SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, YPSILANTI, MI 48198
AGENDA
MARCH 22, 2017
7:30 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. DETERMINATION OF QUORUM

4. ADOPTION OF AGENDA

5. APPROVAL OF MINUTES

   A. Approval of the January 25, 2017 regular meeting minutes.

6. CITIZEN PARTICIPATION

7. CORRESPONDENCE

   A. Notice of Intent to Amend the Adopted 2015 Master Plan – Charter Township of Plymouth.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

9. REPORTS
   A. Ordinance Officer
   B. Building Inspector
   C. Zoning Administrator

10. OLD BUSINESS

11. NEW BUSINESS

   A. STPC #17-01 Prospect Pointe West Final Site Plan – Phase 1
   B. STPC #17-02 Bromley Park Condominium Fence – Minor Site Plan

12. POLICY DISCUSSION

13. ADJOURNMENT

Thomas Brennan III, Commission Secretary
3040 N. Prospect, Ypsilanti, MI 48198

Laura Bennett, Building/Planning Assistant
734-482-6099

1-1 CALL TO ORDER

Chairman Guenther called the regular meeting to order at 7:30 p.m.

1-2 ROLL CALL

The following members were present: Brennan, Findley, Guenther, McGill, and Steele. Gardner was absent. Also present were Rodney Nanney, Township Planner, Jacob Rushlow, Township Engineer, and Rick Mayernik, Building/Zoning Administrator.

1-3 DETERMINATION OF QUORUM

A quorum was present.

1-4 ADOPTION OF AGENDA

A motion was made by Commissioner Brennan and supported by Commissioner Findley to adopt the agenda as presented. The motion carried.

1-5 APPROVAL OF MINUTES

A. Minutes of the October 26, 2016 Meeting

A motion was made by Commissioner Brennan and supported by Commissioner McGill to approve the minutes as corrected. The motion carried.

1-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

1-7 CORRESPONDENCE

There was no Correspondence.

1-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

1-9 REPORTS

A. Ordinance Officer

A motion was made by Commissioner Findley and supported by Commissioner Brennan to receive the report. The motion carried.

B. Building Inspector

A motion was made by Commissioner Brennan and supported by Commissioner McGill to receive the report. The motion carried.

C. Zoning Administrator

A motion was made by Commissioner Brennan and supported by Commissioner Steele to receive the report. The motion carried.

1-10 OLD BUSINESS

There was no Old Business.

1-11 NEW BUSINESS

A. 16-07 Prospect Pointe West Preliminary Site Plan

Greg Windingland, Lombardo Homes, presented a PowerPoint to the Planning Commission explaining the proposed Prospect Pointe West Preliminary Site Plan.

Rodney Nanney, Township Planner, presented his report to the Planning Commission.

Jacob Rushlow, Township Engineer, presented his report to the Planning Commission.

Commissioner Guenther opened the floor for questions from the public.

The homeowner at 7980 Hallie Drive asked if there was state regulation regarding the required size of a pool for 350 homes.

Rick Mayernik, Building Official, replied that the County Health Department would be a good place to call to ask.

Teresa Stegall, 1923 Hunters Creek Dr., stated that when she read the declaration, the pool was listed under Prospect Pointe East. She inquired as to why Prospect Pointe West would get to use the pool.

Mr. Windingland stated that there is a declaration for the pool that is separate (created by Pulte) from the homes. It has its own budget and it is a separate entity. Pulte reserved rights to be able to expand to that. Lombardo assumes the right from Pulte as part of the purchase. That is how they are able to expand the use to include Prospect Pointe West.

Ann Unger, 7481 Leah Ln., questioned how changes can be made to documents that are already established.

Chairperson Guenther replied that it cannot be undone. He added that these documents are recorded and public information.

Ms. Stegall asked if they could discuss the entrances to the subdivision.

Mr. Windingland stated that the original community was designed with the two entrances and the Washtenaw County Road Commission did not feel that there was a need to add extra entrances. He added that the distance to the existing intersection would not allow for the addition of another entrance.

Pedro Melendez, 1971 Frances Way, noted concerns that the site does not include common areas or recreation areas. He added that because the plan for Prospect Pointe West lacks those resources, they will rely on Prospect Pointe East for those areas.

Mr. Nanney stated that development does include open spaces. However, common space is not required to be shown on the Preliminary Site Plan, but will be shown at Final Site Plan.

Karl Kadar, 1839 Hunters Creek Drive, stated that when he bought his lot, he was told that the open space adjacent to his lot (proposed Lot 151) was reserved by the Township and would not be built on. He added that he is disappointed to hear that it is going to be built on. He also noted environmental concerns for that lot.

Ted Innis, 1975 Frances Way, noted concerns that the original development was planned by Pulte as a plat under one set of covenants and restrictions, and now Prospect Pointe West will be under another. He added that it will be a mess when it comes to who is pay for landscaping, roads and the pool.

Chairperson Guenther noted that a subdivision plat and a site condo are different only due to ownership.

Mr. Windingland commented that the cost of landscaping maintenance at the front of the community would be shared in equally by all of the homes in the community. He added that there will be a cost sharing agreement.

Commissioner Steele inquired about open space and block length.

The homeowner at 7600 Abigail Dr. asked Commissioners to think more about traffic in the area as well as the addition of 151 homes exiting near Geddes road.

Chairperson Guenther stated that it is not an issue that is on the table this evening, adding that this is not a new development.

Pedro Melendez, 1971 Frances Way, inquired again about common areas.

Chairperson Guenther stated that it cannot be a surprise that more units are coming. He reiterated that common areas are not required to be shown as part of the Preliminary Site Plan.

Bryan Jager, 7962 Jordan Ct., asked what it would take to make the new homes an extension of Prospect Pointe East rather than a different entity.

Mr. Windingland explained the platting process and noted that it is extremely difficult and lengthy. He added that Site Condominiums are indistinguishable from Subdivision Plats when in place.

Teresa Stegall, 1923 Hunters Creek Dr. asked if Lombardo could reduce the number of homes being built to make room for more common area.

Mr. Windingland stated that the number of homes was already reduced by 24 and they will not be reducing any more.

Ann Unger, 7481 Leah Ln., asked if the citizens are able to come and make a counter proposal.

Chairperson Guenther stated that you cannot submit a petition unless you own the property.

Mr. Mayernik asked if once Lombardo passed preliminary approval, if they would seek Final Site Plan approval for Phase 1 only.

Mr. Windingland confirmed that they would seek Final Site Plan approval for Phase 1 only.

Chairperson Guenther asked about Lot 151 and what connections it has.

Mr. Windingland stated that it will abut to common elements.

Chairperson Guenther questioned if it can be included if it doesn't have connection to anything else in the condominium. He also inquired if a legal opinion was needed.

Commissioner Steele stated that Lot 151 should be part of Phase 4.

Mr. Windingland stated that the lot was numbered 151 as he was not sure it would survive the planning process.

Commissioner Findley noted that she has concerns about Lot 151 and the fact that the adjacent homeowner was told by the sales representative that the lot was preserved by the Township.

Chairperson Guenther added that Lot 151 is not indicated in the key maps on any of the pages of the site plan.

Motion by Commissioner Brennan, supported by Commissioner Findley to approve STPC #16-07 Prospect Pointe West Preliminary Site Plan dated 12/22/2016, finding that it meets the requirements of Section 10.07 and 10.10 including Section 12 of condominium regulations, subject to the following conditions:

1. The applicant shall address all items noted in Part 2 of the Township Planner's report and any items noted by the Township Engineer on the Final Site Plan for this project.

2. The buildable status of Lot #151 based on report dated 1/3/2017 from OHM, will be determined by the Planning Commission after receipt of more detailed features information as part of the Final Site Plan submittal.

Yes: Brennan, Findley, Guenther, McGill, Phillips, Steele.
No: None.
Absent: Gardner.
Abstain: None.

The motion carried.

B. Election of Officers

A motion was made by Commissioner Steele and supported by Commissioner Brennan to open the nominations for Chairperson. The motion carried by voice vote.

A motion was made by Commissioner Brennan and supported by Commissioner Findley to elect David Guenther as Chairperson for 2017. There were no other nominations. The motion to elect David Guenther as Chairperson of the Superior Township Planning Commission for 2017 passed with the following vote:

Yes: Brennan, Findley, Guenther, McGill, and Steele.
No: None.
Absent: Gardner.
Abstain: None.

The motion carried.

A motion was made by Commissioner Findley and supported by Commissioner Brennan to close the nominations for Chairperson. The motion carried by voice vote.

A motion was made by Commissioner Findley and supported by Commissioner Brennan to open the nominations for Vice Chairperson. The motion carried by voice vote.

A motion was made by Commissioner Steele and supported by Commissioner Findley to elect Jay Gardner as Vice Chairperson for 2017. There were no other nominations. The motion to elect Jay Gardner as Vice Chairperson of the Superior Township Planning Commission for 2017 passed with the following vote:

Yes: Brennan, Findley, Guenther, McGill, and Steele.
No: None.
Absent: Gardner.
Abstain: None.

The motion carried.

A motion was made by Commissioner Findley and supported by Commissioner Brennan to close the nominations for Vice Chairperson. The motion carried by voice vote.

A motion was made by Commissioner Findley and supported by Commissioner Steele to open the nominations for Secretary. The motion carried by voice vote.

A motion was made by Commissioner Findley and supported by Chairperson Guenther to elect Thomas Brennan III as Secretary for 2017. There were no other nominations. The motion to elect Thomas Brennan III as Secretary of the Superior Township Planning Commission for 2017 passed with the following vote:

Yes: Brennan, Findley, Guenther, McGill, and Steele.
No: None.
Absent: Gardner.
Abstain: None.

The motion carried.

A motion was made by Commissioner Findley and supported by Commissioner McGill to close the nominations for Secretary. The motion carried by voice vote.

C. Approval of 2017 Meeting Schedule

Motion by Commissioner Brennan, supported by Commissioner Findley to adopt the 2017 Planning Commission Meeting Schedule. The motion carried.

1-12 POLICY DISCUSSION

A. Motion Template

Mr. Mayernik passed out a motion template for the Planning Commission to use in drafting motions. It also includes sections from the Zoning Ordinance in which Commissioners can reference.

Rodney Nanney stated that multiple attorneys have been calling around looking for Townships that are open to allowing medical marijuana.

10-13 ADJOURNMENT

A motion was made by Commissioner Findley, supported by Commissioner McGill to adjourn at 9:30 p.m. The motion carried.

Respectfully submitted,
Thomas Brennan III, Planning Commission Secretary

Laura Bennett, Recording Secretary
Superior Charter Township
3040 N. Prospect
Ypsilanti, MI 48198 (734) 482-6099

CHARTER TOWNSHIP OF PLYMOUTH

9955 HAGGERTY RD • PLYMOUTH, MICHIGAN 48170-4673
www.plymouthtwp.org

February 21, 2017

NOTICE OF INTENT TO AMENDMENT THE ADOPTED 2015 MASTER PLAN

Please be advised that the Charter Township of Plymouth Planning Commission intends to review sections of the Township's Master Plan and Future Land Use Map for possible amendments.

In accordance with P.A. 33 of 2008, as amended, prior to preparing a plan or considering any amendments thereto, the Township is required to send notice to each of the following:

a) The planning commission, or if there is no planning commission, the legislative body, of each municipality located within or contiguous to the Township.

b) The regional planning commission for the region in which the Township is located, if there is no county planning commission for the county in which the Township is located.

c) The county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which the Township is located.

d) Each public utility company, railroad company, and public transportation agency owning or operating a public utility, railroad, or public transportation system within the Township.

e) Any government entity, which registers its name and mailing address with the Township for this purpose.

As a neighboring local government, utility, or other interested party, you are receiving official notice of the Charter Township of Plymouth Planning Commission's intent to begin the process of reviewing the Master Plan and Future Land Use Map. The Planning Commission welcomes your involvement, and respectfully requests your cooperation and comment. Prior to final adoption, a draft of any proposed documents will be made available electronically for your review and comment.

Sincerely,

Dennis J. Cebulski, Chairman
Planning Commission
Charter Township of Plymouth

Superior Township Monthly Report
January/ February 2017

Resident Debris/ Complaints:

9988 Avondale- Carpet in bags on extension- **(Tagged)**
1613 Harvest Ln.- Wood pieces on Extension- **(Owner Removed)**
1605 Harvest Ln.- Misc. Junk on Extension- **(Tagged for Removal)**
1501 Harvest Ln.- Carpet on Extension- **(Tagged for Removal)**
1911 Savannah- Chair on Extension- **(Tagged for Removal)**
8600 Somerset- Misc. junk on Extension- **(Tagged for Removal)**
1830 Norfolk- Carpet on Extension- **(Tagged for Removal)**
9156 Ascot- Bags on Extension- **(Tagged)**
9132 Ascot- Boxes on Extension- **(Tagged)**
8659 Hemlock Ct.- Table on Extension- **(Tagged for Removal)**
1561 Stratford Ct.- Fireplace on Extension- **(Tagged for Removal)**
1550 Harvest- Chairs & table on Extension- **(Tagged for Removal)**
1715 Hamlet- Chairs on Extension- **(Tagged for Removal)**
8654 Heather Ct.- Furniture on Extension- **(Tagged for Removal)**
1009 McArthur Ct.- Doors on Extension- **(Tagged for Removal)**
8302 Joy Rd.- Debris on Extension- **(Tagged for Removal)(Letter Sent)**
8566 Canterbury- Toilet & Box on Extension- **(Tagged)**
1803 Hamlet- Car Seat & chair on law- **(Tagged for Removal)**

Yard Waste & Grass Complaints:

1541 Harvest Ln.- Brush on extension- **(Owner Advised How to Remove)**

Vehicle Complaints:

Ascot & Abbey Ln.- Vehicle has not tags- **(Tagged)**

Illegal Dumping:

Napier & Cherry Hill- Black Bags Dumped
Cherry Hill Nature Preserve- Refrigerator dumped at entrance- **(Removed)**

Superior Township Monthly Report
February/ March 2017

Resident Debris/ Complaints:

1573 Sheffield- Wood Pieces on Extension- **(Tagged for Removal)**
8704 Nottingham- Chairs & T.V. on Extension- **(Tagged for Removal)**
1606 Wiard Rd.- Stove on Extension- **(Tagged for Removal)**
1304 Stamford- Carpet on Extension- **(Tagged for Removal)**
9200 Panama- Boxspring on Extension- **(Tagged for Removal)**
9296 Panama- Mattress on Extension- **(Tagged for Removal)**
1304 Stamford- Glass Sheets on Extension- **(Tagged for Removal)**
2240 Gale Rd.- Chairs left on Extension- **(Tagged for Removal)**
2290 Gale- Rd.- Leaving cans on road- **(Letter Sent to Owner)**
8424 Preston Ct.- Boxes on Extension- **(Tagged for Removal)**
1689 Sheffield- Daybed on Extension- **(Tagged for Removal)**
1714 Hamlet-Carpet & Pads on Extension- **(Tagged for Removal)**
8558 Buckingham- Debris on Extension- **(Tagged for Removal)**
1079 Stamford- Dishwasher on Extension- **(Tagged for Removal)**
940 Stamford- Wood Cabinet on Extension- **(Tagged for Removal)**
8604 Pine Ct.- Furniture on Extension- **(Tagged for Removal)**
8632 Pine Ct.- Refrigerator by Garage- **(Tagged for Removal)**
1520 Wiard Rd.- Table on Extension- **(Tagged for Removal)**
1720 LaForge Rd.- Mattress on Lawn- **(Tagged for Removal)**
8484 Berkshire- Doors on Extension- **(Tagged for Removal)**
1663 Sheffield- Sofa & Stool on Extension- **(Tagged for Removal)**
1715 Hamlet- 3 Chairs on Extension- **(Tagged for Removal)**
8594 Canterbury- Bed Frame on Extension- **(Tagged for Removal)**
1009 McArthur Dr.- Debris on side of house- **(Tagged for Removal)**
1009 McArthur Dr.- Debris on side of house- **(Tagged for Removal)**
8595 Glendale- Furniture on Extension- **(Tagged for Removal)**
1838 Norfolk-Mattress & B/spring on Extension- **(Tagged for Removal)**
1824 Savannah Ln.- Dog house on Extension- **(Tagged for Removal)**
1613 Zoey Ct.- Cardboard & Bags on Extension- **(Tagged for Removal)**

Yard Waste & Grass Complaints:

1296 Stamford Rd.- Yardwaste bags on extension- **(Resident Informed)**
9216 Panama- Yardwaste bags on extension- **(Resident Informed)**

8896 Nottingham- Yardwaste bags on extension- **(Resident Informed)**
1779 Manchester- Yardwaste bags on extension- **(Resident Informed)**
1811 Manchester- Yardwaste bags on extension- **(Resident Informed)**

Vehicle Complaints:

8621 Deering- Vehicle w/ no tags & flat tires- **(Letter Sent to Owner)**
8621 Deering- Vehicle blocking sidewalk- **(Tagged for Removal)**
8609 Deering- Vehicle on flat tires in street- **(Tagged for Removal)**
8622 Pine Ct.- Vehicle has no tags- **(Letter Sent to Owner)**
8602 Heather- Vehicle on blocks- **(Letter Sent to Owner)**
8769 Heather- Vehicle on flat tires- **(Letter Sent to Owner)**
1645 Devon Rd.- Vehicle w/ no tags & flat tires- **(Letter Sent to Owner)**

Illegal Dumping:

Gotfredson & Geddes- Two Sofas Dumped on Road- **(Office Notified)**
Harris Rd. & Geddes- Mattress & Bedspring Dumped on Road- **(Office Notified)**
Three Trees down in Road- Frains Lake & Ford Rd.- **(Office Notified)**

Printed: 03/17/2017

SUPERIOR TOWNSHIP BUILDING DEPARTMENT

MONTH-END REPORT

January, 2017

Category	Estimated Cost	Permit Fee	Number of Permits
Com-Other Non-Building	*$0.00*	*$350.00*	*2*
Electrical Permits	*$0.00*	*$2,990.00*	*15*
Manufactured/Modular	*$0.00*	*$300.00*	*2*
Mechanical Permits	*$0.00*	*$6,056.00*	*37*
Plumbing	*$0.00*	*$3,663.00*	*20*
Res-Additions (Inc. Garages)	*$189,382.00*	*$1,230.00*	*1*
Res-New Building	*$1,327,400.00*	*$6,861.00*	*3*
Res-Other Building	*$2,700.00*	*$648.00*	*2*
Res-Renovations	*$0.00*	*$231.00*	*1*
Totals	***$1,519,482.00***	***$22,329.00***	***83***

Printed: 03/17/2017

SUPERIOR TOWNSHIP BUILDING DEPARTMENT

MONTH-END REPORT

February, 2017

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Renovations	*$0.00*	*$433.00*	*1*
Electrical Permits	*$0.00*	*$4,379.00*	*15*
Manufactured/Modular	*$0.00*	*$300.00*	*2*
Mechanical Permits	*$0.00*	*$4,210.00*	*30*
Plumbing	*$0.00*	*$4,086.00*	*23*
Res-Additions (Inc. Garages)	*$0.00*	*$162.00*	*1*
Res-New Building	*$1,416,840.00*	*$9,458.00*	*5*
Res-Other Building	*$43,545.00*	*$283.00*	*1*
Res-Other Non-Building	*$25,600.00*	*$166.00*	*1*
Totals	***$1,485,985.00***	***$23,477.00***	***79***

Zoning Report

February 15, 2017

Woodside Village- In December of 2015, Infinity Acquisitions, LLC purchased the remaining undeveloped property in the Woodside Village subdivision located off Ridge Road. Prior to the purchase, I had been in contact with Mr. Rino Soave of Infinity Homes in order to review project details relating to the approved site plans and construction in the development. Earlier this month, Mr. Soave contacted me indicating his firm is beginning their preliminary internal work in order to be positioned to re-start construction of homes in the subdivision this spring/summer. Copies of the approved engineering construction drawings were requested and provided. It is my understanding that construction will commence in the phase one and that the development of phase two will be considered by Infinity Homes at a later date.

Tiny Homes- I have attached an article from the December 2016 Planning and Zoning News relating to the International Code Council (ICC) vote to include a tiny home appendix into the 2018 International Residential Code (IRC). The State of Michigan's residential construction codes are based upon the IRC document as modified by the State prior to adoption. At this point, it is uncertain if the State will adopt this appendix when adopting the 2018 Michigan Residential Code (MRC). In any case, the Township Zoning Ordinance requires dwellings to have a minimum floor area of 1200 sq. ft. I have received a couple of inquiries relating to our ordinance requirements for tiny homes.

Richard Mayernik

Building/Zoning Official

NEWS, BOOKS, & TOOLS

Compiled By Mark A. Wyckoff, *FAICP, Editor*

NEWS

Tiny House Code Standards in 2018 International Residential Code

The International Code Council (ICC) reported in early December that public comment RB168-16, the tiny house appendix, passed their final round of voting, receiving the required 2/3 majority vote. As a result, a tiny house specific appendix will be part of the **2018 International Residential Code** (IRC), allowing people to receive a Certificate of Occupancy (COO) for their tiny house when built to meet the provisions of tha adopted code appendix. A lack of recognition of tiny houses in the IRC had been a major hindrance to the creation of legal tiny houses in communities across the United States.

Tiny houses have gained popularity in the last few years as a result of historically high housing costs, flat lined wages, and a grassroots movement towards minimalism. A tiny house specific code helps not only those wanting to build tiny but also local building officials overwhelmed with applications for tiny house projects.

"RB168-16 brings much needed safety standards to tiny house construction," says BA Norrgard, Volunteer Coordinator at Habitat for Humanity and founding member of the Tiny House Collaborative. *"This is a huge breakthrough that holds incredible potential for positive change in the housing sector."*

For more information contact: Andrew Morrison, Tiny House Build, 541.890.3957, 136957@email4pr.com; www.TinyHouseBuild.com

Source: Dec. 7, 2016 /PRNewswire/

Photo credit is MSU College of Ag & Natural Resources

Sparty's Cabin is a tiny house built by students in the MSU School of Planning, Design & Construction. It was built on a trailer allowing it to be easily transported from place to place. It has traditional hookups for sewer, water, and electricity. It is 177 square feet of space that sleeps three, and features both an upstairs (sleeping loft and storage loft) and a downstairs room (living/kitchen/bedroom/bathroom). For more information visit: http://spartyscabin.weebly.com/.

BOOKS

Farmland Preservation, 2nd edition

As land is lost to urban sprawl and other non-farm activity, our ability to produce food is diminished and options for future food production are limited. **Farmland Preservation** speaks to the need to preserve the agricultural land base for future generations. The need for protection is driven by uncertainty caused by climate change, population growth, food security, energy availability, and other local and global factors. This uncertainty means that there is an ever-growing responsibility to ensure that the actions of today do not compromise the needs of future generations.

This second edition of **Farmland Preservation** provides a range of views and case studies from across Canada, the United States, and beyond. Its fourteen essays are intended to help the reader understand the importance of the issue and the potential for applying new approaches to agricultural protection, policy tools, and initiatives. Edited by: Wayne J. Caldwell, Stew Hills, and Bronwynne Wilton. Available in March 2017 from University of Manitoba Press, or Amazon for $31.95.

Source: MSU University Press.

TOOLS

The Tactical Urbanist's Guide to Materials and Design

The Street Plans Collaborative have done it again (http://www.street-plans.com). In addition to four open source guides and a book, the creators of tactical urbanism (aka tactical placemaking), have prepared a new online guidebook entitled: **The Tactical Urbanist's Guide to Materials and Design.**

This free new print and digital resourca provides high-quality design and materials guidance for citizen-led demonstration, and city-led pilot and interim design projects. The Guide focuses on sharing best-practices for rapid implementation of common tactical urbanism projects, including street-safety enhancement projects such as high-visibility crosswalks, curb extensions, refuge islands, protected bike lanes, and plazas.

The Guide targets three typical phases of Tactical Urbanism projects as they relate to timing and level of financial investment:

1) **Demonstration projects** generally last from one to seven days and have been growing in popularity in the last few years. These interventions are typically led by citizen or non-profit groups, but often require close collaboration with city governments, developers, and other organizations before, during, and after a formal planning process to produce experiential *"renderings in real-time."* No matter who instigates, demonstration projects serve to highlight physical deficiencies, test design and programming concepts, engage community residents usually left out of the conventional planning process, and inspire local leaders to initiate changes to policy and/or physical space. Project materials are often very low-cost or make use of found/recycled/donated objects to simulate a range of possibilities for longer term capital projects. Tha resulting aesthetic of informality can be charming, but more importantly underscores how simple and inexpensive neighborhood improvements can be.

2) **Pilot projects** may follow a successful citizen-led demonstration project or the completion of a formal study or master plan. They are typically installed by a local, regional, or state government to carefully test new physical design treatments over a defined period of time, which may be as little as 30 days but more commonly last from 6 to 12 months. Pilot projects include the use of relatively low-cost, but semi-durable materials that seek to minimize maintenance costs while allowing a robust data set to be collected and analyzed. The results usually reveal whether more investment is warranted, and under what circumstances (if any) the project type/approach should be scaled-up and applied across a city or region. If the project doesn't succeed, the removable nature of the materials allow the site to revert back to its former condition.

3) **Interim design** for street design projects are also installed under the authority of a city, regional, or state agency, with the goal of providing ongoing safety, social, environmental, and/or economic benefits while funding for long-term transformation is secured and programmed into a capital budget. Lasting 12 months to several years, interim design projects require durable, yet still semi-temporary materials that are versatile enough to allow for adjustment if need be. Interim design projects often follow the completion of a successful pilot project.

For more information visit: http://www.tacticalurb.

Source: Streets Plan Collaborative.

SITE PLAN REVIEW APPLICATION

(This application must be typewritten or printed. All questions must be answered.)

APPLICANT NAME SE Michigan Land Holding, LLC

NAME OF PROPOSED DEVELOPMENT Prospect Pointe West

APPLYING FOR
- ☐ PRELIMINARY SITE PLAN
- ☒ FINAL SITE PLAN
- ☐ COMBINED PRELIMINARY AND FINAL SITE PLAN (Combination is at discretion of Planning Commission)
- ☐ MINOR SITE PLAN

WILL PROJECT BE PHASED? ☒ YES ☐ NO

IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

- Total Number of phases 4
- Phase Number of current application 1
- Name and Date of Preliminary Site Plan Approval
  Preliminary Site Plan Prospect Pointe West January 1/25/2017
- Date of Previous Phase Approvals:
  Phase # _____ Date _____
  Phase # _____ Date _____
  Phase # _____ Date _____
  Phase # _____ Date _____

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE ☐ YES ☒ NO

Signature of the Clerk or Designee

2/1/2017
Date of Receipt of Application

$5,900.00
Amount of Fee

GENERAL INFORMATION

- Name of Proposed Development Prospect Pointe West
- Address of Property Geddes Road (vacant land)
- Current Zoning District Classification of Property R-4

  Is the zoning classification a Special District as defined by Article 2 Section 2.101? ☐ YES ☒ NO

- Has this property been the subject of a rezoning request, Zoning Board of Appeals petition or other Township action with the past five (5) years? YES (NO)

  Please explain _____

- Tax ID Number(s) of property J-10-33-100-004
- Site Location - Property is located on (circle one) N(S)E W side of Geddes Road between Prospect and LeForge Roads.
- Legal Description of Property (please attach a separate sheet)
  Where a metes and bounds description is used, lot line angles or bearings shall beiIndicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.

