

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, SUPERIOR TOWNSHIP, MI 48198
AGENDA
APRIL 27, 2022
7:00 p.m.**

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
 - A. Approval of the March 23, 2022 regular meeting minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
9. REPORTS
 - A. Ordinance Officer Report
 - B. Building Department Report
10. OLD BUSINESS
 - A. STPC 19-08 Fairway Glen Phase II Preliminary Site Plan Extension
11. NEW BUSINESS
 - A. STPC 21-05 Hyundai Site Expansion Final Site Plan
 - B. STPC 22-02 Prospect Pointe West Final Site Plan Phase 0
12. POLICY DISCUSSION
13. ADJOURNMENT

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

Laura Bennett, Planning Clerk
734-482-6099

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 23, 2022
DRAFT MINUTES
Page 1 of 6**

1. CALL TO ORDER

Vice-Chairman Steele called the regular meeting to order at 7:00 p.m.

2. ROLL CALL

The following members were present: Brennan, Dabish-Yahkind, Findley, McGill, Sani-Yahyai, Steele. Also present were Paul Montagno, Carlisle Wortman and Rick Mayernik, Building Official.

3. DETERMINATION OF QUORUM

A quorum was present.

4. ADOPTION OF AGENDA

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

5. APPROVAL OF MINUTES

A. Minutes of the February 23, 2022 Meeting

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

6. CITIZEN PARTICIPATION

None.

7. CORRESPONDENCE

A. Notice of Distribution of Draft Van Buren Township 2022 Sumpter Road Corridor Plan

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

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 23, 2022
DRAFT MINUTES
Page 2 of 6**

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

A. STPC 22-01 Southeast Michigan Land Holdings – Rezoning

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to open the public hearing. The motion carried.

John Ackerman, Atwell, presented the rezoning request.

Commissioner Dabish-Yahkind stated that she is concerned about the aesthetic of what will be submitted and if it will fit in with the rest of the area. She added that the area is a significant entry point within the Township.

Mr. Ackerman replied that they are just seeking rezoning approval. He added that the applicant has been working on the tree survey.

Cosimo Lombardo explained that Lombardo Homes is planning on selling the “Tradition Series”, with a price point starting around \$700,000.

Mr. Ackerman added that the homes would be on one acre lots with individual well and septic.

Commissioner Dabish-Yahkind expressed that she is uncomfortable with not having more details, especially because it is a rural area.

Paul Montagno gave the Planner’s report dated March 13, 2022.

Commissioner Steele asked how many homes Lombardo Homes could put on the site without a rezoning.

Mr. Ackerman replied that it was hard to say, but perhaps twenty homes.

Commissioner Dabish-Yahkind discussed how much Lombardo is paying for the property.

Mr. Ackerman replied that the cost of the property shouldn’t matter in the Planning Commission’s decision.

Commissioner Steele inquired about the difference between PC (Planned Community District) Zoning and R2 (Single-Family Residential District).

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 23, 2022
DRAFT MINUTES
Page 3 of 6**

Mr. Montagno replied that a PC will essentially go through the rezoning process, and you end up with similar results. Planned Community gives the developer some flexibility.

Mr. Lombardo explained that since PC allows for flexibility, there is not anything significant that would need that flexibility. The homes would be on one acre lots with well and septic.

Donajean Lawson, 6629 Fleming Creek Drive, asked about the plan for the property south of Plymouth Road.

Mr. Lombardo replied there would be two or three one acre lots.

Tom Lawson, 6629 Fleming Creek Drive, asked if there would be an environmental impact statement on the water table or septic. He also asked how much of the property south of Plymouth Road is in the flood plain.

Mr. Ackerman replied that there is not much the applicant can do on the south side of Plymouth Road, but there would be no lots created in the flood plain.

Linda Irvin, 6530 Plymouth-Ann Arbor Road, noted concerns with the wetlands in the area and the fact that they get more wet every year.

Mr. Ackerman replied that the wetlands along Fleming Creek are regulated wetlands, and a field study will be completed regarding those wetlands.

Stephen Barth, Plymouth-Ann Arbor Road, inquired if there would be a traffic study completed. He noted that traffic backs up along Plymouth Road.

Mr. Ackerman does not know if a traffic study will be required. It will be determined at the preliminary site plan phase by Washtenaw County Road Commission.

Gordon Jurasek, 7511 Warren Road, asked what was required for well and septic from the Health Department.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 23, 2022
DRAFT MINUTES
Page 4 of 6**

Mr. Ackerman replied the requirement is a minimum of one acre lots and qualified sand. He added that soil borings were provided to the County Health Department.

A motion was made by Commissioner Brennan and supported by Commissioner Findley to close the public hearing. The motion carried.

A motion was made by Commissioner Brennan and supported by Commissioner McGill to postpone action and direct staff to draft a resolution recommending approval to the Township Board for rezoning petitions STPC 22-01 Southeast Michigan Land Holdings based on the findings of facts discussed at tonight's meeting and those identified in the Planner's report.

Roll Call:

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

The motion carried.

9. REPORTS

A. Ordinance Officer Report

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

B. Building Department Report

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

10. OLD BUSINESS

None.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 23, 2022
DRAFT MINUTES
Page 5 of 6**

11. NEW BUSINESS

A. Election of Officers

1. Motion by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to nominate Jay Gardner for Planning Commission Chair.

Roll Call:

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

The motion carried.

2. Motion by Commissioner Findley and supported by Commissioner Sanii-Yahyai to nominate Robert Steele for Planning Commission Vice-Chair.

Roll Call:

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

The motion carried.

3. Motion by Commissioner Sanii-Yahyai and supported by Commissioner McGill to nominate Tom Brennan for Planning Commission Secretary.

Roll Call:

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

The motion carried.

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION
MARCH 23, 2022
DRAFT MINUTES
Page 6 of 6**

12. POLICY DISCUSSION

None.

13. ADJOURNMENT

Motion by Commissioner Brennan, supported by Commissioner Sanii-Yahyai to adjourn.

Motion Carried.

The meeting was adjourned at 7:47 pm.

