



PHONE 810-231-1000
planning@hamburg.mi.us

P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

SITE PLAN APPROVAL APPLICATION

Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Site Plan Approval Application.

Application fees and review fees are required at the time of application.

In the case of separate applications for Preliminary and Final reviews, separate application and review fees shall be collected. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred.

Note: Acreage calculations based upon the acreage being developed or utilized for the project (parking, buildings, walks, storm water retention etc.)

The undersigned hereby makes application for a Site Plan Approval for: (Check all that apply)

1. **TYPE OF PROJECT:** Open Space Echo Residential Condominium
 Apartments Commercial Industrial PUD Hardship PUD

2. **TYPE OF APPLICATION:** Preliminary Site Plan Optional Conceptual Site Plan Review by Planning Commission
 Final Site Plan Combined - Preliminary/Final Site Plan
 Minor Site Plan Site Plan Amendment (less than 25% area of site being changed) Site Plan Amendment (26% or more or site being changed)

3. **PROJECT NAME:** Hamburg Village Townhomes

Submittal Date: 8-14-23

4. **PROJECT ADDRESS:** 7620 E. M-36 & 10303 Hamburg Rd. Hamburg Twp, MI

Tax Code Numbers: 15 - #4715-25-101-078 15 - #4715-25-200-025 15 - #4715-25-200-024
15 - #4715-25-200-023 15 - _____ 15 - _____

Metes & Bounds Parcel Subdivision Lot Numbers: _____

Zoning District Classification: VR/VC Floodplain Classification: _____

Number of Lots Proposed: _____ Acreage of Project: 5.88 Acres

5. **PROJECT DESCRIPTION:** _____

RE: Attachment -1 PROJECT DESCRIPTION

6. **OWNER/PROPRIETOR INFORMATION:**

Name: Ronny Hamama Phone Number(s): 248.207.5066
Email: ronnyhamama@gmail.com Address: 380 Kendry Ave
City: Bloomfield Hills State: MI Zip: 48302

7. **APPLICANT:**

Name: Ronny Hamama Phone Number(s): 248.207.5066
Email: ronnyhamama@gmail.com Address: 3700 Telegraph Rd
City: Bloomfield Hills State: MI Zip: 48302

8. **DESIGNER INFORMATION:**

Name: Designhaus Architecture Phone Number(s): (248) 601 4422
Email: nabood@designhaus.com/ hgalbraith@designhaus.com Address: 3300 Auburn Rd Suite 300
City: Auburn Hills State: MI Zip: 48326

9. **SPECIAL USE PERMIT:**

Is a Special Use Permit required for this project? No Yes

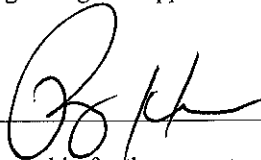
IF YES, Attach Special Use Permit Application Form with this site plan review application form

APPLICANT CERTIFICATION:

I hereby certify that all structures and uses for which this application is made shall conform to the Ordinances of Hamburg Township, Livingston County and the State of Michigan. All information submitted as a part of the site plan application is to my knowledge accurate. If the information is determined either now or in the future to be inaccurate any permits granted for the incorrect information shall be void and any structures built or uses approved may be in violation of the required ordinances and must otherwise be brought into compliance with all regulations.

I further agree that any deviation from the plans submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township may impose in granting this application shall constitute a violation of the Ordinance and invalidate the permit granted.

PROPERTY OWNERS SIGNATURE:



DATE:

8-14-23

*If an agent submits the project to the Township for the property owner a letter authorizing must be submitted.

PRELIMINARY & FINAL SITE PLAN
CHECKLIST

Each preliminary & Final Site Plan submitted for review shall provide the following information at the time of application.

_____ **A. General Information**

- 1. Name and address of the proprietor and proof of ownership, developer, and registered engineer, registered surveyor, registered architect, registered landscape architect, or registered community planner who prepared the site plan. Re: Sheet G001& Attachement-2 Development Team, & Attachemnt-3 development agreement including master deeds
- 2. Date of plan preparation, north arrow, and scale of plan, which shall not be greater than one inch equals twenty feet (1" = 20') nor less than one inch equals two hundred feet (1" = 200'). Provided
- 3. Full legal description of parcel and dimensions of all lot and property lines showing the relationship to abutting properties, and in which district the subject property and abutting properties are located.
- 4. Area map showing the relationship of the parcel to the surrounding area within one-half mile. Provided
- 5. The location and description of all existing structures within one hundred feet (100') of the parcel.

