



Carlisle | Wortman
ASSOCIATES, INC.

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To: Superior Township Planning Commission

From: Ben Carlisle, AICP

Date: May 10, 2021

RE: Hawthorn Mills Area Plan Petition

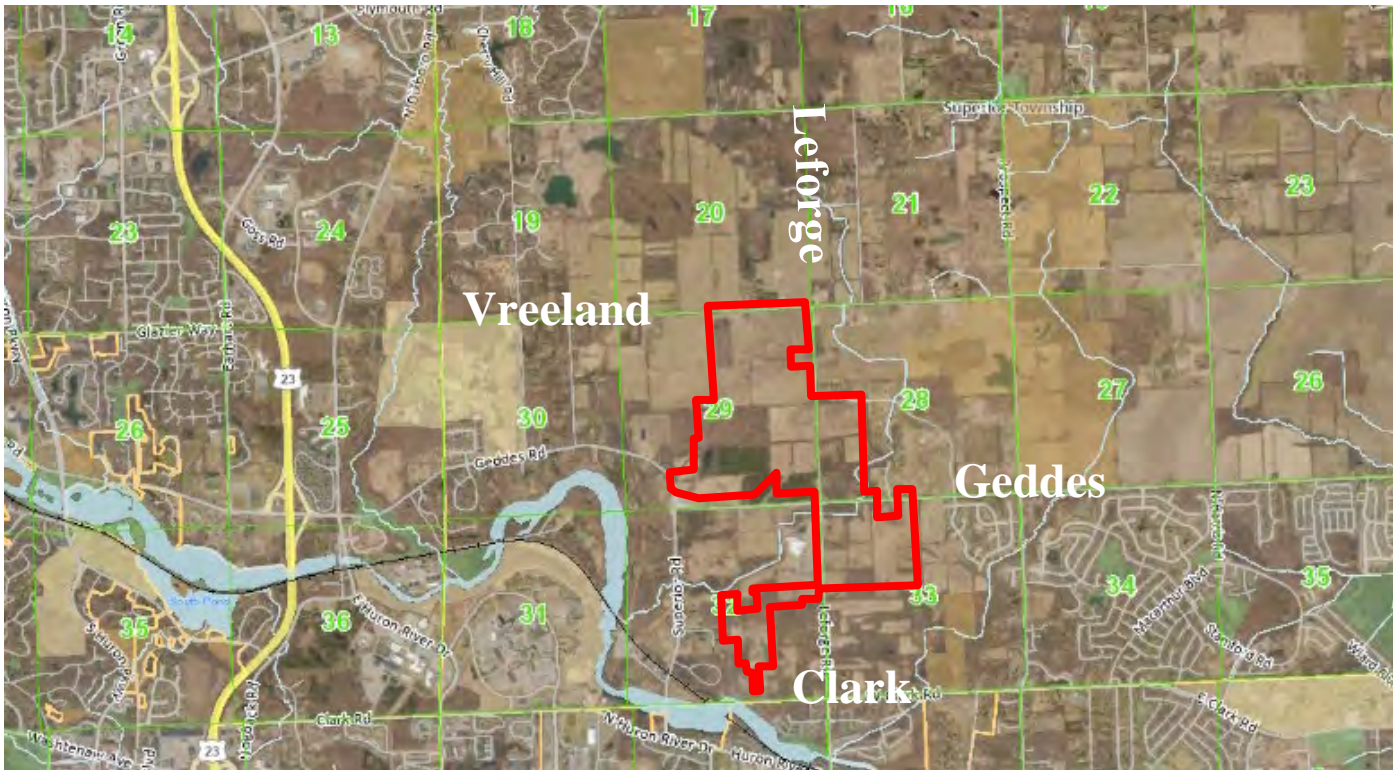
The applicant has submitted an Area Plan for +/-650-acre area around the intersection of Geddes and Leforge Road. The 650-acre area includes 17 parcels and a mix of existing zoning districts. The applicant seeks area plan approval to develop a mixed-use development. The proposed development includes:

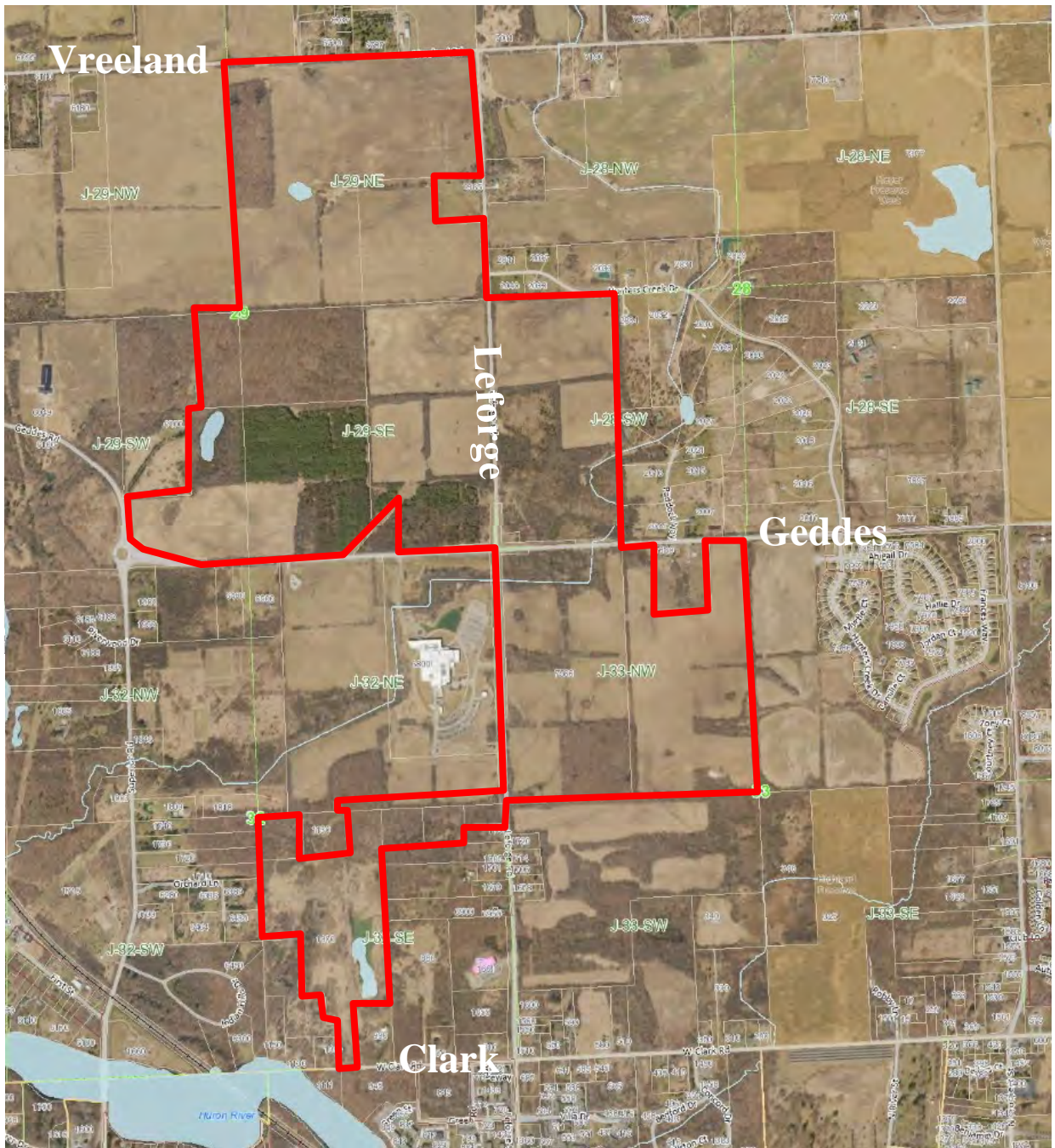
- Village Retail
- Single family residential
- Active adult residential – detached
- Condominiums/Townhomes – attached
- Multiple family – rental

Proposed site amenities include open space preservation, park development, wetland preservation, interconnected trails, and clubhouse and pool. Due to the scale of the project the applicant is seeking flexibility with regards to phasing and some development details such as elevations.

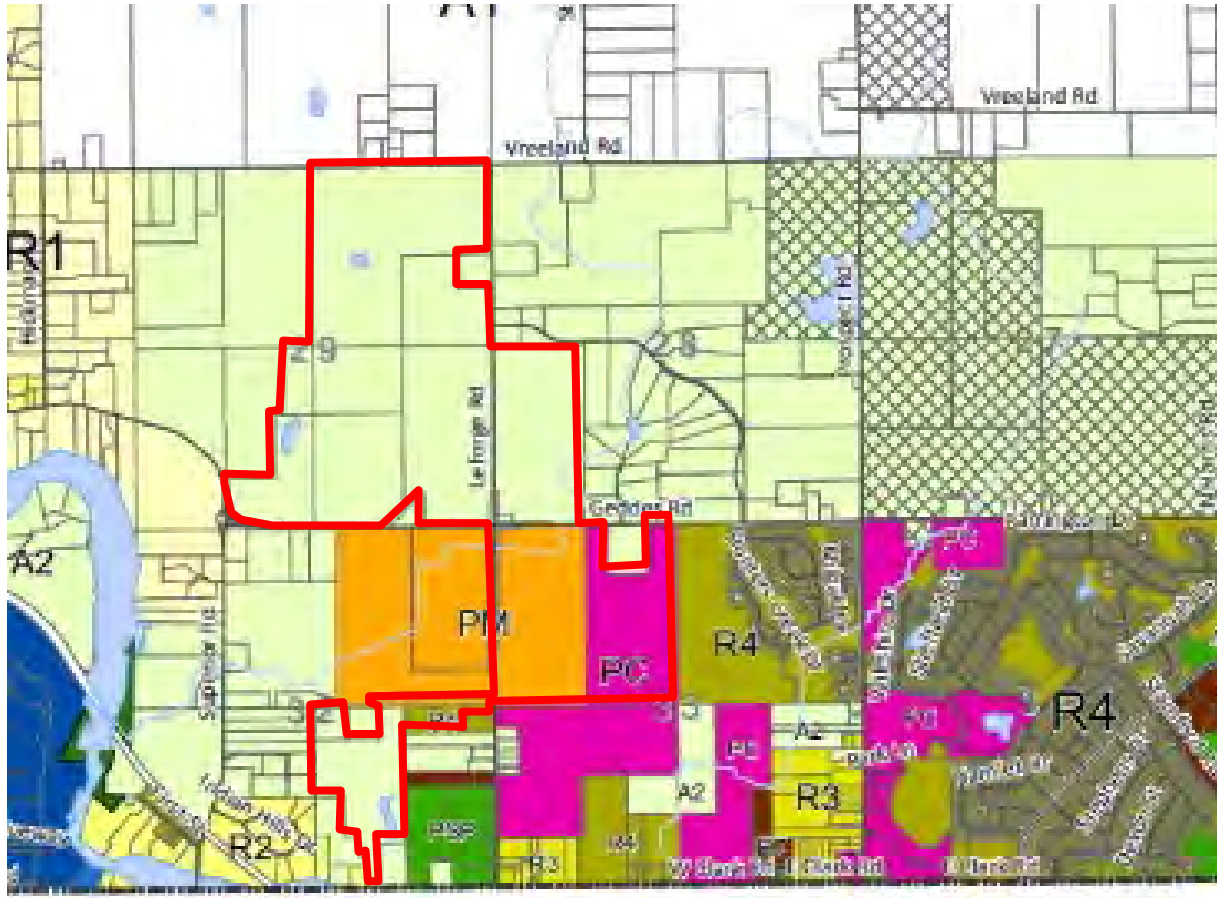
As set forth in Section 7 of the Zoning Ordinance, the Applicant has filed an Area Plan Petition. The Planning Commission is asked to review the petition and give feedback to the applicant. Please note that if this project moves forward, we will prepare a more detailed review.

SITE CONTEXT AND ZONING





Zoning Map



The site includes a mix of existing zoning including AG-2, Agriculture; PM, Planned Manufacturing; PC, Planned Community; and R-4, single-family residential. The surrounding land uses include a mix of agriculture and open space, rural residential, medium density single-family residential, and research and development.

CONCEPT PLAN

The proposed development includes the following uses:

- Village retail
- Single family residential
- Active adult residential – detached
- Condominiums/Townhomes – attached
- Multiple family – rental

Overall:

Residential		
Type	Acres (Gross)	Dwelling Units
Single Family	+/- 251	560
Active Adult Living	+/- 275	570
Townhomes/ Condominiums	+/- 52	267
Apartments/ Rental	+/- 55	608
Total	+/- 633	2,005
Non-Residential		
	Acres	
Village Retail	+/-17	

North of Geddes:

Residential			
Type	Acres (Net)	Dwelling Units	Net Density (DU/AC)
Single Family	+/- 173	345	1.99
Active Adult Living	+/- 215	475	2.21
Townhomes/ Condominiums	+/- 16	80	4.95
Total	+/- 405	900	2.22
Non-Residential			
	Acres		
Village Retail	+/-17		

South of Geddes:

Residential			
Type	Acres (Net)	Dwelling Units	Net Density (DU/AC)
Single Family	+/- 71	215	3.03
Active Adult Living	+/- 55	95	1.74
Townhomes/ Condominiums	+/- 35	187	5.34
Apartments / Rental	+/- 53	608	11.50
Total	+/- 214	1,105	5.16

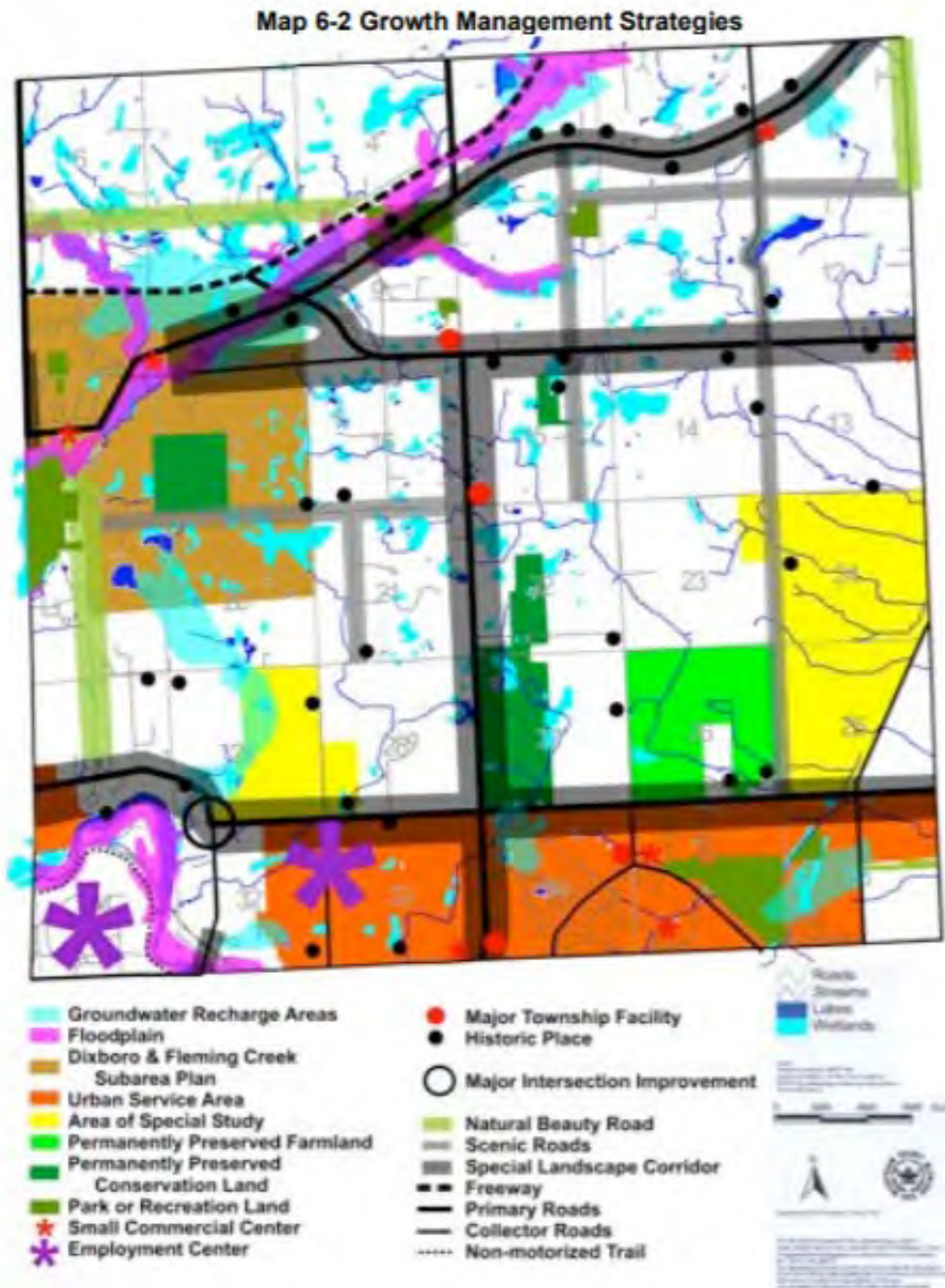
MASTER PLAN

The Master Plan establishes a number of goals, statement and policies that should be considered when reviewing the Area Plan. Summary of these applicable goals, statements, and policies include:

- The Township prioritizes preservation of natural features, groundwater recharge areas, open space and agricultural land.
- No sewer and water extension north of Geddes Road
- Area south of Geddes Road is intended to accommodate a variety of low to medium density housing types and limited commercial uses.
- Area north of Geddes is intended for natural resource preservation, open space preservation, agriculture and low-density residential use.
- The Township prioritizes development of trails for non-motorized uses.
- Dwelling units shall be placed on portions of a site most suited to development in order to preserve natural features.
- The density of development in the Township shall be highest within the Township’s designated Urban Service Area and within the hamlet of Dixboro, and then generally decline in density in the balance of the Township.
- Residential development shall be encouraged to locate away from the Township’s agricultural lands.
- New residential development shall be compatible in density and character with existing residences and neighborhoods in the immediate area.
- Urban housing shall not be located in areas of the Township where the existing or planned infrastructure is insufficient to support such development.
- The Township encourages both multiple- and single-family housing of a wide variety of types and at densities appropriate to the location.

Future Land Use Area Classifications:

The site is divided into two different future land use classifications as designated in the Master Plan. The dividing line is Geddes Road. The portion south of Geddes Road is designated as the Geddes Road Urban Sub-Area, the area north of Geddes Road is designated as Central Sub-Area.



Geddes Road Urban Sub-Area

The Geddes Road area contains a significant portion of the Township population and includes a mix of single-family, multi-family, manufactured housing, and a couple of small commercial, light industrial, and office areas. Existing dwelling unit densities in some locations within the designated Urban Service Area range up to eight dwelling units per acre.

Most of the undeveloped land is planned at a maximum density of approximately four (4) dwelling units per acre to stay within available utility capacity, based on:

1. The amount of developable land in the Urban Service Area;
2. The size and capacity of utility infrastructure and the main sewer interceptor pipe; and
3. The anticipated flow rates and infiltration of groundwater into the system.

This subarea is important to the Township as it provides a variety of housing types in a range of densities with public sewer and water service.

The applicants proposed density of 5.16 units per acre is slightly greater than the planned four (4) units per acre.

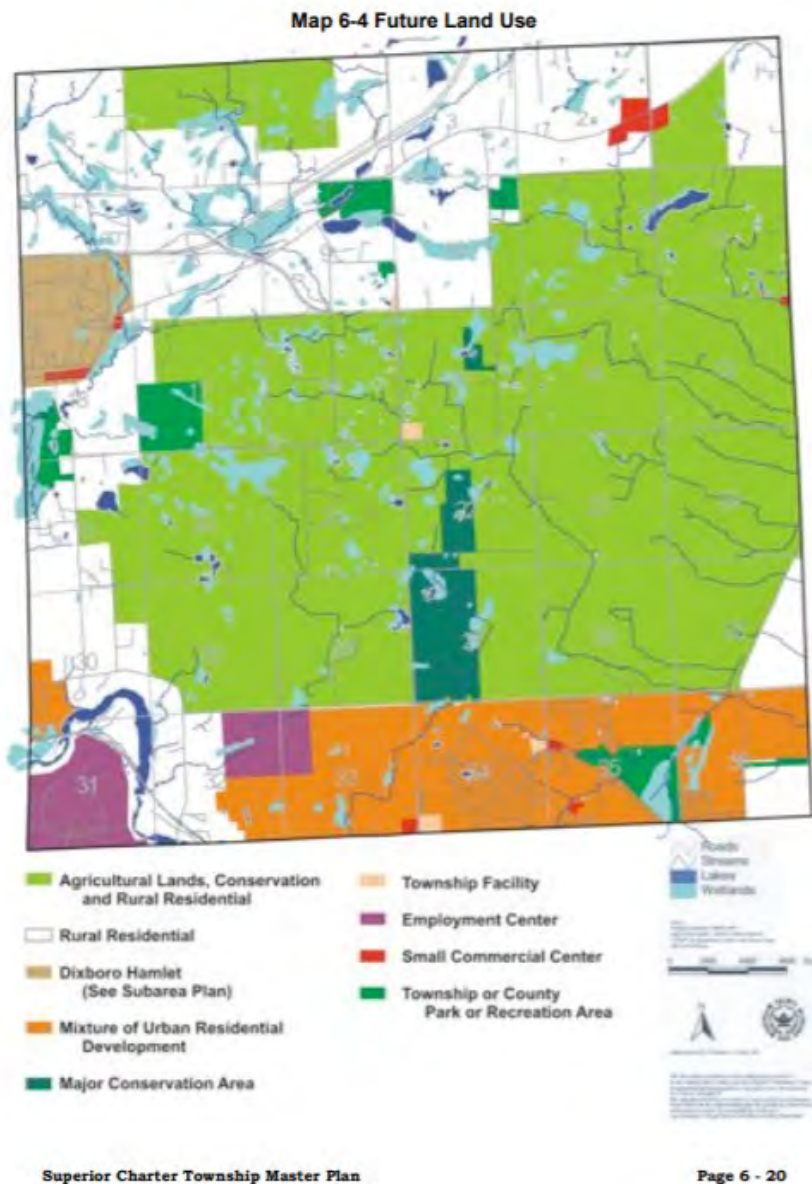
Central Sub-Area

This area is the heartland of Superior Township and the area Township residents most rely on to provide nature, open space, and rural character. Many of the primary roads in the Township cut through or border this sub-area. It is also the largest and lowest density sub-area of the Township and it is proposed to remain that way, permanently. It is primarily a farming area, although rural homes on large lots are scattered throughout the sub-area. Landscape nurseries, private stables and riding arenas, wetlands, woodlands, and permanently preserved open space are also found within this sub-area. Nearly 2,000 acres of farms and natural areas have been permanently protected in the Central Sub-Area.

The Township will continue to protect farming and open spaces in the center of the Township, leaving this area with a natural character, viable wildlife habitat, and relatively undeveloped. The Township has been active in protecting farmland and open space through proactive land purchase, donations, and conservation easements.

Most land is zoned for and used for agriculture and low-density residential use at densities of 1 dwelling unit per 2 to 5 acres. Where land is developed in the future, clustering to preserve large amounts of open space will be strongly encouraged.

Future Land Use Map:



Consistent with the Future Land Use Area Classification, the Future Land Use Maps, shows the following future land use:

North of Geddes: Agricultural Lands, Conservation and Rural Residential.

This area represents agricultural, conservation, and rural residential lands in the central part of the Township. This is the area planned for long-term preservation of farmland, wetlands, woodlands, and other open spaces. Most of the land in this area is zoned for agricultural and low-

density residential use. A few small old plats, large lot site-condo developments, and concentrated metes-and-bounds residential areas are also included.

