centerline of Morrison Road (66.00' wide) as recorded in Liber 1051, Page 107, W.C.R.; thence N 63°02'56" W 35.16 feet to the northerly right-of-way line of said Morrison Road and to the POINT OF BEGINNING.

thence continuing N 63°02'56" W 280.16 feet;
 thence S 23°35'20" W 231.21 feet;
 thence S 14°13'22" W 135.68 feet;
 thence N 77°06'57" W 41.28 feet;
 thence N 58°52'11" W 170.13 feet to a point being N 00°58'32" E 142.15 feet from the West 1/4 Corner of said Section 9;
 thence N 00°58'32" E 2417.99 feet along the West line of said Section 9 to a point being S 00°58'32" W 39.87 feet from the NW Corner of said Section 9;
 thence along the South line of the Michigan Central Railroad (variable width) for the following five (5) courses:
 southeasterly 256.34 feet in the arc of a non-tangential curve to the left, having a radius of 2729.90 feet, a central angle of 05°22'49", and chord bearing of S 82°13'09" E 256.25 feet;
 southeasterly 541.00 feet in the arc of a circular curve to the right, having a radius of 3877.23 feet, a central angle of 07°59'40", and chord bearing of S 79°53'32" E 540.56 feet;
 S 75°54'00" E 208.88 feet;
 S 14°26'16" W 19.99 feet and
 S 75°54'00" E 15.19 feet.

thence S 09°40'35" W 404.66 feet;
 thence S 01°27'31" W 322.10 feet;
 thence S 22°55'59" E 829.43 feet;
 thence S 61°08'34" W 396.85 feet along the northerly right-of-way line of said Morrison Road;
 thence N 29°04'45" W 179.33 feet;
 thence N 48°59'13" W 172.26 feet;
 thence S 31°32'01" W 180.48 feet;
 thence S 07°23'24" W 216.60 feet;
 thence S 31°02'12" E 222.70 feet;
 thence S 50°04'34" W 187.05 feet along the northerly right-of-way line of said Morrison Road;
 thence S 47°05'04" W 12.95 feet continuing along the northerly right-of-way line of said Morrison Road to the POINT OF BEGINNING. Being a part of the NW 1/4 of said Section 9, T2S, R5E, Scio Township, Washtenaw County, Michigan and containing 48.24 acres of land, more or less, and being subject to easements and restrictions of record, if any.

EXCEPTIONS: (As per First American Title Insurance Co., Policy # OP 594516)

- An exclusive easement for ingress and egress as described in Liber 2499, Page 52, Washtenaw County Records.
 Note: As shown on Survey.
- An easement for ingress & egress as recited in Liber 379, Page 337 and 338, W.C.R.
 Note: Unable to plot easement; undefined location & width; seek legal counsel to identify the dominant parcel and to determine if other ingress & egress has been established, as stated in the instrument.
- The rights of the public and of any governmental unit in any part thereof taken, used, or decded for road, street, or highway purposes.
- Right of way for gas main to Consumers Power Company recorded in Liber 877, Page 72, W.C.R.
 Note: Undefined location & width, existing gas main affects subject property as shown on Survey.

MIDWESTERN CONSULTING
 Civil, Environmental and Transportation Engineers
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 Landscape Architects
 3815 Plaza Drive
 Ann Arbor, Michigan 48108
 Phone: 734.985.0200
 Fax: 734.985.0599

OXBOW LAND COMPANY
 c/o MAY DEVELOPMENT COMPANY
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 ATTN: RON THOMAS (734) 930-6700

