

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, YPSILANTI, MI 48198
AGENDA
NOVEMBER 20, 2019
7:30 p.m.**

7:00 p.m. Pre-Application Conference – Proposal to develop a mixed-use project on vacant land north of Autumn Woods.

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
 - A. Approval of the July 24, 2019 regular meeting minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
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 19-06 Prospect Pointe West - Preliminary Site Plan
12. POLICY DISCUSSION
13. ADJOURNMENT

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

Laura Bennett, Planning Clerk
734-482-6099

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JULY 24, 2019
DRAFT MINUTES
Page 1 of 4**

7-1 CALL TO ORDER

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

7-2 ROLL CALL

The following members were present: Brennan, Findley, Gardner, Guenther, McGill, Sanii-Yahyai, and Steele. Also present were George Tsakoff, Township Engineer; Benjamin Carlisle, Township Planner; and Rick Mayernik, Building/Zoning Administrator.

7-3 DETERMINATION OF QUORUM

A quorum was present.

7-4 ADOPTION OF AGENDA

A motion was made by Commissioner Gardner and supported by Commissioner Sanii-Yahyai to adopt the agenda as presented. The motion carried.

7-5 APPROVAL OF MINUTES

A. Minutes of the June 26, 2019 Meeting

A motion was made by Commissioner Sanii-Yahyai and supported by Commissioner Findley to approve the minutes as presented. The motion carried.

7-6 CITIZEN PARTICIPATION

None.

7-7 CORRESPONDENCE

Motion by Commissioner Brennan, supported by Commissioner McGill, to receive and file the Fire Chief's report for STPC 19-05 Hyundai Cold Box Storage dated July 19, 2019.

7-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JULY 24, 2019
DRAFT MINUTES
Page 2 of 4**

7-9 REPORTS

A. Ordinance Officer

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

B. Building Inspector

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

7-10 OLD BUSINESS

None.

7-11 NEW BUSINESS

Mark Torigian presented the project and explained parking at the site. It was noted that in the long term, Hyundai will add the parking that had previously been approved by the Planning Commission. He added that the concrete pads and cold box would not be visible from any of the roads and will be significantly lower than the existing building.

Mr. Carlisle reviewed the Planner's Report dated July 16, 2019.

Mr. Tsakoff reviewed the Engineer's Report dated July 17, 2019.

Commissioner Steele inquired about the secured parking and if it were a two-level structure. It was determined that it was single level parking.

Mr. Torigian noted that the cars in the rear are test vehicles. He added that the facility has painted lines for no parking so that the site is accessible by fire and police. The site is also approved to build a parking lot in the front of the building, but that will be future construction.

Commissioner Steele asked if the corporate cars or test vehicles were handled differently than parked cars for parking requirements.

Torigian said that they are test vehicles and can be moved.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JULY 24, 2019
DRAFT MINUTES
Page 3 of 4**

Commissioner Gardner asked about the additional parking and what other site improvements are being implemented in the next three or five years.

Mr. Torigian replied that there are plans to revise the interior dynamometers and expand the employee parking.

Commissioner Steele asked how many employees the facility employs.

Mr. Torigian replied that there are 175 employees but significantly more parking spaces than employees.

Commissioner Gardner suggested making parking a condition of site plan approval.

Chairman Guenther noted that there is not really a parking shortage, but perhaps a condition can be made that cars do not park along the strip where the cold box will be.

Mr. Mayernik stated that Hyundai came before the Planning Commission a couple of years ago for a parking lot expansion. Mr. Mayernik continued to discuss the history of parking at the site.

Chairman Guenther reviewed the major and minor amendments in Sections 7.106B and 7.106C. There is a consensus that it is a minor change to the site plan.

Motion by Commissioner Brennan, supported by Commissioner Findley to determine STPC 19-05, Hyundai Cold Box Storage, is a minor site plan amendment consistent with Section 7.106C as depicted on plans dated June 14, 2019.

Roll Call:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Sanii-Yahyai, Steele.
No: None.
Absent: None.
Abstain: None.

The Motion Carried.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
JULY 24, 2019
DRAFT MINUTES
Page 4 of 4**

Motion by Commissioner Gardner, supported by Commissioner Brennan to approve STPC 19-05, Hyundai Cold Box Storage Combined Preliminary/Final Site Plan dated June 14, 2019, finding that it meets the standards set forth in Section 10.10, subject to the following conditions:

1. The applicant work with the Township to avoid vehicular obstruction and parking issues in the Planner's Review dated July 16, 2019.
2. Address all issues in the Engineering Review dated July 17, 2019.

Roll Call:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Sanii-Yahyai, Steele.
No: None.
Absent: None.
Abstain: None.

The Motion Carried.

7-12 POLICY DISCUSSION

None.

7-13 ADJOURNMENT

Motion by Commissioner Findley supported by Commissioner Sanii-Yahyai to adjourn.

The meeting was adjourned at 8:19p.

Respectfully submitted,
Thomas Brennan III, Planning Commission Secretary

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

Superior Township Monthly Report

October/ November 2019

Resident Debris/ Complaints:

8690 Cedar Ct.- Chair & Toys on Extension
1739 Bridgewater- Sofa on Extension- **(Tagged)**
976 Stamford Rd.- Debris by Garage- **(Tagged)**
9959 Avondale- Basketball Hoop in Street
1708 Dover Ct.- Chair & Stool on Extension
1524 Harvest Ln.- Refuse on Extension- **(Tagged)**
1280 Stamford- Containers left on Extension- **(Tagged)**
1310 Stamford- Containers left on Extension- **(Tagged)**
8487 Barrington- Mattress & B/Spring on Extension- **(Tagged)**
8336 Barrington- Debris on Extension- **(Tagged)**
1812 Norfolk- Debris on Extension- **(Tagged)**
9171 Ascot Dr.- Toilet, Door, & Cabinet on Extension
8745 Barrington- Carpet on Extension- **(Tagged)**
8366 Glendale- Washer & Dryer on Extension- **(Tagged)**
1742 Hamlet- Bed on Extension- **(Tagged)**
1816 Norfolk- Bags, Misc., & Junk on Extension- **(Tagged)**
1968 Ashley- Chair on Extension- **(Tagged)**
9196 Ascot Dr.- Stove on Extension- **(Tagged)**
8679 Kingston Ct.- Sofa on Extension- **(Tagged)**
9534 Glenhill- T.V. Stand on Extension
9647 Wexford- Entertainment Center on Extension

Dog Complaint:

343 E. Clark- Dog poop on Neighbors Porch

Illegal Dumping:

Gotfredson & Geddes- Pool Table Dumped

Vehicle Complaints:

1586 Harvest Ln.- Vehicle on Lawn- **(Tagged)**
343 E. Clark Rd.- Vehicle With Flat Tires- **(Letter Sent)**

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
October 2019

| Category | Estimated Cost | Permit Fee | Number of Permits |
|-------------------------------------|------------------------------|---------------------------|-------------------|
| Electrical | <i>\$0.00</i> | <i>\$7,355.00</i> | <i>44</i> |
| Mechanical | <i>\$0.00</i> | <i>\$8,512.75</i> | <i>60</i> |
| Plumbing | <i>\$0.00</i> | <i>\$10,347.00</i> | <i>33</i> |
| Res-Additions (Inc. Garages) | <i>\$25,000.00</i> | <i>\$163.00</i> | <i>1</i> |
| Res-Manufactured/Modular | <i>\$30,000.00</i> | <i>\$450.00</i> | <i>3</i> |
| Res-New Building | <i>\$2,219,048.00</i> | <i>\$14,720.00</i> | <i>6</i> |
| Res-Other Building | <i>\$33,424.00</i> | <i>\$500.00</i> | <i>5</i> |
| Res-Other Non-Building | <i>\$27,800.00</i> | <i>\$200.00</i> | <i>2</i> |
| Res-Renovations | <i>\$0.00</i> | <i>\$398.00</i> | <i>1</i> |
| Totals | <i>\$2,335,272.00</i> | <i>\$42,645.75</i> | <i>155</i> |