South of Geddes: Mixture of Urban Residential Development and Employment Center

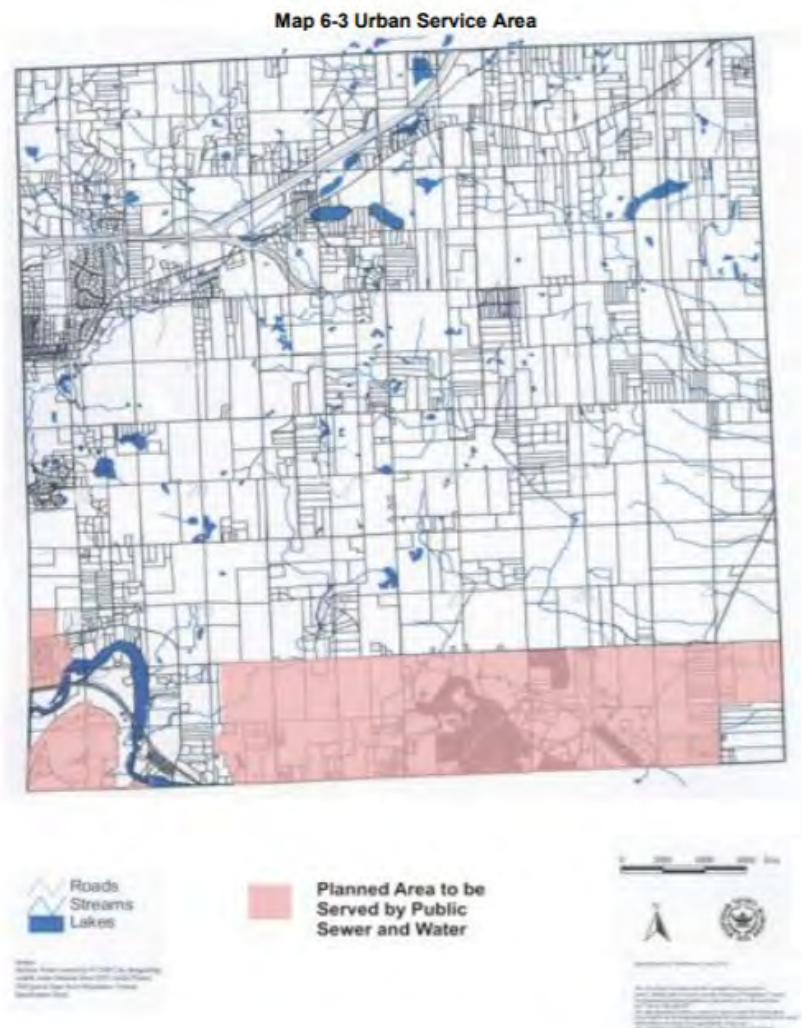
The urban area is, and is expected to remain, a mixture of residential zoning classifications and densities. New residential development is expected at a density of four dwelling units per acre and is likely to occur via the Planned Community zoning classification (a form of planned unit development) where there are sensitive natural features, and via traditional subdivision or site condominium development designs in other areas.

The hospital area in the southwest corner of the Township and the Hyundai – Kia Motors North American Technical Center on Geddes Road at LeForge Road comprise the long planned employment centers in the Township. The Hyundai property is zoned Planned Manufacturing and the hospital area has both Medical Services and Planned Community zoning classifications.

Extension of Utilities

The area north of Geddes Road is outside of the designated Urban Service Area. As stated in the Master Plan, rezoning of undeveloped land to a more intensive zoning district should only take place in conjunction with the availability of public services and infrastructure to serve all of the potential land uses in the proposed district. Considerations include:

- Capacity of available utilities and public services to accommodate the uses permitted in the district without compromising the health, safety, and welfare of Township residents or burdening public entities or the Township with unplanned capital improvement or operational costs.



- Capacity of the existing road system to safely and efficiently accommodate the expected traffic generated by uses permitted in the zoning district.
- Capacity of existing police, fire, ambulance, schools, and other public services to serve all potential land uses on the site.
- Rezoning of undeveloped land outside of the designated Urban Service Area should only take place consistent with the policies of this Plan and after determination by the Township that the change in tax base or overall benefit coming to the community from potential land uses on the site would more than offset anticipated costs to the Township and other public entities for providing necessary public services.

It is not sound planning to encourage or permit the extension of public sanitary sewer lines to properties outside of the designated Urban Service Area. Development of housing at urban scale and densities on land outside of the Urban Service Area would contribute to an inefficient pattern of “urban sprawl,” which is the unplanned, uncontrolled spreading of urban-scale development into rural areas of the Township. Such action would require revision of this Plan and the Zoning Ordinance.

NATURAL FEATURES

The site includes a mix of natural features including eight (8) wetlands and seventeen (17) woodland stands. The applicant indicates that they will preserve 26 acres of wetland and 100 acres of woodlands. A wetland delineation and detailed tree survey were not provided. Though not required at this level of review, without a wetland delineation and detailed tree survey, we cannot confirm how or if they will be able to preserve noted wetlands and woodlands.

HOUSING DETAILS

The applicant is proposing four different housing types:

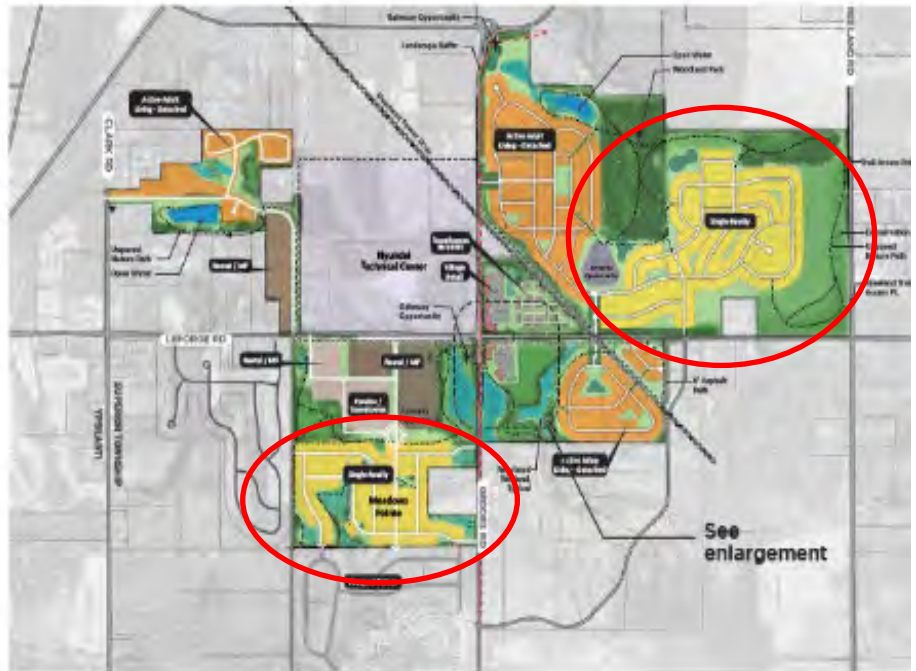
Single-Family Residential

Single-Family residential is proposed south of Geddes (already approved as the Meadows of Hawthorne Mills), and proposed north of Geddes, just south of Vreeland.

Homes are anticipated to be 1 and 2-stories, and vary in size from 2,000 to 3,000 sf.

Lot sizes range from 70 to 80 feet in width and 8,400 to 11,200 sf in size.

The most similar single-family district is R-4. There is no R-4 single family zoning in the township north of Geddes.



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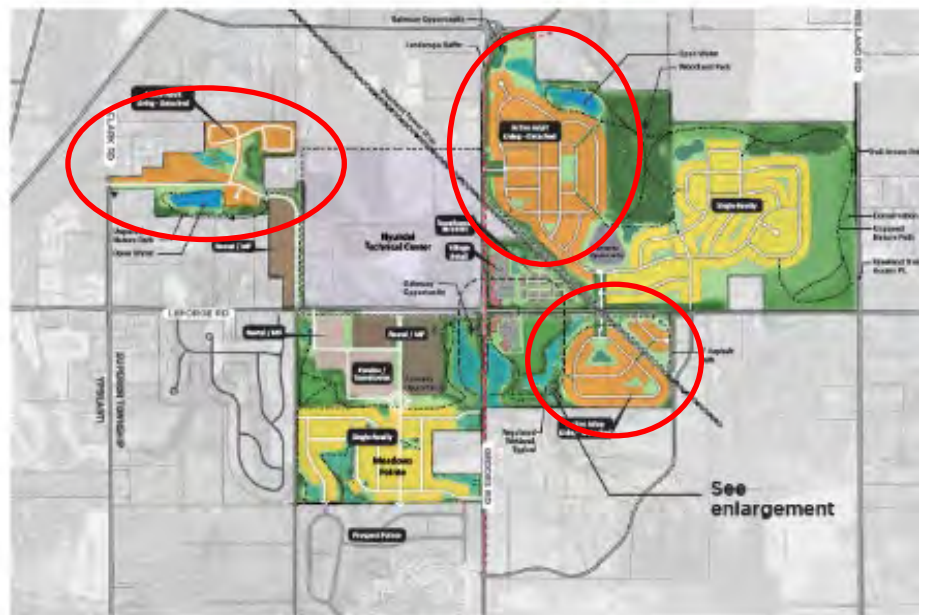
Active Adult

Active adult is proposed both north of Geddes, on both sides of Leforge, and south of Geddes, on eastern edges of the site.

Homes are anticipated to be ranches, and vary in size from 1,800 to 2,500 sf.

Lot sizes range from 60 feet in width and 7,200 sf.

The most similar single-family district is R-4. There is no R-4 single family zoning in the township north of Geddes.



Cont

Townhomes and Condominiums

Townhomes and condominiums are located west of Leforge and south of Geddes.

Proposed density is up to 8 units per acre, with a maximum height of three (3) stories.

The most similar single-family district is R-7. There are pockets of R-7 zoning south of Geddes.



Apartments and Rental

Apartments and rental are proposed on both sides of Leforge, south of Geddes.

The apartments and rentals are high density and are intended to serve as a buffer from less dense residential and the Hyundai facility. The proposed height is three (3) stories, but density is not indicated.



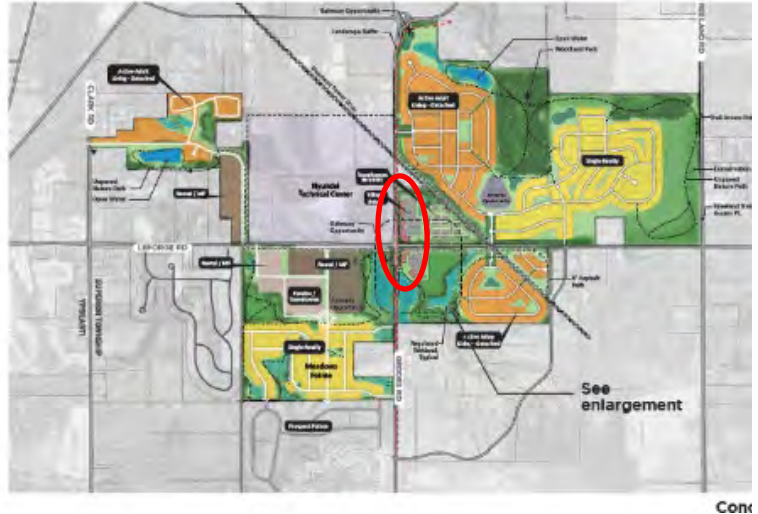
Depending on density R-7 is the most similar zoning classification. However, if the applicant proposes more than 8 units per acre, there is not a similar zoning district in the township.

RETAIL DETAILS

The retail component is located at the northwest and northeast corners of Leforge and Geddes. The retail is set close to the street, with parking surface parking behind. The proposed buildings are a mix of one- and two-stories, with no height exceeding 35-feet.

The proposed permitted uses include:

- Bank/Financial Institution
- Personal Services
- Convenience stores
- Coffee & tea, ice cream, bakery
- Grocery and specialty grocers
- Restaurants, including outdoor dining and drive-through service
- Daycare
- Studios
- Medical offices
- Urgent care



The applicant lists a number of design characteristics for the village retail component including “pedestrian-friendly streetscape” and “parking shall not dominate the appearance of buildings or sites.” While we support these design characteristics, as written they are vague and will need to be solidified in a future resubmittal.

SUMMARY

The proposal is a tale of two developments: south of Geddes, and north of Geddes.

There are portions of the development south of Geddes that meet some elements of the Master Plan. Though proposed at a density greater than planned, the area south of Geddes is proposed for a mix of housing options at a mix of densities, which is consistent with elements of the Master Plan. If the applicant were to resubmit the Area Plan only to seek approval of the area south of Geddes, we could work with the applicant to address outstanding site planning, density, and layout issues.

However, as noted the area north of Geddes Road is outside of the designated Urban Service Area. It is not sound planning to encourage or permit the extension of public sanitary sewer lines to properties outside of the designated Urban Service Area, without considering the impacts

and making a strategic design to amend the urban service boundary through a comprehensive planning process. Without great consideration of extending the urban service boundary, development of housing at urban scale and densities on land outside of the Urban Service Area would contribute to an inefficient pattern of “urban sprawl,” which is the unplanned, uncontrolled spreading of urban-scale development into rural areas of the Township.

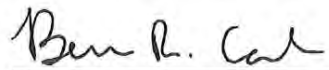
For a variety of reasons, we find that the Area Plan for the development north of Geddes Road to be inconsistent with the Townships Master Plan stated goals, statements, and policies:

- Requires utility extension outside of the planned urban service area.
- Area north of Geddes is intended for natural resource preservation, open space preservation, agriculture and low-density residential use.
- The density of development in the Township shall be highest within the Township’s designated Urban Service Area and within the hamlet of Dixboro, and then generally decline in density in the balance of the Township. The area north of Geddes is outside the highest density designated areas of the township.
- Residential development shall be encouraged to locate away from the Township’s agricultural lands. The area north of Geddes is actively farmed area.
- New residential development shall be compatible in density and character with existing residences and neighborhoods in the immediate area. The proposed unit types and density is not consistent with any existing land use patterns in the immediate area.
- Urban housing shall not be located in areas of the Township where the existing or planned infrastructure is insufficient to support such development.

QUESTIONS FOR PLANNING COMMISSION CONSIDERATION

Questions for Planning Commission consideration:

1. Does the Planning Commission find that the development is consistent with the Master Plan?
2. Does the Planning Commission support the extension of the utilities north of Geddes?
 - a. If so, do you support the development at the proposed density, housing type, and layout as shown?
3. Does the Planning Commission support the development of the site on the south side of Geddes?
 - a. If so, do you support the development at the proposed density, housing type, and layout as shown?
4. Does the Planning Commission support some form of retail at the intersection of Leforge and Geddes?
 - a. If so, are there uses listed that the Planning Commission does not support? Drive-through? Convenience store? Urgent care?
 - b. If so, is a scale of 1 to 2-stories, maximum height of 35 feet appropriate?
5. Are there any site amenities that you find the development missing?
6. Is there any additional information you would like the applicant to provide?



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

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



May 18, 2021

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Hawthorne Mill Area Plan
Review No. 1 (based on resubmittal)
OHM Job No. 0140-20-1030**

Dear Ms. Findley,

On behalf of the Township, we have provided our initial review of the resubmitted Area Plan materials as prepared by Atwell, LLC for the above referenced project, originally provided to the Township on March 1, 2021. We offer the following comments for Planning Commission consideration at the May Meeting regarding engineering items related to public utilities.

Sanitary Sewer System

1. In 2005 a Sanitary Sewer Metering Study was conducted on the Superior Township sanitary sewer system regarding a past inquiry for potential expansion of the sanitary sewer system north of Geddes Road. As part of this study, the remaining capacity within the Wiard-Clark Interceptor Sewer, (the Township's sewer interceptor outlet to the Ypsilanti Community Utilities Authority (YCUA) sanitary sewer system) was reviewed. This review indicated that this interceptor "may be approaching its design limit" and that the remaining capacity was "for future growth within this sanitary sewer district," which is the established Utilities District limits south of Geddes Road.
2. With potential development sites still present within the current Utilities District, it is anticipated that available capacity in the Wiard-Clark Rd Interceptor will be utilized by these future flows and there is a lack of available capacity for expansion of the sanitary sewer district north of Geddes Road. Additional flow monitoring and analysis along the interceptor would be required to make any further capacity determinations in the future, including the impact of current wet weather flow to the interceptor.
3. The Township is currently undertaking a capital improvement project to replace the Clark Road Pump Station utilizing the State's Clean Water State Revolving Fund (SRF) program. The Basis of Design Report for this replacement pump station provides estimated future flow capacity for the portion of this Area Plan submittal that is within the Utilities District is equivalent to 805 REUs (which are residential equivalency units). The 1,698 REUs included in this Area Plan submittal results in 893 REUs above the ultimate capacity of the replacement Clark Road Pump Station under construction.

Water System

4. The latest *Superior Township Water Reliability Study and General Plan* (April 2015) was based on the current Utilities District boundary (referred to in the study as the "water district") and did not include or account for development and extension of the water system north of Geddes Road. The projected water demands included in the study and utilized as the basis for its analyses and recommendations was the 2015



population within the water district (9,301 people) and projected future population in 5-years (9,967 people) and 20-years (11,138 people). The current submitted Area Plan anticipates population from the sites north of Geddes Road, i.e., outside of the water district of 3,347 people, which represent a 33.6% increase over the 5-year projection and a 30.1% increase over the 20-year projection (from the *Superior Township Water Reliability Study and General Plan*). This type of variance would trigger the need for an updated water system master plan and reliability study to re-evaluate future population growth within the Utilities District for shorter and longer-term planning purposes.

5. The water system modeling analysis of the Township's water distribution system included in *Superior Township Water Reliability Study and General Plan* notes that the lowest system pressures are seen at Geddes Road and Hunters Creek, and at LeForge Rd south of Geddes Rd as these two locations are at the highest elevations in the Utilities District. In review of the County's GIS information, we note that the ground elevations increase north of Geddes Road, including large portions of the sites north of Geddes Rd and west of LeForge Rd. In places, the elevations north of Geddes Rd are 30' to 40' higher than the highest elevations in the Utilities District.
6. Preliminary, high-level water system modeling of the Township's water system with water main extension north of Geddes Road and into the proposed sites on the current Area Plan on both sides of LeForge Rd was completed. This modeling predicts average day pressure on the west side of LeForge near 39 psi (pounds per square inch), maximum day pressure near 38 psi, and peak hour pressure of approximately 30 psi. Public water systems are required to provide a minimum of 35 psi throughout the entire system under all operating conditions. Based on this initial analysis, it appears that if the water district is expanded to include the entire proposed Area Plan, then improvements to the water system would be required to increase system pressure in higher demand scenarios, e.g., elevated storage.
7. Another factor in evaluating water distribution systems is fire flow provided by the system. The recommended fire flows included in the *Superior Township Water Reliability Study and General Plan* are 1,000 gpm (gallons per minute) for single-family residential zoning areas, 1,500 gpm for multi-family residential, 2,500 gpm for commercial, and 3,500 gpm for industrial. The results of the high-level modeling effort predicts that fire flows would range between 1400 – 1800 gpm with a 12" water main extension northward along LeForge Rd (north of Geddes Rd). Higher fire flows could be achieved by extending a larger water main along LeForge Rd north of Geddes Rd, although further modeling with various booster pump scenarios and impact to water quality with a larger dead end water main would be required to determine optimum system upgrades. Also, a larger water main extended outside the limits of the Utilities District would promote more speculation on further extension of the water system beyond this Area Plan layout. It should also be noted that portions of the Area Plan submittal north of Geddes Road include proposed multi-family and commercial uses which require fire flows on the higher end of the fire flow requirement spectrum.
8. It is likely that contract modifications would be necessary with YCUA to expand the Utilities District, accommodating larger average day, maximum day, and peak hour water system flows for the ultimate build out of a modified utility district (if expanded north of Geddes Road). Furthermore, YCUA currently provides distinct pressure setting requirements at the existing booster station on Clark Rd and LeForge Rd for winter and summer seasonal settings based on the hydraulics of the YCUA water system. We therefore cannot assume that the pressure set points at the booster station can simply be increased to accommodate higher peak hour pressures to the north. It is more likely that considerable Township water system improvements would be required along with approval from YCUA.



Conclusion

The Township's sanitary sewer collection and water distribution systems have been planned, studied, developed, and operated to service the current Utilities District south of Geddes Rd, consistent with the Township's Master Plan stated goals and policies. Expansion of the Utilities District to serve the entirety of development shown in this Area Plan, and potentially neighboring properties which will be under pressure to develop and utilize these expanded systems, is not currently feasible based on past studies and current level of analysis. If such an expansion of the Utilities District were to be contemplated, this would require further engineering study and analysis to update current water and sanitary sewer master plans.

Furthermore, based on past evaluations performed in the 2004/2005 timeframe for extension of sanitary sewer north of Geddes Rd, it was evident at that time that capacity issues would be a concern in the Township's Wiard Rd/Clark Rd Interceptor for a modified Utilities District. For the water system, it is evident through our initial review that further capital improvements to the water system would be necessary to alleviate peak hour pressure and fire flow concerns, as well as resolving contractual modifications with YCUA for any expansion of the water system north of Geddes Rd. These capital improvements would also result in considerable capital outlay.

We look forward to providing a summary of our report at the May Planning Commission Meeting. Please do not hesitate to contact me at (734) 466-4439 if you have any questions.

Sincerely,
OHM Advisors

George Tsakoff, PE
Principal

cc: Ken Schwartz, Township Supervisor (via e-mail)
Richard Mayernik, CBO, Building Department (via e-mail)
Laura Bennett, Planning Coordinator (via e-mail)
Ben Carlisle, CWA, Twp Planner (via email)
John Ackerman, Atwell, LLC (via email)
file

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AREA PLAN PETITION

MARCH 2021



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LETTER FROM THE EYDE COMPANIES

Supervisor Ken Schwartz
Superior Township
3040 North Prospect
Ypsilanti, MI 48198

October 29, 2020

Re: Hawthorn Mill Area Plan

Supervisor Schwartz,

The Eyde Companies respectfully submit to Superior Township Area Plan package for Hawthorne Mill, a master-planned, mixed-use residential, neighborhood commercial and recreational open space development. This submittal is the initial step for Special District classification of the Property under Article 7 of the Zoning Ordinance.

Eyde is a family-owned Michigan business involved in the land development, construction, real estate sales and management since 1958. We have held, developed and/or managed thousands of acres of land in Michigan, including single-family residential, multi-family (apartments and condominiums) and numerous commercial properties. In addition to the breadth of its development experience, our philosophy is to focus on environmentally responsible development.

We have assembled a team of well nationally recognized planners and designers to assist us in creating a vision and well planned residential community to meet the housing needs of today and future generations. As you will see in our submittal package, we have thoughtfully designed a concept to preserve the key natural features, provide enhanced rural viewsheds,

and offer a centralized location for convenient commercial uses. Our development includes various pods with different types of development all linked via pathways and open space corridors. We included an internal transition from moderate to low-density that will support the Township's goal and strategy to preserve and protect the majority of land in the Township for agricultural, agricultural preservation and low-density, large lot residential use.

As you may know, we have owned this land for over 40 years. This is a long-term project, and so while we have an overall concept plan, we will need to have some flexibility to respond to changes in the market as the project proceeds. For that reason, some of the details that the Township might typically expect at this stage such as specific building designs and elevations are will have to be addressed differently. We would like to work with the Township to mutually agree upon patterns and materials that can all be defined in a Development Agreement that will bind all of the land to a development plan for a coordinated and integrated development. This is a unique opportunity for the Township to work with one entity to create something special for the community to be enjoyed by future generations of Township residents.

We look forward to working with the Township to create something special.

Regards,

The Eyde Companies



Sam Eyde
President

PETITION FOR APPROVAL OF SPECIAL DISTRICT

EYDE PROPERTIES/PROPOSED HAWTHORNE MILL MASTER PLANNED COMMUNITY

Request.

The undersigned petitioner Louis J. Eyde Family, LLC is the owner of approximately 650 acres of land in 17 separate parcels located on both the north and south sides of Geddes Road, south of Vreeland and north of Clark. (See the Existing Conditions materials for the Survey, proof of ownership and other information required as part of this submittal).

Eyde respectfully petitions the Township for a Planned Community District of the Property under Article 7 of the Zoning Ordinance for a master-planned, mixed-use residential, neighborhood commercial and recreational open space development to be known as Hawthorne Mill. This name was selected to honor the historic mills in the area and the unique Hawthorne trees which are prevalent in Superior Township.

This is a long-term project in which an owner of substantial lands is proposing to bind all of the land to a development plan for a coordinated and integrated development that considers the current and future demands for diverse housing opportunities and integrated neighborhood retail services, along with significant recreational and open space amenities in a manner that could protect and preserve extensive areas of agricultural lands north of Vreeland Road for generations. This is a unique opportunity for the Township to work with one entity to create something special for the community.

PROJECT NARRATIVE

As required by Section 7.102.4.a. of the Zoning Ordinance, a project description is provided below. Additional information along with the illustrations can be found on the pages that follow.