Site Area (Acreage) and Dimensions 67.63 acres +/- 833' x 2652'

- Are there any existing structures on the property? YES (NO)
  Please explain: _____

PROPOSED LAND USE

☒ Residential ☐ Office ☐ Commercial ☐ Other

If other, please specify _____

- Number of units 151 All Phases 29 Phase I
- Total floor area of each unit Will vary, but generally between 2,000 and 3,200 sf
- Give a complete description of the proposed development.
  Prospect Pointe West is a single family site condominium development with 151 units and 4 phases. The minimum lot size is 65'x130'. The final site plan for phase 1 consists of 29 units.
  66'

ESTIMATED COSTS

- Buildings and other structures Not part of site improvements
- Site improvement Engineer's Estimate Attached $1.2 mil
- Landscaping Approx. $100,000.00 for Phase I
- Total $1.3 mil

ESTIMATED DATES OF CONSTRUCTION

- Initial construction Phase I June 2017
- Project completion Phase I completion October 2017
- Initial construction of phases (IF APPLICABLE) Phase II June 2018, Phase III late 2019, Phase IV 2020 or early 2021 (phases II-IV subject to economic and other factors)
- Completion of subsequent phases. (IF APPLICABLE) Approximately 4 months after commencement.
- Estimated date of first occupancy May 2017

IDENTIFY EACH DRAWING SUBMITTED BY NAME OF PLAN OR DRAWING, DATE AND DRAWING NUMBER (ATTACH ADDITIONAL SHEET IF NECESSARY)

47 sheet Final Site Plan titled Prospect Pointe West as prepared by Atwell, job number 16000819 with an initial plan date of 2/2/2017

APPLICANT INFORMATION

- APPLICANTS NAME Gregory L. Windingland

  Company SE Michigan Land Holding, LLC

  Address 1300123 Mile Road, Suite 200 Shelby Twp, MI 48315

  Telephone Number (586)781-2364 Fax Number (888)525-6881

- PROPERTY OWNER'S NAME SE Michigan Land Holding, LLC

  Company SE Michigan Land Holding, LLC

  Address 13001 23 Mile Road, Suite 200 Shelby Twp , MI 48315

  Telephone Number (586)781-2364 Fax Number (888)525-6881

- DEVELOPER'S NAME Diverse Real Estate LLC

  Company Diverse Real Estate LLC

  Address 13001 23 Mile Road, Suite 200 Shelby Twp , MI 48315

  Telephone Number (586)781-2364 Fax Number (888)525-6881

- ENGINEER'S NAME Kate Bond - Project Manager

  Company Atwell

  Address 311 N. Main Street, Ann Arbor, MI 48104

  Telephone Number (734)887-2719 Fax Number

- LANDSCAPE ARCHITECT/PLANNER'S NAME Kate Bond - Project Manager

  Company Atwell

  Address 311 N. Main Street , Ann Arbor, MI 48104

  Telephone Number (734)887-2719 Fax Number

The applicant indicated on page 4 must sign this application. All correspondence regarding the application and plan will be directed to the applicant. If the applicant is not the property owner, the owner's signed consent must also be provided with this application.

APPLICANT'S DEPOSITION

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME: Gregory L. Windingland

APPLICANT'S SIGNATURE _____ DATE 2-1-17

DESCRIPTION OF 67.63 ACRE OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 33, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN: (AS SURVEYED BY ATWELL)

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 33, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S87°25'50"W (RECORDED AS S87°41'00"W) 1079.06 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33 FOR A PLACE OF BEGINNING; THENCE CONTINUING S87°25'50"W (RECORDED AS S87°41'00"W) 1658.89 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33 TO THE CENTER OF SAID SECTION 33; THENCE N02°57'34"W (RECORDED AS N02°42'24"W) 2652.37 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 33 TO THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE N86°48'36"E (RECORDED AS N87°03'46"E) 833.32 FEET ALONG THE NORTH LINE OF SAID SECTION 33 AND THE CENTERLINE OF GEDDES ROAD (VARIABLE WIDTH); THENCE ALONG THE WESTERLY LINE OF PROSPECT POINTE SUBDIVISION NO. 1, AS RECORDED IN LIBER 35 OF PLATS, PAGE 67, WASHTENAW COUNTY RECORDS, FOR THE FOLLOWING 3 COURSES: S03°12'30"E (PLATTED AS S02°57'20"E) 296.61 FEET, N86°47'30"E (PLATTED AS N87°02'40"E) 2.00 FEET AND S03°12'30"E (PLATTED AS S02°57'20"E) 86.00 FEET; THENCE ALONG THE WESTERLY LINE OF PROSPECT POINTE SUBDIVISION NO. 2, AS RECORDED IN LIBER 35 OF PLATS, PAGE 99, WASHTENAW COUNTY RECORDS, FOR THE FOLLOWING 30 COURSES: S20°03'11"W (PLATTED AS S20°18'21"W) 37.01 FEET, S34°16'37"W (PLATTED AS S34°31'47"W) 103.24 FEET, S14°36'50"W (PLATTED AS S14°52'00"W) 85.12 FEET, S04°44'49"W (PLATTED AS S05°59'59"W) 89.33 FEET, S08°01'14"E (PLATTED AS S07°46'04"E) 81.01 FEET, S19°49'12"E (PLATTED AS S19°34'02"E) 76.46 FEET, S28°36'23"E (PLATTED AS S28°21'13"E) 40.86 FEET, S36°50'24"E (PLATTED AS S36°35'14") 69.56 FEET, S47°03'42"W (PLATTED AS S47°18'52"W) 95.59 FEET, S04°56'41"W (PLATTED AS S05°11'51"W) 120.87 FEET, S14°29'11"E (PLATTED AS S14°14'01"E) 63.68 FEET, S50°10'13"E (PLATTED AS S49°55'03"E) 129.94 FEET, S89°37'53"E (PLATTED AS S89°22'43"E) 133.38 FEET, N53°09'36"E (PLATTED AS N53°24'46"E) 62.06 FEET, S36°50'24"E (PLATTED AS S36°35'14"E) 85.67 FEET, S25°39'53"E (PLATTED AS S25°24'43"E) 44.78 FEET, S12°08'48"E (PLATTED AS S11°53'38"E) 36.45 FEET, S03°10'48"W (PLATTED AS S03°25'58"W) 173.12 FEET, S13°51'38"E (PLATTED AS S13°36'28"E) 37.88 FEET, S14°58'30"E (PLATTED AS S14°43'20"E) 14.00 FEET, S16°17'53"E (PLATTED AS S16°02'43"E) 42.30 FEET, S27°56'27"E (PLATTED AS S27°41'17"E) 80.08 FEET, S40°21'48"E (PLATTED AS S40°06'38"E) 75.94 FEET, S50°50'05"E (PLATTED AS S50°34'55"E) 75.85 FEET, S57°55'06"E (PLATTED AS S57°39'56"E) 98.34 FEET, N32°04'54"E (PLATTED AS N32°20'04"E) 120.00 FEET, S57°55'06"E (PLATTED AS S57°39'56"E) 112.81 FEET, S32°04'54"W (PLATTED AS S32°20'04"W) 120.00 FEET, S61°33'56"E (PLATTED AS S61°18'46"E) 74.87 FEET AND S70°08'30"E (PLATTED AS S69°53'20"E) 160.87 FEET; THENCE ALONG THE WESTERLY LINE OF SAID PROSPECT POINTE SUBDIVISION NO. 1 FOR THE FOLLOWING 7 COURSES: 118.83 FEET ALONG THE ARC OF A 263.00 FOOT RADIUS NON TANGENTIAL CIRCULAR CURVE TO THE RIGHT, CHORD BEARING S34°35'35"W 117.82 FEET, S47°32'14"W (PLATTED AS S47°47'24"W) 48.01 FEET, S42°27'46"E 135.80 FEET (RECORDED AS S42°12'36"E 135.08 FEET AND PLATTED AS S42°12'36"E 135.80 FEET), S69°28'35"E (PLATTED AS S69°13'25"E) 162.02 FEET, S19°15'30"E (PLATTED AS S19°00'20"E) 125.77 FEET, S07°37'05"W (PLATTED AS S07°52'15") 120.86 FEET, S39°20'09"W (PLATTED AS S39°35'19"W) 126.12 FEET TO THE PLACE OF BEGINNING, CONTAINING 67.63 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 33 FEET THEREOF AS OCCUPIED BY SAID GEDDES ROAD AND SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

Washtenaw County
BOARD OF COUNTY ROAD COMMISSIONERS
555 NORTH ZEEB ROAD
ANN ARBOR, MICHIGAN 48103
WWW.WCROADS.ORG

TELEPHONE (734) 761-1500
FAX (734) 761-3737

February 17, 2017

Atwell
311 N. Main Street
Ann Arbor, MI 48104

Attention: Kate Bond

Regarding: WCRC Permit Application #13183 – Prospect Pointe West
Superior Township

Dear Ms. Bond:

This letter is provided in response to the applicant's preliminary site plan for the above referenced project. The following comments are provided:

1. The request for a waiver to accept the internal roads as public has been approved by the Board of County Road Commissioners.
2. The layout of the site meets the general requirements of the WCRC.
3. A traffic impact study will be required to assess any possible impacts to the existing road infrastructure.

Upon completion of final engineering plans, please submit to the WCRC one copy of the plans for review. No work shall take place until a permit has been issued. If you have any questions, please do not hesitate to contact me at (734) 327.6692.

Sincerely,

Gary Streight, P.E.
Project Manager

Cc: Lynette Findley / Superior Township Clerk
Matt MacDonell, P.E. / WCRC Assistant Director of Engineering
Brent Schlack, P.E. / WCRC Assistant Director of Engineering
Elena Yadykina / WCRC Traffic & Safety Engineer

WILSON ROAD GROUP, INC.

February 24, 2017

Michigan Department of Environmental Quality
Mr. Luke Golden
MDEQ Water Resources Division
Jackson District Office
301 East Louis Glick Highway
Jackson, Michigan 49201-1556

Regarding: MDEQ Wetland Permit Application for the Prospect Pointe West Residential Development located on the south side of Geddes Road, west of North Prospect Road in Superior Township, Washtenaw County, Michigan. WRG Project No: 010-1701065-1

Dear Mr. Golden,

Attached for your review and consideration is a MDEQ Wetland Permit application package for the above referenced project located in Section 33 of Superior Township, Washtenaw County, Michigan. Wilson Road Group, Inc. is pleased to submit the attached application on behalf of Diverse Real Estate, LLC. Included in the permit application package is a complete set of 8 ½" x 11" engineered drawings, which include plan views and cross sections of the proposed impact areas.

If you should have any questions regarding the permit application submittal or should need additional copies of the application package please feel free to contact me at (810) 895-1219.

Sincerely,

JEFFREY D. HURLEY
Director of Environmental Services
WILSON ROAD GROUP, INC.

Lombardo HOMES

Over 50 Years of Excellence

February 14, 2017

Michigan Department of Environmental Quality
Water Resources Division
Jackson District Office
301 East Louis Glick Highway
Jackson, Michigan 49201-1556

Regarding: Wetland Permit Application/Submittal for the proposed Prospect Pointe West Residential development located in Section 33 of Superior Township, Washtenaw County, Michigan.

To Whom It May Concern:

Please be advised that Wilson Road Group, Inc., has authority to act as S.E. Michigan Land Holding LLC's, agent/representative with regard to the above referenced application.

If you have any questions or need any additional information, please feel free to contact me at (586) 781-2364.

Very truly yours,
S.E. Michigan Land Holding LLC

Gregory L. Windingland

Gregory L. Windingland
Vice President of Development

13001 23 Mile Road, Shelby Township, MI 48315
P (586) 781-2364 | C (586) 855-7051 | F (888) 525-6881
GWINDINGLAND@LOMBARDOHOMES.COM
lombardohomes.com

AGENCY USE	Previous USACE File Number	Date Received	DEQ File Number
	USACE File Number		Fee received $

Validate that all parts of this checklist are submitted with the application package. Fill out application and additional pages as needed.

☒ All items in Sections 1 through 9 are completed.
☒ Project-specific Sections 10 through 20 are completed.
☒ Dimensions, volumes, and calculations are provided for all impact areas.
☒ All information contained in the headings for the appropriate Sections (1-20) are addressed, and identified attachments (➧) are included.
☒ Map, site plan(s), cross sections; one set must be black and white on 8 ½ by 11 inch paper; photographs.
☒ Application fee is attached.

1 Project Location Information *For Latitude, Longitude, and TRS info anywhere in Michigan see www.mcgi.state.mi.us/wetlands/*

Project Address (road, if no street address)	Zip Code	Municipality (Township/Village/City)	County
South side of Geddes Road, west of Prospect Road	*48198*	*Superior Township*	*Washtenaw*

Property Tax Identification Number(s)	Latitude	Township/Range/Section (TRS)
J-10-33-100-004	*42. 16' 29.72"* N	T *2S* N or S; R *7E* E or W;
Subdivision/Plat and Lot Number	Longitude - *83 36' 43.01"* W	Sec *33* OR Private Claim # ____

2 Applicant and Agent Information

Owner/Applicant (individual or corporate name)	Agent/Contractor (firm name and contact person)
Diverse Real Estate, LLC Attn: Greg Windingland	*Wilson Road Group, Inc Attn: Jeffrey D. Hurley*
Mailing Address *13001 23 Mile Road, Suite 200*	Mailing Address *1485 Kings Pointe Road*
City *Shelby Township* State *MI* Zip Code *48315*	City *Grand Blanc* State *MI* Zip Code *48439*
Contact Phone Number *(586) 781-2364* Fax *N/A*	Contact Phone Number *810-895-1219* Fax *N/A*
Email *gwindingland@lombardocompanies.com*	E-mail *jdhurley@wilsonroadgroup.com*

☒ No ☐ Yes Is the applicant the sole owner of all property on which this project is to be constructed and all property involved or impacted by this project? ➧ If no, attach letter(s) of authorization from all property owners including the owner of the disposal site.

Property Owner's Name (If different from applicant)	Mailing Address
S.E. Michigan Land Holding, LLC	*13001 23 Mile Road, Suite 200*
Contact Phone Number *(586) 781-2364*	City *Shelby Township* State *MI* Zip Code *48315*

3 Project Description

Project Name	Preapplication File Number
Prospect Pointe West	– – –P
Name of Water body *Wetland*	Date project staked/flagged *10/2016*

The proposed project is on, within, or involves (check all that apply)

☐ an inland lake (5 acres or more)
☐ a pond (less than 5 acres)
☐ a stream, river, ditch or drain
☐ a legally established County Drain
Date Drain was established
☐ a channel/canal
☐ 500 feet of an existing water body
☐ a Great Lake or Section 10 Waters
☒ a wetland
☐ a 100-year floodplain
☐ a dam
☐ a designated high risk erosion area
☐ a designated critical dune area
☐ a designated environmental area

Project Use

☒ private
☐ commercial
☐ public/government
☐ project is receiving federal/state transportation funds
☐ Wetland Restoration
☐ other

Indicate the type of permit being applied for: ☐ General Permit ☐ Minor Project ☒ Individual (All other projects.) ➧ See Appendix C.

Written Summary of All Proposed Activities *The placement of 8,674 cubic yards of clean fill material within 0.63 acres of wetland for the construction of two (2) interior roadway crossing locations, installation of underground utilitities and site grading activities for the development of the proposed Prospect Pointe West Residential Community. Also the permanent impact (cut) of 40 cubic yards or 0.01 acres of MDEQ regulated wetland for the placement 17 cubic feet of rip-rap associated with the discharge of pre-treated storm water to the adjoining Superior No.1 Drain.*

Construction Sequence and Methods *The construction activities will be completed using mechanical equipment and will include land balancing, construction of interior ancillary roads, road crossings, sidewalks, lot grading and the installation of underground utilities. The construction sequence in order to complete the build-out of the site will include: the installation of soil erosion BMP's, protective wetland fencing, initial site grading, utility installatio, interior road construction and land balancingfor the purposes of residential lot development. Once the site has been completely stabilized, the soil BMP's and protection fencing will be removed.*

4 Project Purpose, Use and Alternatives *Attach additional sheets as necessary.*

Describe the purpose of the project and its intended use; include any new development or expansion of an existing land use.

See attached Alternative Analysis Summary

Describe the alternatives considered to avoid or minimize resource impacts. Include factors such as, but to limited to, alternative locations, project layout and design, and construction technologies. For utility crossings include alternative routes and construction methods.

See attached Alternative Analysis Summary

5 Locating Your Project Site *Attach a legible black and white map with a North arrow.*

Names of roads of closest intersection ***Geddes Road and Prospect Road***

Directions from main intersection to the project site, with distances from the best and nearest visible landmark and water body ***Approximately 0.45 miles west of the Geddes-N. Prospect Road intersection, south side of Geddes Road.***

Description of buildings on the site *(color; 1 or 2 story, other)*	Description of adjacent landmarks or buildings *(address; color; etc)*
N/A	***Abigail Drive cul-de-sac dead ends at property boundary.***

How can your site be identified if there is no visible address? ***The subject property consists of open agricultural land located along the south side of Geddes Road and directly west of the existing North Prospect Pointe development and Hunters Creek Drive.***

6 Easements and Other Permits

☒ No ☐ Yes Is there a conservation easement or other easement, deed restriction, lease, or other encumbrance upon the property?

➧ If yes, attach a copy. Provide copies of court orders and legal lake levels if applicable.

List all other federal, interstate, state, or local agency authorizations including required assurances for Critical Dune Area projects.

Agency	Type of Approval	Number	Date Applied	Date approved /denied	Reason for denial
Superior Twp	***Final Site Plan Review***		***2/1/17***	***Pending***	
Washtenaw County Road Comm.	***Conceptual Plan Review***		***2/2/17***	***Approved -2/18/17***	

7 Compliance

If a permit is issued, when will the activity begin? (M/D/Y) ***6/2017***	Proposed completion date (M/D/Y) ***12/2022***

☒ No ☐ Yes Has any construction activity commenced or been completed in a regulated area?

➧ If Yes, identify the portion(s) underway or completed on drawings or attach project specifications and give completion date(s).

☐ No ☐ Yes Were the regulated activities conducted under a DEQ and/or USACE permit?

➧ If Yes, list the permit numbers

☒ No ☐ Yes Are you aware of any unresolved violations of environmental law or litigation involving the property?

➧ If Yes, attach explanation.

8 Adjoining Property Owners *Provide current mailing addresses. Attach additional sheets/labels for long lists.*

☐ Established Lake Board ☐ Lake Association	Contact Person	Mailing Address	City	State and Zip Code

List all adjoining property owners.

If you own the adjoining lot, provide the requested information for the first adjoining parcel that is not owned by you.

Property Owner's Name	Mailing Address	City	State and Zip Code
See Attached List			

9 **Applicant's Certification**	*Read carefully before signing.*		
I am applying for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application; that it is true and accurate; and, to the best of my knowledge, that it is in compliance with the State Coastal Zone Management Program. I understand that there are penalties for submitting false information and that any permit issued pursuant to this application may be revoked if information on this application is untrue. I certify that I have the authority to undertake the activities proposed in this application. By signing this application, I agree to allow representatives of the DEQ, USACE, and/or their agents or contractors to enter upon said property in order to inspect the proposed activity site before and during construction and after the completion of the project. I understand that I must obtain all other necessary local, county, state, or federal permits and that the granting of other permits by local, county, state, or federal agencies does not release me from the requirements of obtaining the permit requested herein before commencing the activity. I understand that the payment of the application fee does not guarantee the issuance of a permit.			
☐ Property Owner ☒ Agent/Contractor ☐ Corp. or Public Agency / Title	Printed Name *Jeffrey D. Hurley*	Signature Jeffrey D. Hurley	Date *4/24/17*

10 Projects Impacting Inland Lakes, Streams, Great Lakes, Wetlands or Floodplains

- Complete only those sections A through M applicable to your project.
- If your project impacts wetlands also complete Section 12. If your project impacts regulated floodplains also complete Section 13.
- To calculate volume in cubic yards (cu yd), multiply the average length in feet (ft) times the average width (ft) times the average depth (ft) and divide by 27. Example: (25 ft long x 10 ft wide x 2 feet deep) / 27 = 18.5 cubic yards
- Some projects on the Great Lakes require an application for conveyance prior to Joint Permit Application completeness.

➧Provide a black and white overall site plan, with cross-section and profile drawings. Show existing lakes, streams, wetlands, and other water features; existing structures; and the location of all proposed structures, land change activities and soil erosion and sedimentation control measures. Review Appendix B and EZ Guides for aid in providing complete site-specific drawings.

➧Provide tables for multiple impact areas or multiple activities such as multiple fill areas or multiple culverts. Include your calculations.

Water Level Elevation

On inland waters ☐ NGVD 29 ☐ NAVD 88 ☐ other Observed water elevation (ft) date of observation (M/D/Y)

On a Great Lake ☐ IGLD 85 ☐ surveyed ☐ converted from observed still water elevation.

☒ A. PROJECTS REQUIRING FILL (See All Sample Drawings)

➧Attach a site plan and cross-section views to scale showing maximum and average fill dimensions with calculations.

➧ For multiple impact areas on a site provide a table with location, dimensions and volumes for each fill area.

Purpose ☐ bioengineered shore protection ☐ boat ramp ☐ boat well ☒ bridge or culvert ☐ crib dock ☒ riprap ☐ seawall ☐ swim area ☒ other ***Two (2) roadway crossing locations, utilities and sidewalks***

Dimensions of fill (ft)	Total volume (cubic yards)	Volume below OHWM (cubic yards)
Length ***North - varies; South - varies (See Attached Plans)*** Width ***East - varies; West - varies (See Attached Plans)*** Maximum Depth ***See Attached Plans***	***8,674 cubic yds***	
Maximum water depth in fill area (ft)	Area filled (sq ft) ***27,443 (sq ft) or 0.63 acres***	Will filter fabric be used under proposed fill? ☒ No ☐ Yes (If Yes, type)

Fill will extend ***0*** feet into the water from the shoreline and upland ***0*** feet out of the water.

Type of clean fill ☐ peastone % ☒ sand ***25%*** ☒ gravel ***25%*** ☒ other ***50% clean fill dirt***

Source of clean fill ☒ commercial ☒ on-site ☐ other ➧ If on-site, show location on site plan. ➧ If other, attach description of location.

☒ B. PROJECTS REQUIRING DREDGING OR EXCAVATION (See Sample Drawings)

- Refer to www.mi.gov/jointpermit for spoils disposal and authorization requirements.

➧Attach a site plan and cross-section views to scale showing maximum and average dredge or excavation dimensions with calculations.

➧For multiple impact areas on a site provide a table with location, dimensions and volumes for each dredge/excavation area.

Purpose ☐ boat ramp ☐ boat well ☐ bridge or culvert ☐ maintenance dredge ☐ navigation ☒ pond/basin ☒ other ***Storm Water Treatment/Detention Basins***

Dimensions (ft)	Total volume (cu yds)	Volume below OHWM (cu yds)
Length ***Varies per Basin (See Attached Plans)*** Width ***Varies per Basin (See Attached Plans)*** Maximum Depth ***Varies per Basin (See Attached Plans)***	***77,500 cu yds = 2 Basins***	

Has this same area been previously dredged?	☒ No ☐ Yes	If Yes, provide date and permit number:
Will the previously dredged area be enlarged?	☒ No ☐ Yes	If Yes, when and how much?
Is long-term maintenance dredging planned?	☐ No ☒ Yes	If Yes, how often? ***Approximately Every 5 Years***

Dredge or Excavation Method ☐ Hydraulic ☒ Mechanical ☐ other

Spoils Disposal

Dredged or excavated spoils will be placed ☒ on-site ☐ landfill ☐ USACE confined disposal facility ☐ other upland off-site

For disposal, provide a ➧Detailed spoils disposal area location map and site plan with property lines.

➧Letter of authorization from property owner of spoils disposal site, if disposed off-site.

For volumes less than 5,000 cu yards, has proposed dredge material been tested for contaminants within the past 10 years?

☐ No ☐ Yes ➧If Yes, provide test results with a map of sampling locations.

☒ C. PROJECTS REQUIRING RIPRAP (See Sample Drawings 2, 3, 8, 12, 14, 22, and 23)

Riprap water ward of the ordinary high water mark: dimensions (ft) length width depth	Volume(cu yd)
Riprap landward of the ordinary high water mark: dimensions (ft) length ***5'*** width ***5'*** depth ***8"***	Volume(cu yd) ***17 cu ft***

Type and size of riprap (inches)	Will filter fabric or pea stone be used under proposed riprap?
☐ field stone ☒ angular rock *3/16 to 2 inch* ☐ other	☒ No ☐ Yes, Type

☐ **D. SHORE PROTECTION PROJECTS** (See EZ Guides and Sample Drawings 2, 3, and 17. Complete Sections 10A, B, and/or C.)
➧ For bioengineering projects include the list of native plants/seeds, if available.

Type and length (ft) ☐ bioengineering (ft) ☐ revetment (ft) ☐ riprap (ft) ☐ seawall/bulkhead (ft)	
Structure is ☐ new ☐ repair ☐ replacement of an existing structure	Will the existing structure be removed? ☐ No ☐ Yes
Proposed Toe Stone (linear feet)	Distance of project from adjacent property lines (ft)
Distance of project from an obvious fixed structure (example - 50 ft from SW corner of house)	
For bioengineering projects indicate the structure type ☐ brush bundles ☐ coir log ☐ live stakes ☐ tree revetment ☐ other	

☐ **E. DOCK - PIER – MOORING PILINGS** (See Sample Drawing 10)
➧ Attach a copy of the property legal description, mortgage survey, or a property boundary survey report.

