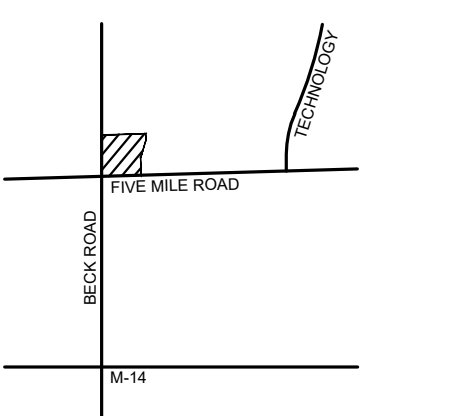


**CAUTION!!**  
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT  
**FIVE NORTH, LLC**  
P.O. BOX 8042  
BLOOMFIELD HILLS, MICHIGAN 48302

PROJECT TITLE  
**NORTHGATE COMMONS 5 MILE & BECK**  
NORTHEAST CORNER OF FIVE MILE ROAD & BECK ROAD  
NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN

REVISIONS  
REZONING SUBMITTAL 10-31-2022

ORIGINAL ISSUE DATE:  
OCTOBER 21, 2022

DRAWING TITLE  
**SITE ANALYSIS MAP - REQUEST FOR REZONING FROM ORT TO OS**

PEA JOB NO. 2022-0661  
P.M. JPB  
D.N. GWC  
DES. LKP

DRAWING NUMBER:  
**1**

**LEGAL DESCRIPTION:**  
Part of the Southwest 1/4 of Section 16, Town 1 South, Range 8 East, Northville Township, Wayne County, Michigan, being more particularly described as follows:  
Commencing at the Southwest Corner of said Section 16; thence along the south section line, N84°47'36"E, 60.12 feet; thence N01°39'44"W, 60.12 feet to the intersection of the easterly right-of-way line of Beck Road (120 feet wide) and the northerly right-of-way line of Five Mile Road (120 feet wide); and the Point of Beginning; thence along said northerly right-of-way, N84°47'36"E, 517.36 feet; thence N05°12'24"W, 234.76 feet; thence N13°48'12"E, 231.83 feet; thence N05°12'24"W, 85.03 feet to the south line of Unit 5 of "Northville Technology Park Condominium", being WCCP No. 967 (as recorded in Liber 46943 on Page 964, Wayne County Records); thence along said south line S84°47'36"W, 559.48 feet to a point on the aforementioned easterly line of Beck Road, thence along said easterly line S01°39'44"E, 540.00 feet to point on the aforementioned northerly line of Five Mile Road, and the Point of Beginning. Containing 6.532 acres of land, more or less.