1. General character and substance of the Project:

The Hawthorne Mill project focuses on the development of a revised Geddes Road corridor to accommodate recent trends in residential development and to serve the growing high tech business development in close proximity to the Property. At the central core of the Property is the existing Hyundai technical facility and surrounding expansion land, which was developed on a former part of the Eyde property. Hyundai is one of the largest taxpayers in the Township. Radiating out from 3 sides of the Hyundai facility with a logical transition of density and uses, the Hawthorne Mill plan depicts a variety of residential housing types that are intended to meet the current and future housing needs and respond to market demographics. Our housing choices will appeal to young professionals, families, and active empty nesters. A variety of single family, multi-family condos and rentals, with some distinct areas targeted to, and desired for, seniors. We have reserved a centralized area for convenient neighborhood style commercial and services. As described further below, the entire development will be interconnected with various pathways and open space amenities that will accentuate the existing natural

features, including wetlands and woodlands. Rural viewsheds along key road corridors will be preserved and enhanced with new plantings and design features.

2. Objectives and purposes to be served:

This Project offers a long-term plan to provide modern and diverse housing and recreational opportunities for young professionals, families and active senior citizens and take advantage of the surrounding and growing high tech employment centers, and world class education and health care facilities. Part of our market target are retirees who wish to live near all of the cultural and recreational amenities available in the area. This includes retiring baby boomers who wish to remain in the Ann Arbor area but downsize, and those who wish to move back to the area.

As explained further below, by planning for such demand in the manner proposed by the Applicant, the Township can make available these housing alternatives in an enhanced Geddes Road corridor that protects the agricultural heritage of the community. The proposal will substantially enhance the Township's tax base and create a sense of place to attract new residents to the community that will also appreciate the recreational amenities being offered in a rural setting. By incorporating these various parcels in one master-development plan, standards for high quality design and interconnectivity can be

included in a development agreement that will guide the development for many years to the benefit of both existing and future residents of the Township.

Development Consistent with Agricultural Preservation.

As explained in more detail in Section 9 below, the Area Plan proposes a change in the Urban Service Area, which is line demarking the Township's transition to agricultural development. Currently, that line is designated in the Master Plan on the north side of Geddes. For the reasons described below, Applicant proposes that the line in the western most part of the Township (west of N. Prospect Road) be shifted to Vreeland Road, which is a more logical location and allows the development of a more cohesive and expanded Geddes Road development corridor, including the extension of public utilities, at the western gateway to the Township. In order to accomplish this, the Plan calls for no improvements on Vreeland Road and no road access to any part of the Project from Vreeland Road. Extensive open space areas are proposed for the northern part of the Property and no residential development will be located within 500 feet of Vreeland Road. The Applicant proposes to work with the Township to design utilities in such a way that they would or could not be extended to serve lands north of Vreeland Road. This strategy will leave a logical and extensive agricultural and low-density development area consisting of the vast majority of all land in the Township.

PROJECT NARRATIVE

3. Compliance with regulations and standards:

The Applicant intends to comply with applicable State and local development and construction standards.

4. Scale and scope of development proposed:

As already explained, the scale and scope of the Project is ambitious, but it will be developed in an organized and coordinated manner mutually agreed upon by the Township and the Developer, consistent with market demand. Please see below for further detail on the scope and phasing of the proposed development.

5. Environmental Impact:

A detailed natural features assessment of all of the parcels was performed by Atwell, the Project Engineers. The large scope and long-term nature of the development allows the Developer the opportunity to preserve virtually all of the important natural features of the Property and target development on that part of the land already impacted by farming and other activities. The Developer intends to comply with all State and local wetland, woodlands and other preservation requirements. Another important advantage of comprehensive planning of multiple properties is that a more regional environmentally sensitive plan for stormwater management

will be developed which would minimize the need for separate project-based, stormwater management systems. An overall Stormwater Master Plan will be provided with the first phase of the development, and will be described in the Development Agreement.

6. Economic feasibility of proposed uses:

As explained above, the Property is located in close proximity to areas of strong new business growth, particularly in high-tech, light industrial, research/office, vehicle mobility and product distribution centers. Housing opportunities to meet this growing business base are in short supply. Equally important, a new generation of home buyers and large numbers of aging baby boomers have demanded forms of housing different than traditional single-family lots. Moreover, with a planned development with multiple phases, construction can be timed to meet the demand.

7. Community impact, in terms of streets and traffic, schools, recreation facilities, costs and revenues and utility systems:

As the development proceeds in phases (which each phase requiring a site plan and engineering review process), the Developer will be making the road and utility improvements required to serve the project. The Property is served by the Ypsilanti public school system which has excess capacity to serve

new students. As previously mentioned, the Project will create its own recreational amenities, including through numerous types of recreational pathways and various pocket parks with amenities. While revenues from the Project are somewhat speculative at this time, the Project will undoubtedly generate substantial tax revenue to the Township.

The Applicant understands that it will be required to make certain public road improvements. A traffic impact assessment is being prepared to identify overall Project impacts. The specific improvements will be determined as the Project progresses in conjunction with each site plan and will be based upon updated traffic studies and discussions with both the Township and the Washtenaw County Road Commission.

All internal streets are proposed to be private. A master home owner's association (HOA) will be established for the development. The HOA would be responsible for seasonal maintenance and repair of the internal streets in the development.

The Applicant would be responsible for the cost of making available all public utilities to serve the Project.

PROJECT NARRATIVE

8. Development Schedules:

Hawthorne Mill is intended to be a long-term project constructed in phases to meet market demand and the Developer will work with the Township on a phasing plan that reflects a logical development pattern.

9. Compliance with the adopted growth management plan:

We have studied intensely the Township's current Master Plan. The Plan was adopted in 2010 (in the midst of the last economic collapse pre-Covid-19) and we understand the Township is in the process of considering a new or updated Master Plan. There are two key planning themes repeated throughout the Master Plan that we anticipate would remain as the hallmark of any revised Master Plan--preservation of natural features and linked pathways throughout the Township; and preservation of the Township's agricultural heritage.

The Property lies on both sides of Geddes Road. Geddes Road is one of a small number of primary roads in the Township and traverses the entire Township from east to west going from Canton Township to the east and Ann Arbor to the west. The Master Plan states that Geddes is "one of the most significant east/west transportation routes in Superior Township." Plan, at 4-13. Located in the southern part of the Township, the current Master Plan identifies Geddes Road as a "major arterial" and as a boundary between

development on the south side of Geddes and agricultural and agricultural preservation on the north side of Geddes. (Plan, at 5-66.) The Master Plan recognizes that Geddes Road "will continue to increase in importance because east/west transportation is restricted within the southern portion of the Township" and that "dynamic pressures will be placed on the road." Plan, at 4-14.

As noted above, Geddes Road has been viewed in the Township Master Plan as the current physical boundary between developing lands to the south and agricultural lands to the north. For the reasons explained below, we believe it would be logical under current facts and circumstances to shift the boundary between the more developed areas of the Township and the agricultural district northward to the approximate location of Vreeland Road in the western most part of the Township in order to create a cohesive Geddes Road corridor through this part of the Township.

With the exception of the shift in the boundary identified above and described more fully below, the Project is consistent with key policy objectives and issues identified in the 2010 Master Plan, including:

- Preservation of natural features and importance that such features be integrated into the development pattern (Plan, at 4-1);
- A greenspace system of open spaces and greenway trails links all parts of

the Township and contributes to natural character (Plan, at 5-2);

- Protect woodlands and encourage the least disruptive land uses in woodlands and cluster developments to avoid woodland impacts (Plan, at 5-8);
- Protect the quality of wetlands and surface water (Plan, at 5-6);
- The establishment and protection of an interconnected system of natural environmental areas, including woodlands and wetlands and open fields (Plan, at 5-11);
- Development of trails for non-motorized use (Plan, at 5-12)
- Preservation of "rural" viewsheds (Plan, at 5-16);
- Provide integrated, accessible and linked open space and recreational facilities for all Township residents (Plan, at 5-23);
- Pedestrian and bicycle linkages between parks and open spaces should be included in new developments whenever feasible; the development of private recreational amenities within new residential developments shall be encouraged and/or required (Plan, at 5-24);

PROJECT NARRATIVE

- Lay out a linked recreational greenway system of non-motorized trails and bicycle paths within the Township (Plan, at 5-27);
- Maintain a primary Agricultural zoning district that designates farming and farming-related activities as primary activities for areas of the Township (Plan, at 5-33);
- Strong, cohesive neighborhoods of varying densities and design characteristics that contribute to a positive community identity (Plan, at 5-37);
- Provide a variety of housing types to meet housing needs for varied population groups (Plan, at 5-41); encourage both multiple and single-family housing of a wide variety of types and at densities appropriate to the location (Plan, at 5-42);
- Aging in place. Improve ability of Township residents of all ages, including the elderly, to remain in their homes and encourage the development of additional senior housing options to serve Township residents (Plan, at 5-42);
- Commercial land uses integrated with surrounding land uses to serve the needs of Township residents. Neighborhood commercial development

should be compatible with surrounding land uses and designed to minimize the visual impact and utilize access management to reduce congestion and automobile and pedestrian conflicts (Plan, at 5-44);

- The size of the employment center at LeForge and Geddes, including the Hyundai North American Technical Center should be evaluated every 5-years (Plan, at 5-55);
- The Master Plan recognizes that the Township could be susceptible to large-scale development proposals on various parcels in the future. The Plan notes that it is not possible for the Plan to address the acceptability of such proposals regarding their location or their relationship to the Township's character or adopted development policies. The Plan states that any such proposal would have to be analyzed on an individual basis considering site-specific criteria. (Plan, at 4-18.)

The Applicant's team includes experienced municipal planning consultants and a great deal of time over the course of nearly two years was devoted to studying the Master Plan and development trends and demands in order to design a long-term development that would meet the various goals and objectives of the Master Plan, including the ones identified above. We submit that shifting

the development/non-development line north to unpaved Vreeland Road in the western edge of the Township is both logical and accommodates growth and changes in demand that have occurred in the last 10 years since the Master Plan was adopted during the last economic collapse. The Plan recognized the dynamic pressures of growth along the Geddes Road corridor as the major link between employment centers. It already includes the Hyundai site, which was developed by Eyde, and additional developable business property. Indeed, the Township's more recently adopted Recreation Plan calls for an east/west pathway along the entirety of Geddes Road throughout the Township.

It no longer makes sense to restrict development opportunities to only one side of this important transportation corridor. More important, with the ability to have one property owner control several key sites along the corridor, the application of high-quality and consistent architectural and design standards, along with the preservation of rural viewsheds, can create a sense of place and a positive face of the Township to the commuters passing through the Township and those seeking to live in vibrant new housing with extensive recreational opportunities.

The proposed Area Plan carefully considers the step down in density of the development north of Geddes, which is predominantly single-family residential and detached senior housing. No connections or improvements are proposed

PROJECT NARRATIVE

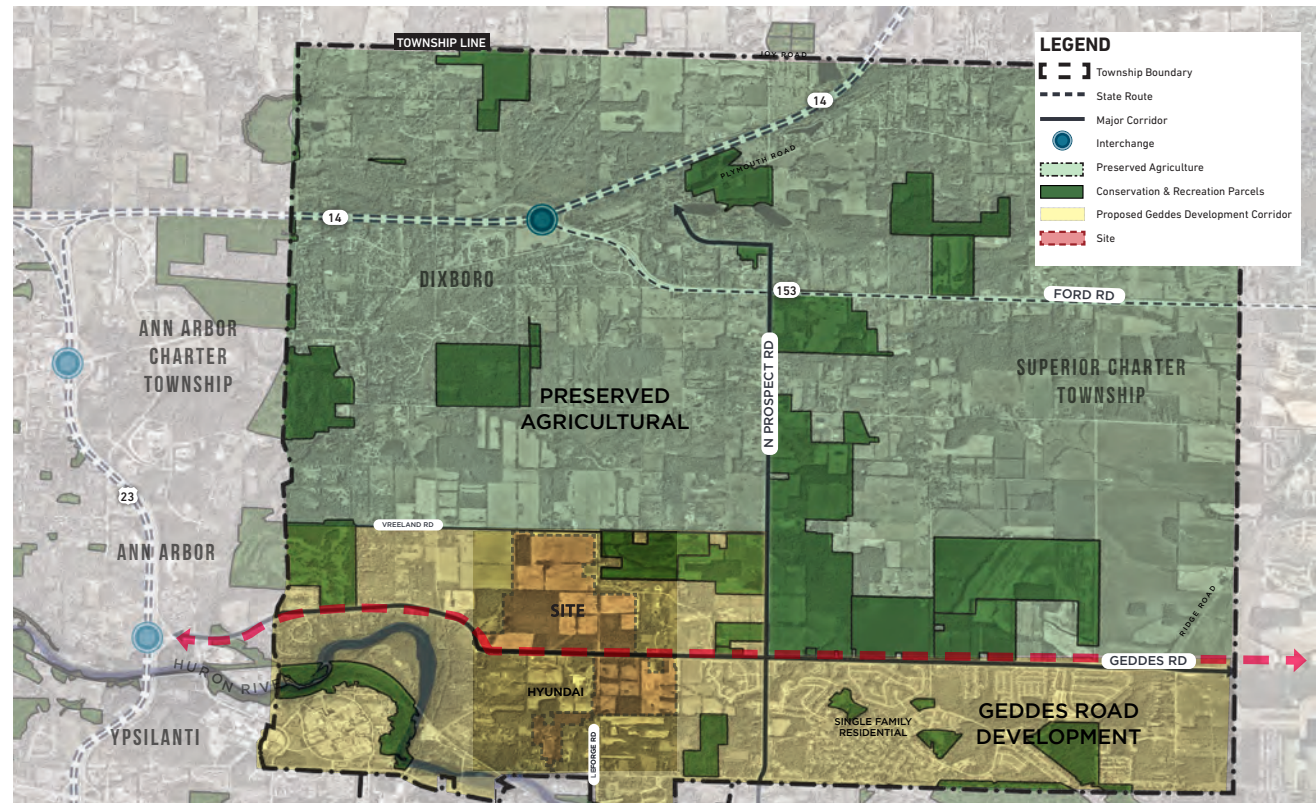
to Vreeland Road and there is extensive open space and preserved land south of Vreeland. In fact, the only connection between the development and any lands abutting Vreeland is the proposed connection to the pathway system for use by Township residents in the northern part of the Township. The proposal to take better advantage of the Geddes Road corridor does not have a material adverse impact on the overall size of the preserved agricultural district in that the vast majority of the Township's land area remains in the agricultural area while development remains targeted to one of the most appropriate locations in the Township. Further, all of the Township's designated "scenic roads" are located north of Vreeland. Master Plan, at 3-22.

10. Compliance with applicable Zoning Ordinances standards and other applicable Township ordinances:

As previously described, the Project will comply with Township Ordinances and other development standards. The special use district approval, tied to a required development agreement and area plan, will serve as the blueprint and guide to the development of each neighborhood or phase of the development, each of which will require more detailed site plan and engineering reviews and Township approvals.

Respectfully submitted,

Louis J. Eyde Family, LLC



Site vicinity map

REGIONAL CONTEXT

The Property is located to the east of and in close proximity to the growing employment centers in and around Ann Arbor and the University of Michigan through easy access from Geddes and I-23 (as shown on the Regional Context Map). Large scale employers such as the Toyota Technical Center and Dominos Farms are located within 5 miles of the Project.

To the east of the Property, the former Willow Run Airport has now been converted to a massive research, office and hi-tech master-planned vehicle mobility employment center known as the American Center for Mobility. This is a collaborative effort of government, industry and academia focused on accelerating the mobility industry in Michigan. The project involves over 500 acres of land and currently

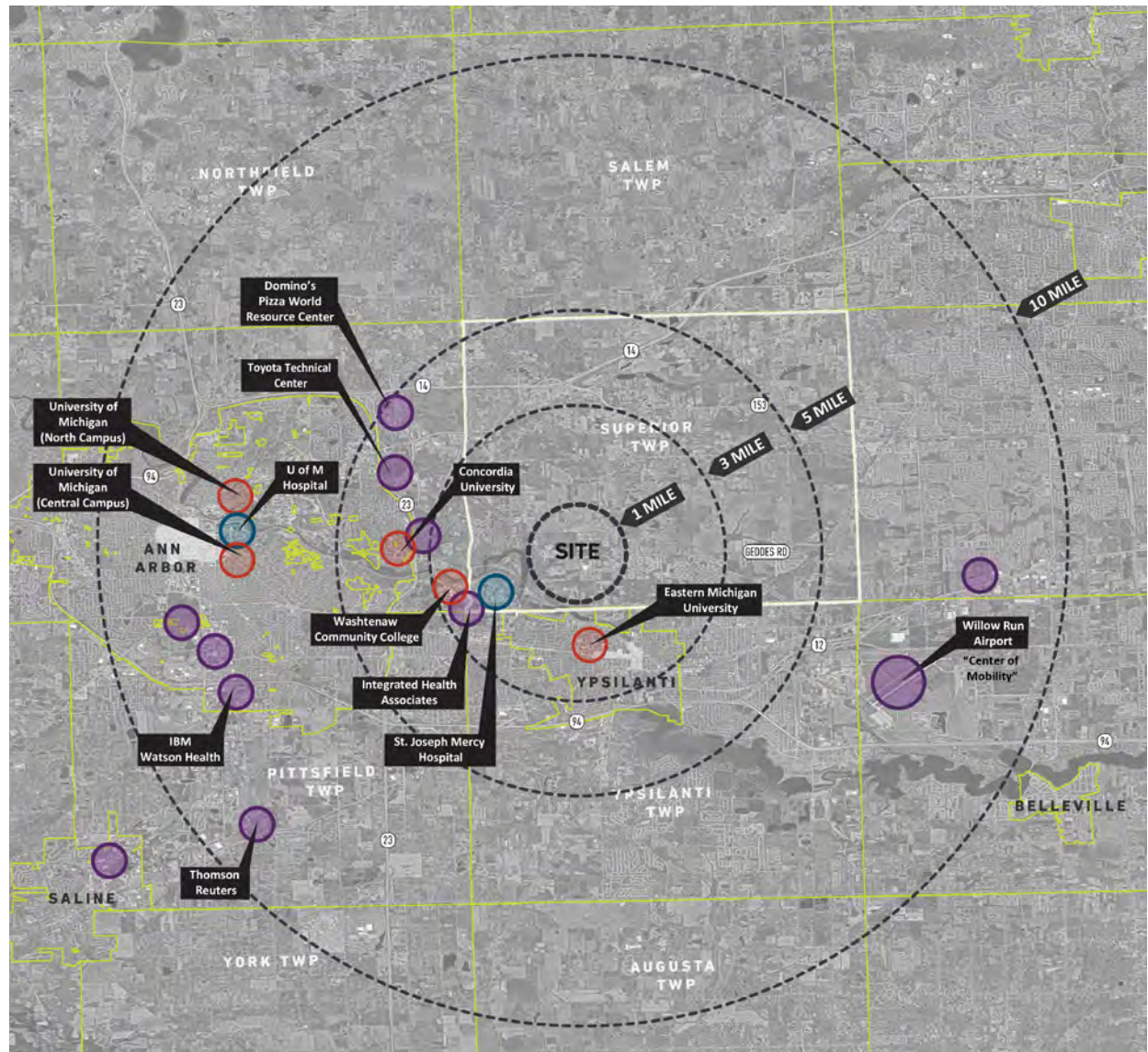
PROJECT NARRATIVE

includes a Smart City Test Center, a technology park and event center. This potential source of thousands of jobs for research, development, testing and education is located approximately 7 miles from the Project. The Project is literally situated at a central hub surrounded by some of the most exciting and expansive growth of high tech industries in the State of Michigan.

The Project also has easy access and is in close proximity to an incredible array of diverse educational institutions, including the University of Michigan, Eastern Michigan University, Washtenaw Community College and Concordia University. Equally important, particularly to the growing population of active baby boomers (for which several parts of the Project are devoted), are the close proximity of world class medical facilities, including St. Joseph Mercy of Ann Arbor, located within 3 miles of the Project area, and the University of Michigan Hospital and related facilities, including the Children's Hospital.

Ann Arbor lacks the housing needed for the increased employment opportunities created by the many small and large businesses growing in the area. There is little available space in Ann Arbor to accommodate such housing. Therefore much of that City's new housing is in mid-high rise multiple family buildings. But many people would prefer to live within commuting distance to those employers but in a quality semi-rural setting within close proximity to education, shopping and entertainment in the Ann Arbor area. Our development is intended to appeal to that strong segment of the market.

As shown on the regional map, the Property is located in a central strategic location that radiates from the existing and planned high quality, research and office industries.



Regional map

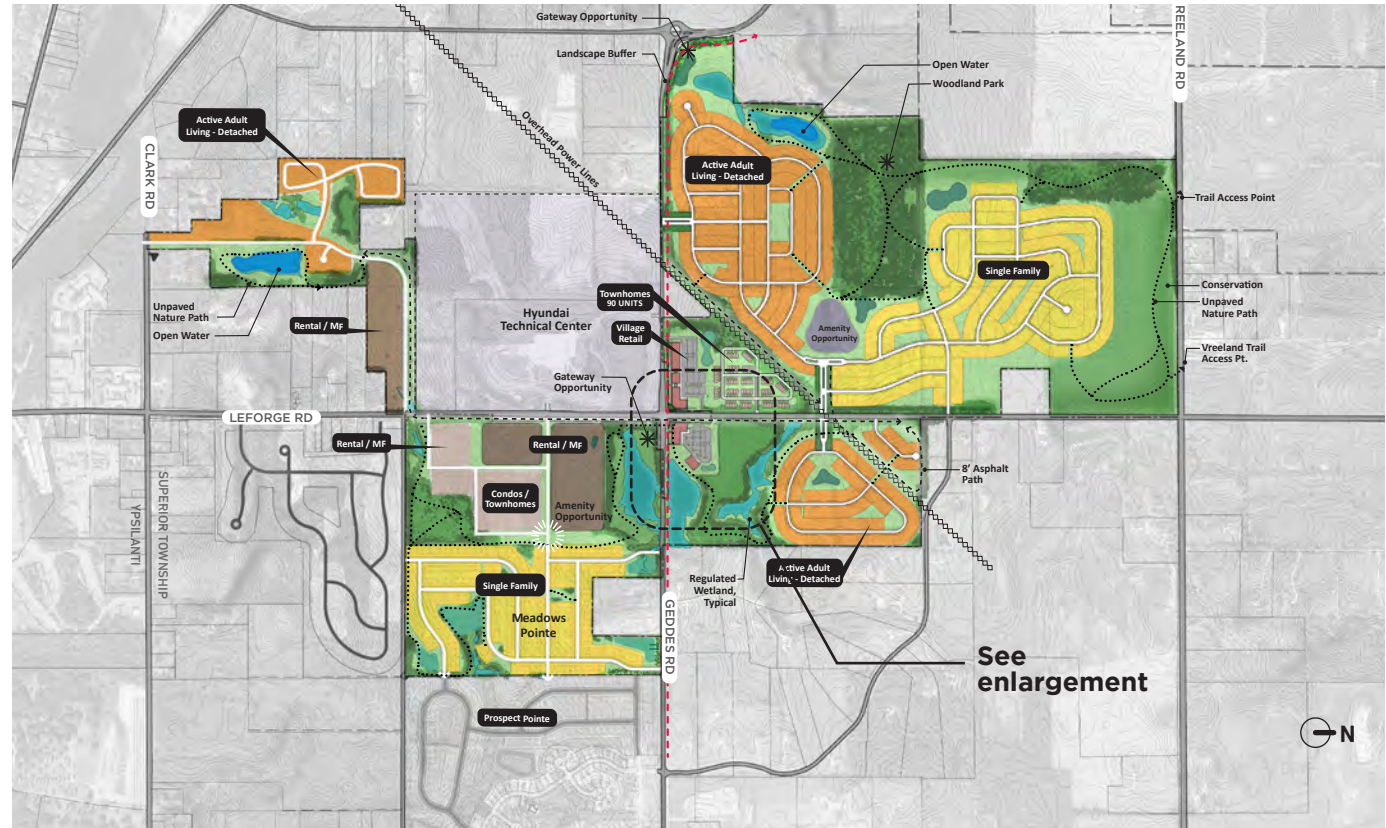
CONCEPT PLAN

The Concept Plan identifies up to 2005 residential units upon final completion. There are four distinct residential housing types—more traditional single-family residential; detached active adult residential; attached for sale condominiums and townhouses; and multi-family residential. The majority of the development is proposed for single-family residential and detached active adult housing.