Respectfully submitted,
Thomas Brennan III, Planning Commission Secretary

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

Superior Township Monthly Report

March/April 2022

Resident Complaints/ Debris:

8293 S. Warwick Ct.- Carpet on Extension- **(Tagged)**
10245 Avondale- Washer on Extension- **(Tagged)**
1722 Stephens Dr.- Dresser on Extension- **(Tagged)**
8650 Cedar St.- Debris on Extension- **(Tagged)**
8683 Nottingham- Debris on Extension- **(Tagged)**
1613 Harvest Ln.- Refuse on Extension- **(Tagged)**
1605 Harvest Ln.- Refuse on Extension Past Limit- **(Tagged)**
1635 Sheffield- Chair & Sink on Extension- **(Tagged)**
8338 Glendale- Dishwasher on Extension- **(Tagged)**
1782 Hamlet- Wood & Misc. Junk on Extension- **(Tagged)**
1743 Sheffield- Cabinets on Extension- **(Tagged)**
1714 Devon St.- Debris in Street- **(Tagged)**
1576 Wiard Rd.- Debris & Misc. on Extension- **(Tagged)**

Vehicle Complaints:

1717 Dover Ct.- Vehicle on Flat Tires- **(Tagged)**
1617 Harvest Ln.- Vehicle Parked on Lawn- **(Vehicle Removed)**

Illegal Dumpings:

LeForge Rd. & Geddes- Toys Dumped Along Road
By 3140 Frains Lk.- Mattress & B/Spring Dumped by Road
Vreeland by Harris Rd.- Debris Dumped by Road
Stamford Rd. by Golfview- Sectional Pieces Dumped by Road

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
March 2022

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Renovations	<i>\$155,000.00</i>	<i>\$629.00</i>	<i>2</i>
Com-Other Non-Building	<i>\$8,000.00</i>	<i>\$150.00</i>	<i>1</i>
Electrical	<i>\$0.00</i>	<i>\$4,112.00</i>	<i>29</i>
Mechanical	<i>\$0.00</i>	<i>\$6,414.00</i>	<i>46</i>
Plumbing	<i>\$0.00</i>	<i>\$2,005.00</i>	<i>16</i>
Res-Additions (Inc. Garages)	<i>\$183,438.00</i>	<i>\$1,091.00</i>	<i>3</i>
Res-Manufactured/Modular	<i>\$7,500.00</i>	<i>\$175.00</i>	<i>1</i>
Res-Other Building	<i>\$30,000.00</i>	<i>\$100.00</i>	<i>1</i>
Res-Other Non-Building	<i>\$161,335.00</i>	<i>\$925.00</i>	<i>9</i>
Res-Renovations	<i>\$228,283.00</i>	<i>\$1,315.00</i>	<i>7</i>
Totals	<i>\$773,556.00</i>	<i>\$16,916.00</i>	<i>115</i>

**SUPERIOR TOWNSHIP BUILDING DEPARTMENT
YEAR-TO-DATE REPORT**

January 2022 To Date

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Renovations	<i>\$155,000.00</i>	<i>\$629.00</i>	<i>2</i>
Com-Other Non-Building	<i>\$26,000.00</i>	<i>\$350.00</i>	<i>2</i>
Electrical	<i>\$0.00</i>	<i>\$10,461.00</i>	<i>75</i>
Mechanical	<i>\$0.00</i>	<i>\$14,466.00</i>	<i>107</i>
Plumbing	<i>\$0.00</i>	<i>\$6,906.00</i>	<i>47</i>
PRIVATE ROAD	<i>\$0.00</i>	<i>\$100.00</i>	<i>1</i>
Res-Additions (Inc. Garages)	<i>\$957,438.00</i>	<i>\$2,563.00</i>	<i>5</i>
Res-Manufactured/Modular	<i>\$127,500.00</i>	<i>\$775.00</i>	<i>5</i>
Res-New Building	<i>\$1,438,887.00</i>	<i>\$9,600.00</i>	<i>5</i>
Res-New Building (Attached SFD)	<i>\$816,124.00</i>	<i>\$5,304.00</i>	<i>4</i>
Res-Other Building	<i>\$34,950.00</i>	<i>\$200.00</i>	<i>2</i>
Res-Other Non-Building	<i>\$246,335.00</i>	<i>\$1,225.00</i>	<i>12</i>
Res-Renovations	<i>\$1,434,748.00</i>	<i>\$5,700.00</i>	<i>17</i>
Totals	<i>\$5,236,982.00</i>	<i>\$58,279.00</i>	<i>284</i>

Laura Bennett

From: Matt Bush <mbush@atwell-group.com>
Sent: Sunday, April 3, 2022 7:30 PM
To: Laura Bennett
Cc: Nabil Akhras; Mark Crider
Subject: RE: Fairway Glens Phase II; Request for Preliminary Site Plan Extension

Laura,

On behalf of the developer, we would like to respectfully request that the Superior Township Planning Commission consider granting a formal extension of the Fairway Glens Phase II Preliminary Site Plan approval by 365 days.

Since our extension granted last year, the requested wetland delineations and tree surveys have been completed and are working diligently with EGLE to obtain our necessary EGLE Part 301/303 permit approval confirmation for the planned wetland impacts prior to preparation and submittal of the final site plans to the Township.

As always, we appreciated the follow-up notification. Should you have any additional questions, please do not hesitate to call my cell (810.923.6878).

Thank you!

Matthew W. Bush, P.E.

Team Leader – Land Development

ATWELL, LLC

810.923.6878 Mobile

311 North Main Street, Ann Arbor, MI 48104

www.atwell-group.com

External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Confidential Notice: This is a confidential communication. If you received in error, please notify the sender of the delivery error by replying to this message and then delete it from your system. Electronic Data: Since data stored on electronic media can deteriorate, be translated or modified, Atwell, LLC will not be liable for the completeness, correctness or readability of the electronic data. The electronic data should be checked against the hard copy (paper, mylar, etc.). Hard copies are on file with Atwell and can be provided upon request.

