SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, SUPERIOR TOWNSHIP, MI 48198
AGENDA
August 27, 2025 - 7:00 PM

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
   - A. Approval of the July 23, 2025, Regular Meeting Minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
   - A. Ann Arbor Township Distribution of Draft Master Plan
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
   - A. STPC #25-05 Area Plan Petition and Rezoning – Prospect Pointe South (PC and R4 Districts)
   - B. STPC #25-04 Conditional Use Permit – Trinity Health/Alpha House Emergency Family Shelter (MS District)
9. REPORTS
   - A. Planning and Zoning Monthly Report - July
10. OLD BUSINESS
11. NEW BUSINESS
    - A. STPC #25-06 Combined Preliminary and Final Site Plan – Fuel Farm Replacement, Hyundai America Technical Center

12. POLICY DISCUSSION

A. Zoning Ordinance Rewrite

13. ADJOURNMENT

Thomas Brennan III, Commission Secretary
Michelle Marin, Planning & Zoning Administrator
3040 N. Prospect, Ypsilanti, MI 48198 734-482-6099

SUPERIOR CHARTER TOWNSHIP

Planning Commission
Regular Meeting Minutes - DRAFT
July 23, 2025, 7:00 PM
Township Hall - 3040 North Prospect
Superior Township, MI 48198

1. CALL TO ORDER

Chair Gardner called the regular meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Jay Gardner, Chair
Thomas Brennan, Secretary
Patrick McGill
Brenda McKinney, Board Rep
Nahid Sanii-Yahyai

Absent: Dr. Robert Steele, Vice Chair
Curt Wolf

Also Present: Planning Consultants – Ben Carlisle and Michelle Marin, Carlisle Wortman

3. DETERMINATION OF QUORUM

A quorum was present.

4. ADOPTION OF AGENDA

MOTION by McKinney, supported by Brennan, to adopt the July 23, 2025, agenda as presented.

Motion passed unanimously by voice vote.

5. APPROVAL OF MEETING MINUTES

A. Approval of the May 28, 2025 - Regular Meeting Minutes

MOTION by Sanii-Yahyai, supported by McKinney, to adopt the May 28, 2025, meeting minutes.

Motion passed unanimously by voice vote.

6. CITIZEN PARTICIPATION

Brenda Baker spoke about the packet not being available on the website. The packet was listed under "June 23, 2025" instead of "July 23, 2025."

Jane Hinshaw spoke about the history of their home at 3626 N Dixboro Road. Her son has a disability, and she would like to have a cabin for him on their large property. They received a denial of the zoning

compliance permit application they submitted for an accessory dwelling unit. She is arguing that ADUs be permitted in rural areas, with restrictions. The Planning Commission providing information on the zoning ordinance rewrite process and the consideration of ADUs in the rural districts.

7. CORRESPONDANCE

Mr. Carlisle shared the Intent to Update the Master Plan letter that was mailed to neighboring jurisdictions from Pittsfield Charter Township.

MOTION by Brennan to receive the correspondence, supported by McKinney.

Motion passed unanimously by voice vote.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

9. REPORTS

Ms. Marin and Mr. Carlisle shared updates within the monthly Planning and Zoning Reports for May and June that were shared at the last two Board of Trustees meetings. Chair Gardner asked about the conservation easement at Garrett's Space, to which Mr. Carlisle gave an update on the process. Trustee McKinney provided an update that the applicant did come before the County Parks Commission to discuss the conservation easement. Tom asked about any pending litigation.

MOTION by Brennan to receive the report, support by McKinney.

Motion passed unanimously by voice vote.

10. OLD BUSINESS

None.

11. NEW BUSINESS

None.

12. POLICY DISCUSSION

A. Zoning Ordinance Re-write

Mr. Carlisle summarized the substantive changes proposed to Articles 11 and 16 of the zoning ordinance, regulating Off-Street Parking and the Zoning Board of Appeals.

In general, Commissioners support the proposed substantive changes. An additional change to remove all off-street parking requirements for parks was discussed and generally agreed upon. There was discussion of the number of ZBA members. Chair Gardner mentioned the negative connotation of the term "plight" which the Commissioners discussed.