To provide a density transition from south to north, the more intense housing density is located south of Geddes Road in proximity to the Hyundai property and also nearest the high tension electrical wires that traverse the Property. Less intense single-family residential development and active adult, empty nester housing are located north of Geddes approaching Vreeland Road.

A small area devoted to Village retail (potential for restaurants and neighborhood retail, coffee shop, office and other services) is located at the intersection of Geddes and Leforge in close proximity to the Hyundai facility.

Hawthorne Mill will be serviced with a private road network that will be designed to meet Township and County standards.



Village Retail enlargement

Proposed Land Uses North of Geddes Road					
Residential	AREA (GROSS)	AREA (NET)	DWELLING UNITS	GROSS DENSITY (DU/AC)	NET DENSITY (DU/AC)
Single Family	179.29	173.60	345	1.92	1.99
Active Adult Living	219.85	214.96	475	2.16	2.21
Townhomes / Condos	16.55	16.15	80	4.83	4.95

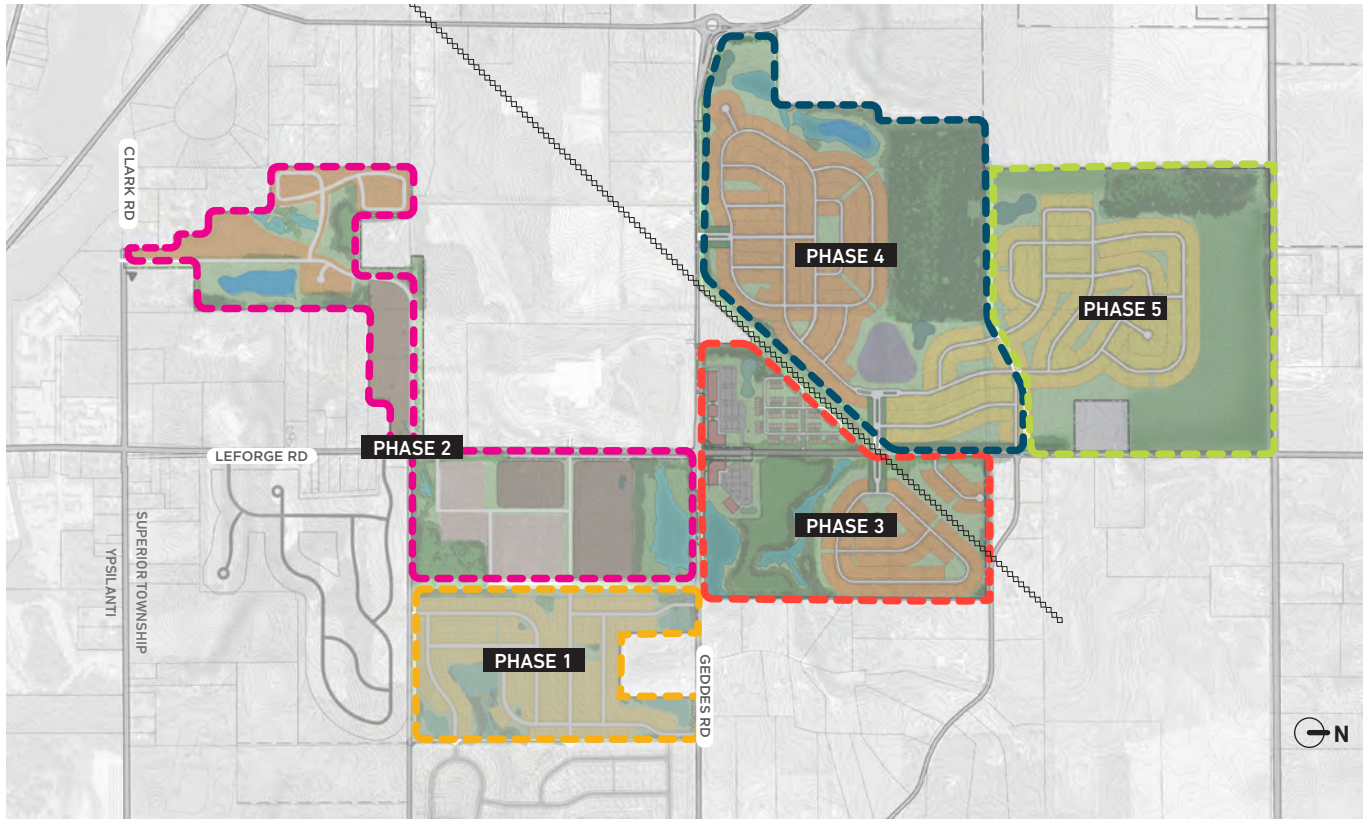
Non-Residential		AREA (GROSS)	AREA (NET)
Village Retail		16.86	16.15
TOTAL		432.55	420.86

Proposed Land Uses South of Geddes Road					
Residential	AREA (GROSS)	AREA (NET)	DWELLING UNITS	GROSS DENSITY (DU/AC)	NET DENSITY (DU/AC)
Single Family	71.57	71.02	215	3.00	3.03
Active Adult Living	54.87	54.52	95	1.73	1.74
Townhomes / Condos	36.00	34.99	187	5.19	5.34
Apartments / Rental	54.70	52.85	608	11.12	11.50
TOTAL	217.14	213.38	1105		

Proposed Land Uses Total		
Residential	Acres	Dwelling Units
Single Family	250.86	560
Active Adult Living	274.72	570
Townhomes / Condos	52.55	267
Apartments / Rental	54.70	608
Total	632.83	2005
Non-Residential		
Village Retail	16.86	
TOTAL OVERALL SITE	649.69	

Concept Plan

PHASED DEVELOPMENT

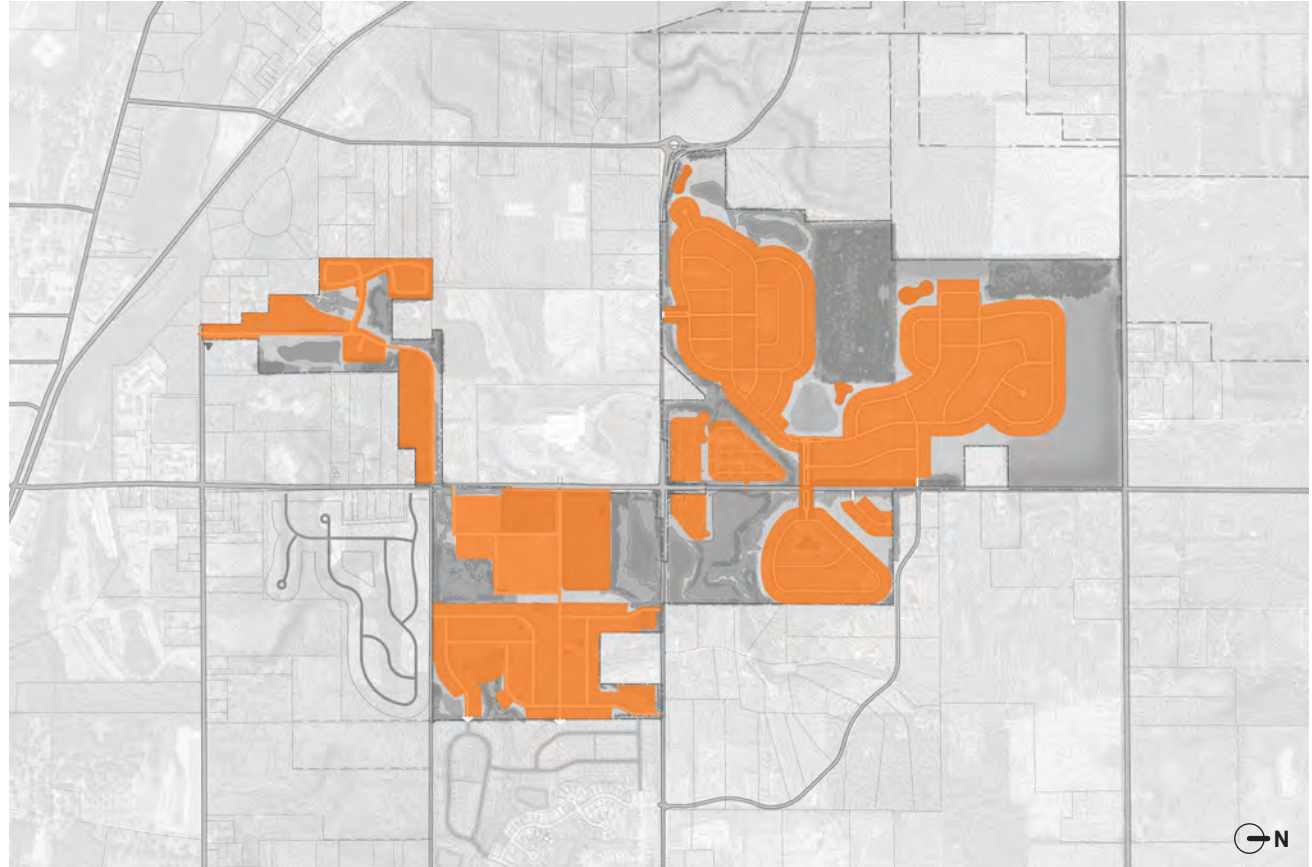


Utility phasing plan

The applicant is proposing the attached phasing plan model be incorporated into the Development Agreement. While market trends will ultimately dictate the timing and location of construction within Hawthorne Mill, the intent is to provide a logical development pattern, rather than a hopscotching development. The phasing plan model could also prevent premature extension of utilities and maintain the key connectivity envisioned by the Area Plan.

GRADING CONCEPT

The attached graphic depicts the areas of land grading proposed for the overall development. The principal goal of construction of any real estate development is to minimize earth movement and limit the need for material to be imported or exported from a construction site. While it is immature at this time to provide any projections on the volume of earthworks that will be required for Hawthorne Mill, the applicant is extremely proud that over 230 acres of the overall development are proposed to remain in their current natural state including 26 acres of wetlands and 100 acres of quality woodlands. This undisturbed area accounts for over 35% of the entire acreage for Hawthorne Mill.



Proposed areas to be graded

OPEN SPACE

AMENITIES

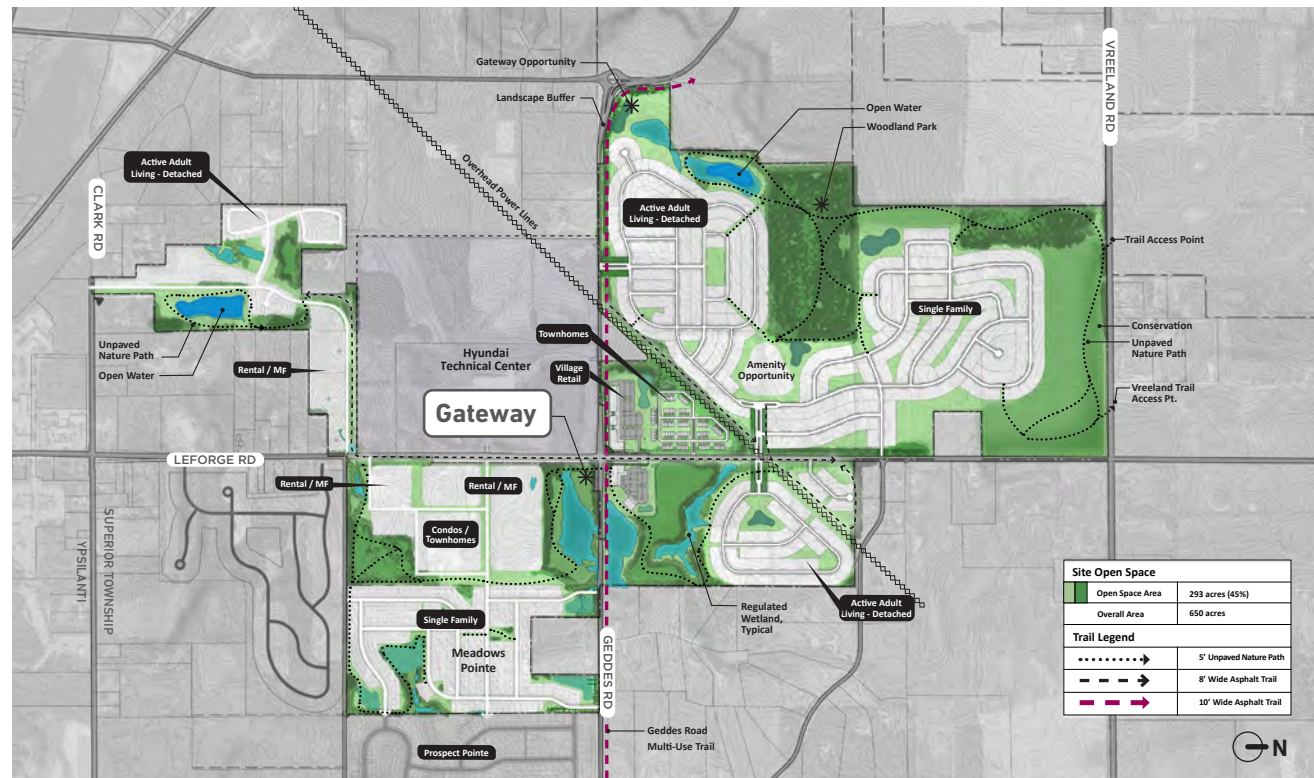
Each neighborhood will include various recreational amenities, including pocket parks, benches, resting stations for hikers and bikers (perhaps with air and tire repairs), etc.

PRESERVATION OF NATURAL FEATURES

While much of the property is flat, former and existing farmland, there are wooded areas and wetlands that will be preserved and integrated as part of the project amenities. Approximately 293 acres, or 45% of the Property, will be preserved or enhanced as open space.

PEDESTRIAN PATHWAYS & INTERCONNECTIVITY

A primary feature of the entire Project is the element of walkability. Pedestrian connectivity is provided throughout the development by a series of different and interconnecting pathways. In addition to 5' concrete sidewalks being provided on both sides of all internal streets, there are an extensive series of 5' unpaved (gravel, woodchips or similar material) nature pathways through the woods, adjacent to the wetlands and other open space areas. There are also 8' asphalt pathways along some interior and exterior road ways. And,



Open Space Plan

finally, there is a proposed 10' Geddes Road bike/walking pathway. Access is provided to the pathway networks to all residents of the Township.

GATEWAY ENTRY FEATURE WITH SIGNAGE

The Area Plan also depicts a landscaped entry to the Project feature along Geddes Road at the

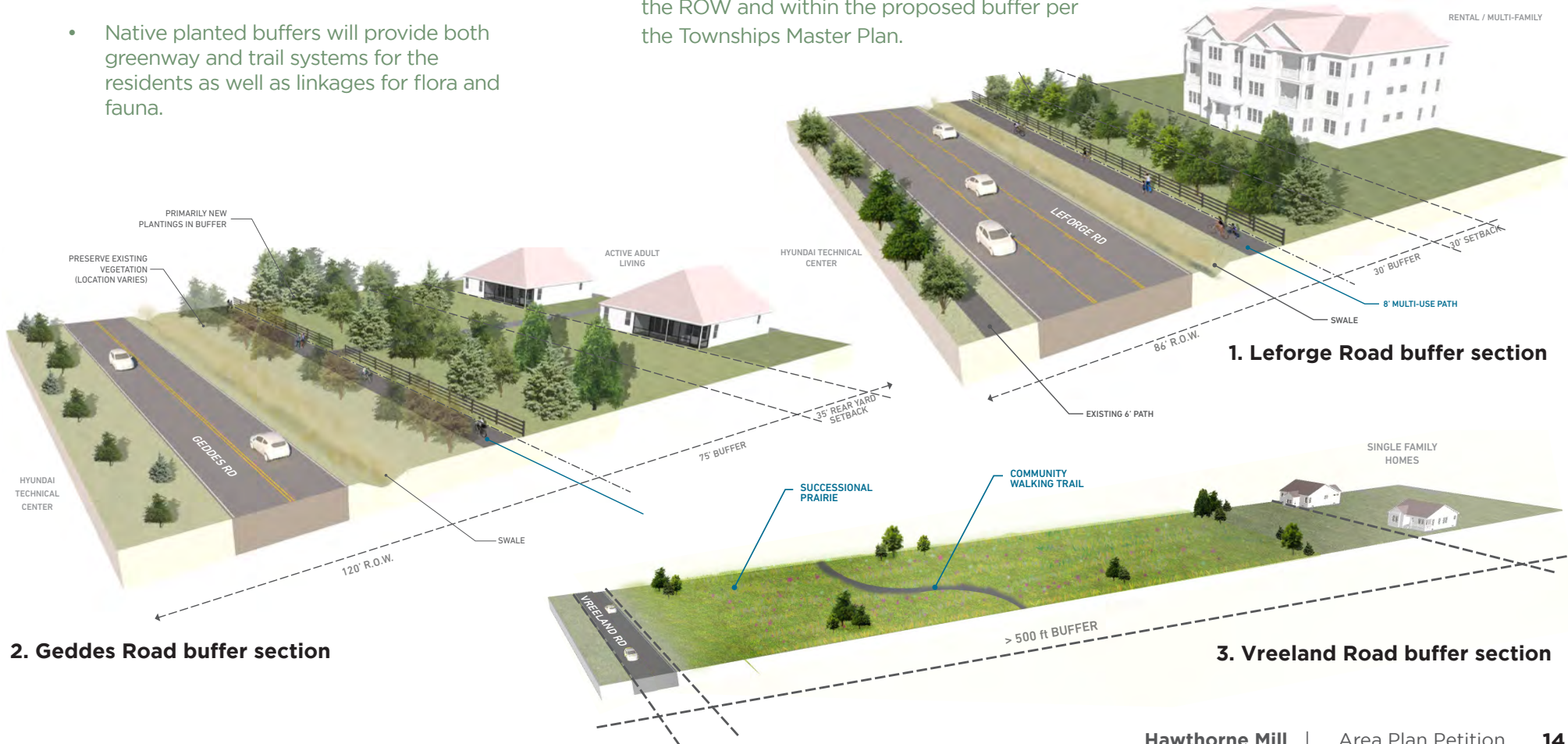
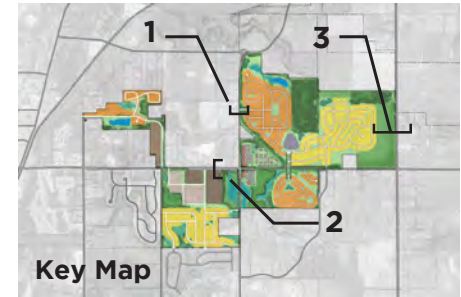
westernmost end of the development. This area can include a small park or landscaped sitting area. We would work with the Township on the design of a branding sign for the Hawthorne Mill project area which could include the name and logo for the Township.

LANDSCAPE BUFFERS & RURAL CORRIDORS

The Plan depicts setbacks from the public roads in which rural viewsheds and buffers can be maintained. In this way, the different neighborhoods will be screened in a consistent manner. The plan and sections propose generous setbacks and tree lined roads.

- Native planted buffers will provide both greenway and trail systems for the residents as well as linkages for flora and fauna.

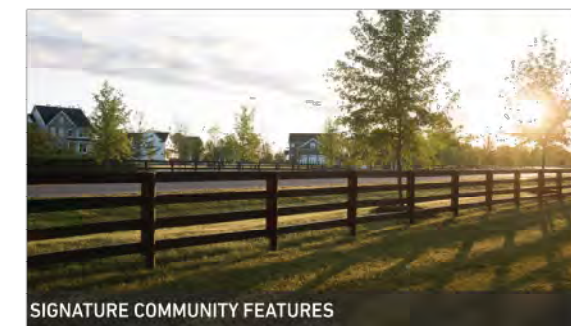
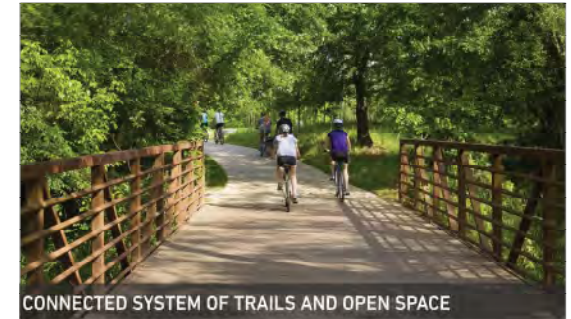
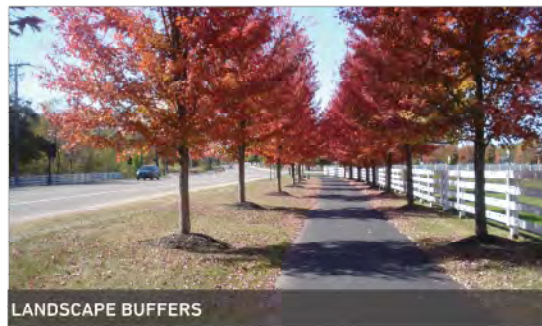
- Preserve existing natural vegetation located adjacent to the roadways
- Supplement with Native trees to be planted outside of the right of way
- Landscaping to foster a native, naturalized, non-invasive character and diversity
- Geddes road is a Special Landscape Corridor to receive natural character landscaping outside the ROW and within the proposed buffer per the Townships Master Plan.



ARCHITECTURAL AND DESIGN INTENT

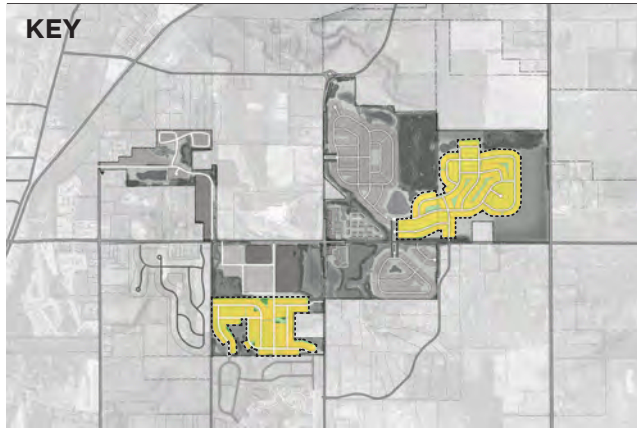
A key advantage of having one owner initially controlling such a vast amount of land is that the Project will include a Development Agreement that will describe and require high quality architectural and design standards to all phases of the development no matter how long the development takes. Representative images that reflect the design intent are included on this and the following pages. Architectural guidelines that address Township ordinance and design standards related to residential elevations and building materials will be added with the Development Agreement.

Hawthorne Mill is unique in that it proposes a variety of neighborhoods within an overall master planned development. A range of local and national builders have expressed interest in the development, but it is imperative that flexibility is of residential product is maintained due to the size of the development & the anticipated lengthy buildout duration and the reality that market conditions will ultimately dictate what is constructed. With that in mind, the overall development has been segmented into residential categories and residential product standards for each category are described further in the following pages.



Design intent imagery

ARCHITECTURAL AND DESIGN INTENT



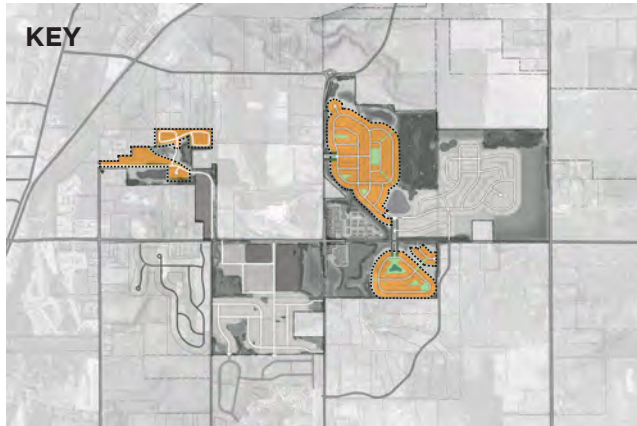
SINGLE FAMILY RESIDENTIAL

The single-family residential sections of Hawthorne Mill are anticipated to be developed with 1- and two-story homes ranging in size from 2,000 sf to 3,500 sf. The sample images on this page indicate representative front entry garage elevations and building materials are proposed to be a mixture of stone, masonry, wood, fiber board or vinyl siding.

The lot sizes in the Single-Family area are anticipated to range in width from 70 feet to 80 feet and from 8,400 sf to 11,200 sf in size.



