



**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

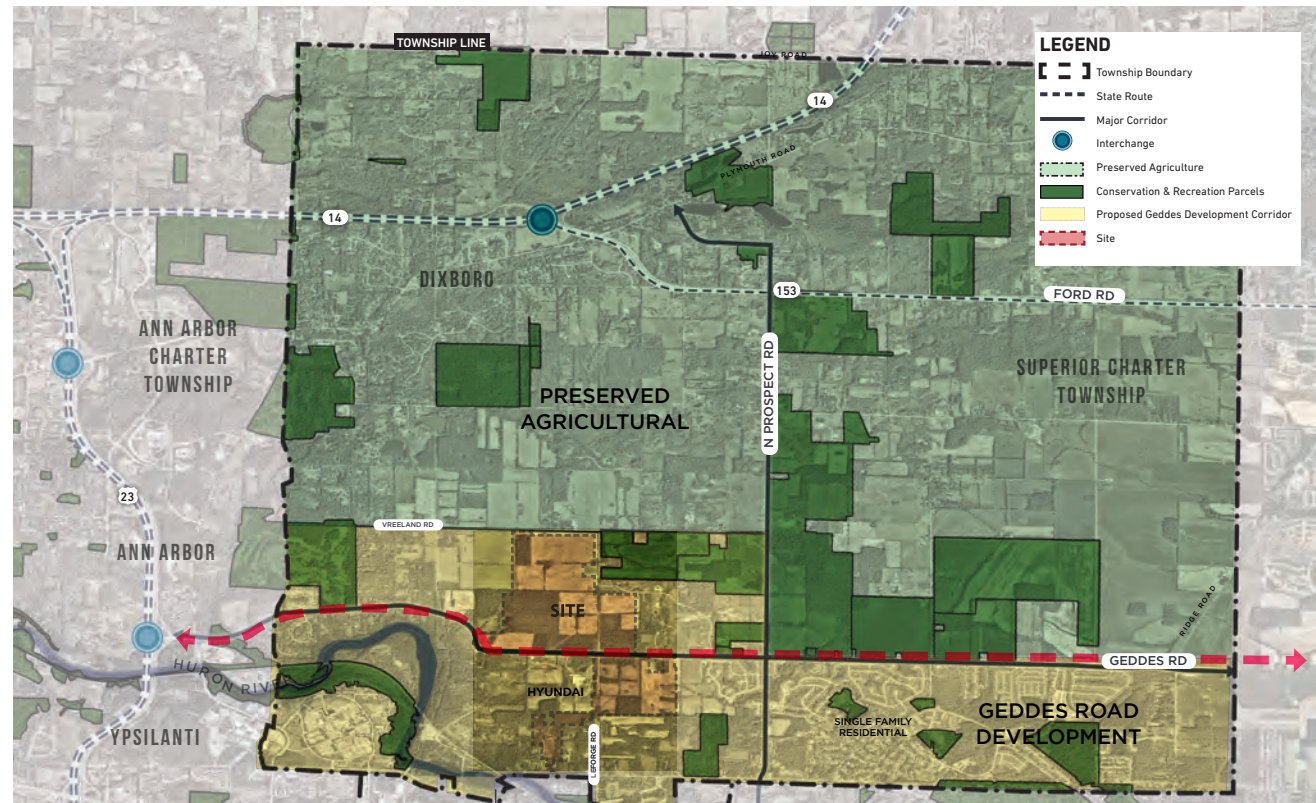
to Vreeland Road and there is extensive open space and preserved land south of Vreeland. In fact, the only connection between the development and any lands abutting Vreeland is the proposed connection to the pathway system for use by Township residents in the northern part of the Township. The proposal 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