_____ **B. Physical Information**

- 1. Proposed plans for site grading, surface drainage, water supply and sewage disposal.
Re: Civil Drawings
- 2. The location of existing and proposed landscaping, buffer areas, fences, or walls on the parcel.
Re: Sheet AS1.00
- 3. Existing and proposed structure information including the following:
 - a. Footprint location, dimensions and setbacks. Re: Sheet AS1.00
 - b. Finished floor and grade line elevations. Provided, re: Architecture Drawings
 - c. Elevations drawings that illustrate building design, size, height, windows and doors, and describe construction materials. Elevations shall be provided for all sides visible from an existing or proposed public street or a residential zoning district. Provided, re: Architecture Drawings
 - d. The Planning Commission may require a color rendering of the building elevation required in paragraph c. Re: sheets G001 & G002
 - e. Proposed materials and colors shall be specified on the site plan. Color chips or samples shall also be submitted at or prior to the Planning Commission meeting to review the site plan. These elevations, colors and materials shall be considered part of the approved site plan.
Material Board had been provided
- 4. The location and dimensions of all existing and proposed streets, driveways, sidewalks, service lanes and other vehicular and pedestrian circulation features within and adjacent to the parcel. Re: Drawings
- 5. The location, dimensions, and numbers of off-street parking and loading spaces. Re: Sheet AS1.00

6. Location of existing and proposed service facilities above and below ground, including:
Re: Topographic survey sheet
- a. Well sites.
 - b. Septic systems and other wastewater treatment systems. The location of the septic tank and drain field (soil absorption system) should be clearly distinguished.
 - c. Chemical and fuel storage tanks and containers.
 - d. Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels.
 - e. Water mains, hydrants, pump houses, standpipes, and building services and sizes.
 - f. Sanitary sewers and pumping stations.
 - g. Stormwater control facilities and structures including storm sewers, swales, retention and detention basins, drainage ways and other facilities, including calculations for sizes.
 - h. Location of all easements.

7. Any other pertinent physical features.

—— C. Natural Features

1. Map of existing topography at two-foot (2') contour intervals with existing surface drainage indicated.
Re: Topographic survey sheet
2. Soil characteristics of the parcel to at least the detail provided by the U.S. Soil Conservation Service "Soil Survey of Livingston County, Michigan."
Re: Attachment -4 Soil survey
3. On parcels of more than one acre, existing topography with a maximum contour interval of two feet indicated. Topography on the site and beyond the site for a distance of 100 feet in all directions should be indicated. Grading plan, showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.
Re: Topographic survey sheet
4. Location of existing drainage courses, including lakes, ponds, rivers and streams, and all elevations.
Re: Topographic survey sheet
5. Location of existing wetlands, delineated under the requirements of section 3.6, Wetland Determination. A Michigan Department of Natural Resources (MDNR) permit shall be required for activities in a regulated wetland or an inland lake or stream. A copy of any correspondence with and applications to the MDNR shall be submitted with the site plan application. The Planning Commission shall not grant final site plan approval until all necessary permits have been obtained.
N/A
6. Location of natural resource features, including woodlands and areas with slopes greater than 10 percent (one foot of vertical elevation for every 10 feet of horizontal distance).
N/A
7. Location of the required 50 foot natural features setback.
N/A
8. Storm water management systems and facilities will preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent feasible, with the development not substantially reducing the natural retention of storage capacity of any wetland, water body, or water course, or cause alterations which could increase flooding or water pollution on or off site. N/A

- 9. Wastewater treatment systems, including on-site septic systems will be located to minimize any potential degradation of surface water or ground quality. N/A
- 10. Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges or polluting materials to the surface of the ground, groundwater, or nearby water bodies. N/A

 D. **Natural Features Impact Statement.** The purpose of a Natural Features Impact Statement (NFIS) is to provide the Township with information regarding the impact of a proposed project on the physical, natural, social, and economic environment of the community. A complete report shall be required with all site plan applications. The Zoning Administrator (ZA) has the discretion to modify this requirement based on the specific application. When required the report will be reviewed by the ZA and Hamburg Environmental Review Board (HERB). The HERB may issue an Advisory Report to the Zoning Administrator for review by the Planning Commission. Contained in the Advisory Report will be a summary of the NFIS and appropriate comments and recommendations. The Advisory Report and the required site walk will be used to assist Zoning Ordinance Hamburg Township, Livingston County, Michigan, the Township Board and Planning Commission. The written NFIS will include the following information:

- 1. Name (s) and address (es) of person(s) responsible for preparation of the impact assessment and a brief statement of any relevant qualifications. The HERB may recommend a qualified individual to prepare the NFIS if deemed appropriate.
 - *Alison McClear, Environmental Scientist - BS, Fisheries and Wildlife, Michigan State University, 2020*
 - *Woody Held, Senior Environmental Scientist - MLA, Landscape Architecture, University of Michigan, 1986; BS, Natural Resources, University of Michigan, 1981*

*Barr Engineering Co.
3005 Boardwalk Drive, Suite 100
Ann Arbor, MI 48108*

- 2. An impact assessment checklist on a form provided by the Township shall be completed and placed at the beginning of the document. *Attached*

- 3. Map (s) and a written description/analysis of the project site including all existing structures, manmade facilities, and natural features. The analysis shall also include information for areas within 50 feet of the property. An aerial photograph or drawing may be used to delineate these areas.