Dock Type ☐ open pile ☐ filled ☐ crib ☐ floating ☐ cantilevered ☐ spring piles ☐ piling clusters ☐ other	
Is the structure within the applicant's riparian area interest area? ☐ No ☐ Yes ➧ Show parcel property lines on the site plan.	
Proposed structure dimensions (ft) length width	Use ☐ private ☐ public ☐ commercial
Dimensions of nearest adjacent structures (ft) length width	Distance of dock from adjacent property lines (ft)

☐ **F. BOAT WELL** (See EZ Guide. Complete Sections 10A and 10B)

Dimensions (ft) length width depth	Number of boats
Type of sidewall stabilization ☐ concrete ☐ riprap ☐ steel ☐ vinyl ☐ wood ☐ other	
Volume of backfill behind sidewall stabilization (cu yd)	Distance of boat well from adjacent property lines (ft)

☐ **G. BOAT RAMP** (See EZ Guide. Complete sections 10A, 10B, and 10C for mattress and pavement fill, dredge, and riprap)

Type ☐ new ☐ existing ☐ maintenance/improvement		Use ☐ private ☐ public ☐ commercial
Existing overall boat ramp dimensions (ft) length width depth		Type of construction material ☐ concrete ☐ wood ☐ stone ☐ other
Proposed overall ramp dimensions (ft) length width depth		Proposed ramp dimensions (ft) below ordinary high water mark length width depth
Number of proposed skid piers	Proposed skid pier dimensions (ft) length width	Distance of ramp from adjacent property lines (ft)

☐ **H. BOAT HOIST – ROOFS** (See EZ Guide)

Type ☐ cradle ☐ side lifter ☐ other	Located on ☐ seawall ☐ dock ☐ bottomlands
Hoist dimensions, including catwalks (ft) length width	
Area occupied, including cat walks (sq ft)	Distance of hoist from adjacent property lines (ft)
Permanent Roof ☐ No ☐ Yes ➧ If Yes, how is the roof supported?	Maximum Roof Dimensions (ft): length width height

☐ **I. BOARDWALKS and DECKS in WETLANDS or FLOODPLAINS** (See Sample Drawings 5 and 6. Complete Sections 12 and/or 13)
➧ Provide a table for multiple boardwalks and decks proposed in one project; include locations and dimensions.

Wetlands		Floodplains	
Boardwalk ☐ on pilings ☐ on fill Dimensions (ft) length width	Deck ☐ on pilings ☐ on fill Dimensions (ft) length width	Boardwalk ☐ on pilings ☐ on fill Dimensions (ft) length width	Deck ☐ on pilings ☐ on fill Dimensions (ft) length width

☐ **J. INTAKE PIPES** (See Sample Drawing 16) or **OUTLET PIPES** (See Sample Drawing 22)

If outlet pipe, discharge is to ☐ inland lake ☐ stream, drain or river ☐ overland flow ☐ Great Lake ☒ wetland ☐ other

Number of pipes *1*	Pipe diameters and invert elevations *15" Dia/755.3 invert*	Does pipe discharge below the OHWM?	☒ No ☐ Yes
		Is the water treated before discharge?	☐ No ☒ Yes
Type ☐ headwall ☒ end section ☐ other		Dimensions of headwall OR end section (ft) length *See Plans* width *See Plans* height *See Plans*	

☐ **K. MOORING and NAVIGATION BUOYS** (See EZ Guide for Sample Drawing)
- Provide a site plan showing the distances between each buoy and from the shore to each buoy, and depth (ft) of water at each location.
- Provide cross-section drawing(s) showing anchoring system(s) and dimensions.

Purpose of buoy ☐ mooring ☐ navigation ☐ scientific structures ☐ swimming ☐ other

Number of buoys	Dimensions of buoys (ft) width height swing radius chain length	Boat Lengths	Type of anchor system

Buoy Location: Latitude . N Longitude -- . W. Provide a table for multiple buoys.

Do you own the property along the shoreline?	☐ No ☐ Yes	If No, attach an authorization letter from the property owner(s).
Do you own the bottomlands?	☐ No ☐ Yes	If No, attach an authorization letter from the property owner(s).

☐ **L. FENCES**
- Provide an overall site plan showing the proposed fencing through streams, wetlands or floodplains.
- Provide a drawing of fence profile showing the design, dimension, post spacing, mesh, and distance from ground to bottom of fence.

Purpose of fence ☐ Airport ☐ Cervidae ☐ Livestock ☐ Residential ☐ Security ☐ Other

Total length (ft) of fence through streams wetlands floodplains	Fence height (ft)	Fence type and material

☐ **M. OTHER** - e.g., structure removal, maintenance or repair, aerator, dry fire hydrant, gold prospecting, habitat structures, scientific measuring devices, soil borings, or survey activities.

Structure description, dimensions and volumes. Complete Sections 10A-C as applicable.

11 **Expansion of an Existing or Construction of a New Lake or Pond** (See Sample Drawings 4 and 15)
- Complete Section 10J for outlets and Section 17 for water control structures.
- Provide elevations, cross-sections and profiles of outlets, dams, dikes, water control structures and emergency spillways to nearest water bodies.

Which best describes your proposed water body use (check all that apply)
☐ mining ☐ recreation ☐ storm water retention basin ☐ wastewater basin ☐ wildlife ☐ other

Water source for lake/pond
☐ groundwater ☐ natural springs ☐ Inland Lake or Stream ☐ storm water runoff ☐ pump ☐ sewage ☐ other

Location of the lake/basin/pond ☐ floodplain ☐ wetland ☐ stream (inline) ☐ upland

Maximum dimensions (ft) length width depth	Maximum Area: ☐ acres ☐ sq ft

Has the there been a hydrologic study performed on the site?	☐ No ☐ Yes	If Yes, provide a copy.
Has the DEQ conducted a wetland assessment for this parcel?	☐ No ☐ Yes	If Yes, provide a copy or WIP number:
Has a professional wetland delineation been conducted for this parcel?	☐ No ☐ Yes	If Yes, provide a copy with data sheets.

Spoils Disposal

Dredged or excavated spoils will be placed ☐ on-site ☐ landfill ☐ USACE confined disposal facility ☐ other upland off-site

For disposal, provide a
- Detailed spoils disposal area location map and site plan with property lines.
- Letter of authorization from property owner of spoils disposal site, if disposed off-site.

12 Activities That May Impact Wetlands (See Sample Drawings 8 & 9). Complete other Sections as applicable.

- Locate your site and wetland information with the DEQ Wetlands Map Viewer at www.mcgi.state.mi.us/wetlands/
- For information on the DEQ's Wetland Identification Program (WIP) visit www.mi.gov/wetlands.
  - ➧ Provide a detailed site plan with labeled property lines, upland and wetland areas, and dimensions and volumes of wetland impacts.
  - ➧ Complete the wetland dredge and wetland fill dimension information below for each impacted wetland area.
  - ➧ Attach tables for multiple impact areas or activities.
  - ➧ Attach at least one cross-section for each wetland dredge and/or fill area; show wetland and upland boundaries on the cross-section.

Has the DEQ conducted a wetland assessment for this parcel?	☒ No ☐ Yes	➧ If Yes, provide a copy or WIP number:
Has a professional wetland delineation been conducted for this parcel?	☐ No ☒ Yes	➧ If Yes, provide a copy with data sheets
Is there a recorded DEQ easement on the property?	☒ No ☐ Yes	➧ If Yes, provide the easement number
Did the applicant purchase the property before October 1, 1980?	☒ No ☐ Yes	➧ If Yes, provide documentation.
Is any grading or mechanized land clearing proposed?	☐ No ☒ Yes	➧ If Yes, label the locations on the site plan.
Has any of the proposed grading or mechanized land clearing been completed?	☒ No ☐ Yes	➧ If Yes, label the locations on the site plan

Proposed Activity

☐ boardwalk or deck (Section 10I)	☐ bridges and culverts (Section 14)	☐ designated environmental area
☐ dewatering	☐ draining surface water	☒ driveway / road
☐ fences (Section 10L)	☒ fill or dredge	☐ restoration
☐ septic system	☒ stormwater discharge (Section 10J)	☐ other

	Dimensions	Area	Average depth (ft)	Volume (cu yd)
FILL	maximum length (ft) ***Varies*** maximum width (ft) ***Varies***	☒ acres ☐ sq ft ***0.63 acres***	***8.5'***	***8,674 cu yds***
DREDGE	maximum length (ft) ***See Attached Plans*** maximum width (ft) ***See Attached Plans***	☐ acres ☒ sq ft ***25 sq ft***	***3'***	***40 cu yds***

Spoils Disposal

Dredged or excavated spoils will be placed ☒ on-site ☐ landfill ☐ USACE confined disposal facility ☐ other upland off-site

For disposal, provide a
- ➧ Detailed spoils disposal area location map and site plan with property lines.
- ➧ Letter of authorization from property owner of spoils disposal site, if disposed off-site.

Septic System

The proposed project will be serviced by:
☒ public sewer ☐ private septic system
➧ Show system on plans.

If a private septic system is proposed, has an application for a permit been made to the County Health Department? ☐ No ☐ Yes
If Yes, has a permit been issued? ☐ No ☐ Yes ➧ Provide a copy of the permit.

Describe the wetland impacts, the proposed use or development, and the alternatives considered:
See Attached Alternative Analysis

Does the project impact more than 1/3 acre of wetland? ☐ No ☒ Yes
➧ If Yes, submit a Mitigation Plan with the type and amount of mitigation proposed. For more information go to www.mi.gov/wetlands

Describe how impacts to waters of the United States will be avoided and minimized:
See Attached Alternative Analysis

Describe how the impact to waters of the United States will be compensated. OR Explain why compensatory mitigation should not be required for the proposed impacts.
Compensatory Mitigation is proposed to off-set any proposed wetland impacts associated with the proposed crossing locations.

13 Floodplain Activities (See Sample Drawing 5 and others. Complete other applicable sections.)

- For more information go to www.mi.gov/floodplainmanagement. This site also lists the projects and requirements for an expedited floodplain review under "Expedited Review Information for Minor Floodplain Projects."
- Examples of projects proposed within the non-floodway portions of the 100-year-floodplain which may qualify for an expedited review: Open pile decks and boardwalks; residences, commercial/industrial facilities, garages and accessory structures; parking lots; pavilions, gazebos, large community playground structures; residential swimming pools
- Examples of projects proposed within the floodway portions of the floodplain which may qualify for an expedited review: Open pile decks and boardwalks, (non-enclosed) that are anchored to prevent floatation and that do not extend over the bed and bank of a watercourse; parking lots constructed at grade or resurfacing that is no more than 4 inches above the existing grade; dry hydrants that do not require fill placement; scientific structure such as staff gauges, water monitoring devices, water quality testing devices, and core sampling devices which meet specific design criteria and fish structures that meet specific design criteria.
- For expedited review include:
  - Photographs of the work site labeled to identify what is being shown and with the direction of the photo clearly indicated. Include photographs of any river or stream adjacent to the project.
  - A letter or statement from the local unit of government acknowledging your proposed application. See the website for sample wording.
- A hydraulic analysis or hydrologic analysis may be required to fully assess floodplain impacts.
- The state building code requires an Elevation Certificate for any building construction or addition in a floodplain. A sample form can be found at www.fema.gov/nfip/elvinst.shtm.
  - Attach additional sheets or tables for multiple proposed floodplain activities and provide hydraulic calculations.
  - Show reference datum used on plans.

Proposed Activity ☐ fill ☐ excavation or cut ☐ other	100-year floodplain elevation (ft) (if known) Datum ☐ NGVD 29 ☐ NAVD 88 ☐ other
Site is feet above ☐ ordinary high water mark (OHWM) OR ☐ observed water level. Date of observation (M/D/Y)	
Fill volume below the 100-year floodplain elevation (cu yds)	Compensating cut volume below the 100-year floodplain elevation (cu yds)

Buildings and/or Additions

Type of construction is ☐ residential ☐ garage/pole barn ☐ non residential ☐ other

Construction is ☐ new ☐ addition AND Serviced by ☐ public sewer ☐ private septic ☐ other

Lowest adjacent grade (ft): existing proposed

datum ☐ NGVD 29 ☐ NAVD 88 ☐ other

Existing Structure Information	Proposed Structure Information
Foundation type ☐ basement ☐ concrete slab on grade ☐ pilings ☐ crawl space ☐ other	Foundation type ☐ basement ☐ concrete slab on grade ☐ pilings ☐ crawl space ☐ other
Foundation floor elevation (ft)	Foundation floor elevation (ft)
Height of crawl space/basement from finished foundation floor to bottom of floor joists (ft)	Height of crawl space/basement from finished foundation floor to bottom of floor joists (ft)
Elevation of 1st floor above basement floor/crawl space (ft)	Elevation of 1st floor above basement floor/crawl space (ft)

For enclosed areas below the flood elevation, such as a crawl space, garages and accessory structures:

Area of proposed foundation (sq ft)

Elevation of proposed enclosed area (ft) datum ☐ NGVD 29 ☐ NAVD 88 ☐ other

Number of flood vents net opening of each vent (sq inches) lowest elevation of flood vents (ft)

14 Bridges and Culverts Including Foot and Cart Bridges. (See EZ Guides and Sample Drawings 5, 14A, 14B, 14C, 14D.)

- Complete other applicable Sections, including 10A-C.
- A hydraulic analysis or hydrologic analysis may be required to fully assess impacts. ➧Attach hydraulic calculations.
- High Water Elevation - describe reference point and highest known water level above or below reference point and date of observation.

➧Attach additional sheets for multiple bridges and/or culverts.

➧Provide detailed site-specific drawings of existing and proposed Plan and Elevation View at a scale adequate for detailed review.

➧Provide all information in the boxes below; do not write in a reference to plan sheets. Show reference datum used on plans.

Stream Information

The site has a high water elevation (ft) ☐ above or ☐ below the Reference Point of Date observed		
Reference datum used ☐ NGVD 29 ☐ NAVD 88 ☐ IGLD 85 (Great Lakes coastal areas) ☐ other		
Average stream width (ft) at the ordinary high water mark (OHWM) outside the influence of any ponding or scour holes around the structure	Upstream	
	Downstream	
Cross-sectional area of primary channel (sq ft) (See Sample Drawing 14C for more information)		
The width of the stream where the water begins to overflow its banks. Bankfull width (ft)		
The invert of the stream 100-feet from structure (ft)	Upstream	
	Downstream	
Is the existing culvert perched? ☐ No ☐ Yes If Yes, provide a profile of the channel bottom at the high and low points for a distance of 200 feet upstream and downstream of the culvert.		

Complete this form for each bridge / culvert location.		Existing	Proposed
Bridge			
Number of bridge spans			
Bridge type (concrete box beam, concrete I-beam, timber, etc.)			
Bridge span (length perpendicular to stream) (ft)			
Bridge width (parallel to stream) (ft)			
Bottom of bridge beam (ft)	Upstream		
	Downstream		
Stream invert elevation at bridge (ft)	Upstream		
	Downstream		
Bridge rise from bottom of beam to streambed (ft)			
Culvert			
Number of culverts		*1*	*2*
Culvert type (arch, bottomless, box, circular, elliptical, etc.)		*Circular*	*Circular*
Culvert material (concrete, corrugated metal, plastic, etc.)		*Corrugated Metal*	*Reinforced Concrete*
Culvert length (ft)		*20'*	*(#1-137') (#2-140')*
Culvert ☐ width ☒ diameter (ft)		*12"*	*36"/36"*
Culvert height prior to any burying (ft)			*See Plans*
Depth culvert will be buried (ft)			*See Plans*
Elevation of culvert crown (ft)	Upstream		*See Plans*
	Downstream		
Higher elevation of ☐ culvert invert OR ☐ streambed within culvert (ft)	Upstream		*See Plans*
	Downstream		
Complete for both Bridges and Culverts			
Entrance design (mitered, projecting, wingwalls, etc.)			
Total structure waterway opening above streambed (sq ft)			
Total structure waterway area below the 100-year elevation (sq ft) (if known)			
Elevation of road grade at structure (ft)			*See Plans*
Elevation of low point in road (ft)			*See Plans*
Distance from low point of road to mid-point of bridge crossing (ft)			*See Plans*
Length of approach fill from edge of bridge/culvert to existing grade (ft)			*See Plans*

A Licensed Professional Engineer may certify that your project will not cause a harmful interference for a range of flood discharges up to and including the 100-year flood discharge. The "Required Certification Language" is found under "forms" on the "maps, forms and documents" link from the www.mi.gov/jointpermit page or a copy may be requested by phone, email, or mail. A hydraulic report supporting this certification may also be required.

Is Certification Language attached? ☒ No ☐ Yes

15 Stream, River, or Drain Construction , Relocation and Enclosure Activities

- Complete Section 10C for riprap activities.
- If side casting or other proposed activities will impact wetlands or floodplains, complete Sections 12 and 13, respectively.

➪Provide a scaled overall site plan showing existing lakes, streams, wetlands, and other water features; existing structures; and the location of all proposed structures and land change activities.

➪Provide scaled cross-section (elevation) drawings necessary to clearly show existing and proposed conditions.

➪For activities on legally established county drains, provide original design and proposed dimensions and elevations.

Stream Information

Water elevation (ft) datum ☐ NGVD 29 ☐ NAVD 88 ☐ IGLD 85 (Great Lakes coastal areas) ☐ other
➪ Show elevation on plans with description.

Dimensions (ft) of existing stream/drain channel (ft) length width depth

Existing channel average water depth in a normal year (ft)

Proposed Activity ☐ enclosure ☐ improvement ☐ maintenance ☐ new drain ☐ relocation ☐ wetlands ☐ other

If an enclosed structure is proposed, check material type ☐ concrete ☐ corrugated metal ☐ plastic ☐ other

Dimensions (ft) of the structure: diameter length	Volume of fill (cu yds)
Will old/enclosed stream channel be backfilled to top of bank grade? ☐ No ☐ Yes	
Length of channel to be abandoned (ft)	Volume of fill (cu yds)
Dimensions (ft) of improved, maintained, new, relocated or wetland stream/drain channel. length width depth	Volume of dredge/excavation (cu yds)
How will slopes and bottom be stabilized?	Proposed side slopes (vertical / horizontal)

Spoils Disposal

Dredged or excavated spoils will be placed ☐ on-site ☐ landfill ☐ USACE confined disposal facility ☐ other upland off-site

For disposal, provide a
➪ Detailed spoils disposal area location map and site plan with property lines.
➪ Letter of authorization from property owner of spoils disposal site, if disposed off-site.

16 Drawdown of an Impoundment

- If wetlands will be impacted, complete Section 12.

Type of drawdown ☐ over winter ☐ temporary ☐ one-time event ☐ annual event ☐ permanent (dam removal) ☐ other

Reason for drawdown

Has there been a previous drawdown? ☐ No ☐ Yes If Yes, provide date (M/D/Y)		Previous DEQ permit number, if known
Does waterbody have established legal lake level? ☐ No ☐ Yes ☐ Not Sure		Dam ID Number, if known
Extent of vertical drawdown (ft)	Impoundment design head (ft)	Number of adjoining or impacted property owners
Date drawdown would start (M/D/Y)	Date drawdown would stop (M/D/Y)	Rate of drawdown (ft/day)
Date refilling would start (M/D/Y)	Date refill would end (M/D/Y)	Rate of refill (ft/day)
Type of outlet discharge structure to be used ☐ surface ☐ bottom ☐ mid-depth	Impoundment area at normal water level (acres)	Sediment depth behind impoundment discharge structure (ft)

17 Dam, Embankment, Dike, Spillway, or Control Structure Activities (See Sample Drawing 15)

- For more information go to www.mi.gov/damsafety. If wetlands will be impacted, complete Section 12.
- Information on removing a dam is available at www.mi.gov/damsafety and following the Related Link –Dam Management.
  - ➧➧Attach detailed signed and sealed engineering plans for a Part 315 dam repair, dam alteration, dam abandonment, or dam removal.
  - ➧Part 315 Dam Safety application fees are added to all other application fees.
  - ➧Mail applications for dams regulated under Part 315 to DEQ, WRD, P.O. BOX 30458, LANSING, MI 48909-7958, attention Dam Safety.

Proposed Activity	☐ abandonment	☐ alteration	☐ enlargement of an existing dam
	☐ removal	☐ repair	☐ reconstruction of a failed dam
	☐ new dam construction	☐ other	

Dam ID Number, if known	Type of outlet discharge structure ☐ surface ☐ bottom ☐ mid-depth

Will proposed activities require a drawdown of the waterbody to complete the work? ☐ No ☐ Yes ➧ If Yes, complete Section 16.

Structural height (difference between embankment top elevation and streambed elevation at downstream embankment toe) (ft) _____

Hydraulic Height (difference between design flood elevation and streambed elevation at downstream embankment toe) (ft) _____	Impoundment size at design flood elevation (acres)

Does dam meet the criteria for regulation under Part 315? (i.e. hydraulic height of 6 feet or more and an impoundment size at the design flood of 5 surface acres or more) ☐ No ☐ Yes

Dredging/excavation volume (cu yd)	Fill volume (cu yd)	Riprap volume (cu yd)

Will a water diversion during construction be required? ☐ No ☐ Yes

If Yes, describe how the stream flow will be controlled through the dam construction area during the proposed project activities:

Complete the following for a new dam, reconstruction of a failed dam or enlargement of an existing dam

For Part 315 regulated dams, the following must be attached:
➧ Site-specific conceptual plans of the dam for resource impact review (An engineering report and detailed engineering plans are not required until the project has been determined to be permitable).
➧ A description and evaluation of the loss of natural resources associated with the project.
➧ A description of the natural resources that are associated with or created by the impoundment and how they offset the natural resources lost by the creation of the impoundment.
➧ An assessment of all known existing and potential adverse effects within the scope of the project.

Embankment dimensions	length (ft)	top width (ft)	bottom width (ft)	slopes (vertical / horizontal)	Upstream Downstream

Have soil borings been taken at dam location?	☐ No ☐ Yes	➧ If Yes, attach results.
Do you have flowage rights to all proposed flooded property at the design flood elevation?	☐ No ☐ Yes	➧ If No, provide a letter of authorization from the property owner.

Applications for Part 315 regulated dam removal projects must also include the following:

An evaluation of the capacity of the remaining structure to pass flood flows.
An evaluation of the quantity and quality of the sediments behind the impoundment.
A description of the methods to be employed to control sediments.
An assessment of all known existing and potential adverse impacts within the scope of the project.

18 Utility Crossings (See Sample Drawings 12 and 13, and EZ Guide)

- If side casting is proposed, complete Sections 10A and 10B. If spoils will be placed in or impact wetlands, complete Section 12.
  - Attach additional sheets or tables with the requested information as needed for multiple crossings.
  - For wetland crossings using the open trench method show clay plugs at the wetland/upland boundaries on the plans.

Crossing of ☐ Inland Lake or Stream ☐ floodplain ☐ Great Lake ☒ wetlands (also complete Section 12)

What method will be used to construct the crossings? ☒ directional boring ☐ jack and bore ☒ open trench ☐ plow / knife ☐ flume

Utility Type	Number of lake or stream crossings	Number of wetland crossings	Pipe diameter with casing (in)	Pipe length per crossing (ft)	Distance below streambed or wetland (in)	Trench width (ft)
☒ sanitary sewer		3	8"/10"	88'	144"/160"/60"	36"
☐ storm sewer						
☒ watermain		2	8"	88'	24"	36"
☐ cable						
☐ electric						
☐ fiber optic cable						
☐ oil/gas pipeline						

19 Marina Construction, Expansion and Reconfiguration (See Sample Drawing 21)

- For more information go to www.mi.gov/marinas
- Marinas located on the Great Lakes, including Lake St. Clair, may be required to secure leases or conveyances from the state of Michigan to place structures on the bottomlands. If a conveyance is necessary, an application must be submitted before the Joint Permit Application can be determined complete.
  - Fully complete Section 10 E. For multiple structures provide a table with the requested information.
  - Enclose a copy of any current pump-out agreement with another marina facility, if on-site sanitary pump out facilities are not available.
  - Attach a copy of the property legal description, mortgage survey, or a property boundary survey to your application.
  - The WRD may require a riparian interest area (RIA) estimate survey, sealed by a licensed surveyor, in order to determine whether the proposed project will adversely impact riparian rights. Include any available sealed RIA estimate survey and/or written authorizations from affected adjoining riparian owners with your application.

Proposed Marina Activity ☐ New construction ☐ Expansion ☐ Reconfiguration

Do you have an existing Great Lake Conveyance? ☐ No ☐ Yes For more information visit www.mi.gov/deqgreatlakes.

Are sanitary pump-out facilities available? ☐ No ☐ Yes | Is there a pump out agreement? ☐ No ☐ Yes If Yes, provide a copy.

Marina Description	Current Count	Final Count
Number of boat slips/wells (do not include broadside dockage or mooring buoys)		
Lineal feet of broadside dockage		
Maximum number of boats at broadside dockage		
Number of mooring buoys		
Number of launch ramps/lanes		

20 Critical Dune Areas and High Risk Erosion Areas (See Sample Drawings 19 and 20)

Critical Dune Areas (See Sample Drawing 20)

- **Although not required, submitting PHOTOGRAPHS of the site may provide for a faster application review.**
- For more information go to www.mi.gov/jointpermit, select "Sand Dune Protection" under "Related Links."
- All property boundaries and proposed structure corners, including decks, septic systems, water wells, driveways, grading, and terrain alteration locations must be staked before the WRD site inspection.
- Scaled overhead and cross-section plans must include all property boundaries, locations, and dimensions of all existing structures and impacted areas, and all proposed structures, terrain alterations, and construction access. Cross-sections must show existing and proposed grades, including foundations.
- Construction in critical dune areas on slopes greater than 33 percent (1 vertical: 3 horizontal) is prohibited without a special exception.
- Construction in critical dune areas on slopes that measure from 25 percent (1 vertical: 4 horizontal) to less than 33 percent requires sealed plans prepared by a registered architect or licensed professional engineer.

High Risk Erosion Areas (See Sample Drawing 19)

- For more information go to www.mi.gov/jointpermit, select "HREA" under "Related Links."
- All property boundaries, proposed structure corners, and septic system locations must be staked before the WRD site inspection.
- Scaled overhead plans must include all property boundaries, and the location and dimensions of all structures and septic systems must be included.
- Additional information, including the building construction plans, may be required to complete the application review.

Critical Dune Areas

Parcel dimensions (ft) width depth	Date project staked (M/D/Y)
Property is a ☐ platted lot ☐ unplatted parcel	Year current property boundaries created

Dune habitat present in Building Site and access route (check all that apply): ☐Wooded ☐Open Dune ☐Shrubs ☐Bare Sand ☐Lakefront Lot ☐MNFI Community if known:_____

Type of construction activities ☐ addition ☐ driveway ☐ garage ☐ new home ☐ renovation ☐ septic ☐ deck(s) ☐ other

☐ Provide a sand relocation plan with location and dimensions of disposal area. Indicate ☐ on-site OR ☐ off-site

If on-site show location and how the disposal site will be accessed on the plans. Indicate the depth of the disposed sand on the plans.

☐ Provide the permit or letter from the County Enforcing Agent stating the project complies with Part 91 (Soil Erosion and Sedimentation Control).

The proposed project will be serviced by ☐ public sewer ☐ private septic system.

➧ On the plans, show the location and dimensions of the private septic system.

If a private septic system is proposed, has a permit been issued by the health department? ☐ No ☐ Yes

➧ If Yes, provide a copy of the permit for all Critical Dune Area projects.

☐ Provide a copy of the vegetation assurance letter.

☐ Provide a re-vegetation plan, including #_____ of trees to be removed and #_____ of trees to be replanted.