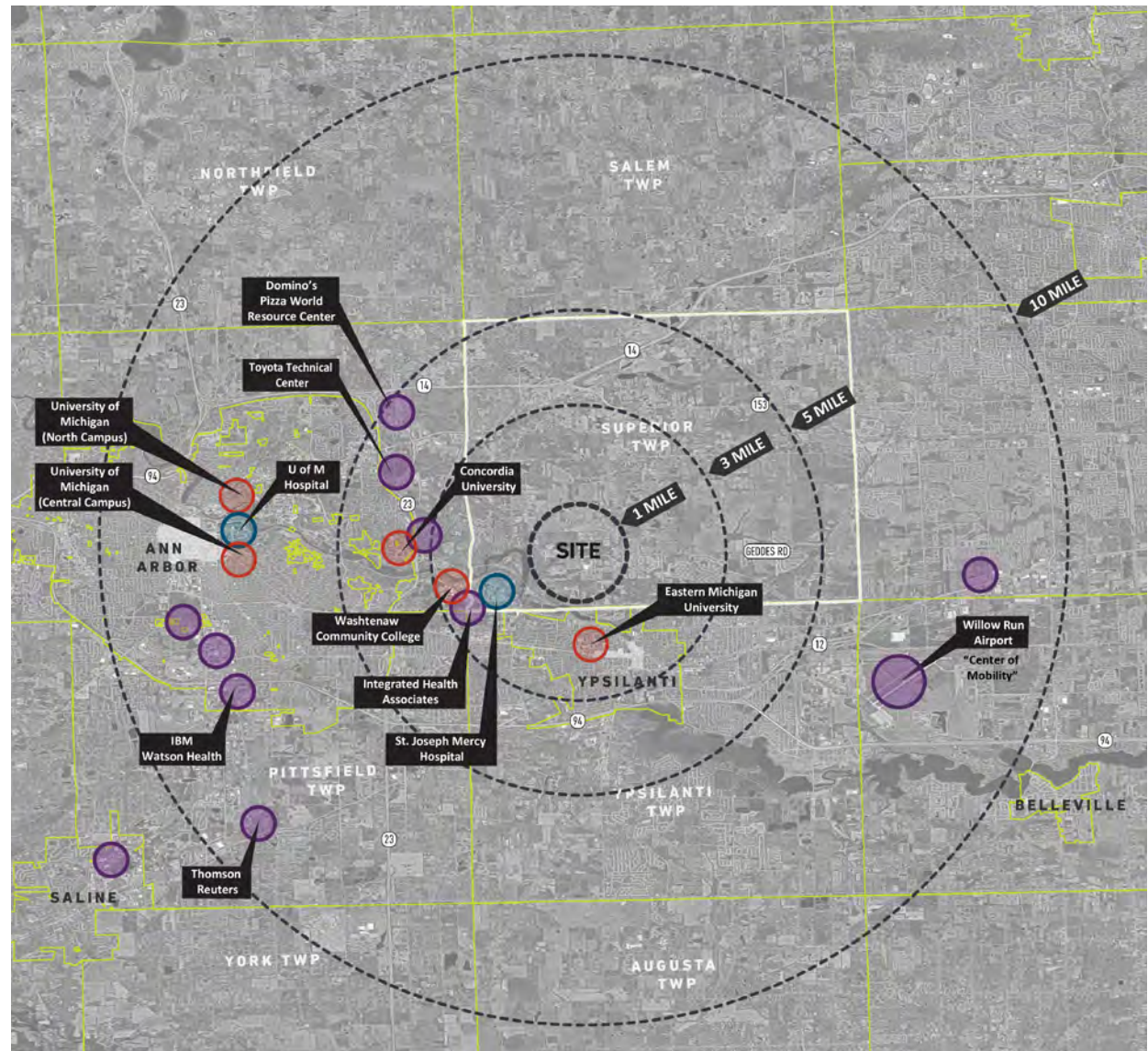
# PROJECT NARRATIVE

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

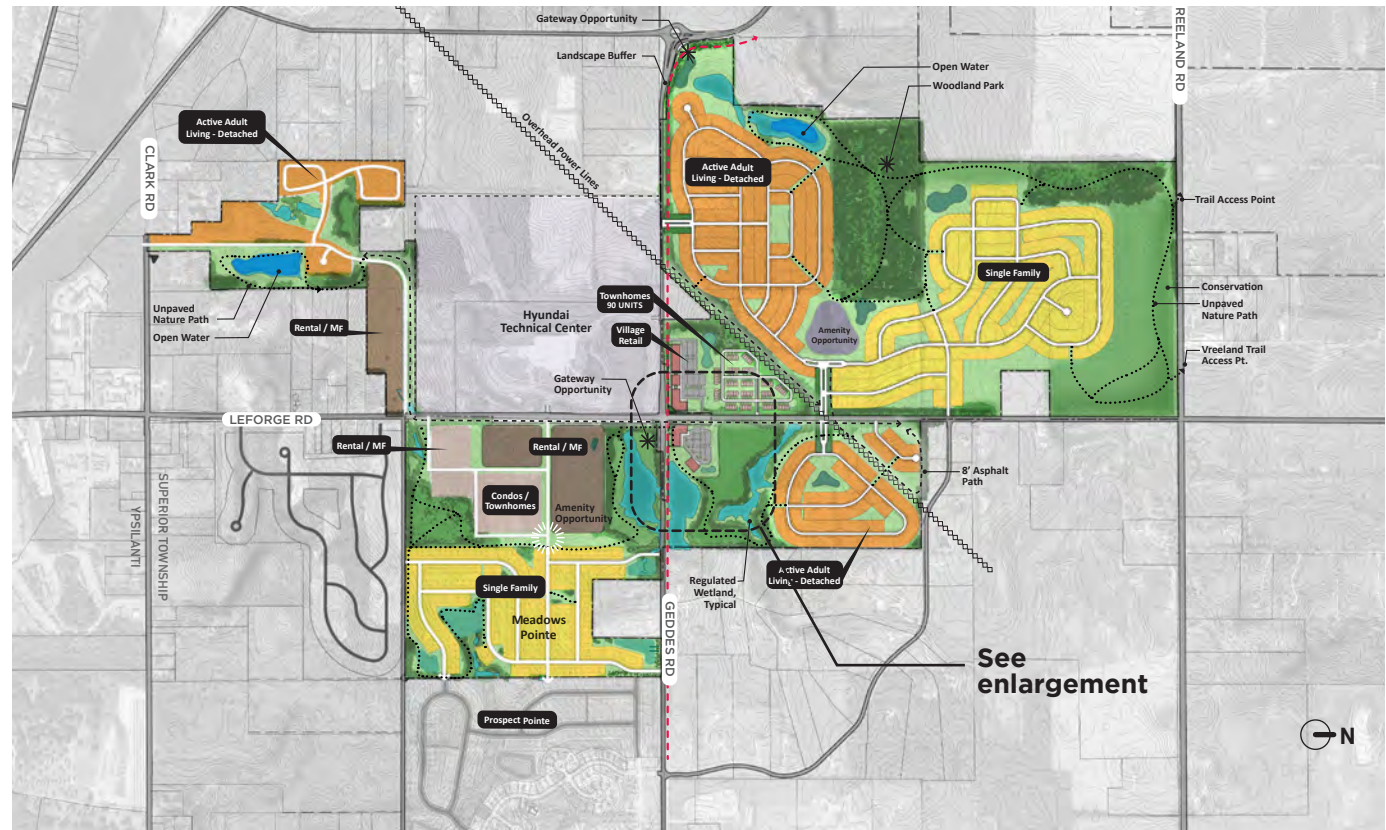
# CONCEPT PLAN

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

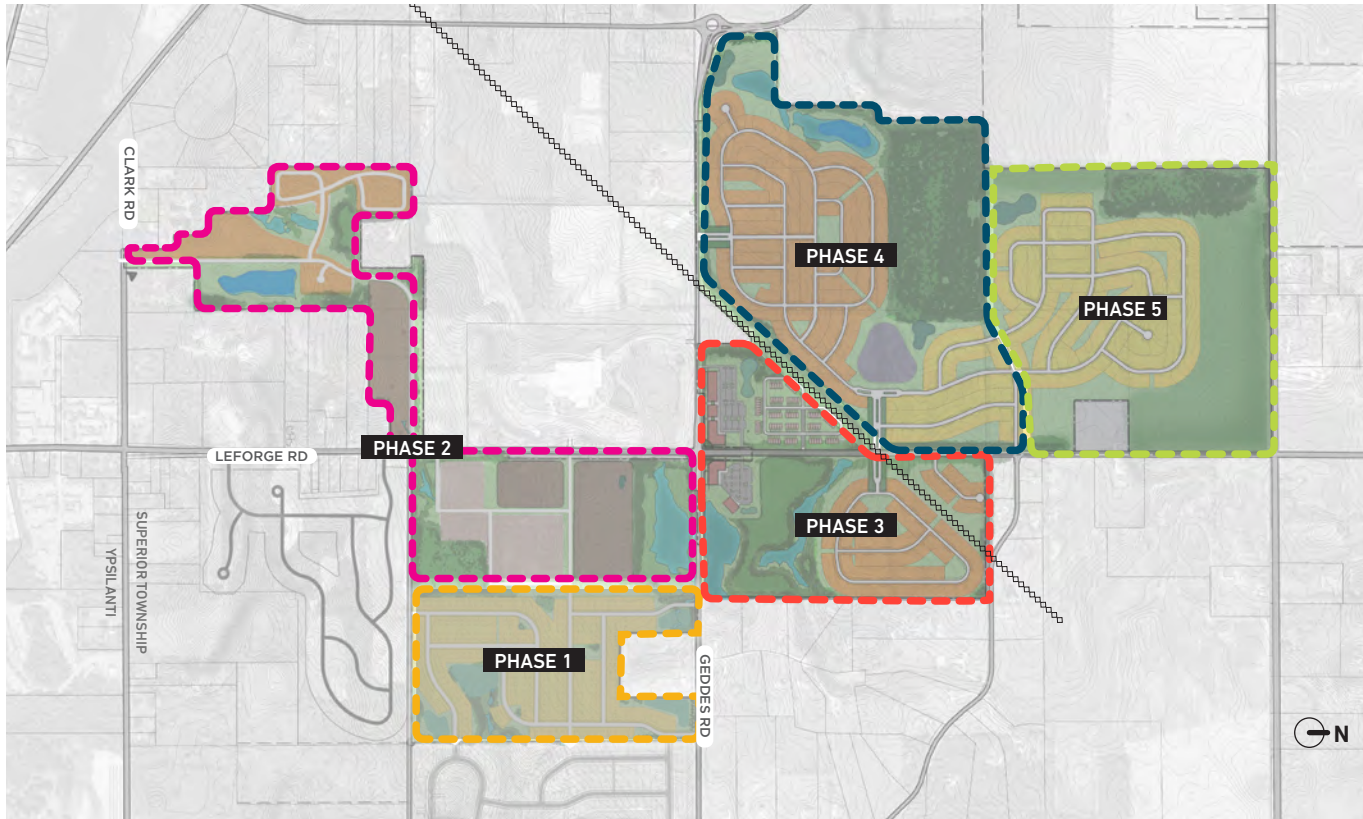
Non-Residential		AREA (GROSS)	AREA (NET)
Village Retail		16.86	16.15
<b>TOTAL</b>		<b>432.55</b>	<b>420.86</b>

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
<b>TOTAL</b>	<b>217.14</b>	<b>213.38</b>	<b>1105</b>		

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
<b>Total</b>	<b>632.83</b>	<b>2005</b>
Non-Residential		
Village Retail	16.86	
<b>TOTAL OVERALL SITE</b>	<b>649.69</b>	

Concept Plan

# PHASED DEVELOPMENT

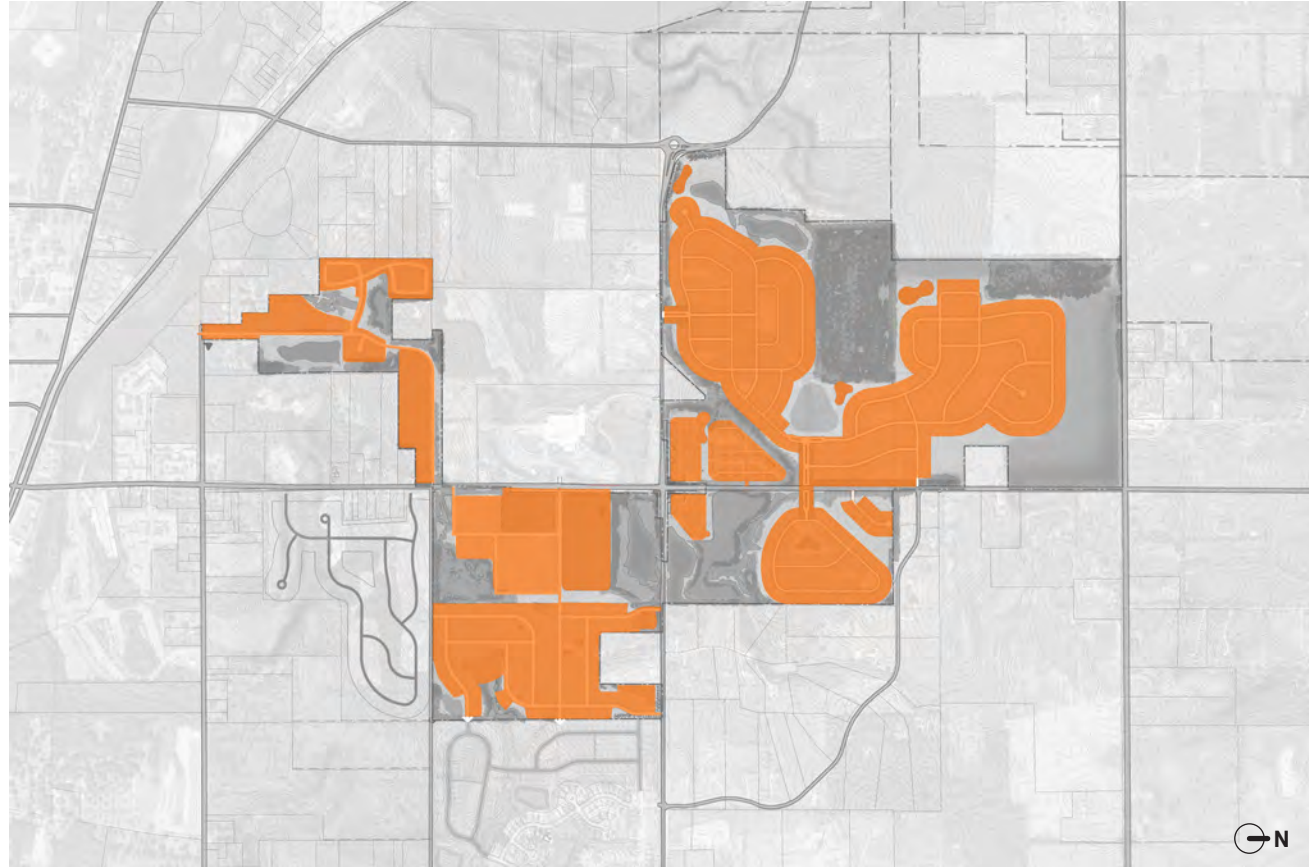


Utility phasing plan

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

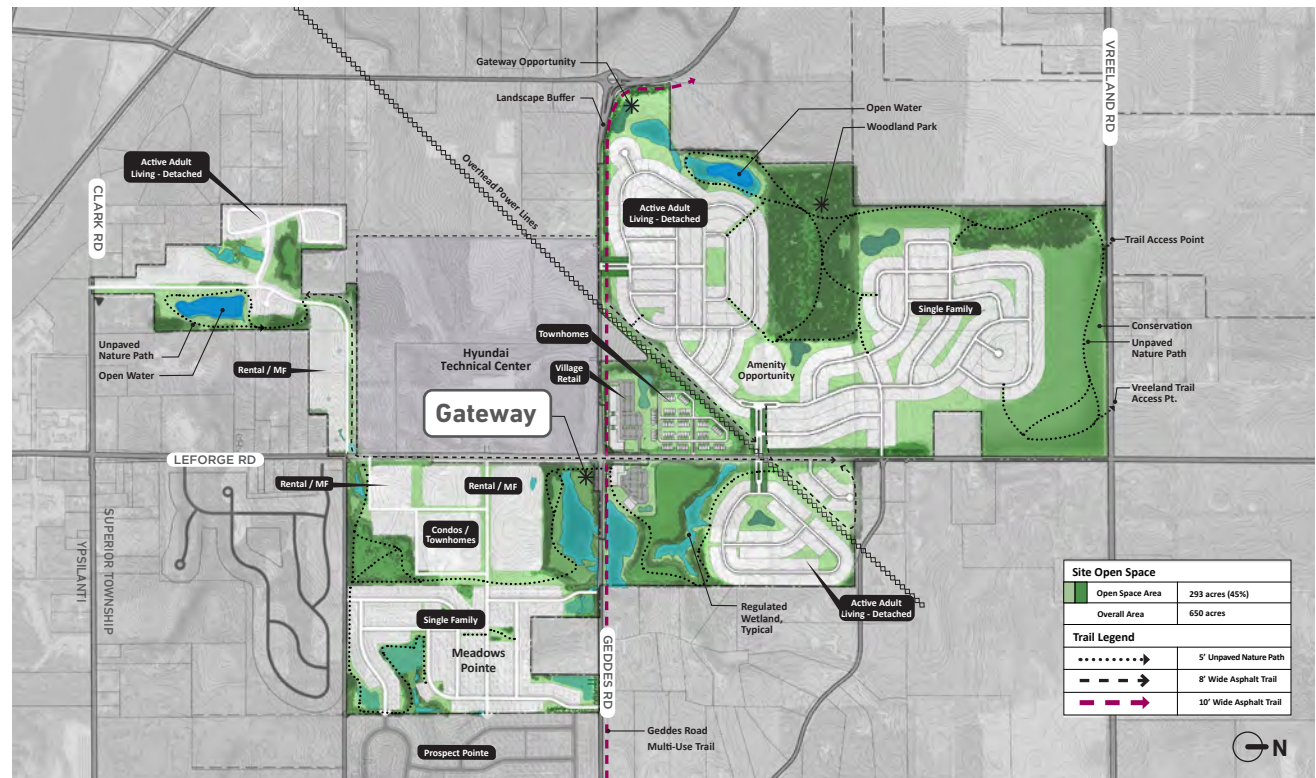
Each neighborhood will include various recreational amenities, including pocket parks, benches, resting stations for hikers and bikers (perhaps with air and tire repairs), etc.