RESOLUTION
RECOMMENDATION OF APPROVAL
6595 Plymouth Road-SE Michigan Land Holdings Rezoning
April 27, 2022

WHEREAS Superior Township received petition 6595 Plymouth-Ann Arbor Rezoning, from SE Michigan Land Holdings, to rezone two (2) parcels from R-1, Single-Family Residential to R-2, Single-Family Residential. The parcels are located at 6595 Plymouth Road, Section 8, known as Tax Parcel ID # J -10-08-400-003 and J -10-08-400-004.

WHEREAS, the Superior Township Planning Commission reviewed the petition; and

WHEREAS, the Superior Township Planning Commission held a public hearing on this petition on March 23, 2022, and received comments on the petition; and

WHEREAS, the Superior Township Planning Commission considered the rezoning standards set forth in Section 18.06 of the Zoning Ordinance:

1. Whether or not the requested zoning change is justified by a change in conditions since the original Ordinance was adopted, or by an error in the original Ordinance.
2. The precedents, and the possible effects of such precedents, that might result from approval or denial of the petition.
3. The capacity of Superior Township or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.
4. Effect of approval of the petition on the condition and/or value of property in Superior Township or in adjacent municipalities.
5. Relation of the petition to the Township's adopted Growth Management Plan, and of other government units where applicable.

WHEREAS, the Superior Township Planning Commission found that the required finding of facts has been met:

1. The development pattern of single-family residential developments has slowly grown outward from the center of the village in this area. The development of this land at the densities allowed by the proposed rezoning would be consistent with this development pattern.
2. The rezoning from R-1 to R-2 will not create a negative precedent as this site is distinctly within the Dixboro & Fleming Creek Sub-area and is consistent with the development policies in the master plan.
3. A proposed development under R-2 zoning requirements would be consistent with development patterns in the immediate vicinity.
4. We believe that services and facilities and programs that would be needed by a development allowed under this rezoning would be within the existing capacity of the township and other agencies responsible for such services and facilities.
5. The introduction of additional residential homes in this location should have a minimum effect on the property value of other existing homes in the area.
6. The Township Adopted Growth Management Plan conceives the type and density of development that would be allowed under the proposed rezoning.

NOW THEREFORE BE IT RESOLVED that the Superior Township Planning Commission recommends that the Superior Township Board of Trustees approve the petition 6595 Plymouth-Ann Arbor Rezoning, from SE Michigan Land Holdings; and

BE IT FURTHER RESOLVED that the Superior Township Planning Commission transmits the Rezoning Review dated March 13, 2022 as the Planning Commission's report on this application.

SITE PLAN REVIEW APPLICATION

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

APPLICANT NAME David Kassab

NAME OF PROPOSED DEVELOPMENT Hyundai Safety Testing and Inspection Lab (STIL)

APPLYING FOR

- PRELIMINARY SITE PLAN
- FINAL SITE PLAN
- COMBINED PRELIMINARY AND FINAL SITE PLAN
(Combination is at discretion of Planning Commission)
- MINOR SITE PLAN
- MAJOR/MINOR CHANGE DETERMINATION
- ADMINISTRATIVE REVIEW

WILL PROJECT BE PHASED? YES NO

IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

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

- Date of Previous Phase Approvals:

Phase #	_____	Date	_____
Phase #	_____	Date	_____
Phase #	_____	Date	_____
Phase #	_____	Date	_____

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE YES NO

Lana Bennett
Signature of the Clerk or Designee

March 30, 2022
Date of Receipt of Application

\$ 5,900
Amount of Fee

GENERAL INFORMATION

- Name of Proposed Development Hyundai Safety Testing and Inspection Lab (S_i)
- Address of Property 6800 Geddes Road
- Current Zoning District Classification of Property PM

Is the zoning classification a Special District as defined by Article 7 ? YES NO
- Has this property been the subject of a rezoning request, Zoning Board of Appeals petition or other Township action with the past five (5) years? YES NO

Please explain _____

- Tax ID Number(s) of property 38-2670894
- Site Location - Property is located on (circle one) N E W side of Geddes Road between LeForge and Superior Roads.
- Legal Description of Property (please attach a separate sheet)
Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.

Site Area (Acreage) and Dimensions

- Are there any existing structures on the property? YES NO
Please explain: Existing HATCI industrial automotive building containing work place and lab areas constructed in 2005.

PROPOSED LAND USE

- Residential Office Commercial Other

If other, please specify Industrial - Automotive

- Number of units N/A
- Total floor area of each unit N/A
- Give a complete description of the proposed development.
STIL building will be approx. 100,000SF and contain offices, workshops, and lab areas.
FCIL building will be approx. 36,000SF and contain observation labs and crash hall.
Site improvements include 400 meter straight track, vehicle test pad, and battery lab.

ESTIMATED COSTS

- Buildings and other structures \$28,000,000.00
- Site improvements \$7,000,000.00
- Landscaping \$600,000.00
- Total \$35,600,000.00

ESTIMATED DATES OF CONSTRUCTION

- Initial construction June 2022
- Project completion August 2023
- Initial construction of phases (IF APPLICABLE) _____
- Completion of subsequent phases. (IF APPLICABLE) _____
- Estimated date of first occupancy May 2023

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

134894_Final Site Plan_2022-03-30

APPLICANT INFORMATION


- APPLICANTS NAME David Kassab
Company IBI Group
Address 25200 Telegraph Rd. Suite 300 Southfield, MI 48033
Telephone Number 585-747-9125 Email david.kassab@ibigroup.com
- PROPERTY OWNER'S NAME Mark Torigian
Company Hyundai Motor America
Address 10550 Talbert Ave. Fountain Valley, CA 92708
Telephone Number 734-337-2298 Email MTORIGIAN@HATCI.COM
- DEVELOPER'S NAME Mark Torigian
Company Hyundai America Technical Center, Inc.
Address 6800 Geddes Rd. Ypsilanti, MI 48198
Telephone Number 734-337-2298 Email MTORIGIAN@HATCI.COM
- ENGINEER'S NAME Gregg Tannar
Company IBI Group
Address 25200 Telegraph Rd. Suite 300 Southfield, MI 48033
Telephone Number 248-936-8000 Email gregg.tannar@ibigroup.com
- ARCHITECT/PLANNER'S NAME Gregg Stouder
Company IBI Group
Address 25200 Telegraph Rd. Suite 300 Southfield, MI 48033
Telephone Number 248-936-8000 Email gregg.stouder@ibigroup.com

