

PROPERTY OWNER

SB INVEST LP
23944 EUREKA ROAD, SUITE 107
TAYLOR, MI 48180
(734) 507-5200 p
ATTN: CHRIS GARNER

ARCHITECT

HOBBS AND BLACK ARCHITECTS
100 N. STATE STREET
ANN ARBOR, MI, 48104
(734) 663-4189 p
ATTN: TOM DILLENBECK

CIVIL ENGINEER

GIFFELS WEBSTER
1025 E. MAPLE ROAD, SUITE 100
BIRMINGHAM, MI 48009
(856) 781-8950 p
(856) 781-8951 f
ATTN: JOSH RATLIFF, PE

LANDSCAPE ARCHITECT

GIFFELS WEBSTER
1025 E. MAPLE ROAD, SUITE 100
BIRMINGHAM, MI 48009
(856) 781-8950 p
(856) 781-8951 f
ATTN: MARK HANSEN, BLA, RLA

**BROOKWOOD SUPERIOR TOWNSHIP
SPECIAL DISTRICT AREA PLAN AMENDMENT**

P.I.N.: J-10-33-300-001

SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
SECTION 33, T-02-S, R-07-E

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Engineers
Surveyors
Planners
Landscape Architects

1025 East Maple Road
Suite 100
Birmingham, MI 48009
p (248) 852-3100
f (313) 962-5068
www.giffelswebster.com

Executive:	AW
Manager:	JR
Designer:	JR / AR
Quality Control:	-
Section:	33
	T-02-S R-07-E

Professional Seal:



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DATE	ISSUE
04-14-2023	ISSUE TO CLIENT
04-24-2023	TOWNSHIP SUBMITTAL

Developed For:

GARNER PROPERTY MANAGEMENT

23944 EUREKA ROAD, SUITE 105
TAYLOR, MI 48180

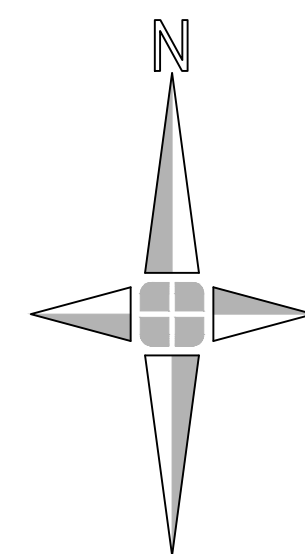
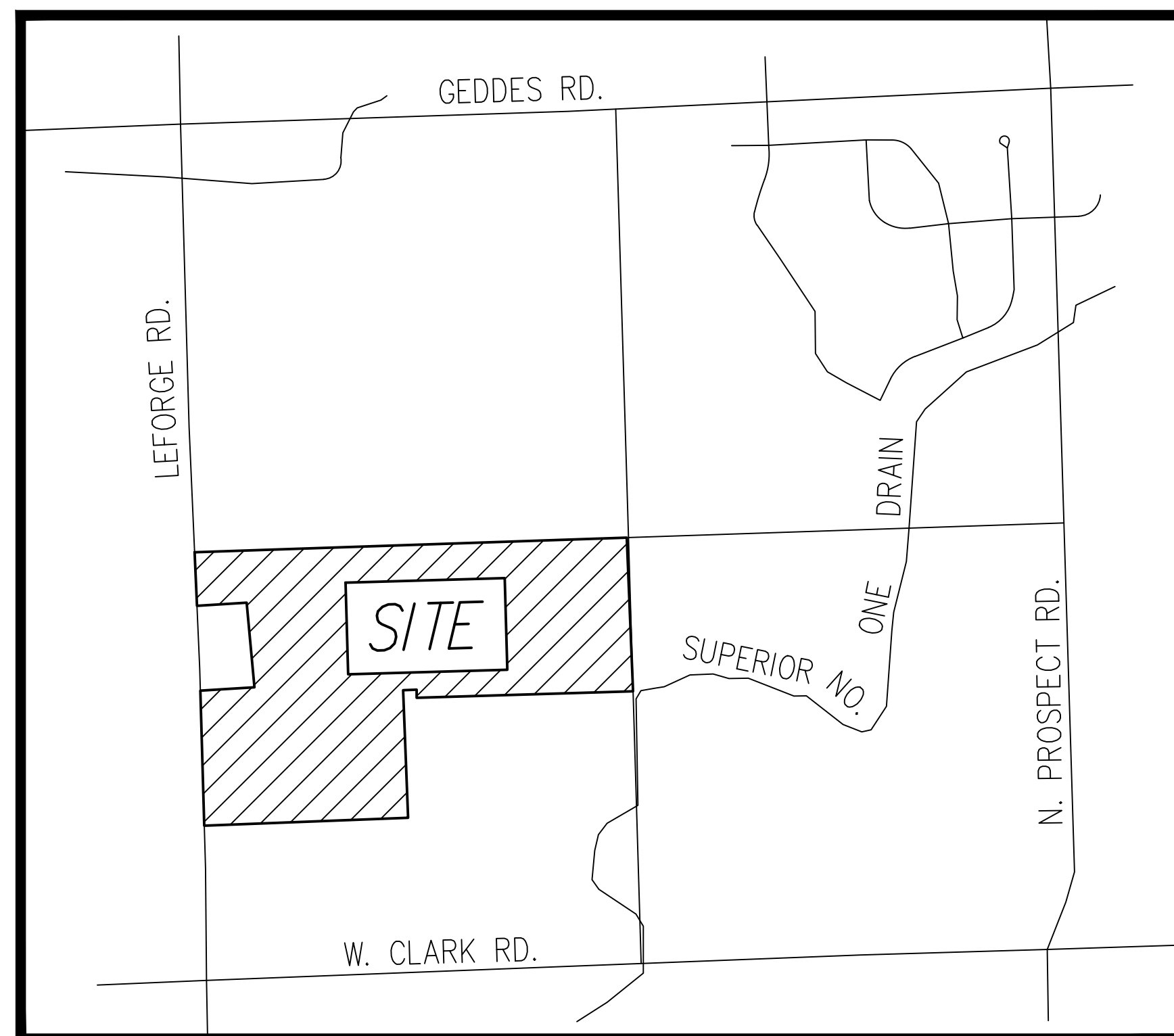
chris@livegpm.com
(734) 287-6619

COVER

BROOKWOOD SUPERIOR TOWNSHIP

SUPERIOR TWP.
WASHTENAW COUNTY
MICHIGAN

Date:	04.14.2023
Scale:	NA
Sheet:	01
Project:	20249.00



LOCATION MAP

(NOT TO SCALE)

LEGAL DESCRIPTION

(PER TAX RECORDS)

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 33, THENCE NORTH 87 DEGREES 41 MINUTES 30 SECONDS EAST, 2696.01 FEET; THENCE SOUTH 02 DEGREES 42 MINUTES EAST, 971.99 FEET; THENCE SOUTH 87 DEGREES 41 MINUTES 30 SECONDS WEST, 1341.39 FEET; THENCE SOUTH 03 DEGREES 06 MINUTES EAST, 21.88 FEET; THENCE SOUTH 87 DEGREES 39 MINUTES 30 SECONDS WEST, 79.20 FEET; THENCE SOUTH 03 DEGREES 06 MINUTES EAST, 934.65 FEET; THENCE SOUTH 87 DEGREES 39 MINUTES 30 SECONDS WEST, 1255.20 FEET; THENCE NORTH 03 DEGREES 30 MINUTES WEST, 922.46 FEET; THENCE NORTH 87 DEGREES 41 MINUTES 30 SECONDS EAST, 358.19 FEET; THENCE NORTH 05 DEGREES 21 MINUTES WEST, 695.92 FEET; THENCE SOUTH 87 DEGREES 41 MINUTES 30 SECONDS WEST, 335.72 FEET; THENCE NORTH 03 DEGREES 30 MINUTES WEST, 312.10 FEET TO THE POINT OF BEGINNING. PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 02 SOUTH, RANGE 07 EAST.

(PER DUTHLER SURVEY DATED JULY 22, 2022, JOB # 220630LS)

LEGAL DESCRIPTION:

PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, STATE OF MICHIGAN, DESCRIBED AS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 33; THENCE N.87°56'32"E., 2696.00 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33 AS FENCED, MONUMENTED, AND PREVIOUSLY SURVEYED TO THE CENTER POST OF SAID SECTION 33; THENCE ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 33 AS FENCED, MONUMENTED, AND PREVIOUSLY SURVEYED, S.02°27'10"E., 1035.48 FEET TO A LINE ESTABLISHED BY DEED RECORDED IN LIBER 3891, PAGE 492, AND MORTGAGE RECORDED IN LIBER 1467, PAGE 421 WASHTENAW COUNTY RECORDS, AND AS MONUMENTED, TAXED, FENCED, AND OCCUPIED; THENCE ALONG SAID LINE, S.87°56'50"W., 1340.80 FEET TO THE WEST 1/16TH LINE OF SAID SECTION 33; THENCE ALONG SAID 1/16TH LINE, N.02°51'03"W., 41.51 FEET; THENCE S.87°54'32"W., 79.38 FEET ALONG A LINE ESTABLISHED BY QUIT CLAIM DEED LIBER 5451, PAGE 467, AND MONUMENTED; THENCE ALONG A LINE AS MONUMENTED, FENCED, AND OCCUPIED, S.02°50'58"E., 944.76 FEET TO A LINE ESTABLISHED BY QUIT CLAIM DEED LIBER 5408, PAGE 574, QUIT CLAIM DEED LIBER 5116, PAGE 465, MONUMENTATION, FENCED, AND OCCUPIED; THENCE ALONG SAID LINE, S.87°35'37"W., 1255.01 FEET TO THE WEST LINE OF SAID SECTION 33; THENCE ALONG SAID WEST LINE, N.03°14'54"W, 939.48 FEET (922.46 FEET RECORD); THENCE N.87°56'32"E., 358.19 FEET; THENCE N.05°05'58"W., 695.92 FEET; THENCE S.87°59'32"W., 335.72 FEET TO THE WEST LINE OF SAID SECTION 33; THENCE ALONG SAID WEST LINE, N.03°14'54"W, 312.05 FEET (312.10 FEET RECORD) TO THE POINT OF BEGINNING AND CONTAINING 84.500 ACRES.

SUBJECT TO THE RIGHTS OF THE PUBLIC FOR HIGHWAY PURPOSES ALONG LEFORGE ROAD. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHT OF WAYS OF RECORD.

Executive:	AW
Manager:	JR
Designer:	JR / AR
Quality Control:	-
Section:	33
T-02-S R-07-E	

Professional Seal:



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GARNER PROPERTY MANAGEMENT

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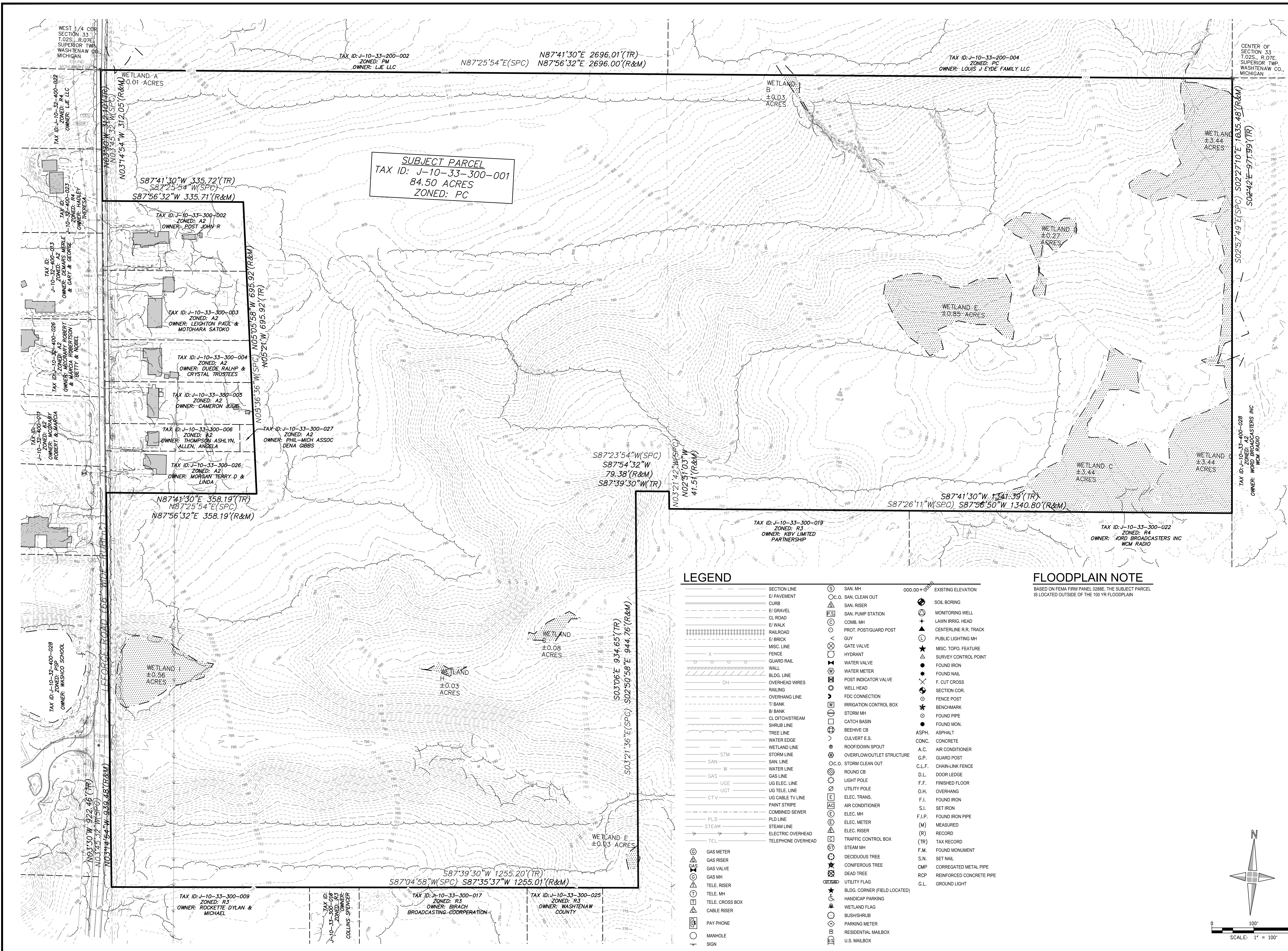
chris@livegpm.com
(734) 287-6619