## 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

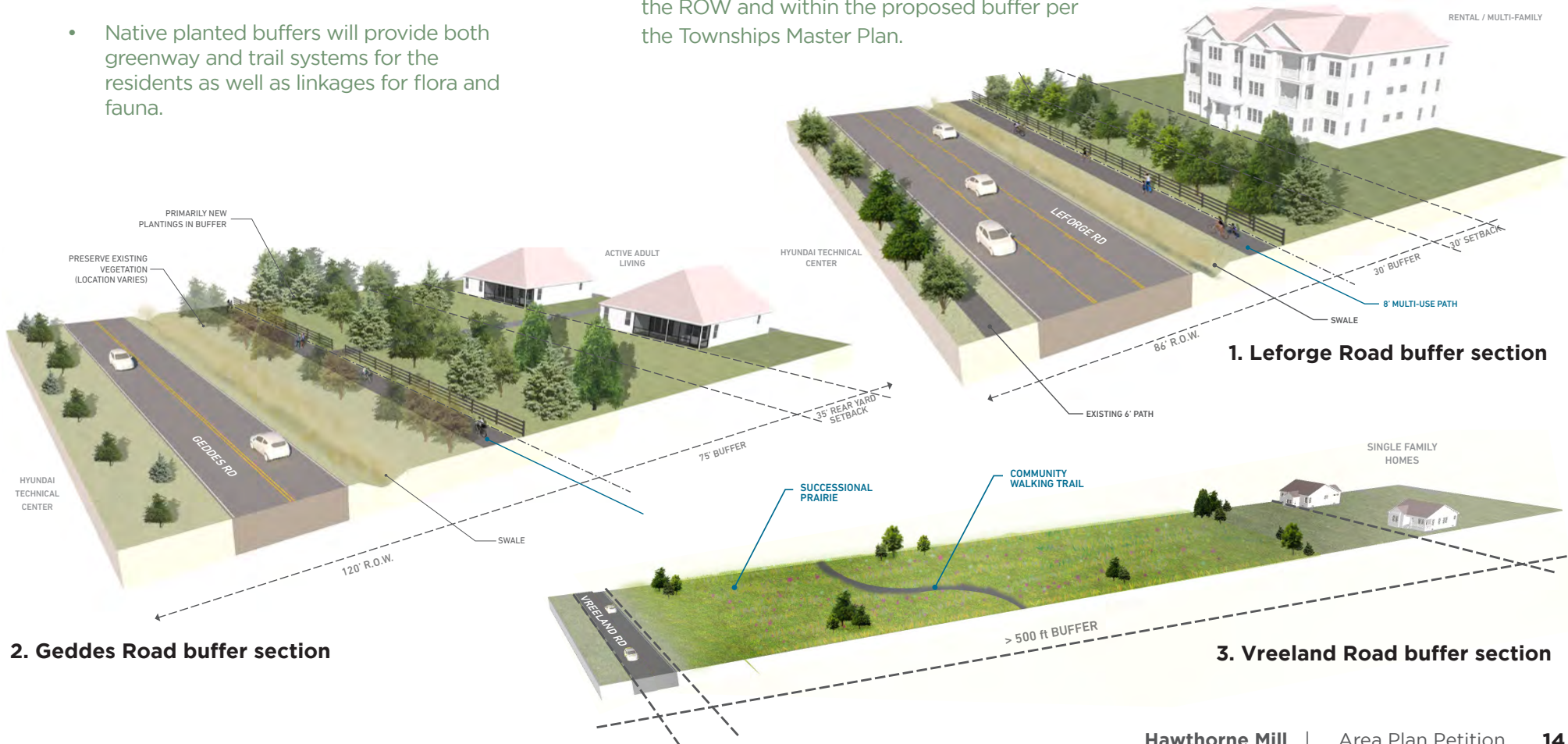
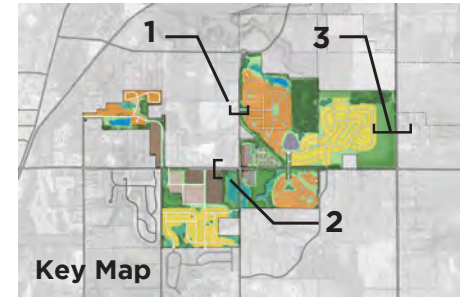
westernmost end of the development. This area can include a small park or landscaped sitting area. We would work with the Township on the design of a branding sign for the Hawthorne Mill project area which could include the name and logo for the Township.

## 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.

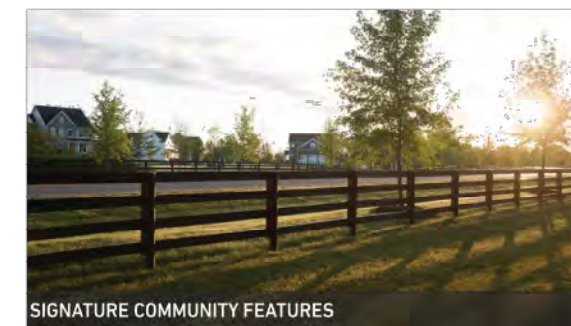
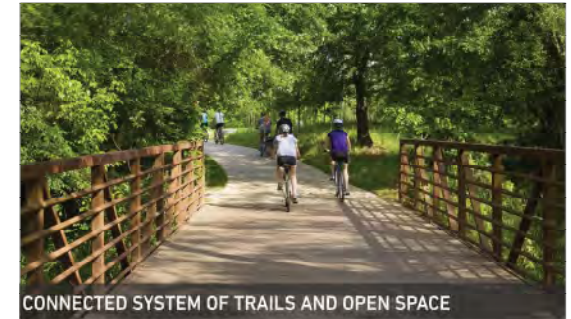
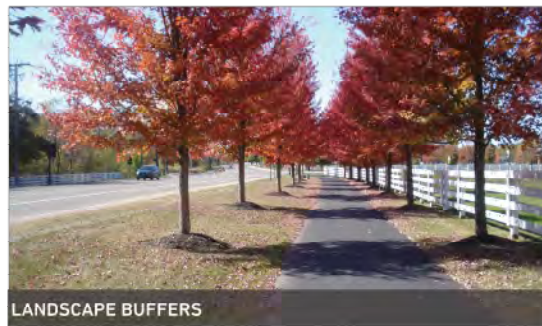
- Preserve existing natural vegetation located adjacent to the roadways
- Supplement with Native trees to be planted outside of the right of way
- Landscaping to foster a native, naturalized, non-invasive character and diversity
- Geddes road is a Special Landscape Corridor to receive natural character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

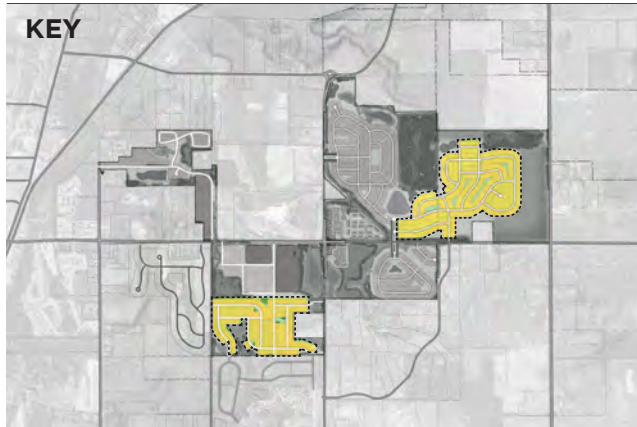
Hawthorne Mill is unique in that it proposes a variety of neighborhoods within an overall master planned development. A range of local and national builders have expressed interest in the development, but it is imperative that flexibility is of residential product is maintained due to the size of the 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