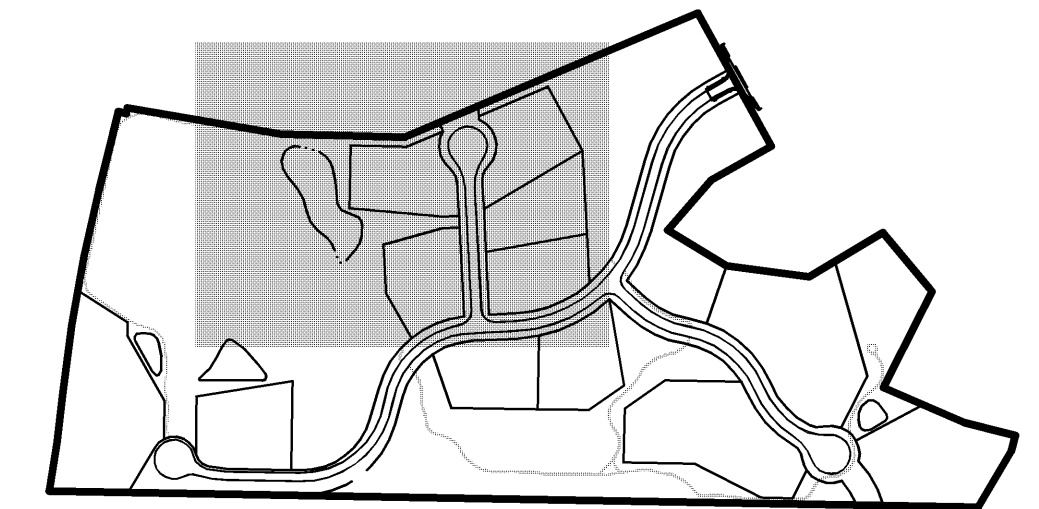
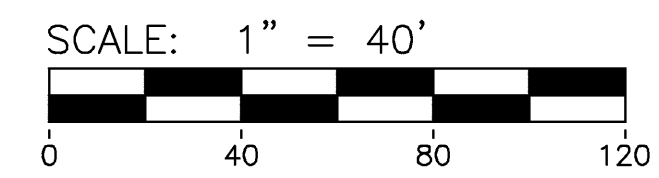
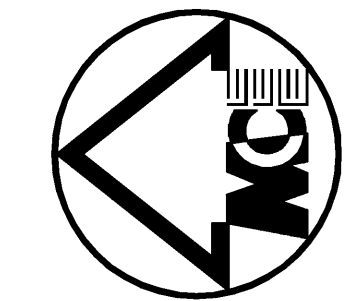
BRIDGEWOOD HILLS
 FINAL SITE PLAN
 OVERALL
 LAYOUT PLAN