The project site consists of four parcels comprising approximately 6.07 acres. The current use of the properties includes single family residential, commercial use, and a woodlot. The areas within 50 feet of the project site include single-family residences, a road right-of-way, two businesses and vacant land. See KEM-TEC Boundary/Topographic Survey drawing, and the Map attached with this application.

- 4. Description of existing natural features: A description of the environmental characteristics of the site prior to development shall be provide in the form of written documentation and a site inventory map identifying the location of natural features consistent with subparagraph C of this section. In addition, dominant tree species shall be listed and all species greater than 16 inches caliper or greater. As defined in Article 2.00, natural features include but are not limited to: topography, soils, geology, ground water, wetlands, watercourses, plants and animals (including aquatic species), habitat, and scenery.

*The topography of the project site ranges from approximately 912 to 925 feet in elevation. The soils within the project area consist of well-drained Wawasee loam. The slopes within the project area for this soil type range from nearly level to gently sloping. The geology of the project site is primarily comprised of Coldwater Shale which consists of gray to bluish gray shale with clay minerals that are predominately illite and kaolinite with minor amounts of chlorite (reference). According to the Michigan Department of Environment, Great Lakes, and Energy Wetlands Map Viewer, no mapped wetlands or wetland soils exist within the project area. On site surveys indicate that there is a small pond/storm water basin south of the existing gas station on site. A tributary of the Huron River is located approximately 1,000 feet south of the project site. Land cover within the project area consists of deciduous forest which provides wildlife habitat as well as visual screening for adjoining land uses. According to the Michigan Natural Features Inventory, the community associated with the site is a dry-mesic southern forest. This community is fire-dependent and is generally dominated by oaks or oaks and hickories. Trees associated with dry-mesic southern forests include oak (*Quercus* spp.), hickories (*Carya* spp.), ash (*Fraxinus* spp.), cherry (*Prunus* spp.), and basswood (*Tilia americana*). Understory trees and shrubs may consist of dogwoods (*Cornus* spp.), serviceberry (*Amelanchier* spp.), and ironwood (*Ostrya virginiana*). Herbaceous cover may include doll's eyes (*Actaea pachypoda*), jack-in-the-pulpit (*Arisaema triphyllum*), and hairy woodland brome grass (*Bromus pubescens*). The wildlife community within the project area consists of primarily terrestrial species that utilize forested habitats as well as forage in developed areas of the urban/rural interface. Mammals that may frequent the project site could include white tailed deer (*Odocoileus virginianus*), raccoons (*Procyon lotor*), opossum (*Didelphis virginiana*), eastern cottontail rabbit (*Sylvilagus floridanus*), tree squirrels (*Sciurus* spp.), and evening bats (*Vespertilionidae* spp.).*

5. Impact on natural features: A written description of the impact on the identified existing natural features shall be provided. The report shall also provide a natural features protection plan, which identifies on a map the natural features potentially affected. Where disturbance of natural features both during and after construction is proposed, a written analysis of alternative plans, which were considered, shall be provided to justify the proposed plan. The HERB may recommend a mitigation plan be required which will describe how disturbed natural features were relocated or replaced. (See Article 2.00 for complete definition of terms)

The development of the project site would modify the existing habitat on site. The effects of the development of the project would be minor on the northern portion of the site, as the area is previously developed. The southern portion of the project site would see changes in the woodland area consistent with commercial and residential development. These changes would include tree removal, grading, and construction of new structures, along with the associated infrastructure and landscaping. The Tree Removal and Preservation Plan proposes the removal of 425 trees and the preservation of 73 trees. The applicant intends to preserve trees along the perimeter of the project parcels and select trees within the project area. As outlined in the Landscape Plan, the applicant intends to plant a mix of deciduous and coniferous trees in addition to shrubs and perennials to provide screening between the proposed project and the adjacent properties, the new units, and the roadways. No alternative site plans are being considered.

6. Impact on storm water management: Description of natural drainage patterns and soil infiltration and unsaturated soil capacity. A description of changes to site drainage and storm water management facilities to be installed in compliance with the Township Storm Water Ordinance. Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Conservation Service.

Storm water movement on the existing site has been partially modified due to previous site development of impervious surfaces along Hamburg Road (M-36). The highest area of the site is along M-36 at the north end. Moving south from there, there is a lower area behind the existing commercial development where the existing storm water basin is located. No point of discharge for this basin is identified on the topographic survey.