Proposed Utility Installation	Proposed New Construction
Utility Installation Method ☐ directional bore ☐ plowing in ☐ open trench ☐ other	Foundation type ☐ basement ☐ concrete slab ☐ pilings ☐ crawl space ☐ other
➧Show utility locations and dimensions on the site plan.	Area of existing structure (sq ft)
➧Show construction access route on the site plan.	Area of proposed structure (sq ft)
➧Show existing and proposed grades on the cross-section.	Area of existing deck (sq ft)
➧Show locations of vegetation to be removed on the site plan.	Area of proposed deck (sq ft)

Provide the following information for special use projects:

(a) Lot size, width, density, and front and side setbacks.
(b) Storm water drainage that provides for disposal of drainage water without serious erosion.
(c) Methods for controlling erosion from wind and water.
(d) Re-stabilization plan.
(e) Environmental Impact Statement.

High Risk Erosion Areas

Parcel dimensions (ft) width depth

Date project staked (M/D/Y)

Existing Structure Information	Proposed New Construction
Foundation type ☐ basement ☐ concrete slab ☐ pilings ☐ crawl space ☐ other	Foundation type ☐ basement ☐ concrete slab ☐ pilings ☐ crawl space ☐ other
Material above foundation wall ☐ block ☐ log ☐ stud frame ☐ other	Material above foundation wall ☐ block ☐ log ☐ stud frame ☐ other
Siding material ☐ block ☐ vinyl ☐ wood ☐ other	Siding material ☐ block ☐ vinyl ☐ wood ☐ other
Area of the foundation, excluding attached garage (sq ft)	Area of the foundation, excluding attached garage (sq ft)
Area of the garage foundation (sq ft)	Area of the garage foundation (sq ft)

If renovating or restoring an existing structure, indicate the renovation or restoration cost $

Current structure replacement value $

Tax assessed value of existing structure excluding land value $ Assessment Year

Provide the number of individual living units in the proposed building

ADJACENT PROPERTY OWNERS FOR MDEQ PERMIT APPLICATION

10-33-400-028
Word Broadcasters, Inc.
340 W. Clark Road
Ypsilanti, MI 48198

10-33-200-004
Lois J Eyde Family, LLC
PO BOX 4218
EAST LANSING, MI 48826-4218

10-33-300-001
Phil-Michigan Associates
16370 Haggerty Road
Plymouth, MI 48170

10-33-400-029
Michigan Env. Land Conservation
10325 Cherry Hill Road
Ypsilanti, MI 48198

10-33-400-035
Wyatt Holdings LLC
18464 Glengarry Dr.
Livonia, MI 48152

10-28-300-008
Robert & Kimberly Bonner
2010 Hunters Creek Dr.
Ypsilanti, MI 48198

10-33-109-171
Kaustuv &Sarah Ghotane
1983 Hunters Creek Dr.
Ypsilanti, MI 48198

10-33-109-172
Alexandra Rizk
1977 Hunters Creek Dr.
Ypsilanti, MI 48198

10-33-109-173
Lorne Lett
1971 Hunters Creek Dr.
Ypsilanti, MI 48198

10-33-109-174
Neil Bakshi
1965 Hunters Creek Dr.
Ypsilanti, MI 48198

10-33-109-175
Konstantinos Siontis
1959 Hunters Creek Dr.
Ypsilanti, MI 48198

10-33-109-176
Morgan Brown
1953 Hunters Creek Dr.
Ypsilanti, MI 48198

10-33-109-177
James Patrick Dolan, Jr.
1947 Hunters Creek Dr.
Ypsilanti, MI 48198

10-33-109-178
Patricia First
1941 Hunters Creek Dr.
Ypsilanti, MI 48198

10-33-109-179
Jacob Larimore
7487 Leah LN
Ypsilanti, MI 48198

10-33-109-180
Michael & Ann Unger
7481 Leah LN
Ypsilanti, MI 48198

10-33-109-181
Laszlo Papp
7475 Leah LN
Ypsilanti, MI 48198

10-33-109-182
Jamil Oudeif
7472 Leah LN
Ypsilanti, MI 48198

10-33-109-183
Derek & Emmy Toohey
7480 Leah LN
Ypsilanti, MI 48198

10-33-109-184
Benjamin Ondreyka
7486 Leah LN
Ypsilanti, MI 48198

10-33-109-185
Stanley Stegall
1923 Hunters Creek Dr
Ypsilanti, MI 48198

10-33-109-191
Camille Healey
1887 Hunters Creek Dr.
Ypsilanti, MI 48198

10-33-109-192
Svetoslav Dimov
1881 Hunters Creek Dr.
Ypsilanti, MI 48198

10-33-109-803
Pulte Land Company, LLC
26622 Woodward Ave, Suite 204
Royal Oak, MI 48067

10-33-109-193
Scott & Catherine Lytle
1875 Hunters Creek Dr.
Ypsilanti, MI 48198

10-33-109-194
Mark Grieshaber
1869 Hunters Creek Dr.
Ypsilanti, MI 48198

10-33-109-195
Robert Burgess
1863 Hunters Creek Dr.
Ypsilanti, MI 48198

10-33-109-196
Phyllis Coffell
1857 Hunters Creek Dr.
Ypsilanti, MI 48198

10-33-109-197
Joseph McCullough
1851 Hunters Creek Dr.
Ypsilanti, MI 48198

10-33-109-198
Karl & Manvir Kadar
1839 Hunters Creek Dr.
Ypsilanti, MI 48198

WILSON ROAD GROUP, INC.

ALTERNATIVE ANALYSIS SUMMARY
PRELIMINARY SITE PLAN
For the proposed
PROSPECT POINTE WEST
RESIDENTIAL COMMUNITY
Located on the southwest corner of Geddes and Prospect Roads
Superior Township, Washtenaw County, Michigan

PREPARED FOR:

Mr. Greg Windingland
Diverse Real Estate, LLC
S.E. Michigan Land Holding, LLC
13001 23 Mile Road, Suite 200
Shelby Township, Michigan 48315

February 24, 2017

WRG Project Number: 010-1701065-1

1485 Kings Pointe Road • Grand Blanc, Michigan 48439
Phone: 810-895-1219 • WilsonRoadGroup.com

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APPENDICES

1.0 – INTRODUCTION

Wilson Road Group, Inc. (WRG) was contracted by S.E. Michigan Land Holding, LLC and Diverse Real Estate, LLC to prepare a MDEQ Permit Application for proposed wetland impacts associated with the proposed Prospect Pointe - West Residential Community. The proposed project involves the construction of a multi-phase (I - IV), 150 lot, single family residential development. The planned use of the property is consistent with the surrounding use, which consists of a mixture of agricultural ground and single family residential uses. The proposed project site consists of 67.63 acres located on the southwestern corner of Geddes Road and Prospect Road, west of Hunters Creek Drive in Superior Township, Washtenaw County (East ¼ of Sec 33, T.2N, R.7E), Michigan. A *Location Map* is presented in Appendix I.

The subject property historically consisted of a former homestead, outbuildings and agricultural fields from approximately 1935 through 1990. The residential home and various out-buildings were demolished and removed from the site in approximately 2000. The subject property was originally part of the Prospect Pointe Development, platted subdivision which was originally permitted and approved through Superior Township and the MDEQ (Permit #04-81-0011-P), approximately 12 years ago. Initial development activities started throughout the majority of the northeastern portion of the over-all property. However, due to the ensuing downturn of economic conditions throughout the State from 2008 through 2012, the proposed residential project was never completed by the original developer. Since 2008, the subject property has remained undeveloped, idle land with upland portions of the site continuing to be used for agricultural crop production through 2016. In September of 2016, Atwell performed a wetland determination/delineation for the subject parcel. During the on-site wetland determination/delineation activities, two wetlands (Wetland A and B) were identified and delineated within the site. A brief description of each wetland system is as follows:

- Wetland A consists of a linear, meandering 3.69 acre wetland system which bisects the approximate southern 1/3 of the property from west to east. The wetland transitions characteristically from an emergent system, which is routinely encountered adjacent to active agricultural landscapes along the western and central portions of the site, to a significantly thicker scrub-shrub/lightly wooded system along the eastern side of the site, all of which being highly dependent on localized topography and storm water drainage patterns throughout its length. The system appears to slowly collect and funnel excess surface drainage eastward across the site and then off-load to the neighboring Superior No.1 Drain course. The dominant emergent vegetation found throughout the wetland primarily consists of Tall and Giant Goldenrod, Narrow Leaf Cattail, Phragmites, Reed Canary Grass and Black Raspberry. The dominate shrub and tree species include Silky Dogwood, Honeysuckle, Black Ash, Eastern Cottonwood and American Elm. Due to its connectivity to the adjacent Superior No.1 Drain course, Wetland A is regulated by the MDEQ.

- Wetland B consists of a narrow 0.72 acre scrub-shrub/woodland pocket located along the western edge of the subject parcel, directly north of Wetland A. The system sits within a slightly swayled area located between two elevated agricultural fields. The wetland appears to become somewhat seasonally inundated from these surrounding field areas. The dominant species within Wetland B consist of Tall Goldenrod, Black Raspberry, Gray Dogwood, Silky Dogwood and Cottonwood. Given the over-all size and isolated nature of Wetland B, it is not considered regulated by the MDEQ.

2.0 – PROJECT NARRATIVE

The Prospect Pointe - West development is being proposed as a multi-phase (I – IV), single family residential community. The over-all development consists of 150 single family lots which occupy the southern and western portions of the property. Two points of ingress/egress provide access to the interior portions of the proposed subdivision, both of which are located within the existing development. The proposed development borders the existing Prospect Pointe Residential Community which is located at the southeastern corner of Geddes and Prospect Roads in the Superior Township. The proposed development activities within the subject property will include initial site clearing, land balancing/grading activities, the initial development of 29 individual residential lots within Phase I, the construction of the associated ancillary access roads, installation of underground utilities, and the excavation of the two (2) storm water detention basins. The proposed regulated impacts associated with the development of the proposed Site Plan include:

- The permanent impact of 0.63 acres of MDEQ regulated wetland for the construction of two (2) wetland crossings associated with interior ancillary roadways, the installation of underground utilities and site grading/land balancing activities.

- The permanent impact (cut) of 0.01 acres of MDEQ regulated wetland for the placement 17 cubic feet of rip-rap associated with the discharge of pre-treated storm water to the adjoining Superior No.1 Drain.

- The development and implementation of invasive species management program, restoration/enhancement of 1.98 acres of on-site wetlands creation of 0.63 acres of on-site mitigation to compensate for proposed impacts.

3.0 – PROPOSED LAYOUT AND REGULATED ACTIVITIES

The Proposed Site Plan was developed to avoid and minimize the wetland impacts to the greatest extent possible. When considering various alternatives for the Proposed Site Plan the wetland

community type (i.e. forested, scrub-shrub, wet meadow and emergent), diversity, and the functions and values that each wetland is currently providing were considered.

Utilizing these criteria, the overall area of proposed wetland impact was limited to the lower quality, linear emergent systems located within the western-central agricultural field areas and the previously proposed/initially prepared location (2005), at the southeastern corner of the property. The Proposed Site Plan proposes the complete avoidance and preservation of the remaining woodland and higher quality portions of Wetland A. For review purposes, a copy of the *Wetland Boundary Map* is presented in Appendix II. The proposed development activities associated with the Proposed Site Plan include the permanent impact of 0.63 acres of MDEQ regulated wetland and the restoration/creation/preservation of 4.32 acres of wetlands within the proposed development.

The following descriptions for each wetland system encountered on the subject property have been grouped as to their perspective location within the proposed development site. Please refer to the Proposed Site Plan Set for specific locations.

3.1 - Proposed Impacts Associated with Wetland A:

As previously discussed, Wetland A encompasses a large portion of the subject property. Proposed wetland impacts associated with Wetland A involve the construction/establishment of two (2) specific road crossing locations to access upland portions of the property. *Site Photographs* of each proposed wetland crossing location are presented in Appendix III. A description of each crossing and the specific characteristics of each location are provided below:

Wetland Crossing #1 (Southeastern Portion of Property):

This portion of Wetland A consists of a linear system which follows the existing site topography, collecting and funneling excess storm water and field drainage eastward across southern 1/3 of the site. The characteristics of Wetland A at the proposed Crossing Location #1 are of a low-lying, narrow scrub/shrub/wooded wetland, primarily dominated by Silky Dogwood, Honeysuckle, Black Ash, Eastern Cottonwood and American Elm. Steep side slopes border this portion of the system as it meanders its way eastward across the over-all landscape. Existing field stone rip-rap is in place within the systems northern side slope, remnants of previous site development/road crossing preparation activities conducted at the site under the former 2005 MDEQ Permit. The portion of the wetland at the proposed crossing location is considered to provide somewhat limited function/value for wildlife habitat given its existing characteristics and location. Preservation of this specific portion of Wetland A was deemed not as critical as the preservation of larger more diverse portions of the wetland which are located both east and west of the proposed location. The proposed road crossing will impact 0.29 acres of scrub/shrub wetland through the placement of 3,954 cubic yards of fill material to establish the proposed road crossing and required grades. A 36 inch diameter by 137-lineal foot concrete pipe with

associated end sections will be placed to insure continued storm water movement through the proposed crossing.

Wetland Crossing #2 (West-Central Portion of Property):

The western-central portion of Wetland A consists of a narrow, meandering wetland which abuts the existing agricultural fields, allowing for the collection, storage and movement of excess surface drainage eastward across the site. The over-all system would be considered a mix consisting mainly of emergent although with pockets of scrub/shrub and woodland species throughout. The vegetative community consists of Reed Canary Grass, Phragmites, Silky Dogwood and Cottonwoods. The area of the proposed road crossing is primarily Reed Canary Grass, Phragmites and Cottonwood. The Reed Canary Grass, Phragmites species are both considered invasive, known to populate highly disturbed sites and provide little to no function or value for wildlife habitat. Preservation of this specific portion of Wetland A was deemed not as critical as the preservation of larger more diverse wetland systems located throughout the central and western portions of the site. The proposed road crossing will impact 0.34 acres of emergent/lightly wooded wetland through the placement of a 36-inch by 140-lineal foot concrete pipe, its associated end sections and 4,720 cubic yards of fill material to establish proposed road grade.

Southern Detention Basin Discharge

The Southern Detention Basin which is located at the property's southeastern corner is proposed to outlet pretreated storm water directly to the Superior No. 1 Drain course which abuts the property's eastern property boundary. The installation of protective soil erosion countermeasures (rip-rap) at the outlet location will create 0.01 acres of wetland impact through the removal of 40 cubic yards of existing material and the placement of 17 cubic feet of rip-rap material.

3.2 - Storm Water Treatment Basins

As part of the proposed development's over-all storm water management plan, two (2) storm water treatment basins will be utilized to collect and pre-treat storm water across the proposed development. The proposed detention basins are labeled as North and South for description purposes and their perspective location within the development. Each proposed basin will discharge pre-treated storm water at controlled rates to adjoining wetland and/or adjacent upland areas which border proposed wetland restoration areas. The following provides a description of each proposed storm water basin and the adjoining wetland/discharge area:

- The North Detention Basin is located along the north-central portion of the site, directly north of the central section of Wetland A. The proposed basin will collect and treat storm water prior to off-loading southeastward into the adjoining uplands. The basin *will not*

discharge directly to Wetland A. The basin measures 1.88 acres in size and approximately 35,000 cubic yards of upland material will be excavated for its construction.

- The Southern Detention Basin is located within the southeastern corner of the property, adjacent to the Superior No.1 Drain course. The proposed design will discharge excess storm water via 15-inch concrete pipe to upland which borders Wetland A and the existing drain course. Approximately 0.01 acres of Wetland A is proposed to be impacted through the removal (cut) of 40 cubic yards of wetland material and the (filling) of 17 cubic feet of rip-rap, 8 inches deep for soil erosion prevention measures. Additionally, the detention basin is designed with and emergency overflow spillway to handle large, back-to-back 100 year storm events. A secondary overflow spillway is located along the eastern side of the detention basin to handle emergency events. The spillway will direct excess storm water to the adjoining Wetland A. The spillway will be covered by 6-8 inch cobblestone placed on geotextile fabric. All rip-rap will be placed within the adjoining uplands with no proposed impacts to Wetland A. The over-all size of the detention basin is 1.55 acres with approximately 42,500 cubic yards of upland material being excavated for is construction.

Each proposed storm water basins are engineered to have a controlled rate of discharge to the receiving upland or wetland system. All proposed outlet structures/spillways will be placed in adjacent upland areas which they border and will utilize soil erosion measures to prevent possible siltation issues from impacting the adjacent wetland systems. No outlet pipes are proposed to be placed within existing wetland areas. Copies of the Wetland Data Forms are presented in Appendix IV.

4.0 - ALTERNATIVE SITE LAYOUTS

An alternative analysis is required under Part 303, Wetland Protection Act, and is necessary for the MDEQ to review a permit application. R281.922a Rule 2a(2) states; as required by subsection 30311(4) of the act, a permit applicant shall bear the burden of demonstrating that an unacceptable disruption to aquatic resources will not occur as a result of the proposed activity and demonstrating either of the following:

(a) The proposed activity is primarily dependent upon being located in the wetland.
(b) There are no feasible and prudent alternatives to the proposed activity.

The subject property was initially proposed to be developed by Pulte Land Development in 2003-05 and known as Prospect Pointe. The initial development plans included the proposed development of 374 residential lots between two development phases and proposed impacts to on-site regulated wetlands. To off-set the proposed wetland impacts, wetland mitigation was proposed and created within the northeastern and eastern portions of Phase I of the development.

The 2003 Initial Site Plan layout was originally submitted and approved by township officials and the MDEQ (Permit #04-81-0011-P) although, due to the surmounting economic conditions/downturn which occurred between 2008 through 2012, the proposed development was only partially completed by the original developer prior to being sold. Consequently, ownership of the property had changed and with the renewed residential housing demand and homeowner interest in the property prompted new discussions with township officials and subsequent planning commission meetings with the community. The results of these discussions resulted in redesigned interior road connectivity/crossing plans.

The proposed site plan calls for the installation of two (2) wetland crossings through the on-site portions of Wetland A in order to access viable upland portions of the subject property. The total proposed impact to Wetland A due to the combined road crossings is 0.63 acres. Specifically, Wetland Crossing location #1 consists of 0.29 acres of wetland impact whereas; Wetland Crossing Location #2 consists of 0.34 acres impact. The proposed impacts to both locations have been minimized to the greatest extent possible and only consist of the required area needed to construct a public roadway crossing which meets all current county and state design standards and safety requirements. Additionally, each crossing is proposed within the same general location on the subject property as they were previously in 2003.

5.0 – COMPENSITORY MITIGATION

To compensate for the proposed wetland impacts associated with the Prospect Pointe West Residential Development, the creation of on-site mitigation, restoration of existing low quality wetland habitat and invasive species control measures are proposed. The proposed Prospect Pointe West development is required to establish two (2) roadway crossings for access purposes thereby resulting in the impact of 0.63 acres of on-site regulated wetlands at the site.

Proposed over-all, on-site wetland impacts total 0.63 acres, all of which consist of predominantly emergent and scrub/shrub wetland community types. Using the replacement ratios of 1.5/1 associated with these wetland types; the following formula was utilized to calculate required compensatory mitigation area: Emergent, scrub/shrub wetlands: 0.63 acres x 1.5 replacement ratio = 0.94 acres of compensatory mitigation.

Since the majority of the proposed wetland impacts occur in on-site wetland systems that are historically disturbed, low quality systems, vegetated by invasive species which provide little to no habitat and act primarily as transition areas for excess storm water movement, restoration/enhancement of these on-site systems is considered a viable response measure regarding compensatory requirements as related to wetland impacts and thereby reducing to over-all wetland area to be created. Completion of the proposed wetland restoration and enhancement activities, would re-establish approximately 1.98 acres of Wetland A within the western and central portions of the property as stable, quality habitat.

Additionally, the project would propose for consideration, the placement of conservation easements over all on-site portions of Wetland A upon completion of any/all restoration, enhancement and invasive species control activities conducted on the subject property.

In addition to wetland restoration, enhancement and invasive species control activities, wetland compensation was provided within two (2) separate mitigation cells located along the north and southern sides of the western most portion of Wetland A.

The criteria used in site selection of potential mitigations areas within the subject property which meet the following wetland mitigation goals consisted of: (1) Sites which are adjacent to existing hydrological features/settings; (2) Sites which will not be impacted by future development; (3) Sites in which the entire wetland mitigation area can be protected; (4) Areas which will utilize/benefit from localized riparian assets; and (5) Areas which provide substantially improved wildlife habitat.

Locations of each proposed wetland mitigation cells are presented on Sheet 15 of the attached project plan set. The proposed on-site wetland mitigation will consist of the creation of two (2) individual wetland cells:

- Mitigation Area AA, designed as 0.45 acres of scrub-shrub/wooded wetland.
- Mitigation Area BB, designed as 0.23 acres of emergent/scrub-shrub wetland.

Construction of the proposed mitigation areas will commence simultaneously with the start of site development activities, specifically during the placement of fill material within the regulated wetland areas pursuant to MDEQ permit conditions. Soil material excavated during the construction of the wetland mitigation areas will be utilized as clean fill material throughout the project site.

An as-built survey will be performed for each mitigation cell once construction and final grading activities have been completed. Additionally, MDEQ Conservation Easements will be placed over each mitigation area pursuant to the MDEQ permit conditions for future protection and preservation of the wetland mitigation areas along with approximately three (3) feet of upland buffer surrounding each mitigation cell. The Conservation Easement boundaries will be identified by the placement of signage, which clearly states "MDEQ Conservation Easement Boundary" along the perimeter of each wetland mitigation cell.

Pursuant to the MDEQ permit conditions all created wetland mitigation areas will be monitored for five consecutive years. Monitoring activities will be conducted by a qualified wetland consultant and will be conducted during the growing season. An annual report will be provided to the MDEQ no later than January 31st following each monitoring year.

The wetland monitoring activities and report should include the following, in accordance with the plans referenced in the permit:

- Vegetation to be sampled one time between July 15 and August 31.
- Vegetation in the herbaceous layer should be sampled using a 3.28 foot by 3.28 foot (one square meter) sample plot; vegetation in the shrub and tree layer should be sampled using a 30-foot radius sample plot.
- Each wetland type shall be sampled using a minimum of five (5) permanent sampling plots.
- Provide listing of all plant species identified in the plots and otherwise observed during monitoring. Data for each plot should include species common name, scientific name, wetland indicator status, and whether the species is considered native in Michigan.
- Provide the percentage of each wetland type along with a plan view drawing depicting the location of each wetland type.
- Delineate areas greater than 0.01 acre in size that are composed of open water, bare soil, areas dominated by invasive species, and areas without a predominance of wetland vegetation and provide their location in a plan view.
- Document wildlife sightings or evidence of wildlife use within the mitigation area.
- Inspect the site during all monitoring visits for oil, grease, man-made debris, and all other contaminants and document the visual assessment of the turbidity or clarity of the water the mitigation area.
- Provide annual photographic documentation of the development of the mitigation site from permanent photographic stations located within each mitigation area.
- Provide one-time photographic evidence of the construction or placement of at least 6 inches of high quality soil from the A-horizon of an organic or loamy surface texture soil across the mitigation area.
- Provide one-time photographic evidence of the placement of wildlife habitat structures at required number during construction.
- A written summary of the wetland's development comparing data gathered in the current monitoring year with the data of all previous monitoring years.
- A written summary of all problem areas that have been identified and potential corrective measures needed to address them.

Since adequate hydrology is so crucial to the development of wetland flora and the over-all performance of created wetlands, significant consideration was given to choosing the most appropriate locations for the creation of the proposed wetland mitigation cells. The unique landscape of the subject property was taken into consideration when determining the design and lay-out of the wetland mitigation areas adjacent to the property's existing wetland systems. The primary source of hydrology for many of these existing features is seasonal precipitation and storm water run-off from the adjoining upland side-slopes.

The existing site conditions within the proposed wetland mitigation areas consist of upland, side-slope areas which are currently open agricultural fields. According to the United States Department of Agriculture (USDA), Soil Conservation Service – Washtenaw County Soil Survey the existing soils within the areas of the proposed mitigation cells consist entirely of the Nappanee soil series.

In general, the Nappanee soils consist on foot slopes, gently sloping adjoining drainage ways of glacial till, moraines and lake plains. Runoff can be slow. These soils exhibit a seasonal high water table. Permeability is very slow. Most acreage is used for crop production or areas of small woodlands.

Considering the current/historical agricultural operations at the subject property and the proposed mitigation cell locations within the property itself, the availability of quality topsoil/organic material for use in each cell is not a concern. Existing topsoil depths within each of the proposed mitigation cell locations averages between 6 to 8 inches in depth. This existing topsoil material will be graded off and stockpiled for reuse in each cell at the completion of initial excavation/grading activities. Pursuant to MDEQ permit conditions, six (6) inches of organic topsoil is to be placed in each of the mitigation cells during final grading activities.

Mitigation construction oversight of existing soils material will need to be monitored once excavation activities reach proposed depths to determine if underlying material is suitable for wetland mitigation creation. If undesirable material is encountered (loamy sand or sandy material), a clay lens or barrier will be installed to ensure that infiltration rates are sufficient enough to promote hydrological conditions needed to create emergent wetlands.

Each proposed wetland mitigation cell will be seeded with a custom generated mix supplied by Alpha Nurseries. The proposed seed mixtures consist of 24 native wetland species (grasses, sedges and forbs), which are common throughout Southeastern Michigan. The created wetland mitigation cells have been designed to be more diverse than the reed canary grass dominated emergent and scrub/shrub wetlands which will be impacted pursuant to the MDEQ permit. Additionally, three (3) native species of shrubs and two (2) trees species are proposed to be planted along each mitigation cells elevated sloped perimeters. These species include; Silky Dogwood (Cornus amomum Miller), Nannyberry (Viburnum lentago), Serviceberry (Amelanchier arborea), Silver Maple (Acer saccharinum) and Red Maple (Acer rubrum). The proposed *Wetland Seed & Plant Mix* is presented in Appendix V.

The MDEQ performance standards for wetland mitigation creation require that the mean percent cover of invasive species including purple loosestrife (*Lythrum salicaria*), common reed (*Phragmites australis*), and reed canary grass (*Phalaris arundinacea*) do not exceed 10 percent within any wetland.

Pursuant to the MDEQ Wetland Mitigation Performance Standards a minimum of three (3) habitat structures are proposed to be placed within the two (2) wetland mitigation cells. These habitat structures will include logs, whole trees, stumps, and branch piles which will provide habitat for reptiles, amphibians, and birds. Seasonal open water areas will also provide foraging habitat for wildlife including wading birds. Secondary wildlife usage including white-tailed deer, wild turkey and seasonal waterfowl should also utilize the upland perimeter of the proposed

wetland mitigation cells. As the mitigation areas continue to establish and mature, more wildlife species are likely to utilize the created resource.