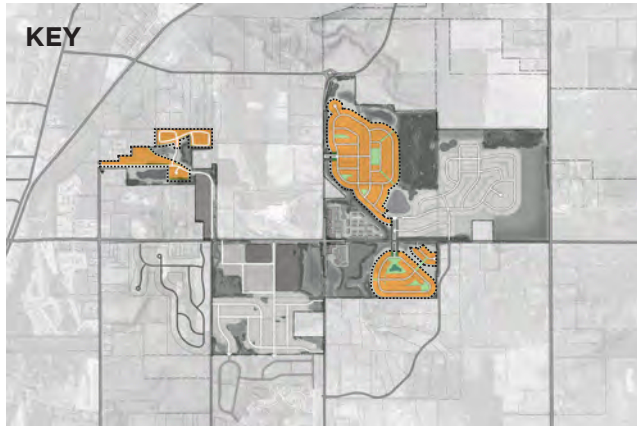
## SINGLE FAMILY RESIDENTIAL

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



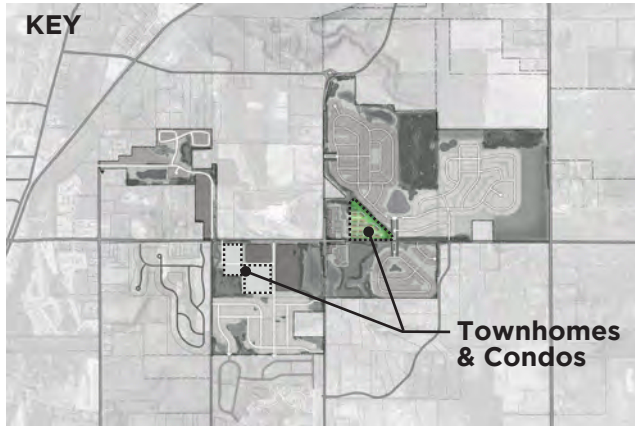
## ACTIVE ADULT RESIDENTIAL

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



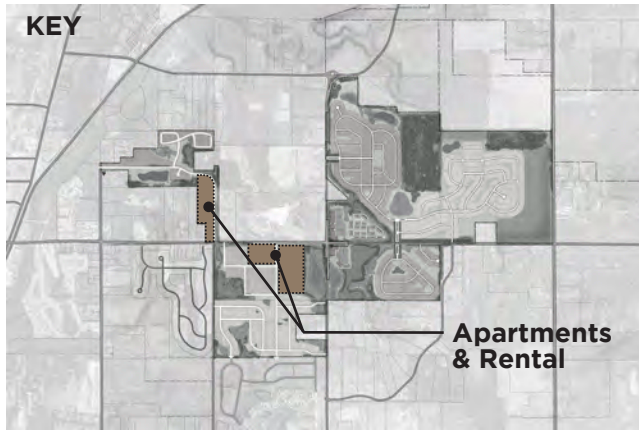
## TOWNHOMES & CONDOS

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

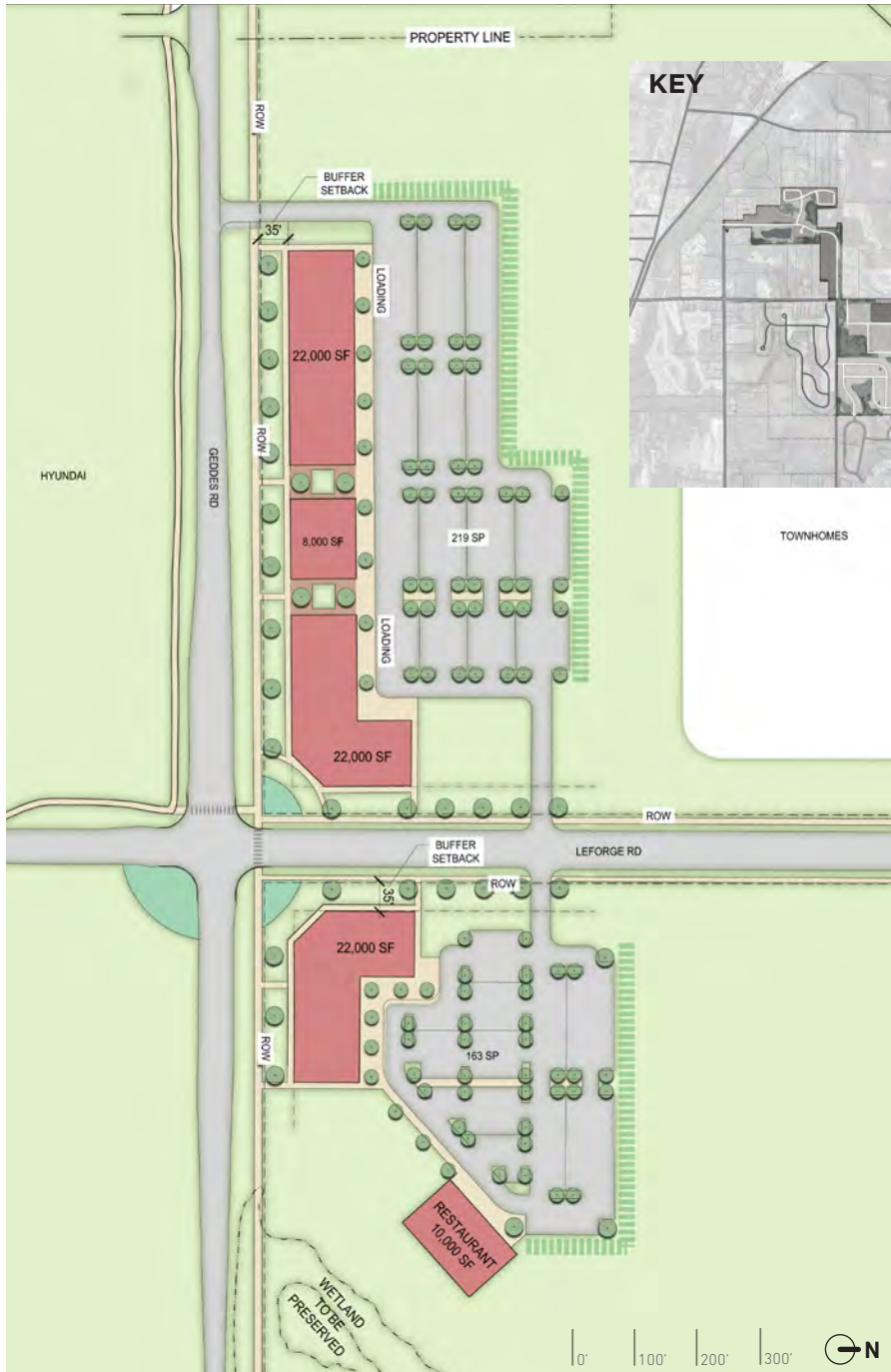


## APARTMENTS & RENTAL

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/2016/10/3-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>

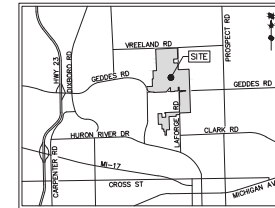


# AREA PLAN PACKAGE





## 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

ATWELL, LLC  
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  
TWO TOWNE SQUARE, SUITE 700  
SOUTHFIELD, MICHIGAN 48076  
CONTACT: JUSTIN CECIL  
PHONE: (248) 447-2000  
EMAIL: JCECIL@ATWELL-GROUP.COM

#### PLANNER/LANDSCAPE ARCHITECT

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

#### TRAFFIC ENGINEER

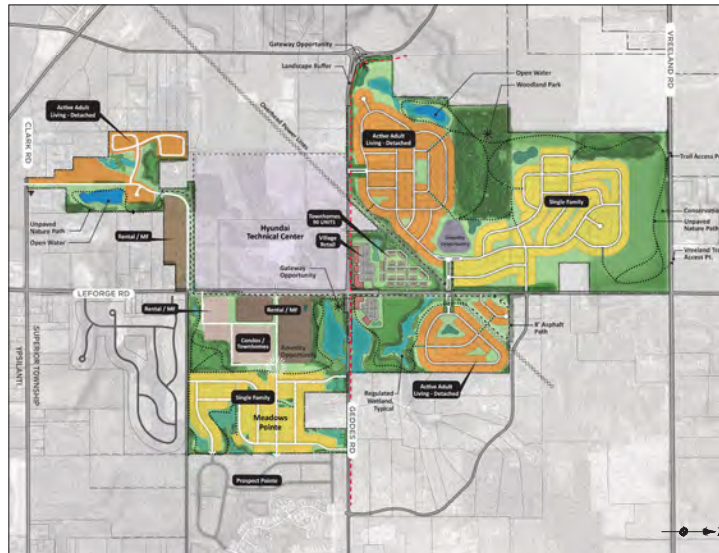
FLEIS & VANDENBRINK  
2725 STANSBURY BLVD., SUITE 195  
FARMINGTON HILLS, MICHIGAN 48334  
CONTACT: JULIE M. KROLL, P.E., PTOE  
PHONE: (248) 536-0880  
EMAIL: JKROLL@FVENG.COM

### 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.

Call before you dig.

THE LOCATION OF BURIED UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND SHOULD NOT BE RELIED UPON FOR THE EXACT LOCATION OF ALL EXISTING UTILITIES. YOU ARE SOLELY RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BEFORE YOU BEGIN ANY CONSTRUCTION. FAILURE TO DO SO MAY BE CAUSAL FOR DAMAGE TO UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. 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  
TWO TOWNE SQUARE, SUITE 700  
SOUTHFIELD, MICHIGAN 48076

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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  
COVER SHEET

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

REVISIONS  
NA NA NA  
N/A

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

DATE: JUNE 26, 2020

# OVERALL EXISTING CONDITIONS



## LEGAL DESCRIPTION

EXHIBIT "A" PROPERTY DESCRIPTION PER COMMITMENT FOR TITLE INSURANCE ISSUED BY WFO 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 203.98 FEET, THENCE SOUTH 00-44-42 EAST 104.98 FEET, THENCE SOUTH 87-48-00 WEST 203.98 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 203.98 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 LAFORGE 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 158.57 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°10'00" 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 SOUTHWEST 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°03'35" WEST 493.36 FEET, THENCE SOUTH 00°44'42" EAST 60.04 FEET, THENCE SOUTH 87°03'35" WEST 981.54 FEET, THENCE NORTH 42°07'10" EAST 698.09 FEET, THENCE NORTH 87°03'35" EAST 512.52 FEET, THENCE SOUTH 00°03'00" EAST 500.00 FEET, THENCE NORTH 87°03'35" 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°25'21" 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°25'21" EAST 395.29 FEET, THENCE NORTH 87°40'23" EAST 441.42 FEET, THENCE NORTH 2°25'44" 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°25'25" EAST 197.65 FEET, THENCE SOUTH 87°40'23" WEST 440.5 FEET, THENCE NORTH 2°25'14" 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 MINUTES 27 SECONDS WEST 2657.44 FEET ALONG THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 TO 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 MINUTES 27 SECONDS WEST 2657.44 FEET) ALONG THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, THENCE SOUTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 725.90 FEET (RECORDED AS SOUTH 00 DEGREES 00 MINUTES 27 SECONDS EAST 725.90 FEET) ALONG THE NORTH LINE OF SAID SECTION 33, THENCE NORTH 89 DEGREES 55 MINUTES 45 SECONDS EAST 599.89 FEET (RECORDED AS NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST 725.98 FEET) ALONG THE NORTH LINE OF SAID SECTION 33, THENCE EAST 404.20 FEET (RECORDED AS EAST) ALONG THE NORTH SECTION LINE OF SAID SECTION 33 AND THE CENTERLINE OF SAID SECTORS ROAD TO THE POINT OF BEGINNING.

**SUMMARY**  
TOTAL GROSS ACREAGE = 650 ACRES



Call before you dig. Know what's below. Call before you dig. THE LOCATION OF ANY UTILITIES IS NOT GUARANTEED BY THE STATE OF MICHIGAN. ANY INFORMATION PROVIDED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY UTILITIES.

NOTICE: THE CONTRACTOR'S LIABILITY IS THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY UTILITIES.