TOPOGRAPHIC SURVEY

BROOKWOOD SUPERIOR TOWNSHIP

SUPERIOR TWP. WASHTEENAW COUNTY MICHIGAN

Date:	04.14.2023
Scale:	1"=100'
Sheet:	02
Project:	20249.00



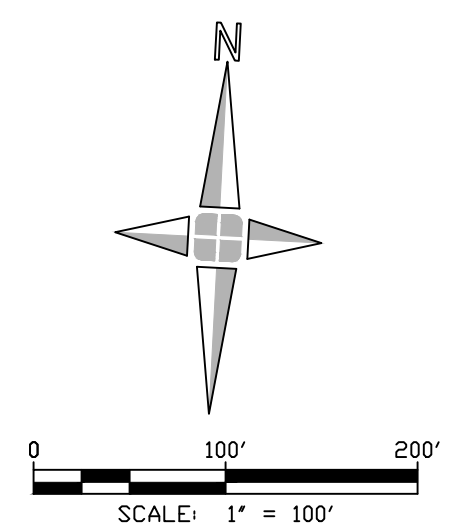
SUBJECT PARCEL
TAX ID: J-10-33-300-001
84.50 ACRES
ZONED: PC

LEGEND

SECTION LINE	⊙ SAN. MH	000.00+00	EXISTING ELEVATION
⊖ PAVEMENT	⊙ C.O. SAN. CLEAN OUT	⊙ SOIL BORING	
— CURB	⊙ SAN. RISER	⊙ MONITORING WELL	
⊖ GRAVEL	⊙ SAN. PUMP STATION	⊙ LAWN IRRIG. HEAD	
— CL ROAD	⊙ COMB. MH	⊙ PROT. POSTGUARD POST	
⊖ WALK	⊙ GUY	⊙ PUBLIC LIGHTING MH	
— RAILROAD	⊙ GATE VALVE	⊙ MISC. TOPO. FEATURE	
⊖ BRICK	⊙ HYDRANT	⊙ SURVEY CONTROL POINT	
— MISC. LINE	⊙ WATER VALVE	⊙ FOUND IRON	
— FENCE	⊙ WATER METER	⊙ FOUND NAIL	
— GUARD RAIL	⊙ POST INDICATOR VALVE	⊙ F. CUT CROSS	
— WALL	⊙ WELL HEAD	⊙ SECTION COR.	
— BLDG. LINE	⊙ FDC CONNECTION	⊙ FENCE POST	
— OVERHEAD WIRES	⊙ STORM MH	⊙ BENCHMARK	
— RAILING	⊙ IRRIGATION CONTROL BOX	⊙ FOUND PIPE	
— OVERHANG LINE	⊙ STORM MH	⊙ FOUND MON.	
— TI BANK	⊙ CATCH BASIN	⊙ ASPH. ASPHALT	
— BI BANK	⊙ BEEHIVE CB	⊙ CONCR. CONCRETE	
— CL DITCH/STREAM	⊙ CULVERT E.S.	⊙ A.C. AIR CONDITIONER	
— SHRUB LINE	⊙ ROOF/DOWN SPOUT	⊙ OVERFLOW/OUTLET STRUCTURE	
— TREE LINE	⊙ STORM CLEAN OUT	⊙ G.P. GUARD POST	
— WATER EDGE	⊙ ROUND CB	⊙ C.L.F. CHAIN-LINK FENCE	
— WETLAND LINE	⊙ LIGHT POLE	⊙ D.L. DOOR LEDGE	
— STORM LINE	⊙ UTILITY POLE	⊙ F.F. FINISHED FLOOR	
— SAN. LINE	⊙ ELEC. TRANS.	⊙ O.H. OVERHANG	
— WATER LINE	⊙ AIR CONDITIONER	⊙ F.I. FOUND IRON	
— GAS LINE	⊙ ELEC. MH	⊙ S.I. SET IRON	
— UGE	⊙ ELEC. METER	⊙ F.I.P. FOUND IRON PIPE	
— UG ELEC. LINE	⊙ ELEC. RISER	⊙ (M) MEASURED	
— UG TELE. LINE	⊙ TRAFFIC CONTROL BOX	⊙ (R) RECORD	
— UG CABLE TV LINE	⊙ STEAM MH	⊙ (TR) TAX RECORD	
— PAINT STRIPE	⊙ DEODOROUS TREE	⊙ F.M. FOUND MONUMENT	
— COMBINED SEWER	⊙ CONIFEROUS TREE	⊙ S.N. SET NAIL	
— PLD LINE	⊙ DEAD TREE	⊙ CMP CORROGATED METAL PIPE	
— PLD LINE	⊙ UTILITY FLAG	⊙ RCP REINFORCED CONCRETE PIPE	
— STEAM LINE	⊙ BLDG. CORNER (FIELD LOCATED)	⊙ G.L. GROUND LIGHT	
— TELEPHONE OVERHEAD	⊙ TELE. CROSS BOX		
— TEL	⊙ CABLE RISER		
	⊙ PAY PHONE		
	⊙ MANHOLE		
	⊙ SIGN		

FLOODPLAIN NOTE

BASED ON FEMA FIRM PANEL 0288. THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 100 YR FLOODPLAIN.



Executive:	AW
Manager:	JR
Designer:	JR / AR
Quality Control:	-
Section:	33
	T-02-S R-07-E

Professional Seal:



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TAYLOR, MI 48180

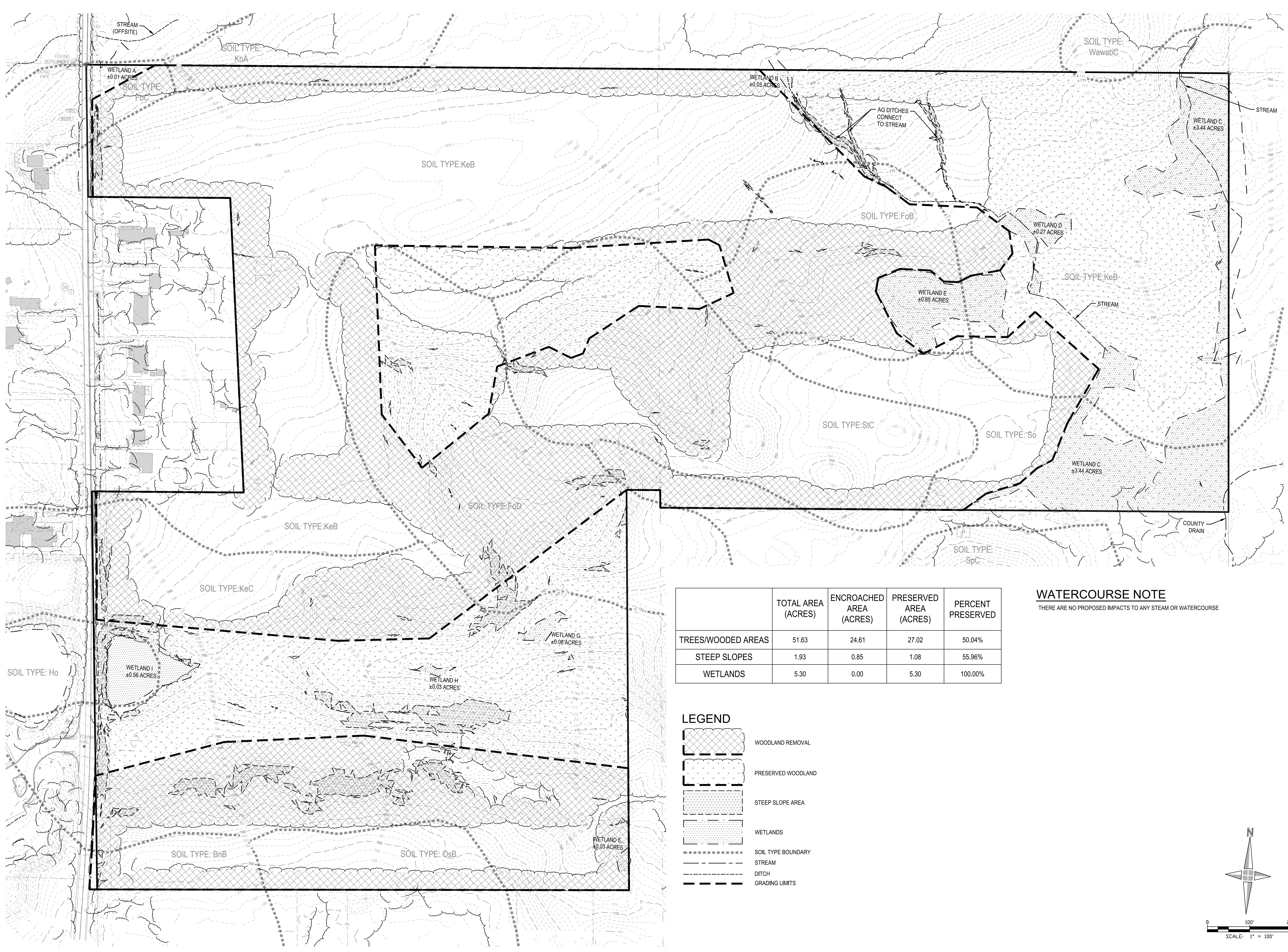
chris@livegpm.com
(734) 287-6619

NATURAL FEATURES PLAN

BROOKWOOD SUPERIOR TOWNSHIP

SUPERIOR TWP.
WASHTENAW COUNTY
MICHIGAN

Date:	04.14.2023
Scale:	1"=100'
Sheet:	03
Project:	20249.00



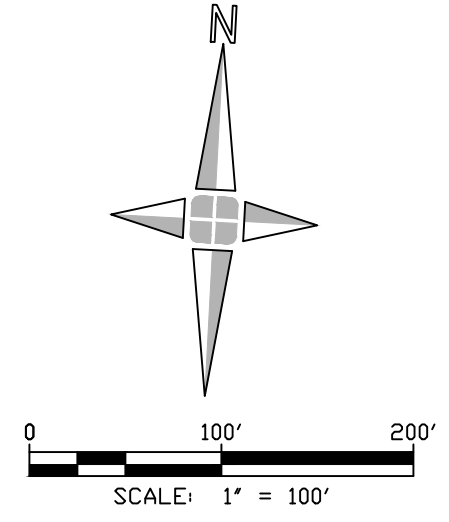
	TOTAL AREA (ACRES)	ENCROACHED AREA (ACRES)	PRESERVED AREA (ACRES)	PERCENT PRESERVED
TREES/WOODED AREAS	51.63	24.61	27.02	50.04%
STEEP SLOPES	1.93	0.85	1.08	55.96%
WETLANDS	5.30	0.00	5.30	100.00%

WATERCOURSE NOTE

THERE ARE NO PROPOSED IMPACTS TO ANY STEAM OR WATERCOURSE

LEGEND

- WOODLAND REMOVAL
- PRESERVED WOODLAND
- STEEP SLOPE AREA
- WETLANDS
- SOIL TYPE BOUNDARY
- STREAM
- DITCH
- GRADING LIMITS



Executive:	AW
Manager:	JR
Designer:	JR / AR
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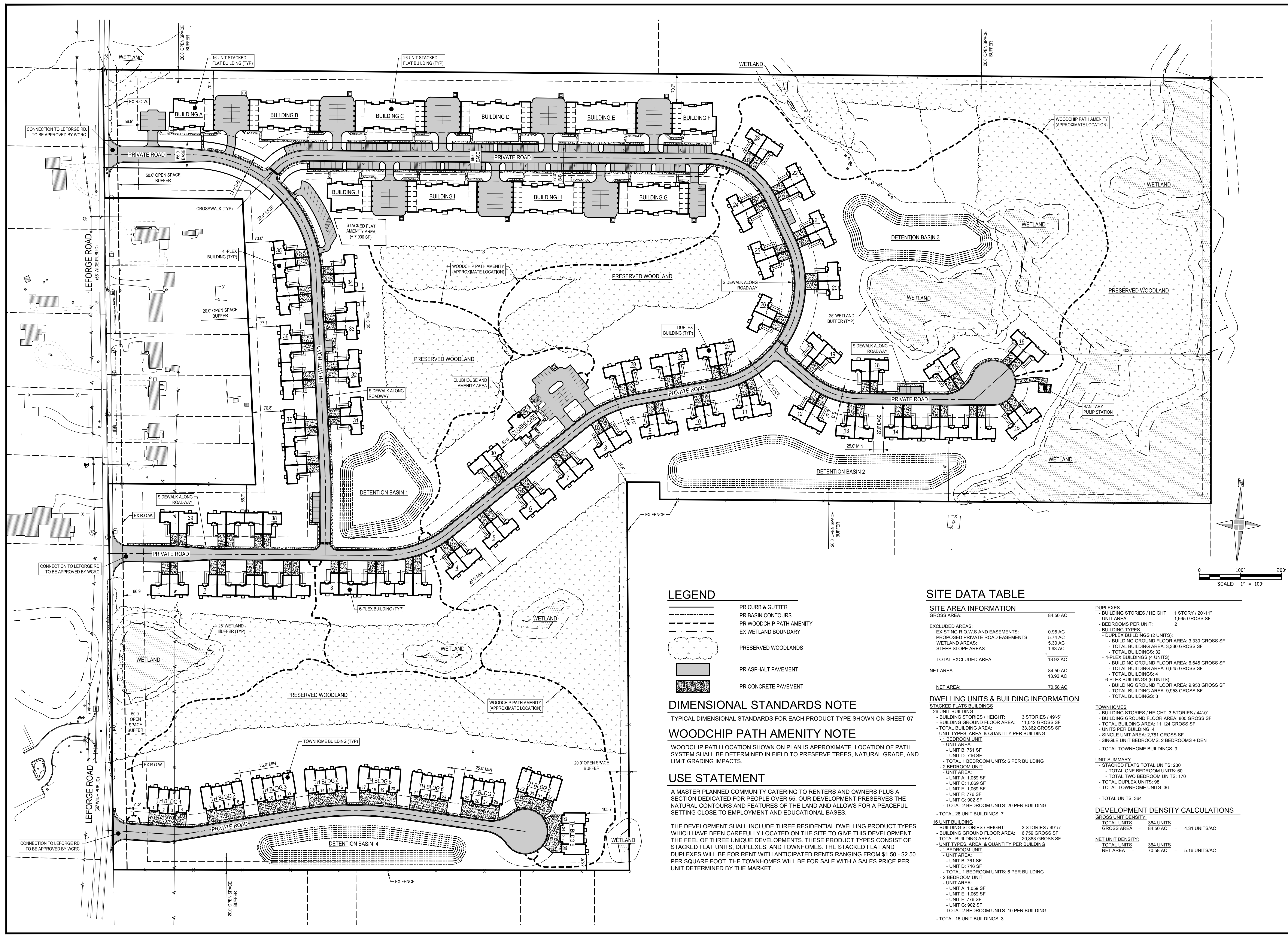
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SITE PLAN

BROOKWOOD SUPERIOR TOWNSHIP

SUPERIOR TWP. WASHTEAW COUNTY MICHIGAN

Date:	04.14.2023
Scale:	1"=100'
Sheet:	04
Project:	20249.00



LEGEND

- PR CURB & GUTTER
- PR BASIN CONTOURS
- PR WOODCHIP PATH AMENITY
- EX WETLAND BOUNDARY
- PRESERVED WOODLANDS
- PR ASPHALT PAVEMENT
- PR CONCRETE PAVEMENT

DIMENSIONAL STANDARDS NOTE

TYPICAL DIMENSIONAL STANDARDS FOR EACH PRODUCT TYPE SHOWN ON SHEET 07

WOODCHIP PATH AMENITY NOTE

WOODCHIP PATH LOCATION SHOWN ON PLAN IS APPROXIMATE. LOCATION OF PATH SYSTEM SHALL BE DETERMINED IN FIELD TO PRESERVE TREES, NATURAL GRADE, AND LIMIT GRADING IMPACTS.