5.1 – Proposed Wetland Restoration/Enhancement Activities

As previously discussed, the western and central portions of Wetland A consist of a lineal, meandering system that is dominated by reed canary grass and large stands of phragmites throughout its over-all length. This portion of Wetland A also lies adjacent to existing agricultural fields and was utilized to collect and divert excess storm water away from the ongoing farming operations, resulting in a highly disturbed system throughout its length. Due to these existing factors, the wetland system is dominated by invasive species which flourish in areas of highly, fluctuating water levels and provide little to no function/value to area wildlife as a food source or breeding/nesting habitat.

These portions of Wetland A could greatly benefit from wetland enhancement activities which would convert an existing low quality system into a higher quality resource and habitat which could effectively be utilized by local wildlife, while also providing significant ascetic value to the residents of the proposed development than which currently exists. Utilizing excess storm water discharge from the developments Northern Detention Basin, a consistent input of water should provide a more stable hydrologic regime which should assist in the eradication of the invasive species and allow for the establishment and further diversity of native species. Additional herbicide applications can be directed toward the areas of existing invasive species along with the mechanical removal of existing debris and spoils piles to assist in creating a stable habitat. Following these initial activities, native wetland seed and shrubs plantings can be conducted to create a higher quality system. Upon completion of enhancement activities, the entirety of Wetland A and the completed mitigation areas, totaling 1.89 acres can be placed within a conservation easement at the subject property for protection purposes.

6.0 - CONCLUSIONS

Considering the over-all site characteristics and existing conditions encountered at the subject property, significant efforts were focused on avoiding or minimizing proposed wetland impacts to the systems which characteristically provided significant habitat functions and values. The Proposed Site Plan represents a culmination of these efforts which demonstrate the minimization of proposed wetland impacts and the avoidance of the significantly higher quality systems has been established to the greatest extent possible, while maintaining the parameters and intent of the original development design proposed and approved previously for the property.

It is the professional opinion of WRG, that the activities reflected within the Proposed Site Plan provide a prudent alternative and clearly demonstrate that no unacceptable disruption will occur to the high quality characteristics and resources located on the subject property.

Should you have any additional questions or concerns regarding this or any other matters please feel free to contact our office at (810) 895-1219.

Sincerely,

JEFFREY D. HURLEY,
Director of Environmental Services
WILSON ROAD GROUP, INC.

Attachments:

APPENDIX I

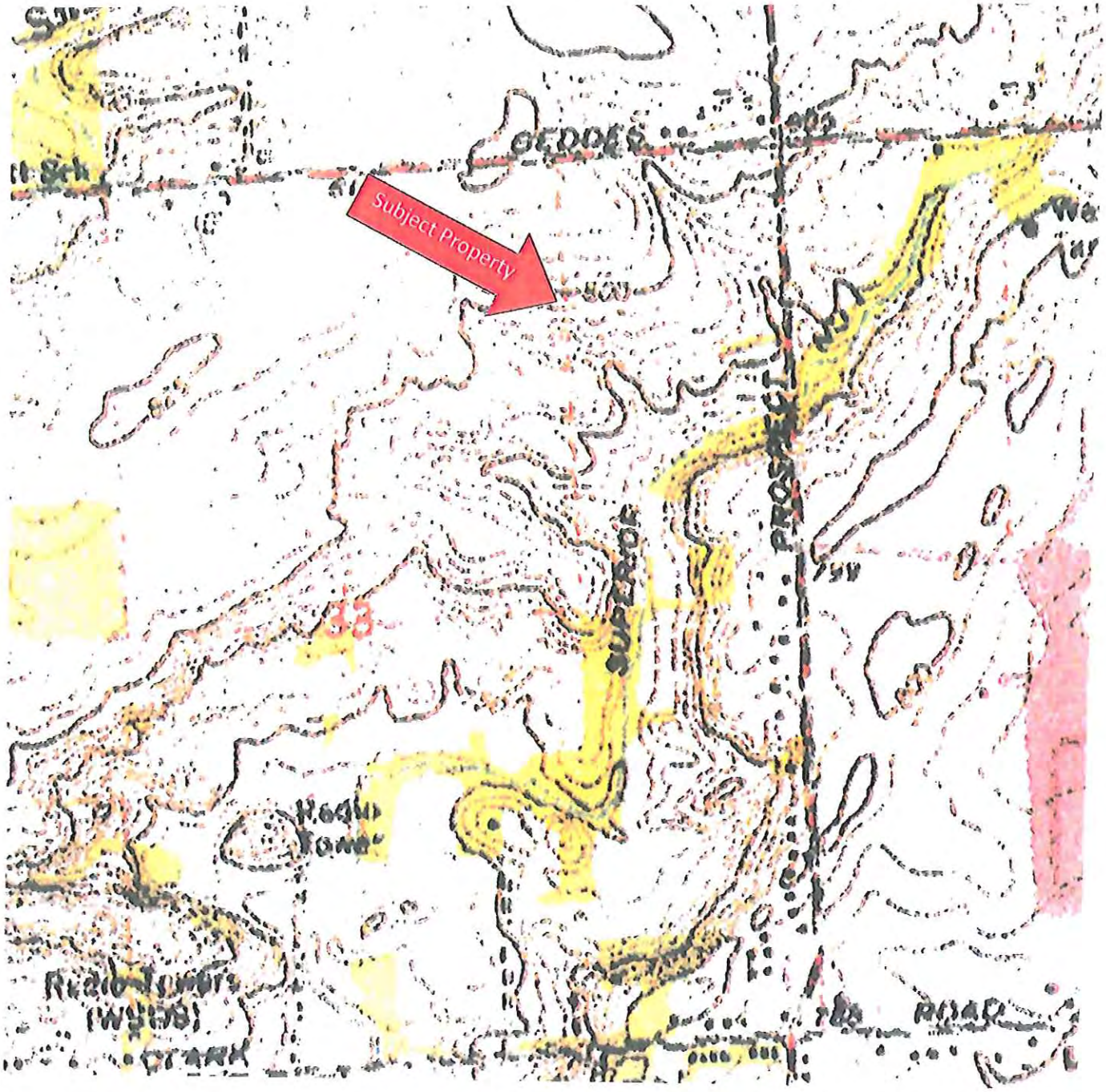
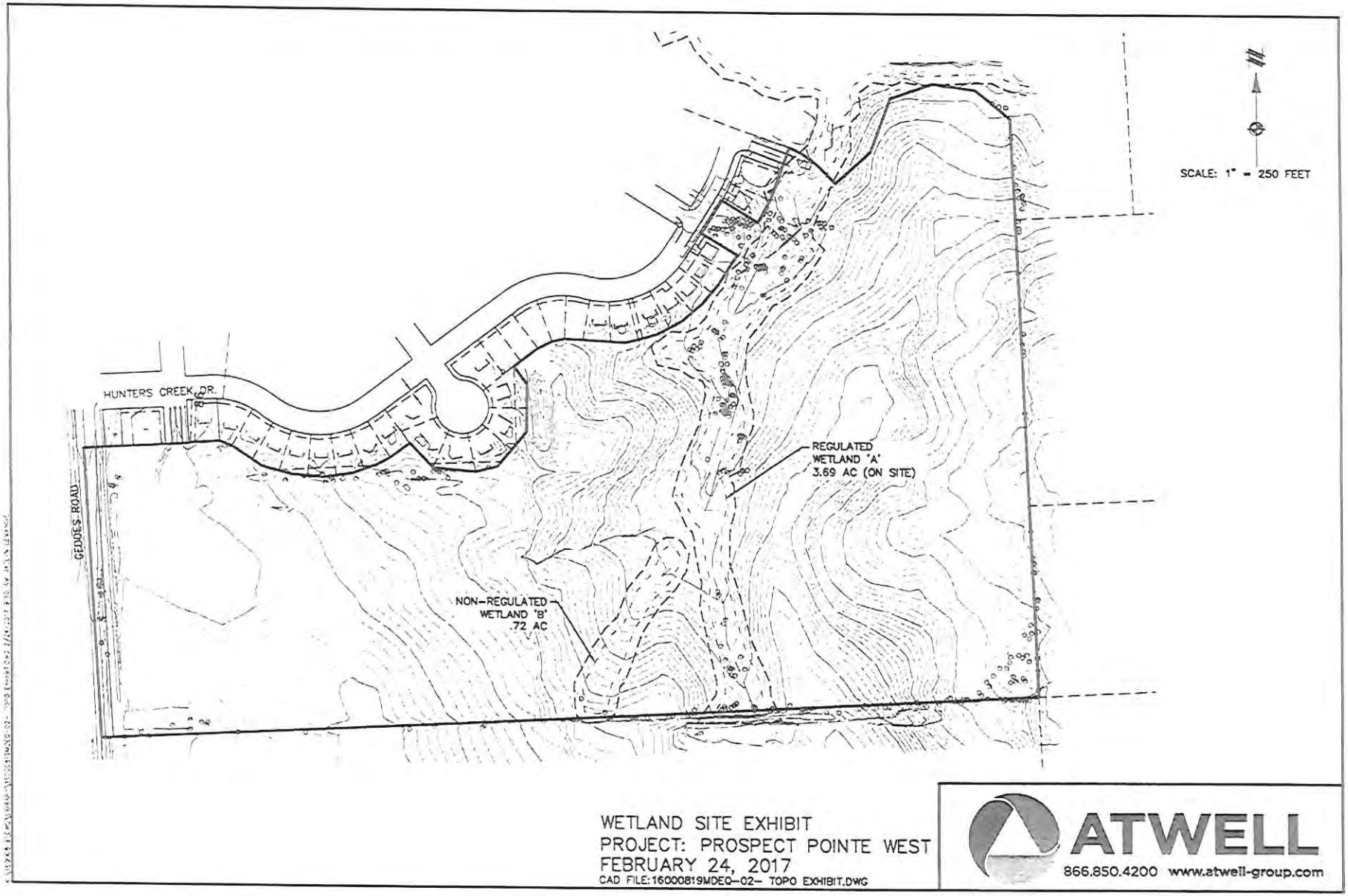


FIGURE 1: SITE LOCATION MAP
GEDDES ROAD & NORTH PROSPECT ROAD
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

No Scale

WRG PROJECT NO. 010-1701065-1	DATE: FEBRUARY 2017 DRAWN: NJH CHECKED: JDH	**WRG** WILSON ROAD GROUP, INC. 1485 KINGS POINTE — ENVIRONMENTAL — PLANNING GRAND BLANC, MICHIGAN 48439 — ECOLOGICAL — LAND DEVELOPMENT 810-895-1219

APPENDIX II



WETLAND SITE EXHIBIT
PROJECT: PROSPECT POINTE WEST
FEBRUARY 24, 2017
CAD FILE: 16000819MDEQ-02- TOPO EXHIBIT.DWG

ATWELL
866.850.4200 www.atwell-group.com

APPENDIX III

Site Photographs

Prospect Pointe West Residential Development
Geddes Road, Superior Township, Washtenaw
County, Michigan. WRG Project #010-1701065-1

Photo #1-Looking southwest across Wetland Crossing #1.

Photo #2-Westward view from within wetland at proposed crossing location #1.

Site Photographs

Prospect Pointe West Residential Development
Geddes Road, Superior Township, Washtenaw
County, Michigan. WRG Project #010-1701065-1

Photo #3-Looking northwest across Wetland Crossing location #1.

Photo # 4-Existing rip-rap adjoining the northern bank of the proposed Wetland Crossing #1 location. Material placed as part of the 2003 MDEQ permit activities at the subject site.

Photo #5- Looking from southern field area northward across the Wetland Crossing #1 location.

Photo #6- Looking northward, along the southern side of the Wetland Crossing #2 location, near the western side of the site.

Site Photographs

Photo #7-View looking eastward at proposed Wetland Crossing #2 location.

Photo #8-View of Wetland looking westward of the Wetland Crossing #2 location.

Site Photographs

Photo #9-Invassive species appear to dominate the western and central portions of Wetland A as it crosses the subject property.

Photo #10 –View of the central portion of Wetland A looking northward.

Site Photographs

Photo #11- Photo looking eastward along southern agricultural fields at Wetland A.

Photo #12- Photo looking northwest along the western most portion of Wetland A.

APPENDIX IV

Reset Form | Print Form

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Prospect Pointe City/County: Superior Twp., Washtenaw Co. Sampling Date: 10-19-2016

Applicant/Owner: State: Michigan Sampling Point: Wetland A

Investigator(s): M. Davis - Atwell, LLC Section, Township, Range: Section 33, T2S, R7E

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave

Slope (%): 1-2% Lat: 42 16 10.88 N Long: 83 36 26.65 W Datum:

Soil Map Unit Name: Nappanee silty clay loam, 2 to 6 percent slopes; Sloan silt loam, wet NWI or WWI classification: PFO/PSS/PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X No ____	**Is the Sampled Area within a Wetland?** Yes X No ____
Hydric Soil Present?	Yes X No ____	
Wetland Hydrology Present?	Yes X No ____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 m radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Fraxinus nigra*	30	Y	FACW
2. *Ulmus americana*	15	Y	FACW
3. *Populus deltoides*	10	N	FAC
4.			
5.			
	55	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15 m radius)			
1. *Cornus amomum*	15	Y	FACW
2. *Lonicera maackii*	10	Y	UPL
3.			
4.			
5.			
	25	= Total Cover	
Herb Stratum (Plot size: 5 m radius)			
1. *Symphyothricum lateriflorum*	20	Y	FAC
2. *Rubus occidentalis*	15	Y	UPL
3. *Solidago gigantea*	10	N	FACW
4. *Solidago altissima*	10	N	FACU
5.			
6.			
7.			
8.			
9.			
10.			
	55	= Total Cover	
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	____	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.66 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	70	x 2 =	140
FAC species	30	x 3 =	90
FACU species	10	x 4 =	40
UPL species	25	x 5 =	125
Column Totals:	135 (A)		395 (B)

Prevalence Index = B/A = 2.93

Hydrophytic Vegetation Indicators:

X Dominance Test is >50%

X Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: Wetland A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-12	10YR 3/1	85	10YR 4/6	15			clay loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- X Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- X Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes X No ___ Depth (inches): 2-3 in

Water Table Present? Yes ___ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): _____

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Reset Form | Print Form

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Prospect Pointe City/County: Superior Twp/Washtenaw Co. Sampling Date: 2/23/17

Applicant/Owner: State: Michigan Sampling Point: Wetland A-#2

Investigator(s): J. Hurley Section, Township, Range: Section 33, T2S, R7E

Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave

Slope (%): 1-2% Lat: 42 16 13.51 N Long: 83 36 39.37 W Datum:

Soil Map Unit Name: Nappanee Silty Clay loam, 2 to 6 % slopes NWI or WWI classification: PFO/PSS/PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X No ____	**Is the Sampled Area within a Wetland?** Yes X No ____
Hydric Soil Present?	Yes X No ____	
Wetland Hydrology Present?	Yes X No ____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30 m radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides*	40	Y	FAC
2.			
3.			
4.			
5.			
	40 = Total Cover		
Sapling/Shrub Stratum (Plot size: 15 m radius)			
1. *Cornus amomum*	10	Y	FACW
2.			
3.			
4.			
5.			
	10 = Total Cover		
Herb Stratum (Plot size: 5 m radius)			
1. *Phragmites australis*	40	Y	FACW
2. *Phalaris arundinacea*	15	Y	OBL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	55 = Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	15	x 1 =	15
FACW species	50	x 2 =	100
FAC species	40	x 3 =	120
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	105 (A)		235 (B)

Prevalence Index = B/A = 2.24

Hydrophytic Vegetation Indicators:

X Dominance Test is >50%

X Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: Wetland A-#2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 3/1	85	10YR 4/6	15			Clay loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- X Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- X Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes X No ___ Depth (inches): 1-2 inches

Water Table Present? Yes ___ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): _____

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

APPENDIX V

Mitigation Plant List – Prospect Pointe West

Common Name	Botanical Name
Permanent Grasses/Sedges:	
Bristly Sedge	Carex comosa
Brown Fox Sedge	Carex vulpinoidea
Great Spiked Rush	Eleocharis palustris
Virginia Wild Rye	Elymus virginicus
Fowl manna Grass	Glyceria striata
Rice Cut Grass	Leersia oryzoides
Dark Green Rush	Scirpus atrovirens
Chairmaker's Rush	Scirpus pungens
Great Bullrush	Scirpus validus
Forbs:	
Sweet Flag	Acorus calamus
Water Plantain	Alisma spp
Swamp Milkweed	Asclepias incarnate
Bristly Aster	Aster puniceus
Sneezeweed	Helenium autumnale
Blue Flag	Iris virgnica
Great Blue Lobelia	Lobelia siphilitica
Common Water Horehound	Lycopus americanus
Pinkweed	Polygonum spp
Wild Golden Glow	Rudbeckia laciniata
Common Arrowhead	Sagittaria latifolia

Wild Senna	Senna hebecarpa
Purple Meadow Rue	Thalictrum dasycarpum
Blue Vervain	Verbena hastate

Shrubs:

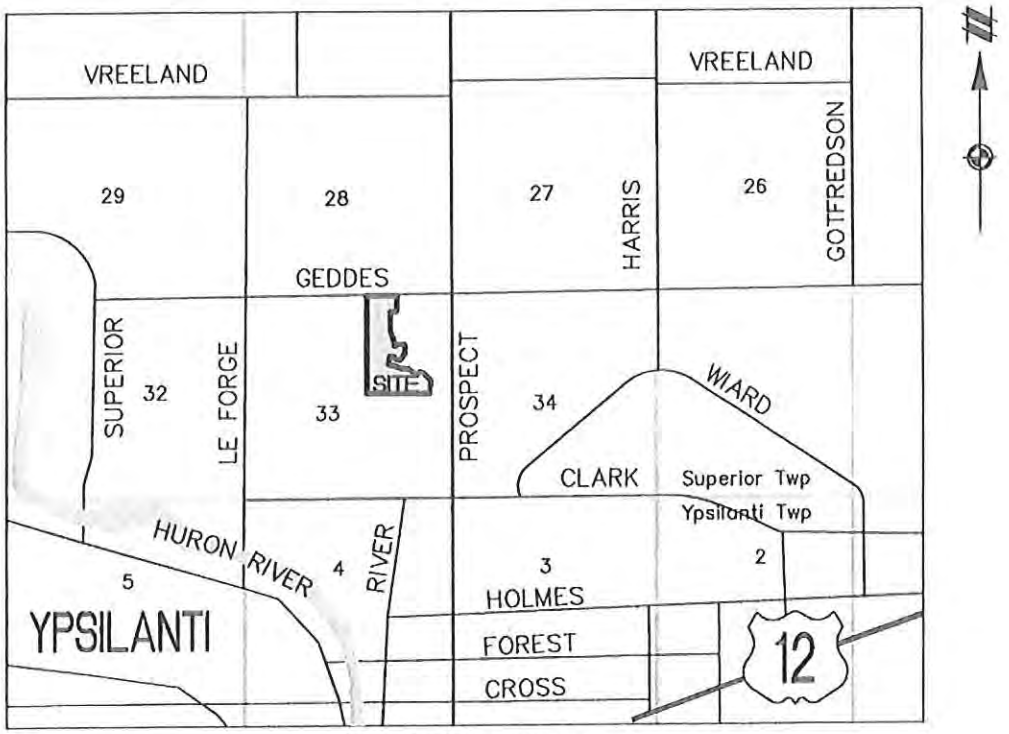
Serviceberry	Amelanchier arborea
Nannyberry	Viburnum lentago
Silky Dogwood	Cornus amomum Miller

Trees:

Red Maple	Acer rubrum
Silver Maple	Acer saccharinum

Temporary Cover:

Red Top	Agrostis alba
Timothy	Phleum pretense



VICINITY MAP

NOT TO SCALE

Sheet Number	Sheet Title
01	VICININTY MAP
02	OVERALL IMPACT PLAN
03	WETLAND CROSSING 1
04	SECTION AA
05	SECTION BB
06	SOUTH BASIN STORMWATER OUTLET
07	SECTION DD
08	SECTION CC
09	WETLAND CROSSING 2
10	SECTION EE
11	SECTION FF
12	NORTH BASIN OUTLET
13	SECTION GG
14	TEMPORARY WETALND CROSSING DETAIL
15	WETLAND MITIGATION PLAN
16	MITIGATION SEED MIX

PROJECT: PROSPECT POINTE WEST
PROJECT NO.: 1600819
DATE: FEBRUARY 23, 2017
CAD FILE: 16000819\MDEQ-01.DWG

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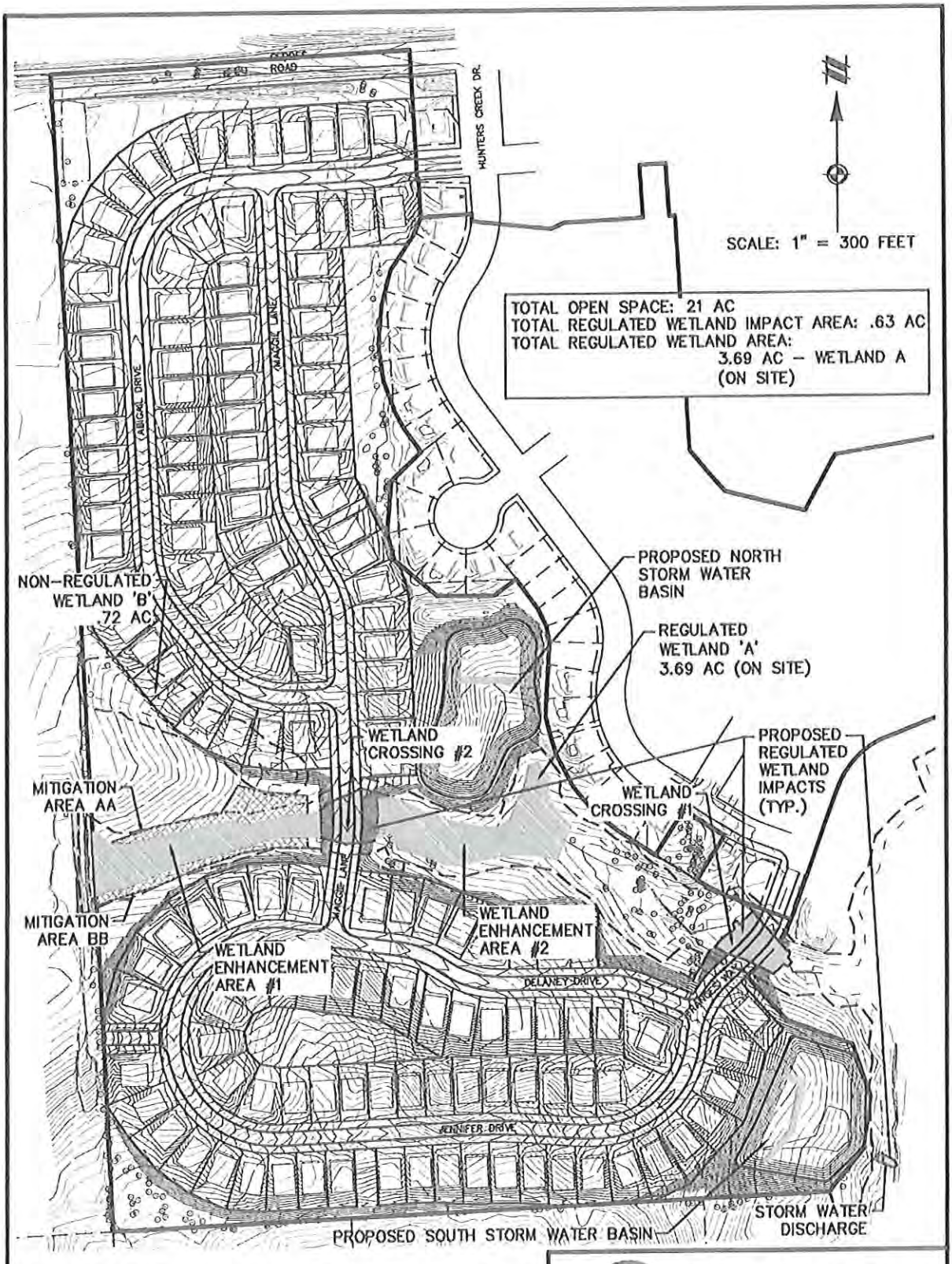

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PROJECT: PROSPECT POINTE WEST
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DATE: FEBRUARY 23, 2017
CAD FILE: 1600081 9MDEQ-02.DWG

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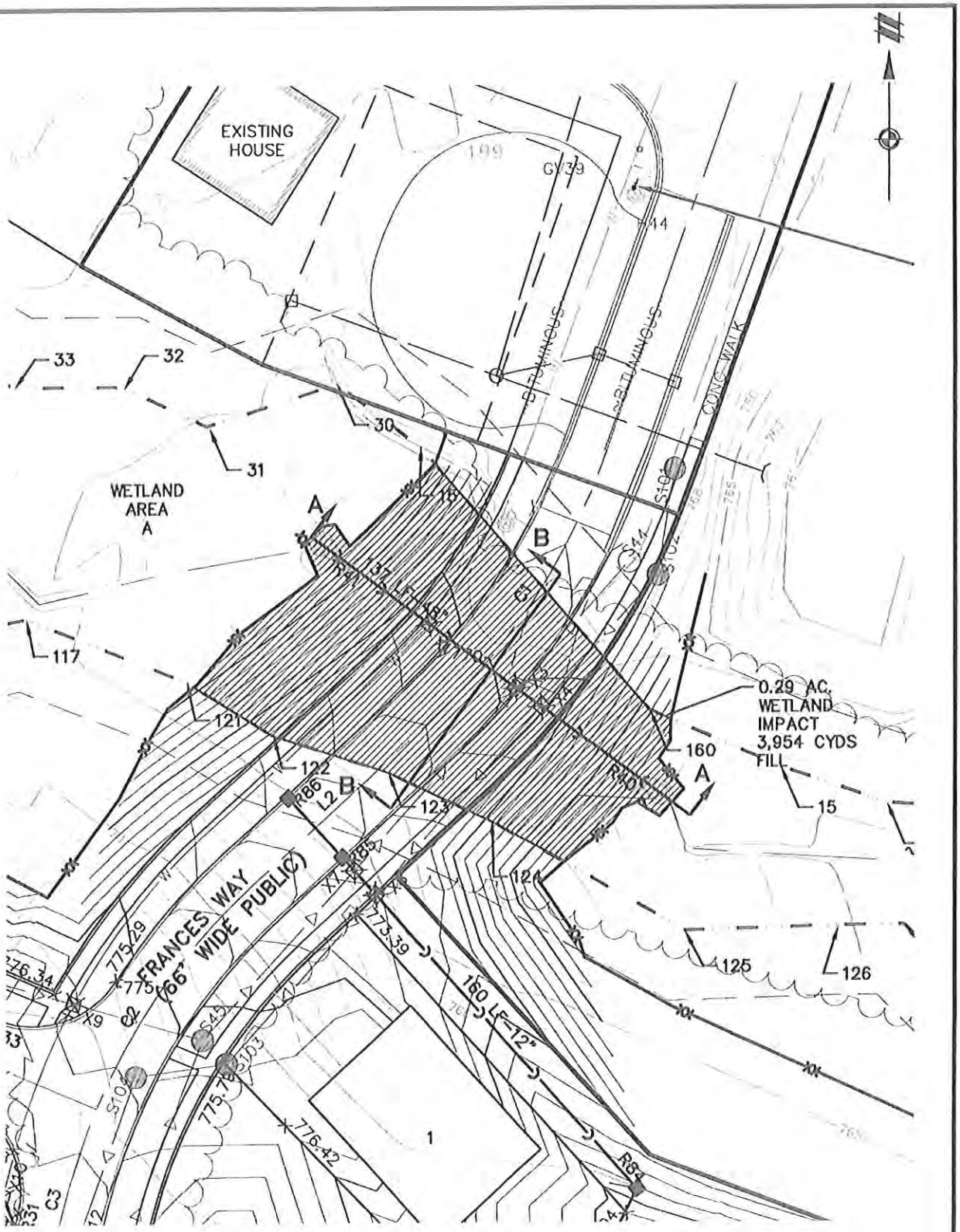