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
YEAR-TO-DATE REPORT
January 2019 To Date

| Category | Estimated Cost | Permit Fee | Number of Permits |
|--|-------------------------------|----------------------------|-------------------|
| Com/Multi-Family New Building | <i>\$11,066.00</i> | <i>\$200.00</i> | <i>1</i> |
| Com/Multi-Family Renovations | <i>\$2,108,940.00</i> | <i>\$10,960.00</i> | <i>3</i> |
| Com-Other Non-Building | <i>\$121,000.00</i> | <i>\$1,473.00</i> | <i>7</i> |
| Electrical | <i>\$0.00</i> | <i>\$22,001.00</i> | <i>118</i> |
| Mechanical | <i>\$0.00</i> | <i>\$30,953.75</i> | <i>221</i> |
| Plumbing | <i>\$0.00</i> | <i>\$37,374.00</i> | <i>117</i> |
| Res-Additions (Inc. Garages) | <i>\$192,903.00</i> | <i>\$1,192.00</i> | <i>5</i> |
| Res-Manufactured/Modular | <i>\$80,000.00</i> | <i>\$600.00</i> | <i>4</i> |
| Res-New Building | <i>\$11,940,633.00</i> | <i>\$79,217.00</i> | <i>31</i> |
| Res-New Building (Attached SFD) | <i>\$12,283,002.0</i> | <i>\$78,662.00</i> | <i>81</i> |
| Res-Other Building | <i>\$517,818.00</i> | <i>\$3,964.00</i> | <i>25</i> |
| Res-Other Non-Building | <i>\$142,800.00</i> | <i>\$1,255.00</i> | <i>9</i> |
| Res-Renovations | <i>\$673,168.00</i> | <i>\$2,750.00</i> | <i>10</i> |
| Totals | <i>\$28,071,330.00</i> | <i>\$270,601.75</i> | <i>632</i> |

**Due to Reissue Permits, Please Reduce
Number of Permits Count:
Com/Multi-Family Other Building -1
Res-New Building (Attached SFD) -53**

Zoning Report

November 13, 2019

Fairway Glens (Golfside Village) - Township Officials, consultants and staff met on 11-5-19 with the owner and engineers of Fairway Glens Phase 2. The owner would like to move forward with development of Phase 2 utilizing the original plan as closely as possible. Phase 1 of the project was developed as a plat (different owners) however; the intent would be to develop Phase 2 as site condo. The property is zoned R-4 and is subject to the original Development Agreement as well as a Consent Judgment. The terms of the original Consent Judgment (August 1990) indicate that the Zoning Ordinance in effect at the time of the Judgment (1978 Zoning Ordinance) would be regulations that would apply to the development of the site. There were amendments to the original Judgment that addressed ground floor coverage, floor area ratio, and other matters. It was my understanding that the owner and his team would like to appear before the Planning Commission as soon as possible for review of a Preliminary Site Plan.

Additionally, several lots in Phase 1 of the development have been sold to a builder by the owner of unsold Phase 1 lots. I have had several communications with that builder discussing what things would be necessary to re-start construction in Phase 1. Those discussions are still ongoing.

Humane Society of Huron Valley- The detailed construction drawings for the south parking lot have received tentative approval from OHM. Once minor comments are addressed, the Township is prepared to schedule a pre-construction meeting and allow the project to move forward. With the early winter weather, I am assuming the construction may be delayed until spring.

Prospect and Berkshire Development- Mr. David Dowling is scheduled to appear before the Planning Commission on November 20, 2019 for a pre-application conference. Mr. Dowling is expected to present development concepts for the 26.5 acre parcel located at the south east corner of Prospect and Berkshire. The development concepts would include attached residential, commercial, and a 3 story senior housing building. The property is currently zoned PC and has an approved area plan in force that has not been implemented.

Richard Mayernik, Building/Zoning Official

SITE PLAN REVIEW APPLICATION

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

APPLICANT NAME Diverse Real Estate, LLC (Greg Windingland, Authorized Representative)

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
 - MAJOR/MINOR CHANGE DETERMINATION
 - ADMINISTRATIVE REVIEW

WILL PROJECT BE PHASED? YES NO

IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

- Total number of phases 4
- Phase number of current application 1-4
- Name and date of preliminary site plan approval

New Submittal

- 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 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 7 ? 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 be indicated 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 155
- Total floor area of each unit Varies, generally between 2,000 and 3,200 SF
- Give a complete description of the proposed development.
Single Family site condo with 155 units. Minimum lot size of 65'x130'.
Site planning to be completed for the entire project, but constructed in 4 phases.

ESTIMATED COSTS

- Buildings and other structures Not part of site improvements
- Site improvements Approx. \$6m for all four phases
- Landscaping Approx. \$0.375m for all four phases
- Total Approx. \$6.375m for site improvements and landscaping

ESTIMATED DATES OF CONSTRUCTION

- Initial construction Phase 1 - November 2020
- Project completion Phase 1 - July 2021
- Initial construction of phases (IF APPLICABLE) Phase 2 - June 2023,
Phase 3 - June 2024, Phase 4 - June 2025
- Completion of subsequent phases. (IF APPLICABLE) Approx. 6 months after
commencement
- Estimated date of first occupancy February 2022

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

Preliminary site plan set titled Prospect Pointe West

Prepared by Atwell, job number 16000819

Dated October 2nd, 2019

APPLICANT INFORMATION

- APPLICANTS NAME Greg Windingland
Company Diverse Real Estate, LLC
Address 13001 23 Mile Rd, Suite 200, Shelby Twp, MI 48315
Telephone Number 586-781-2364 Email gwingland@lombardohomes.com
- PROPERTY OWNER'S NAME Greg Windingland
Company SE Michigan Land Holding, LLC
Address 13001 23 Mile Rd, Suite 200, Shelby Twp, MI 48315
Telephone Number 586-781-2364 Email gwingland@lombardohomes.com
- DEVELOPER'S NAME Greg Windingland
Company Diverse Real Estate, LLC
Address 13001 23 Mile Rd, Suite 200, Shelby Twp, MI 48315
Telephone Number 586-781-2364 Email gwingland@lombardohomes.com
- ENGINEER'S NAME John Ackerman
Company Atwell, LLC
Address 2 Towne Square, Suite 700, Southfield, MI 48076
Telephone Number 248-447-2000 Email jackerman@atwell-group.com
- ARCHITECT/PLANNER'S NAME John Ackerman
Company Atwell, LLC
Address 2 Towne Square, Suite 700, Southfield, MI 48076
Telephone Number 248-447-2000 Email jackerman@atwell-group.com

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: Greg Windingland

APPLICANT'S SIGNATURE Gregory Lyle Windingland  DATE 9/26/19

PROPERTY OWNER'S PRINTED NAME Greg Windingland

PROPERTY OWNER'S SIGNATURE Gregory Lyle Windingland  DATE 9/26/19

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.



October 30, 2019

Ms. Laura Bennett
Planning Department Clerk
Superior Charter Township
3040 North Prospect
Ypsilanti, MI 48198

Re: Prospect Pointe West
Preliminary Site Plan (PSP) resubmittal

Dear Ms. Bennett:

Please accept the accompanying plans and supplemental information for PSP resubmittal package for our client's proposed Prospect Point West development. We are providing these plans for your distribution and comments with the intent of being placed on the November 20th Planning Commission agenda.

To assist you with your review, we have provided itemized responses to all comments as follows:

Planning Comments dated October 17, 2019

While these plans are generally in conformance with the requirements for a preliminary site plan, there are a number of items identified in our report that must be addressed by the applicant. Issues surrounding road access and the verification of wetland delineation may have the most significant impacts on the layout of the plan. There are several recommendations that should be addressed prior to approval of the preliminary site plan. The following is a summary of our recommendations:

- 1. Provide the most recent aerial photo of the site to comply with Section 14.05. Response: The plans have been revised with an aerial photo taken on April 23, 2019*
- 2. Show wetland buffers on all relevant sheets. Response: Wetland buffers for wetland to remain have been added to the layout and utility sheets.*
- 3. Provide the area of each wetland on site along with the proposed amount of fill. Response: Proposed wetland impacts are hatched and a summary table is shown on sheet 8.*
- 4. Future access points to the west in the area of lot 74 and lot 148 should be provided. Response: An access point north of the drain crossing has already been provided between lots 63 and 64. Based on grading challenges with site topography, the request for future access point at lot 148 will create roads with slopes that exceed Township design standards.*
- 5. The opportunity to provide an additional access to Geddes road, potentially around the location of lot 60, should be explored. Response: This request has been discussed with the WCRC. Their initial response was to question the need for an additional access on Geddes but they would not be able to provide a formal written response without a formal permit request showing the access location. The original*

approved site plans for Prospect Pointe reflected a similar overall site density with one connection to Geddes and one connection to Prospect Road. The existing Geddes connection has dedicated left turn lanes as well as decel / right turn lanes that were completed to meet County requirements for access on Geddes for the entire Prospect Pointe development. Additionally, the northern cross access connection to the west into the future Meadows residential development will act as a secondary access point to Geddes. As such, we do not see the need for the proposal of an additional connection to Geddes.