3

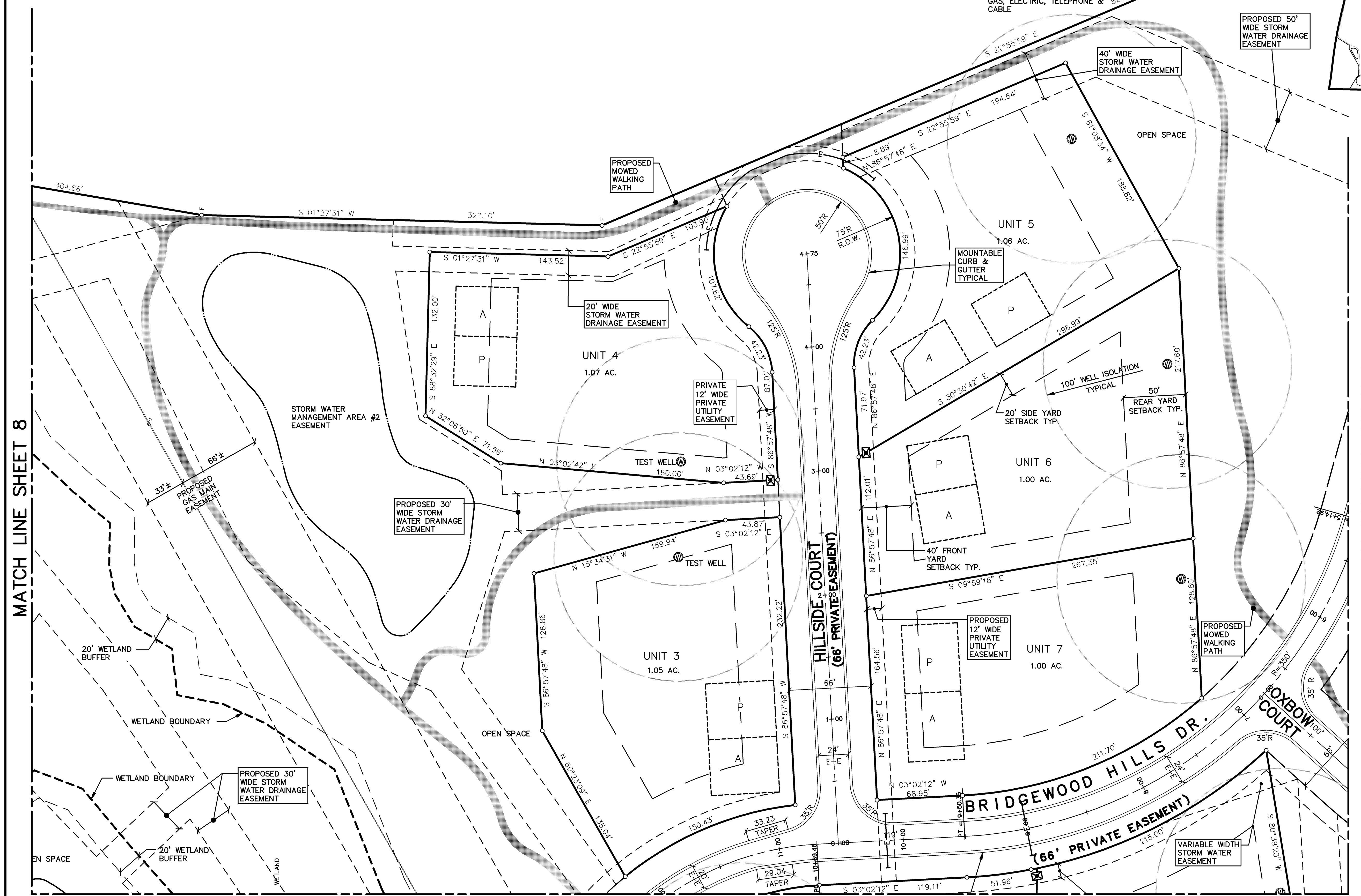
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| JOB No. | 03291 |
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| SHEET | 3 OF 41 |
| REV. DATE | REV. DATE |
| 6-09-05 | CADD: FGA |
| 10-31-05 | ENG: ETW |
| 12-16-05 | PM: ETW |
| 01-12-06 | TECH: FGA |
| 05-19-06 | CNS: US2915SP |
| 05-19-06 | REVISED PER WPC |
| 05-19-06 | REVISED PER WPC |

LEGEND

- A P APPROVED TILEFIELD LOCATION
(ALTERNATE) (PRIMARY)
- ⊙ PROPOSED WELL LOCATION
- ⊠ PROPOSED UTILITY
PEDISTAL/TRANSFORMER AREA
- PROPOSED CONDUITS FOR
GAS, ELECTRIC, TELEPHONE & CABLE