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

APPLICANT'S DEPOSITION

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

APPLICANT'S PRINTED NAME: David Kassab

APPLICANT'S SIGNATURE  DATE 2022-03-30

PROPERTY OWNER'S PRINTED NAME _____

PROPERTY OWNER'S SIGNATURE _____ DATE _____

Legal Descriptions of Parcels:

- Parcel Number: J -10-32-100-003: ASSR REQ QCD L4621 P837 06/08/04 SU 32-1A PCL "I" COM AT NE COR OF SEC 32, TH S 87-03-35 W 60.00 FT TO A POB, TH S 02-12-36 E 2118.18 FT, TH S 87-03-35 W 1140.10 FT, TH N 02-12-36 W 2118.18 FT, TH N 87-03-35 E 1140.10 FT TO THE POB. PT OF NE 1/4 SEC 32, T2S-R7E. 55.44 AC. SPLIT ON 06/09/2004 FROM J -10-32-100-001;
- Parcel Number: J -10-32-100-007: OWNER REQUEST SU 32-1B-1A PCL " II-A " COM AT NE COR OF SEC 32, TH S 02-12-36 E 2178.18 FT TO A POB, TH CONT S 02-12-36 E 369.59 FT, TH S 87-33-10 W 1803.00 FT, TH S 02-12-36 E 108.00 FT, TH S 87-33-10 W 504.33 FT, TH N 02-00-37 W 2636.05 FT, TH N 87-03-35 E 1098.21 FT, TH S 02-12-36 E 2178.18 FT, TH N 87-03-35 E 1200.10 FT TO THE POB. PT OF NE 1/4 SEC 32, T2S-R7E. 75.40 AC. SPLIT ON 03/06/2007 FROM J -10-32-100-005, J -10-32-100-006;



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: April 14, 2022

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

Applicant: David Kassab, IBI Group
Project Name: Hyundai Safety Testing and Inspection Laboratory
Location: 6800 Geddes Rd
Plan Date: January 26, 2022
Zoning: PM / Planned Manufacturing
Action Requested: Final Site Plan Approval

PROJECT DESCRIPTION

The applicant has submitted a preliminary site plan to expand the existing Hyundai America facility on Geddes Road. The 121-acre site is currently improved with 157,804 square feet of buildings. The proposed expansion of site facilities is for research and development operations. The proposed improvements include:

- STIL Building: +/- 58,000 sq.ft of office, vehicle workshops, crash labs, and electronic labs
- FCIL Building: +/- 36,500 sq.ft of office, crash hall, observation lab, control lab and analysis lab
- Substation House: +/- 4,400 sq.ft
- Battery Lab: +/- 2,100 sq.ft
- Outdoor testing area: outdoor gravel testing area and post-crash vehicle storage area and 400-meter straight test track.
- 213 parking spaces for employee and visitor parking

In December 2021, the Township Board based on a recommendation from the Planning Commission, approved an amendment to the existing Area Plan. The planning Commission approved the preliminary site plan in February.

SITE



Area of proposed work:



Size of Subject Property:

The parcel is 121 acres

Proposed Uses of Subject Parcel:

Construction of R and D and testing facilities

Current Use of Subject Property:

R and D and Office

Current Zoning:

The property is currently zoned PD, Planned Manufacturing District.

Surrounding Property Details:

Direction	Zoning	Use
North	A2, Agricultural District,	Vacant
South	A2, Agricultural District, R-4 Single-Family Residential District	Vacant
East	PD, Planned Manufacturing District	Vacant
West	A2, Agricultural District	Vacant

PREVIOUS PLANNING COMMISSION REVIEW

The Planning Commission approved the preliminary site plan in February with the following conditions:

- 1. Provide a detailed landscape plan including species type and size, tree mitigation requirements, and table of landscape requirements.**

CWA Response: The landscape plan has provided the required information and complies with ordinance requirements. A detailed onsite landscape review to ensure required trees and shrubs are planted in accordance with landscape plans and ordinance requirements will occur during site inspection after construction is finished.

- 2. Provide a detailed tree mitigation/replacement schedule for the landscape plan for the final site plan.**

CWA Response: The applicant has provided a detailed tree survey. The applicant is removing 401 trees, 76 of which are landmark trees. The removal of the trees requires 2109 replacement trees. The applicant has not provided the required details as set forth in 14.04.F.5 and has not indicated where the tree replacement is occurring onsite. Landscaping for buffers may account up to 50% of the tree mitigation requirements.

- 3. Provide lighting and photometric plan.**

CWA Response: The applicant did not provide a lighting and photometric plan.

- 4. Any additional architectural changes based on Planning Commission discussion.**

CWA Response: The Planning Commission did not require any additional architectural changes.

- 5. Applicant comply with all engineering requirements as noted in the Township Engineering report dated February 16, 2022.**

CWA Response: Engineering to be required by the Township Engineer.

OUTSIDE AGENCY APPROVALS

Applicant is to obtain all required outside agency approvals.

SUMMARY

We recommend final site plan approval with the following conditions:

1. Provide tree mitigation plan in compliance with Section 14.05.F.5
2. Provide lighting and photometric plan
3. Obtain all required outside agency permits



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 Tsakof, Township engineer



April 20, 2022

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Hyundai Site Expansion
Final Site Plan - Review No. 1
OHM Job No. 0140-21-0120**

Dear Ms. Findley,

On behalf of the Township, we have reviewed the Final Site Plan submittal for the above referenced project, as submitted to the Township on April 1, 2022, and we offer the following comments related to the submittal to be addressed by the Applicant's Engineer.