USE STATEMENT

A MASTER PLANNED COMMUNITY CATERING TO RENTERS AND OWNERS PLUS A SECTION DEDICATED FOR PEOPLE OVER 55. OUR DEVELOPMENT PRESERVES THE NATURAL CONTOURS AND FEATURES OF THE LAND AND ALLOWS FOR A PEACEFUL SETTING CLOSE TO EMPLOYMENT AND EDUCATIONAL BASES.

THE DEVELOPMENT SHALL INCLUDE THREE RESIDENTIAL DWELLING PRODUCT TYPES WHICH HAVE BEEN CAREFULLY LOCATED ON THE SITE TO GIVE THIS DEVELOPMENT THE FEEL OF THREE UNIQUE DEVELOPMENTS. THESE PRODUCT TYPES CONSIST OF STACKED FLAT UNITS, DUPLEXES, AND TOWNHOMES. THE STACKED FLAT AND DUPLEXES WILL BE FOR RENT WITH ANTICIPATED RENTS RANGING FROM \$1.50 - \$2.50 PER SQUARE FOOT. THE TOWNHOMES WILL BE FOR SALE WITH A SALES PRICE PER UNIT DETERMINED BY THE MARKET.

SITE DATA TABLE

SITE AREA INFORMATION	
GROSS AREA:	84.50 AC
EXCLUDED AREAS:	0.95 AC
EXISTING R.O.W.'S AND EASEMENTS:	8.74 AC
PROPOSED PRIVATE ROAD EASEMENTS:	5.30 AC
WETLAND AREAS:	1.93 AC
STEEP SLOPE AREAS:	13.92 AC
TOTAL EXCLUDED AREA:	13.92 AC
NET AREA:	84.50 AC
NET AREA:	13.92 AC
NET AREA:	70.58 AC

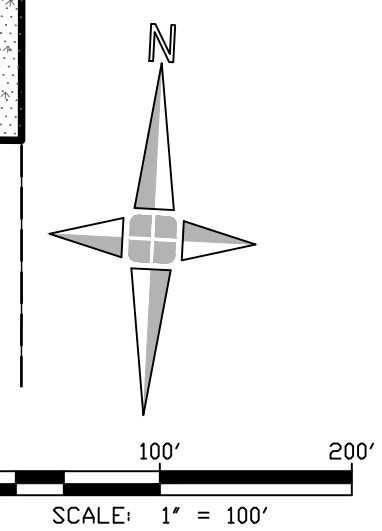
DWELLING UNITS & BUILDING INFORMATION	
STACKED FLATS BUILDINGS	
26 UNIT BUILDING	
- BUILDING STORIES / HEIGHT:	3 STORIES / 49'-5"
- BUILDING GROUND FLOOR AREA:	11,042 GROSS SF
- TOTAL BUILDING AREA:	33,362 GROSS SF
UNIT TYPES, AREA, & QUANTITY PER BUILDING	
- 1 BEDROOM UNIT	
- UNIT A:	761 SF
- UNIT B:	716 SF
- TOTAL 1 BEDROOM UNITS:	6 PER BUILDING
- 2 BEDROOM UNIT	
- UNIT A:	1,059 SF
- UNIT C:	1,069 SF
- UNIT E:	1,069 SF
- UNIT F:	776 SF
- UNIT G:	902 SF
- TOTAL 2 BEDROOM UNITS:	20 PER BUILDING
- TOTAL 26 UNIT BUILDINGS:	7
16 UNIT BUILDING	
- BUILDING STORIES / HEIGHT:	3 STORIES / 49'-5"
- BUILDING GROUND FLOOR AREA:	6,759 GROSS SF
- TOTAL BUILDING AREA:	20,383 GROSS SF
UNIT TYPES, AREA, & QUANTITY PER BUILDING	
- 1 BEDROOM UNIT	
- UNIT A:	761 SF
- UNIT B:	716 SF
- TOTAL 1 BEDROOM UNITS:	6 PER BUILDING
- 2 BEDROOM UNIT	
- UNIT A:	1,059 SF
- UNIT E:	1,069 SF
- UNIT F:	776 SF
- UNIT G:	902 SF
- TOTAL 2 BEDROOM UNITS:	10 PER BUILDING
- TOTAL 16 UNIT BUILDINGS:	3

DUPLEXES	
- BUILDING STORIES / HEIGHT:	1 STORY / 20'-11"
- UNIT AREA:	1,665 GROSS SF
- BEDROOMS PER UNIT:	2
BUILDING TYPES	
- DUPLEX BUILDINGS (2 UNITS):	
- BUILDING GROUND FLOOR AREA:	3,330 GROSS SF
- TOTAL BUILDING AREA:	3,330 GROSS SF
- TOTAL BUILDINGS:	32
- 4-PLEX BUILDINGS (4 UNITS):	
- BUILDING GROUND FLOOR AREA:	6,645 GROSS SF
- TOTAL BUILDING AREA:	6,645 GROSS SF
- TOTAL BUILDINGS:	4
- 6-PLEX BUILDINGS (6 UNITS):	
- BUILDING GROUND FLOOR AREA:	9,963 GROSS SF
- TOTAL BUILDING AREA:	9,963 GROSS SF
- TOTAL BUILDINGS:	3

TOWNHOMES	
- BUILDING STORIES / HEIGHT:	3 STORIES / 44'-0"
- BUILDING GROUND FLOOR AREA:	800 GROSS SF
- TOTAL BUILDING AREA:	11,124 GROSS SF
- TOTAL TWO BEDROOM UNITS:	170
- TOTAL DUPLEX UNITS:	98
- TOTAL TOWNHOME UNITS:	36
- TOTAL TOWNHOME BUILDINGS:	9

UNIT SUMMARY	
- STACKED FLATS TOTAL UNITS:	230
- TOTAL ONE BEDROOM UNITS:	60
- TOTAL TWO BEDROOM UNITS:	170
- TOTAL DUPLEX UNITS:	98
- TOTAL TOWNHOME UNITS:	36
- TOTAL UNITS:	364

DEVELOPMENT DENSITY CALCULATIONS	
GROSS UNIT DENSITY:	
TOTAL UNITS:	364 UNITS
GROSS AREA:	84.50 AC
	= 4.31 UNITS/AC
NET UNIT DENSITY:	
TOTAL UNITS:	364 UNITS
NET AREA:	70.58 AC
	= 5.16 UNITS/AC



H:\2020\20249.00 Brookwood Superior Twp\Design\CAD\Special District Area Plan\04_Site Plan.dwg

Executive:	AW
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T-02-S R-07-E	

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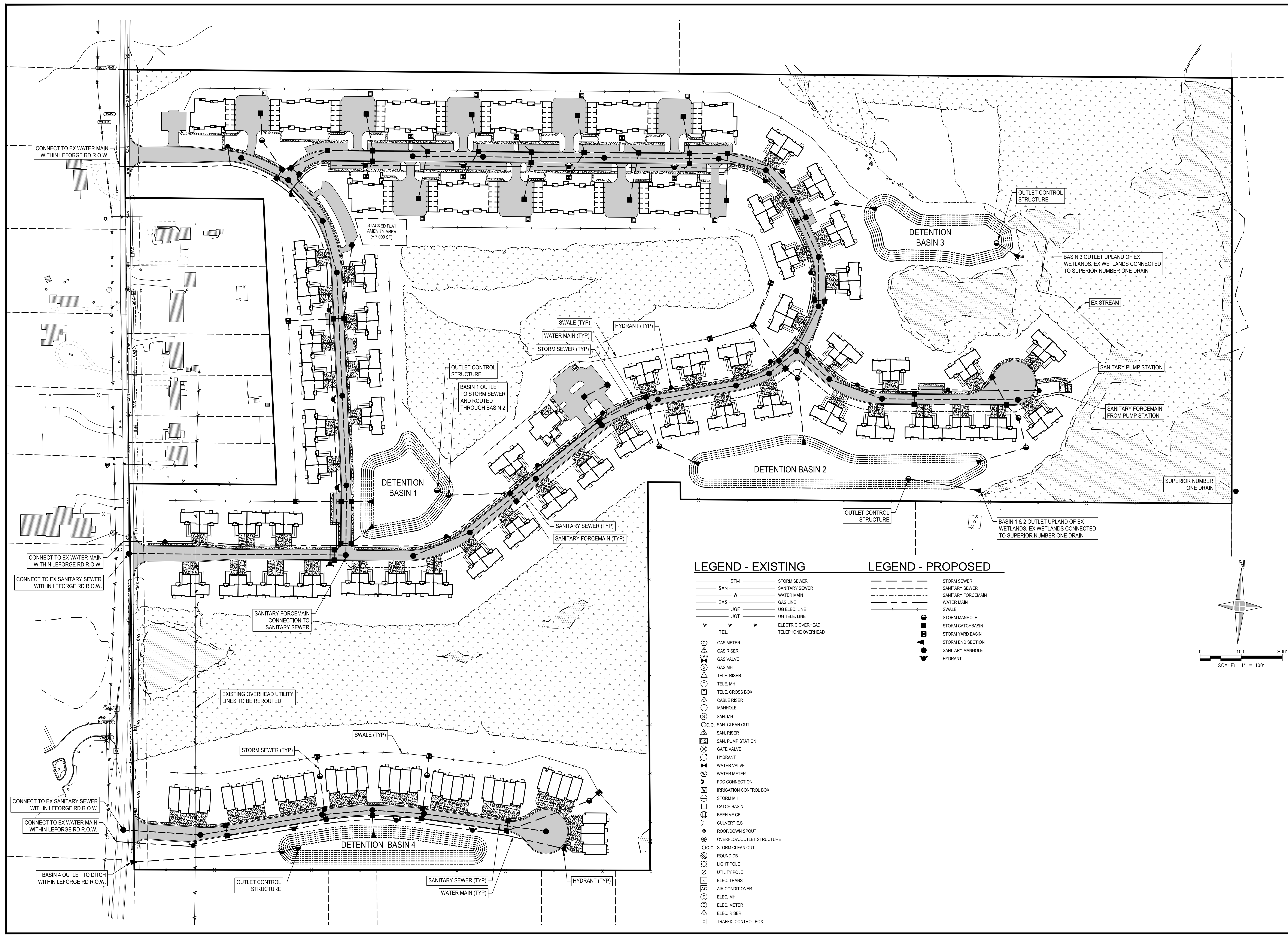
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UTILITY PLAN

**BROOKWOOD SUPERIOR
TOWNSHIP**

SUPERIOR TWP.
WASHTENAW COUNTY
MICHIGAN

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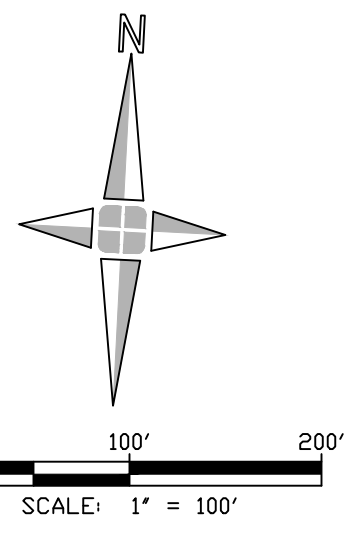


LEGEND - EXISTING

- STM STORM SEWER
- SAN SANITARY SEWER
- W WATER MAIN
- GAS GAS LINE
- UGE UG ELEC. LINE
- UGT UG TELE. LINE
- TEL ELECTRIC OVERHEAD
- TELEPHONE OVERHEAD
- ⊕ GAS METER
- ⊕ GAS RISER
- ⊕ GAS VALVE
- ⊕ GAS MH
- ⊕ TELE. RISER
- ⊕ TELE. MH
- ⊕ TELE. CROSS BOX
- ⊕ CABLE RISER
- ⊕ MANHOLE
- ⊕ SAN. MH
- ⊕ SAN. CLEAN OUT
- ⊕ SAN. RISER
- ⊕ SAN. PUMP STATION
- ⊕ GATE VALVE
- ⊕ HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FDC CONNECTION
- ⊕ IRRIGATION CONTROL BOX
- ⊕ STORM MH
- ⊕ CATCH BASIN
- ⊕ BEEHIVE CB
- ⊕ CULVERT E.S.
- ⊕ ROOF/DOWN SPOUT
- ⊕ OVERFLOW/OUTLET STRUCTURE
- ⊕ SAN. CLEAN OUT
- ⊕ ROUND CB
- ⊕ LIGHT POLE
- ⊕ UTILITY POLE
- ⊕ ELEC. TRANS.
- ⊕ AIR CONDITIONER
- ⊕ ELEC. MH
- ⊕ ELEC. METER
- ⊕ ELEC. RISER
- ⊕ TRAFFIC CONTROL BOX

LEGEND - PROPOSED

- STORM SEWER
- SANITARY SEWER
- SANITARY FORCEMAIN
- WATER MAIN
- SWALE
- ⊕ STORM MANHOLE
- ⊕ STORM CATCH-BASIN
- ⊕ STORM YARD BASIN
- ⊕ STORM END SECTION
- ⊕ SANITARY MANHOLE
- ⊕ HYDRANT