ARCHITECTURAL AND DESIGN INTENT



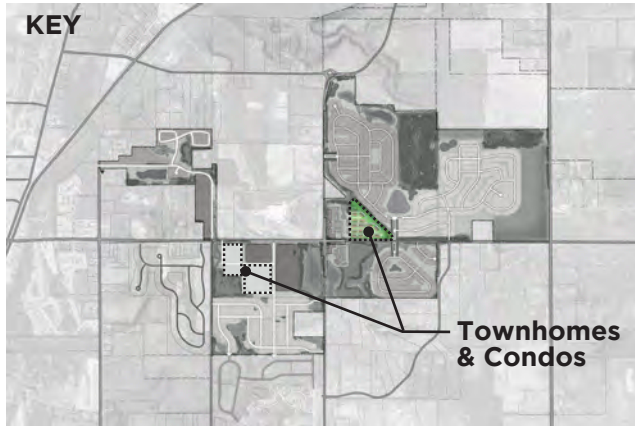
ACTIVE ADULT RESIDENTIAL

The primary design principal for the active adult residential areas of the development is high quality ranch style homes on smaller lots in a walkable community with pocket parks. The homes in these areas are anticipated to range in size from 1,800 sf to 2,500 sf. The representative elevations on this page show front entry ranch style homes with building materials that are proposed to be a mixture of stone, masonry, wood, fiber board or vinyl siding.

The lot sizes in the active adult neighborhood areas are anticipated to be 60' wide and a minimum of 7,200 sf.



ARCHITECTURAL AND DESIGN INTENT



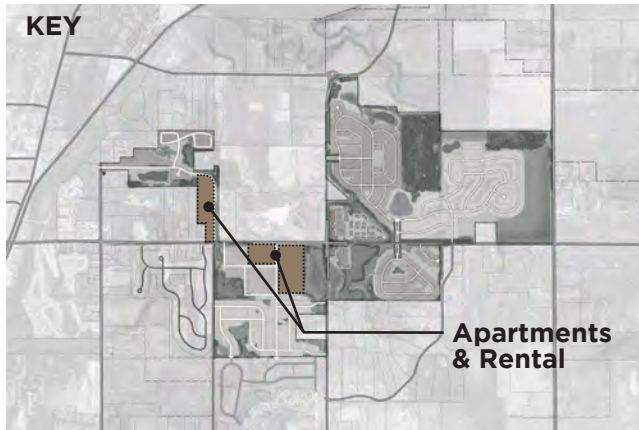
TOWNHOMES & CONDOS

The two areas of Hawthorne Mill that are proposed for attached residential uses will act as a transition area from lower density single-family residential to adjacent commercial or higher density areas. These areas are anticipated to contain for sale product that can provide a density of up to 8 units per acre. Townhomes, stacked ranches and similar condominium for sale product are proposed that will not exceed 3 stories in height.

The representative images on this page indicate potential front and / or rear entry garage elevations and building materials are proposed to be a mixture of stone, masonry, wood, fiber board or vinyl siding.



ARCHITECTURAL AND DESIGN INTENT

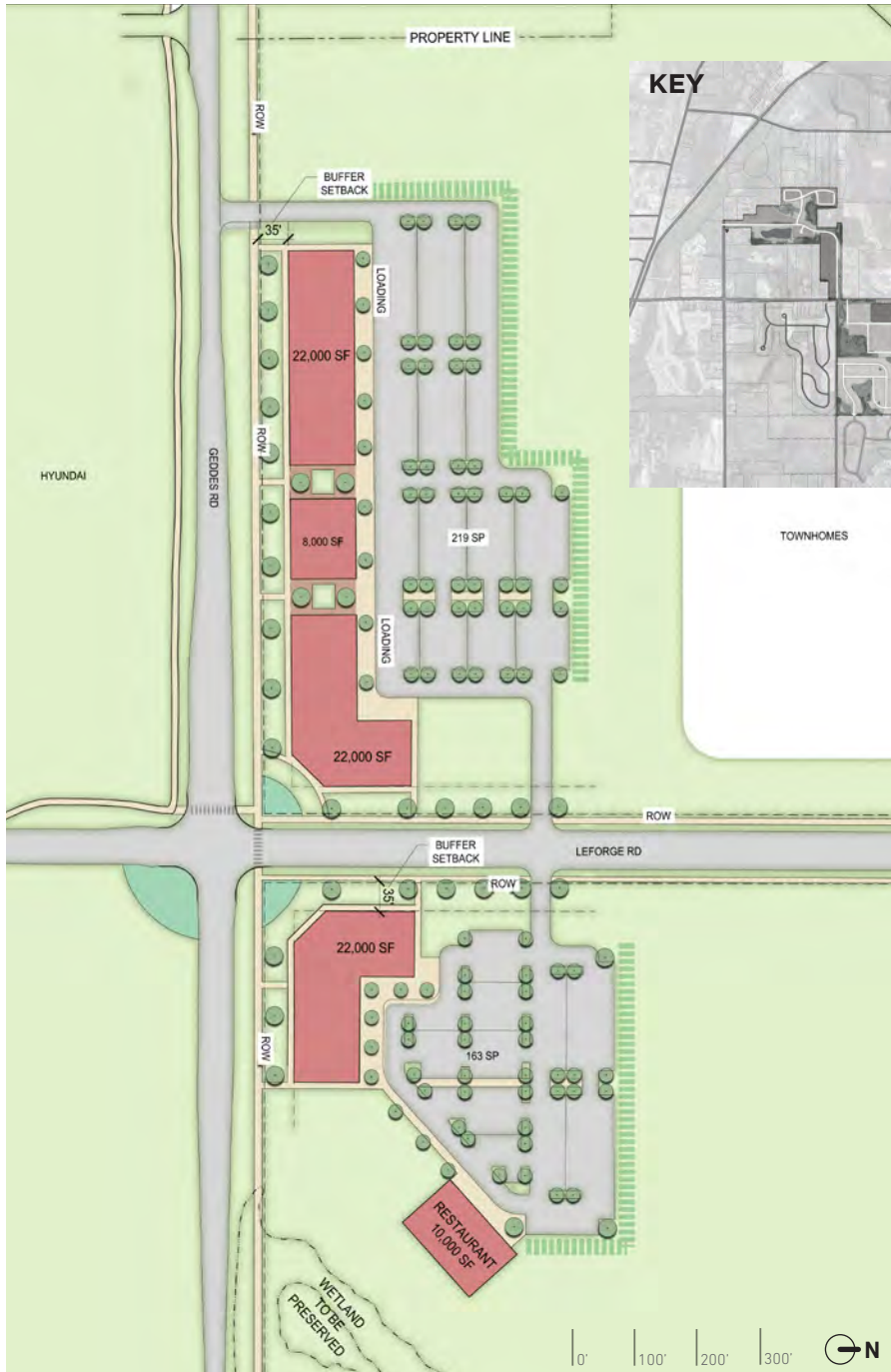


APARTMENTS & RENTAL

The final category of residential product is the rental development areas. The two areas designated for these uses are designated to act as a buffer from less dense residential areas to the existing Hyundai facility. Anticipated uses are apartment / loft rental buildings as well as the potential for independent active adult apartments and assisted living facilities. Buildings will not exceed 3 stories in height and are proposed to be constructed with building materials consistent with the adjacent residential product.



VILLAGE RETAIL



The Village retail component of Hawthorne Mill frames the northern edge of the intersection of Geddes and LeForge Roads. Five buildings are proposed that total approximately 84,000 sf of total gross floor area. The buildings will be a mixture of one and two story structures with no height exceeding 35 feet. The intent is to provide the intersection with a “Main street” feel by placing the structures on the front yard setback with all parking in the rear. The anticipated commercial and office uses are those that will service the local residents of Hawthorne Mill and the surrounding neighborhoods.

Permitted uses should include the following:

- Banks
- Personal services
- Convenience stores
- Retail
- Coffee & tea, ice cream, bakeries
- Grocery and specialty grocers
- Restaurants, including outdoor dining and drive-thru service
- Daycare
- Studios
- Medical offices
- Urgent care

VILLAGE RETAIL

DESIGN CHARACTERISTICS

Within the Village Retail...

- Parking shall not dominate the appearance of buildings or sites.
- Reduce the number of commercial driveways opening onto major streets to lessen congestion
- 20' transition buffer required
- Provide necessary commercial opportunities conveniently located in relation to housing
- Village retail construction materials include glass, masonry and stone, wood and board / batton siding
- Pedestrian-friendly streetscape



BRANDING



Concepting names for this development included historical research of the area, demographics and population. Along with the study of current marketing trends and proven messaging techniques from across the country.

SOURCES

Historic

<https://superiortownship.org/wp-content/uploads/2016/11/name.pdf>
https://superiortownship.org/wp-content/uploads/2016/10/3-twp_road_names_long_ist.pdf
<https://superiortownship.org/wp-content/uploads/2016/11/firstpurchasers.pdf>

Native species

18001014 eyde woodland assessment cmpl.pdf
<http://superiortownship.org/wp-content/uploads/2018/02/design-guidelines-the-historic-village-of-dixboro.pdf>
<https://uswildflowers.com/wfquery.php?state=mi>
<https://ebird.org/region/us-mi-161>

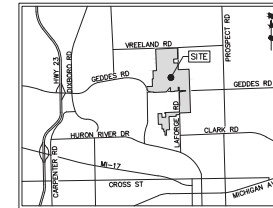


AREA PLAN PACKAGE

AREA PLAN PACKAGE



A NEIGHBORHOOD UNIT DEVELOPMENT SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN AREA PLAN PACKAGE



VICINITY MAP
NOT TO SCALE

DEVELOPMENT TEAM

OWNER/DEVELOPER / APPLICANT

EYDE COMPANY
2947 EYDE PARKWAY, SUITE 200
EAST LANSING, MICHIGAN 48823
CONTACT: SAMUEL EYDE
PHONE: (517) 351-2480
EMAIL: EYDE@EYDE.COM

CIVIL ENGINEER

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TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
CONTACT: JOHN ACKERMAN, P.L.A.
PHONE: (248) 447-2000
EMAIL: JACKERMAN@ATWELL-GROUP.COM

SURVEYOR

ATWELL, LLC
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SOUTHFIELD, MICHIGAN 48076
CONTACT: JUSTIN CECIL
PHONE: (248) 447-2000
EMAIL: JCECIL@ATWELL-GROUP.COM

PLANNER/LANDSCAPE ARCHITECT

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4219 WOODWARD AVE. #305
DETROIT, MICHIGAN 48201
CONTACT: BRAD STRADER
PHONE: (313) 652-1105
EMAIL: BSTRADER@MKSKSTUDIOS.COM

TRAFFIC ENGINEER

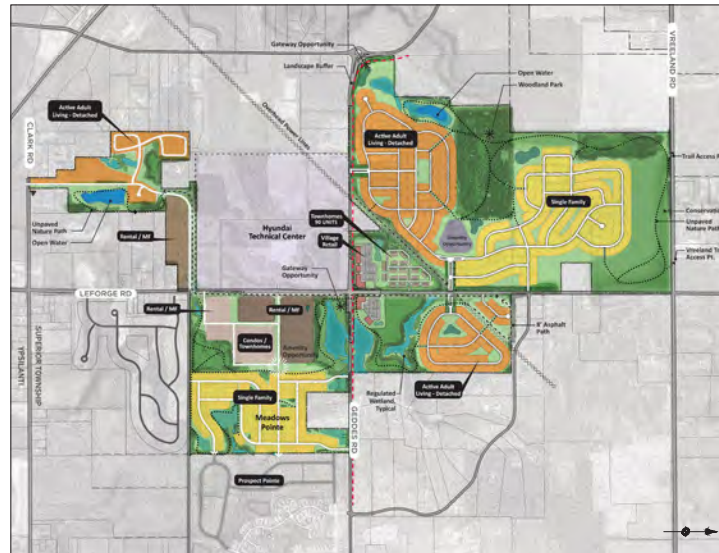
FLEIS & VANDENBRINK
2725 STANSBURY BLVD., SUITE 195
FARMINGTON HILLS, MICHIGAN 48334
CONTACT: JULIE M. KROLL, P.E., PTOE
PHONE: (248) 536-0880
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DEVELOPMENT NARRATIVE

HAWTHORNE MILL IS A PROPOSED MASTER PLANNED COMMUNITY COMPRISING OF APPROXIMATELY 650 ACRES SURROUNDING THE INTERSECTION OF GEDDES ROAD AND LEFORGE ROAD IN SUPERIOR TOWNSHIP. IT IS A DEVELOPMENT PLAN FOR A COORDINATED AND INTEGRATED DEVELOPMENT THAT CONSIDERS THE CURRENT AND FUTURE DEMANDS FOR DIVERSE HOUSING OPPORTUNITIES AND INTEGRATED NEIGHBORHOOD RETAIL SERVICES, ALONG WITH SUBSTANTIAL RECREATIONAL AND OPEN SPACE AMENITIES IN A MANNER THAT COULD PROTECT AND PRESERVE EXTENSIVE AREAS OF AGRICULTURAL LANDS AND QUALITY NATURAL RESOURCES WITHIN THE TOWNSHIP.

EYDE DEVELOPMENT, A MICHIGAN FAMILY OWNED DEVELOPMENT COMPANY, IS PROPOSING HAWTHORNE MILL AS A MIXED-USE DEVELOPMENT WITH 4 DISTINCT HOUSING TYPES: TRADITIONAL SINGLE-FAMILY HOMES, DETACHED ACTIVE ADULT HOMES, ATTACHED FOR SALE TOWNHOMES & CONDOMINIUMS, AND FOR-LEASE LOFT APARTMENTS. CENTRALLY LOCATED IN THE DEVELOPMENT ALONG GEDDES ROAD WILL BE THE VILLAGE RETAIL AREA, SUITABLE FOR RESTAURANTS AND NEIGHBORHOOD RETAIL SERVICES.

OVER 35% OF THE DEVELOPMENT IS DEVOTED TO OPEN SPACE AND PRESERVATION OF NATURAL FEATURES. HAWTHORNE MILL IS PROPOSED TO HAVE APPROXIMATELY 230 ACRES OF PRESERVED PRISTINE WETLANDS AND WOODLANDS, COMPLETE WITH PASSIVE AND ACTIVE AMENITIES AND MEANDERING PATH SYSTEMS. A PRIMARY AMENITY AREA SURROUNDING A CLUBHOUSE & POOL WILL BE THE FOCAL POINT OF THE ACTIVE ADULT DEVELOPMENT NORTH OF GEDDES ROAD AND A SECONDARY LARGE AMENITY AREA IS STRATEGICALLY LOCATED AS A USE FOR THE HIGHER DENSITY RESIDENTIAL AREA SOUTH OF GEDDES, ACROSS FROM THE EXISTING HUNDAI FACILITY. EXPANSIVE OPEN SPACE ALONG THE NORTHERN END OF THE DEVELOPMENT WILL ENSURE THE PRESERVATION OF THE RURAL, AGRICULTURAL CHARACTER ALONG AND NORTH OF WRELAND ROAD.



OVERALL DEVELOPMENT MAP

SHEET LIST	
SH. #	SHEET TITLE
1	COVER SHEET
2	OVERALL EXISTING CONDITIONS
3	EXISTING CONDITIONS
4	EXISTING CONDITIONS
5	EXISTING CONDITIONS
6	EXISTING CONDITIONS
7	EXISTING CONDITIONS
8	NATURAL FEATURES PLAN - WETLANDS
9	NATURAL FEATURES PLAN - WOODLANDS
10	SITE CONCEPT PLAN
11	OPEN SPACE PLAN
12	DESIGN INTENT IMAGERY
13	ROAD CORRIDOR & GREENBELTS
14	ROAD CORRIDOR & GREENBELTS
15	INTERNAL ROAD CROSS SECTIONS
16	UTILITY PLAN

Know what's below.

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THE LOCATION OF BURIED UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND SHOULD NOT BE RELIED UPON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE ANY CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO ALL UTILITIES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO VERIFY LOCATE THE UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY OF THE WORK OF ALL PERSONS ENGAGED IN THE WORK OF ANY OTHER STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
ARCHITECTS, ENGINEERS, PLANNERS
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076

SECTION 28, 29, 32, & 33
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

EYDE COMPANY
HAWTHORNE MILL
AREA PLAN PACKAGE
COVER SHEET

DATE: JUNE 26, 2020
2020-10-28 PER TRF...
2021-03-01 PER TRF...

REVISIONS

NO.	DATE	DESCRIPTION
1	NA	NA
2	NA	NA

DRAWN BY: KS
CHECKED BY: JA
P.L.: JACKERMAN
JOB #: 1801014
FILE CODE: -
SHEET NO.: 1

OVERALL EXISTING CONDITIONS



LEGAL DESCRIPTION

EXHIBIT "A" PROPERTY DESCRIPTION PER COMMITMENT FOR TITLE INSURANCE ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, ISSUING AGENT: DIVERSIFIED NATIONAL TITLE AGENCY, LLC, COMMITMENT NUMBER: 19-4464, COMMITMENT DATE: 12/11/2019.

PROPERTY 1:
PARCEL 2;
SOUTHWEST CORNER SECTION 28, THENCE NORTH 00-44-42 WEST 165.00 FEET, THENCE NORTH 87-46-00 EAST 60.00 FEET TO A POINT OF BEGINNING, THENCE CONTINUING NORTH 87-46-00 EAST 203.88 FEET, THENCE SOUTH 00-44-42 EAST 104.98 FEET, THENCE SOUTH 87-48-00 WEST 203.88 FEET, THENCE NORTH 00-44-112 WEST 104.98 FEET TO THE POINT OF BEGINNING PART OF SOUTHWEST 1/4 SECTION 28, T2S-R7E Q 49, TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN.

PROPERTY 2:
WEST 1/2 OF SOUTHWEST 1/4, EXCEPT BEGINNING AT SOUTHWEST CORNER SECTION 28, THENCE NORTH 00°44'42" WEST 500.11 FEET, THENCE NORTH 87°46'00" EAST 60.00 FEET, THENCE SOUTH 00°44'42" EAST 335.11 FEET, THENCE NORTH 87°46'00" EAST 203.88 FEET, THENCE SOUTH 00°44'42" EAST 104.98 FEET, THENCE NORTH 87°46'00" EAST 586.20 FEET, THENCE SOUTH 00°44'42" EAST 60.02 FEET, THENCE SOUTH 87°46'00" WEST 852.20 FEET TO THE POINT OF BEGINNING, TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, PART OF SOUTHWEST 1/4 SECTION 28, T2S-R7E Q 49, TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN.

PROPERTY 3:
BEGINNING AT THE NORTHEAST CORNER OF SECTION 29, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, THENCE SOUTH 00°03'00" EAST 2953.39 FEET ALONG THE EAST LINE OF SAID SECTION AND THE CENTERLINE OF LAFORCE ROAD, THENCE SOUTH 89°27'40" WEST 2645.54 FEET ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION, THENCE NORTH 00°03'00" WEST 2648.43 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, THENCE NORTH 89°18'40" EAST 2650.82 FEET ALONG THE NORTH LINE OF SAID SECTION AND THE CENTERLINE OF WRELAND ROAD TO THE POINT OF BEGINNING, SAID PARCELS BEING THE NORTHEAST QUARTER OF SECTION 29, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, EXCEPTING THE FOLLOWING DESCRIBED PROPERTY, THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP.

PROPERTY 4:
THE SE 1/4 OF THE NE 1/4 OF SECTION 29, T2S, R7E, EXCEPTING THEREFROM THE EAST 500 FEET OF THE NORTH 500 FEET OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 29, T2S, R7E, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

PROPERTY 5:
EAST 1/2 OF NORTH 3/8 OF EAST 1/2 OF THE SOUTHWEST 1/4, SECTION 29, T2S, R7E, TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN.

PROPERTY 6:
COMMENCING AT CENTER SECTION 29, THENCE SOUTH 60 RODS IN NORTH AND SOUTH 1/4 LINE OF SECTION TO A POINT OF BEGINNING, THENCE CONTINUING SOUTH IN NORTH AND SOUTH 1/4 LINE TO SOUTH 1/4 CORNER SECTION 29, THENCE SOUTH 87°11'00" WEST 442.91 FEET, THENCE NORTH 0°44'42" WEST 60.00 FEET, THENCE SOUTH 87°11'00" WEST 244.80 FEET, THENCE NORTH 78°37'18" WEST 402.50 FEET, THENCE 27°15' FEET ALONG ARC OF CURVE-R1-RAD 225.32 FEET - CHORD NORTH 47°13'45" WEST 158.37 FEET, THENCE NORTH 0°03'00" WEST 127.56 FEET, THENCE NORTH 0°44'42" WEST 49.35 FEET, THENCE 218.00 FEET ALONG ARC OF CURVE-UT-RAD 778 78 FEET-CHORD NORTH 0°03'00" WEST 217.29 FEET, THENCE NORTH 87°17'47" EAST 698.12 FEET, THENCE NORTH 87°03'55" EAST 912.20 FEET, THENCE EASTERLY TO THE POINT OF BEGINNING TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, PART OF SOUTHWEST 1/4 SECTION 29, T2S-R7E.

PROPERTY 7:
NORTH 3/8 OF WEST 1/2 OF SOUTHWEST 1/4 SECTION 29, T2S, R7E TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN.

PROPERTY 8:
SOUTH 5/8 OF WEST OF SOUTHWEST 1/4 SECTION 29, EXCEPT BEGINNING AT SOUTHEAST CORNER OF WEST 1/2 OF SOUTHWEST 1/4 SECTION 29, THENCE WESTERLY 233.63 FEET ALONG SOUTH LINE OF SECTION, THENCE NORTH 42°06'43" EAST TO WEST LINE OF EAST 1/2 OF SOUTHWEST 1/4 SECTION 29, THENCE SOUTHERLY TO THE POINT OF BEGINNING TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, PART OF SOUTHWEST 1/4 SECTION 29, T2S-R7E.

PROPERTY 9:
EAST 1/2 OF SOUTHWEST 1/4 SECTION 29, EXCEPT BEGINNING AT SOUTHWEST CORNER SECTION 29, THENCE NORTH 00°44'42" WEST 500.11 FEET, THENCE NORTH 87°46'00" EAST 60.00 FEET, THENCE SOUTH 00°44'42" EAST 442.91 FEET, THENCE SOUTH 87°03'55" WEST 493.36 FEET, THENCE SOUTH 00°44'42" EAST 60.04 FEET, THENCE SOUTH 87°03'55" WEST 981.54 FEET, THENCE NORTH 42°07'10" EAST 698.09 FEET, THENCE NORTH 87°03'55" EAST 512.52 FEET, THENCE SOUTH 00°03'00" EAST 500.00 FEET, THENCE NORTH 87°03'55" EAST 1008.00 FEET TO THE POINT OF BEGINNING, TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, PART OF SOUTHWEST 1/4 SECTION 29, T2S-R7E.

PROPERTY 10:
COMMENCING AT NORTHEAST CORNER OF SECTION 32, THENCE SOUTH 02°12'36" EAST 2547.77 FEET TO A POINT OF BEGINNING, THENCE CONTINUING SOUTH 02°12'36" EAST 108.00 FEET, THENCE SOUTH 87°33'10" WEST 1803.00 FEET, THENCE NORTH 02°12'36" WEST 108.00 FEET, THENCE NORTH 87°33'10" EAST 1803.00 FEET TO THE POINT OF BEGINNING TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, PART OF NORTHEAST 1/4 SECTION 32, T2S-R7E.

PROPERTY 11:
BEGINNING AT CENTER OF SECTION 32, THENCE SOUTH 01°12'00" WEST 466.69 FEET, THENCE NORTH 87°40'23" EAST 466.69 FEET, THENCE NORTH 01°12'00" WEST 466.69 FEET, THENCE SOUTH 87°40'23" WEST 466.69 FEET TO POINT OF BEGINNING, TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN PART SOUTHWEST 1/4 SECTION 32, T2S, R7E.

PROPERTY 12:
COMMENCING EAST 1/4 CORNER OF SECTION, THENCE SOUTH 87°40'23" WEST 879.6 FEET TO POINT OF BEGINNING THENCE SOUTH 87°40'23" WEST 440.8 FEET, THENCE SOUTH 21°12'00" EAST 395.29 FEET, THENCE NORTH 87°40'23" EAST 442.41 FEET, THENCE NORTH 2°23'21" WEST 395.29 FEET TO POINT OF BEGINNING, TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN PART SOUTHWEST 1/4 SECTION 32, T2S, R7E.