Mr. Carlisle discussed the zoning ordinance rewrite process in general. The Commissioners indicated that they can review 3 articles at future meetings, if the articles do not include many changes or changes that will likely include substantial discussion. The next step is public input, including the state mandated public hearing and additional public engagement opportunities.

Sanii-Yahyai suggested including a "pleas and petitions" section of the meeting agenda.

13. ADJOURNMENT – *next regularly scheduled meeting on August 27, 2025*

MOTION by Brennan, supported by McKinney to adjourn the meeting.

Motion passed unanimously by voice vote.

The meeting was adjourned at 7:50 p.m.

Meeting Minutes Respectfully submitted,

Thomas Brennan III, Planning Commission Secretary
Michelle Marin, Recording Secretary
3040 N. Prospect, Ypsilanti, MI 48198, 734-482-6099

ANN ARBOR
Charter Township

Diane O'Connell, Supervisor
Rena Basch, Clerk
Carlene Colvin-Garcia, Treasurer

John Allison, Trustee
Eric Kaldjian, Trustee
Della DiPietro, Trustee
Peter Kotila, Trustee

TO: Contiguous Municipal Legislative Body, SEMCOG, WATS, Washtenaw County Board of Commissioners, Public Utilities, Railroad Company, and others required to be noticed.

FROM: Ann Arbor Charter Township Planning Commission

DATE: June 26, 2025

RE: **DISTRIBUTION OF DRAFT MASTER PLAN**

In accordance with the Michigan Planning Enabling Act (PA 33 of 2008 as amended), Ann Arbor Township has prepared an update to the existing Master Plan and requests your cooperation and comment on the Plan. The proposed amendments include updates to the background studies with recent Census and other population and land use data; and additions to the Plan relating to climate change and sustainable land use practices, groundwater resources and protection, broadband and internet access, accessory dwelling units, and several Special Study areas among other changes.

A copy of the draft Plan can be found at: aatwp.org
Hard (paper) copies may be provided upon request.

This letter represents a second notice, and initiation of the 63-day comment period, which will conclude with a public hearing at an upcoming Planning Commission meeting. Please direct all comments to the Secretary of the Planning Commission at the e-mail address below.

We thank you for your consideration in this matter. If you have any questions or comments on the Ann Arbor Township Master Plan update process, please contact:

Master Plan Update
Ann Arbor Charter Township
3792 Pontiac Trail
Ann Arbor, MI 48105-9656
planning@aatwp.org

Carlisle | Wortman
ASSOCIATES, INC.

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

Date: August 5, 2025

Rezoning and Area Plan Review
For
Superior Township, Michigan

Applicant: Brad Botham, M/I Homes

Project Name: Prospect Pointe South

Location: East side of North Prospect Road, south of Geddes Rd, north of W. Clark Rd (PIN: J -10-34-300-001 and J -10-34-300-019)

Initial Plan Date: June 26, 2025

Current Zoning: PC, Planned Community District and R4 Single Family Res

Action Requested: Rezoning and Area Plan Approval

PROJECT DESCRIPTION

An application has been submitted for a rezoning and area plan approval to construct a single-family residential development on approximately 49.68-acres of land on two adjacent parcels. The property is situated on the east side of North Prospect Road, south of the Prospect Pointe East subdivision, in the southwest corner of Section 34. The northern subject parcel is zoned PC, Planned Community, and the southern subject parcel is zoned R4, single family residential. The property is vacant. Roughly 1/3 of the subject property has historically been used for farmland, while the remainder is wooded.

The proposed plan includes 119 single-family detached homes, a detention basin on the east side, and a conservation easement area on 17.20 acres of the southern subject parcel. The project is proposed in three (3) phases.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Figure 1. Aerial view of subject site and vicinity