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

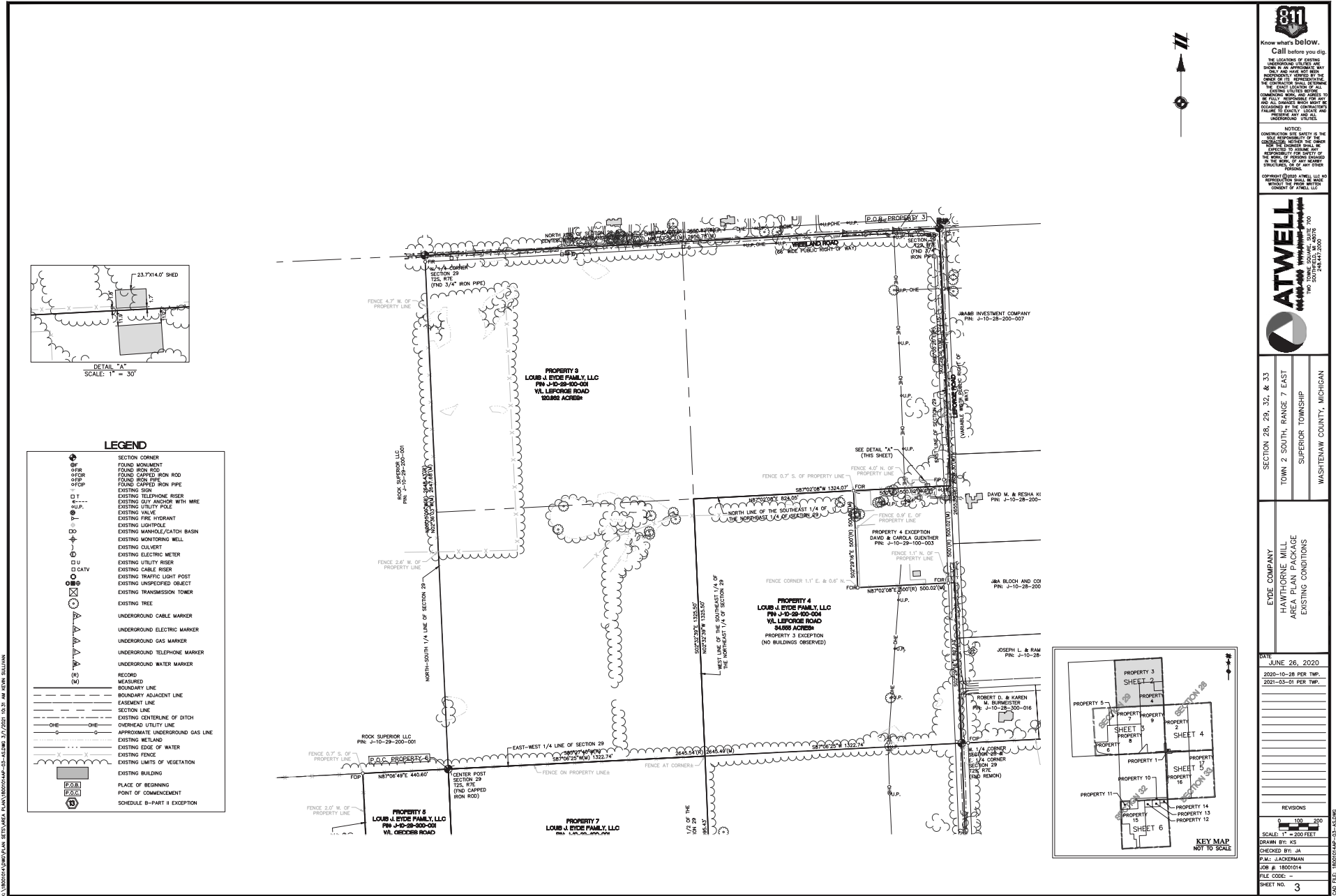
EYDE COMPANY  
HAWTHORNE MILL  
AREA PLAN PACKAGE  
OVERLAPPING  
CONDITIONS

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**  
Know what's below.  
Call before you dig.  
THE LOCATION OF ANY UTILITIES IS NOT GUARANTEED BY ANY CONTRACTOR. ANY UTILITIES NOT SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE 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 OCCURRED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PROTECT ALL UTILITIES PRIOR TO ANY CONSTRUCTION WORK.

**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP AND COUNTY PRIOR TO ANY CONSTRUCTION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP AND COUNTY PRIOR TO ANY CONSTRUCTION WORK.



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

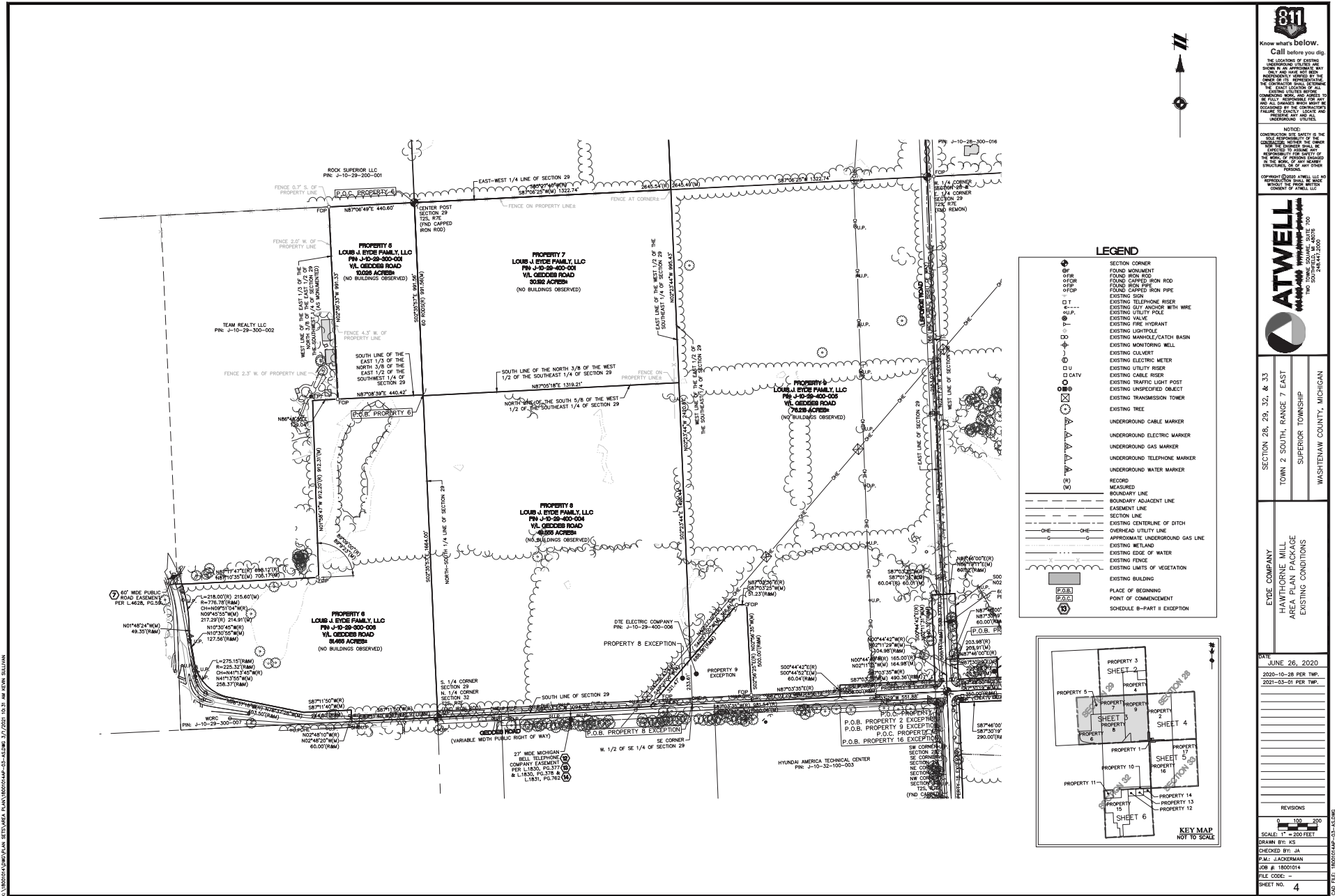
**EIDE COMPANY**  
**HAWTHORNE MILL**  
**AREA PLAN PACKAGE**  
**EXISTING CONDITIONS**

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

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Plan not to scale

# EXISTING CONDITIONS



**811**  
Know what's below.  
Call before you dig.  
THE LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED. ANY UNDISCOVERED UTILITIES ARE NOT GUARANTEED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES.

**ATWELL**  
SURVEYING & ENGINEERING  
1100 W. STATE ST. SUITE 200  
WASHTENAW COUNTY, MICHIGAN 48801  
PHONE: 517.487.2000  
FAX: 517.487.2001