PROPERTY 13:
COMMENCING EAST 1/4 CORNER OF SECTION, THENCE SOUTH 87°40'23" WEST 439.6 FEET TO POINT OF BEGINNING THENCE SOUTH 87°40'23" WEST 440 FEET, THENCE SOUTH 2°23'21" EAST 395.29 FEET, THENCE NORTH 87°40'23" EAST 441.42 FEET, THENCE NORTH 2°23'21" WEST 395.29 FEET TO POINT OF BEGINNING, TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN PART SOUTHWEST 1/4 SECTION 32, T2S, R7E.

PROPERTY 14:
BEGINNING EAST 1/4 CORNER OF SECTION, THENCE SOUTH 2°23'21" EAST 197.65 FEET, THENCE NORTH 87°40'23" WEST 440.5 FEET, THENCE NORTH 2°23'21" WEST 197.65 FEET, THENCE NORTH 87°40'23" EAST 439.6 FEET TO POINT OF BEGINNING, TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN PART SOUTHWEST 1/4 SECTION 32, T2S, R7E.

PROPERTY 15:
COMMENCING AT SOUTHWEST CORNER SECTION 32, THENCE SOUTH 89°55'30" WEST 73.75 FEET, THENCE SOUTH 87°34'30" WEST 1479.15 FEET TO POINT OF BEGINNING, THENCE CONTINUING SOUTH 87°34'30" WEST 180.30 FEET, THENCE NORTH 02°00'30" WEST 462.00 FEET, THENCE SOUTH 87°34'30" WEST 132.00 FEET, THENCE NORTH 02°00'30" WEST 309.78 FEET, THENCE SOUTH 37°59'30" WEST 211.03 FEET, THENCE NORTH 02°00'30" WEST 581.18 FEET, THENCE SOUTH 87°59'30" WEST 426.69 FEET, THENCE NORTH 02°00'30" WEST 842.37 FEET, THENCE NORTH 87°40'23" EAST 833.30 FEET, THENCE NORTH 02°00'30" WEST 466.69 FEET, THENCE NORTH 87°49'00" EAST 383.29 FEET, THENCE SOUTH 02°45'20" EAST 2,006.61 FEET, THENCE SOUTH 87°34'30" WEST 400.00 FEET, THENCE SOUTH 02°45'20" EAST 453.40 FEET TO POINT OF BEGINNING, TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN.

PROPERTY 16:
WEST 1/2 OF SECTION 33, EXCEPT BEGINNING AT NORTHWEST CORNER SECTION 33, THENCE NORTH 87°46'00" EAST 350.00 FEET, THENCE SOUTH 02°12'36" EAST 60.00 FEET, THENCE SOUTH 87°46'00" WEST 290.00 FEET, THENCE SOUTH 02°12'36" EAST 180.00 FEET, THENCE SOUTH 87°46'00" WEST 60.00 FEET, THENCE NORTH 02°12'36" WEST 1,750.00 FEET TO THE POINT OF BEGINNING, TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN.

PROPERTY 17:
A PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 33 FOR A POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 19 MINUTES 48 SECONDS EAST 2659.09 FEET ALONG THE NORTH AND SOUTH 1/4 LINE TO THE CENTER OF SAID SECTION 33, THENCE NORTH 89 DEGREES 55 MINUTES 14 SECONDS WEST 1544.77 FEET ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 33, THENCE NORTH 00 DEGREES 00 MINUTE 27 SECONDS WEST 2657.44 FEET ALONG THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTH LINE OF SAID SECTION 33, THENCE EAST 309.30 FEET ALONG THE NORTH LINE OF SAID SECTION 33, THENCE SOUTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 725.90 FEET, THENCE NORTH 89 DEGREES 55 MINUTES 45 SECONDS EAST 599.89 FEET, THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST 725.98 FEET (PREVIOUSLY RECORDED NORTH 728.00 FEET) TO THE NORTH LINE OF SAID SECTION 33, THENCE EAST 404.20 FEET ALONG THE NORTH LINE OF SAID SECTION 33 TO THE POINT OF BEGINNING.

ALSO DESCRIBED BY SURVEY AS FOLLOWS:
BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 33, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, THENCE SOUTH 02 DEGREES 42 MINUTES 24 SECONDS EAST 2652.38 FEET (RECORDED AS SOUTH 00 DEGREES 19 MINUTES 48 SECONDS EAST 2659.09 FEET) ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION, THENCE SOUTH 87 DEGREES 41 MINUTES 15 SECONDS WEST 1348.00 FEET (RECORDED AS SOUTH 89 DEGREES 55 MINUTES 34 SECONDS WEST 1544.77 FEET) ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33, THENCE NORTH 02 DEGREES 19 MINUTES 48 SECONDS WEST 1544.77 FEET (RECORDED AS NORTH 00 DEGREES 00 MINUTE 27 SECONDS WEST 2657.44 FEET) ALONG THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 33, THENCE NORTH 87 DEGREES 45 MINUTES 47 SECONDS EAST 326.37 FEET (RECORDED AS EAST 326.30 FEET) ALONG THE NORTH LINE OF SAID SECTION 33 AND THE CENTERLINE OF GEDDES ROAD (66.00 FEET WIDE), THENCE SOUTH 02 DEGREES 14 MINUTES 13 SECONDS EAST 728.00 FEET (RECORDED AS SOUTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 725.90 FEET), THENCE NORTH 89 DEGREES 45 MINUTES 47 SECONDS EAST 600.00 FEET (RECORDED AS NORTH 89 DEGREES 59 MINUTES 45 SECONDS EAST 599.89 FEET), THENCE NORTH 02 DEGREES 14 MINUTES 13 SECONDS WEST 728.00 FEET (RECORDED AS NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST 725.98 FEET), THENCE NORTH 87 DEGREES 45 MINUTES 47 SECONDS EAST 404.20 FEET (RECORDED AS EAST) ALONG THE NORTH SECTION LINE OF SAID SECTION 33 AND THE CENTERLINE OF SAID GEDDES ROAD TO THE POINT OF BEGINNING.

SUMMARY
TOTAL GROSS ACREAGE = 650 ACRES



Know what's below.
Call before you dig.
THE LOCATION OF ANY UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITIES NOT SHOWN ON THESE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NOTICE:
CONTRACTOR'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



SECTION 28, 29, 32, & 33
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

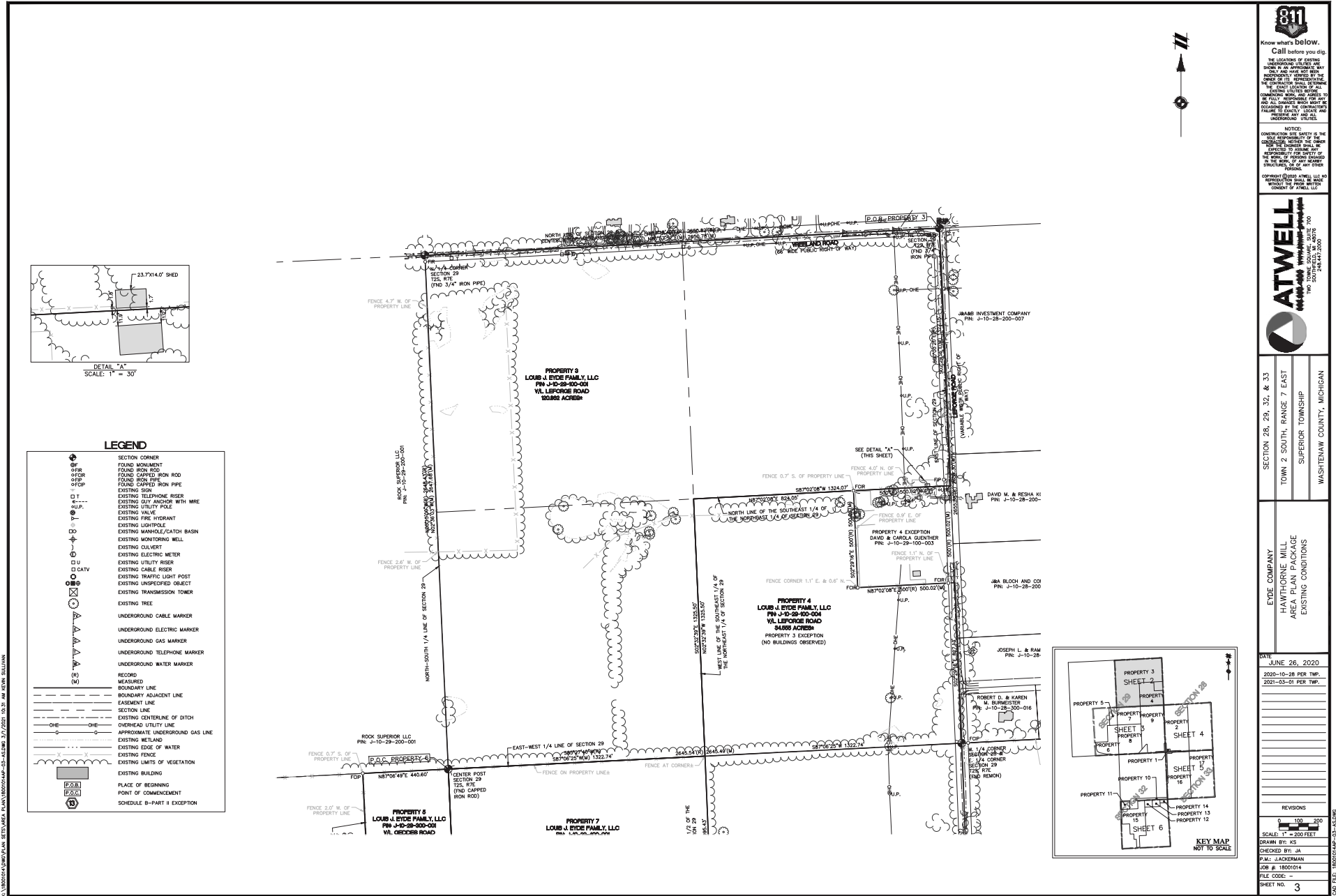
EYDE COMPANY
HAWTHORNE MILL
AREA PLAN PACKAGE
OVERLAPPING
CONDITIONS

DATE: JUNE 26, 2020
2020-10-28 PER TWP.
2021-03-05 PER TWP.

REVISIONS

CHECKED BY: JA
DRAWN BY: SK
JOB #: 1801014
FILE CODE: -
SHEET NO. 2

EXISTING CONDITIONS



811
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THE LOCATION OF ANY UTILITIES OR OBSTRUCTIONS ARE NOT GUARANTEED BY ANY CONTRACTOR OR SERVICE PROVIDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND OBSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND OBSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND OBSTRUCTIONS.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND OBSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND OBSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND OBSTRUCTIONS.



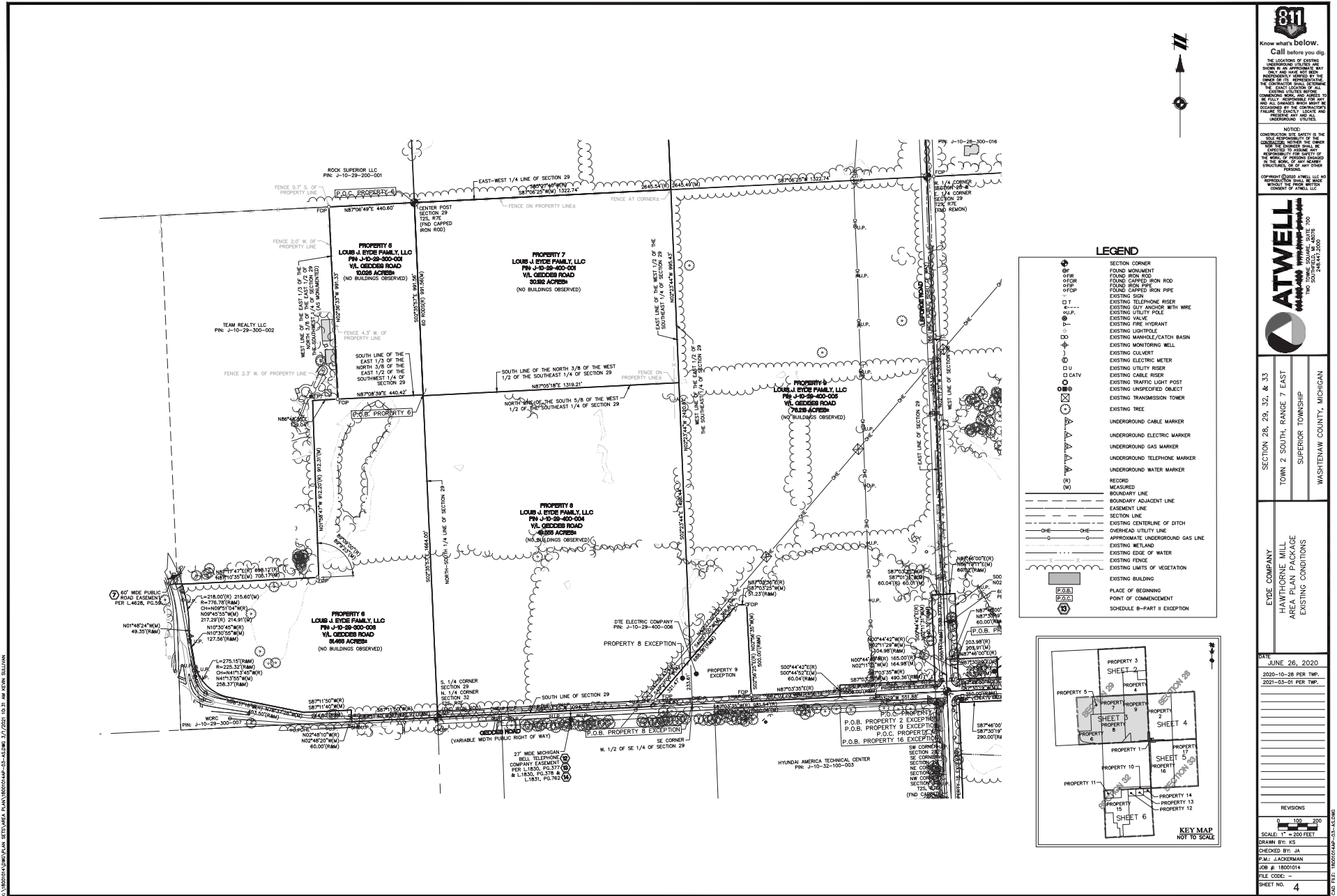
SECTION 28, 29, 32, & 33
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

EIDE COMPANY
HAWTHORNE MILL
AREA PLAN PACKAGE
EXISTING CONDITIONS

DATE: JUNE 26, 2020
2020-10-28 PER TWP.
2021-03-01 PER TWP.

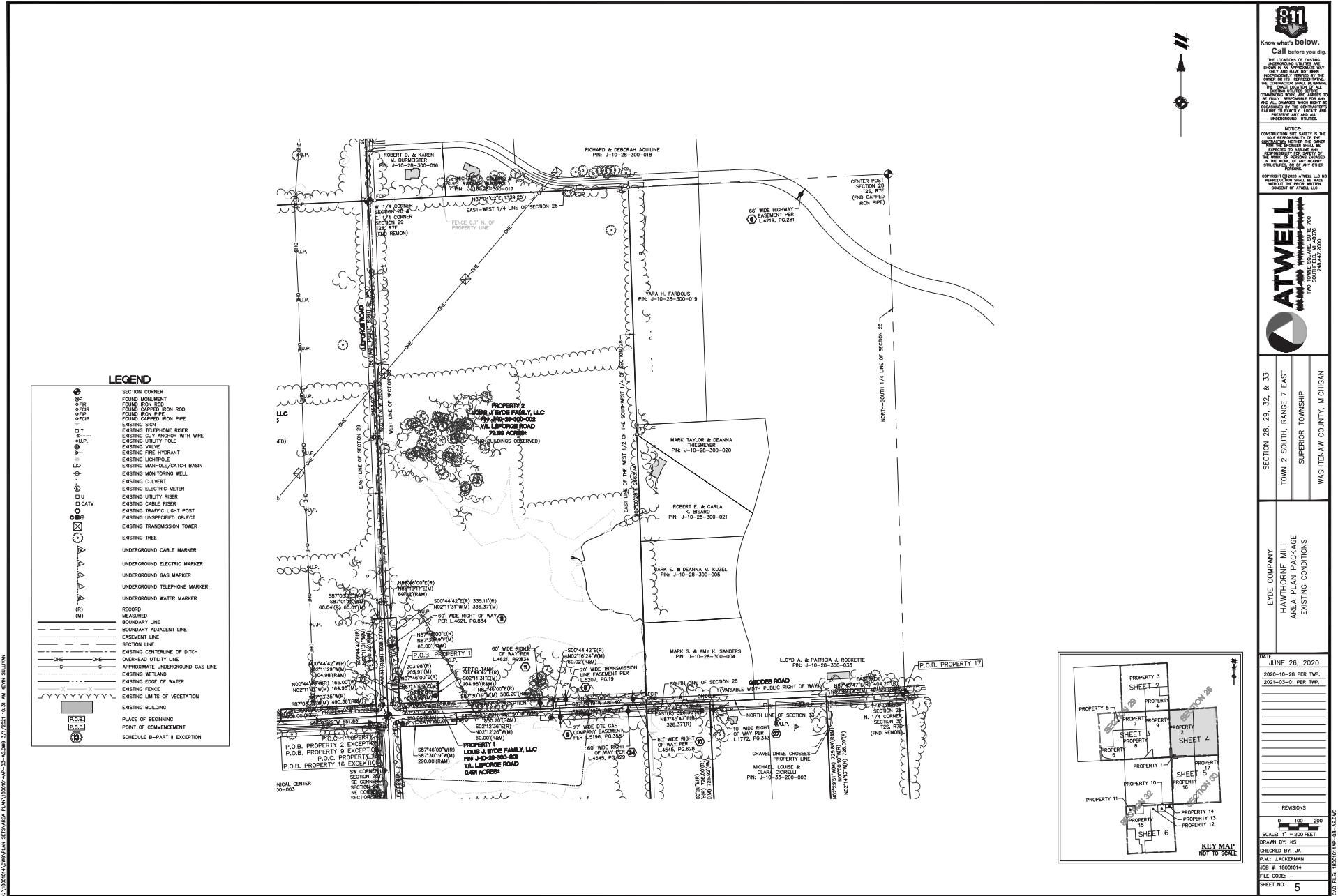
Plan not to scale

EXISTING CONDITIONS

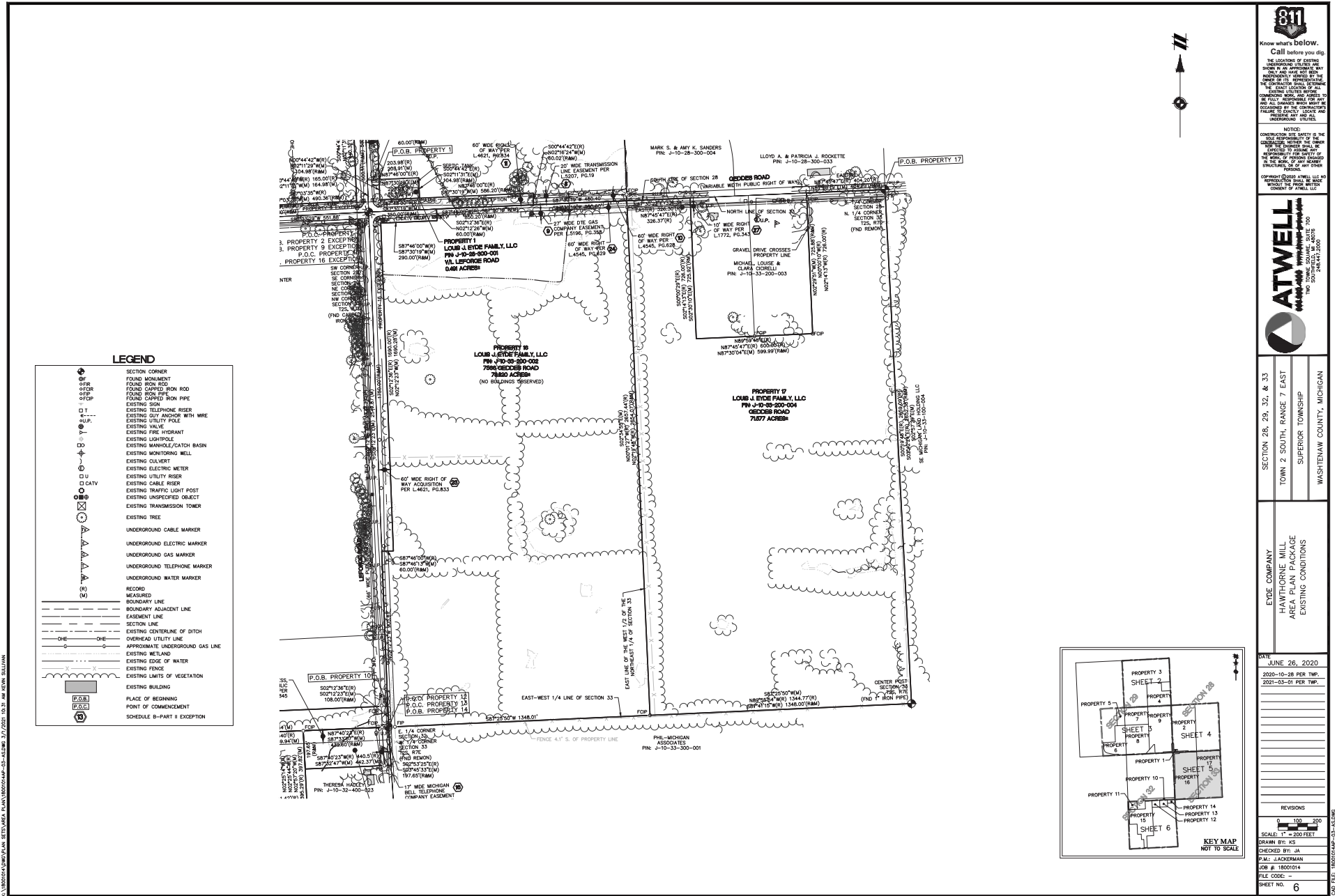


Plan not to scale

EXISTING CONDITIONS

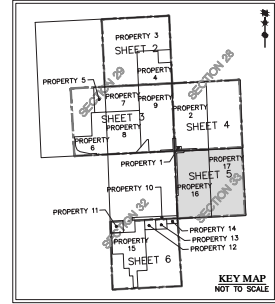


EXISTING CONDITIONS



LEGEND

	SECTION CORNER
	FOUND MONUMENT
	FOUND IRON ROD
	FOUND CAPPED IRON ROD
	FOUND IRON PIPE
	FOUND CAPPED IRON PIPE
	EXISTING SIGN
	EXISTING TELEPHONE RISER
	EXISTING GUY ANCHOR WITH WIRE
	EXISTING UTILITY POLE
	EXISTING VALVE
	EXISTING FIRE HYDRANT
	EXISTING LIGHTPOLE
	EXISTING MANHOLE/CATCH BASIN
	EXISTING MONITORING WELL
	EXISTING CULVERT
	EXISTING ELECTRIC METER
	EXISTING UTILITY RISER
	EXISTING CABLE RISER
	EXISTING TRAFFIC LIGHT POST
	EXISTING UNSPECIFIED OBJECT
	EXISTING TRANSMISSION TOWER
	EXISTING TREE
	UNDERGROUND CABLE MARKER
	UNDERGROUND ELECTRIC MARKER
	UNDERGROUND GAS MARKER
	UNDERGROUND TELEPHONE MARKER
	UNDERGROUND WATER MARKER
	RECORD MEASURED BOUNDARY LINE
	BOUNDARY ADJACENT LINE
	EASEMENT LINE
	SECTION LINE
	EXISTING CENTERLINE OF DITCH
	OVERHEAD UTILITY LINE
	APPROXIMATE UNDERGROUND GAS LINE
	EXISTING WETLAND
	EXISTING EDGE OF WATER
	EXISTING FENCE
	EXISTING LIMITS OF VEGETATION
	EXISTING BUILDING
	PLACE OF BEGINNING
	POINT OF COMMENCEMENT
	SCHEDULE B-PART I EXCEPTION



Know what's below.
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THE LOCATION OF ANY UTILITIES SHOWN ON THIS MAP IS NOT GUARANTEED BY ANY INDIVIDUAL OR ENTITY. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS MAP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY UTILITIES PRIOR TO ANY CONSTRUCTION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY UTILITIES PRIOR TO ANY CONSTRUCTION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY UTILITIES PRIOR TO ANY CONSTRUCTION WORK.