KEY MAP

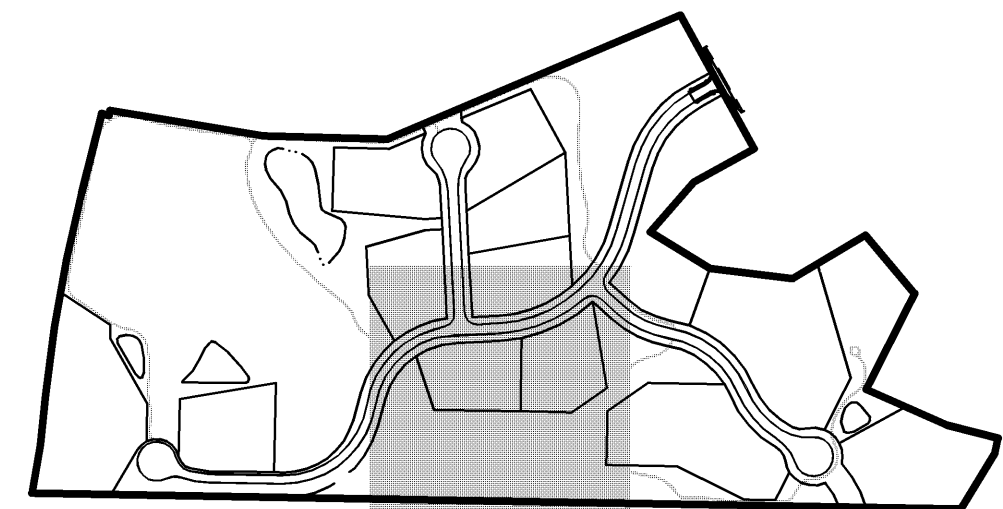
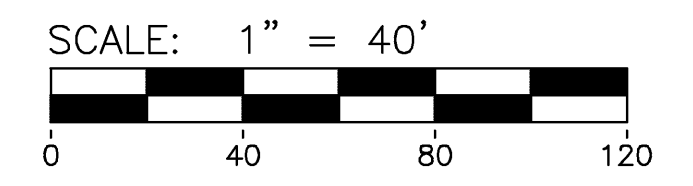
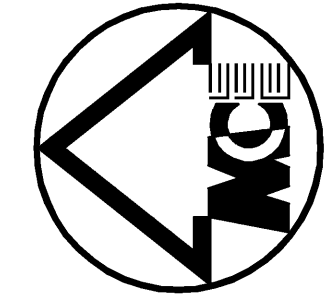
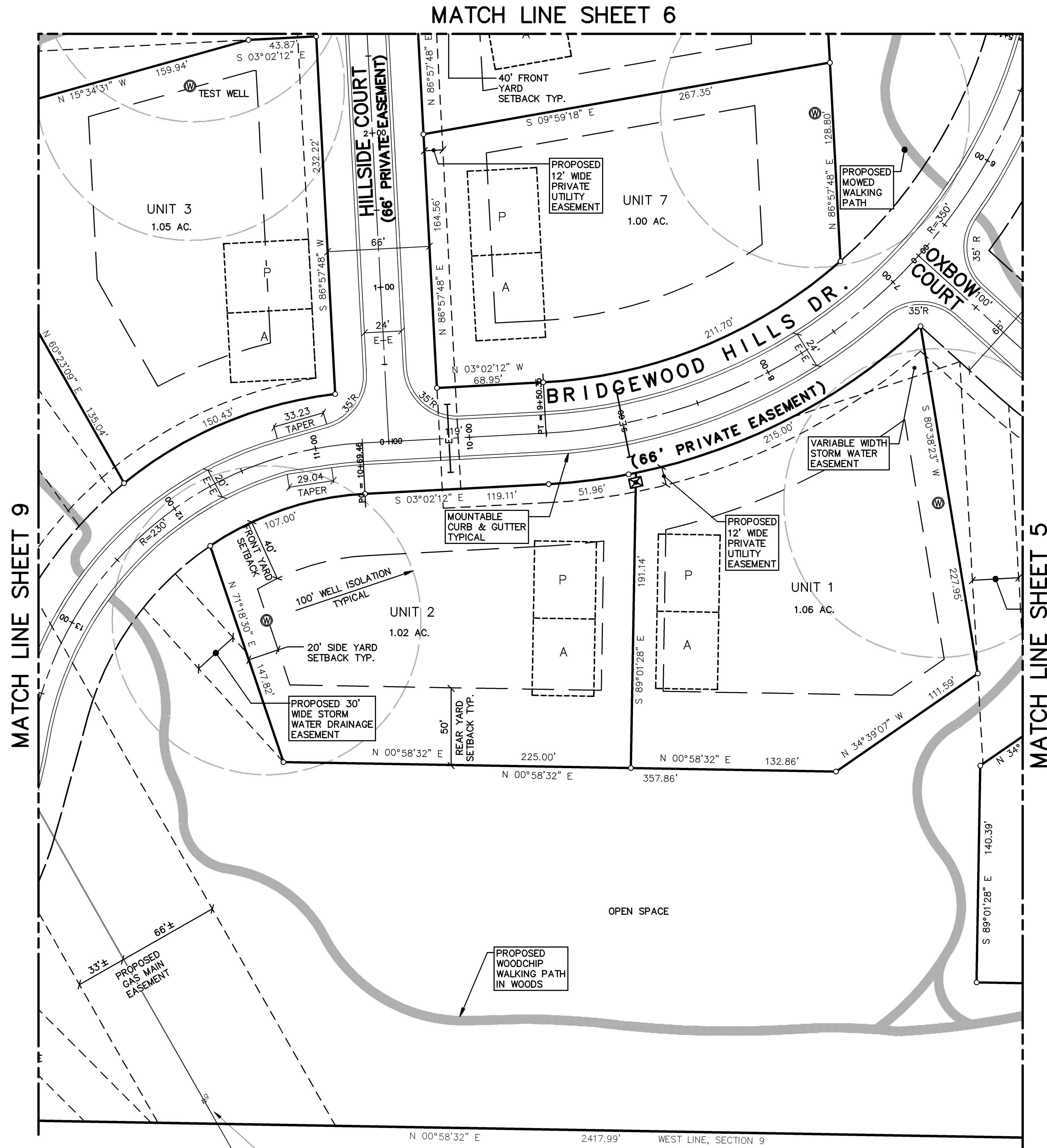