SCALE: 1" = 50 FEET

WETLAND CROSSING 1

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PROJECT: PROSPECT POINTE WEST
PROJECT NO.: 1600819
DATE: FEBRUARY 23, 2017
CAD FILE: 1600081 9MDEQ-03.DWG

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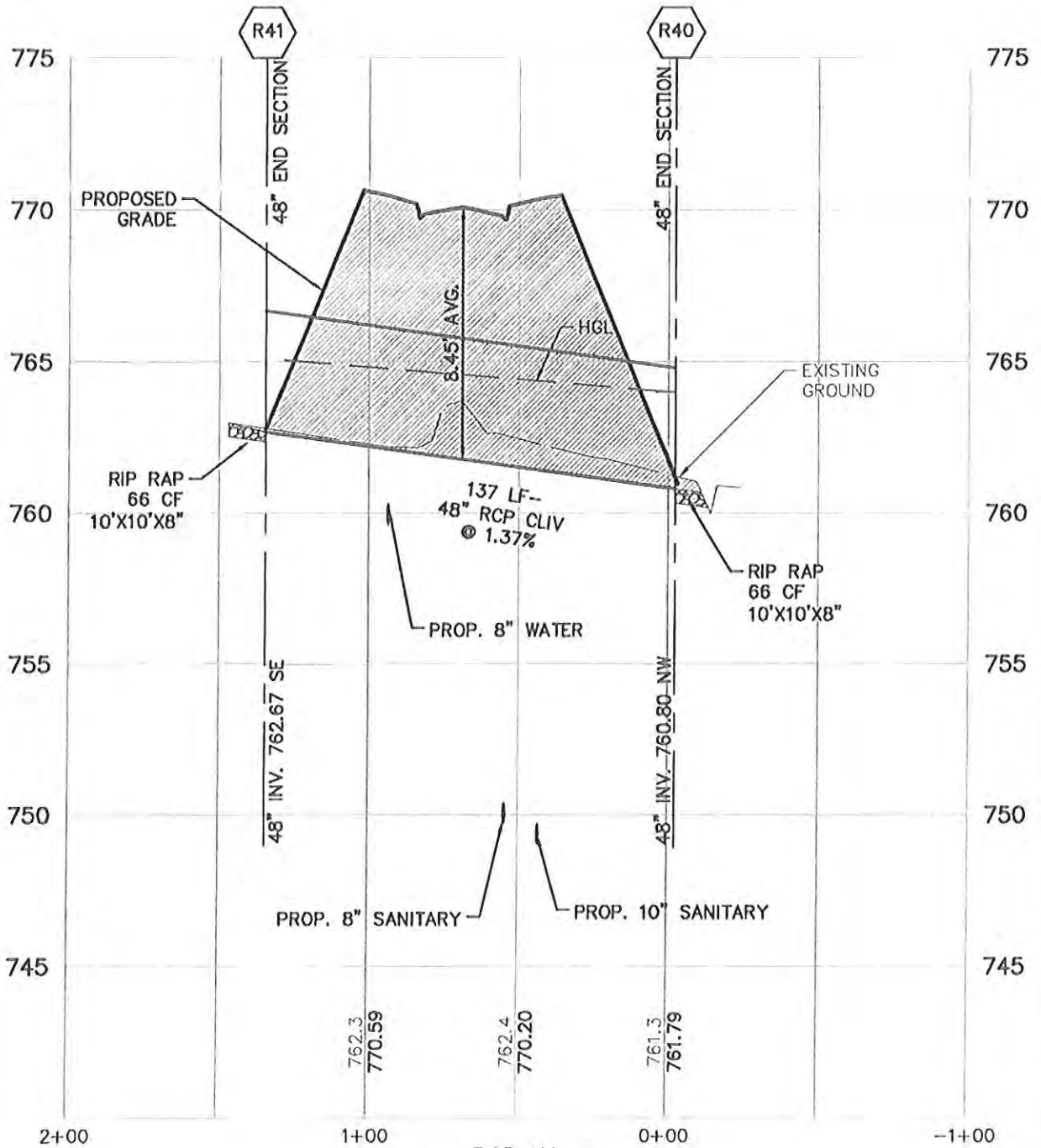

R40–41
VERT: 1"=5'
HORZ: 1"=50'
PHASE 1

CROSSING 1

PAGE 04 OF 16

PROJECT: PROSPECT POINTE WEST
PROJECT NO.:1600819
DATE: FEBRUARY 23, 2017
CAD FILE: 16000819MDEQ-03.DWG

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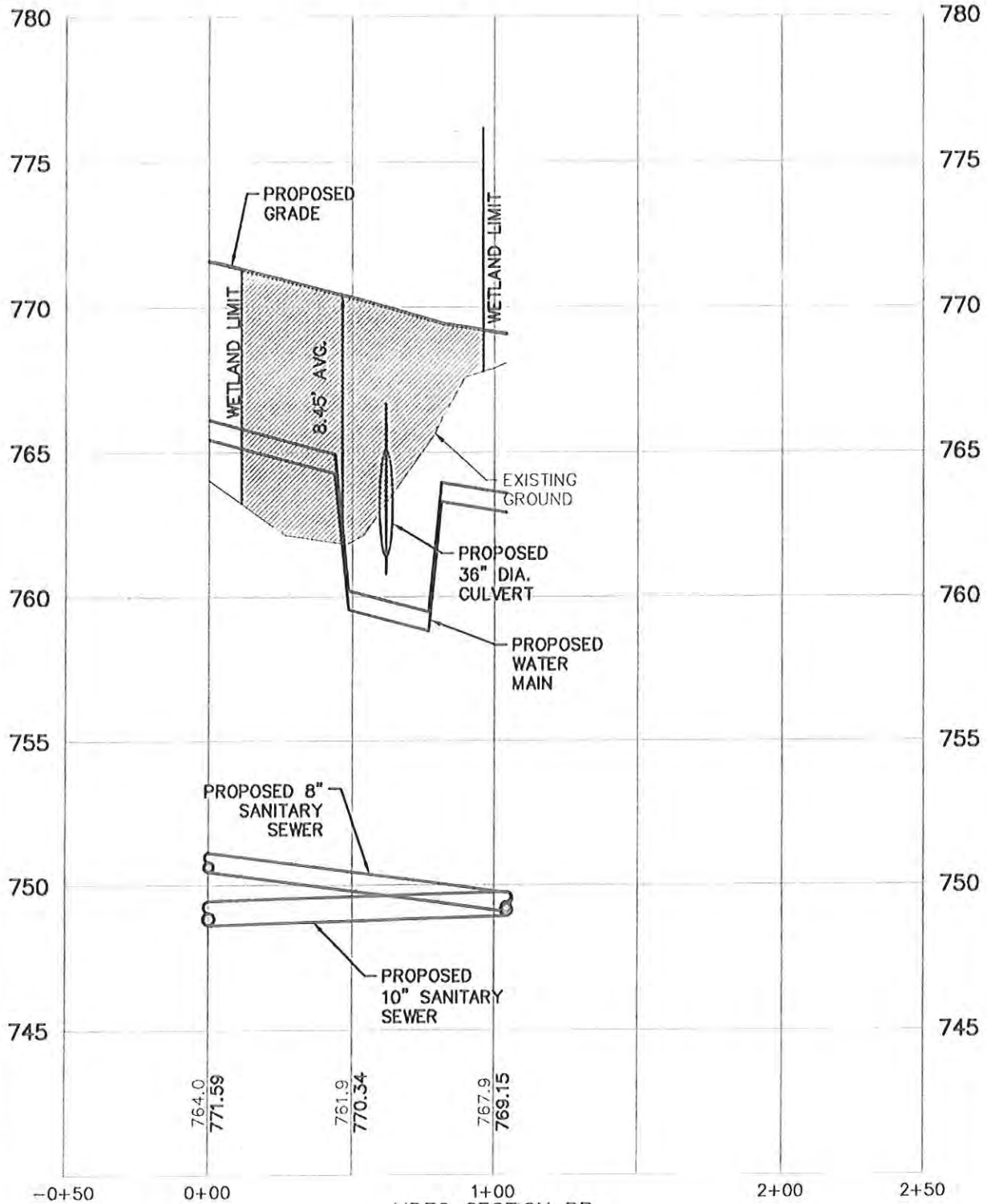

MDEQ SECTION BB
VERT: 1"=5'
HORZ: 1"=50'

CROSSING 1
PAGE 05 OF 16

PROJECT: PROSPECT POINTE WEST
PROJECT NO.: 1600819
DATE: FEBRUARY 23, 2017
CAD FILE: 1600819MDEQ-03.DWG

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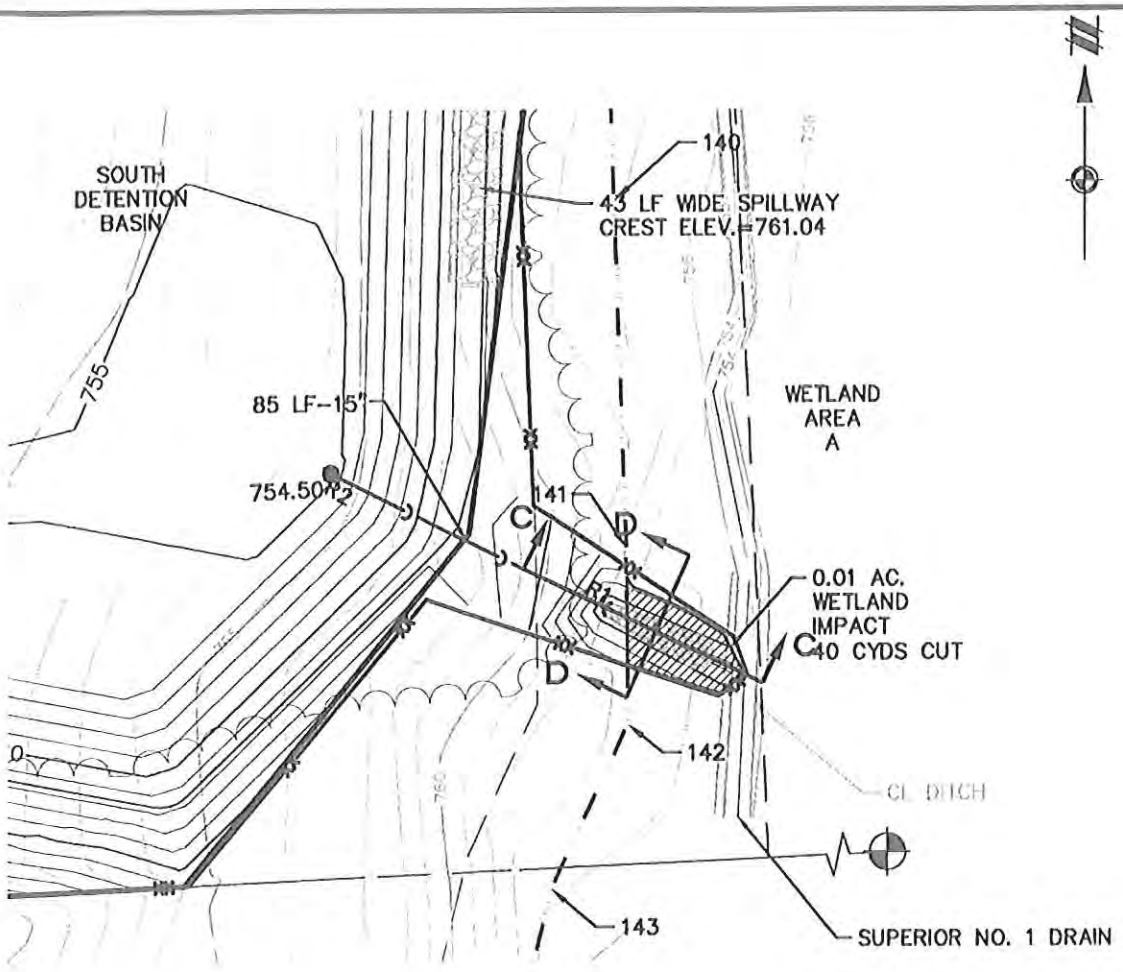

SOUTH BASIN STORM WATER OUTLET

SCALE: 1" = 50 FEET

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PROJECT: PROSPECT POINTE WEST
PROJECT NO.: 1600819
DATE: FEBRUARY 23, 2017
CAD FILE: 16000819WDEQ-03.DWG

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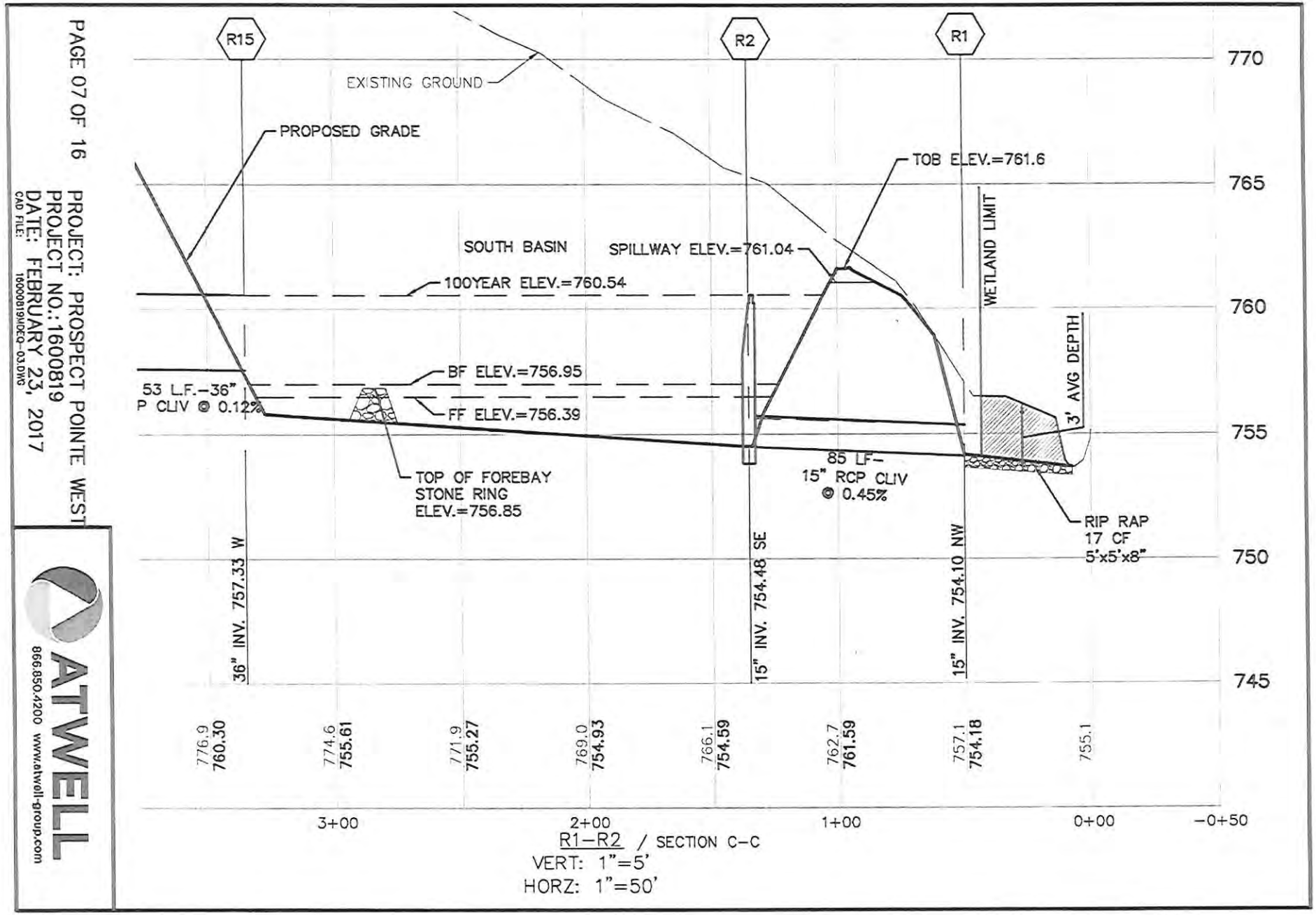

R1-R2 / SECTION C-C

VERT: 1"=5'

HORZ: 1"=50'

PROJECT: PROSPECT POINTE WEST
PROJECT NO.:1600819
DATE: FEBRUARY 23, 2017
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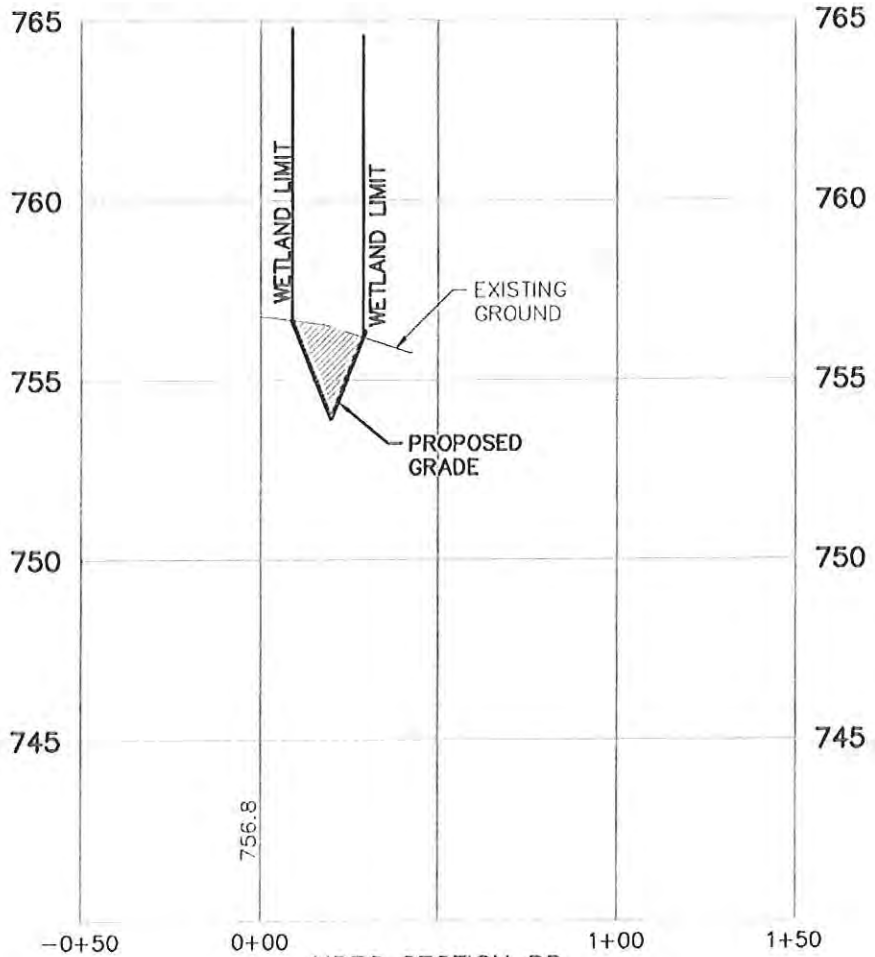

MDEQ SECTION DD
VERT: 1"=5'
HORZ: 1"=50'

STORM WATER OUTLET

PROJECT: PROSPECT POINTE WEST
PROJECT NO.:1600819
DATE: FEBRUARY 23, 2017
CAD FILE: 1600819MDEQ-03.DWG

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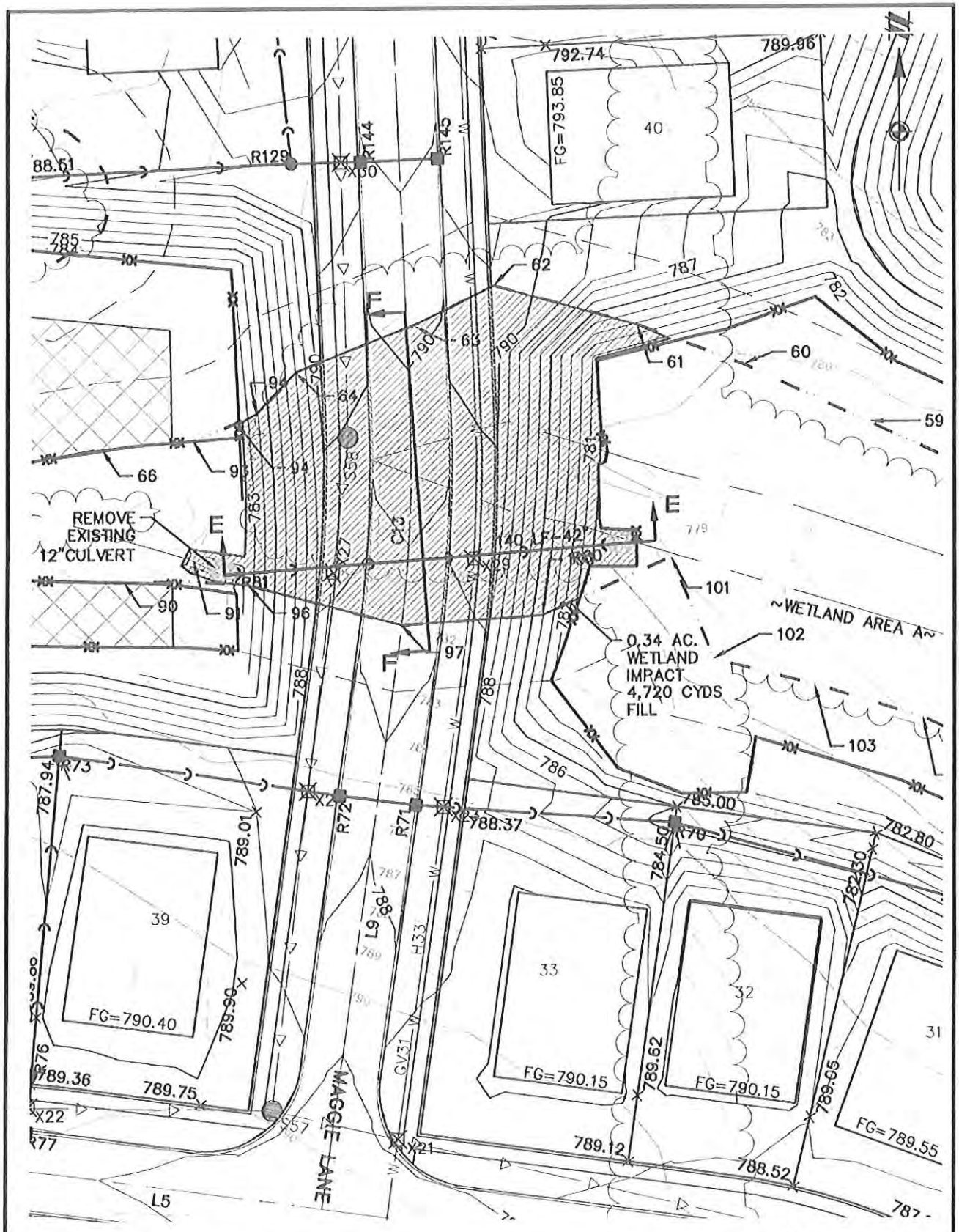

SCALE: 1" = 50 FEET

WETLAND CROSSING 2

PAGE 09 OF 16

PROJECT: PROSPECT POINTE WEST
PROJECT NO.: 1600819
DATE: FEBRUARY 23, 2017
CAD FILE: 1600819MDEQ-03.DWG

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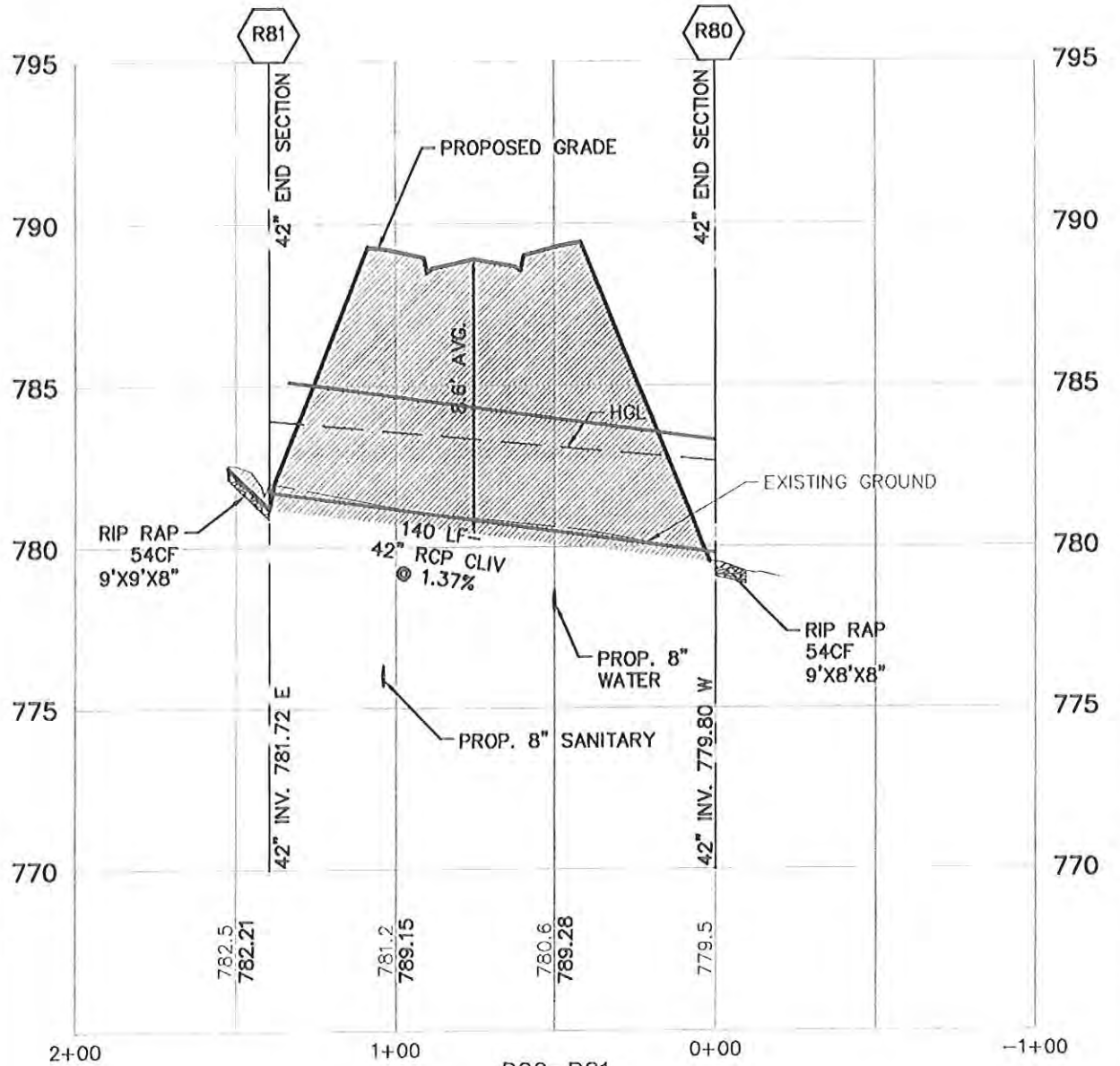