General Comments

1. On sheet CE-001, notes #1 and #3 under "Civil General Notes" include references to the Detroit Water & Sewerage Department (DWSD) and Washtenaw County Water Resources Commissioner (WCWRC) for sanitary sewer and potable water permits and approvals. These agency references should be deleted for sanitary sewer and potable water as they do not have jurisdiction.
2. We understand that a 40-foot wide Utility Easement (Liber 4736 Page 689) along the southerly and westerly property lines of this site was dedicated to Superior Township by the property owner in 2009, and this easement should be included on the site plan sheets.
3. On sheet CS-201, on the north side of the FCIL Test Building, 8 parking spaces are noted in a parking bay but 9 spaces are shown. On the back-to-back spaces immediately north of that location, 16 spaces are noted in each row of parking spaces, but 17 spaces are shown. Also, there are a total of 176 parking spaces shown in the Testing area rather than 169 as noted.

Grading and Drainage Comments

4. On sheet CG-301, the callout notes for the infiltration area and limits of disturbance on the west side of the project area should be updated to identify the correct boundary lines. It also appears that the proposed contours in this area do not match the rest of the plan sheets. Proposed contour lines should be updated to be consistent across all sheets.
5. It appears that the amount of stormwater runoff contributing to wetland 4A on the north side of the STILL building will be noticeably reduced. It is unclear if this wetland will or will not be impacted by this proposed development. This should be clarified by the Applicant's Engineer prior to the next submittal to our office.



Utility Comments

6. Both proposed buildings currently do not meet the requirements for fire hydrant coverage according to the review letter from Superior Township Fire Marshal dated 03/25/2022. The utility plan should be updated accordingly.
7. On sheet CU-400 (Overall Utility Plan) Fire Main Note #2 should state that the 12” underground pipe is to be Class 54 ductile iron pipe (DIP) rather than PVC C900 DR14 pipe.
8. On sheet CU-402, the callout note for the domestic water connection on LeForge Rd should be moved to point to the updated connection location. Also, the Township water main for this connection is a 16” ductile iron water main, not 12” as noted on the plans. This should be updated on sheets CU-400 and CU-402.
9. Consistent with past development on this site, the 4” domestic water main will be private, with no easement dedication to Superior Township, and will be the maintenance responsibility of the owner. A meter pit with backflow prevention should be placed near the LeForge Rd Right-of-way line to meter the water usage for this private water main. This should be noted on plans by the Applicant’s Engineer. At the engineering plan submittal stage, a detailed meter/backflow pit design, signed and sealed by a design engineer licensed in the State of Michigan would be required by the Applicant.
10. The proposed sanitary sewer pipe and fittings materials should be identified with a note on the plans. Refer to Superior Township Engineering Standards for more information on the required materials.
11. The proposed 8” sanitary sewer(s) will be private, with no easement dedication to Superior Township, and will be the maintenance responsibility of the owner. This should be noted on the plans. The new manhole being constructed on the Township’s LaForge Road sanitary sewer for the connection of the new private sanitary sewer will be a Superior Township owned manhole. The property owner will need to notify Superior Township Utilities Department when they need to access this manhole for maintenance of their private sewers in the future.
12. Following Final Site Plan approval, the detailed engineering plans should be submitted to the Township for Engineering Review for compliance with the Superior Township Engineering Standards. Engineering Review approval is required prior to the start of construction.

Permits and Other Agency Approvals

13. The stormwater management design on the site plan should be consistent with Washtenaw County Water Resources Commission (WCWRC) Standards and must be reviewed and approved by the WCWRC. It is our understanding that the applicant is working with the WCWRC on the stormwater management plan, including potential for infiltration, but has not yet formally submitted a review application and plans to the WCWRC.
14. The soil erosion and sedimentation control (SESC) measures on the site plan should meet the requirements of the WCWRC Standards and must be reviewed and approved by the WCWRC. We are unaware of the status of the review and approval by WCWRC.
15. The proposed outlet from the easterly detention facility is shown connecting to the LeForge Road ditch. Review and approval from the Washtenaw County Road Commission (WCRC) is required. Also, permits



for the water and sanitary sewer connections in LeForge Road must be obtained from the WCRC. We are unaware of the status of the review and approval by WCRC.

16. It is anticipated that the proposed outlet from the westerly detention facility will need an NPDES discharge permit, since it will discharge to waters of the state. Also, if there will be impact to the 100-year floodplain, an EGLE permit would be required. These approvals will be required prior to Engineering Plan approval.

If you have any questions regarding our review, please do not hesitate to contact me at (734) 466-4439, or Cresson Slotten at (734) 466-4585.

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)
Paul Montagno, CWA
Cresson Slotten, OHM
file

CHARTER TOWNSHIP OF SUPERIOR FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

7999 Ford Rd, Ypsilanti, MI 48198

April 20, 2022

Laura Bennett, Planning & Zoning Administrator
Charter Township of Superior
7999 Ford Rd.
Ypsilanti, MI 48198

RE: Final Site Plan
Project Name: Hyundai America Technical Center, Inc.
Hatci Michigan R&D Center
Project Location: 6800 Geddes Rd., Ypsilanti, MI 48198
Plan Date: 11/29/2021
Revised Plan Date: 4/19/2022
IBI Project Number: 134894
Applicable Codes: IFC 2015
Prime Consultant: IBI Group Michigan, LLC
Prime Consultant Address: 25200 Telegraph Road Suite 300 Southfield MI 48033

Status of Review

Status of review: Approved Conditionally (see comments)

Pages CS-200 and CS-203 were reviewed.

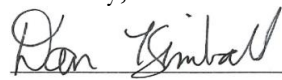
Site Coverage - Hydrants

Comments: IFC 2015 requires the 58,000 sqft. IIB building have 5 hydrants spaced 300 feet apart with 250 radii covering the building.

Site Coverage - Access

Comments: Meets IFC 2015

Sincerely,



Dan Kimball, Fire Marshal
Charter Township of Superior Fire Department
CFPS, CFI II, CFPE, BI



March 30, 2022

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

Re: Prospect Pointe West
"Phase 0" Final Site Plan (FSP) submittal

Dear Ms. Bennett:

On behalf of our Client, please accept the accompanying Final Site Plan submittal for "Phase 0" of the proposed Prospect Pointe residential development. As discussed with Mr. Rick Mayernik, this "Phase 0" application is only for the improvements that are associated with installing eastern culvert and associated wetland fill to facilitate the crossing of Frances Way. Part 301/303 permit number WRP007505 was previously issued by EGLE authorizing this work and associated wetland impacts, but this permit expires on July 21, 2022. It is imperative that the subject culvert is installed prior to this permit expiration.