MATCH LINE SHEET 8

MATCH LINE SHEET 4

MATCH LINE SHEET 7

| | |
|-----------|-----------------|
| JOB No. | 03291 |
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| 12-16-05 | PM: ETW |
| 01-12-06 | TECH: FDA |
| 05-30-06 | CNST: US292/SEH |
| | REVISED PER WPC |
| | REVISED PER WPC |



KEY MAP

LEGEND

- A (ALTERNATE) P (PRIMARY) APPROVED TILEFIELD LOCATION
- PROPOSED WELL LOCATION
- PROPOSED UTILITY PEDISTAL/TRANSFORMER AREA
- PROPOSED CONDUITS FOR GAS, ELECTRIC, TELEPHONE & CABLE

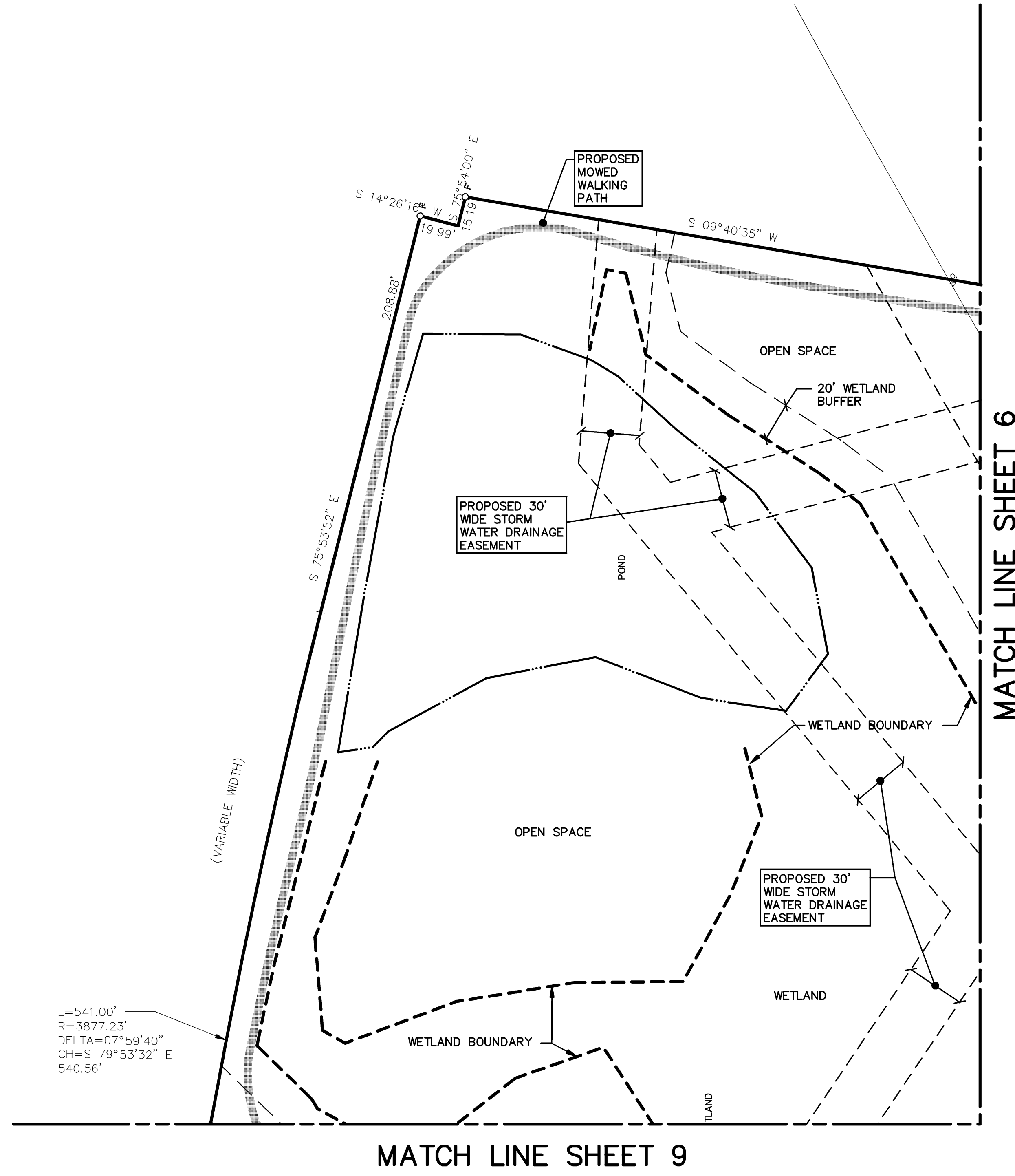
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 2723 S. STATE ST., SUITE 120
 ANN ARBOR, MI 48104
 ATTN: RON THOMAS (734) 930-6700