6. *The applicant must provide an initial review letter from the WCRC.* **Response: A copy of 10/30 correspondence from WCRC has been provided with this submittal.**
7. *Ramps and crosswalks must be provided on all quadrants of all intersections.* **Response: Ramps and crosswalks have been added to all quadrants of all intersections.**
8. *Midblock pedestrian sidewalks must be within a 20-foot easement.* **Response: 20' easements have been added to the midblock pedestrian sidewalks.**
9. *Ramps and crosswalks should be provided where midblock pedestrian ways meet the roadway.* **Response: Ramps and crosswalks have been provided at midblock pedestrian connections.**
10. *Traffic calming measures should be provided where pedestrian crosswalks are located with no stop sign.* **Response: Pedestrian crossing signs have been added to the plans and can be seen on sheets 9 and 10.**
11. *Correct lot coverage in the site data table to be a maximum of 25%.* **Response: The lot coverage percentage has been adjusted to 25%.**
12. *Correct the net lot area calculation.* **Response: No residential lot has any road right of way included in it. As such, the net and gross area are the same for every lot in the proposed development. The typical lot detail has been revised to reflect the relationship between the lot and the adjacent roads.**
13. *Provide two (2) street trees for every lot.* **Response: The landscape plan has been revised to reflect two trees per lot.**

Engineering Comments dated October 17, 2019

GENERAL

1. *The intended phasing of the utilities shall be clearly indicated on the plan. The phasing plans shall include the work necessary to provide access to the utilities in subsequent phases that are to be constructed as part of Phase I. This will include stable access roads. If any portion of the temporary access is intended to be utilized for subsequent construction (stone base, etc.), prior approval from the WCRC will be required.* **Response: A narrative has been provided to sheet 11 that addresses the intent of utility construction related to phasing.**

ROADS

2. *Documentation that the Washtenaw County Road Commission (WCRC) will accept the roads as public is required. If the WCRC agrees to accept the roads, they will review the plans and provide additional comments. The following comments are provided as guidance to the applicant, however the WCRC will make the final determination on the acceptability of the roads.* **Response: The WCRC Board of Directors had originally granted approval of the roads within Prospect Pointe to be public because of the**

required extension from the public roads in the adjacent plat. However, that approval has expired. In the attached correspondence received from the WCRC on 10/30, they stated that they are not in support of proceeding with public roads for the proposed development. As such, we are proceeding with the intent of making all roads private and will coordinate with the WCRC to ensure acceptance for the transition from public to private roads between the two residential developments.

3. *A signing plan shall be provided detailing the intended parking restrictions, and stop and yield controls.*
Response: Proposed sign locations have been added to sheets 9 and 10.
4. *ADA compliant ramps shall be provided at all legs of all intersections. Additionally, ADA compliant mid-block crossings with appropriate signage shall be provided at the pedestrian path locations on Elizabeth, Maggie, Delany, and Jennifer Roads.*
Response: ADA compliant ramps will be proposed as requested. Details reflecting these ramps will be provided once more detailed plans are prepared in the future.
5. *A minimum 50' tangent section is required between reverse curves.*
Response: The reverse curve between Jennifer Drive and Frances Way currently has a 38' tangent section between the curves. The WCRC geometric design standards does not prohibit the use of reverse curves, but requires the curves to be of the same radius if reverse curves are used. Both curves have a centerline radius of 230'. Increasing the tangent length between these two curves would require reducing the centerline radius making for tighter turns. At the slow speeds of an internal residential street we feel that the slightly shorter length of tangent is insignificant and will be less noticeable while driving than having sharper turns.
6. *Input from the Township Planning Consultant should be considered regarding road stub(s) provided to the west for future development connectivity. This may also be impacted by future WCRC input.*
Response: A response to the planning request was provided above in this letter. The ability to provide future connection points in the southern portion of the development would conflict with Township design standards based on topographic challenges.

UTILITIES

1. *The storm sewer configuration routes the right of way drainage through side and rear yards. All road drainage shall be conveyed in pipes within the road right-of-way, or within a utility easement adjacent to the right-of-way to the extent possible. Limited sections of the storm system alongside or in rear yards may be acceptable (connection to detention ponds, etc.), but should be limited.*
Response: The requirement to separate the drainage on this proposed development is not applicable as the entire storm drainage system will be placed in a 433 agreement with the WCWRC. As such, easements will be prepared that dedicates the storm system to the WCWRC for future maintenance access. Additionally, the roads are to be private so the WCRC will not have any jurisdiction over storm water management.
2. *All properties shall have direct access to a storm sewer structure for sump pump discharge connections. Storm sewer alignment or property boundary revisions are required for lots 26, 27, 28, 29, 100, 101, 102.*
Response: While these lots have direct access to rear yard storm sewer for sump discharge connections located within the common area, additional coordination efforts will be required to ensure the development documents allow for maintenance to the sump discharge lines located on property currently designated as open space.
3. *The proposed water main along Abigail Drive shall be 12" to improve fire flows in the subdivision and provide for a future 12" water main connection to the west.*
Response: The plans have been revised

to reflect a 12" water main along Abigail Drive.

4. *Several storm sewers are proposed directly on property lines. If fences are permitted in the development, offsetting the sewer from the property line would be appropriate.*

Response: Per the 433 agreement with the County, fences will be restricted.

Additional efforts will be spent during detailed design to ensure that lot line conflicts will not occur with the storm system.

5. *Proposed depth information is not provided for the storm sewer. Any sewer greater than 10' in depth will require a storm easement wider than 20'.* **Response: This comment is acknowledged.**

DRAINAGE

6. *We note that freshwater emergent wetlands appear to be present onsite and two culvert crossings are proposed within these wetlands. A wetland evaluation study should be conducted to determine the extents of the wetlands and plans to moderate the impact to the wetlands should be included in the construction plans. It should be noted that a Part 303 wetlands protection permit from EGLE may be necessary if the wetlands onsite are determined to be regulated.* **Response: A Part 303 permit application is anticipated as part of the entitlement process for the proposed development.**

7. *We have completed a preliminary review of the storm water detention calculations. The design appears to follow the current Washtenaw County Water Resource Commissioner (WCWRC) Standards. The basins appear to be appropriately sized.* **Response: We have obtained WCWRC preliminary approval. Additional details will be provided as required as the engineering design process proceeds with the WCWRC.**

Please contact us once you have reviewed the plans and supplemental documents, and we will make ourselves available to meet with you to go over your comments if applicable. Included with this submittal are the following:

- 16 Sets of Preliminary Site Plans (rolled)
- Copy of email correspondence from WCRC dated 10/30.
- 1 CD containing a pdf copy of the submittal package

Thank you for your assistance and cooperation with respect to this project. Please feel free to contact us with any questions or concerns. You can reach me direct at (248) 447-2000.

Sincerely,

ATWELL, LLC



John Ackerman

Team Leader



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 17, 2019
November 13, 2019

**Site Plan Review
For
Superior Township, Michigan**

Applicant: Greg Windingland
Project Name: Prospect Pointe West
Location: Southwest of Geddes Road and Prospect Road
Plan Date: October 2, 2019
Revision Date: October 30, 2019
Zoning: R-4 Single Family Residential
Action Requested: Preliminary Site Plan Approval