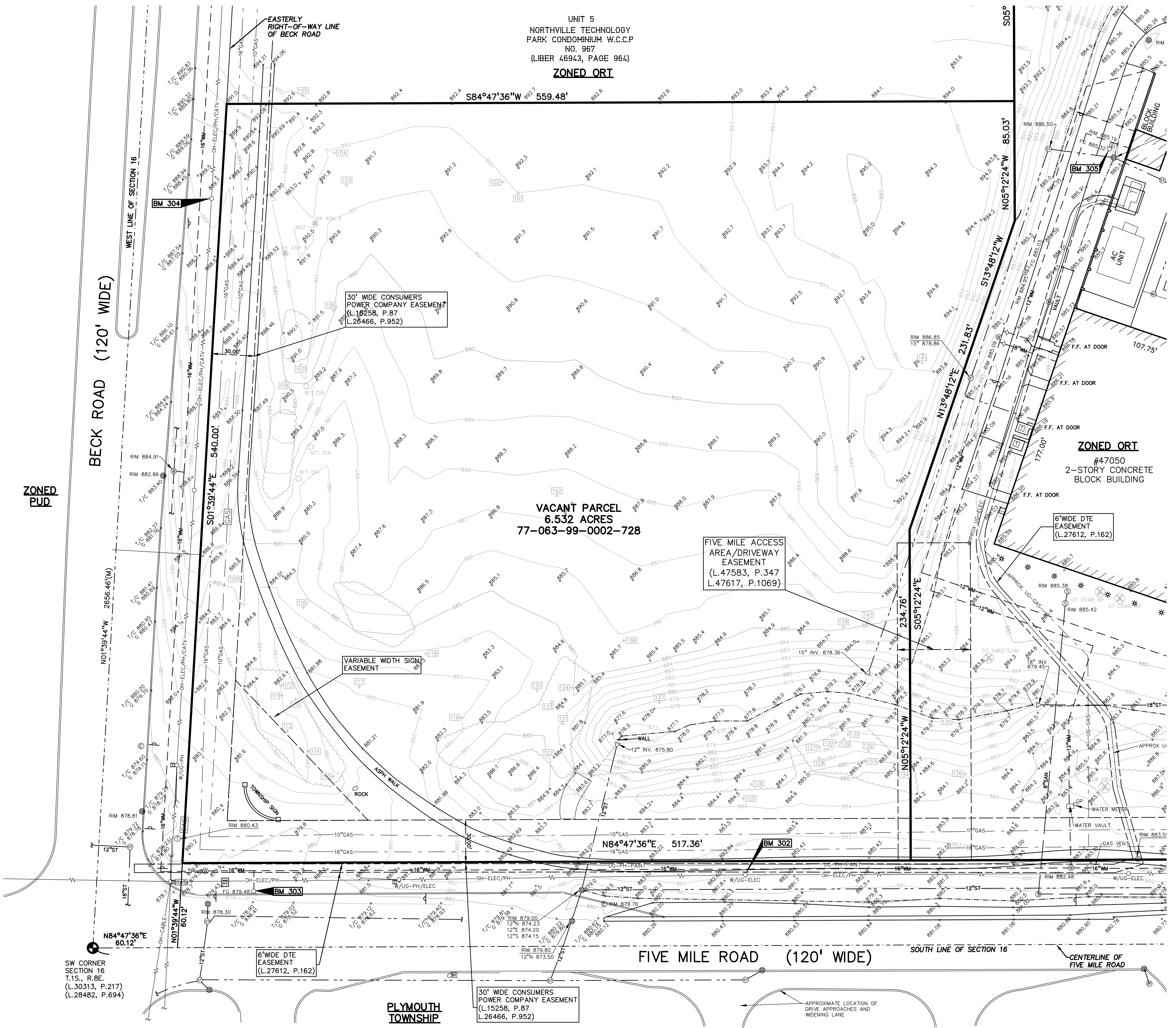
- LEGEND:**
- OH-ELEC-W-O- EX. OH. ELEC. POLE & GUY WIRE
  - UG-CATV- EX. U.G. CABLE TV & PEDESTAL
  - UG-COMM- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
  - UG-ELEC- EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
  - - - - - EX. GAS LINE
  - ⊙ ⊙ EX. GAS VALVE & GAS LINE MARKER
  - ⊠ ⊠ EX. TRANSFORMER & IRRIGATION VALVE
  - - - - - EX. WATER MAIN
  - ⊕ ⊕ EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
  - ⊕ ⊕ EX. WATER VALVE BOX & SHUTOFF
  - - - - - EX. SANITARY SEWER
  - ⊕ ⊕ EX. SANITARY CLEANOUT & MANHOLE
  - ⊕ ⊕ EX. COMBINED SEWER MANHOLE
  - - - - - EX. STORM SEWER
  - ⊕ ⊕ EX. CLEANOUT & MANHOLE
  - ⊕ ⊕ EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
  - ⊕ ⊕ EX. YARD DRAIN & ROOF DRAIN
  - ⊕ ⊕ EX. UNIDENTIFIED STRUCTURE
  - ⊕ ⊕ EX. MAILBOX, SIGN & LIGHTPOLE
  - - - - - EX. FENCE
  - - - - - EX. GUARD RAIL
  - - - - - EX. SPOT ELEVATION
  - - - - - EX. CONTOUR
  - - - - - EX. WETLAND
  - ⊕ ⊕ IRON FOUND / SET
  - ⊕ ⊕ NAIL FOUND / NAIL & CAP SET
  - ⊕ ⊕ BRASS PLUG SET
  - ⊕ ⊕ MONUMENT FOUND / SET
  - ⊕ ⊕ SECTION CORNER FOUND
  - R M C RECORDED / MEASURED / CALCULATED