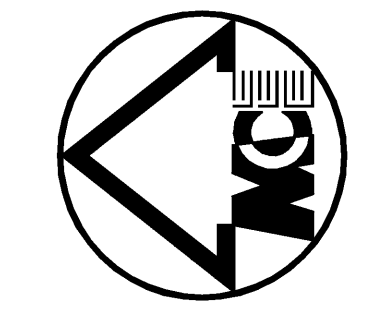
BRIDGEWOOD HILLS
 FINAL SITE PLAN
 CENTRAL WEST
 LAYOUT PLAN

7

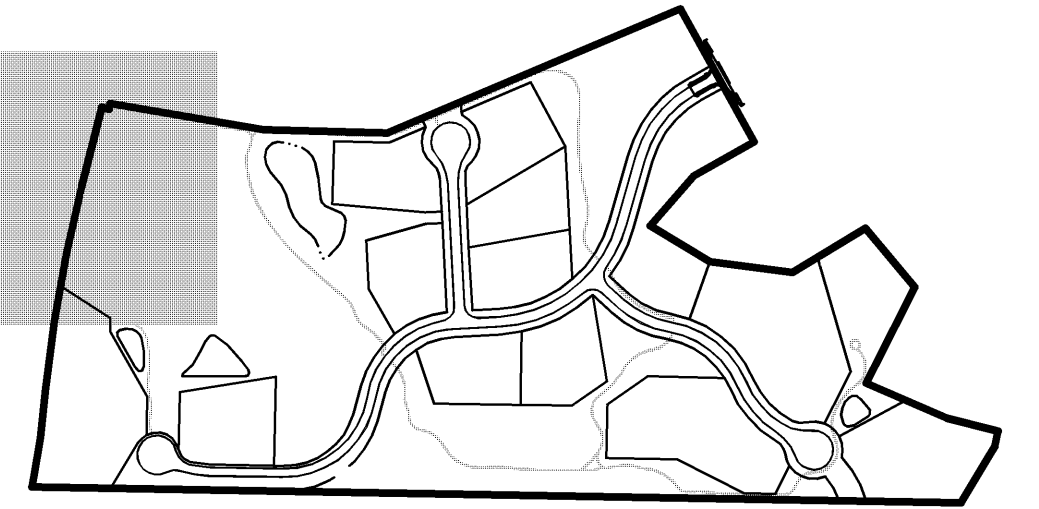
| | |
|-----------|------------------|
| JOB No. | 03291 |
| DATE | 5-12-05 |
| SHEET | 7 OF 41 |
| REV. DATE | REV. DESCRIPTION |
| 6-09-05 | CADD: FDA |
| 10-31-05 | ENG: ETW |
| 12-16-05 | PM: ETW |
| 01-12-06 | TECH: FDA |
| 05-30-06 | CNS: US292/SEB |
| | REVISED PER WPC |
| | REVISED PER WPC |



L=541.00'
 R=3877.23'
 DELTA=07°59'40"
 CH=S 79°53'32" E
 540.56'