Source: Nearmap.com

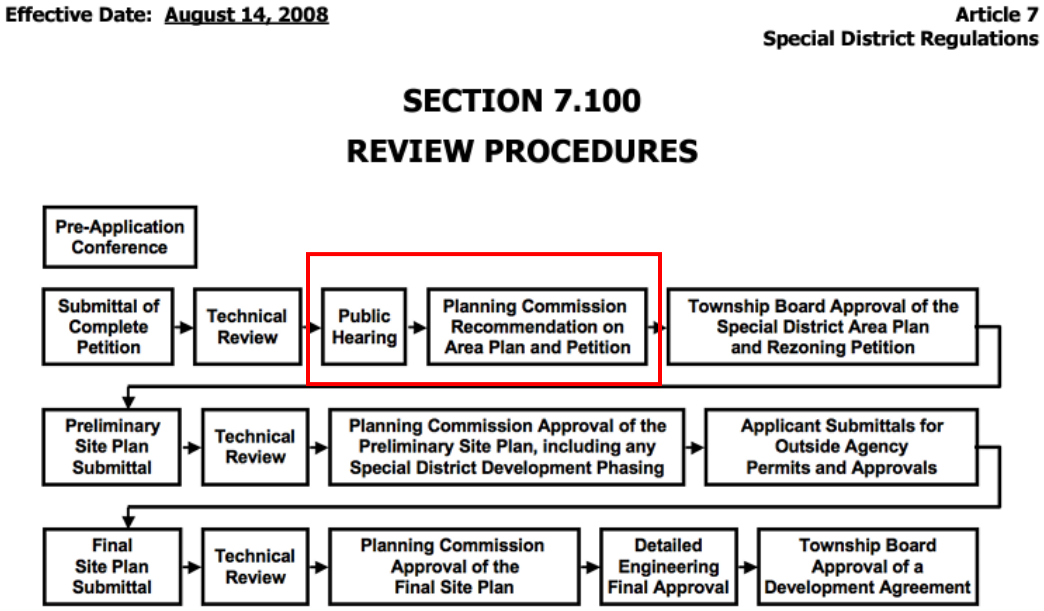
The Zoning and existing land uses for the subject site and surrounding parcels are identified in the following table:

Direction	Zoning	Existing Use
North	R4	Single Family Residential
South	PC	Vacant, Single Family Residential, Multiple Family Residential
East	PC and R4	Single Family Residential, Multiple Family Residential
West	PC, R3, A2	Rural Residential and Single Family Residential

PROCESS

The process to rezone a property to a PC, Planned Community District is outlined in Section 7.100. At this point in the process, the applicant is seeking approval of the Area Plan, which would rezone the southern parcel from R4 to PC, Planned Community District and approve the area plan for both parcels.

The Planning Commission holds the public hearing and is the recommending body on the Area Plan. The Township Board has ultimate authority or approval or denial upon the Area Plan.



AREA PLAN

The Area Plan includes 119 single family residential units on lots that range from 6,000 square feet to 17,578 square feet. Twenty-one units are proposed to front Berkshire Drive. Access to the remaining units is provided from two proposed private road extension: Park Lane on the southern parcel and Lakeview Drive on the northern parcel. The application does not indicate whether they have secured any access agreements or easements to extend the two private roads.

The area plan includes the following areas in addition to the homes:

- 17.20-acre conservation easement area across the majority of the southern parcel, which is currently wooded.
- 17,555 square foot open space area.
- 32,041 square foot playscape area

- Sidewalks throughout the development and along North Prospect Road
- Retention basin on east side of northern parcel



Please note that most of the southern portion of the site, currently zoned R-4, Single Family residential, has previously been used as an illegal dumping area and is proposed to be maintained in perpetuity as a conservation easement.

PREVIOUS APPROVAL

The northern parcel is zoned PC. The southern subject parcel is zoned R4, and rezoning to PC is required for the entire site, since the parcels are planned to be used as one development. An area plan was previously approved by the Planning Commission for the

northern parcel in 2004 to allow for 77 single family homes on lots ranging from 6,820 square feet to 16,672 square feet. The approved area plan was comparable to the impact and layout of the northern portion of the subject property, with access similarly proposed along Berkshire and Lakeview Drives, but with an additional access entry along Berkshire Drive. The approved area plan did not include the southern parcel and so omitted the conservation easement area that is included in the current proposal.

CURRENT ZONING

The subject property is currently surrounded by residentially used and zoned parcels on all sides, including small lot single family, larger lot single family, and attached condo units.

DENSITY / LOT SIZE and HOUSE SIZE

The subject property is currently surrounded by residentially used and zoned parcels on all sides, including small lot single family, larger lot single family, and attached condo units.

As set forth in Article 7: Density Regulations.