We are providing these plans for your distribution and comments with the intent of being placed on your next available Planning Commission meeting. Included with this submittal are the following documents associated with "Phase 0":

- Sixteen (16) copies of the Final Site Plan, 24x36 (rolled)
- One (1) copy of the Final Site Plan application, signed
- One (1) check for submittal fees in the amount of \$5,900
- One (1) PDF copy of the submittal package (to be emailed separately)

As you are aware, detailed engineering plans for the overall site are currently in the review process with the Township and County. All utilities, pavement and sidewalk infrastructure for the project, including those within the vicinity of the proposed "phase 0" culvert, will be review and approved under these overall reviews and future phase Final Site Plan submittals.

Please contact us once you have reviewed the plans and supplemental documents, and we will make ourselves available to meet with you to go over your comments if applicable. Thank you for your assistance and cooperation with respect to this project. Please feel free to contact us with any questions or concerns. You can reach me on my cell at (810) 923-6878

Sincerely,
ATWELL, LLC

A handwritten signature in blue ink, appearing to read "M. W. Bush", written over a horizontal line.

Matthew W. Bush, P.E.
Team Leader – Land Development

SITE PLAN REVIEW APPLICATION

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

APPLICANT NAME Diverse Real Estate LLC (c/o Joe Klee)

NAME OF PROPOSED DEVELOPMENT Prospect Pointe West - Phase 0

- APPLYING FOR**
- PRELIMINARY SITE PLAN
 - FINAL SITE PLAN
 - COMBINED PRELIMINARY AND FINAL SITE PLAN
(Combination is at discretion of Planning Commission)
 - MINOR SITE PLAN
 - MAJOR/MINOR CHANGE DETERMINATION
 - ADMINISTRATIVE REVIEW

WILL PROJECT BE PHASED? YES NO

IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

- Total number of phases 5
- Phase number of current application 0
- Name and date of preliminary site plan approval

- Date of Previous Phase Approvals:

Phase #	_____	Date	_____
Phase #	_____	Date	_____
Phase #	_____	Date	_____
Phase #	_____	Date	_____

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE YES NO

Jama Bennett
Signature of the Clerk or Designee

March 31, 2022
Date of Receipt of Application

\$5,900
Amount of Fee

GENERAL INFORMATION

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

Is the zoning classification a Special District as defined by Article 7 ? YES NO

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

Please explain _____

- Tax ID Number(s) of property J-10-33-100-004

- Site Location - Property is located on (circle one) N(S)E W side of Geddes Road between Le Forge and Prospect Roads.

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

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

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

PROPOSED LAND USE

- Residential Office Commercial Other

If other, please specify _____

- Number of units 0
- Total floor area of each unit 0
- Give a complete description of the proposed development.
Installation of wetland crossing culvert associated fill located on the east side of the property. Culvert needs to be installed prior to the expiration of the EGLE permit.

ESTIMATED COSTS

- Buildings and other structures None for Phase 0
- Site improvements \$56,600
- Landscaping \$0
- Total \$56,600

ESTIMATED DATES OF CONSTRUCTION

- Initial construction Phase 0 - May 2022
- Project completion Phase 0 - June 2022
- Initial construction of phases (IF APPLICABLE) Phase 1 will is planned to begin November 2022. Phase 2-4 starts to be driven by market conditions
- Completion of subsequent phases. (IF APPLICABLE) Driven by market conditions, Targeting full build out in 5 years.
- Estimated date of first occupancy Late 2023

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

Final Site Plan "Prospect Pointe West Phase 0"

Prepared by Atwell, job number 16000819

Dated March 25th, 2022

APPLICANT INFORMATION

- APPLICANTS NAME Joe Klee
Company Diverse Real Estate LLC
Address 13001 23 Mile Road, Suite 200 Shelby TWP, Michigan 48315
Telephone Number (586) 232-9141 Email jkleee@lombardohomes.com

- PROPERTY OWNER'S NAME _____
Company SE Michigan Land Holding, LLC
Address 13001 23 Mile Road, Suite 200 Shelby TWP, Michigan 48315
Telephone Number (586) 781-2364 Email jkleee@lombardohomes.com

- DEVELOPER'S NAME Joe Klee
Company Diverse Real Estate LLC
Address 13001 23 Mile Road, Suite 200 Shelby TWP, Michigan 48315
Telephone Number (586) 232-9141 Email jkleee@lombardohomes.com

- ENGINEER'S NAME Matthew Bush
Company Atwell LLC
Address 311 N Main St, Ann Arbor, MI 48104
Telephone Number (810) 923-6878 Email mbush@atwell-group.com

- ARCHITECT/PLANNER'S NAME _____
Company _____
Address _____
Telephone Number _____ Email _____