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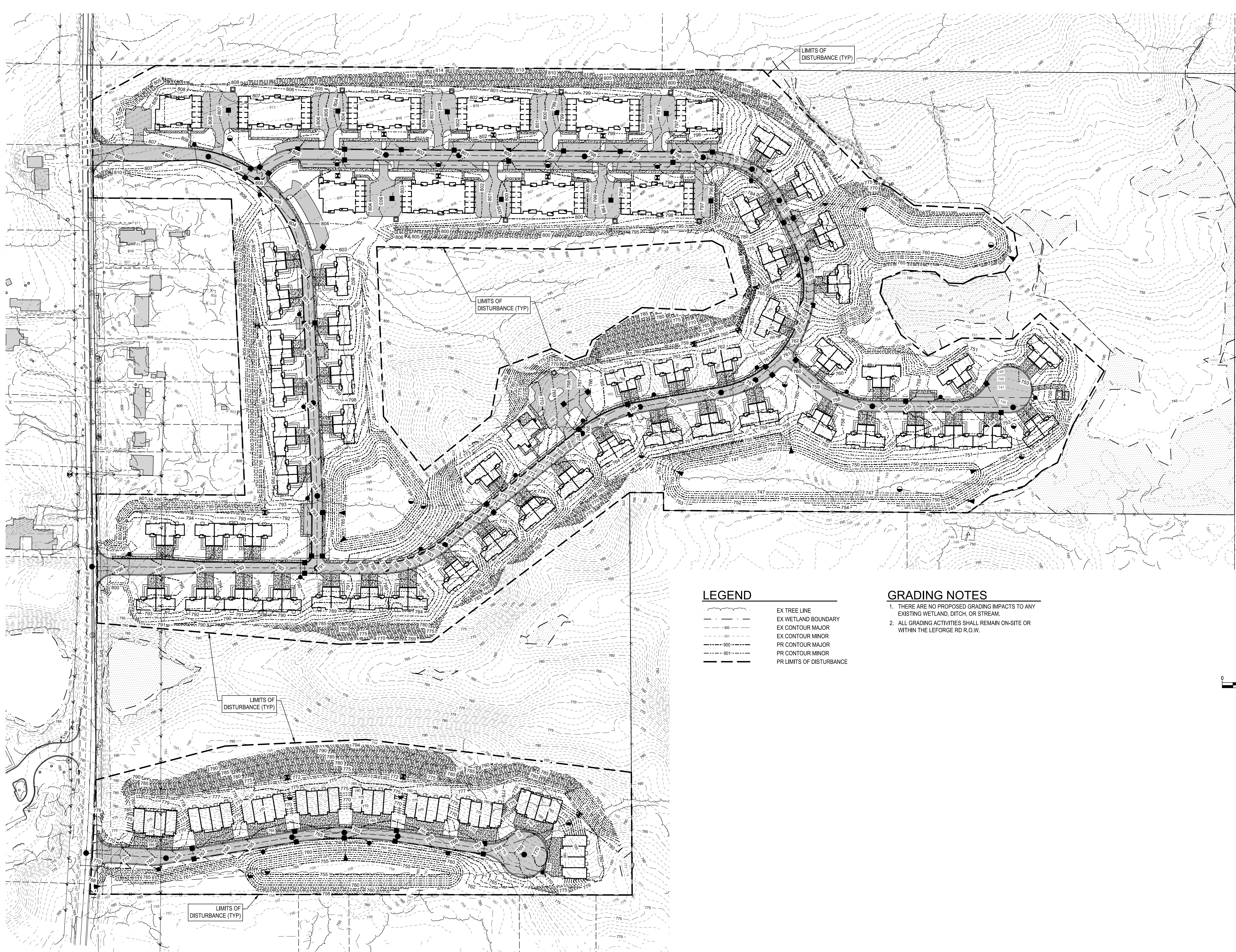
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GRADING PLAN

BROOKWOOD SUPERIOR TOWNSHIP

SUPERIOR TWP.
WASHTENAW COUNTY
MICHIGAN

Date:	04.14.2023
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Sheet:	06
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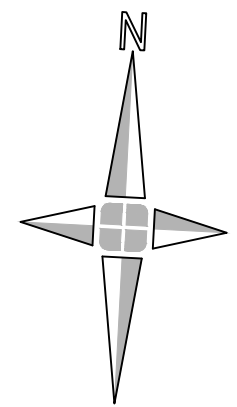


LEGEND

- EX TREE LINE
- EX WETLAND BOUNDARY
- EX CONTOUR MAJOR
- EX CONTOUR MINOR
- PR CONTOUR MAJOR
- PR CONTOUR MINOR
- PR LIMITS OF DISTURBANCE

GRADING NOTES

- THERE ARE NO PROPOSED GRADING IMPACTS TO ANY EXISTING WETLAND, DITCH, OR STREAM.
- ALL GRADING ACTIVITIES SHALL REMAIN ON-SITE OR WITHIN THE LEFORGE RD R.O.W.



SCALE: 1" = 100'

Executive:	AW
Manager:	JR
Designer:	JR / AR
Quality Control:	-
Section:	33
	T-02-S R-07-E

Professional Seal:



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23944 EUREKA ROAD, SUITE 105
TAYLOR, MI 48180