Density shall be regulated as follows: 1. Maximum net residential density. The maximum permitted net residential density for a PC Special District shall not exceed the planned residential density for the area included in the PC Special District, as shown on the Township's adopted Growth Management Plan. If the Growth Management Plan does not show a residential density for land included in a PC rezoning petition, the maximum net residential density permitted in the standard zoning district most nearly reflecting the policies in the Growth Management Plan that apply to the area in question shall be used as the density limit, and the residential density and character of the surrounding area.

The maximum permitted density was not included in the Master Plan; however, the most applicable districts based on Master Plan is R-4, Single Family Residential District, and R-7, Multiple-Family Residential District. R-4 permits a density of 4.0 units per acre, and R-7 permits a density of 8.0 units per acre. The proposed net density of 3.7 is well under what is permitted in the PC District and envisioned in the Master Plan.

With regards to individual lot size, the applicant is proposing a number of 6,000 square-foot, 50-foot-wide lots. While this lot configuration is not specifically addressed in the zoning ordinance, the PC district allows such flexibility. Many prospective buyers—including those seeking to downsize—find smaller lots appealing.

However, a recurring concern with reduced lot sizes is that the corresponding homes are not proportionately small. Developers often propose houses in the 3,000–4,000 square-foot range that maximize allowable building area and height and only provide 5-foot side yard setback. This approach can create issues of scale, compatibility with surrounding development, and overall building massing.

We recommend that the applicant confirm the anticipated house sizes and building heights for the 6,000 square-foot lots. The Planning Commission may wish to consider establishing limits on house size or height for these lots to ensure compatibility and preserve neighborhood character.

MASTER PLAN

The Master Plan has designated this area as the Geddes Road Urban Sub-Area, described on pages 51-55 of the Growth Management and Future Land Use section of the Comprehensive Master Plan:

> *"This is the most densely and intensely developed area within the Township, containing about 65% of the Township population. The development and land use patterns in this area is reflected by the fact that this area is served with public utilities. The established public utility boundary south of Geddes Road is long standing policy and planned to continue into the future.*
>
> *This area also has the beginning of a planned employment center with the development of the Hyundai-Kia America Technical Center at the southwest corner of Geddes and LeForge Roads. Scattered throughout this area there are also several community/institutional uses including churches, parks, the library, and municipal facilities. This sub area currently contains a range of zoning designations including several that are unique to this area: Planned Manufactured, Neighborhood Commercial, and Multi-Family Residential.*
>
> *This sub-area provides a wide range of housing types and affordability. There is a mix of well-established and new single-family neighborhoods, multi-family developments, and manufactured neighborhoods. Existing housing ranges in age from many decades old to new construction and varies in size from small apartment units to large homes. This sub-area includes designated affordable, assisted living, and co-op housing all of which help to support the community's more vulnerable residents.*
>
> *In recent years, stalled or partially completed housing developments in this sub-area, which had previously received preliminary or final approval from the Township, have received updated approvals and construction has once again begun. Additionally, undeveloped land in this sub-area has received interest in new residential development. This sub-area is very important to the Township as it provides a variety of housing types at densities that would not be possible without the availability of a municipal sewer and water system."*

Planned Uses

As stated on Page 53:

> *"East of Prospect Road and south of Geddes Road, the undeveloped land could be used for multiple-family residential developments. Some approved residential projects have multi-year buildout plans. The diverse population in this area will benefit from diverse housing options. This is the most developed area within the Township, but there are still wooded lots, wetlands, and other natural resources which warrant protection. A special effort will be made to ensure preservation of open space and significant natural features in this area as it is developed."*

The Master Plan establishes the specific goal of siting denser housing types, including multiple-family housing, on this subject property. The zoning ordinance is currently undergoing a rewrite to reflect the 2024 Master Plan goals, which would likely result in a rezoning from the undeveloped parcels in the Geddes Road Urban Sub-Area from R4 to R7. We find that this site is an opportunity, particularly along Prospect, to include lower density attached single family residential (townhomes) or lower density multiple family housing.