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

APPLICANT'S DEPOSITION

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

APPLICANT'S PRINTED NAME: Joe Klee

APPLICANT'S SIGNATURE  DATE 3/28/22

PROPERTY OWNER'S PRINTED NAME Anthony Lombardo

PROPERTY OWNER'S SIGNATURE  DATE 3-28-2022



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: April 5, 2022

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

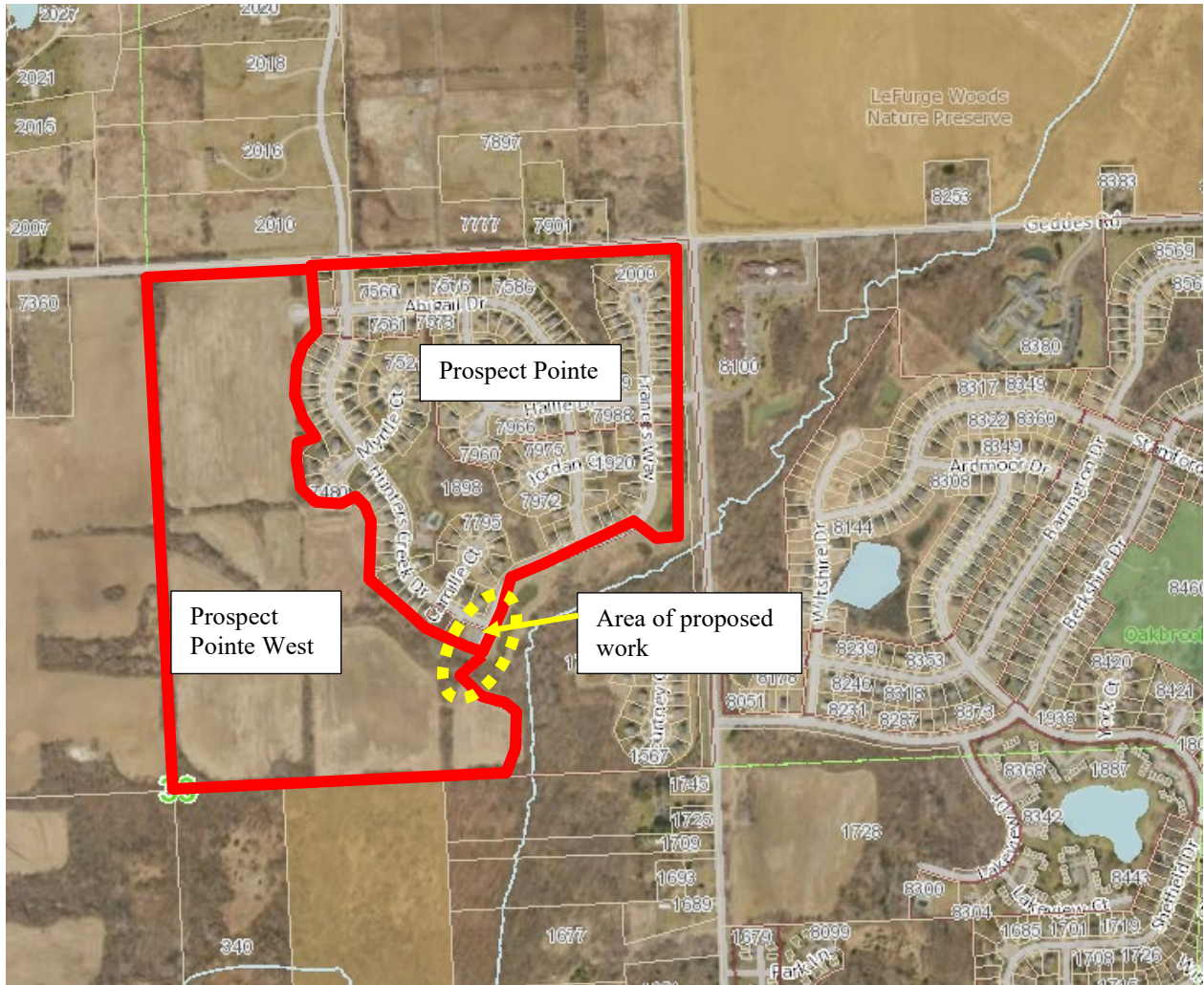
Applicant:	Lombardo Homes
Project Name:	Prospect Pointe West – Culvert
Location:	South of Geddes, west of Prospect
Plan Date:	March 30, 2022
Zoning:	R-4, Single Family Residential
Action Requested:	Final Site Plan for Culvert Construction

PROJECT DESCRIPTION

The applicant has submitted a final site plan to install a culvert over a regulated wetland and fill part of the wetland. The applicant notes that the permit granted the Michigan Department of Environment, Great Lakes, and Energy (EGLE) will expire shortly. They are seeking approval to install the culvert are associated with installing eastern culvert and associated wetland fill to facilitate the crossing of Frances Way. They would come back to the Planning Commission for final site plan approval of all other phases of the project. The culvert, wetland, and road improvement are an extension of a road stub in the southwest corner of the already constructed Prospect Pointe Development.

The preliminary site plan for Prospect Pointe West was approved in November of 2019, and a minor site plan amendment was granted to the preliminary site plan in fall of 2020.

SITE



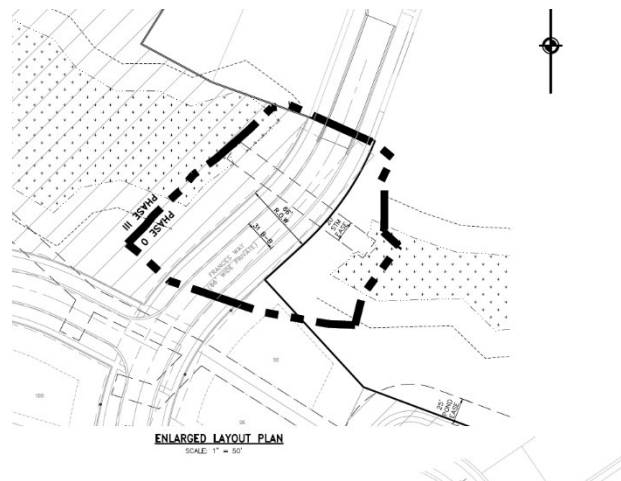
Area of proposed work:



WORK

The applicant proposes to install the culvert and extend the road from Prospect Point to Prospect Pointe West at Francis Way.

Additional work including wetland fill, tree removal, and grading.



PHASING

The applicant proposes five phases to complete development:

Phase	# of Units	Start Date	Completion Date
0	0	May 2022	July 2022
I	39	November 2022	July 2023
II	45	June 2024	April 2025
III	26	June 2025	April 2026
IV	47	June 2026	April 2027

Applicant should provide phasing map to indicated phasing on a site plan.

Items to be Addressed: Provide phasing map

NATURAL FEATURE IMPACT

The applicant has conducted a natural resource impact review, which includes review of impacts to wetland, floodplain, stream, threatened and endangered species, and woodlands.

Wetlands: The applicant is impacting one (1) regulated wetland, which they have received a permit from EGLE.

Flood Plain: No work is proposed with a flood plain

Woodlands: The applicants identified Tree Survey identified 260 trees within the Project Site, of which six (6) are regulated.