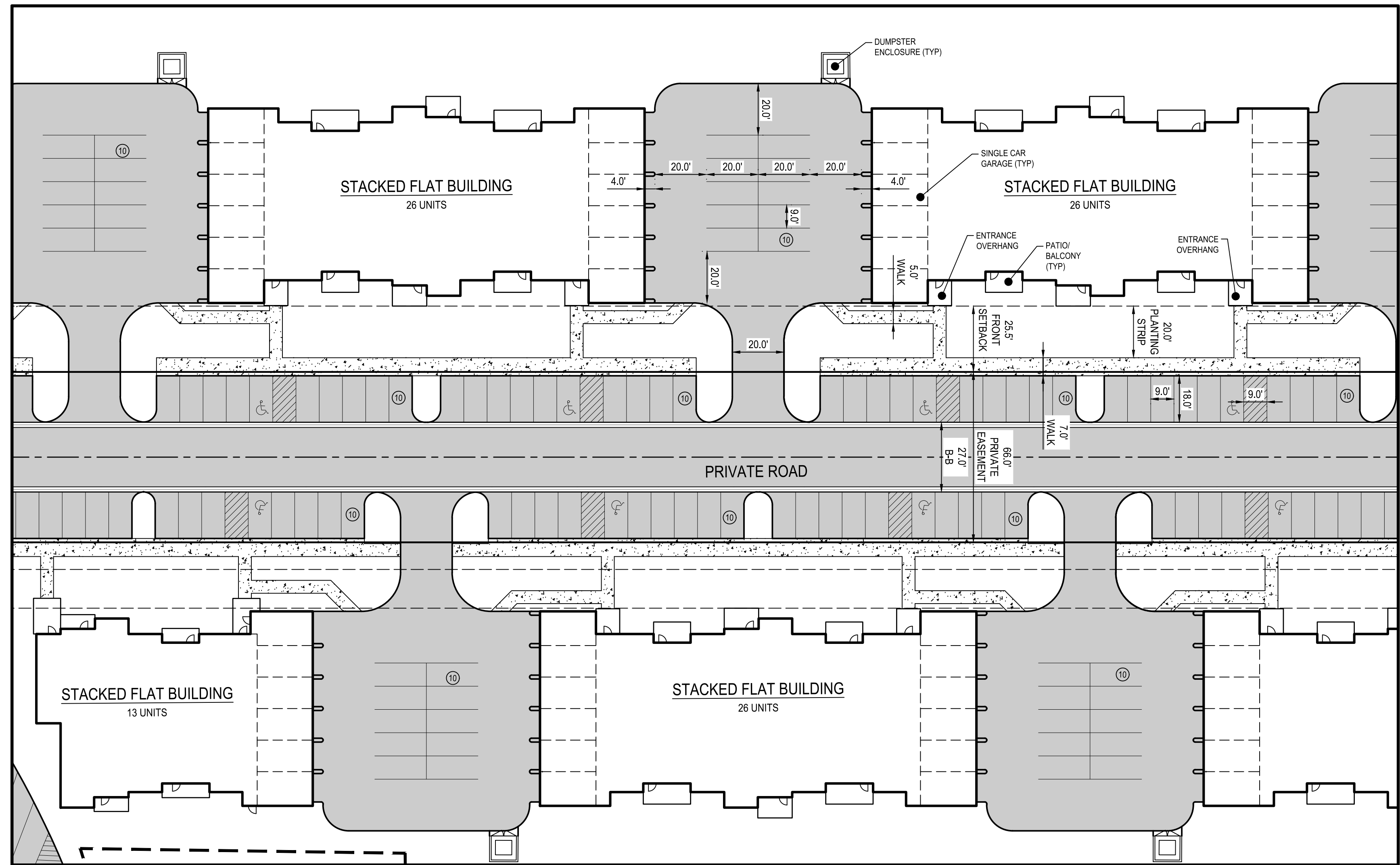
chris@livegpm.com
(734) 287-6619

DIMENSIONAL STANDARDS

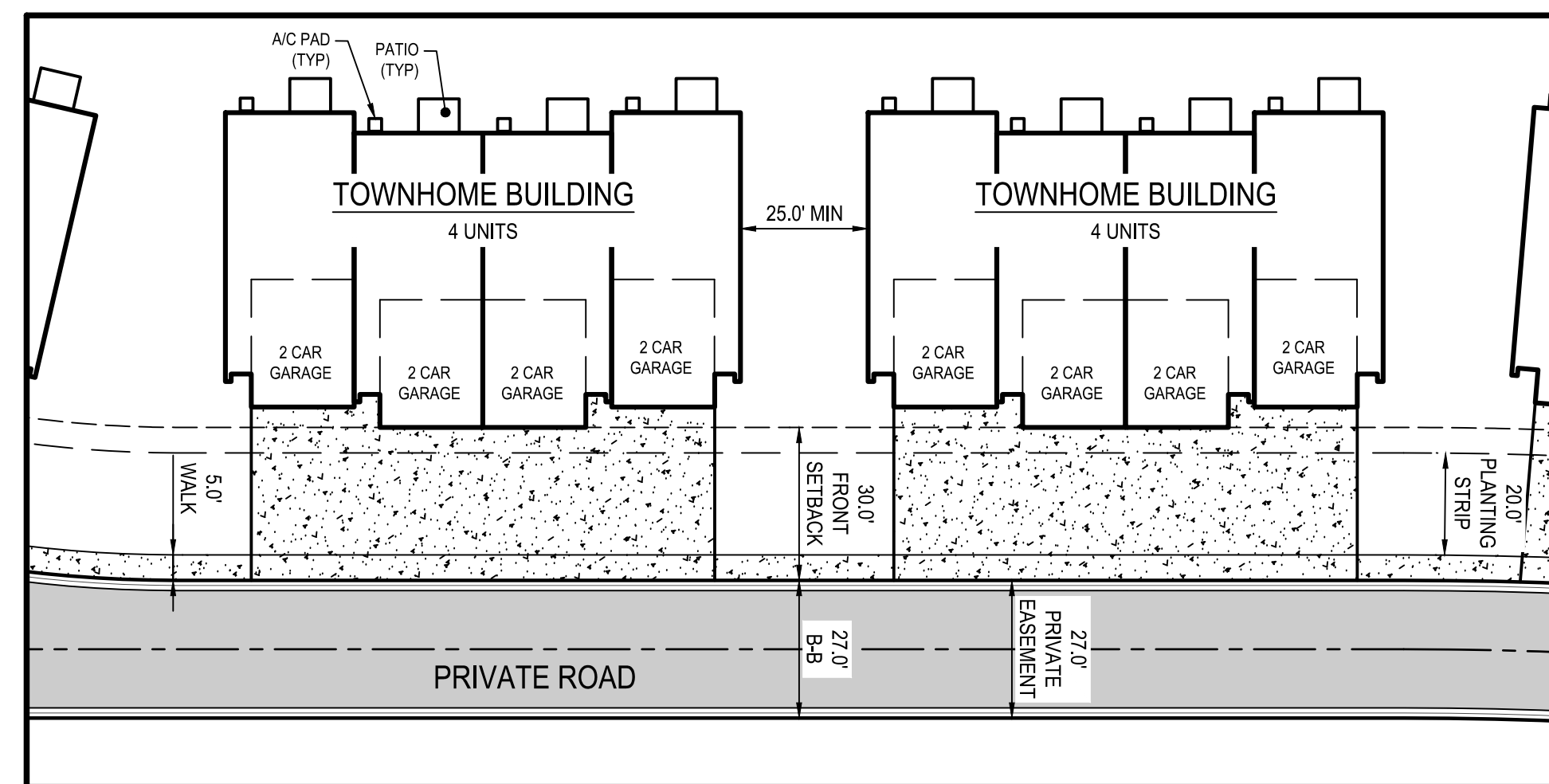
BROOKWOOD SUPERIOR TOWNSHIP

SUPERIOR TWP.
WASHTENAW COUNTY
MICHIGAN

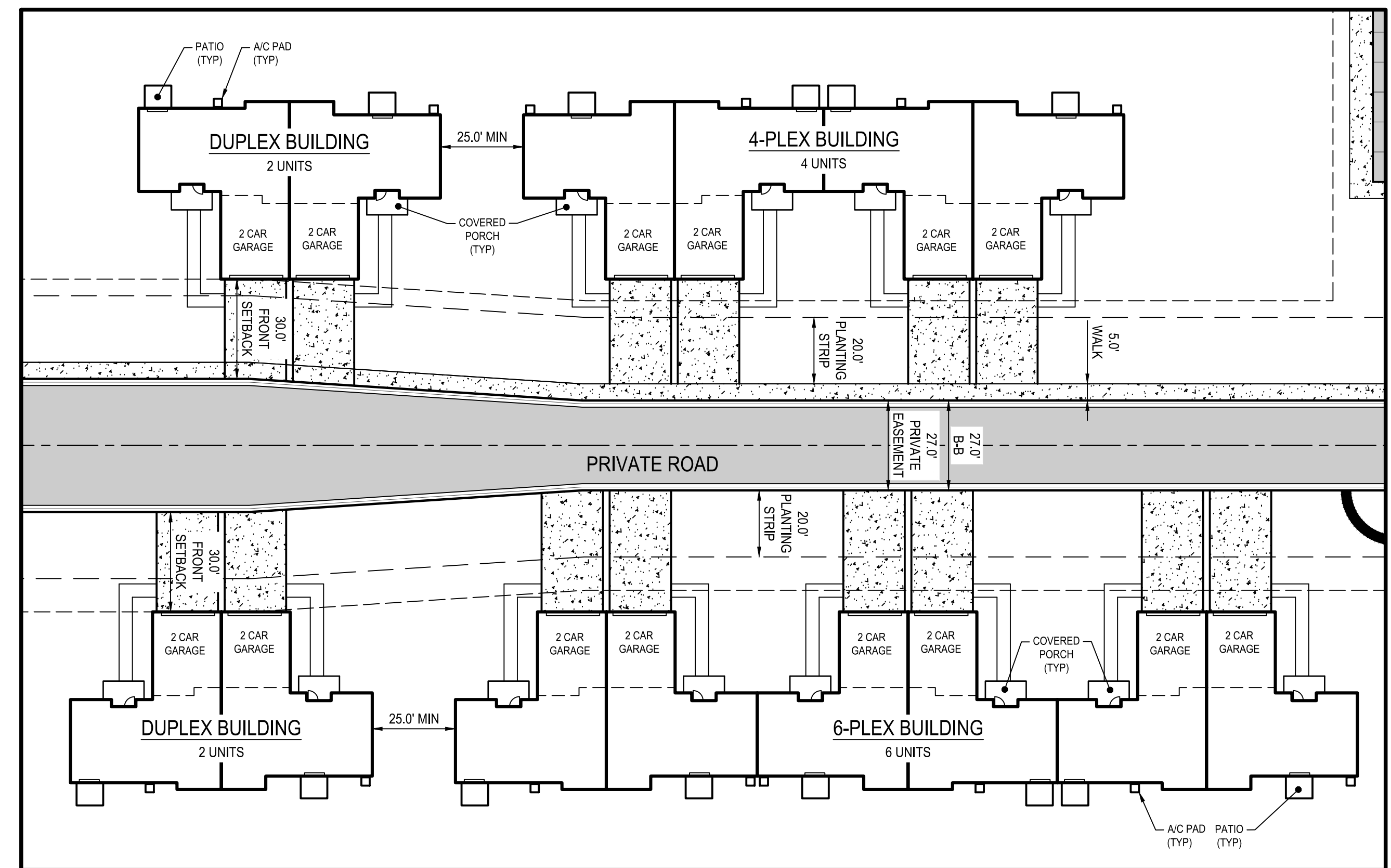
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Sheet:	07
Project:	20249.00



STACKED FLATS TYPICAL LAYOUT



TOWNHOME TYPICAL LAYOUT



DUPLEX TYPICAL LAYOUT

Executive:	AW
Manager:	JR
Designer:	JR / AR
Quality Control:	-
Section:	33
	T-02-S R-07-E

Professional Seal:



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OVERALL LANDSCAPE PLAN

BROOKWOOD SUPERIOR TOWNSHIP

SUPERIOR TWP.
WASHTENAW COUNTY
MICHIGAN

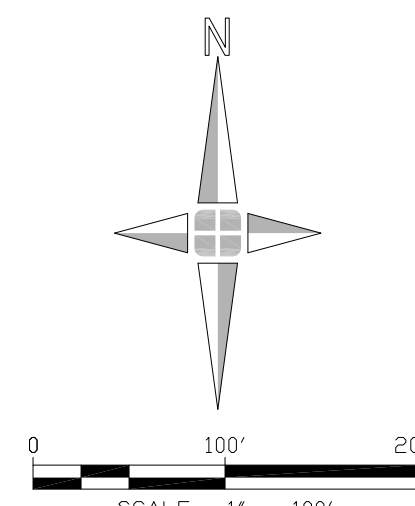
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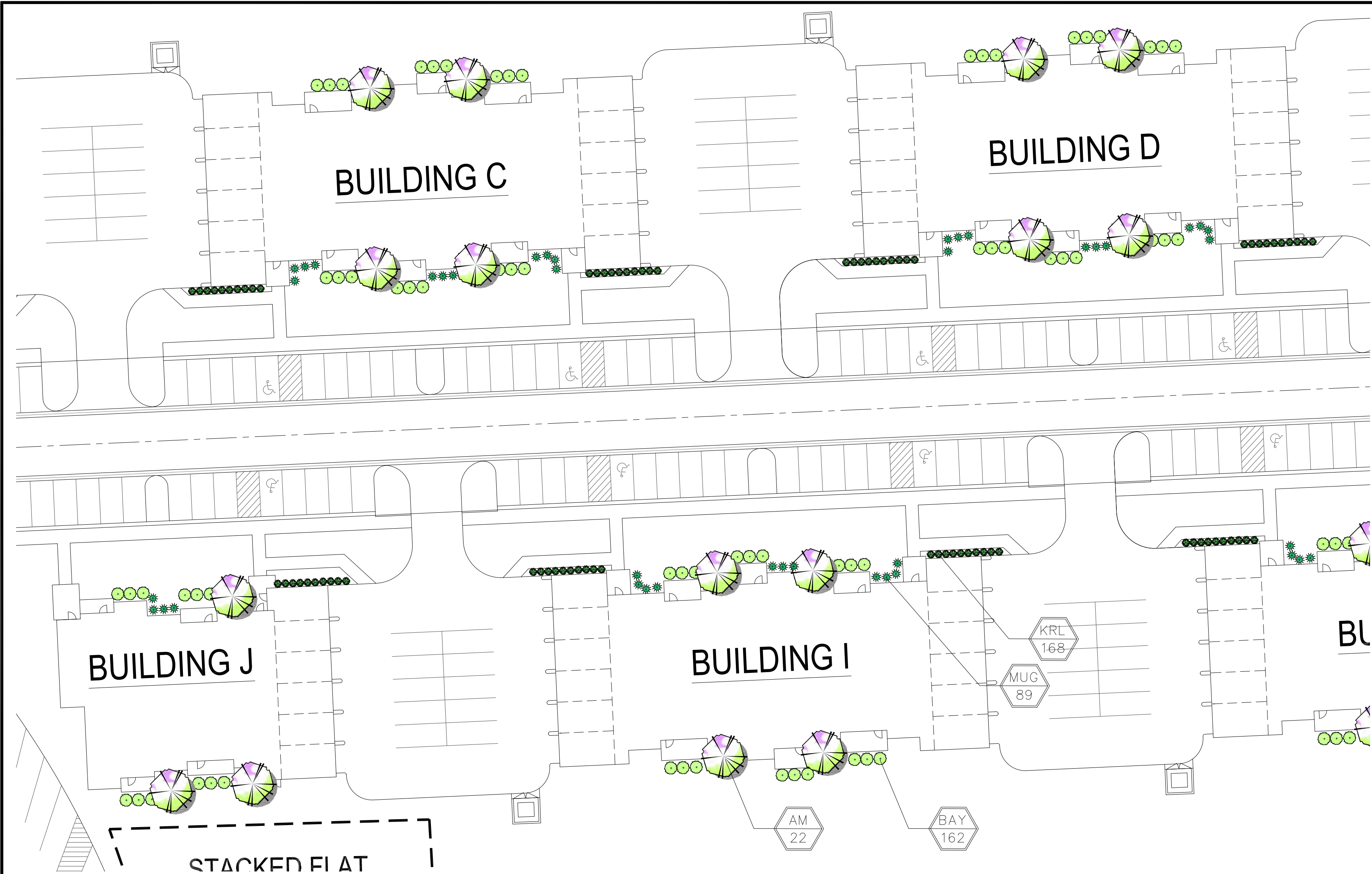


PLANT LIST: **XXX**
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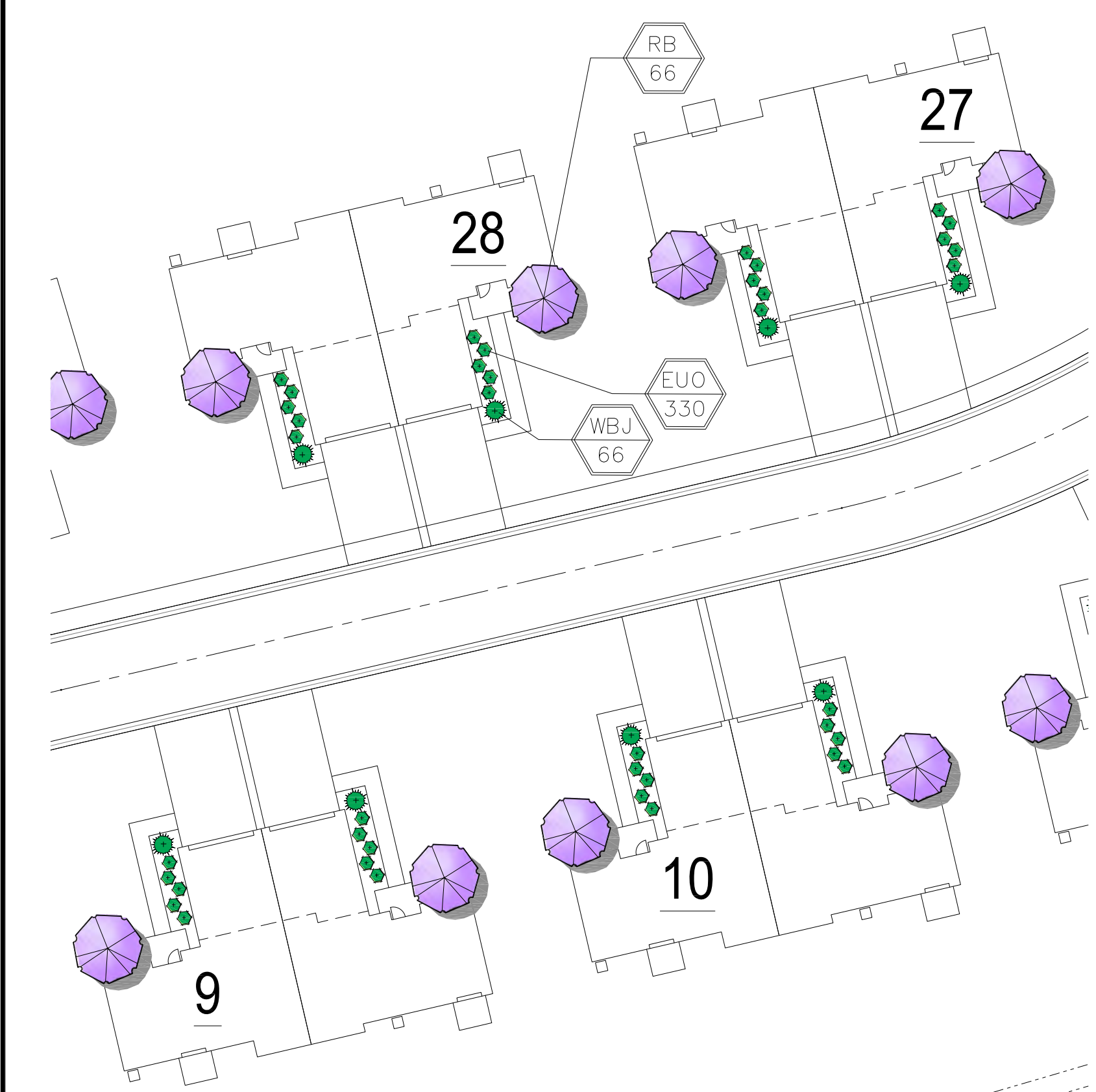
SHRUBS:				
NO.	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL
40	BURNING BUSH	EUONYMUS ALATA 'COMPACTA'	3-4' HT. 2 GAL.	BUR
23	LYNWOOD GOLD FORSYTHIA	FORSYTHIA x.i. 'LYNWOOD GOLD'	30" SPD. B&B	FOR

TREES:				
NO.	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL
68	ARNOLD TULIP TREE	LIRIODENDRON TULIPIFERA 'ARNOLD'	3" CAL. B&B	TU
42	LONDON PLANE TREE	PLATANUS X ACERIFOLIA	3" CAL. B&B	LP
54	NORWAY SPRUCE	PICEA ABIES	8' HT. B&B	NS
12	RADIANT CRAB	MALUS 'RADIANT'	3" CAL. B&B	RD
48	RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	3" CAL. B&B	RM
25	SKYLINE LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	3" CAL. B&B	HK
64	SUGAR MAPLE	ACER SACCHARUM	3" CAL. B&B	SM
9	BALD CYPRESS	TAXODIUM DISTICHUM	8' HT. B&B	BS
7	CRIMSON SPIRE OAK	QUERCUS X CRIMSCHMIDT PP#9103	3" CAL. B&B	OK
40	WHITE PINE	PINUS STROBUS	8' HT. B&B	WP