Continuing south, the topography rises to a low ridge running east-west which continues downhill to the south. Overall, the topography generally falls to the southwest. Given the well-drained nature of the soils, infiltration of precipitation is occurring and surface water runoff from undeveloped areas under existing conditions is likely limited.

The proposed project intends to eliminate the existing storm water basin and create a larger stormwater basin in the south-central portion of the property to accommodate the proposed commercial and residential development. The proposed drainage basin will be 32,000 cubic feet in size to accommodate additional runoff from proposed impervious surfaces and will discharge storm water at the southern boundary of the property. The addition of the proposed drainage basin will allow storm water runoff to be released slowly to allow for water storage and treatment. The infiltration of precipitation and storm water may continue to occur in open space areas and in the proposed storm water basin, respectively.

Soil Erosion and Sediment Control (SESC) measures will be utilized during grading and construction as required by Livingston County. Temporary control measures that may be utilized include silt fencing that consists of fence posts with geotextile filter fabric trenched into the ground that prevents soil and debris from leaving the project site. Coarse aggregate tracking mats may be used where construction vehicles may enter and exit a paved road to limit mud and other debris from leaving the site.

7. Special Provisions: Provide a general description of any existing deed restrictions, protective covenants, master deed or association bylaws as they relate to the protection of natural features. Zoning Ordinance Hamburg Township, Livingston County, Michigan *No legal encumbrances related to the protection of natural features are anticipated.*

8. Information Sources: A list of all sources of information contained in the NFIS, if any shall be provided.

- *Michigan Department of Environment, Great Lakes, and Energy. Wetlands Map Viewer. [Online] [Cited: July 27, 2023.] <https://www.mcgi.state.mi.us/wetlands/mcgiMap.html>*
- *Michigan Department of Natural Resources. Michigan Geology 10. [Online] [Cited: July 23, 2023.] <https://storymaps.arcgis.com/stories/c641d01483d7435bb5ee3470345ce0cd>*
- *Michigan State University Extension. Michigan Natural Features Inventory. Dry-Mesic Southern Forest. [Online] [Cited: July 23, 2023.] <https://mnfi.anr.msu.edu/communities/description/10685/Dry-mesic-Southern-Forest#:~:text=Dry-mesic%20southern%20forest%20is%20a%20fire-dependent%2C%20oak%20or,oak%20regeneration%20and%20ground%20and%20shrub%20layer%20diversity.>*
- *Natural Resources Conservation Service, U.S. Department of Agriculture. National Cooperative Soil Survey, Wawasee Series. [Online] [Cited: July 27, 2023] https://soilseries.sc.egov.usda.gov/OSD_Docs/W/WAWASEE.html*
- *Natural Resources Conservation Service, U.S. Department of Agriculture. Web Soil Survey. [Online] [Cited: July 27, 2023.] <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>*
- *Soil Erosion and Sedimentation Control (SESC) Division, Livingston County Drain Commissioners Office. Guide to Soil Erosion and Sedimentation Control (SESC) with Technical Specifications. [Online] [Cited: July 27, 2023.] <https://milivcounty.gov/wp-content/uploads/Guide-to-SESC-and-Technical-Specifications.pdf>*

9. Previous Submittals: Any impact assessment previously submitted relative to the site and proposed development, which fulfills the above requirements (and contains accurate information of the site) may be submitted as the required Impact Statement. *No previous submittal.*

Figures:

Figure 1 – Hamburg Village Townhomes Boundary Map Attachments.

Attachments:

Attachment 1- PROJECT DESCRIPTION

Attachment 2- Development Team

Attachment 3- Development Agreement including Master Deeds

Attachment 4-Soil Survey /Livingston County, Michigan

Attachment 5 – Natural Features Impact Statement Outline

**Attachment 1-
PROJECT DESCRIPTION**

Date August 3, 2023

**PROJECT: Hamburg Village Townhomes project
7620 and 10303 Hamburg Rd, MI**

SITE PLAN APPROVAL APPLICATION

5. Project Description/Page 1

The proposed project will consist of two parcels, Parcel A and Parcel B. It will require the approval of a boundary adjustment between the existing two parcels, with the boundary adjustment making parcel 15-25-101-078 (Parcel A) larger and parcel 15-25-200-025 (Parcel B) smaller.

Parcel A is currently 1.57 acres and will be 4.46 acres with 194,357 square feet once the boundary adjustment is completed. An existing house on this parcel will be removed as part of the proposed project. Parcel B is currently 3 acres and will be 1.4 acres with 61,961 square feet once the boundary adjustment is completed. Parcel B is now being developed with an existing gas station.