Page 54 includes a list of uses within the Geddes Road Urban Sub-Area, including "*Attached residential and multiple-family residential along neighborhood edges and adjacent to arterial corridors.*"

Design Characteristics

The Master Plan also includes a list of planned "Design Characteristics" for the Geddes Road Urban Sub-Area, including the following relating to new housing:

- *New development shall be reviewed on a case-by-case basis to respect the existing scale and character of the surrounding area.*
- *Each individual neighborhood has a unique character that must be respected and preserved.*
- *Walkability and non-motorized connections are essential to maintain neighborhood character and access to daily needs and services.*
- *Ensure appropriate transition of intensity of uses and scale to adjacent single-family neighborhoods.*
- *Peripheral attached residential and multiple-family residential along neighborhood edges and arterial corridors should be at a scale and density consistent with the surrounding area.*
- *Ensure appropriate transition of intensity of uses and scale to adjacent single-family neighborhoods.*

- *Varied mix of uses is encouraged*.
- *Single and lower multi-story structures oriented toward the street*.

Growth Management

The Master Plan includes 10 growth management policies that encourage land uses that are best suited to the existing conditions and development plan for different portions of the Township, including the following relevant policies:

> **Policy 2:** The type and density of new development should remain consistent with existing types and densities of nearby land uses.
>
> **Policy 6:** Superior Charter Township supports diverse land uses that provide residents convenient access to housing, goods, and services.
>
> **Policy 7:** Superior Charter Township believes that any new development (Residential/Commercial/Industrial) should be focused within designated and planned areas.
>
> **Policy 8:** Superior Charter Township believes that any new development (Residential/Commercial/Industrial) should be done in a sustainable manner.
>
> **Policy 10:** Superior Charter Township's land use goals support regional land use goals.

The vast majority of the existing housing stock in the Geddes Road Urban Sub-Area are detached single family homes on smaller lots, reflective of the proposed Area Plan for the subject property. The Master Plan for this area establishes the goal to site higher-density housing on the subject parcel, particularly given the low availability of undeveloped parcels in the Geddes Road Urban Sub-Area and high demand and need for more attainable housing options.

Housing

Page 39 of the Master Plan includes housing policies, many of which intersect with the growth management goals. All of the housing policies are relevant to this Area Plan, as the development of this project will impact the total housing stock – both existing and future.

> **Policy 1:** Superior Charter Township recognizes that the existing neighborhoods and the existing housing stock are an essential part of the community's character.
>
> **Policy 2:** Superior Charter Township recognizes the need for a diversity in housing stock to support the housing needs of all its residents, including young people, families, and seniors aging in place.

Policy 3: Superior Charter Township supports the development of senior housing options.

Policy 4: Superior Charter Township supports housing densities where additional population will not overburden the existing or planned infrastructure.

Policy 5: Superior Charter Township promotes residential development in a manner which will create, preserve, and enhance a quality living environment for existing and future Township residents and workers.

Policy 6: Superior Charter Township recognizes that the voices of all existing and even potential future residents are not always at the table and extra effort may be needed to consider all housing needs, not just existing property owners.

Policy 7: Superior Charter Township supports increased housing density in planned areas, where feasible, to promote maximum retention of open space and natural features in other portions of the Township and region.

Policy 8: Superior Charter Township supports neighborhood commercial development that provides higher density residential neighborhoods with convenient access to day-to-day businesses and employment.

Open Space and Land Preservation

The Master Plan further includes the following relevant policies related to Open Space and Land Preservation, detailed on page 38 of the Master Plan:

Policy 1: Natural features, land preservation, and open space are key components of Superior Charter Township's community character and quality of life.

Policy 2: Superior Charter Township actively strives to protect, preserve, and acquire additional open space and natural features.

Most of this site is currently woodland, but with no preservation protection. The Area Plan establishes a conservation easement on roughly one-third of the site.

Master Plan Summary Findings

We find that the proposed Area Plan petition to rezone the property from R4 and PC to PC, Planned Community for single family residential development is partially compatible with many of the elements of the Master Plan for the following reasons:

1. The Master Plan envisions that the dense portion of development in the Township should occur in the Geddes Road Urban Sub-Area, in part to protect the rural nature

of the Township as well as to concentrate development in areas where municipal sewer and water is accessible.

2. Providing additional housing units adjacent to areas containing housing is a Master Plan policy goal.
3. The proposed Area Plan includes conservation of the woodlands on the southern portion of the subject property, reflecting the open space and land preservation policies in the Township, particularly when located in proximity to many residents.

However, the proposed Area Plan petition appears to be incompatible with other elements of the Master Plan for the following reasons.