Tree Removal Replacement		
Size	Number of trees removed	Number of trees required for replacement
Regulated 8-12"	3	3
Regulated 12.1-16"	2	6
Regulated 16.1" and greater	0	0
Landmark Trees	1	19
Total	6	28

Items to be Addressed: The applicant has not indicated tree mitigation.

ENGINEERING

The Township Engineer, OHM, has done a detailed review of the proposal to ensure all engineering requirements including grading and utilities are done correctly. See OHM's memo for more details.

SUMMARY

We recommend final site plan approval for Phase 0 with the following conditions:

1. Provide phasing map on site plan.
2. Provide mitigation plan of require mitigation as a result of construction of Phase 0.



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 Tsakof, Township engineer



April 19, 2022

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Prospect Pointe West – Phase 0
Final Site Plan
OHM Job No. 0140-19-1050**

Dear Ms. Findley,

On behalf of the Township, we have reviewed the Final Site Plan submittal for Phase 0 on the above referenced project, as submitted to the Township on March 30, 2022. In our opinion, this plan is ready for action by the Planning Commission at their April meeting regarding final site plan approval of this Phase 0. We do offer the following comments related to the submittal to be addressed by the Applicant's Engineer administratively, prior to a pre-construction meeting being scheduled for the work.

1. The work in this Phase 0 includes "fill" operations to provide the proposed grading indicated on the plan, with no "cut" sections to generate this fill material. As no other portion of the Prospect Pointe West site has received Final Site Plan approval at this time, we expect that the fill material for this work will be imported rather than balanced from another portion of the site.
2. The 8" water main shown to be placed over the proposed 48" culvert would be too shallow (only 3.5' of cover). As this water main will be installed after the culvert is in place and after the Part 399 Permit is issued by the State of Michigan (EGLE) for the entire water distribution system for the subdivision, it should be directionally bored under the culvert and could be installed using HDPE pipe.
3. Though the segment of sanitary sewer at this culvert crossing cannot be installed until a Part 41 Permit is issued by the State of Michigan (EGLE) for the entire sanitary sewer system for the subdivision, a casing pipe should be installed during the open cut culvert installation to allow for the sanitary sewer pipe installation in the future at the proper grade and alignment.
4. The Washtenaw County Water Resources Commission (WCWRC) should issue a Soil Erosion and Sedimentation Control (SESC) Permit for this work prior to any earthmoving on site.
5. We understand that a bond and development agreement will be required by the Building Department for this work, prior to the start of construction.



If you have any questions regarding our review, please do not hesitate to contact me at (734) 466-4439, or Cresson Slotten at (734) 466-4585.

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, Zoning Director (via e-mail)
Ben Carlisle, CWA, Twp Planner (via email)
Paul Montagno, CWA
Cresson Slotten, OHM
file

P:\0126_0165\SITE_SuperiorTwp\2019\0140191050_Prospect_Pt_West\1052_Final Site Plan_Ph 0\2022.04.19_Prospect Pointe West FSP_Phase 0.docx

CHARTER TOWNSHIP OF SUPERIOR FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

7999 Ford Rd, Ypsilanti, MI 48198

April 18, 2022

Rick Mayernik, Planning Director
Charter Township of Superior
7999 Ford Rd.
Ypsilanti, MI 48198

RE: Final Site Plan Phase 0
Project Name: Prospect Pointe West Phase 0
Plan Date: 3/30/2022
Job Number: 16000819
Applicable Codes: IFC 2015
Engineer: Atwell
Engineer Address: 311 N. Main Street Ann Arbor , MI 48104

Status of Review

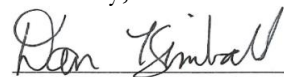
Status of review: Approved Conditionally (see comments)

Pages 1 Thru 8 and OHM pages 2 of 2 reviewed.

Site Coverage - Access

Comments: IFC 2015 Superior Township Fire Department requires roadways and bridges to be capable of supporting the imposed load of fire apparatus weighting 80,000 pounds.

Sincerely,



Dan Kimball, Fire Marshal
Charter Township of Superior Fire Department
CFPS, CFI II, CFPE, BI

Laura Bennett

From: Matt Bush <mbush@atwell-group.com>
Sent: Tuesday, April 19, 2022 12:40 PM
To: Laura Bennett
Cc: Ben Carlisle; Joe Klee (jklee@lombardohomes.com); Jennifer Thomas; John Ackerman
Subject: RE: PPW Phase 0 FSP Review
Attachments: Prospect Pointe Ph0 - Final Site Plans - Layout Plan Sheet 06 - 3.30.22.pdf

Hi Laura,

In anticipation of our Planning Commission meeting next Wednesday, we offer the following responses (below in **red**) to the 2 planning comments and the 1 fire comment:

Planning (Recommended Approval):

1. Provide phasing map: ***The phasing map for the overall project is shown on sheet 06 of the final site plan. Please see attached for use. If anything else is needed on this, we can provide.***
2. Provide tree mitigation plan: ***We concur with the planner's tree removal replacement calculations for Phase 0. As discussed, we would like to respectfully request that the Planning Commission consider incorporating the mitigation tree requirements for Phase 0 into Phase 1 as a condition of approval. We don't want to plant trees only to tear them up during mass grading of a future phase 1.***

Fire

1. Roadway/Culvert must be capable of supporting the imposed load of fire apparatus weighing 80,000 pounds: ***We have no issues with the load request. The RCP CLIV culvert and proposed pipe cover, as specified in the plans, will more than support the requested fire apparatus loading per MDOT standard specifications. Note that the actual roadway paving above the culvert will not be performed under Phase 0 and will occur under a future phase.***

As referenced above, please note that only the culvert installation and associated fill, tree removal and grading will be performed under the Phase 0 work. The actual roadway paving on top of the culvert will not occur in Phase 0 and will commence under a future phase, as noted in the narrative on the plans.

Please let us know if you have any remaining questions or needs anything else prior to the meeting.

Thank you!

Matthew W. Bush, P.E.

Team Leader – Land Development

ATWELL, LLC

810.923.6878 Mobile

311 North Main Street, Ann Arbor, MI 48104

www.atwell-group.com