PROJECT DESCRIPTION

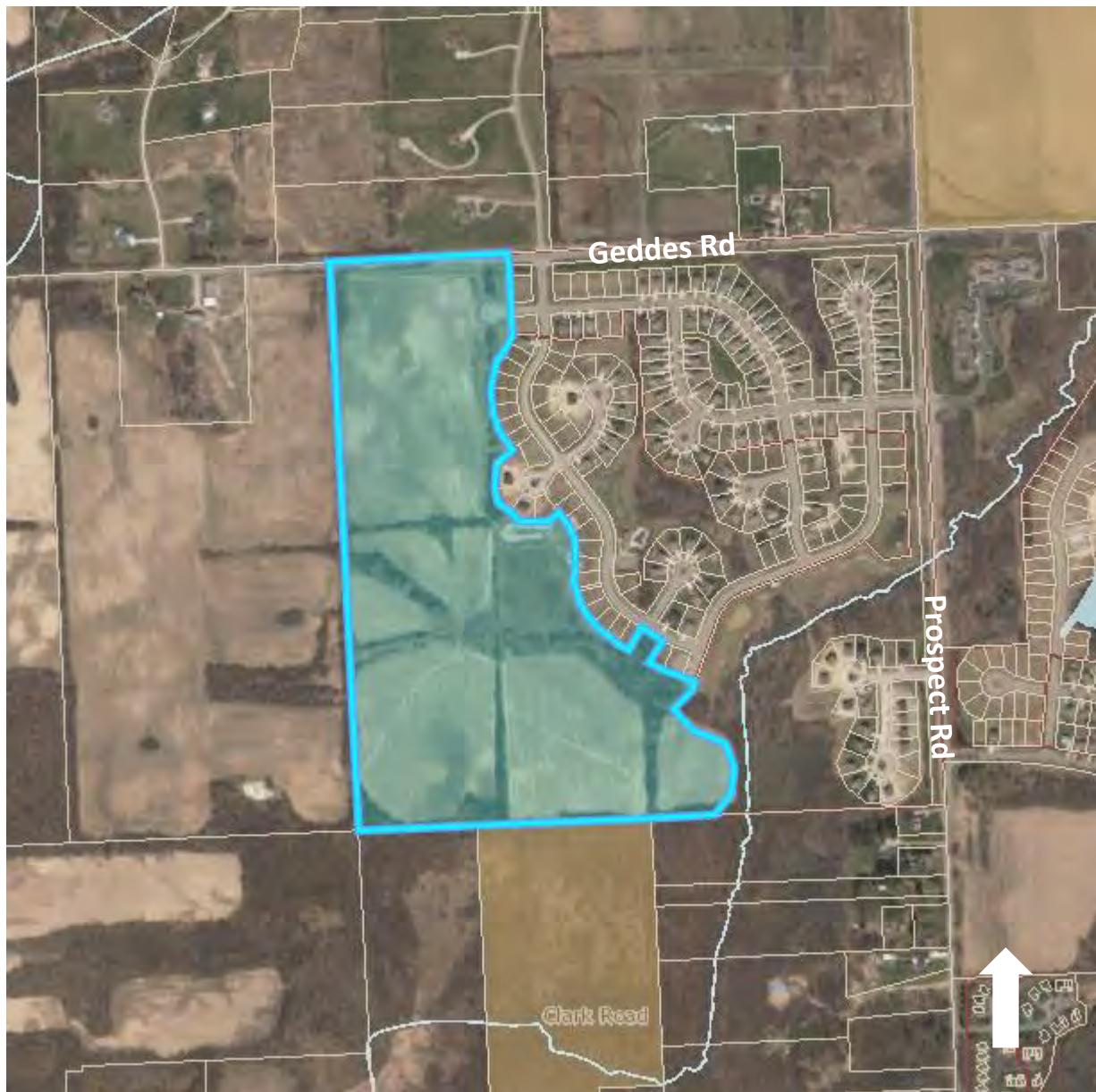
The applicant has submitted a Preliminary Site Plan application for the development of a single-family site condominium. The development consists of 155 units that are proposed to be developed in four phases. The site is zoned R-4 Single Family Residential Zoning District, which allows for approximately 6 dwelling units per acre. With a proposed 155 units the density has been calculated to be 2.33 dwelling units per acre.

A site plan for this project was previously approved but the approvals have expired. The plan is generally consistent with a previously approved plan in terms of site layout. The current proposal includes 7 more units than the previously approved plan. The additional units appear to have been gained from the removal of two future access points to the west and the reconfiguration of the northernmost area of the development.

The project is proposed in four phases. If the preliminary plan is approved the applicant may submit a final site plan for one or more phases at a time.

The project site is 67.63 gross acres in size. The project is located west of the existing Prospect Pointe neighborhood that is located at the southwest corner of Geddes Road and Prospect Road. The development has 833 feet of road frontage on Geddes Road. Access to the site is proposed to be provided through connections into the existing neighborhood.

Aerial Photograph



NATURAL RESOURCES

Topography: The site is generally flat in the northern half, sloping gradually to the south. The land slopes more towards the middle of the site and slopes are more dramatic within the southern third with slopes of up to 18%. From the middle of the site to the southern property line there is over 40 feet of elevation change.

Standards for approval indicate that the proposed development should respect the natural topography and minimize the amount and extent of cutting and filling. There is a graphic on sheet 16 that indicates the areas of cut and fill. However, no grading plan has been provided. A detailed grading plan is required in the final site plan.

Woodlands: Most of the site is farmland which is surrounded by mature windrows. Some woodland areas appear to have grown up in the areas that are too wet to farm. The trees within the windrows that cross the site and the trees within an unnamed wetland are to be removed. The applicant indicates that the trees onsite range from 6-24 inches but are not high-quality tree species. They note that the predominate species are cottonwood, Elm, and Boxelder. However, no tree inventory has been provided. A detailed tree inventory is required in the final site plan. Tree mitigation calculations will be evaluated during that review. Because the mass grading is proposed in Phase 1 this information will be required for the entire site in the Phase 1 final site plan.

All trees on site in the area where homes are proposed will be removed. The areas of tree removal which are shown on sheet 7 appear to be consistent with the cut and fill plan on sheet 16. Section 14.05 indicates the need to provide the most recent aerial photo of the site. This will help the Planning Commission visualize the impact to existing trees.

Wetlands: There are two wetlands delineated on the site plan. The required 25-foot wetland buffer is shown on the existing conditions pages and it appears that the buffer requirements are met regarding site layout. The wetland setback should be shown on all relevant sheets.

The size of either of the wetlands have not been provided. The wetland referenced as "wetland A" in the Natural Features Note on sheet 7 clearly appears to be regulated due to its connectivity/proximity to a large wetland complex. Though fill is proposed, no mitigation has been proposed, and no permits have been provided.

The regulatory status is not provided for either wetland. The regulatory status of each wetland must be provided along with verification from EGLE. EGLE permits are required for the final site plan.

Soils: Soil information has been provided on sheet 7. This page indicates 17 different soil types on site.

Items to be Addressed: 1) A detailed grading plan is required in the final site plan. 2) A detailed tree inventory is required in the final site plan. 3) Provide the regulatory status of each wetland and necessary permits form EGLE for the final site plan.

SITE LAYOUT, ACCESS, AND CIRCULATION

The layout of the site is generally consistent with the previously approved site plan. There are two proposed access points on this site to existing public roads. One access point is at the north end of the site and would connect to Abigail Drive which would provide access to Geddes Road. There is a proposed extension of Abigail Drive to provide access to any future development to the west. The second access is at the south end of the site to Frances Way. This access point would provide a connection to Prospect Road through the existing neighborhood.

Section 12.10.C.1.b. indicates that the layout shall also provide for proper projection of streets into adjoining properties not yet developed. Our initial reviews noted that the applicant should explore an an additional access point to the west around proposed lot 74 and lot 148 to be consistent with the previously approved plan. A singular extension proposed is not sufficient. The northern connection eliminates the need for the connection in the area of lot 74, but the southern cross connection must be provided. Though the applicant notes that due to existing topography connecting roads is not possible, however, through the design process for any future development to the west grades can be engineered to alleviate this concern. This will create better internal neighborhood traffic flow at the time that adjacent neighborhoods are built in the future per the requirements of the Zoning Ordinance.

All access points to existing roadways must be approved by the Washtenaw County Road Commission (WCRC) as the existing roads are all under the jurisdiction of the WCRC. The applicant must provide approval from the WCRC during the final site plan.

Sidewalks are proposed along both sides of all roads within the development. Two cross access pedestrian ways have been provided at the midpoint of the two major “blocks” within the neighborhood in accordance with section 12.10.C.8.b.

Items to be Addressed: 1) Future access points to the west in the area of lot 148 should be provided. 2) The applicant must provide approval from the WCRC during the final site plan.

AREA, WIDTH, HEIGHT, SETBACKS

The following table summarizes the Density, Placement, and Height Regulations for the site plan associated with this use. The table will use the typical or smallest dimensions provided for any lot.

Density, Placement, and Height Regulations

| | Required | Provided |
|--|--------------------------------------|---|
| Lot Area | 7,200 Square Feet | 8580 Square Feet |
| Lot Width | 60 Feet | 66 Feet |
| Front Setback | 25 Feet | 25 Feet |
| Side Setback | 6 Feet with combine total of 16 Feet | 6 Feet with combine total of 16 Feet |
| Rear Setback | 35 Feet | 35 Feet |
| Ground Floor Coverage | 25 % Max | 25 % Max |
| Floor area Ratio | .40 Max | Not provided. |
| Maximum Net Dwelling Unit Density | 4 | 2.33 |
| Building Height | 35 Feet/2.5 Stories | 34.75 Feet |

The applicant has provided a Site Data table on the cover sheet and has provided a typical lot detail for individual lots on sheet 8. The typical lot detail includes lot width and setback lines. In general, the plan meets the dimensional standards from Section 3.101 of the Zoning Ordinance.

Items to be Addressed: None.

PARKING

Two spaces are required for each dwelling unit. Parking for each unit will be accommodated in driveways and granges for each dwelling.

Items to be Addressed: None.

LANDSCAPING

A landscaping plan with the general layout for planting locations has been provided on sheet 15. The applicant has provided calculations for street trees, the greenbelt buffer, and the detention basin buffer. The greenbelt and basin calculations appear to be correct. Street trees have been provided at rate of one tree per 60 feet. Section 12.10.F. of the Ordinance requires a minimum of two (2) street trees per lot, with a maximum separation of 60 feet. Therefore, two (2) trees must be provided for every lot.

A detailed landscaping plan is required in the final site plan.

Items to be Addressed: A detailed landscaping plan is required in the final site plan.