NOTICE:
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ATWELL
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TOWNSHIP SUPERIOR, MICHIGAN 49783
PHONE: 268.4444 FAX: 268.4444
WWW.ATWELL.COM

SECTION 28, 29, 32, & 33
TOWN OF SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

DATE: JUNE 26, 2020
2020-10-28 PER TMP.
2021-03-01 PER TMP.

REVISIONS

SCALE: 1" = 200 FEET

DRAWN BY: AS
CHECKED BY: JA
P.L. JACKERMAN
JOB #: 18001014
FILE CODE: -
SHEET NO. 6

EXISTING CONDITIONS

811
Know what's below.
Call before you dig.
THE LOCATION OF UTILITIES
IS NOT GUARANTEED. ANY
INFORMATION OBTAINED BY
OPERATING THIS SERVICE IS
THE CONTRACTOR'S RESPONSIBILITY.
CONTRACTOR SHALL BE RESPONSIBLE
FOR VERIFYING THE LOCATION OF ALL
UTILITIES PRIOR TO ANY
CONSTRUCTION WORK AND AGREE TO
BE FULLY RESPONSIBLE FOR ANY
DAMAGE TO UTILITIES CAUSED BY
THEIR OPERATIONS. CONTRACTOR
SHALL BE RESPONSIBLE FOR ANY
UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE
RESPONSIBILITY OF THE
CONTRACTOR. THE OWNER
WILL NOT BE RESPONSIBLE FOR
ANY DAMAGE TO UTILITIES OR
PROPERTY CAUSED BY THE
CONTRACTOR'S OPERATIONS.
CONTRACTOR SHALL BE RESPONSIBLE
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UNDERGROUND UTILITIES.

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ANN ARBOR, MICHIGAN 48106
TEL: 734.769.1000
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SECTION 28, 29, 32, & 33
TOWN OF SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

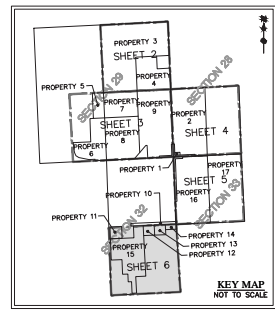
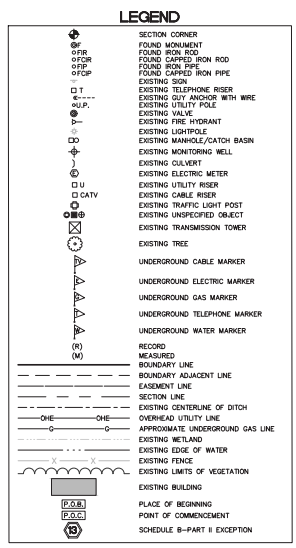
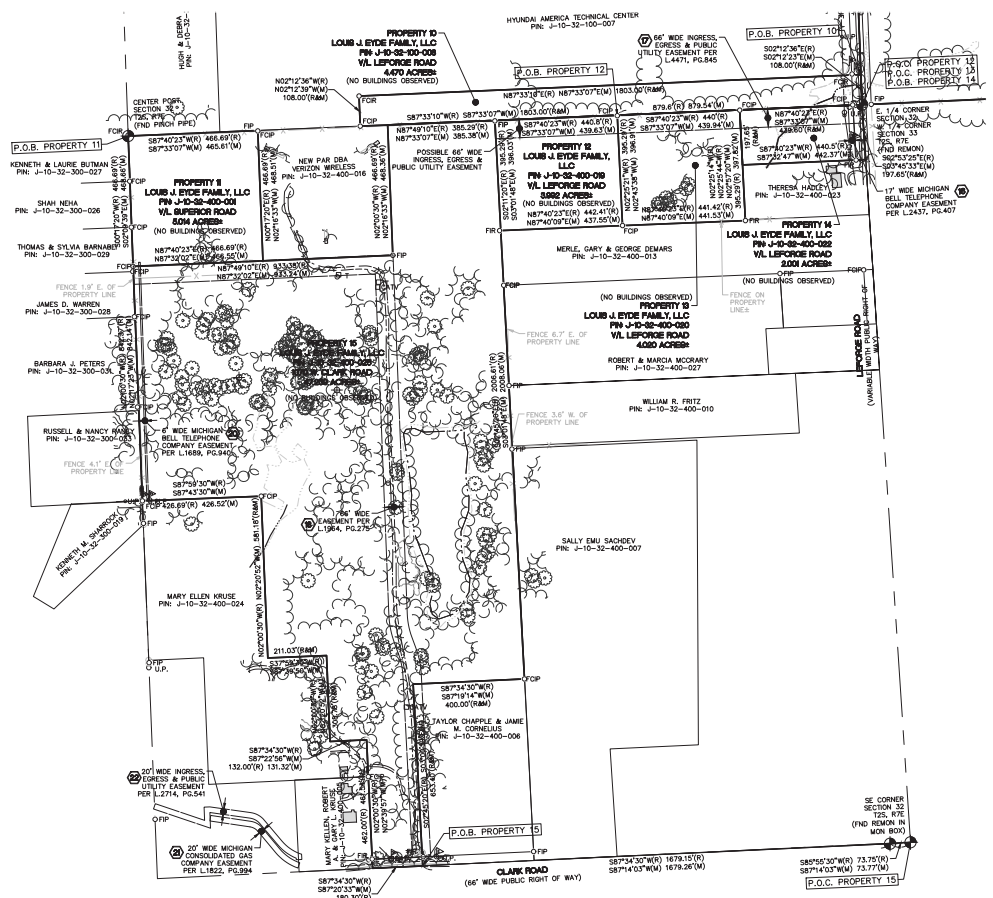
EIDE COMPANY
HAWTHORNE MILL
AREA PLAN PACKAGE
EXISTING CONDITIONS

DATE: JUNE 26, 2020
2020-10-28 PER TWP.
2021-03-01 PER TWP.

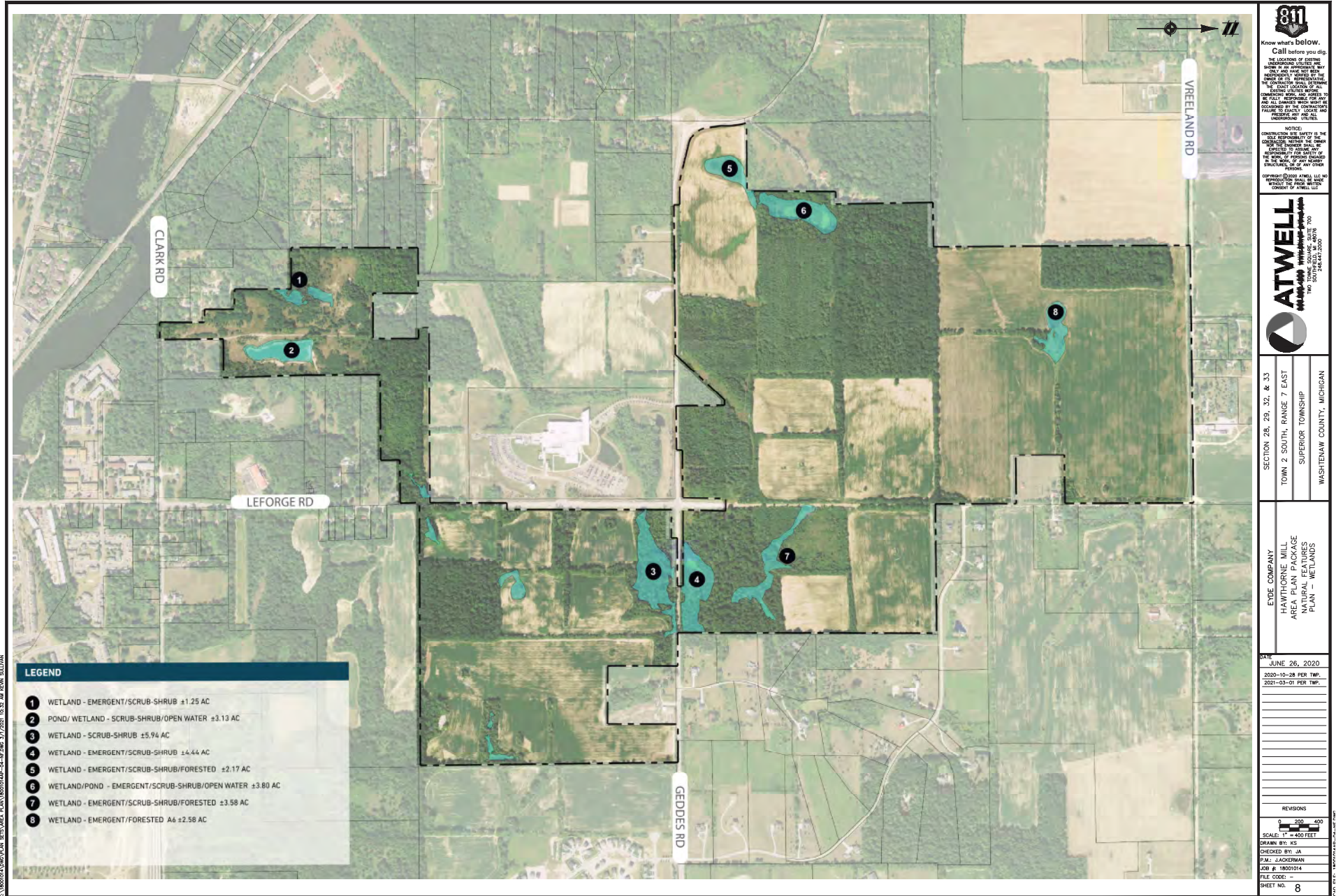
REVISIONS

NO.	DESCRIPTION

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CHECKED BY: JA
P.M.: JACKERMAN
JOB #: 1801014
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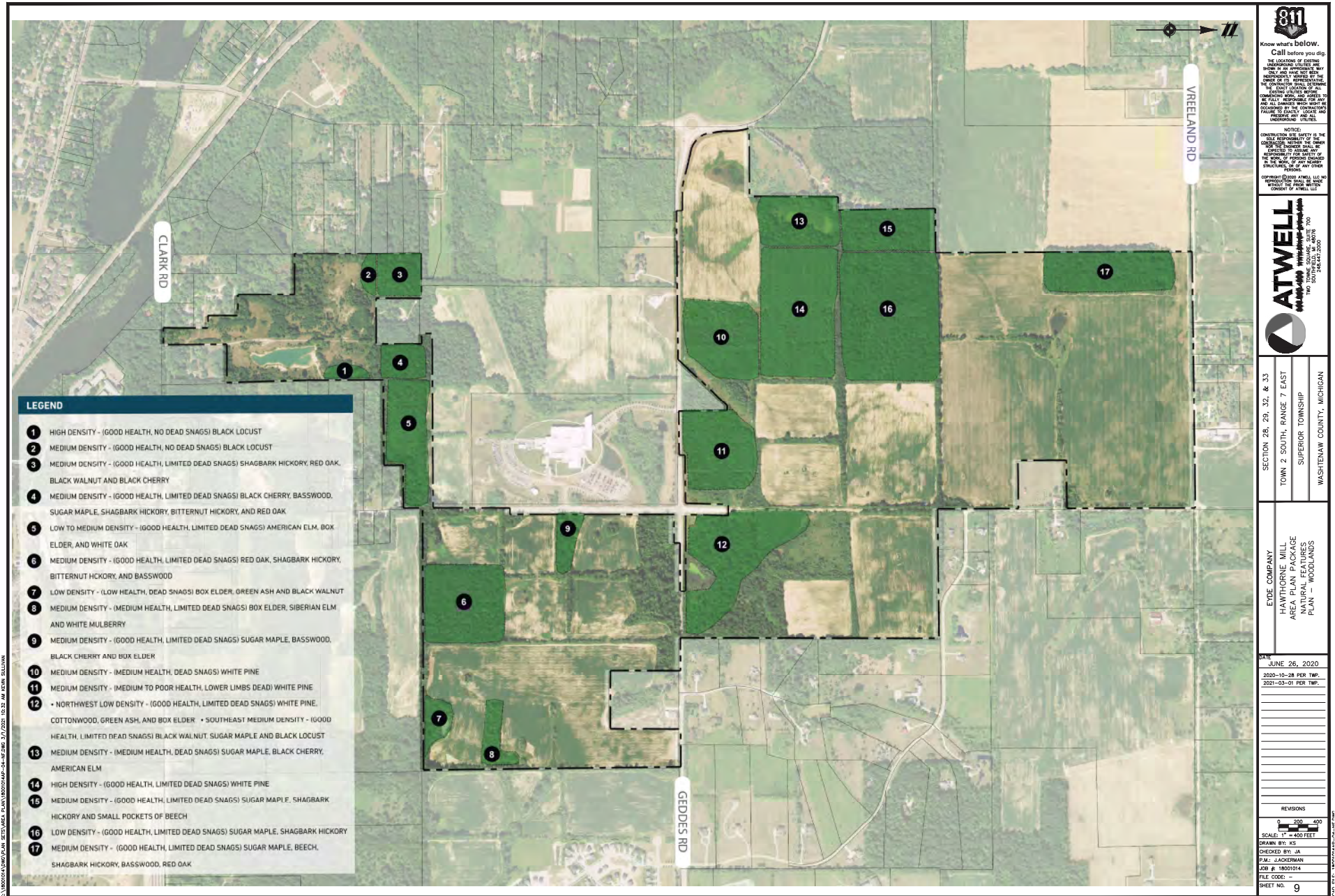


NATURAL FEATURES WETLANDS



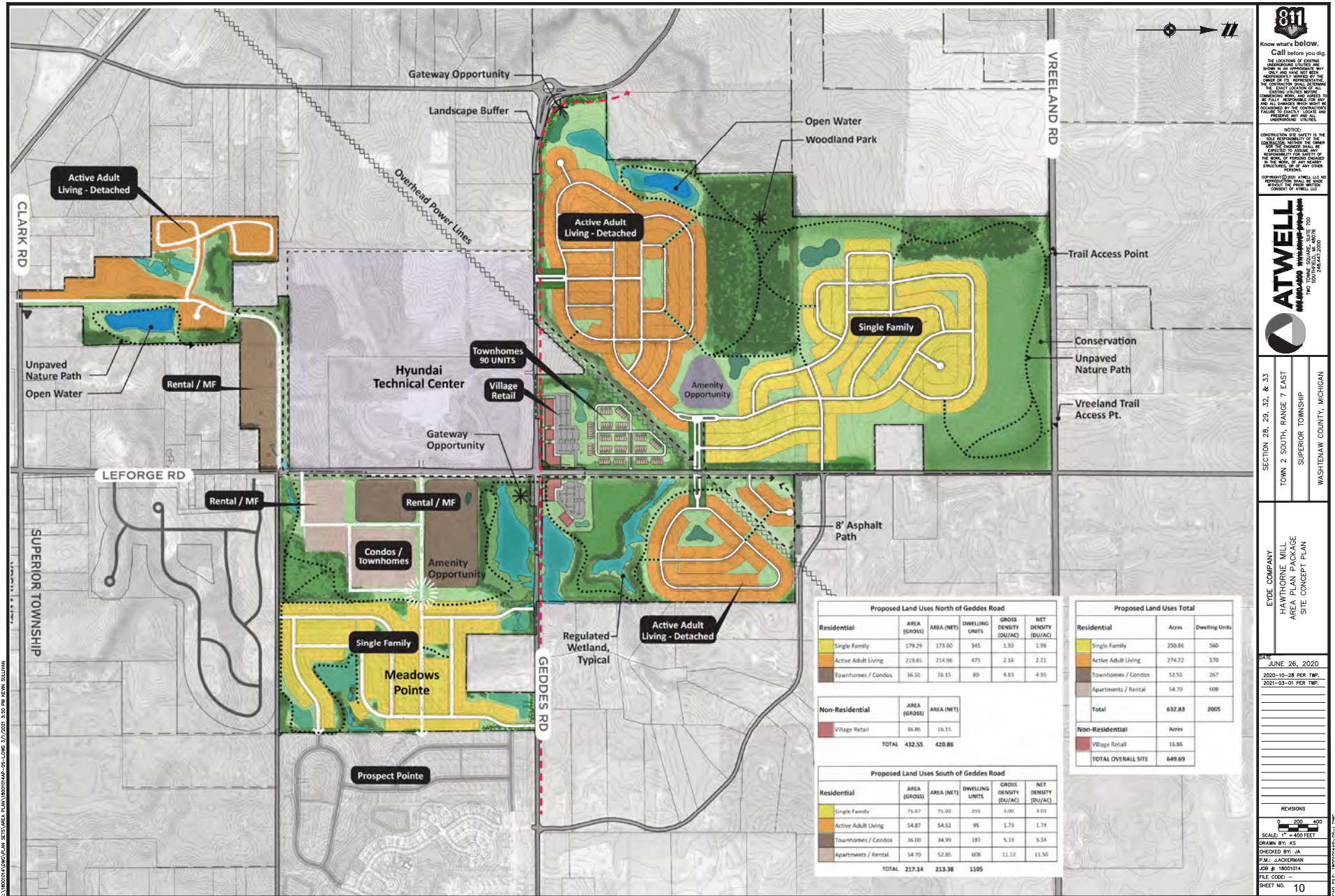
Plan not to scale

NATURAL FEATURES WOODLANDS



Plan not to scale

SITE CONCEPT PLAN



Proposed Land Uses North of Geddes Road

Residential	AREA (GROSS)	AREA (NET)	DWELLING UNITS	GROSS DENSITY (DU/AC)	NET DENSITY (DU/AC)
Single Family	179.29	173.00	345	1.92	1.99
Active Adult Living	213.85	214.96	475	2.16	2.21
Townhomes / Condos	36.50	16.15	90	4.83	4.95

Non-Residential

	AREA (GROSS)	AREA (NET)
Village Retail	16.89	16.13

Proposed Land Uses South of Geddes Road

Residential	AREA (GROSS)	AREA (NET)	DWELLING UNITS	GROSS DENSITY (DU/AC)	NET DENSITY (DU/AC)
Single Family	71.67	71.02	216	3.00	3.01
Active Adult Living	54.87	54.52	95	1.73	1.74
Townhomes / Condos	36.00	34.99	187	5.19	5.34
Apartments / Rental	54.70	52.85	608	11.12	11.50

Proposed Land Uses Total

Residential	Acres	Dwelling Units
Single Family	250.86	560
Active Adult Living	274.72	570
Townhomes / Condos	52.55	267
Apartments / Rental	54.70	608
Total	632.83	2005

Non-Residential	Acres
Village Retail	16.89
TOTAL OVERALL SITE	649.69

811
Know what's below.
Call before you dig.
The location of buried underground utilities are shown in an approximate way and are not intended to be used as a substitute for the actual location of all underground utilities. The contractor is responsible for all utility work. The contractor is responsible for all utility work. The contractor is responsible for all utility work.

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SECTION 26, 29, 32, & 33
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

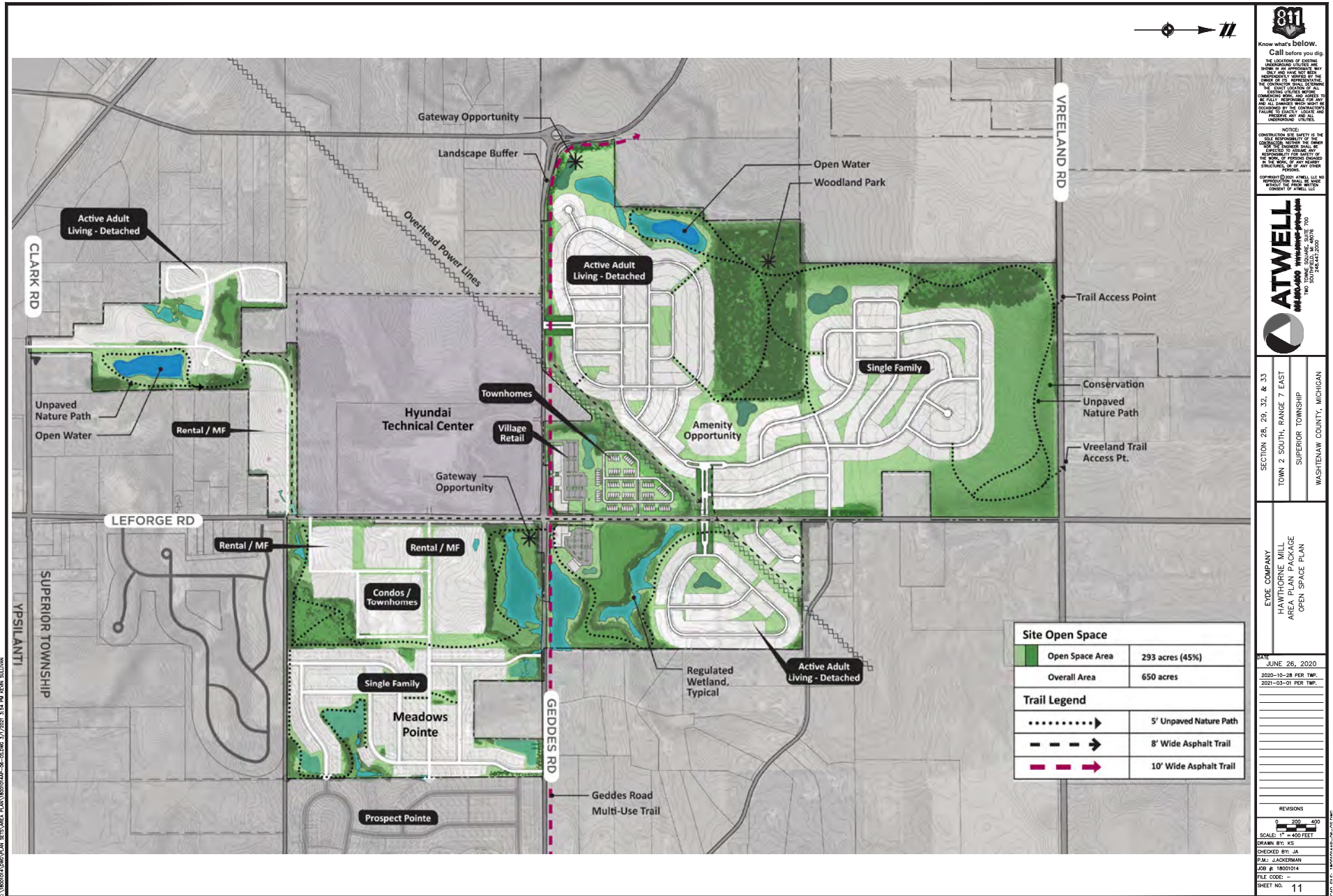
EYDE COMPANY
HAWTHORNE MILL
AREA PLAN PACKAGE
SITE CONCEPT PLAN

DATE: JUNE 26, 2020
2020-10-28 PER TWP...
2021-03-01 PER TWP...

REVISIONS
0 200 400
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JOB #: 1801014
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OPEN SPACE PLAN



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CONSTRUCTION WORK TO BE
PERFORMED.

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EYDE COMPANY
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DATE: JUNE 26, 2020
2020-10-28 PER TWP...
2021-03-01 PER TWP...

REVISIONS

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Plan not to scale

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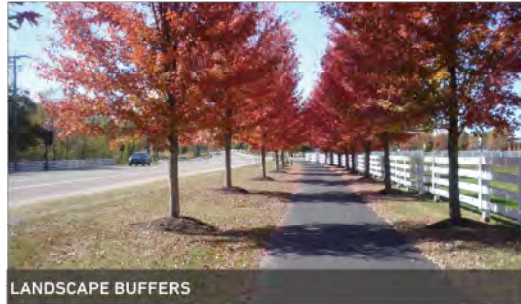
WALKABLE NEIGHBORHOOD RETAIL & OFFICE



COMMUNITY EVENT SPACE & CLUBHOUSE OPPORTUNITY



WALKABLE NEIGHBORHOOD DESIGN



LANDSCAPE BUFFERS



WOODLAND COMMUNITY PARK



SIGNATURE COMMUNITY FEATURES



PRESERVATION OF RURAL CORRIDORS



CONNECTED SYSTEM OF TRAILS AND OPEN SPACE



SMALL TOWN FEEL



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Call before you dig.
THE LOCATION OF BURIED
UTILITY LINES ARE NOT
ALWAYS KNOWN AND
CAN BE DANGEROUS.
CALL BEFORE YOU DIG
TO AVOID DAMAGE TO
THESE UTILITIES AND
PREVENT ACCIDENTS.
FOR MORE INFORMATION
CALL 811 OR VISIT
WWW.CALLBEFOREYOUDIG.COM

NOTICE:
CONSTRUCTION USER SAFETY IS THE
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CONTRACTOR. USER SHALL BE
RESPONSIBLE FOR SAFETY OF
THE WORK. USER SHALL MAINTAIN
STRUCTURES, OR OF ANY OTHER
PERSONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR
ALL UTILITIES WHICH ARE NOT
RECORDED BY THE CONTRACTOR
PRIOR TO STARTING WORK AND
UNDERGROUND UTILITIES.