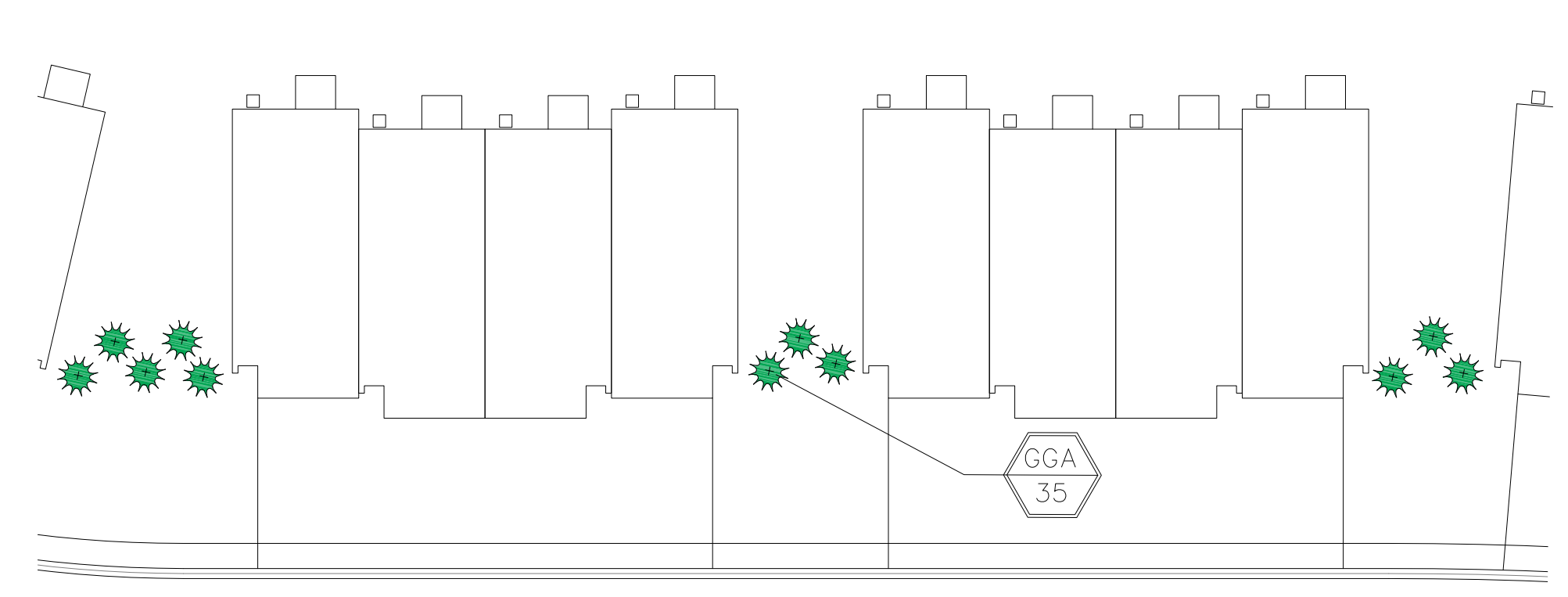




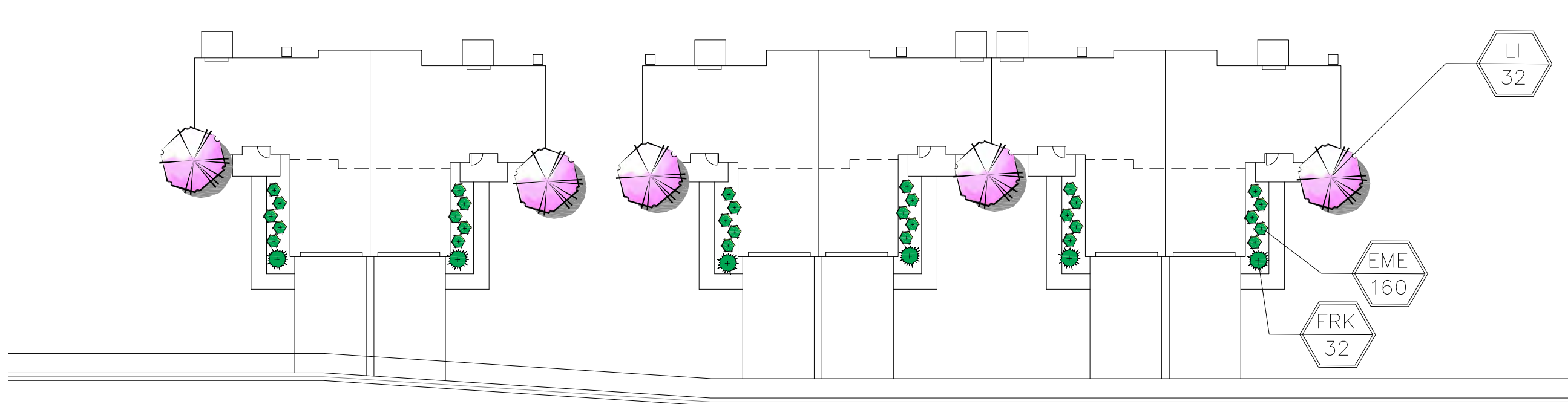
STACKED FLATS TYPICAL LAYOUT



DUPLEX TYPICAL LAYOUT 1



TOWNHOME TYPICAL LAYOUT



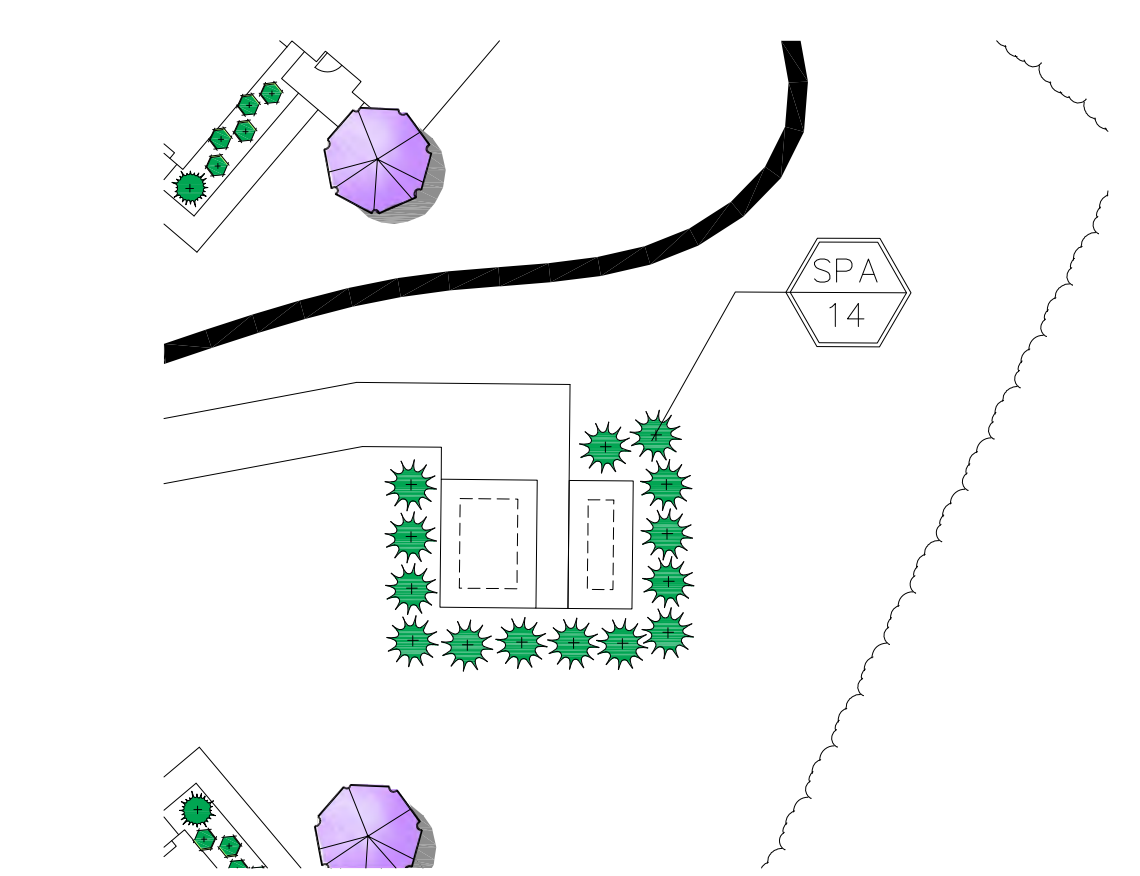
DUPLEX TYPICAL LAYOUT 2



CLUBHOUSE AREA LAYOUT

PLANT LIST: XXX X

NO.	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL
PERENNIALS:				
168	KARL FOERSTER'S REED GRASS	CALAMAGROSTIS x ACUTIFOLIA 'KARL FOERSTER'	3 GAL. POT	KRL
SHRUBS:				
7	TINY WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SPOWITW' PPAF	3 GAL. POT	ROS
66	WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	5-6" HT. B&B	WBJ
32	FRANKY BOY ARBORVITAE	THUJA ORIENTALIS 'FRANKY BOY'	4" HT. B&B	FRK
14	SPRINTER BOXWOOD	BUXUS MICROPHYLLA 'BULHOUSE' PP25896	30" DIA. B&B	BOX
330	EMERALD 'N GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD 'N GOLD'	3 GAL. POT	EJO
160	EMERALD GAETTY EUONYMUS	EUONYMUS FORTUNEI 'EMERALD GAETTY'	3 GAL. POT	EME
11	ROSY ROCKET BARBERRY	BERBERIS THUNBERGII 'ROSY ROCKET' PP18413	4-5" HT. B&B	BAR
8	SKYROCKET JUNIPERS	JUNIPERUS SCOPULORUM 'SKYROCKET'	4-5" HT. B&B	SKY
162	NORTHERN BAYBERRY	MYRICA PENNSYLVANICA	24" HT. B&B	BAY
6	SWEET EMOTION ABELIA	ABELIA MOSANENSIS 'SMNAMDS' PP27370	24" HT. B&B	VIB
31	CENTRAL PARK ROSE	ROSA CENTRAL PARK	3 GAL. POT	LIL
89	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL. POT	MUG
7	SPARTAN JUNIPERS	JUNIPERUS CHINENSIS 'SPARTAN'	5" HT. B&B	SPA
35	GREEN GIANT ARBORVITAE	THUJA PLICATA 'GREEN GIANT'	5" HT. B&B	GGA
TREES:				
NO.	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL
66	REDBUD	CERCIS CANADENSIS	3" CAL. B&B	RB
22	SERVICEBERRY	AMELANCHIER C. x GRANDIFLORA	3" CAL. B&B	AM
32	JAPANESE IVORY SILK	SYRINGA RETICULATA IVORY SILK	3" CAL. B&B	LI



SANITARY PUMP STATION

giffels webster
 Engineers
 Surveyors
 Planners
 Landscape Architects
 1025 East Maple Road
 Suite 100
 Birmingham, MI 48009
 p (248) 852-3100
 f (313) 962-5068
 www.giffelswebster.com

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 Manager: JR
 Designer: JR / AR
 Quality Control: -
 Section: 33
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 TAYLOR, MI 48180
 chris@livegpm.com
 (734) 287-6619

TYPICAL LANDSCAPE PLAN

BROOKWOOD SUPERIOR TOWNSHIP

SUPERIOR TWP. WASHENAW COUNTY MICHIGAN

Date: 04.14.2023
 Scale: 1"=30'
 Sheet: L-101
 Project: 20249.00

H:\2020\20249.00 Brookwood Superior Twp\Design\CAD\Special District Area Plans\L-101 Typical Landscape Plan.dwg

PLANT NOTES:

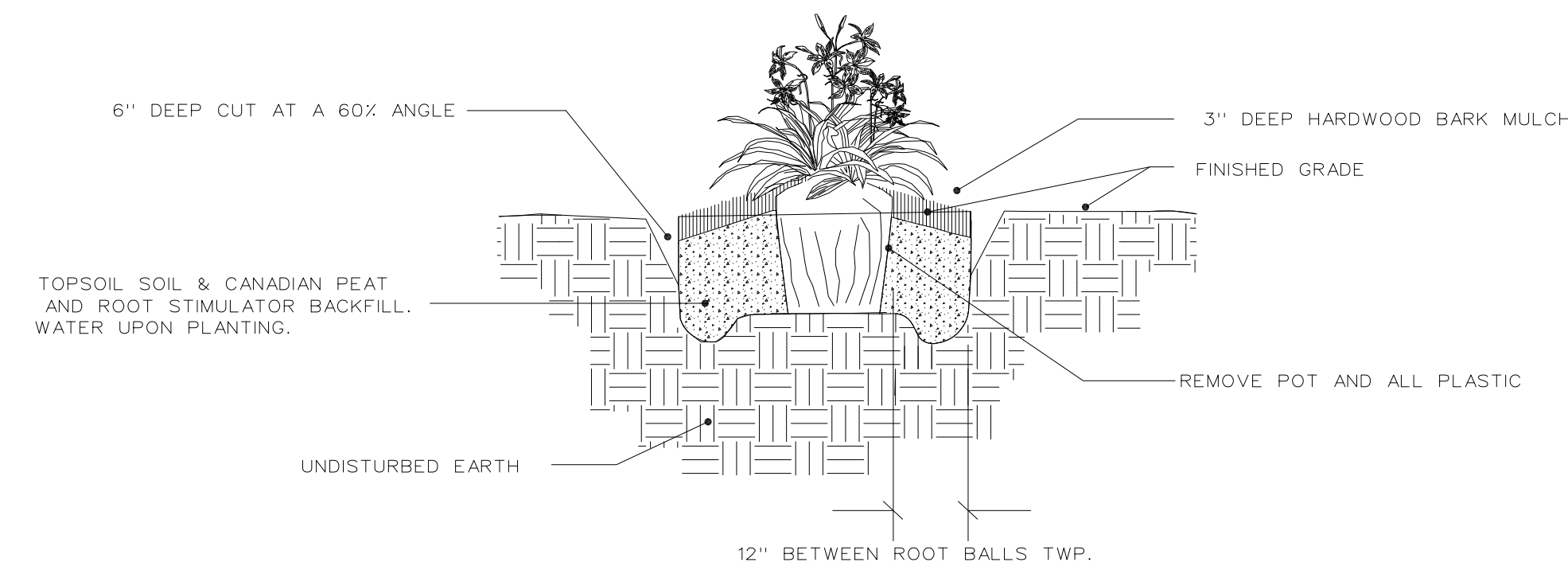
1. PLANT MATERIALS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASES AND INSECTS OR THEIR EGGS, AND SHALL HAVE NORMAL, HEALTHY ROOT SYSTEMS. CALIPER MEASUREMENTS SHALL BE TAKEN 6" ABOVE THE GROUND LEVEL. ALL OTHER MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z-60.1 • A3002004.)
2. PLANTING BED SOIL FOR ANNUALS SHALL BE SCREENED TOPSOIL. TO DETER WEED GROWTH DURING THE ESTABLISHMENT OF ANNUAL & PERENNIAL BED, APPLY A PRE-EMERGENT ('PREEN' OR EQUAL) AFTER PLANTING ANNUALS, 2-3 TIMES PER GROWING SEASON, AT A RATE AS PER RECOMMENDATION OF PRODUCT MANUFACTURER.
3. PLANTING POCKETS SHALL BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL. SAUCER SHALL BE MADE ON THE EDGES OF PLANTING POCKET.
4. ALL TREE WRAP SHALL BE REMOVED UPON PLANTING.
5. MULCH SHALL BE SHREDDED HARDWOOD BARK, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF PLANTING BEDS AND INDIVIDUAL TREE PLANTINGS.
6. TREES SHALL BE MULCHED WITH MIN. 3" DEEP HARDWOOD BARK MULCH AROUND PLANTS.
7. GRASS SEED SHALL BE CERTIFIED TURF GRASS SEED COMPLYING WITH A.S.P.A. SPECIFICATIONS, AND FREE OF WEED SEEDS AND UNDESIRABLE NATIVE GRASSES. SEEDED AREAS SHALL NOT BE PERMITTED TO DRY OUT. ALL LAWN AREAS SHALL BE FERTILIZED AND WATERED AS REQUIRED DURING THE FIRST GROWING SEASON TO MAINTAIN A DENSE AND VIGOROUS GROWING LAWN.
8. PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASON (24 MONTHS). DEAD MATERIALS SHALL BE REPLACED AS NEEDED PRIOR TO THE EXPIRATION OF THE GUARANTEE PERIOD, IN ACCORDANCE WITH THE LOCAL ORDINANCE REQUIREMENTS.
9. CONTRACTOR SHALL PROVIDE IN WRITING A LIST OF RECOMMENDED MAINTENANCE PROCEDURES FOR THE FIRST TWO GROWING SEASON.
10. REMOVE TOP 1/3 OF BURLAP ON ROOT BALL OR ALL IF WRAPPED IN PLASTIC COVERING AND/OR ALL NYLON CORD.
11. PLANT MATERIALS SHALL BE USED IN COMPLIANCE WITH THE PROVISIONS OF THE LOCAL ORDINANCE AND SHALL BE NURSERY GROWN, FREE OF PESTS AND DISEASES, HARDY IN THIS COUNTY, IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AND SHALL HAVE PASSED INSPECTIONS REQUIRED UNDER STATE REGULATIONS. IN ADDITION, PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF COUNTY COOPERATIVE EXTENSION SERVICE.