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

EYDE COMPANY  
HAWTHORNE MILL  
AREA PLAN PACKAGE  
EXISTING CONDITIONS

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

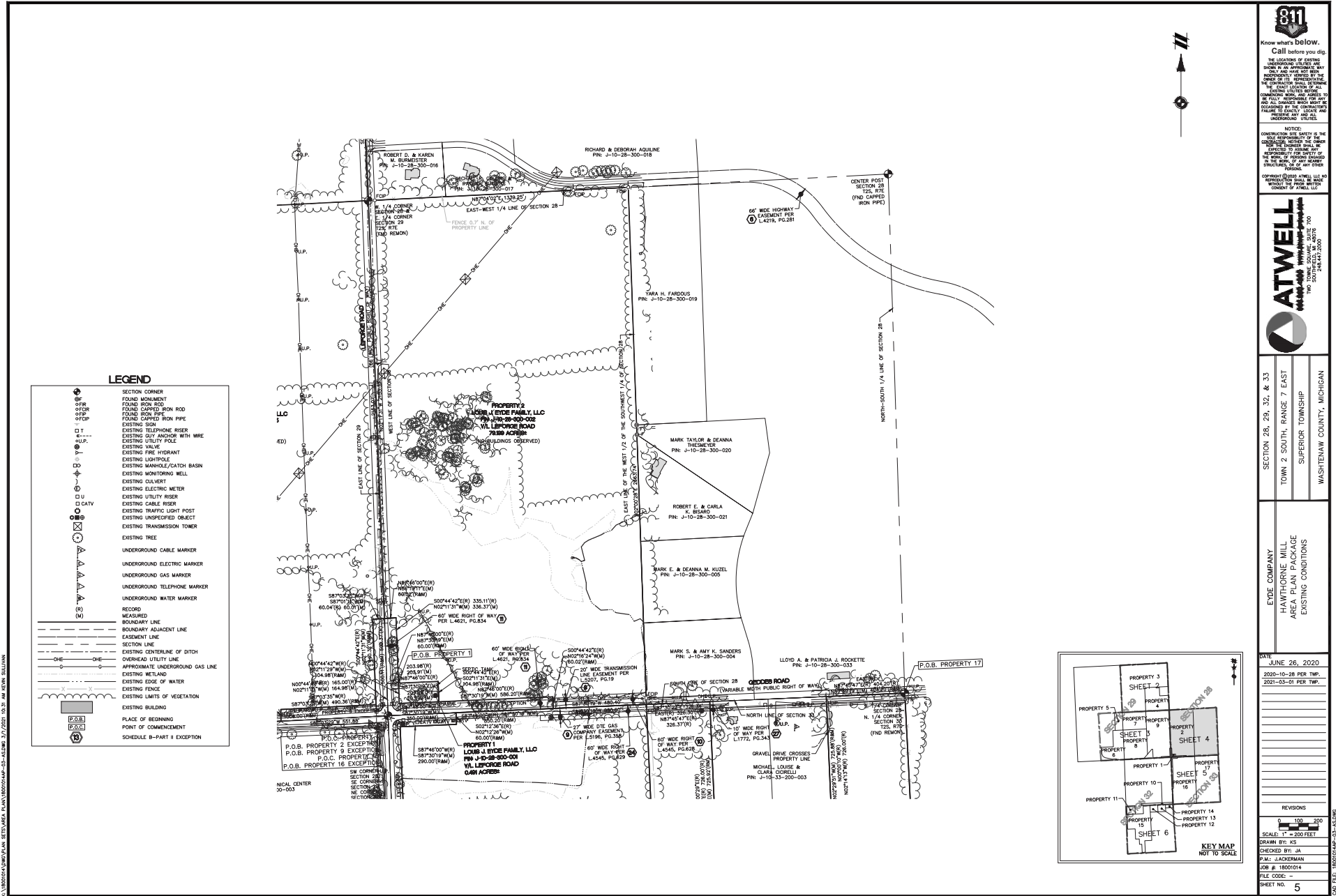
REVISIONS

SCALE: 1" = 200 FEET

CHECKED BY: JA  
P.L. JACKERMAN  
JOB # 1801014  
FILE CODE -  
SHEET NO. 4

Plan not to scale

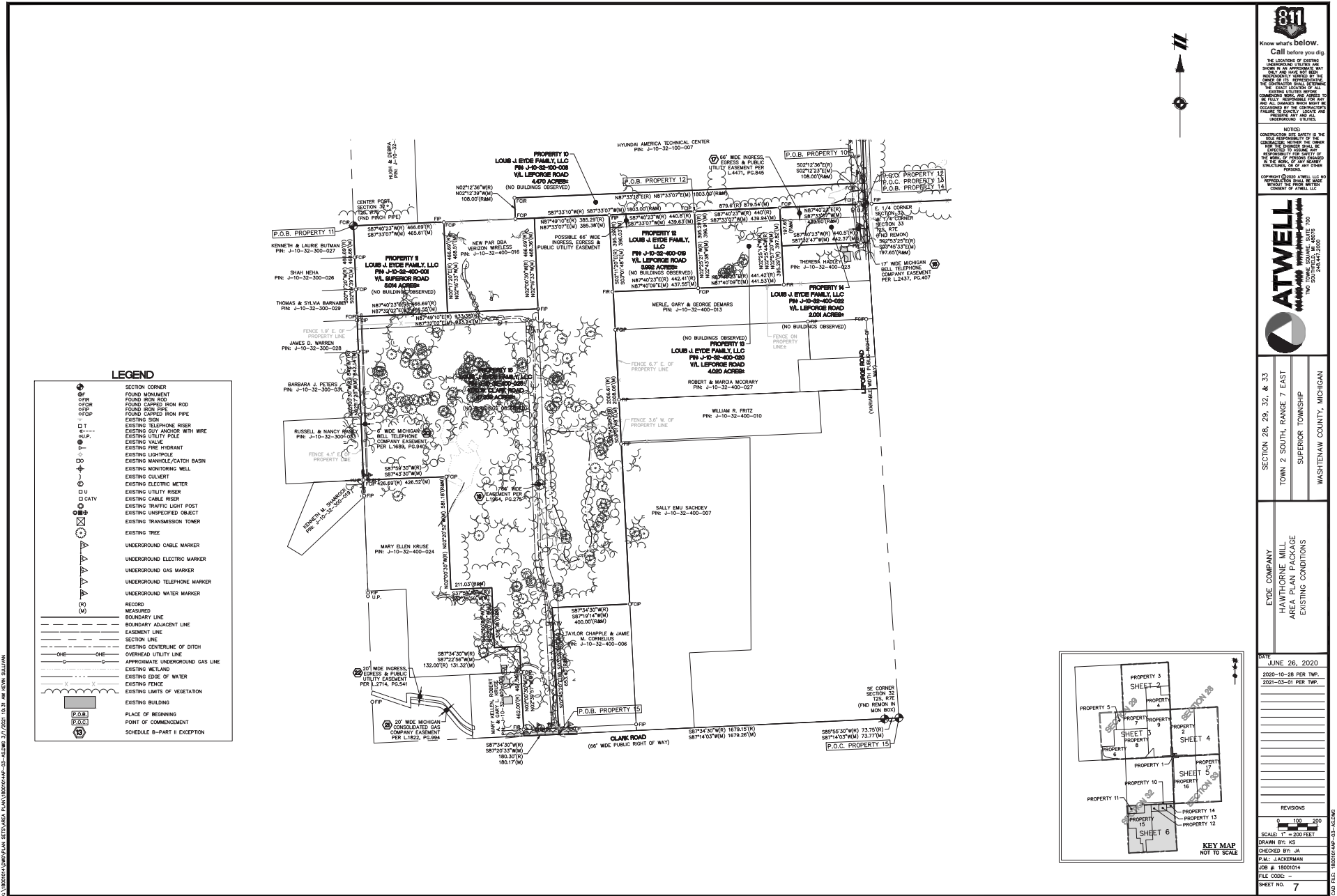
# EXISTING CONDITIONS



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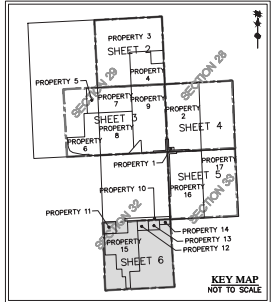


# EXISTING CONDITIONS



**LEGEND**

	SECTION CORNER
	FOUND MONUMENT
	FOUND IRON ROD
	FOUND CAST IRON ROD
	FOUND CAST IRON PIPE
	EXISTING SON
	EXISTING TELEPHONE RISER
	EXISTING CLAY ANCHOR WITH WIRE
	EXISTING UTILITY POLE
	EXISTING VALVE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING MANHOLE/CATCH BASIN
	EXISTING MONITORING WELL
	EXISTING CULVERT
	EXISTING ELECTRIC METER
	EXISTING UTILITY RISER
	EXISTING CABLE RISER
	EXISTING TRAFFIC LIGHT POST
	EXISTING UNSCORED 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 II EXCEPTION



Know what's below.  
Call before you dig.  
THE LOCATION OF UTILITIES  
AND SERVICES ARE SHOWN ON  
THIS PLAN AS SUPPLIED BY THE  
INDIVIDUALS RESPONSIBLE FOR  
OBTAINING THIS INFORMATION.  
THE CONTRACTOR SHALL VERIFY  
THE LOCATION OF UTILITIES  
AND SERVICES BEFORE ANY  
CONSTRUCTION WORK AND AGREE TO  
BE FULLY RESPONSIBLE FOR ANY  
DAMAGE TO UTILITIES AND SERVICES  
OCCURRED BY THE CONTRACTOR'S  
FAILURE TO VERIFY LOCATIONS AND  
DEPTHS FOR ANY UTILITIES AND  
UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION FOR SAFETY IS THE  
PRIME RESPONSIBILITY OF THE  
CONTRACTOR. THE OWNER  
WARRANTS THE ACCURACY OF THE  
INFORMATION PROVIDED BUT  
RESPECTED TO THE SAFETY OF  
THE WORKER. PROCEED WITH  
CAUTION AND BE AWARE THAT  
THE CONTRACTOR SHALL BE  
FULLY RESPONSIBLE FOR ANY  
DAMAGE TO UTILITIES AND  
SERVICES OCCURRED BY THE  
CONTRACTOR'S FAILURE TO  
VERIFY LOCATIONS AND DEPTHS  
FOR ANY UTILITIES AND  
UNDERGROUND UTILITIES.

CONTRACTOR (2020) ATWELL LLC 80  
WESTERN BLVD. SUITE 100  
WASHTENAW COUNTY, MI 49783  
PHONE: 268.4400 FAX: 268.4401

ATWELL  
LAND SURVEYING & ENGINEERING  
1100 STATE ST. SUITE 100  
WASHTENAW COUNTY, MI 49783  
PHONE: 268.4400 FAX: 268.4401

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

EDGE COMPANY  
HAWTHORNE MILL  
AREA PLAN PACKAGE  
EXISTING CONDITIONS

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

REVISIONS

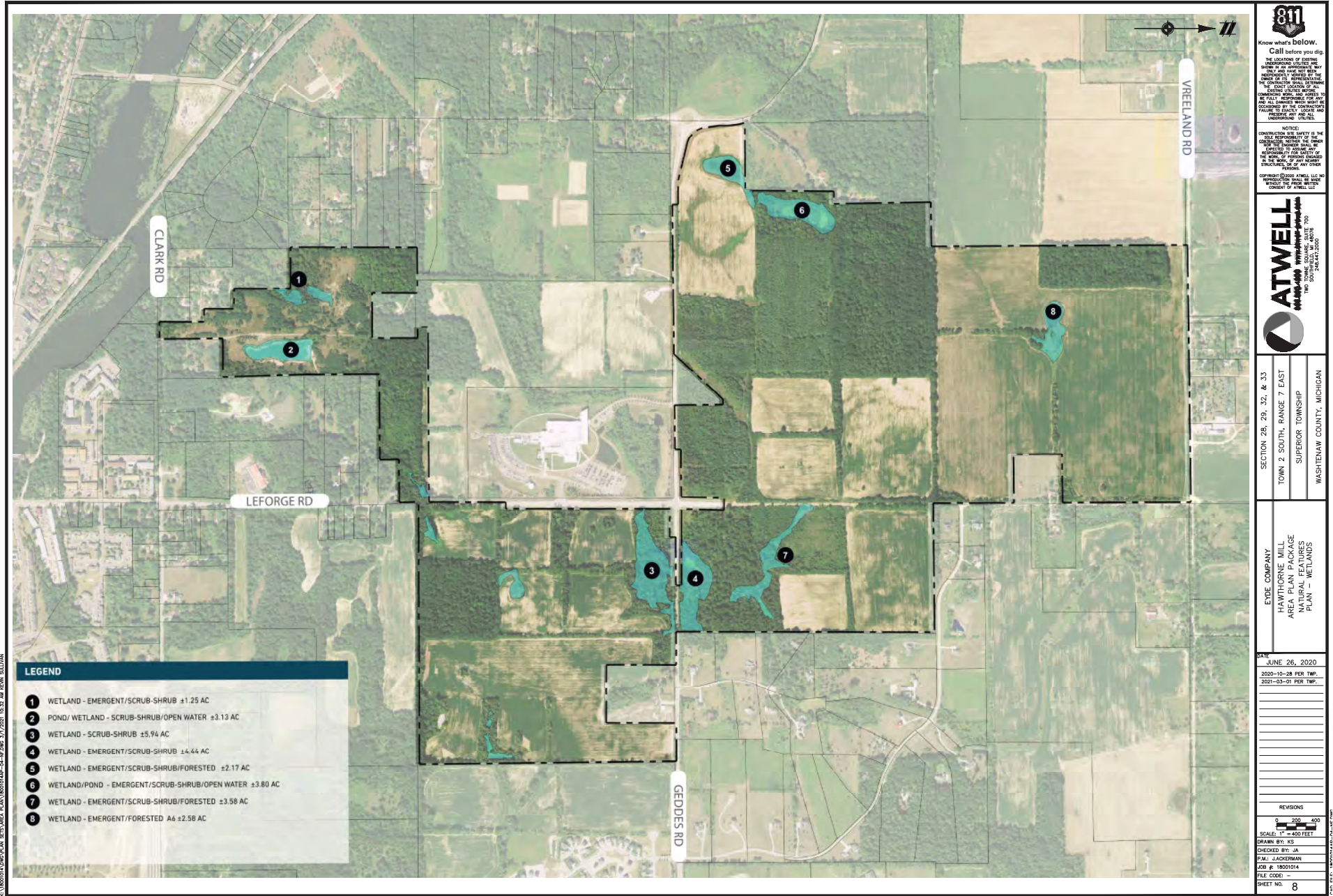
NO.	DESCRIPTION

SCALE: 1" = 200 FEET

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CHECKED BY: JA  
P.M.: JACKERMAN  
JOB #: 1801014  
FILE CODE: -  
SHEET NO. 7