LIGHTING

No lighting plan has been provided. Based on Section 12.10.H. of the Zoning Ordinance street lighting will be required in this development. A lighting plan will be required on the final site plan that demonstrates compliance with Section 12.10.H. and Section 14.11 of the Zoning Ordinance.

Items to be Addressed: A lighting plan will be required on the final site plan that demonstrates compliance with Section 12.10.H. and Section 14.11 of the Zoning Ordinance.

FLOOR PLANS AND ELEVATIONS

The applicant has provided floor plans and elevations for a number of different house models that would be available for customers in this development. The elevations appear to meet the requirements in section 14.09.B. except that side elevations are not provided and the material to be used for the siding is not indicated. If vinyl, aluminum, or steel siding is to be installed on any dwelling, the area of all such siding shall not exceed fifty percent (50%) of the total area on the front and side dwelling elevations.

Items to be Addressed: More building information will be required with the final site plan to determine compliance with Section 14.09.B. of the Zoning Ordinance.

SUMMARY

The plans are in conformance with the requirements for a preliminary site plan. We recommend preliminary site plan approval with the following conditions to be reflected on the final site plan submittal

1. Future access points to the west in the area of lot 148 should be provided.

The following items that are noted in our report are not required until the final site plan.

1. Detailed grading plan
2. Provide the regulatory status of each wetland along with verification from the EGLE
3. Detailed tree inventory.
4. Details for ramps and cross walks.
5. Approval from the WCRC during the final site plan.
6. Detailed landscaping plan.
7. Detailed lighting plan
8. Additional building information to determine compliance with Section 14.09.B. of the Zoning Ordinance.

Prospect Pointe West
November 13, 2019



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Associate

#351-1907

cc: Ken Schwartz, Township Supervisor
Lynette Findley, Township Clerk
Richard Mayernik, CBO, Building Department
Laura Bennett, Planning Coordinator
George Tsakof, Township engineer

November 13, 2019

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Prospect Pointe West
Preliminary Site Plan Review #2
OHM Job #0140-19-1051**

Dear Ms. Findley,

We have reviewed the Preliminary Site Plan material, dated October 30, 2019, as prepared by Atwell, Inc. for the above reference project. The site plan materials are for a proposed single-family residential site condominium comprised of 155 units consistent with current Single Family Residential (R-4) zoning. This site was originally part of Prospect Pointe subdivision but was never platted or constructed. Currently the land is vacant.

The applicant is proposing to connect to the existing adjacent Prospect Pointe Subdivision and extend westward with road connections in two locations. Roads within Prospect Pointe West are currently proposed to be private with sidewalks on both sides of the street. Details of the transitions from the existing Prospect Pointe public streets to the proposed private streets still need to be approved by the Washtenaw County Road Commission. The applicant has acknowledged this.

Storm water is to be managed on-site by two proposed detention basins per Washtenaw County Water Resources Commissioner (WCWRC) standards. The development area will be included in a 433 agreement with the WCWRC. The applicant is proposing public sanitary sewer and water main connections to the adjacent Prospect Pointe development. All public utilities will be required to be placed in an easement, as the road easements are proposed to be private. We offer the following comments for your consideration:

GENERAL

1. The intended phasing of the utilities is described on this sheet. This includes providing stable access roads for utilities outside of phase one paving limits.

ROADS

2. Slightly less than the minimum 50' tangent section is provided between Jennifer Drive and Frances Way. As outlined in the applicant's response, a shorter tangent section is preferable to reducing centerline radii. Additionally, because the roads are proposed to be private, slight deviations from the WCRC standards may be considered. In this case, we do not object to the road geometry as presented.
3. Cross access agreements to provide for connectivity to the west will be required since the applicant is proposing private roads. We note that the applicant has stated a stub connection at Lot 148 is not possible due to challenging grades. We recommend eliminating the lot and providing for a future connection, as the detailed grading of the adjacent parcel is unknown.



UTILITIES

4. The applicant has provided the 12" water main along Abigail Drive as previously requested.

DRAINAGE

5. We have completed a preliminary review of the storm water detention calculations. The design appears to follow the current WCWRC Standards. The basins appear to be appropriately sized but will be evaluated further during final site plan stage.

PERMITS AND OTHER AGENCY APPROVALS:

The petitioner should provide all necessary permits with their Final Site Plan submittal or provide reasonable assurance that they will be obtained during the Final Site Plan process. At a minimum, the following permits and approvals are anticipated for this project:

- WCWRC for soil erosion and sedimentation control (SESC) and for stormwater management (Public Drainage District)
- WCRC permit for public road connections
- Michigan Department of Environment, Great Lakes, and Energy Act 399 Water Main Permit
- Michigan Department of Environment, Great Lakes, and Energy Part 41 Sanitary Sewer Permit
- Michigan Department of Environment, Great Lakes, and Energy Part 303 Wetland Permit (if regulated)
- Superior Township Building Department
- Superior Township Fire Department

CONCLUSION AND RECOMMENDATIONS:

We have reviewed the material, dated October 30, 2019, for the above referenced project on the Township's behalf. The plans appear ready for consideration of Preliminary Site Plan approval by the Planning Commission. The applicant shall be aware that additional comments will be provided during the final site plan review phase based on the material presented, and consistent with the requirements of the Township Zoning Ordinance and Engineering Standards.

Please feel free to contact me at (734) 466-4439 if you have any questions or concerns regarding this review.

Sincerely,
OHM Advisors

George Tsakoff, PE

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)
Ben Carlisle, Township Planner (via e-mail)
Greg Windingland, Diverse Real Estate, LLC (via e-mail)
John Ackerman, Atwell, LLC (via e-mail)
Marcus McNamara, OHM
file

Superior Township Fire Department
Bureau of Fire Prevention
7999 Ford Road
Ypsilanti, MI 48198

.....
Site Plan Review Report
.....

Date: 12 November 2019
Business Name: Prospect Point West (Phase 2 subdivision)
Business Address:
Contractor: SE Michigan Land Holdings LLC (Greg Windingland)
13001 23 Mile Road, Suite 200, Shelby Twp. MI 48315
Tel: 586-781-2364
Applicable Codes: IFC 2015
Reviewed By: Victor G. Chevrette, Fire Chief
Nick Robson, Fire Fighter/Inspector
Plans Dated: 10-30-2019
Job No: 16000819

.....
Review Comments and Requirements
.....

1. All Fire Hydrants required to be as Township Ordinance (March 2007).
- 2.
- 3.
- 4.

.....
Status of Plans:
.....

- (x) Approved as submitted – pending field inspection and final testing
- () Approved conditionally – see remarks
- () Denied – see remarks

Remarks:

.....
Respectfully Submitted,



Victor G. Chevrette, Fire Chief
Superior Township Fire Department

One (1) set of these plans will be retained by the Fire Department, one (1) set forwarded to the mechanical inspector, three (3) sets are available for pickup with the permit.



EVAN N. PRATT, P.E.

WATER RESOURCES COMMISSIONER
705 North Zeeb Road
P.O. Box 8645
Ann Arbor, MI 48107-8645

email: drains@ewashtenaw.org
<http://drain.ewashtenaw.org>

HARRY SHEEHAN
Chief Deputy Water Resources Commissioner

SCOTT A. MILLER, P.E.
Deputy Water Resources Commissioner

Telephone 734.222.6860
Fax 734.222.6803

October 22, 2019

Mr. Jared Kime, P.E.
Atwell, LLC
Two Towne Square, Suite 700
Southfield, Michigan 48076

RE: Prospect Pointe West 2019
Superior Township, Michigan
WCWRC Project No. 1524

Dear Mr. Kime:

This office has reviewed the preliminary site plans for the above referenced project to be located in Superior Township. These plans have a job number of 16000819, a date of October 2, 2019, and were received on October 7, 2019. As a result of our review, we would like to offer the following comment:

1. The current plans have been preliminarily approved by our office. Please submit final design plans when they have been completed. To receive final site plan approval, the site plans must meet the additional criteria for construction plan approval, as outlined in the rules of this office. Prior to construction, final design plans must be submitted to this office for review and approval.

At your convenience please send us a complete set of final design plans, once prepared, so that we may continue our review. If you have any questions, please contact our office.

Sincerely,

A handwritten signature in blue ink that reads 'Theresa M. Marsik'.

Theresa M. Marsik, P.E.
Storm Water Engineer
(drainage district\prospect pointe west 2019 rev5)

cc: David Hensel, Lombardo Homes
Lynette Findley, Superior Township Clerk
George Tsakoff, P.E., Superior Township Engineer (OHM)

Laura Bennett

From: McCulloch, Mark <mccullochm@wcroads.org>
Sent: Wednesday, October 30, 2019 10:38 AM
To: Jared Kime
Cc: John Ackerman; Brochue, Curtis; MacDonell, Matt; Streight, Gary; George Tsakoff; Kyle Selter
Subject: RE: Prospect Pointe West - Layout Comparison

TYPO.