SECTION 26, 29, 32, & 33
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

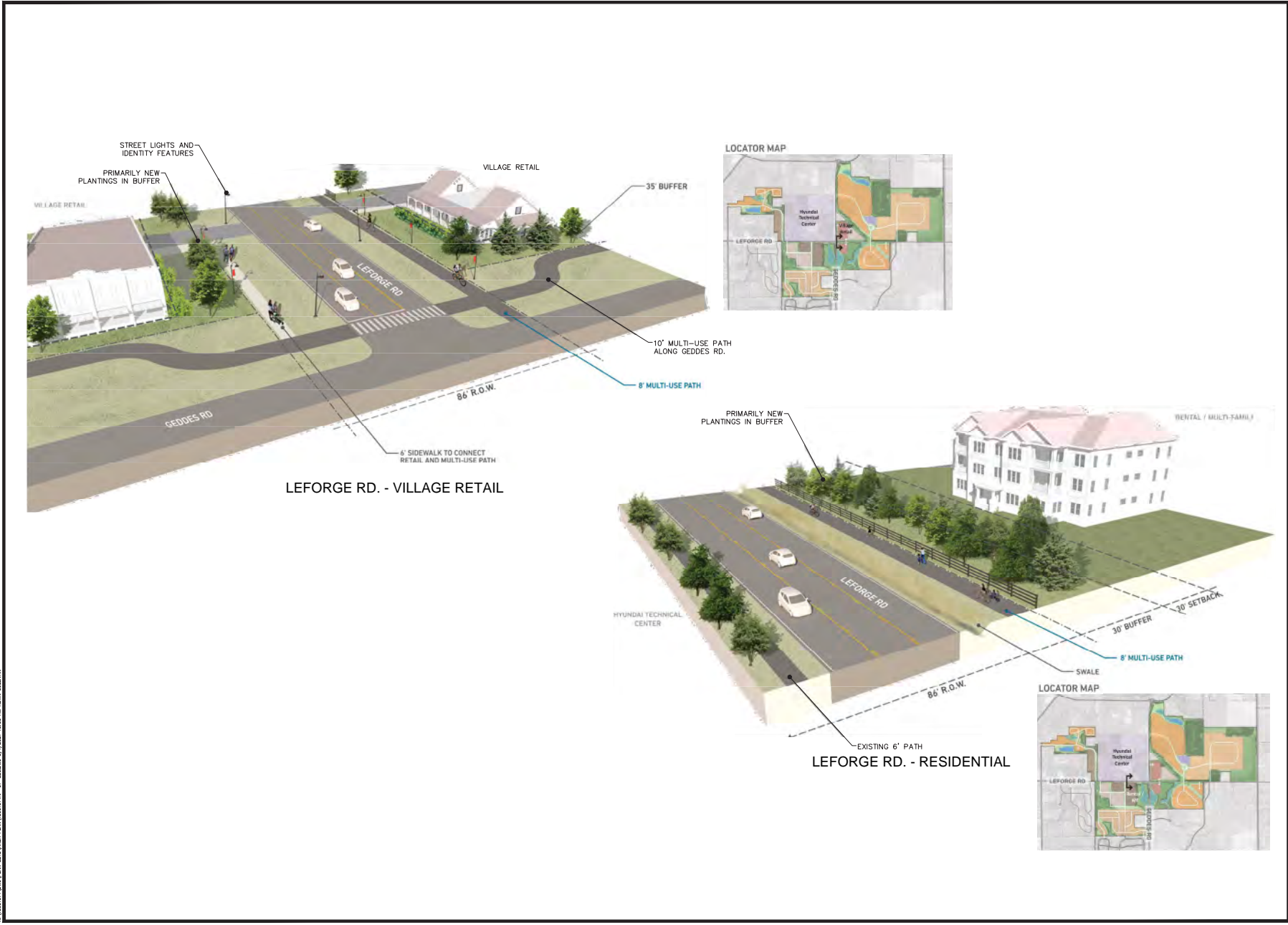
EYDE COMPANY
HAWTHORNE MILL
AREA PLAN PACKAGE
DESIGN INTENT IMAGERY


DATE: JUNE 26, 2020
2020-10-28 PER TRP
2021-03-01 PER TRP

REVISIONS
NA NA NA
N/A
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CHECKED BY: JA
P.M.: JACKERMAN
JOB #: 1801014
FILE CODE: -
SHEET NO.: 12

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ROAD CORRIDORS AND GREENBELTS





Know what's below.
Call before you dig.
 THE LOCATION OF BURIED UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND ARE NOT TO BE RELIED UPON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UTILITIES BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ALL UTILITIES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO LOCATE AND MARK UNDERGROUND UTILITIES.

NOTICE:
 CONSTRUCTION USER SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE FOR SAFETY OF THE WORKER OR OTHER PERSONS IN THE WORK OF THE CONTRACTOR. STRUCTURES, USE OF ANY OTHER PERSONS.

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SECTION 26, 29, 32, & 33
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 WASHTENAW COUNTY, MICHIGAN

EYDE COMPANY
 HAWTHORNE MILL
 AREA PLAN PACKAGE
 ROAD CORRIDOR &
 GREENBELTS

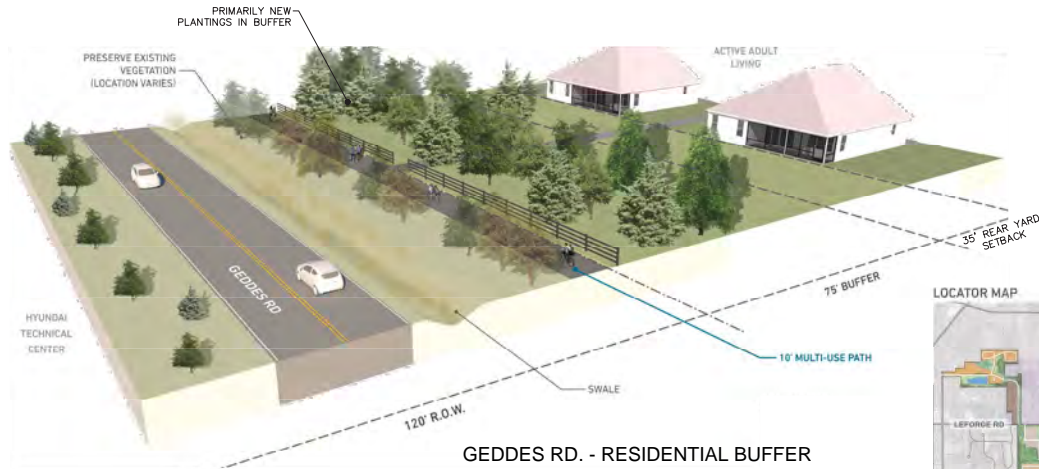
DATE: JUNE 26, 2020
 2020-03-28 PER TWP.
 2021-03-01 PER TWP.

REVISIONS

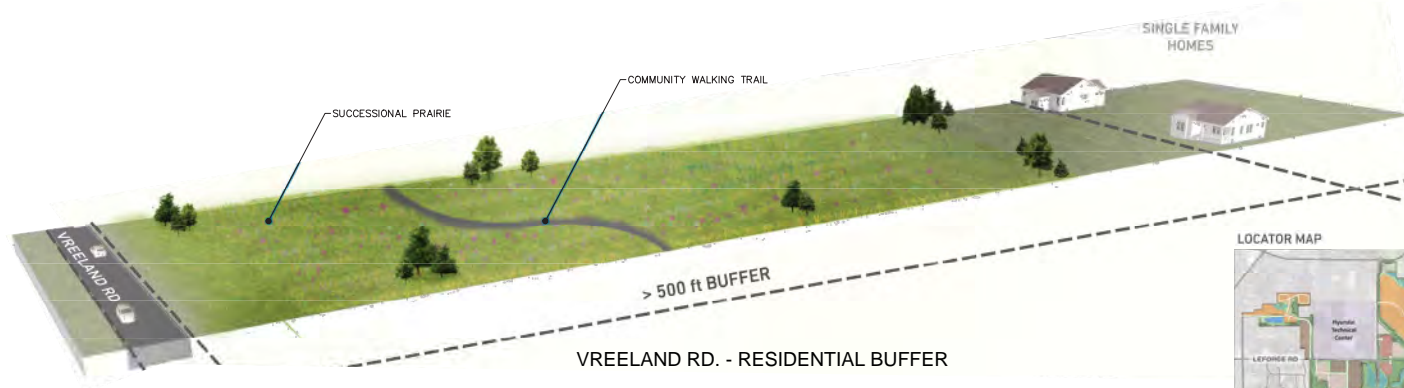
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 P.M.: JACKERMAN
 JOB #: 18001014
 FILE CODE: -
 SHEET NO.: 13

ROAD CORRIDORS AND GREENBELTS



GEDDES RD. - RESIDENTIAL BUFFER



VREELAND RD. - RESIDENTIAL BUFFER



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NOTICE: CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKER AND THE PUBLIC. THE CONTRACTOR SHALL MAINTAIN ALL STRUCTURES, USE OF ANY OTHER PERSONS.

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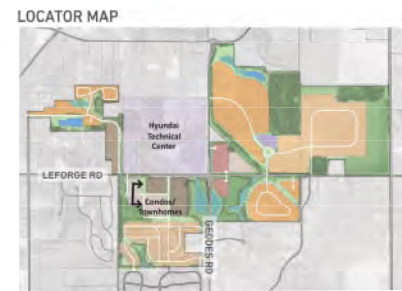
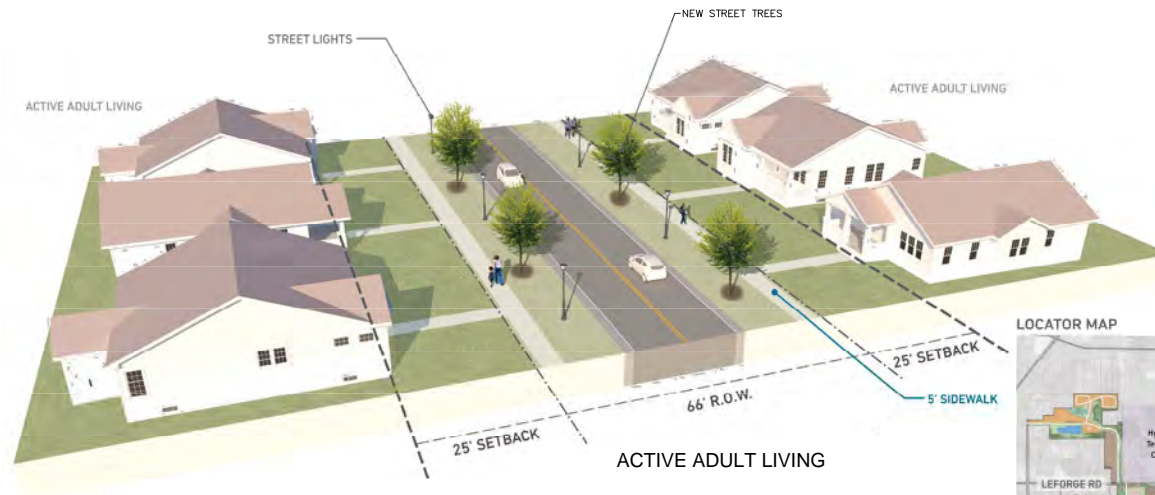
SECTION 28, 29, 32, & 33
TOWN 2 SOUTH, RANGE 7 EAST
SUPERIOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

EYDE COMPANY
HAWTHORNE MILL
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ROAD CORRIDOR &
GREENBELTS

DATE: JUNE 26, 2020
2020-03-28 PER TWP...
2021-03-29 PER TWP...

REVISIONS
NA NA NA
N/A
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ROAD CORRIDORS AND GREENBELTS



Call before you dig.
 THE LOCATION OF PUBLIC
 UNDERGROUND UTILITIES ARE
 SHOWN AS AN APPROXIMATION AND
 NOT A GUARANTEE. THE USER
 SHALL BE RESPONSIBLE FOR VERIFYING
 THE EXACT LOCATION OF ALL
 UTILITIES BEFORE ANY CONSTRUCTION
 OR EXCAVATION. THE CONTRACTOR
 SHALL BE RESPONSIBLE FOR OBTAINING
 ALL NECESSARY PERMITS AND
 COORDINATING WITH THE UTILITIES
 COMPANIES TO LOCATE AND
 MARK ALL UTILITIES BEFORE ANY
 UNDERGROUND UTILITIES.

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE
 SOLE RESPONSIBILITY OF THE
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SECTION 28, 29, 32, & 33
 TOWN 2 SOUTH, RANGE 7 EAST
 SUPERIOR TOWNSHIP
 WASHTENAW COUNTY, MICHIGAN

EYDE COMPANY
 HAWTHORNE MILL
 AREA PLAN PACKAGE
 INTERNAL ROAD CROSS
 SECTIONS

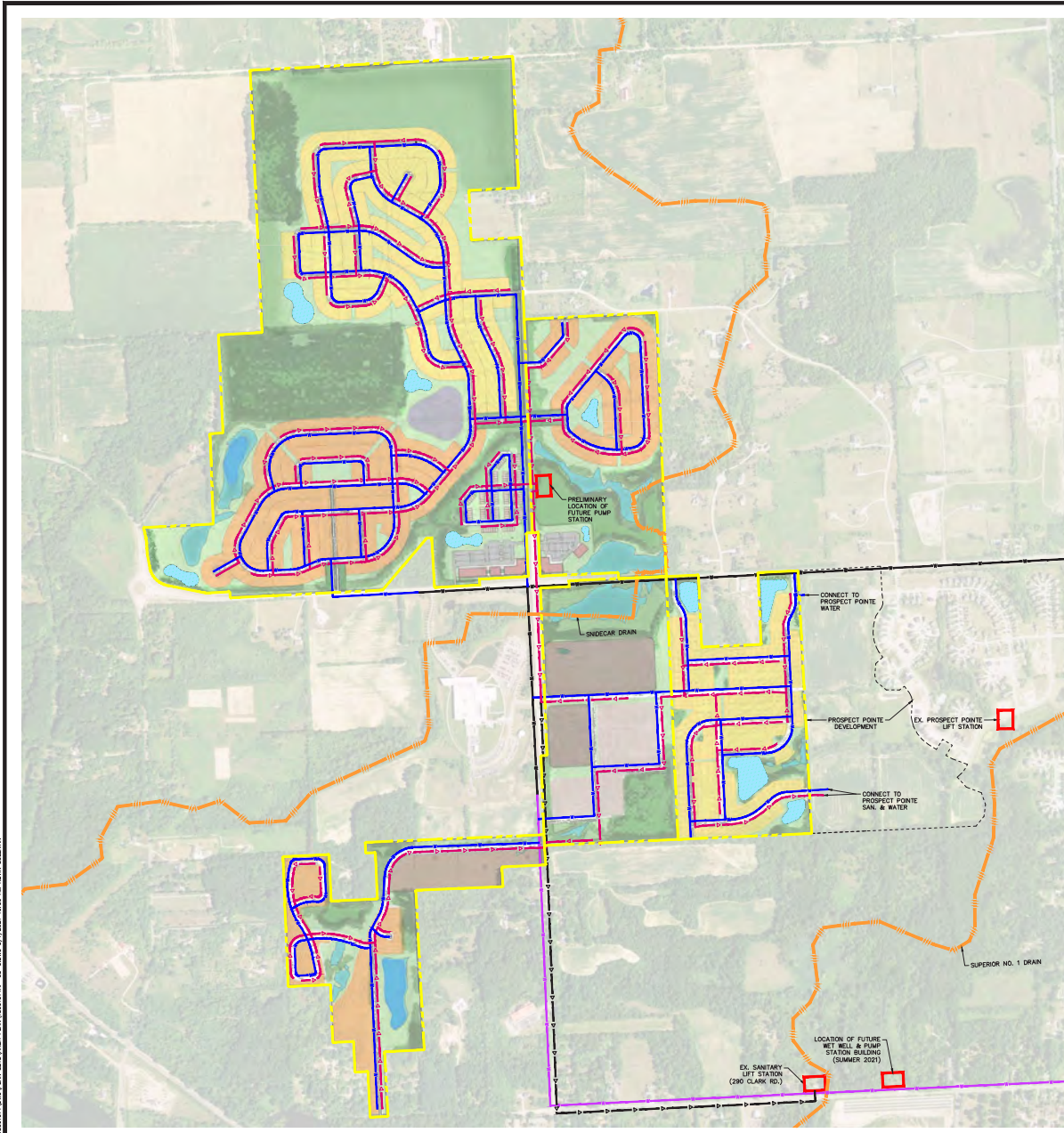
DATE: JUNE 26, 2020
 2020-10-28 PER TWP.
 2021-03-01 PER TWP.

REVISIONS		
NA	NA	NA
N/A		

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 JOB #: 18001014
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UTILITY PLAN



LEGEND

- BOUNDARY LINE
- EX. WATERCOURSE
- EX. 12" SANITARY SEWER
- EX. 16" WATERMAIN
- EX. 12" WATERMAIN
- PR. GRAVITY SANITARY SEWER
- PR. WATERMAIN
- PR. REGIONAL DETENTION

UTILITY NARRATIVE

WATER MAIN
 THE HAWTHORNE MILL DEVELOPMENT IS PROPOSED TO BE SERVICED BY PUBLIC WATER MAIN. THERE IS AN EXISTING 16" WATER MAIN LOCATED ALONG GEDDES ROAD FROM THE PROPOSED DEVELOPMENT'S EASTERN EDGE AND WOULD BE PROPOSED TO BE EXTENDED TO THE GEDDES TRAFFIC CIRCLE AT SUPERIOR ROAD. THERE IS A 12" WATER MAIN LOCATED ALONG LEFORGE RD. SOUTH OF GEDDES, WHICH WOULD BE PROPOSED TO BE EXTENDED NORTH OF GEDDES TO THE NORTHERN DEVELOPMENT ENTRANCE. THE WATER MAIN WOULD BE DESIGNED TO SERVICE THE DEVELOPMENT IN A PHASED MANNER SO THAT THE SERVICE IS LOOPED ACCORDING TO TOWNSHIP AND STATE DESIGN REQUIREMENTS.

STORM WATER
 STORMWATER MANAGEMENT FOR THE DEVELOPMENT WILL BE PROVIDED IN STRATEGICALLY LOCATED REGIONAL DETENTION BASINS THAT WILL DISCHARGE TO THE INDECAR DRAIN OR OTHER NATURAL WATERCOURSES THAT ULTIMATELY CONNECT TO THE HAWTHORNE MILL SANITARY PORTION OF THE MEADOWS AT HAWTHORNE MILL. WILL DISCHARGE TO THE SUPERIOR NO. 1 DRAIN TO MAINTAIN THE NATURAL DRAINAGE PATTERNS OF THE AREA. ALL STORMWATER BASINS WILL BE DESIGNED TO MEET LOCAL AND WASHINGTON COUNTY WATER RESOURCE COMMISSION OFFICE DESIGN STANDARDS.

SANITARY SEWER
 THE HAWTHORNE MILL DEVELOPMENT IS PROPOSED TO BE SERVICED BY PUBLIC SANITARY SEWER. THE PHASES OF DEVELOPMENT SOUTH OF GEDDES RD WILL BE SERVICED BY THE EXISTING SANITARY SEWER ALONG LEFORGE RD WHICH DRAINS TO THE CLARK RD PUMP STATION. A PORTION OF THE UNITS FROM THE MEADOWS AT HAWTHORNE MILL WILL BE SERVICED THROUGH THE PROPOSED PROSPECT POINTE WEST DEVELOPMENT AND THE EXISTING PROSPECT POINTE PUMP STATION WHICH HAS SOME REMAINING CAPACITY. THE PHASES OF DEVELOPMENT NORTH OF GEDDES ROAD WILL REQUIRE THE DEVELOPMENT OF A NEW PUMP STATION WHICH WILL ULTIMATELY CONNECT TO THE EXISTING SEWER ON LEFORGE ROAD.

EYDE DEVELOPMENTS
SANITARY SEWER BASIS OF DESIGN

PROJECT NUMBER: 1801014
 PROJECT LOCATION: SUPERIOR TOWNSHIP, WASHINGTON COUNTY, MICHIGAN
 DATE: FEB. 24, 2021

NORTH OF GEDDES RD				AVERAGE FLOW		PEAK FLOW	
Usage	Unit Factors	Unit	REU	POPULATION	(MGD)	(CFS)	(CFS)
Single Family	1 per unit	345	345	1208	0.121	0.927	0.636
Single Family - Active Adult/Detached	1 per unit	476	476	1663	0.166	0.274	0.295
Multi Family (Townhomes)	0.6 per unit	80	48	168	0.017	0.026	0.086
Commercial-General Retail	0.25 per 1,000 sqft	70,000	18	64	0.006	0.010	0.034
Commercial-Restaurant w/ Liquor	0.25 per 1,000 sqft	200	70	245	0.025	0.038	0.129
			956	3,347	0.335	0.518	1.761

SOUTH OF GEDDES RD				AVERAGE FLOW		PEAK FLOW	
Usage	Unit Factors	Unit	REU	POPULATION	(MGD)	(CFS)	(CFS)
Single Family	1 per unit	170	170	585	0.060	0.502	0.313
Single Family - Active Adult/Detached	1 per unit	95	95	323	0.033	0.051	0.175
Multi Family (Townhomes)	0.6 per unit	187	112	383	0.039	0.051	0.207
Multi Family (Multi Family/Apartments)	0.6 per unit	108	64.8	1277	0.128	0.196	0.672
			742	2,597	0.260	0.402	1.367

OVERALL DEVELOPMENT				AVERAGE FLOW		PEAK FLOW	
Usage	Unit Factors	Unit	REU	POPULATION	(MGD)	(CFS)	(CFS)
Single Family	1 per unit	515	515	1893	0.180	0.279	0.949
Single Family - Active Adult/Detached	1 per unit	571	571	1996	0.206	0.208	1.050
Multi Family (Townhomes)	0.6 per unit	267	160	581	0.036	0.047	0.295
Multi Family (Apartments)	0.6 per unit	108	64.8	1277	0.128	0.196	0.672
Commercial-General Retail	0.25 per 1,000 sqft	70,000	18	64	0.006	0.010	0.034
Commercial-Restaurant w/ Liquor	0.25 per 1,000 sqft	200	70	245	0.025	0.038	0.129
			1,698	5,944	0.694	0.920	3.128

ASSUMPTIONS:
 Population = 3.5 people per REU
 Average Usage = 100 gallons per person per day
 Peaking Factor = $\frac{1.8 + \sqrt{\text{population} / \text{thousands}}}{1 + \sqrt{\text{population} / \text{thousands}}}$

PEAK FACTOR (North District): 3.40
PEAK FACTOR (South District): 3.49
PEAK FACTOR (Overall): 3.17

ESTIMATED MAXIMUM PEAK FLOW (Overall): 2.92 CFS

CAPACITY ANALYSIS:			
North District - Capacity of a	12 inch	pipe @	0.25% = 1.785 CFS > 1.76 Adequate
Overall Site - Capacity of a	15 inch	pipe @	0.25% = 3.237 CFS > 2.92 Adequate

811
 Know what's below.
 Call before you dig.
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 WASHINGTON COUNTY, MICHIGAN 49783

SECTION 28, 29, 32, & 33
 TOWN 2 SOUTH, RANGE 7 EAST
 SUPERIOR TOWNSHIP
 WASHINGTON COUNTY, MICHIGAN

EYDE COMPANY
 HAWTHORNE MILL
 AREA PLAN PACKAGE
 UTILITY PLAN

DATE: JUNE 26, 2020
 2020-10-28 PER TWP...
 2021-03-01 PER TWP...

REVISIONS
 NA NA NA
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DRAWN BY: KS
 CHECKED BY: JA
 P.L.: JACKERMAN
 JOB #: 1801014
 FILE CODE: --
 SHEET NO: 16