R80–R81
VERT: 1"=5'
HORZ: 1"=50'

WETLAND CROSSING 2

PROJECT: PROSPECT POINTE WEST
PROJECT NO.: 1600819
DATE: FEBRUARY 23, 2017
CAD FILE: 1600819MDEQ-03.DWG

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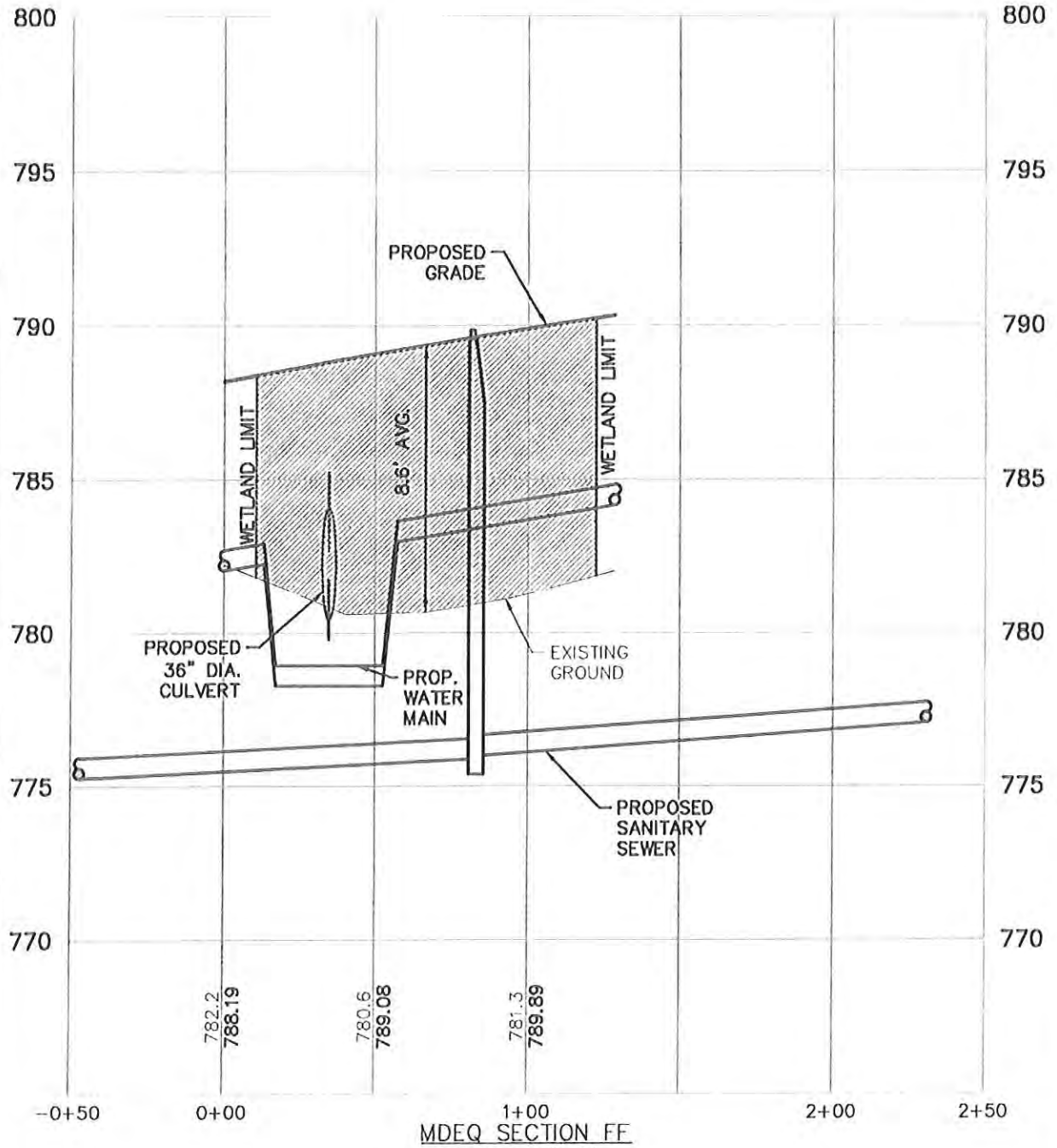

MDEQ SECTION FF
VERT: 1"=5'
HORZ: 1"=50'

WETLAND CROSSING 2

PROJECT: PROSPECT POINTE WEST
PROJECT NO.: 1600819
DATE: FEBRUARY 23, 2017
CAD FILE: 16000819MDEQ-03.DWG

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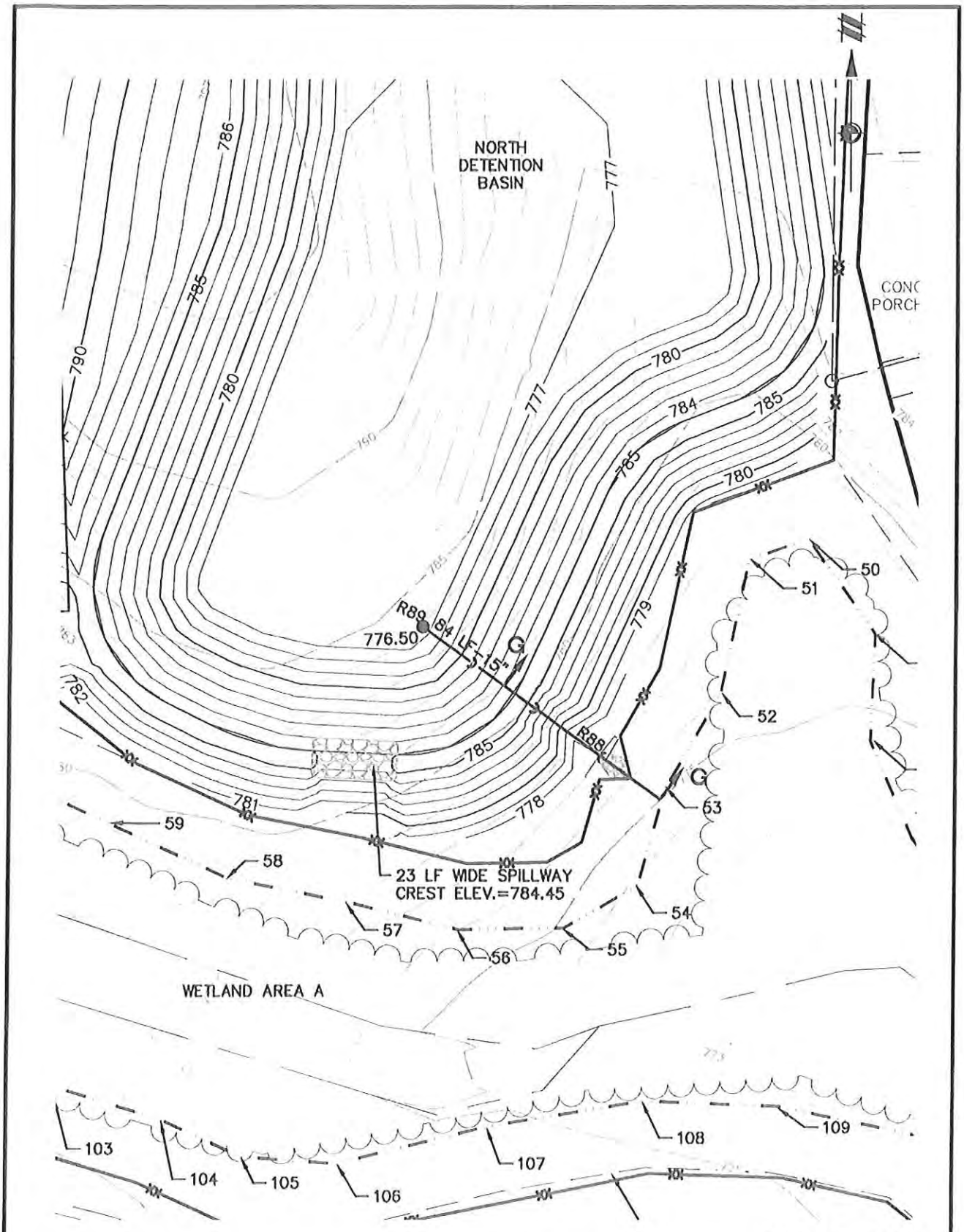

SCALE: 1" = 50 FEET

PROJECT: PROSPECT POINTE WEST
PROJECT NO.: 1600819
DATE: FEBRUARY 23, 2017
CAD FILE: 16000819MDEQ-03.DWG

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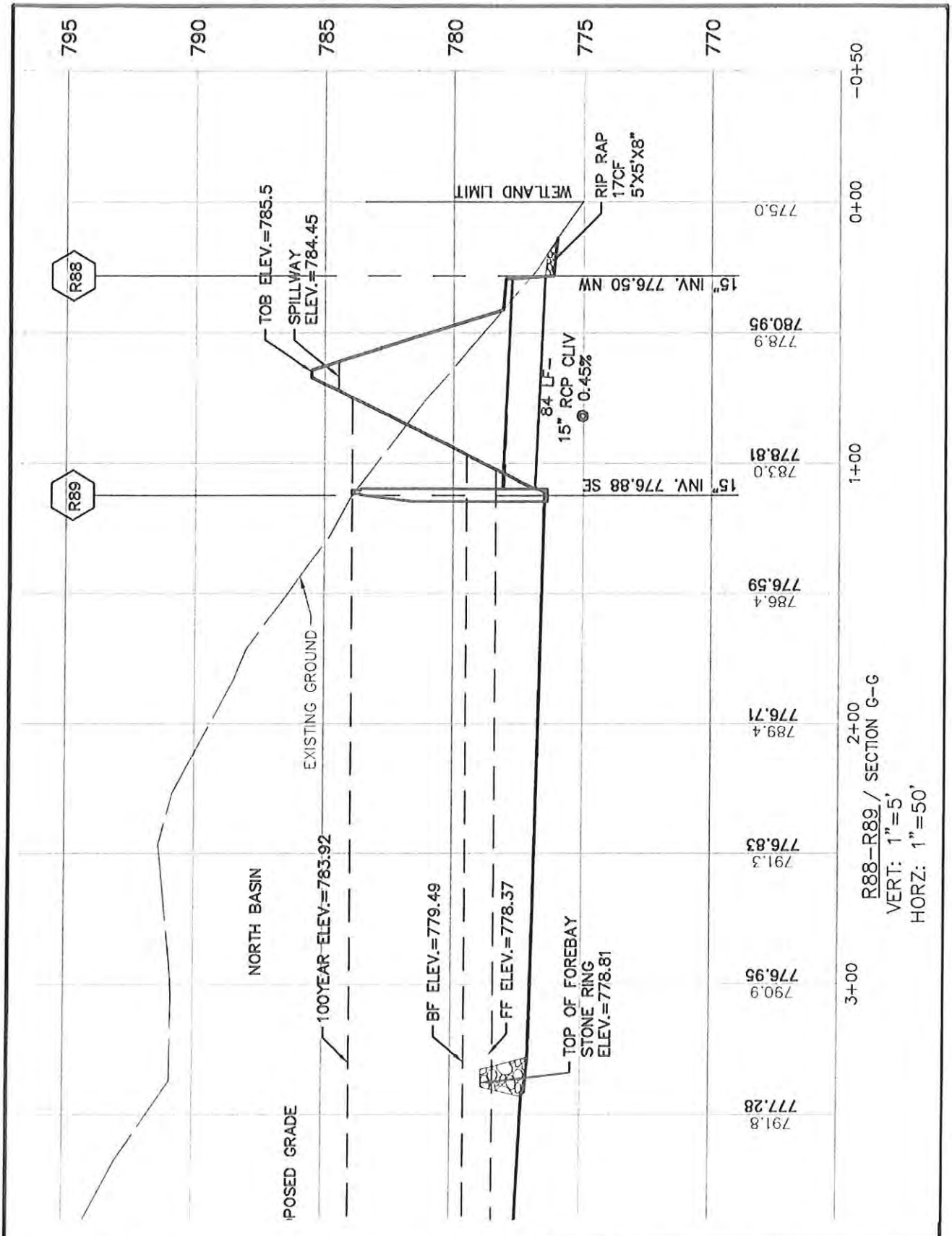

PROJECT: PROSPECT POINTE WEST
PROJECT NO.: 1600819
DATE: FEBRUARY 23, 2017
CAD FILE: 1600819VDEQ-03.DWG

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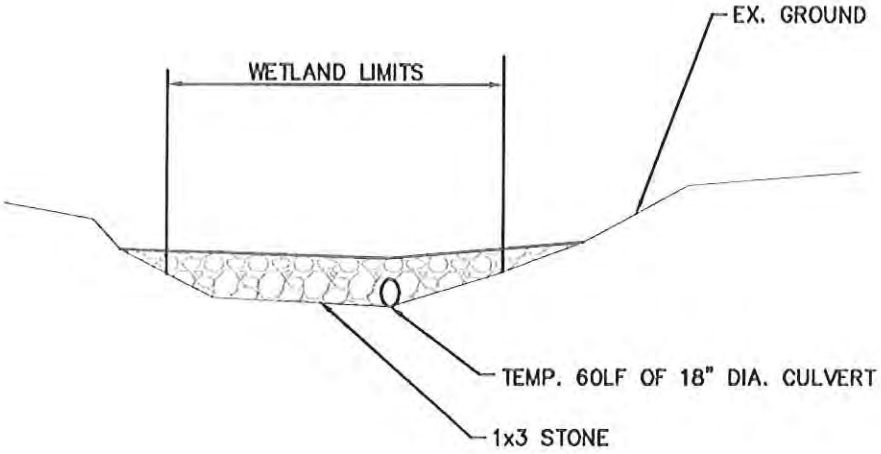

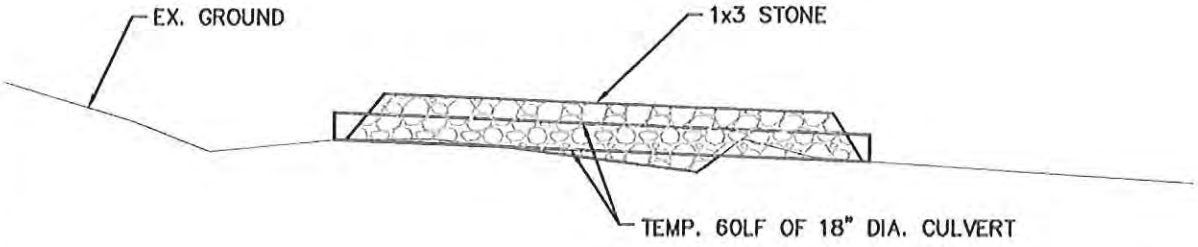

TYPICAL TEMPORARY WETLAND CROSSING

PROJECT: PROSPECT POINTE WEST
PROJECT NO.: 1600819
DATE: FEBRUARY 23, 2017
CAD FILE: 1600819MDEQ-03.DWG

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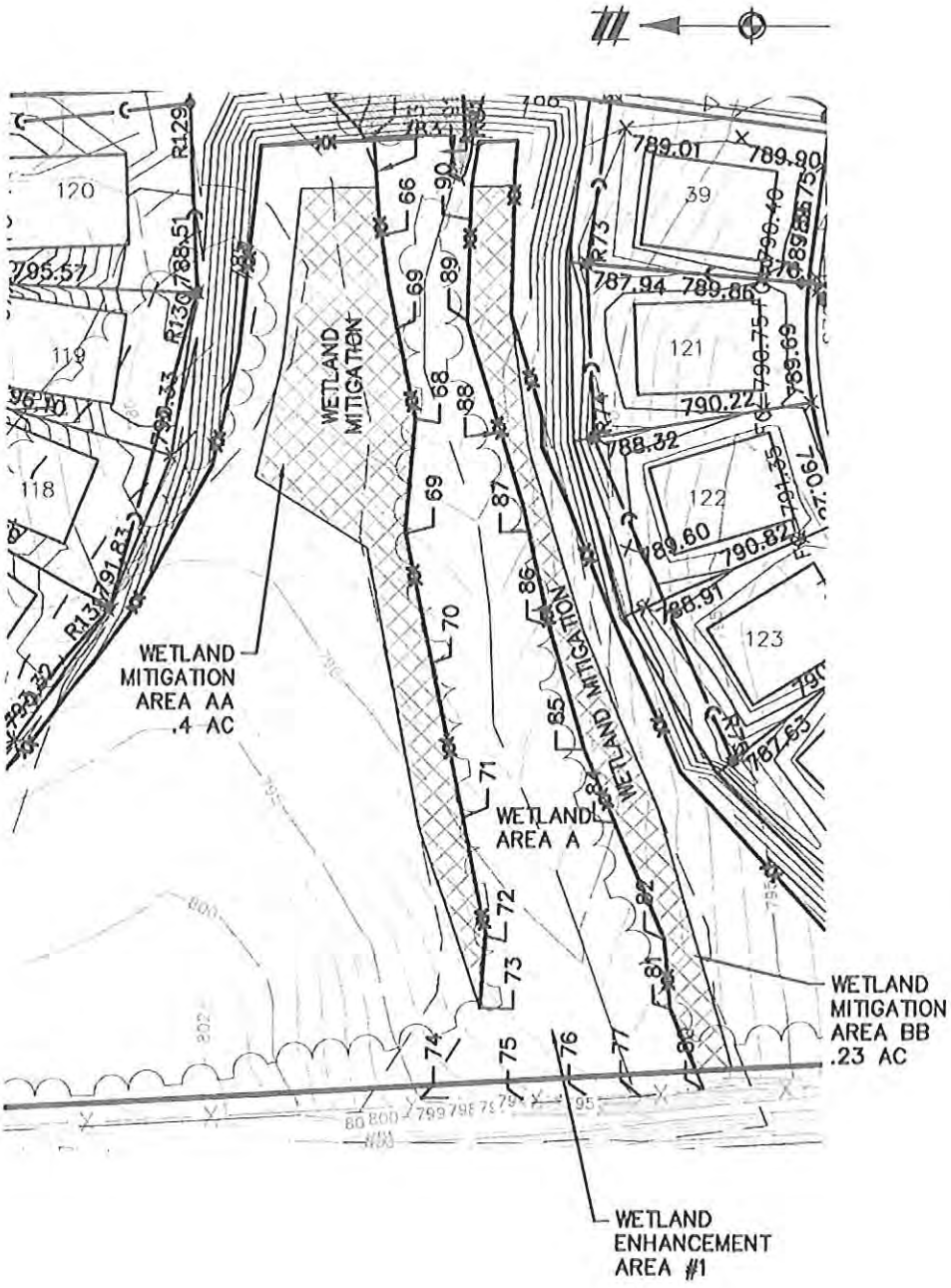

WETLAND MITIGATION PLAN

SCALE: 1" = 100 FEET

PROJECT: PROSPECT POINTE WEST
PROJECT NO.:1600819
DATE: FEBRUARY 23, 2017
CAD FILE: 16000819MDEQ-03.DWG

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WETLAND SEED MIX A
(EMERGENT WETLAND MIX)

WETLAND SEED MIX B
(WET MEADOW MIX)

WETLAND MITIGATION PLANT LIST

Common Name	Botanical Name
Perennial Grasses/Sedges	
Beaked Sedge	[illegible]
Bristle Fox Sedge	[illegible]
Green Spiked Rush	[illegible]
Virginia Wild Rye	[illegible]
Fowl Manna Grass	[illegible]
Red Top Grass	[illegible]
Dark Green Bulrush	[illegible]
Chairmaker's Rush	[illegible]
Great Bulrush	[illegible]
Forbs	
Sweet Flag	[illegible]
Water Plantain	[illegible]
Swamp Milkweed	[illegible]
Purple Avens	[illegible]
Spotted Joe	[illegible]
Blue Flag	[illegible]
Great Blue Lobelia	[illegible]
Common Water Horehound	[illegible]
Pickerel	[illegible]
Wild Bergamot	[illegible]
Common Arrowhead	[illegible]
Wild Senna	[illegible]
Purple Meadow Rue	[illegible]
Blue Vervain	[illegible]
Shrubs	
Serviceberry	[illegible]
Swamp Rose	[illegible]
Silky Dogwood	[illegible]
Trees	
Red Maple	[illegible]
Silver Maple	[illegible]
Temporary Cover	
Red Top	[illegible]
Timothy	[illegible]

WETLAND MITIGATION AREA

SCALE: 1" = 50 FEET

MITIGATION SEED & PLANT MIX
PAGE 16 OF 16

PROJECT: PROSPECT POINTE WEST
PROJECT NO.: 1600819
DATE: FEBRUARY 23, 2017
CAD FILE: 16000819MDEQ-03.DWG

ATWELL
866.850.4200 www.atwell-group.com

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities

March 14, 2017

CHARTER TOWNSHIP OF SUPERIOR
3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Prospect Pointe West – Phase 1**
Final Site Plan Review #2
OHM Job #0140-17-1012

Dear Ms. Findley,

We have reviewed the re-submitted Final Site Plan material, dated March 3, 2017 as prepared by Atwell, Inc. for the above reference project. The site plan materials are for "Phase 1" of a proposed single family residential site condominium comprised of approximately 29 units consistent with current Single Family Residential (R-4) zoning. Phase 1 site improvements will include paved roads, concrete curbing, sidewalks, sanitary sewer, water main, storm sewer and the south detention area. We offer the following comments for your consideration:

General

1. Modifications of the proposed franchised utility route in the rear of Lots 7-10 appears to overlap with the county drainage easement. The WCWRC will need to grant approval for easement overlap.

Grading

2. We note that rear yard slopes exceed standard residential lot grading (1%-6%). Where possible, grading shall be adjusted to allow for practical rear yard use and maintenance. Further, specific locations where erosion control blanket/matting shall be installed needs to be indicated on the plans and note the location of typical install detail within the plans.
3. There appears to be a discrepancy with detention basin contours as shown on the grading plan and the intended 15' wide level area. Additional plan details are need to clarify grading intentions along the boulder wall.

Utilities

4. The proposed sanitary sewer connection points downstream of the future development to the west will need to be verified for adequacy, in two locations, as part of the detailed engineering review.

Stormwater Management

5. The proposed stormwater improvements shall achieve a design in conformance with the Washtenaw County Water Resource Commissioner's Office (WCWRC) standards. We note the following in regards to the provided stormwater management calculations:

    a. We note that there are inconsistencies with the detention pond calculations that need to be modified prior to re-submittal.
    b. It appears issues regarding access to the south detention pond outlet control structure remain with 1:5 side slopes.

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c. For culvert sizing of R41-R40, additional notes should be added to clarify method of calculating the required culvert size. It appears that the sum of upstream runoff anticipated (as 61.3 cfs) was calculated on sheet 39 and was not the tributary area at 69.1 ac. as noted on sheet 43.
d. There is a contour line around the detention pond which is between the 761-762 contours that should be labeled to clarify the purpose of that line.

Permits and Other Agency Approvals:
The applicant shall provide all necessary permits with their Final Site Plan submittal, or a reasonable assurance that they will be obtained. The current status of each permit shall be indicated on the cover sheet. At a minimum, the following permits and approvals are anticipated for this project:

- Washtenaw County Water Resources Commissioner (WCWRC) for soil erosion and sedimentation control (SESC) and for stormwater management (Public Drainage District)
- Washtenaw County Road Commission permit for public roads (received)
- Michigan Department of Environmental Quality Act 399 water main permit
- Michigan Department of Environmental Quality Part 41 sanitary sewer permit
- Michigan Department of Environmental Quality Part 303 wetland permit
- Superior Township Building Department
- Superior Township Fire Department

Conclusion and Recommendation:
We have reviewed the final site plan material, dated March 3, 2017, for the above referenced project on the Township's behalf. The plans appear to be in substantial compliance with The Charter Township of Superior Final Site Plan requirements, however many of the outside agency permits and/or approvals are still outstanding. At this time, we recommend that consideration for Final Site Plan approval be postponed until the above noted agency permits and/or approvals have been obtained and the above review comments have been addressed.

Please feel free to contact Jacob Rushlow at (734) 466-4517 or jacob.rushlow@ohm-advisors.com if you have any questions or concerns regarding this review.

Sincerely,
OHM Advisors

Rhett Gronevelt, P.E.

Jacob Rushlow, P.E.

RAG/JAR/mhs

cc: Ken Schwartz, Township Supervisor (via e-mail)
Richard J. Mayernik, C.B.O, Building Department (via e-mail)
Laura Bennett, Planning Coordinator (via e-mail)
Don Pennington, Township Planner (via e-mail)
Rodney Nanney, Township Planner (via e-mail)
Kate Bond, Atwell (via email)
Greg Windingland, Lombardo (via email)
File

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Donald N. Pennington *Land Use Planning And Consulting*
5427 Pine View Drive Ypsilanti, Michigan 48197 734/485-1445 Fax 734/485-0212

FINAL SITE PLAN REPORT
Superior Charter Township Planning Commission

Prospect Pointe West Site Condominium - Phase 1

Original Report: February 17, 2017

Current Report Date: March 15, 2017

1. Description

1.01 Action Requested. Approval of a final condominium site plan for development of Phase 1 of the Prospect Pointe West condominium subdivision (site condominium), consisting of 29 single-family dwellings on individual lots adjacent to and connecting with the existing Prospect Pointe subdivision plat development.

1.02 Applicant and Owner. SE Michigan Land Holding, LLC (Gregory Windingland, Authorized Representative), 13001 23 Mile Road, Ste. 200, Shelby Twp., MI 48315.

1.03 Developer and Builder. Diverse Real Estate, LLC and Lombardo Homes of SE Michigan, 13001 23 Mile Road, Ste. 200, Shelby Twp., MI 48315.