Parcel A will consist of 40 attached two-story multi-family units (38,800 SF) and a community center (1,400 SF). The 40 units will be owned under common ownership and will be rented as apartments. Parcel B will include a gas station building (2-story, 5,475 SF) attached to a mixed-use retail/residential building (2-story, 2,400 SF), as well as a gas station canopy with 12 stalls and a height of 17'. The Retail building will be used as offices for the apartment use.

Parcel A will also have an 81,447 SF shared open space area as well as 21 parking spaces along the alley that are not immediately adjacent to the individual units. Parcel B will have a 7,843 SF shared open space area and 37 lot parking spaces, four of which will be accessible.

The project will have four entrances: two from M-36 and two from Campbell Street. All 40 units will face the looping alley, and 15 parallel guest parking spaces will be placed along the alley from west, 2 to the south, and 4 to the east (Total 21 guest parking). The 40 dwellings will have front door access from the community green space and a garage access. The gas station will have two entrances, one at the South Elevation and the other at the West Elevation. There are 15 parking spaces in front of those entrances. The Retail building will have an entrance at the South Elevation and another one for the residential units at the East Elevation facing Campbell Street. There will be 9 parking spaces facing the residential entrance.

The project will be served by public water and sewer. We will work with the Township Utilities department and the Livingston County Water Authority to get all the approvals required prior to construction of this project.

The drainage basin for the existing gas station is currently immediately south of the gas station building. This existing drainage basin will be expanded and will be utilized as shared drainage for the existing gas station and the new project. An additional drainage basin will also be created at the southeast corner of the site.

The site is currently covered with many existing trees and other native vegetation. Much of the existing vegetation will need to be removed as a part of this project, however; some of these existing trees will be preserved when possible and additional landscaping as required by the Township Zoning regulations will be replanted as a part of this project to provide screening between the proposed project and the adjacent properties, the new units, and the roadways.

**Attachment 2-
Development Team**

DEVELOPMENT TEAM

PROJECT: Hamburg Village Townhomes project 7620 and 10303 Hamburg Rd, MI

Property owner:
RDH properties LLC

Developer/Owner:
Ronny D. Hamama
MI builder license No. 242000284

Civil Engineering:
Kem-tec
22556 Gratiot Ave
Eastpointe, MI 48021
586-772-2222

Architects:
Designhaus
3200 Auburn rd
Suite 300
Auburn Hills, MI 48326
248-601-4422

Environmental impact assessment:
BARR environmental consultants
Woody L. Held
Senior Environmental Consultant
Ann Arbor, MI office: 734.922.4422
cell: 734.558.9288

The development team that has been assembled and are all in agreement to work together to achieve a common goal of which a new retail and residential community be built in the Village Center district of Hamburg township, Michigan.

7/17/2023

**Attachment 3-
Development Agreement including Master Deeds**

MEMORANDUM OF LAND CONTRACT



File Number: LIB181503

This MEMORANDUM OF LAND CONTRACT, dated 9th day of March, 2023.

Notice is hereby given that Louis H. Spanberger, as to an undivided three-quarters interest therein and The Gismondi Living Trust, dated April 6, 2016 and any amendments thereto, as to an undivided one-quarter interest therein.

Whose address is: 3857 Cove Circle Commerce Township, MI 48382, as Seller(s).

and

R.D.H. Properties, LLC, a Michigan limited liability

Whose address is: PO Box 599 Hamburg, MI 48139, as Purchaser(s),

Entered into a LAND CONTRACT dated 9th day of March, 2023, covering the following described premises in the Township of Hamburg, County of Livingston, State of Michigan, to-wit:

EXHIBIT A/LEGAL DESCRIPTION RIDER

MEMORANDUM OF LAND CONTRACT (Continued)

EXHIBIT A/LEGAL DESCRIPTION RIDER

Land is located in the Township of Hamburg, County of Livingston, State of Michigan, and described as follows:

PARCEL 1:

A part of the Southwest 1/4 of the Northeast 1/4 of Section 25, Town 1 North, Range 5 East, Michigan, described as follows: Commencing at the center of said Section 25; thence East 193 feet along the East and West 1/4 line; thence North 0 degrees 06' East 458 feet for a POINT OF BEGINNING of the land to be described; running thence North 0 degrees 06' East 70 feet; thence North 89 degrees 33' East 98 feet; thence North 0 degrees 06' East 210 feet; thence North 89 degrees 33' East 88.7 feet; thence South 0 degrees 17' West 280.3 feet; thence South 89 degrees 39' West 184.05 feet to the POINT OF BEGINNING.