Mark H. McCulloch
Senior Project Manager - Permits

Washtenaw County Road Commission
555 N. Zeeb Road, Ann Arbor, Michigan

Direct: (734) 327-6679 | Main: (734) 761-1500
wcroads.org | [Follow us on Facebook](#)

From: McCulloch, Mark
Sent: Wednesday, October 30, 2019 10:32 AM
To: Jared Kime <jkime@atwell-group.com>
Cc: John Ackerman <jackerman@atwell-group.com>; Brochue, Curtis <brochuec@wcroads.org>; MacDonell, Matt <macdonellm@wcroads.org>; Streight, Gary <streightg@wcroads.org>; George Tsakoff <George.Tsakoff@ohm-advisors.com>; Kyle Selter <Kyle.Selter@ohm-advisors.com>
Subject: RE: Prospect Pointe West - Layout Comparison

Jared –

As we discussed a few days back, WCRC staff is not in favor of supporting the revised layout as shown in the attachment to the right as public roads. It is our understanding your client Lombardo is not against these roads being designated as private using this layout. Should this course of action be pursued, one of two scenarios will need to be executed for WCRC to issue permits to access the existing phases of Prospect Pointe West:

- 1) **Provide Private**-paved cul-de-sacs in the original phases of Prospect Pointe West will need to be constructed so WCRC operation vehicles can turn around for winter maintenance operations, or
- 2) (more desirable) amend the plat(s) for Prospect Pointe West to change ownership of the segments highlighted in green in the attachment from public to private.

Concerning the Township's desire for a second access point of ingress/egress to Geddes Road, published guidelines for access management as found in Table 3.2 of WCRC Procedures and Regulations for Permit Activities will need to be met in order for staff to consider issuing a permit.

I can be reached at 734-327-6679 should you have questions.

Mark



Mark H. McCulloch
Senior Project Manager - Permits

Washtenaw County Road Commission
555 N. Zeeb Road, Ann Arbor, Michigan

Direct: (734) 327-6679 | Main: (734) 761-1500
wcroads.org | [Follow us on Facebook](#)

From: Jared Kime <jkime@atwell-group.com>
Sent: Wednesday, October 23, 2019 11:13 AM
To: McCulloch, Mark <mccullochm@wcroads.org>
Cc: John Ackerman <jackerman@atwell-group.com>
Subject: Prospect Pointe West - Layout Comparison

Mark,

Thanks for reaching out this morning to discuss the Prospect Pointe West project. As we discussed, attached is a layout comparison of the layout that was being permitted for construction a few years ago which had the waiver to allow public roads and our new layout. We are weighing the options of public or private at this time and it would be helpful to understand the requirements for either option. We can discuss in further detail once you've had time to review the project.

Please also take a look at the request from the Twp to consider an additional access point to Geddes Rd within the new phase of development. We are not in favor of this additional access point as we feel the site has sufficient access with the two existing entrances. Additionally, the site immediately to the west of our development (known as The Meadows) will require the installation of it's own access (two pdfs attached for reference, 300696). This would place 3 access points within the space of about 1000' along Geddes Rd. If the WCRC is not supportive of this additional connection, then that should be enough to put that comment to rest. Otherwise, we will need to understand the specific spacing constraints to determine how this may affect the site layout for further discussion with the Township.

Please let us know if there are any questions. Thank you.

Jared M. Kime, PE
Project Coordinator
ATWELL, LLC
248.447.2000 Tel
248.447.2001 Fax
Two Towne Square | Suite 700 | Southfield, MI 48076
www.atwell-group.com

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Staff can support this layout for public roads

Staff cannot support this layout
 amend plat to change ownership



PREVIOUS LAYOUT W/ PUBLIC ROAD PER WCRC WAIVER REQUEST



PROPOSED LAYOUT

811
 Know what's below.
 Call before you dig.
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE DIRECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.
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ATWELL
 866.850.4200 www.atwell-group.com
 TOWNE SQUARE, SUITE 700
 2501 W. 248TH AVENUE
 WASHTEANAW COUNTY, MICHIGAN