- BENCHMARKS:**  
(GPS DERIVED - NAVD88)
- BM #304:** FOUND PK NAIL IN NORTH FACE OF POWER POLE, LOCATED AT THE NORTH SIDE OF FIVE MILE ROAD AND THE EAST SIDE OF TECHNOLOGY DRIVE. ELEV. = 884.94 (NOT SHOWN IN SURVEY AREA)
  - BM #300:** FOUND RAILROAD SPIKE IN SOUTH FACE OF UTILITY POLE, FIRST POLE WEST OF TECHNOLOGY DRIVE, ON NORTH SIDE OF FIVE MILE ROAD. ELEV. = 883.86 (NOT SHOWN IN SURVEY AREA)
  - BM #301:** ARROW ON HYDRANT JUST SOUTHEAST OF SOUTHEAST CORNER OF BUILDING #47050, EAST OF SUBJECT PARCEL. ELEV. = 882.05 (NOT SHOWN IN SURVEY AREA)
  - BM #302:** SET BENCH TIE IN NORTH FACE OF UTILITY POLE, 3RD POLE EAST OF EAST SIDE OF BECK ROAD, ON THE NORTH SIDE OF FIVE MILE ROAD. ELEV. = 882.965
  - BM #303:** ARROW ON HYDRANT ON NORTH SIDE OF FIVE MILE ROAD AND APPROX. 100 FEET EAST OF BECK ROAD. ELEV. = 881.83
  - BM #304:** RAILROAD SPIKE IN THE WEST FACE OF UTILITY POLE, 4TH POLE NORTH OF FIVE MILE ROAD, EAST SIDE OF BECK ROAD. ELEV. = 890.47

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	NOTES
101	EE	10	Siberian Elm	Ulmus pumila	Poor	x1
102	EE	8	Siberian Elm	Ulmus pumila	Fair	x1
103	EE	9	Siberian Elm	Ulmus pumila	Fair	x1
104	RO	14	Red Oak	Quercus rubra	Good	
105	RO	11	Red Oak	Quercus rubra	Good	
106	SU	15	Sugar Maple	Acer saccharum	Good	
107	NS	13	Norway Spruce	Picea Abies	Poor	
108	NS	14	Norway Spruce	Picea Abies	Fair	
109	SU	17	Sugar Maple	Acer saccharum	Good	
110	BX	13	Box elder	Acer negundo	Fair	
111	EE	8	Siberian Elm	Ulmus pumila	Poor	
112	EE	15	Siberian Elm	Ulmus pumila	Fair	
113	NS	12	Norway Spruce	Picea Abies	Poor	
114	NS	18	Norway Spruce	Picea Abies	Poor	
115	SC	9	Scotch Pine	Pinus sylvestris	Very Poor	
116	SU	15	Sugar Maple	Acer saccharum	Good	
117	RO	19	Red Oak	Quercus rubra	Good	
118	SU	15	Sugar Maple	Acer saccharum	Good	
119	RO	11	Red Oak	Quercus rubra	Good	
120	NS	17	Norway Spruce	Picea Abies	Poor	
121	NS	13	Norway Spruce	Picea Abies	Poor	
122	NS	11	Norway Spruce	Picea Abies	Fair	
123	NS	13	Norway Spruce	Picea Abies	Fair	
124	RP	14	Red Pine	Pinus resinosa	Poor	
125	SU	12	Sugar Maple	Acer saccharum	Good	
126	E	12	American Elm	Ulmus americana	Good	x1
127	RP	17	Red Pine	Pinus resinosa	Poor	
128	RP	13	Red Pine	Pinus resinosa	Poor	
129	RP	13	Red Pine	Pinus resinosa	Poor	
130	RP	17	Red Pine	Pinus resinosa	Poor	
131	RP	15	Red Pine	Pinus resinosa	Poor	
132	RP	8	Red Pine	Pinus resinosa	Very Poor	x1
133	RP	17	Red Pine	Pinus resinosa	Poor	
134	RP	17	Red Pine	Pinus resinosa	Poor	
135	CT	10	Cottonwood	Populus deltoides	Good	
136	BS	8	Blue Spruce	Picea pungens	Good	
137	BWWW	21	Black Willow	Salix nigra	Fair	x1
138	NM	10	Norway Maple	Acer platanoides	Good	
139	RP	12	Red Pine	Pinus resinosa	Fair	
140	RP	17	Red Pine	Pinus resinosa	Fair	
141	EE	12	Siberian Elm	Ulmus pumila	Good	
142	BX	9	Box elder	Acer negundo	Good	x1

**SITE ANALYSIS:**  
1. SITE DOES NOT CONTAIN ANY EXISTING DRAINAGE COURSES  
2. SITE DOES NOT CONTAIN ANY REGULATED FLOODPLAINS OR WETLANDS.

**FLOODPLAIN NOTE:**  
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 26163C0020E, DATED FEBRUARY 02, 2012.



S:\PROJECTS\2022\2022-0661 - JONNA NORTHVILLE (S AND BECK) (W/CONCEPT) (W/2022-0661) (SITE ANALYSIS).DWG