PARCEL 2:

A part of the Southwest 1/4 of the Northeast 1/4 of Section 25, Town 1 North, Range 5 East, Michigan, described as follows: Commencing at the center of said Section 25; thence East 193 feet along the East and West 1/4 line; thence North 0 degrees 06' East 528 feet for a POINT OF BEGINNING of the land to be described; running thence East 96 feet; thence North 0 degrees 06' East 10 feet; thence South 89 degrees 33' West to a point which is North 0 degrees 08' East 6.2 feet from the POINT OF BEGINNING; thence South 0 degrees 06' West 6.2 feet to the POINT OF BEGINNING.

PARCEL 3:

Commencing at a point 772 feet North of the center of Section 25 and 198 feet East, the same being in the center of the East and West highway; thence East 98 feet; thence South 227 feet; thence West 96 feet; thence North 227 feet to the PLACE OF BEGINNING, the same being on the Southwest 1/4 of the Northwest 1/4 of Section 25, Town 1 North, Range 7 East.

Commonly known as: 7628 E M-36, Hamburg, MI 48139
VL E M-36, Hamburg, MI 48139

Parcel ID: 4715-25-200-024, as to Parcel 3, 4715-25-200-023, as to Parcel 1 and 2

WARRANTY DEED-(Statutory Form)
C.L. 1948, 565.152 M.S.A 26.571

Furnished by SELECT TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That Thomas B. Jones and Anita M. Jones, husband and wife

Convey(s) and Warrant(s) to R.D.H. Properties, LLC, a Michigan Limited Liability Company

whose address is 380 Kendry, Bloomfield Hills, MI 48302

the following described premises

See Exhibit A attached hereto and made a part hereof.

Commonly known as: 10303 Hamburg Rd
Tax No.: 15-25-101-078

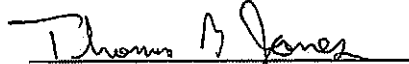
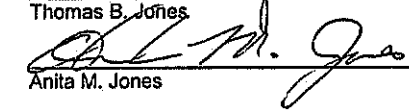
For the full consideration of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)

subject to easements, restrictions or reservations of record.

The property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act. The grantor grants to the grantee the right to make _____ division(s) under section 108 of the land division act, Act No 288 of the Public Acts of 1967. (If no number is inserted, then all division rights are granted.)

Dated this 21st day of October, 2016.

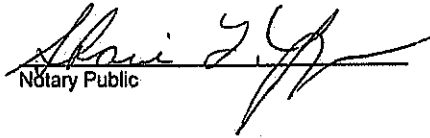
Signed and Sealed:


Thomas B. Jones

Anita M. Jones

STATE OF MICHIGAN
COUNTY OF Livingston SS.

On this 21st day of October, 2016 before me personally appeared Thomas B. Jones and Anita M. Jones, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

My commission expires
SHARI L. MELENOSKY
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires May 23, 2022
Acting in the County of Livingston


Notary Public

Instrument
Drafted by Joseph C. DeKroub, Jr.

Business
Address 6870 Grand River Ave, Suite 300, Brighton, MI
48114

Recording Fee: _____ When recorded return to GRANTEE
State Transfer Tax: _____
PNTI Ins. No.: 47-162328-B Send Subsequent tax bills to _____
Tax Parcel No.: 15-25-101-078 _____

3

LIVINGSTON COUNTY TREASURER'S CERTIFICATE
I hereby certify that there are no TAX
LIENS or TITLES held by the state or any
individual against the within description,
and all TAXES are same as paid for five
years previous to the date of this instrument
or appear on the records in this
office except as stated.

11/14/06 *Dianna H. Hardy* #12469
Dianna H. Hardy, Treasurer
Sec. 185 Act 266, 1893 as Amended
06SS Taxes not examined
HOMESTEAD DENIALS NOT EXAMINED



* 2 0 0 6 R - 0 2 7 8 1 7 *

2006R-027817

RECORDED ON
11/15/2006 09:03:46AM

SALLY REYNOLDS
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI 48843

RECORDING: 16.00

REMOH: 4.00

PAGES: 3

WARRANTY DEED

#1239
#1209

Gallup Properties, L.L.C., a Michigan limited liability company conveys and warrants to R.D.H. Properties, L.L.C., a Michigan limited liability company, whose address is P.O. Box 599, Hamburg, Michigan 48139 the following described premises situated in the Township of Hamburg, County of Livingston and State of Michigan, to-wit:

THE ATTACHED LEGAL DESCRIPTION IS
INCORPORATED HEREIN BY THIS REFERENCE

Known as: 7620 M-36
Tax ID No: 4715-25-200-025

together with all and singular the improvements, fixtures, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Million Dollars (\$1,000,000).

The grantor grants to the grantee the right to make the maximum number of, divisions under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended (Act). The grantor intends to transfer to the grantee the right to make all divisions and redivisions of the premises under the Act.