CLIENT
 DIVERSE REAL ESTATE LLC
 PROSPECT POINTE WEST
 SITE PLAN
 OVERALL LAYOUT
 COMPARISON PLAN

SECTION 33
 TOWN 2 SOUTH, RANGE 7 EAST
 SUPERIOR TOWNSHIP
 WASHTEANAW COUNTY, MICHIGAN

DATE
 OCTOBER 2, 2019

REVISIONS

SCALE
 0 100 200
 1" = 200 FEET

DR. KS CH. JK
 P.M. J. ACKERMAN
 BOOK
 JOB 16000819
 SHEET NO.
 EX-01

Nature Series

THE AUSTIN

2,708-3,121 Sq. Ft. | 4-5 Bedrooms | 2.5-3 Baths

Lombardo
H • O • M • E • S



F



D



E



A



B



C

THE AUSTIN

2,708-3,121 Sq. Ft. | 4-5 Bedrooms | 2.5-3 Baths



SECOND FLOOR PLAN



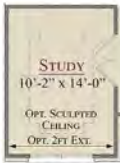
OPT. BEDROOM 5 I/L/O LOFT



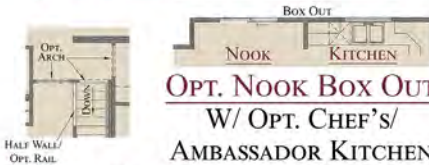
OPT. LOUNGE AREA



OPT. FULL BATH I/L/O POWDER ROOM



OPT. ENCLOSED STUDY W/ DOUBLE DOORS



OPT. NOOK BOX OUT W/ OPT. CHEF'S/ AMBASSADOR KITCHEN

OPT. OPEN STAIR TO BSMT



FIRST FLOOR PLAN



OPT. DELUXE MASTER BATH



OPT. LUXURY MASTER BATH



OPT. EAT IN KITCHEN & NOOK



OPT. CHEF'S/ AMBASSADOR KITCHEN

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THE BROOKE

1,687-2,055 Sq. Ft. | 3 Bedrooms | 2 Baths




 **European Romantic**




 **Early American**




 **Craftsman**



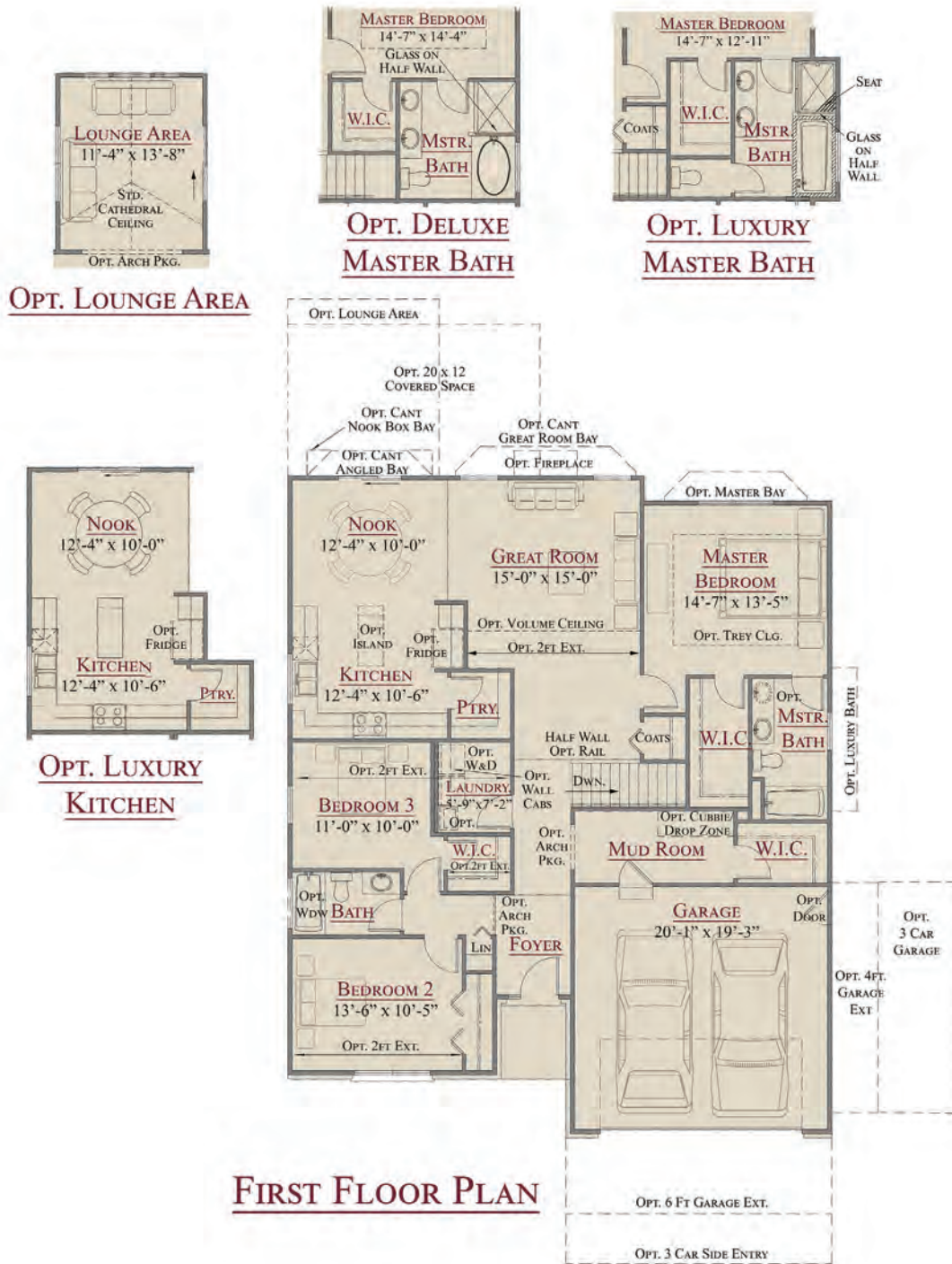
 **American Traditional**



 **American Country**

THE BROOKE

1,687-2,055 Sq. Ft. | 3 Bedrooms | 2 Baths



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THE COLUMBIA

2,432-2,782 Sq. Ft. | 4 Bedrooms | 2.5-3 Baths



F



D



E



A



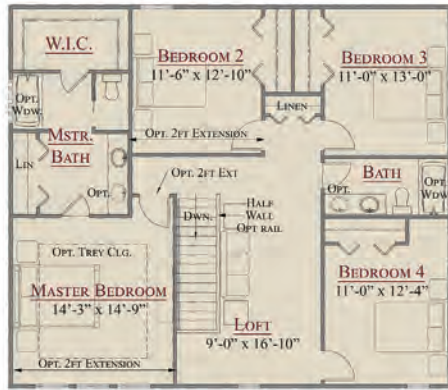
B



C

THE COLUMBIA

2,432-2,782 Sq. Ft. | 4 Bedrooms | 2.5-3 Baths



SECOND FLOOR PLAN



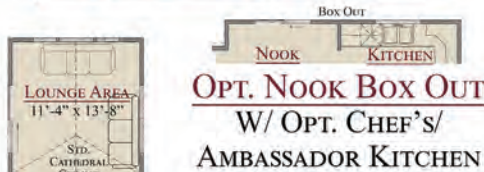
OPT. DELUXE MASTER BATH



OPT. LUXURY MASTER BATH



ELEVATION - 'D'
PARTIAL 2ND FLOOR
(ADDS 39 S.F.)