SCALE: 1" = 40'
 0 40 80 120



KEY MAP

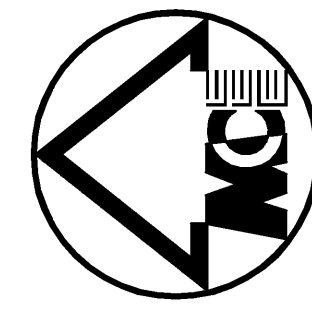
LEGEND

- A (ALTERNATE)
 - P (PRIMARY)
 - ⊙ PROPOSED WELL LOCATION
- APPROVED TILEFIELD LOCATION

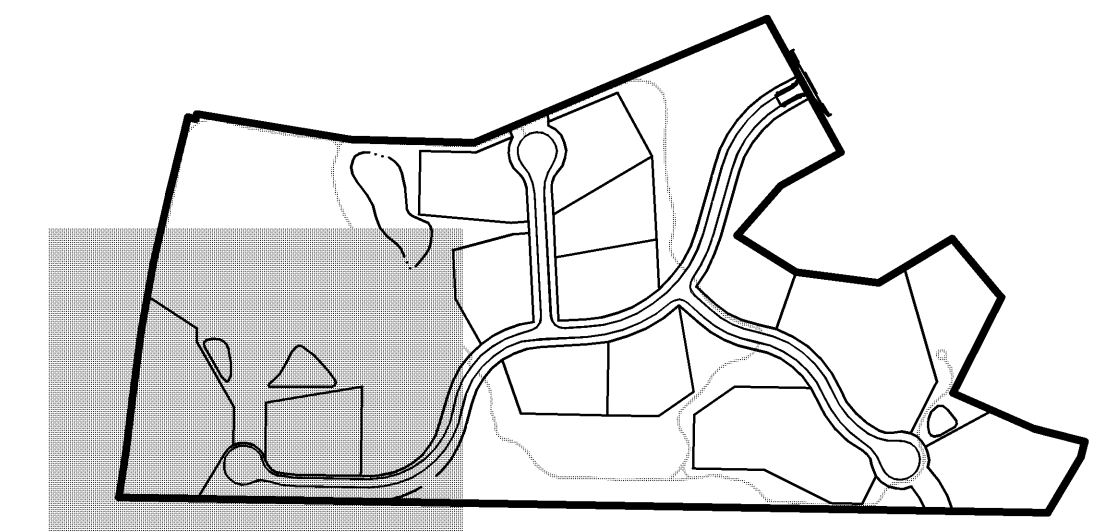
MATCH LINE SHEET 6

MATCH LINE SHEET 9

| | | | | |
|--|--------------------------------|--|---|---|
| JOB No. 03291 | DATE: 5-12-05 SHEET 8 OF 41 | REV. DATE 6-08-05 10-31-05 12-16-05 01-12-06 05-30-06 | CADD: FDA ENG: ETW PM: ETW TECH: FDA CRST: US292/SEB/ | MIDWESTERN CONSULTING Civil, Environmental and Transportation Engineers Planners, Surveyors Landscape Architects 3815 Plaza Drive Ann Arbor, Michigan 48108 Phone: 734.995.0200 Fax: 734.995.0599 |
| BRIDGEWOOD HILLS FINAL SITE PLAN NORTHEAST LAYOUT PLAN | | | | |
| CLIENT OXBOW LAND COMPANY c/o MAY DEVELOPMENT COMPANY 2723 S. STATE ST., SUITE 120 ANN ARBOR, MI 48104 ATTN: RON THOMAS (734) 930-6700 | | | | MIDWESTERN CONSULTING |