The premises may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

October 23, 2006

Gallup Properties, L.L.C.

Charles A. Gallup

By: Charles Gallup
Its: Manager

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me October 23, 2006, by

STATE OF MICHIGAN
REAL ESTATE TRANSFER TAX
LIVINGSTON COUNTY, MI
2006R-027817 15 Nov 2006
00071659
\$ 1100.00 C \$ 7500.00 S



OCT 31 2006

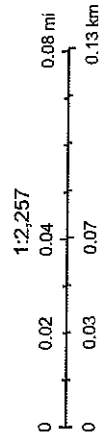
DELIVERED NOV 1 6 48AM

**Figure 1-
Hamburg Village Townhomes Boundary Map**



8/1/2023, 8:12:08 PM

Tax Parcel

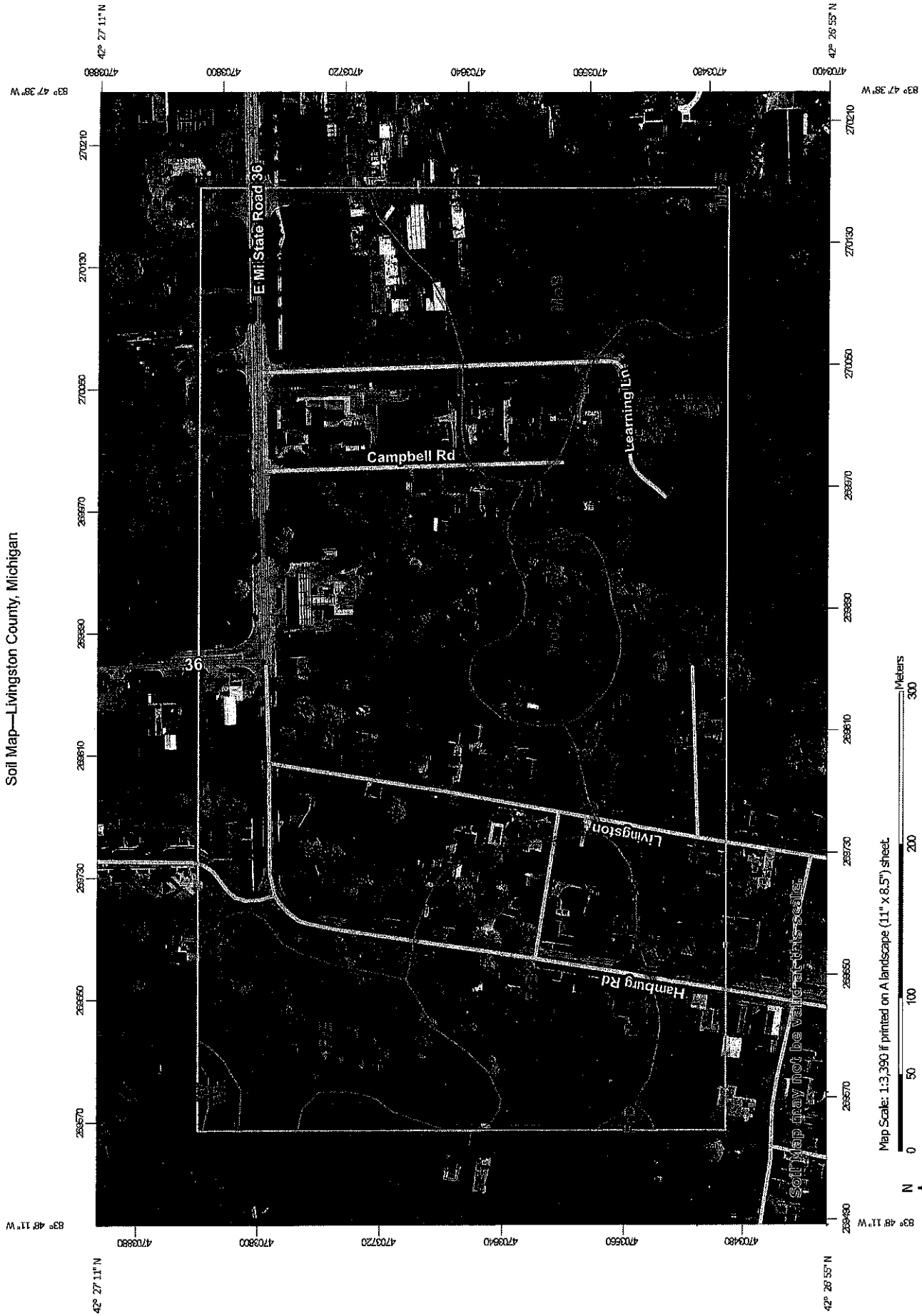


SEMCOG, Esrt. HERE, Garmin, GeoTechnologies, Inc.,
USGS, EPA, Livingston County IT/GIS

Livingston County IT/GIS
Map information depicted is not intended to replace or substitute for any official or primary source. Boundary measurements and area calculations are approximate and should not be construed as survey measurements.