GENERAL NOTES:

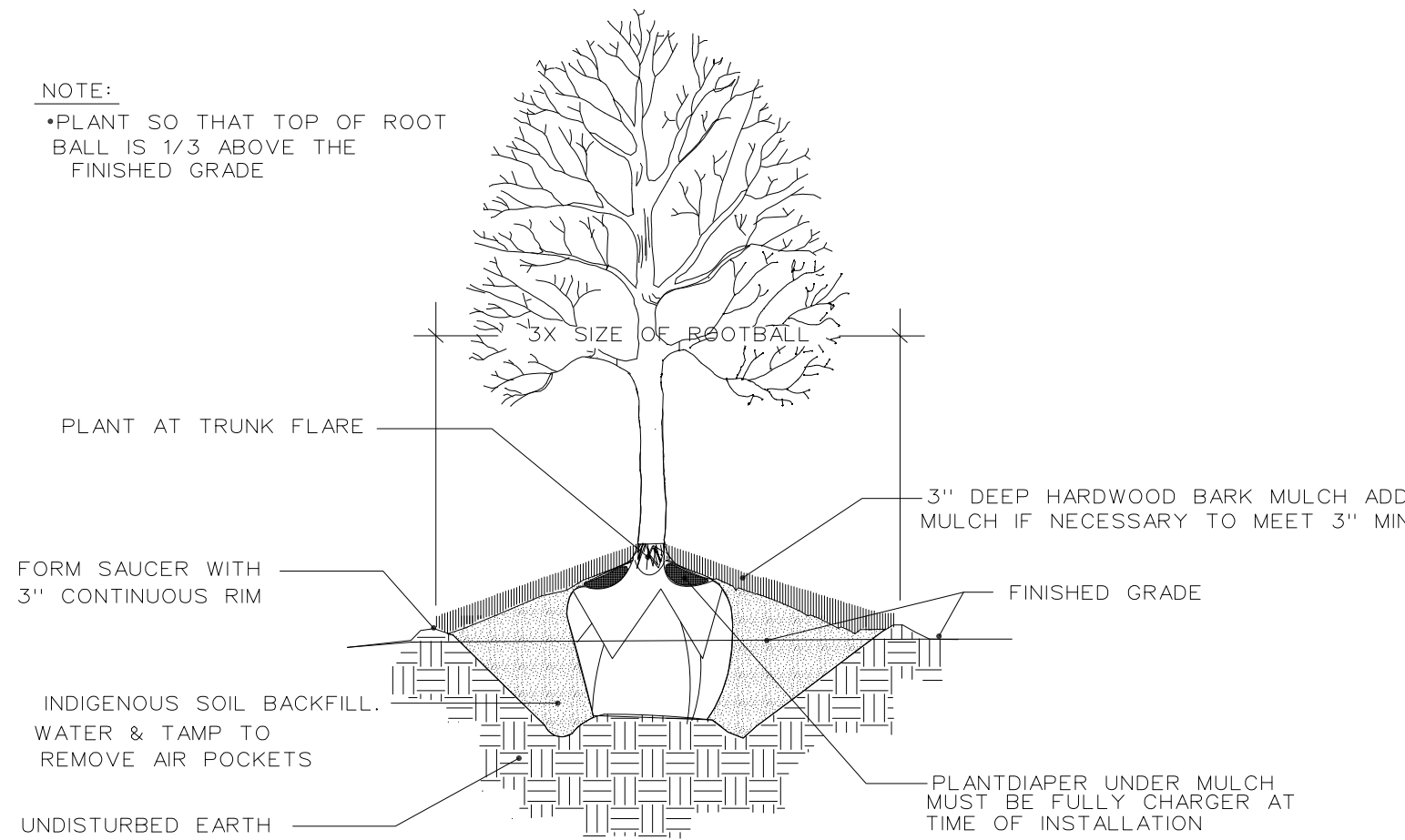
1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF LOCAL ORDINANCES.
2. ALL AREAS NOT BUILT, LANDSCAPED, OR PAVED UPON SHALL BE SEEDED OR SODDED. TERRA SEED SYSTEM OR APPROVED EQUAL IS ENCOURAGED.
3. TWO YEAR GUARANTEE PERIOD BEGINS AT FINAL INSPECTION OF LANDSCAPE MATERIAL BY THE TOWNSHIP'S REPRESENTATIVE A LANDSCAPE ARCHITECT OR NURSERYMAN.
4. BUILDING DEPARTMENT WILL NOT RELEASE CONSTRUCTION BONDS UNTIL TOWNSHIP APPROVED LANDSCAPE ARCHITECT OR NURSERYMAN HAS INSPECTED THE SITE AND APPROVED THE INSTALLATION OF LANDSCAPE PLANS. FINAL BOND WILL NOT BE RELEASED UNTIL THE TWO YEAR GUARANTEE EXPIRES AND FINAL INSPECTION IS MADE.
5. OWNER IS THEN RESPONSIBLE FOR CARE AND MAINTAINCE OF ALL PLANTS UPON RETURN OF BONDS. ALL PLANT MATERIAL IS TO BE MAINTAINED FOR THE NATURAL LIFE OF THE PLANT. NO REMOVAL OF ANY PLANT MATERIAL IS PERMITTED WITHOUT REPLACEMENT.
6. ALL LAWN AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM. IRRIGATION HEADS SHALL BE PLACED SUCH THAT WATER WILL NOT HIT ANY HARD STRUCTURES OR SURFACES.

LANDSCAPE CONTRACTOR'S "TWO-YEAR IRRIGATION REQUIREMENT PERIOD"

IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROGRAM AND PERIODICALLY ADJUST THE IRRIGATION SYSTEM (PROVIDED BY OTHERS) AS REQUIRED TO INSURE DELIVERY OF PROPER AND ADEQUATE WATER SUPPLY TO ALL PLANT MATERIAL, AND SEEDED LAWN AREAS (SERVICED BY THE IRRIGATION SYSTEM) TO INSURE THE ESTABLISHMENT OF HEALTHY PLANT MATERIALS AND LAWNS FOR THEIR FIRST YEAR OF GROWTH. FOLLOWING THE LANDSCAPE CONTRACTOR'S "TWO-YEAR IRRIGATION REQUIREMENT PERIOD", THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SUGGESTED "IRRIGATION MAINTENANCE SCHEDULE" FOR THEIR USE.