SCALE: 1" = 40'
0 40 80 120



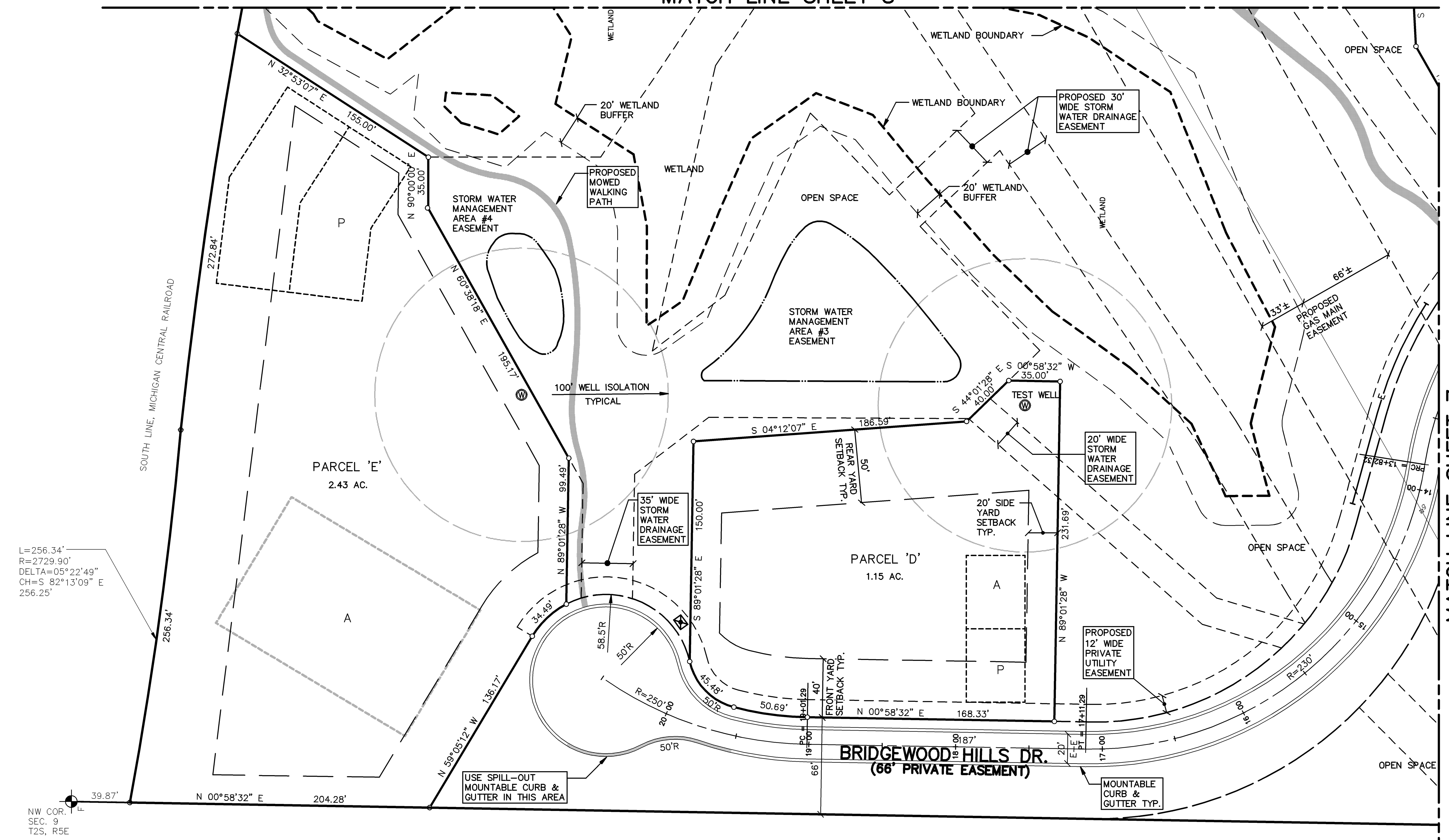
KEY MAP

LEGEND

- A (ALTERNATE) P (PRIMARY) APPROVED TILEFIELD LOCATION
- ⊙ PROPOSED WELL LOCATION
- ⊠ PROPOSED UTILITY PEDISTAL/TRANSFORMER AREA
- PROPOSED CONDUITS FOR GAS, ELECTRIC, TELEPHONE & CABLE

MATCH LINE SHEET 8

MATCH LINE SHEET 7



L=256.34'
R=2729.90'
DELTA=05°22'49"
CH=S 82°13'09" E
256.25'

NW COR.
SEC. 9
T2S, R5E

| | |
|-----------|-----------------|
| JOB No. | 03291 |
| DATE | 5-12-05 |
| SHEET | 9 OF 41 |
| REV. DATE | REV. DATE |
| 6-09-05 | CADD: FDA |
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| 03-30-06 | CNST: US292/SEB |
| | 03-30-06 |