**Attachment 4-
Soil Survey
Livingston County, Michigan**

Soil Map—Livingston County, Michigan



Map Scale: 1:3,390 if printed on A landscape (11" x 8.5") sheet.







































Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

- Area of Interest (AOI)**
- Area of Interest (AOI) 
- Soils**
- Soil Map Unit Polygons 
- Soil Map Unit Lines 
- Soil Map Unit Points 
- Special Point Features**
- Blowout 
- Borrow Pit 
- Clay Spot 
- Closed Depression 
- Gravel Pit 
- Gravelly Spot 
- Landfill 
- Lava Flow 
- Marsh or swamp 
- Mine or Quarry 
- Miscellaneous Water 
- Perennial Water 
- Rock Outcrop 
- Saline Spot 
- Sandy Spot 
- Severely Eroded Spot 
- Sinkhole 
- Slide or Slip 
- Sodic Spot 
- Water Features**
- Streams and Canals 
- Transportation**
- Rails 
- Interstate Highways 
- US Routes 
- Major Roads 
- Local Roads 
- Background**
- Aerial Photography 
- Spoil Area 
- Stony Spot 
- Very Stony Spot 
- Wet Spot 
- Other 
- Special Line Features 

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Livingston County, Michigan
 Survey Area Data: Version 20, Aug 26, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 9, 2022—Oct 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
FoA	Fox sandy loam, 0 to 2 percent slopes	10.6	20.0%
FrB	Fox-Boyer complex, 2 to 6 percent slopes	6.4	12.0%
FrD	Fox-Boyer complex, 12 to 18 percent slopes	0.1	0.2%
FrE	Fox-Boyer complex, 18 to 25 percent slopes	4.2	7.9%
MoA	Wawasee loam, 0 to 2 percent slopes	22.9	42.9%
MoB	Wawasee loam, 2 to 6 percent slopes	6.7	12.5%
MoC	Wawasee loam, 6 to 12 percent slopes	2.1	3.9%
MoE	Miami loam, 18 to 25 percent slopes	0.0	0.0%
W	Water	0.1	0.1%
Wh	Washtenaw silt loam	0.3	0.5%
Totals for Area of Interest		53.4	100.0%

**Attachment 5 –
Natural Features Impact Statement Outline**

Hamburg Township

Natural Features Impact Statement Outline

PROPOSED DEVELOPMENT NAME: Hamburg Village Townhomes

Developer: RDH Properties, LLC

Prepared by: Barr Engineering Co.

References: See Natural Features Impact Statement

Additional Information: See Natural Features Impact Statement

SITE IMPACT ASSESSMENT CHECKLIST:

(Please find attached descriptions, maps, list, plans, or other documentation provided by the developer)

- I. Description / Analysis of Site (included are all existing structures, manmade structures): X
- II. Description / Analysis of surrounding properties within 50 feet of Site (included are all existing structures, manmade structures): X
- III. Description of existing Natural Features (i.e. topography, soils, slopes, geology, ground water, wetlands, watercourses, plants and animals, habitat, wildlife corridors, and other unique natural features that may exist on the Site): X
- IV. Recommendations regarding dominant tree species, any rare or unique specimen trees, and all tree species greater than 16 inches in diameter or greater: X
- V. Potential Impact on Identified Existing Natural Features: X
- VI. Recommendations regarding any disruption of existing natural features on Site: X
- VII. Recommendations and concerns regarding storm water drainage and detention/retention systems for the Site: X
- VIII. Recommendations and concerns regarding sedimentation control during grading and construction of Site: X

I. Description / Analysis of Site (included are all existing structures, manmade structures): X

II. Description / Analysis of surrounding properties within 50 feet of Site (included are all existing structures, manmade structures): X

III. Description of existing Natural Features (i.e. topography, soils, slopes, geology, ground water, wetlands, watercourses, plants and animals, habitat, wildlife corridors, and other unique natural features that may exist on the Site): X

IV. Recommendations regarding dominant tree species, any rare or unique specimen trees, and all tree species greater than 16 inches in diameter or greater: X

V. Potential Impact on Identified Existing Natural Features: X

VI. Recommendations regarding any disruption of existing natural features on Site: X

VII. Recommendations and concerns regarding storm water drainage and detention/retention systems for the Site: X

VIII. Recommendations and concerns regarding sedimentation control during grading and construction of Site: X

Submitted by: Alison McClear

Dated: 8/4/2023