OPT. NOOK BOX OUT
W/ OPT. CHEF'S/
AMBASSADOR KITCHEN

OPT. LOUNGE AREA



FIRST FLOOR PLAN



OPT. EAT IN KITCHEN & NOOK



OPT. ENCLOSED STUDY
W/DOUBLE DOORS



OPT. FULL BATH
I/L/O
POWDER ROOM

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Nature Series

THE FOREST

2,803-3,444 Sq. Ft. | 4-5 Bedrooms | 2.5-4 Baths

Lombardo
H • O • M • E • S



Craftsman

**Front elevation changes with opt. 3-car side entry & opt. 6' ext.*



European Romantic



American Traditional



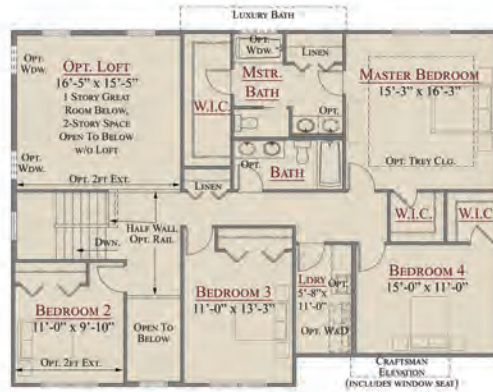
American Colonial

THE FOREST

2,803-3,444 Sq. Ft. | 4-5 Bedrooms | 2.5-4 Baths



OPT. LOFT
I/L/O 2-STORY
GREAT ROOM



SECOND FLOOR PLAN



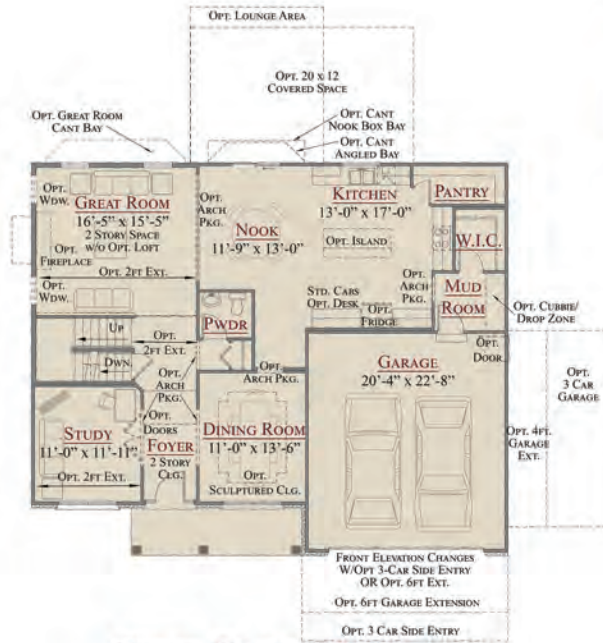
OPT. DELUXE
MSTR. BATHROOM



OPT. LUXURY
MSTR. BATHROOM



OPT. LOUNGE AREA



FIRST FLOOR PLAN



OPTIONAL OPEN
STAIRWAY
ELEVATION



OPT.
FULL BATH
I/L/O
POWDER
ROOM



OPT. LUXURY
KITCHEN

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Nature Series

THE FRANKLIN

1,376-1,658 Sq. Ft. | 3 Bedrooms | 2 Baths

Lombardo
H • O • M • E • S



 **Craftsman**



 **European Romantic**



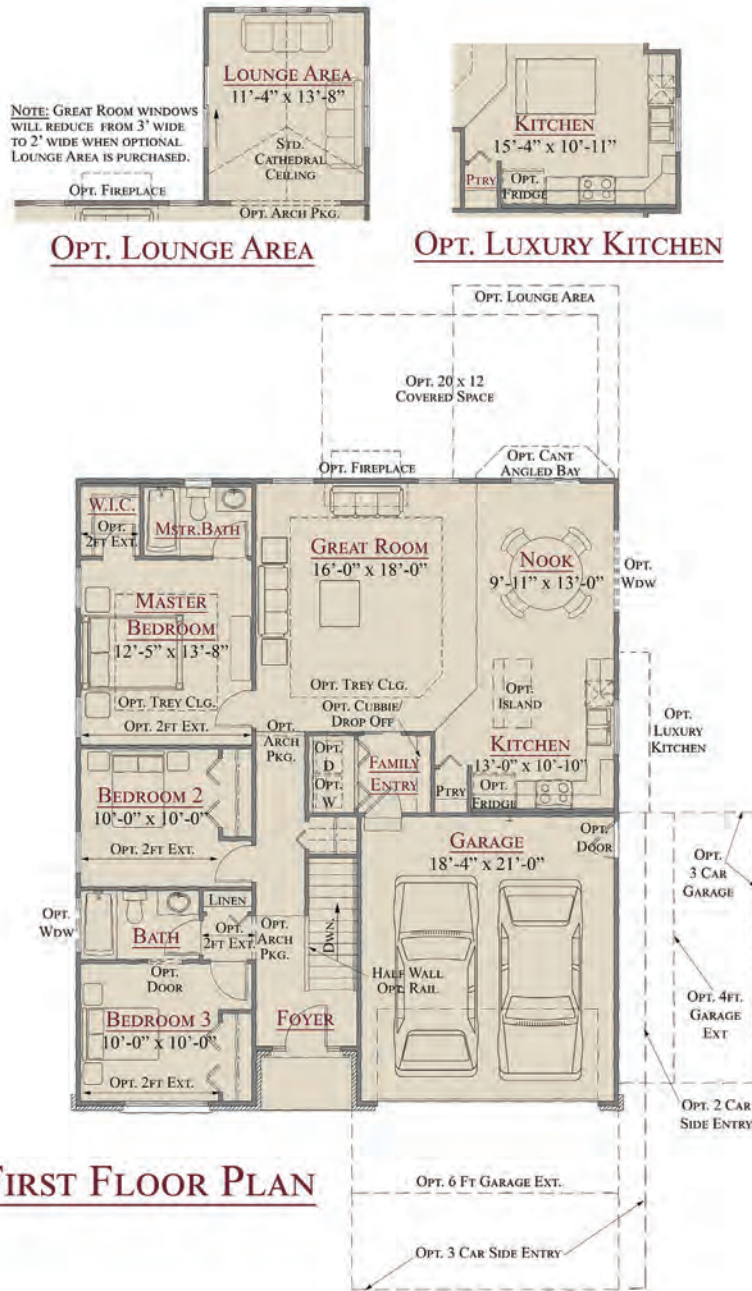
 **American Traditional**



 **American Classic**

THE FRANKLIN

1,376-1,658 Sq. Ft. | 3 Bedrooms | 2 Baths



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Nature Series

THE HARVEST

1,926-2,264 Sq. Ft. | 3 Bedrooms | 2.5 Baths

Lombardo
H • O • M • E • S




 **Craftsman**




 **European Romantic**



 **American Traditional**



 **American Colonial**

THE HARVEST

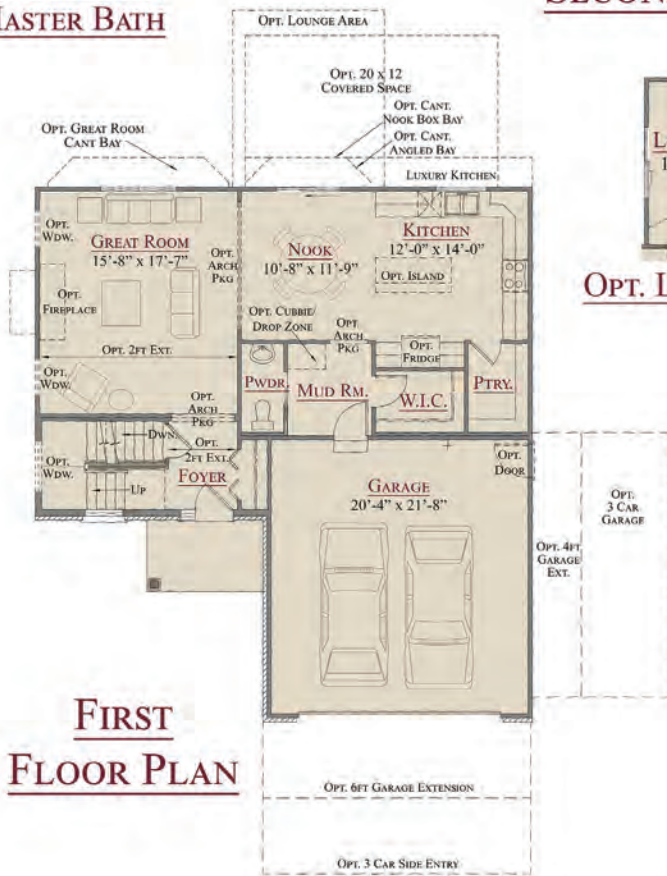
1,926-2,264 Sq. Ft. | 3 Bedrooms | 2.5 Baths



SECOND FLOOR PLAN

OPT. LUXURY MASTER BATH

OPT. DELUXE MASTER BATH



FIRST FLOOR PLAN



OPT. LOUNGE AREA



OPT. LUXURY KITCHEN

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Nature Series

THE LELAND

2,185-2,529 Sq. Ft. | 3-5 Bedrooms | 2.5-3 Baths

Lombardo
H • O • M • E • S




 **Craftsman**



 **European Romantic**



 **American Traditional**



 **American Colonial**

THE LELAND

2,185-2,529 Sq. Ft. | 3-5 Bedrooms | 2.5-3 Baths



**OPT. DELUXE
MASTER BATH**



**OPT. LUXURY
MASTER BATH**



**OPT. BEDROOM 4
I/L/O LOFT**



**OPT.
FULL BATH
I/O
POWDER ROOM**



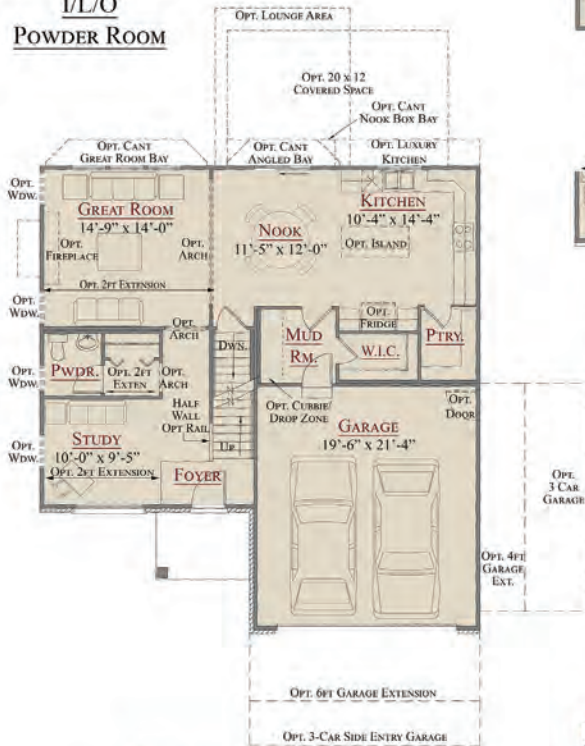
OPT. LOUNGE AREA



SECOND FLOOR PLAN



**EUROPEAN ROMANTIC
PARTIAL 2ND FLOOR
(ADDS 54 S.F.)**



FIRST FLOOR PLAN



**OPT.
ENCLOSED STUDY
W/DOUBLE DOORS**



**OPT. LUXURY
KITCHEN**

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Nature Series

THE ORCHARD

2,742-3,133 Sq. Ft. | 4-5 Bedrooms | 2.5 Baths

Lombardo
H • O • M • E • S



 **European Romantic**



 **French Country**



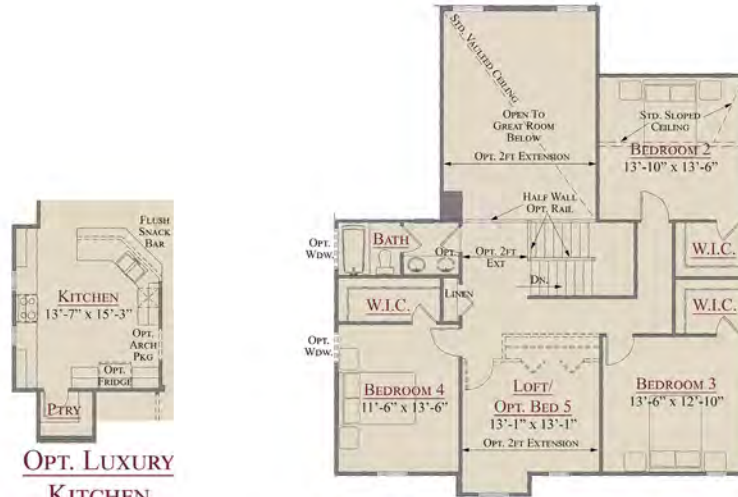
 **American Traditional**



 **Craftsman**

THE ORCHARD

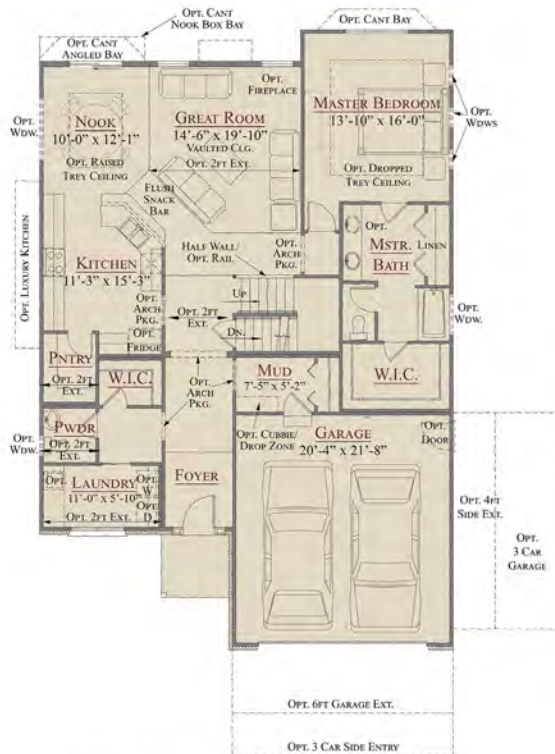
2,742-3,133 Sq. Ft. | 4-5 Bedrooms | 2.5 Baths



SECOND FLOOR PLAN



OPT. LUXURY KITCHEN



FIRST FLOOR PLAN



OPT. DELUXE MASTER BATH



OPT. LUXURY MASTER BATH

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