1.04 Location. Parcel # J-10-33-100-004; 67.63 acres located in the R-4 (Single-Family Residential) zoning district, west of N. Prospect Road and south of Geddes Road in the NE quarter of section 33.

2. Site Plan Review

We have reviewed the Phase 1 final condominium site plan dated 3/2/2017. The following review comments are based upon applicable Zoning Ordinance standards, including Article 12.0 (Condominium Regulations) and Section 10.10 (Standards for Site Plan Approval):

2.01 Information requirements. The final site plan substantially conforms to the minimum requirements of Section 10.07 (Required Site Plan Information), with the exception of some details as noted elsewhere in our report.

2.02 Dimensional standards. The final Phase 1 site design, lot layout, and yard setbacks on the individual lots conform to the approved preliminary site plan and the R-4 District dimensional requirements.

2.03 Circulation and access. The Phase 1 road layout conforms to the approved preliminary site plan and the requirements of Section 12.10C (Roads and Streets) for condominium developments. Phase 1 includes about 500 feet of Delaney Drive and about 660 feet of Jennifer Drive, both of which would connect to about 400 feet of Francis Way as a single means of access to the existing Prospect Pointe road network. The longest distance to access lots #12 & #13 is less than 1,100 feet. Both Jennifer Drive and Delaney Drive terminate in temporary cul-de-sacs that are consistent with ordinance standards.

2.04 **Street trees.** Based on the additional underground utility requirements for this phase, we have no objection from a planning perspective to the number and arrangement of street trees depicted on sheet 50. The revised street tree species are hardy in character and suitable for street margin locations. However, the relocation of all street trees outside of the street margin is not consistent with Section 12.10F (Trees) standards. During a meeting with the applicant, it was noted that the depth and location of the two (2) adjacent sanitary sewer lines along the east side of Frances Way and south side of Jennifer Dr. create a practical difficulty with street tree placement in this portion of the street margin. For the affected street trees, relocation to the adjacent front yard area of the lot is an acceptable alternative. However, to fully conform to Section 12.10F requirements, the following street tree details need to be addressed on a revised plan:

- Required street trees for the remainder of the phase 1 development area should be relocated within the street margin consistent with Zoning Ordinance requirements and the existing Prospect Pointe subdivision streets.
- As noted in our previous report, limited use of the columnar Regal Prince Oak or other deciduous ornamental trees in locations where the street tree must be placed directly abutting a driveway, streetlight or similar tight location would be consistent with Section 12.10F, subject to Planning Commission approval.

2.05 **Landscaping.** Phase 1 landscaping details are shown on sheets 50 & 53. The proposed mix of large deciduous and ornamental trees, shrubs, and basin seed mix is consistent with Section 14.10G (Detention...Basin Screening) requirements. The mix of plant species and sizes are consistent with Section 14.10C (Standards for Size and Variety of Plant Materials). The landscape notes and maintenance plan on sheet 50, and tree installation details on sheet 53, are consistent with Section 14.10I (Plant Material Installation and Maintenance) standards. The following landscaping details need to be addressed on a revised plan:

- The numbers of some proposed deciduous trees and ornamental trees in the revised *Landscape Legend* on sheet 50 do not match the amounts depicted on the revised Phase 1 landscape plan; and the amounts listed under each of the *Landscape Requirements* quantities for the Black Gum and Red Oak species do not add up to the total quantities listed in the table for those species.
- Hophornbeam trees are proposed to be planted extensively around the detention basin and within and adjacent to the wetlands. However, this species is noted for preferring well-drained sites and hilly areas, for a sensitivity to flooding, and for being particularly attractive to gypsy moth infestation. For these reasons, we would recommend that it be replaced with a more suitable species.

2.06 **Woodlands and tree preservation.** In addition to 34 Box Elder and Cottonwood trees for which no replacement is required, a total of 74 trees regulated by Section 14.05F (Woodland and Tree Preservation) are proposed to be removed as part of Phase 1. The replacement tree calculations in the *Landscape Requirements Phase 1* table on sheet 50 are consistent with Section 14.05F.5. requirements.

A total of 344 replacement trees are required, of which 204 are proposed to be located within the Phase 1 development area. A total of 140 Phase 1 replacement

trees are proposed to be held in abeyance for future planting as part of Phase 4 of the project. We have no objection to this approach from a planning perspective, since future project phases include proportionally more open space than Phase 1. The following tree preservation details need to be addressed:

- Revise the *Tree Protection Fence Detail* on sheet 53 per Section 14.05F.6. (Installation and Maintenance) standards, by placing the protective fencing "*a minimum of five (5) feet outward from the drip line*" and deleting the portion of the note that reads, "*or closer only at the direction of the Landscape Architect*."
- Add the specific species and amounts for replacement trees proposed to be held in abeyance for future planting as part of Phase 4 in a separate table on sheet 50.
- The planting details, location, and timing must also be satisfactorily addressed in the development agreement for this Phase 1 project.

2.07 Preservation of natural features - wetlands. Wetland areas and the required 25.0-foot wide wetland buffer area are properly delineated on the final site plan. With the exception of the Frances Way crossing and other limited alterations detailed in the MDEQ permit application, the wetlands and required buffer within the phase 1 development area are proposed to be maintained in accordance with Zoning Ordinance requirements. Some required replacement trees are proposed to be planted within the buffer area consistent with Section 14.05B (Wetlands and Watercourses). The following phase 1 development area wetland-related details need to be addressed by the applicant as part of a revised final site plan submittal:

- The MDEQ application lists "Silver Maple" on the *Mitigation Plant List* for planting within the regulated wetland areas. Per Section 14.10H (Prohibited Plant Materials), this is a prohibited tree species for planting as part of a development project. We recommend that it be replaced with a more suitable species.
- The MDEQ application does not include size details for tree plantings. Consistent with past practices for wetland restoration/mitigation projects and applicable Township ordinances, the starting size for tree plantings within the regulated wetland areas should conform to the minimum requirements of Section 14.10C (Standards for Size and Variety of Plant Materials).

2.08 Plan for invasive species eradication and control. The applicant has proposed two separate plans for eradication and control of invasive species:

(1) An inventory and plan for eradication and control of four (4) specific species of invasive woody shrubs on the site has been provided on sheet 51; and

(2) The applicant has proposed, as part of their MDEQ permit application and required mitigation for wetland alterations, a plan for "*wetland restoration, enhancement, and invasive species control activities*" within the regulated wetland area to "*re-establish approximately 1.98 acres of Wetland A…as stable, quality habitat*." These activities within the wetland areas include herbicide applications to eradicate invasive Phragmites, which would be consistent with the recently adopted amendment adding this species to Section 14.05F.3.

The following details need to be addressed as part of a revised submittal to confirm compliance with Section 14.05F.3. (Required Plan Information) requirements:

- Revise the *Invasive Shrub Eradication and Management Plan* on sheet 51 to use a more legible font size.
- Revise the *Invasive Shrub Eradication and Management Plan* on sheet 51 to add an ongoing monitoring and management element following the two rounds of eradication treatments.
- We recommend that a summary of the invasive species control activities within the regulated wetland area also be added to sheet 51 as a supplement to the *Invasive Shrub Eradication and Management Plan*.

2.09 Exterior lighting. Streetlighting locations are shown on the final site plan and landscape plan, and details are provided on sheet 53. The streetlights are intended to exactly match what is in the Prospect Pointe subdivision, and are consistent with Section 12.10H (Exterior Lighting) standards.

2.10 Stormwater management facilities. The detention basins are shown on the final site plan, and have been revised consistent with our previous review comments.

2.11 Condominium documents. We reviewed the draft Master Deed and Bylaws for the Condominium from a land use planning perspective. We also reviewed the First Amendment to the Supplemental Declaration of Recreation Facilities and the Maintenance and Cost Sharing Agreement, both of which are intended to provide for cost sharing between the Prospect Pointe subdivision owners and the Prospect Pointe West condominium owners for maintenance of the community pool, signage, and perimeter landscaping. We have no objection from a planning perspective to Planning Commission acceptance of the draft documents as presented with the final site plan submittal, but would recommend that the final condominium documents be subject to Township Attorney review prior to adoption of a development agreement.

2.12 Outside agency permits and approvals. Section 10.10 (Standards for Site Plan Approval) includes a requirement that "*necessary outside agency approvals have been obtained or are assured*." Documentation of the Washtenaw County Road Commission's general acceptance of the internal Phase 1 public road design and layout has been received, but some other required outside agency documentation has not yet been provided to the Township.

3. Conclusion

The revised final site plan submittal addressed many of our initial review comments, but also included additional information and plan details that were not part of the initial submittal. As noted in part 2 of our report, the number of remaining details that need to be addressed by the applicant to confirm compliance with applicable Zoning Ordinance requirements is sufficient to warrant further review of an updated final site plan, prior to Planning Commission consideration and action.

Respectfully submitted,

Donald N. Pennington
Rodney C. Nanney, AICP
Land Use Planning Consultants

SITE PLAN REVIEW APPLICATION

(This application must be typewritten or printed. All questions must be answered.)

APPLICANT NAME Bromley Park Condominium Assoc.

NAME OF PROPOSED DEVELOPMENT Bromley Park Condominiums

APPLYING FOR
- ☐ PRELIMINARY SITE PLAN
- ☐ FINAL SITE PLAN
- ☐ COMBINED PRELIMINARY AND FINAL SITE PLAN
  (Combination is at discretion of Planning Commission)
- ☒ MINOR SITE PLAN

WILL PROJECT BE PHASED? ☐ YES ☒ NO

IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

- Total Number of phases _____
- Phase Number of current application _____
- Name and Date of Preliminary Site Plan Approval

_____

- Date of Previous Phase Approvals:
  Phase # _____ Date _____
  Phase # _____ Date _____
  Phase # _____ Date _____
  Phase # _____ Date _____

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE ☐ YES ☒ NO

_____
Signature of the Clerk or Designee

_____
Date of Receipt of Application

_____
Amount of Fee

GENERAL INFORMATION

- Name of Proposed Development BROMLEY PARK CONDOMINIUMS
- Address of Property WEXFORD @ GEDDES
- Current Zoning District Classification of Property PC

  Is the zoning classification a Special District as defined by Article 2 Section 2.101? [X] YES ☐ NO

- Has this property been the subject of a rezoning request, Zoning Board of Appeals petition or other Township action with the past five (5) years? YES (NO)

  Please explain NOT FOR PHASE I

- Tax ID Number(s) of property J-10-35-110-009, 013, 017, 021, 022, 023, 024, 025, 026, 027, 028, 029

- Site Location - Property is located on (circle one) N (S) E W side of GEDDES Road between WEXFORD and ARBOR WOODS Roads.

- Legal Description of Property (please attach a separate sheet)
  Where a metes and bounds description is used, lot line angles or bearings shall beIndicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.

Site Area (Acreage) and Dimensions

- Are there any existing structures on the property? (YES) NO
  Please explain: EXISTING CONDO COMMUNITY

PROPOSED LAND USE

☐ Residential ☐ Office ☐ Commercial ☐ Other

If other, please specify N/A

- Number of units _____
- Total floor area of each unit _____
- Give a complete description of the proposed development.

_____

_____

ESTIMATED COSTS

- Buildings and other structures _____
- Site improvements _____
- Landscaping _____
- Total _____

ESTIMATED DATES OF CONSTRUCTION

- Initial construction SPRING 2017
- Project completion SPRING 2017
- Initial construction of phases (IF APPLICABLE) _____

_____

- Completion of subsequent phases. (IF APPLICABLE) _____

_____

- Estimated date of first occupancy _____

IDENTIFY EACH DRAWING SUBMITTED BY NAME OF PLAN OR DRAWING, DATE AND DRAWING NUMBER (ATTACH ADDITIONAL SHEET IF NECESSARY)

_____ _____

_____ _____

APPLICANT INFORMATION

- APPLICANTS NAME KEN GRAHAM, PRES
  Company BROMLEY PARK CONDOMINIUMS
  Address 4045 STONE SCHOOL RD., ANN ARBOR, MI 48108
  Telephone Number 734-544-1808 Fax Number 734-663-0809

- PROPERTY OWNER'S NAME SAME
  Company _____
  Address _____
  Telephone Number _____ Fax Number _____

- DEVELOPER'S NAME N/A
  Company _____
  Address _____
  Telephone Number _____ Fax Number _____

- ENGINEER'S NAME N/A
  Company _____
  Address _____
  Telephone Number _____ Fax Number _____

- ARCHITECT/PLANNER'S NAME N/A
  Company _____
  Address _____
  Telephone Number _____ Fax Number _____

The applicant indicated on page 4 must sign this application. All correspondence regarding the application and plan will be directed to the applicant. If the applicant is not the property owner, the owner's signed consent must also be provided with this application.

APPLICANT'S DEPOSITION

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME: KENNETH GRAHAM

APPLICANT'S SIGNATURE _____ DATE _____

Bromley Park Condominium Association

Superior Township, MI

www.bromleyparkcondos.org

Reasons for erection of fence on Western property Line

Safety and security

We have had an incident where during the night with the residents of a unit sleeping in the bedroom, an intruder gained entrance through the slider in the rear of the unit, set aside various furniture, and removed a 50" flat screen TV, taking it through the slider. Directly behind the unit, there is a vacant manufactured home site with concrete slab. It was concluded that someone parked in the manufactured home community and came across the berm (no trees on the berm at that location) and simply moved the TV to a vehicle parked in the manufactured home community. A fence would create a barrier that would force any intruder to use the public street to rob a home and enhance discovery of anyone breaking into a unit. Most all of the units in the condominium are elderly and fearful for security reasons.

Stop dumping on the west side berm

From time to time, various items have appeared on the berm between the manufactured homes and the condominium such as old garden hoses, larger house hold items, small construction trash, and litter. These items seem to be dumped from the manufactured homes onto the berm under the trees separating the two communities.

Deter traffic through the Community

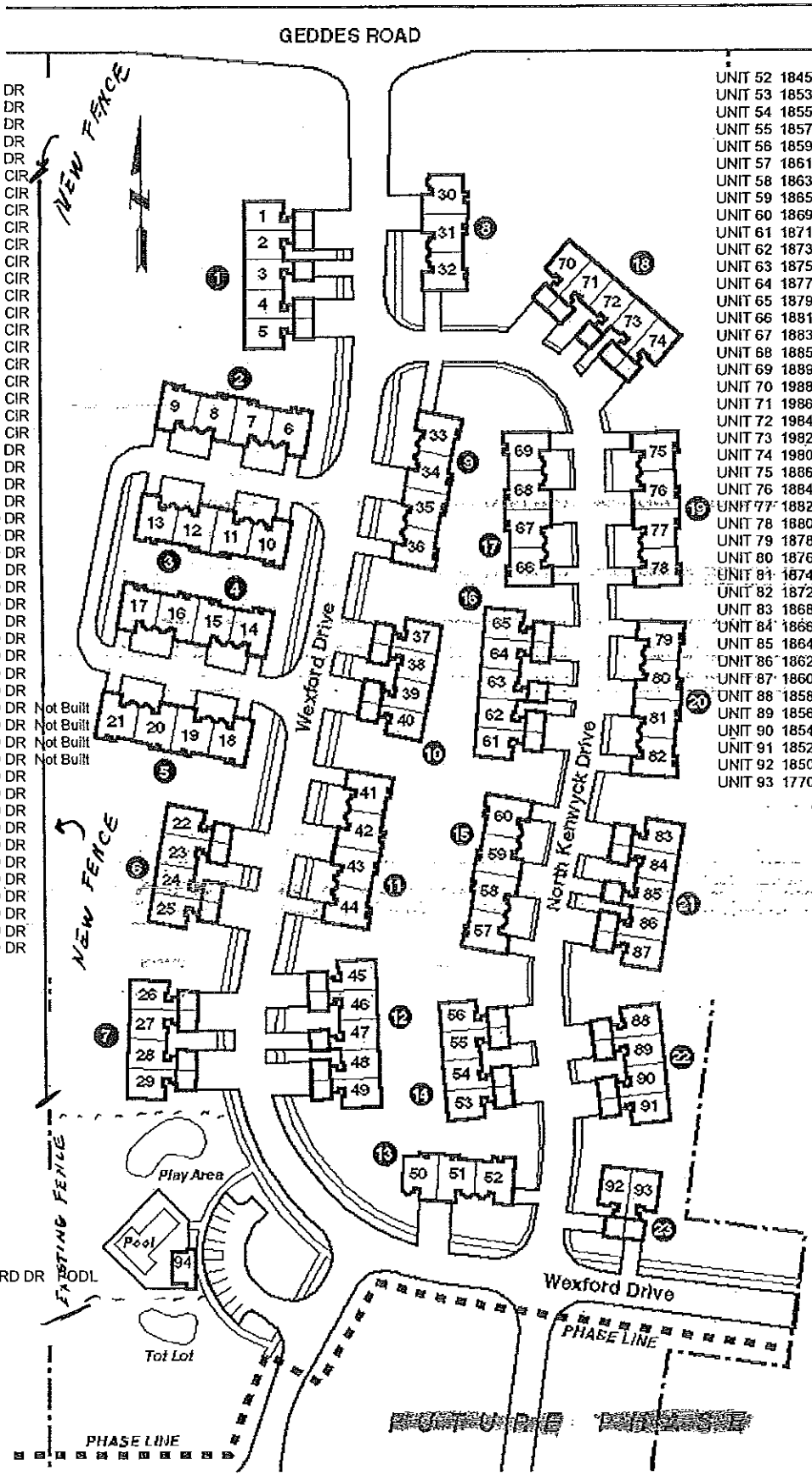
There is a flow of pedestrian traffic through the Community as young people use the shortest route between the manufactured home community and the homes on the other side of the condominium community. Wexford drive on the southern edge of the condominium community is the only street that connects the condominiums with the homes development. Therefore, pedestrian traffic east and west is through the yards, between buildings, over the berm, and between houses for this traffic. Most condominium residents are elderly and the traffic evokes fear and concern for security.

Esthetics

Although the berm has trees and shrubs planted, we have experienced die-off and replacement cost only to find replacements also dying. The manufactured home community is so close to the condominiums that it affects the marketability of units on the west side of the condominium. Maintenance of the individual manufactured homes (particularly the rear of units) seems to be the responsibility of the manufactured home residents and in many cases this maintenance is not satisfactory, creating an unkempt appearance. The original development included a visual barrier consisting of trees, shrubs, and the elevated berm, to separate the two communities visually. We have been unable to maintain the plantings because of the clay soil, sprinkler operations, and drainage in this area which causes die-off and fails to provide the visual separation that was contemplated by the Developer.

Conclusion

An attractive decorative fence will solve the foregoing problems and enhance the visual impact of the West side of the condominium community. The fence would be erected on the west side of the berm entirely upon the Condominium property, and would create an equally pleasant appearance from the manufactured homes side of the fence. The fence would create a visual line of demarcation between the communities.



UNIT 01 1999 WEXFORD DR
UNIT 02 1997 WEXFORD DR
UNIT 03 1995 WEXFORD DR
UNIT 04 1993 WEXFORD DR
UNIT 05 1991 WEXFORD DR
UNIT 06 1889 WEXFORD CIR
UNIT 07 1883 WEXFORD CIR
UNIT 08 1879 WEXFORD CIR
UNIT 09 1873 WEXFORD CIR
UNIT 10 1885 WEXFORD CIR
UNIT 11 1881 WEXFORD CIR
UNIT 12 1875 WEXFORD CIR
UNIT 13 1871 WEXFORD CIR
UNIT 14 1859 WEXFORD CIR
UNIT 15 1853 WEXFORD CIR
UNIT 16 1849 WEXFORD CIR
UNIT 17 1845 WEXFORD CIR
UNIT 18 1855 WEXFORD CIR
UNIT 19 1851 WEXFORD CIR
UNIT 20 1847 WEXFORD CIR
UNIT 21 1841 WEXFORD CIR
UNIT 22 1837 WEXFORD DR
UNIT 23 1835 WEXFORD DR
UNIT 24 1833 WEXFORD DR
UNIT 25 1831 WEXFORD DR
UNIT 26 1827 WEXFORD DR
UNIT 27 1825 WEXFORD DR
UNIT 28 1823 WEXFORD DR
UNIT 29 1821 WEXFORD DR
UNIT 30 1998 WEXFORD DR
UNIT 31 1996 WEXFORD DR
UNIT 32 1990 WEXFORD DR
UNIT 33 1888 WEXFORD DR
UNIT 34 1886 WEXFORD DR
UNIT 35 1884 WEXFORD DR
UNIT 36 1882 WEXFORD DR
UNIT 37 1868 WEXFORD DR Not Built
UNIT 38 1866 WEXFORD DR Not Built
UNIT 39 1864 WEXFORD DR Not Built
UNIT 40 1862 WEXFORD DR Not Built
UNIT 41 1838 WEXFORD DR
UNIT 42 1836 WEXFORD DR
UNIT 43 1834 WEXFORD DR
UNIT 44 1832 WEXFORD DR
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UNIT 48 1822 WEXFORD DR
UNIT 49 1800 WEXFORD DR
UNIT 50 1788 WEXFORD DR
UNIT 51 1786 WEXFORD DR

UNIT 52 1845 N KENWYCK DR
UNIT 53 1853 N KENWYCK DR
UNIT 54 1855 N KENWYCK DR
UNIT 55 1857 N KENWYCK DR
UNIT 56 1859 N KENWYCK DR
UNIT 57 1861 N KENWYCK DR
UNIT 58 1863 N KENWYCK DR
UNIT 59 1865 N KENWYCK DR
UNIT 60 1869 N KENWYCK DR
UNIT 61 1871 N KENWYCK DR
UNIT 62 1873 N KENWYCK DR
UNIT 63 1875 N KENWYCK DR
UNIT 64 1877 N KENWYCK DR
UNIT 65 1879 N KENWYCK DR
UNIT 66 1881 N KENWYCK DR Not Built
UNIT 67 1883 N KENWYCK DR Not Built
UNIT 68 1885 N KENWYCK DR Not Built
UNIT 69 1889 N KENWYCK DR Not Built
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UNIT 72 1984 N KENWYCK DR
UNIT 73 1982 N KENWYCK DR
UNIT 74 1980 N KENWYCK DR
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UNIT 76 1884 N KENWYCK DR
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UNIT 78 1880 N KENWYCK DR
UNIT 79 1878 N KENWYCK DR
UNIT 80 1876 N KENWYCK DR
UNIT 81 1874 N KENWYCK DR
UNIT 82 1872 N KENWYCK DR
UNIT 83 1868 N KENWYCK DR
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UNIT 88 1858 N KENWYCK DR
UNIT 89 1856 N KENWYCK DR
UNIT 90 1854 N KENWYCK DR
UNIT 91 1852 N KENWYCK DR
UNIT 92 1850 N KENWYCK DR
UNIT 93 1770 WEXFORD DR

UNIT 94 1815 WEXFORD DR TODL

ARBOR WOODS
1993 Arbor Woods Blvd.
Ypsilanti, MI 48198
Phone (734) 482-4305
Fax (734) 482-2284
Joseph Lewis - Manager

October 28, 2016

Mr. Ken Graham, President
Bromley Park Condominium Association
4045 Stone School Road
Ann Arbor, MI 48108

Re: Proposed Fence

Your property manager, Mark Hawley, stopped by on Wednesday and explained that Bromley is considering the erection of a white vinyl 6' fence on the West side of the Bromley property (East side of Arbor Woods property) entirely on the Bromley property from near the fence around the Bromley swimming pool to approximately parallel with the northern most condominium building. Bromley Condominiums would be responsible for all costs related to this project including the upkeep on a year-around basis going forward.

We agree that this would enhance the appearance and security of both Arbor Woods and Bromley and we would support this project.

Very truly yours,

ARBOR WOODS

Property Manager

Donald N. Pennington *Land Use Planning And Consulting*
5427 Pine View Drive Ypsilanti, Michigan 48197 734/485-1445 donpennington@comcast.net

MINOR SITE PLAN REPORT

Superior Charter Township Planning Commission

Bromley Park Condominium Association – New Perimeter Privacy Fence

Report Date: March 14, 2017

1. Description

1.01 Action Requested. Approval of a minor site plan for installation of about 975 linear feet of six (6) foot high white vinyl privacy fencing along the western boundary between the Bromley Park Condominium development and the adjacent Arbor Woods manufactured housing park.

1.02 Applicant and Owner. Bromley Park Condominium Association, Ken Graham, President, 4045 Stone School Rd., Ann Arbor, MI 48108.

1.03 Location. Bromley Park Condominium, south of Geddes Road and west of Wexford Dr. in the NE quarter of section 35.

2. Site Plan Review

We have reviewed the undated minor site plan submittal entitled "Fence Proposal" and consisting of an aerial photo/plan view and a fence detail sheet. The following review comments are based upon the applicable standards of the Zoning Ordinance, including Section 6.01 (Fence Regulations) and Section 10.10 (Standards for Site Plan Approval):

2.01 Approval required. Site plan approval is required for this project, as an amendment to the approved Bromley Park Condominium final site plan. Because of the limited scope of work, the project is eligible for review as a "minor site plan."

2.02 Major/minor change consideration. The Bromley Park Condominium development was originally approved as a PC (Planned Community) Special District. Consistent with past practice and the requirements of Section 7.106 (Amendment and Revision), consideration of this minor site plan should include Planning Commission determination as to whether the proposed fence installation constitutes a major or a minor change to the approved Bromley Park Condominium Area Plan and final site plan. Per Section 7.106B (Major Changes), changes to be considered major shall include, but shall not be limited to the following:

(1) Change in concept of the development.
(2) Change in use or character of the development.
(3) Change in type of dwelling unit or other structure as identified on the approved Area Plan.
(4) Increase in the number of dwelling units or other structures.
(5) Increase in non-residential floor area of over 5%.
(6) Increase in GFC or FAR of the entire Special District of more than 1%.

3. Conclusion

The minor site plan is complete and ready for Planning Commission review and action in accordance with Section 10.05 (Planning Commission Action). As part of your review and deliberation, the Commission should identify findings of fact regarding consistency with applicable Zoning Ordinance standards as noted in our report and the Twp. Engineer's report, which should be incorporated into any motion.

Per Section 10.05, any conditions imposed or recommended by the Commission on an approval shall be limited to those determined to be "*necessary to address necessary modifications; ensure that public services and facilities can accommodate the proposed use; protect significant natural resources or site features; ensure compatibility with adjacent land uses; or otherwise meet the intent and purposes of this Ordinance.*"

We have no objection from a planning and zoning perspective to Planning Commission actions to accept the proposed fence installation as a minor change to the approved Bromley Park Condominium Area Plan and final site plan, and to approve the Bromley Park Condominium Association minor site plan entitled "Fence Proposal," consisting of an aerial photo/plan view and a fence detail sheet, subject to the following condition:

(1) Revise the six (6) foot tall privacy fence installation to ensure that it is set back at least 75.0 feet from the Geddes Rd. right-of-way, as required by Section 6.01B.2. (Residential Fences) of the Zoning Ordinance.

Respectfully submitted,

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Land Use Planning Consultants