Plan not to scale

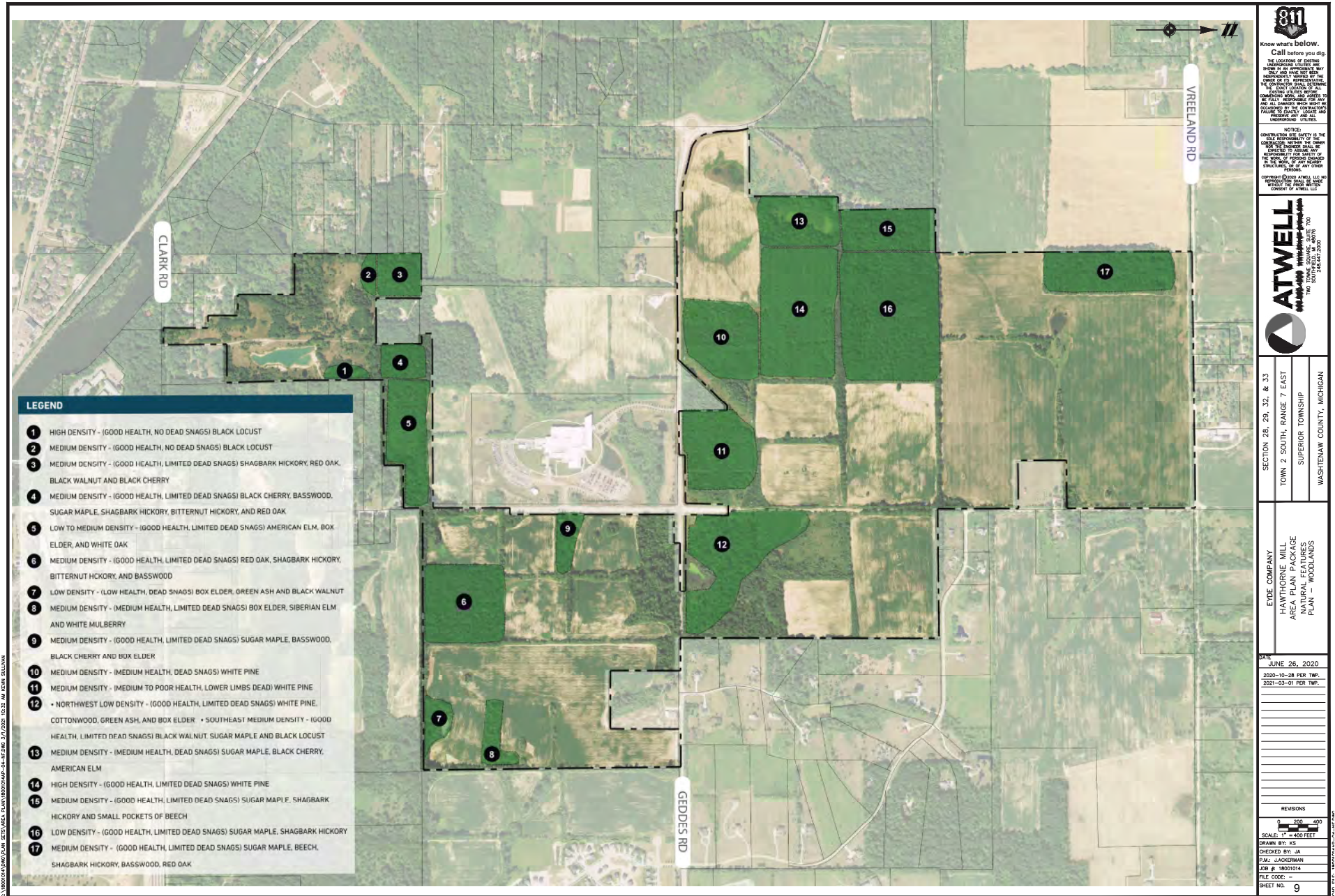
# NATURAL FEATURES WETLANDS



Plan not to scale

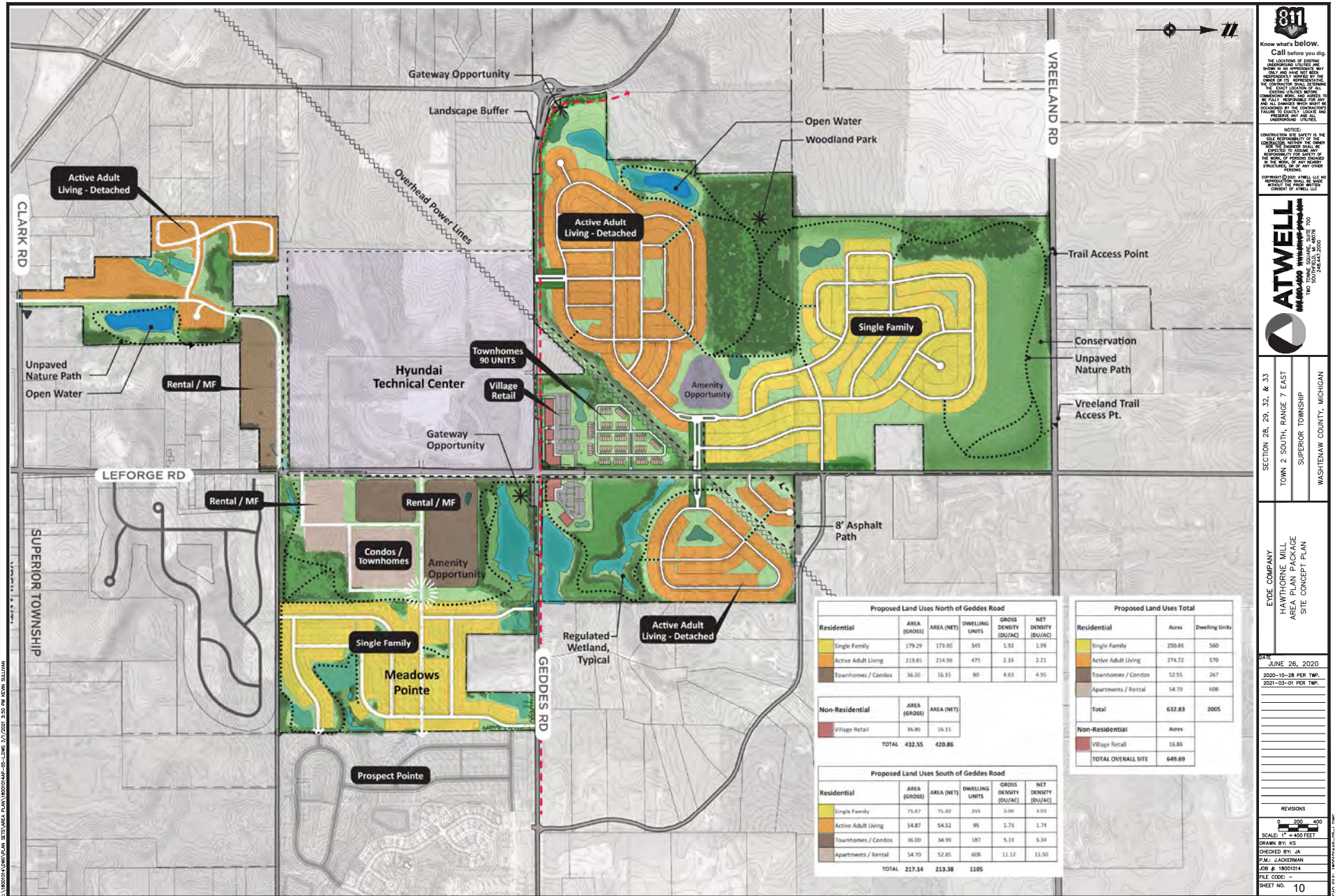


# NATURAL FEATURES WOODLANDS



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
<b>TOTAL</b>	<b>432.55</b>	<b>420.86</b>

**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
<b>TOTAL</b>	<b>217.24</b>	<b>213.38</b>	<b>1105</b>		

**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
<b>Total</b>	<b>632.83</b>	<b>2005</b>

Non-Residential	Acres
Village Retail	16.86
<b>TOTAL OVERALL SITE</b>	<b>649.69</b>

**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 a utility map. The user is responsible for verifying the location of all utilities before any excavation work is undertaken. The contractor is responsible for all utility work and for the safety of all workers and the public. The contractor is responsible for the safety of all workers and the public. The contractor is responsible for the safety of all workers and the public.

**ATWELL**  
LANDSCAPE ARCHITECTURE  
1100 TOWNE SQUARE, SUITE 200  
ANN ARBOR, MICHIGAN 48106

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  
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SCALE: 1" = 400 FEET  
DRAWN BY: KS  
CHECKED BY: JA  
P.M.: JACKERMAN  
JOB #: 1801014  
FILE CODE: -  
SHEET NO: 10


Plan not to scale





# 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. ANY RESPONSIBILITY FOR DAMAGE TO THE WORK OF BURIED UTILITIES OR STRUCTURES, OR OF ANY OTHER PERSONS, CONSTRUCTION OR OTHERWISE, SPECIFICALLY RESPONSIBLE FOR INJURY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR SHALL BE BORNE BY THE CONTRACTOR. PLEASE CONTACT LOCAL AND UNDERGROUND UTILITIES.

---

**NOTICE:**  
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR ENGINEER SHALL BE RESPONSIBLE FOR SAFETY OF THE WORK OF PERSONS EMPLOYED BY THE CONTRACTOR OR FOR DAMAGES TO ANY OTHER PERSONS.