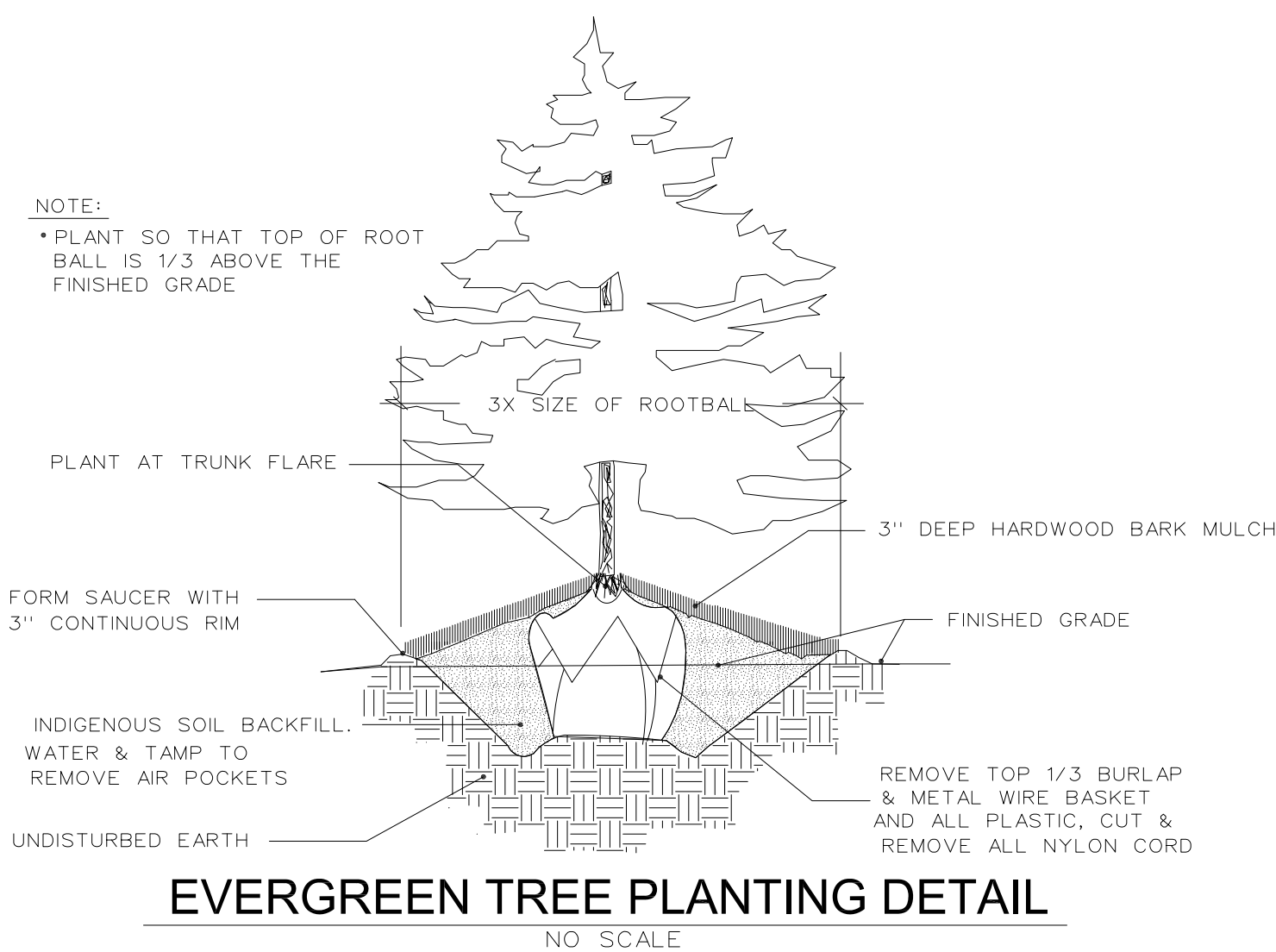


PERENNIAL PLANTING DETAIL
NO SCALE

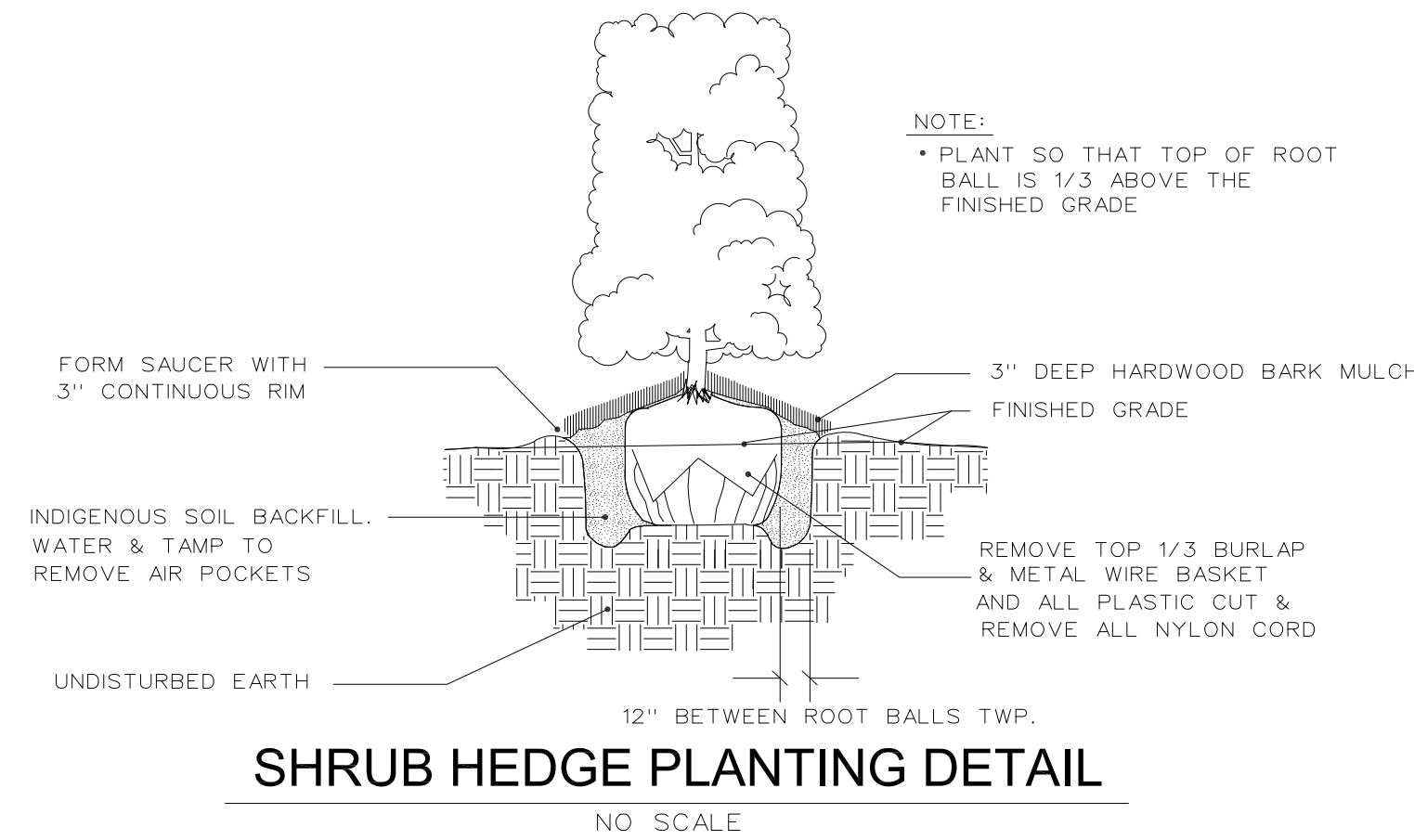


TREE / SHRUB PLANT DIAPER DETAIL
NO SCALE

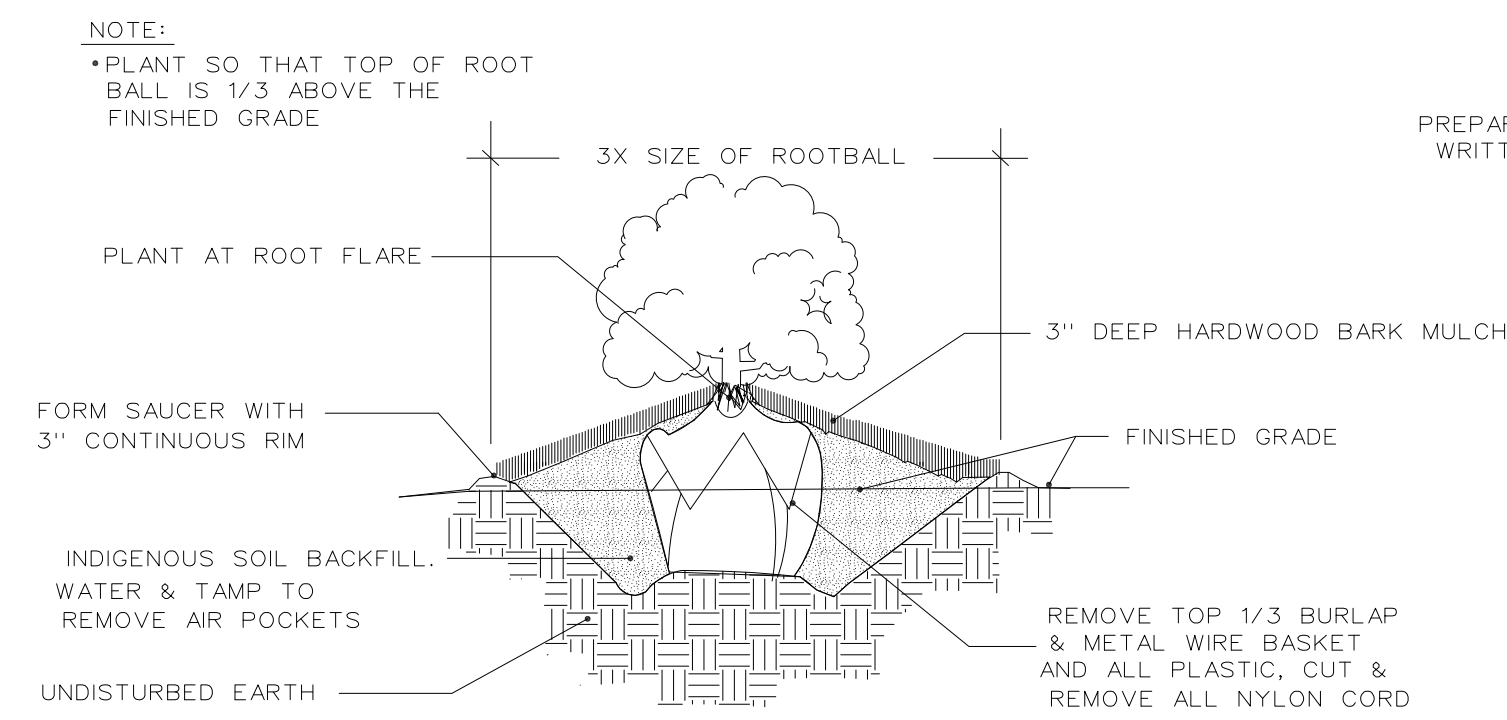
TWO OPTIONS FOR NO DRIP IRRIGATION:
IRRIGATION IS NECESSARY WHEN NATURAL RAIN FALL IS LESS THAN 1" OF RAINFALL PER MONTH.
A) PLANTDIAPERS CAN BE RECHARGED WITH WATER BY DIGGING THEM UP AND RECHARGING THEM IN A BUCKET OF WATER AT NIGHT. THEN REINSTALLED UNDER THE RING OF MULCH. THIS RECHARGED PLANTDIAPER SHOULD LAST UP TO A MONTH.
B) SECOND OPTION IS TO WATER EACH TREE FOR 2 MINUTES PER DAY FOR A WEEK DURING A DROUGHT. MAINTENANCE OF THE PLANTDIAPER VERSUS A TRADITIONAL TREE WATERING BAG INVOLVES CHECKING SOIL MOISTURE RATHER JUST USING LOTS OF WATER TO REFILL. NORMAL WATERING OR TRADITIONAL TREE BAGS HAVE A LOT OF WATER THAT ENDS UP BEING EVAPORATED OR NOT USED EFFICIENTLY TO WATER THE TREE!
FERTILIZATION:
FERTILIZERS IN SOIL UNDER PLANTDIAPER IS HIGHLY RECOMMENDED AND IT WILL CAUSE LESS POLLUTION AND RUNOFF. KNOW WHAT INGREDIENTS IN THE FERTILIZER YOU ARE USING. ALL ORGANIC FERTILIZERS ARE ACCEPTABLE.
FERTILIZERS TO CONSIDER:
•N: UREA (THE LARGEST AGRICULTURAL NITROGEN FERTILIZER) SUCH AS AMMONIUM AND AMMONIUM NITRATE ARE FINE.
•P: MONO-AMMONIUM PHOSPHATE, DI-AMMONIUM PHOSPHATE AND AMMONIUM PHOSPHATE. AT HIGH CONCENTRATION, IT MAY TEMPORARILY REDUCE WATER HOLDING CAPACITY. BUT IT CAN BE RECOVERED RATHER QUICKLY.
•K: POTASSIUM CHLORIDE, POTASSIUM SULFATE, AND POTASSIUM NITRATE. AT HIGH CONCENTRATION, IT MAY TEMPORARILY REDUCE WATER HOLDING CAPACITY. BUT IT CAN BE RECOVERED RATHER QUICKLY.
• AVOID FERTILIZERS OR ADDITIVES CONTAINING METAL IRONS OTHER THAN GROUP I (ALKALI METALS) SUCH AS ALUMINUM, CALCIUM, MAGNESIUM, WHICH ARE COMMON IN MANY MIXED FERTILIZERS.



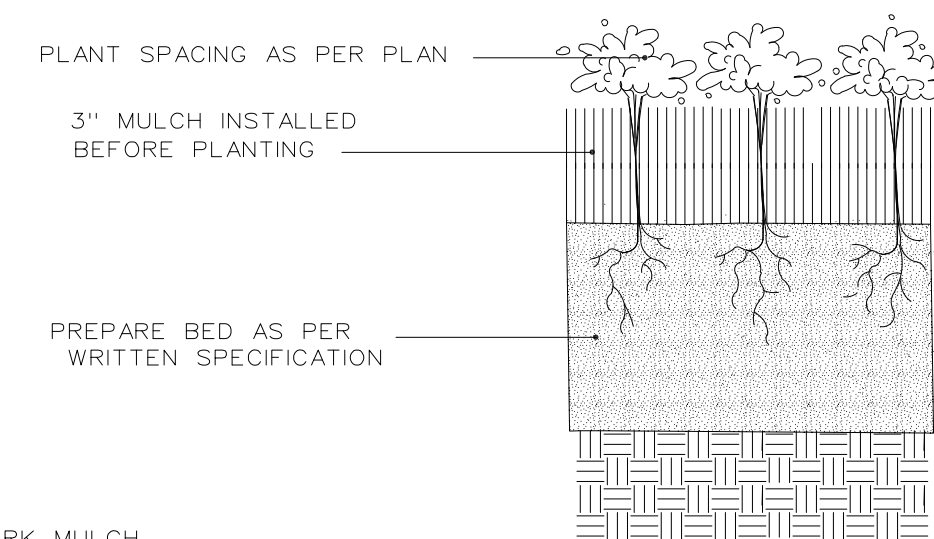
EVERGREEN TREE PLANTING DETAIL
NO SCALE



SHRUB HEDGE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



GROUNDCOVER PLANTING DETAIL
NO SCALE

LAWN SEED MIX:

- 30% PERENNIAL RYGRASS
- 20% PARK KENTUCKY BLUEGRASS
- 45% CREEPING RED FESCUE
- 5% ANNUAL RYEGRASS
- 4*/1000 S.F. SEEDING RATE

Executive:	AW
Manager:	JR
Designer:	JR / AR
Quality Control:	-
Section:	33
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chris@livegpm.com
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LANDSCAPE DETAILS

BROOKWOOD SUPERIOR TOWNSHIP

SUPERIOR TWP.
WASHTENAW COUNTY
MICHIGAN

Date:	04,14,2023
Scale:	NTS
Sheet:	L-102
Project:	20249.00

TOWNSHIP SUBMITTAL 04-23-2023
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GARNER PROPERTY MANAGEMENT
BROOKWOOD DEVELOPMENT
 Superior Township, MI

PROJECT

CONSULTANT

CLUBHOUSE COMPOSITE EXTERIOR ELEVATIONS

SHEET TITLE

22-629
 PROJECT NUMBER

AC-201
 SHEET NUMBER



SIDE B ELEVATION: CLUBHOUSE
 SCALE - 1/8" = 1'-0"
 S48VAC201



REAR ELEVATION: CLUBHOUSE
 SCALE - 1/8" = 1'-0"
 S48VAC201



SIDE A ELEVATION: CLUBHOUSE
 SCALE - 1/8" = 1'-0"
 S48VAC201



FRONT ELEVATION: CLUBHOUSE
 SCALE - 1/8" = 1'-0"
 S48VAC201

Drawings: P:\2022\22-629\Drawings\CD\Arch\Area Plan_Rear.dwg
 Date: Apr 21, 2023, 9:53am
 Layout: AC201 - Plotted by: mlilton



REAR ELEVATION: STACKED FLATS
 SCALE - 1/8" = 1'-0"
9/3/2021



FRONT ELEVATION: STACKED FLATS
 SCALE - 1/8" = 1'-0"
9/3/2021

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 DEVELOPMENT
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PROJECT

CONSULTANT

STACKED FLATS
 COMPOSITE
 EXTERIOR
 ELEVATIONS

SHEET TITLE

22-629
 PROJECT NUMBER

AF-201
 SHEET NUMBER



SIDE B ELEVATION: STACKED FLATS
 SCALE - 1/8" = 1'-0"
 S43W202



SIDE A ELEVATION: STACKED FLATS
 SCALE - 1/8" = 1'-0"
 S43W202

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BROOKWOOD
 DEVELOPMENT
 Superior Township, MI

PROJECT

CONSULTANT

STACKED FLATS
 COMPOSITE
 EXTERIOR
 ELEVATIONS

SHEET TITLE

22-629
 PROJECT NUMBER

AF-202
 SHEET NUMBER

H G F E D C B A

6

6



SIDE B ELEVATION: STACKED FLATS END UNIT
 SCALE - 1/8" = 1'-0"
 S43-WF203

REAR ELEVATION: STACKED FLATS END UNIT
 SCALE - 1/8" = 1'-0"
 S43-WF203



SIDE A ELEVATION: STACKED FLATS END UNIT
 SCALE - 1/8" = 1'-0"
 S43-WF203

FRONT ELEVATION: STACKED FLATS END UNIT
 SCALE - 1/8" = 1'-0"
 S43-WF203

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 Superior Township, MI

PROJECT
 CONSULTANT
STACKED FLATS COMPOSITE END UNIT EXTERIOR ELEVATIONS
 SHEET TITLE

22-629
 PROJECT NUMBER
AF-203
 SHEET NUMBER

Drawings: P:\2022\22-629\Drawings\CD\Area Plans\Revised\SHAF203.dwg
 Date: Apr 20, 2023, 6:34pm Layout: AF203 Plotted by: mihon

H G F E D C B A

6



REAR ELEVATION: 4-UNIT
 SCALE - 1/8" = 1'-0"
 SASHAT201



SIDE B ELEVATION: 4-UNIT
 SCALE - 1/8" = 1'-0"
 SASHAT201



FRONT ELEVATION: 4-UNIT
 SCALE - 1/8" = 1'-0"
 SASHAT201



SIDE A ELEVATION: 4-UNIT
 SCALE - 1/8" = 1'-0"
 SASHAT201



REAR ELEVATION: 2-UNIT
 SCALE - 1/8" = 1'-0"
 SASHAL021



FRONT ELEVATION: 2-UNIT A
 SCALE - 1/8" = 1'-0"
 SASHAL021



FRONT ELEVATION: 2-UNIT B
 SCALE - 1/8" = 1'-0"
 SASHAL021

- ASPHALT SHINGLES
- FIBER CEMENT TRIM
- VINYL WINDOWS
- FACE BRICK



REAR ELEVATION: 6-UNIT
 SCALE - 1/8" = 1'-0"
 SASHAL021



FRONT ELEVATION: 6-UNIT
 SCALE - 1/8" = 1'-0"
 SASHAL021

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GARNER PROPERTY MANAGEMENT
BROOKWOOD DEVELOPMENT
 Superior Township, MI

PROJECT

CONSULTANT

ATTACHED UNIT
 COMPOSITE
 EXTERIOR
 ELEVATIONS

SHEET TITLE

22-629
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AU-201
 SHEET NUMBER

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GARNER PROPERTY MANAGEMENT
BROOKWOOD DEVELOPMENT
 Superior Township, MI

PROJECT

CONSULTANT

ATTACHED UNIT
 COMPOSITE
 EXTERIOR
 ELEVATIONS

SHEET TITLE

22-629
 PROJECT NUMBER

AU-202
 SHEET NUMBER



FRONT ELEVATION: 4-UNIT
 SCALE - 1/8" = 1'-0"
 SASHU202



REAR ELEVATION: 4-UNIT
 SCALE - 1/8" = 1'-0"
 SASHU202



SIDE A ELEVATION
 SCALE - 1/8" = 1'-0"
 SASHU202



SIDE B ELEVATION
 SCALE - 1/8" = 1'-0"
 SASHU202

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