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**ATWELL**  
 ARCHITECTURAL & ENGINEERING  
 100 TOWNE SQUARE, SUITE 700  
 WASHINGTON, DC 20007

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

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EYDE COMPANY  
 HAWTHORNE MILL  
 AREA PLAN PACKAGE  
 ROAD CORRIDOR &  
 GREENBELTS

---

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

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REVISIONS

NO.	DATE	DESCRIPTION
N/A	N/A	N/A

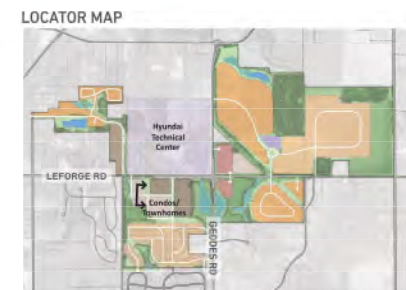
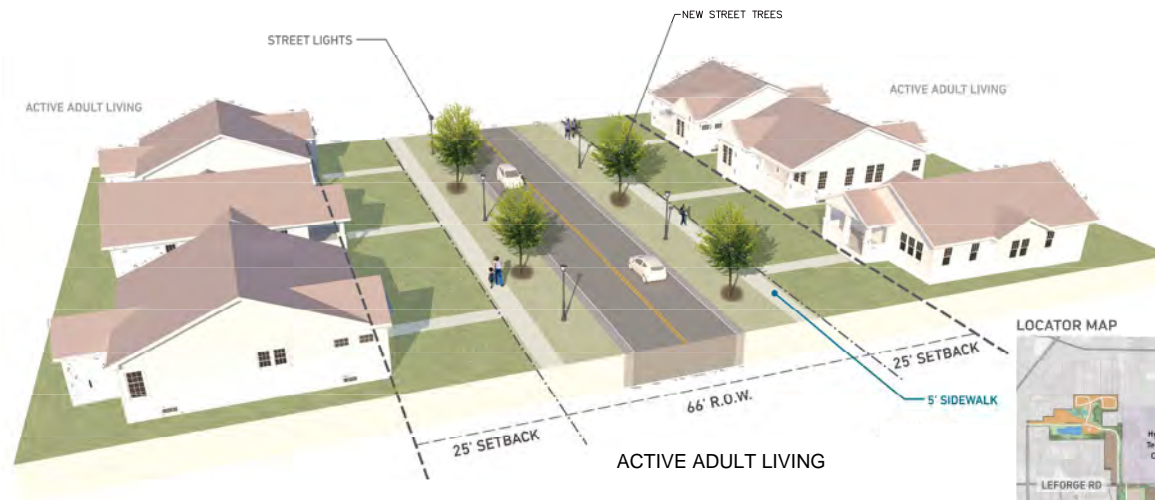
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 P.M.: JACKERMAN  
 JOB #: 18001014  
 FILE CODE: -  
 SHEET NO.: 13

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# ROAD CORRIDORS AND GREENBELTS



Call before you dig. Know what's below. The location of buried underground utilities are shown on an underground utility map. Call 811 and you will be notified of the location of all underground utilities. The contractor shall be responsible for the safety of all workers and the public. The contractor shall be responsible for the safety of all workers and the public. The contractor shall be responsible for the safety of all workers and the public.

NOTICE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC.



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

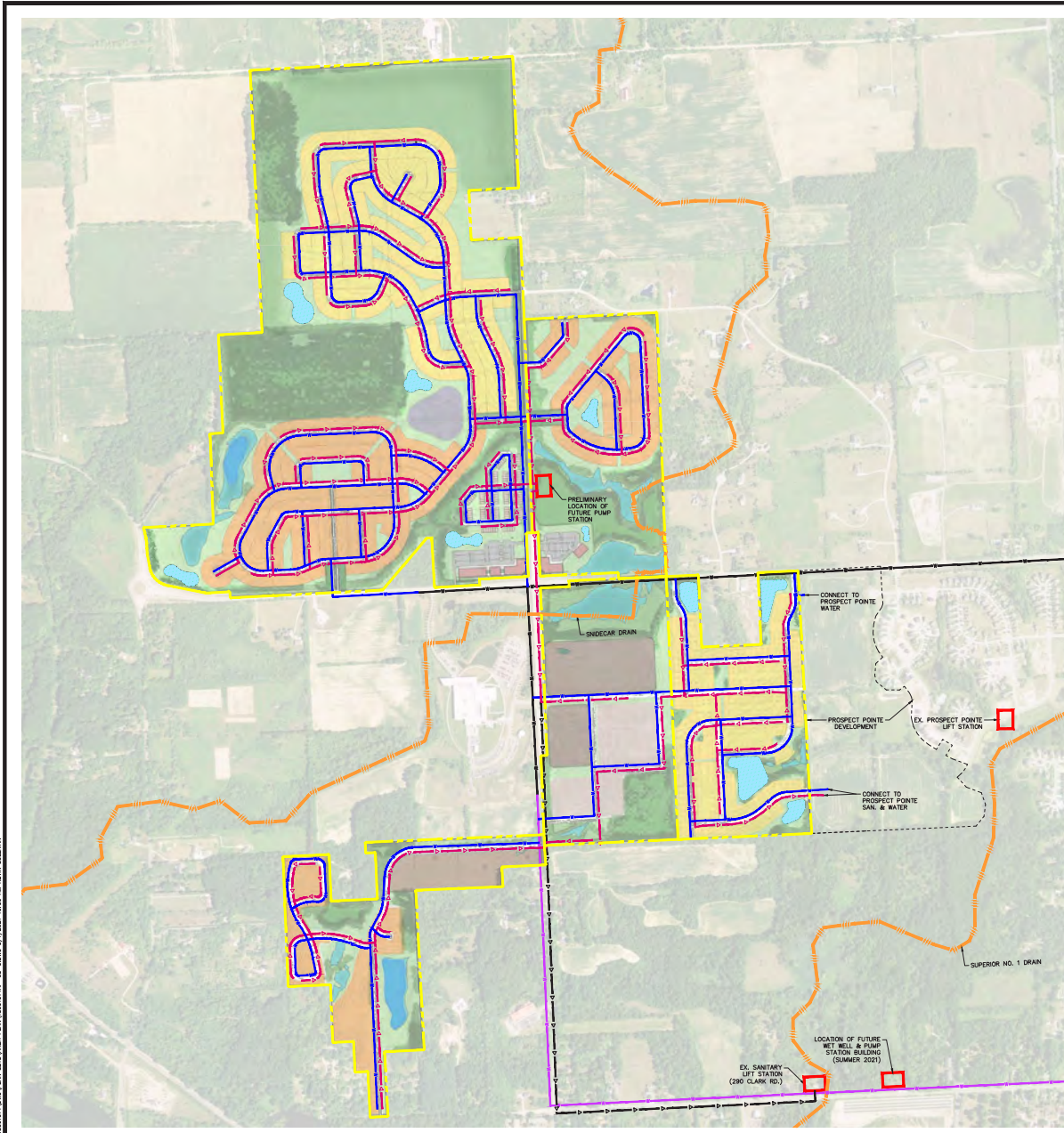
DATE: JUNE 26, 2020  
2020-10-28 PER TWP.  
2021-03-01 PER TWP.

REVISIONS
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N/A

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CHECKED BY: JA  
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JOB #: 18001014  
FILE CODE: -  
SHEET NO: 15

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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 GEDES ROAD FROM THE PROPOSED DEVELOPMENT'S EASTERN EDGE AND WOULD BE PROPOSED TO BE EXTENDED TO THE GEDES TRAFFIC CIRCLE AT SUPERIOR ROAD. THERE IS A 12" WATER MAIN LOCATED ALONG LEFORGE RD. SOUTH OF GEDES, WHICH WOULD BE PROPOSED TO BE EXTENDED NORTH OF GEDES 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 GEDES 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 PONTE WEST DEVELOPMENT AND THE EXISTING PROSPECT PONTE PUMP STATION WHICH HAS SOME REMAINING CAPACITY. THE PHASES OF DEVELOPMENT NORTH OF GEDES 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: 18001014  
 PROJECT LOCATION: SUPERIOR TOWNSHIP, WASHINGTON COUNTY, MICHIGAN  
 DATE: FEB. 24, 2021

NORTH OF GEDES RD				AVERAGE FLOW			PEAK FLOW		
Usage	Unit Factors	Unit	REU	POPULATION	(MGD)	(CFS)	(CFS)	(CFS)	(CFS)
Single Family	1 per unit	345	345	1208	0.121	0.527	0.636	0.636	0.636
Single Family - Active Adult/Detached	1 per unit	476	476	1663	0.166	0.257	0.257	0.257	0.257
Multi Family (Townhomes)	0.6 per unit	80	48	168	0.017	0.026	0.066	0.066	0.066
Commercial-General Retail	0.25 per 1,000 sqft	70,000	18	64	0.006	0.010	0.034	0.034	0.034
Commercial-Restaurant w/ Liquor	0.35 per 1,000 sqft	200	70	245	0.025	0.038	0.129	0.129	0.129
<b>TOTAL</b>			<b>956</b>	<b>3,347</b>	<b>0.335</b>	<b>0.518</b>	<b>1.761</b>	<b>1.761</b>	<b>1.761</b>

SOUTH OF GEDES RD				AVERAGE FLOW			PEAK FLOW		
Usage	Unit Factors	Unit	REU	POPULATION	(MGD)	(CFS)	(CFS)	(CFS)	(CFS)
Single Family	1 per unit	170	170	585	0.060	0.262	0.313	0.313	0.313
Single Family - Active Adult/Detached	1 per unit	95	95	323	0.033	0.051	0.175	0.175	0.175
Multi Family (Townhomes)	0.6 per unit	187	112	383	0.039	0.051	0.207	0.207	0.207
Multi Family (Apartments)	0.6 per unit	108	64	217	0.026	0.041	0.136	0.136	0.136
<b>TOTAL</b>			<b>742</b>	<b>2,597</b>	<b>0.260</b>	<b>0.402</b>	<b>1.367</b>	<b>1.367</b>	<b>1.367</b>

OVERALL DEVELOPMENT				AVERAGE FLOW			PEAK FLOW		
Usage	Unit Factors	Unit	REU	POPULATION	(MGD)	(CFS)	(CFS)	(CFS)	(CFS)
Single Family	1 per unit	515	515	1893	0.180	0.279	0.849	0.849	0.849
Single Family - Active Adult/Detached	1 per unit	571	571	1996	0.206	0.208	1.050	1.050	1.050
Multi Family (Townhomes)	0.6 per unit	267	160	581	0.036	0.047	0.295	0.295	0.295
Multi Family (Apartments)	0.6 per unit	108	64	245	0.026	0.041	0.136	0.136	0.136
Commercial-General Retail	0.25 per 1,000 sqft	70,000	18	64	0.006	0.010	0.034	0.034	0.034
Commercial-Restaurant w/ Liquor	0.35 per 1,000 sqft	200	70	245	0.025	0.038	0.129	0.129	0.129
<b>TOTAL</b>			<b>1,698</b>	<b>5,944</b>	<b>0.694</b>	<b>0.920</b>	<b>3.128</b>	<b>3.128</b>	<b>3.128</b>

**ASSUMPTIONS:**  
 Population = 3.5 people per REU  
 Average Usage = 100 gallons per person per day  
 Peaking Factor =  $\frac{1.8 + \sqrt{\frac{\text{population}}{1,000,000}}}{1 + \sqrt{\frac{\text{population}}{1,000,000}}}$

**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.  
 THE LOCATION OF ALL UTILITIES AND DEPTHS ARE SHOWN AS AN APPROXIMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND DEPTHS BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES NOT SHOWN ON THIS PLAN.

**ATWELL**  
 ENGINEERS ARCHITECTS PLANNERS  
 100 TOWN SQUARE, SUITE 200  
 WASHINGTON COUNTY, MICHIGAN 49783  
 TEL: 517.666.1111 FAX: 517.666.1112

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  
 NA NA NA

DRAWN BY: KS  
 CHECKED BY: JA  
 P.L.: JACKERMAN  
 JOB #: 18001014  
 FILE CODE: -  
 SHEET NO: 16