1. New housing development should be consistent with the type and density of nearby uses. The subject property is surrounded by attached housing units to the south and east and detached single family units to the north and west.
2. Master Plan goals and policies aim to provide a diversity of housing styles, and the majority of existing and planning-approved housing units in the Township are detached single family homes, comparable in density and lot size to the proposed development.
3. The Geddes Road Urban Sub Area future land use policies create the goal for this specific property to include multiple-family residences. We find that this site is an opportunity, particularly along Prospect, to include lower density attached single family residential (townhomes) or lower density multiple family housing that provide varied housing options that are not currently provided, or planned for, in Superior Township.

DISTRICT INTENT

Special Districts

As set forth in Section 7.001, the Authority to Establish Special Districts as defined in Article 2.0 (Zoning Districts), is established in accordance with Section 503 of the Michigan Zoning Enabling Act. These Special Districts are designed to accomplish the objectives of this Ordinance through a development review process intended to achieve integration of the proposed development project with the characteristics of the project area. These Special Districts are intended to permit flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the development and use of land, natural resources, energy, and the provision of public services and facilities; encourage useful open space; and provide better housing, employment, and shopping opportunities particularly suited to the needs of the residents of the Township. The intent of these special districts is to:

- Provide for increased flexibility and encourage innovation in design and layout of land development, subject to proper administrative standards and procedures.
- Lessen the burden of traffic on streets and highways, and provide for an integrated system of sidewalks, pedestrian pathways, and other non-transportation facilities.
- Provide for a compatible mix of land uses in each Special District.
- Establish planning, review, and approval procedures that properly relate the type, design, and layout of development to the site and surrounding area.
- Encourage innovation in residential and nonresidential development so that greater opportunities for better housing, recreation, and shops conveniently located to each other may extend to all citizens and residents of Superior Township; and so that the growing demands of the Township's population may be met by a greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space ancillary to these buildings.

Planned Community District

The Township Zoning Ordinance has multiple "special districts", one of which is the PC, Planned Community District. The intent of the PC, Planned Community District is as follows:

The Planned Community (PC) Special District option encourages greater collaboration between the developer and the Township in the development process, and allows additional freedom for the developer to take an even more creative approach to land use and development than otherwise permitted under this Ordinance. The PC Special District option offers greater flexibility in the design of land development, maximizing the developer's ability to take advantage of natural topography, vegetation, watercourses, and other site features in designing the development.

PLANNED COMMUNITY DISTRICT REQUIREMENTS

As set forth in Section 7.301. A, to be eligible for approval as a Planned Community (PC) Special District, the petitioner shall demonstrate, to the Township Board's satisfaction after recommendation from the Planning Commission, that the petition and Area Plan are compatible with the following:

1. **Compatibility with the Special District intent.** The proposed development shall be consistent with the intent and scope of this Article and the intent and purposes of the specific Special District.

   CWA Finding: The PC, Planned Community District is intended to allow for greater collaboration to allow for a creative approach to land use and development. Through the PC, Planned Community District, the township and the applicant are able to

collaborate to better protect the site's natural features and reduce impact upon adjacent properties than could be accomplished through a by-right site plan or through a conventional subdivision development.

2. **Compatibility with the Growth Management Plan.** The proposed development shall be compatible with the adopted Growth Management Plan.

   CWA Finding: We find that the proposed Area Plan petition to rezone the property from PC, Planned Community (single-family residential) to PC, Planned Community is compatible with many elements of the Master Plan and the Growth Management Plan. However, we note that the master plan establishes a goal of more dense housing development in this area. Attached single family, reflective of the surrounding parcels to the south and east, or multiple-family housing is more aligned with the Master Plan goals for this particular area. The conservation easement offered by this Area Plan is supportive of Master Plan growth management goals.

3. **Availability and capacity of public services.** The proposed type and intensity of use shall not exceed the existing or planned capacity of existing public services and facilities, including police and fire protection, traffic capacity of the Township's public roads, drainage and stormwater management facilities, availability of water, and suitability for septic or capacity of existing or planned utility facilities.

   CWA Finding: Capacity availability unknown at this time, particularly with regards to utilities; however, this property is within the Urban Services Area with utility access available.

4. **Sufficient land area for proposed uses.** The proposed Planned Community (PC) site shall include sufficient contiguous land area to comply with all applicable regulations of this Ordinance, to adequately serve the needs of all permitted uses in the PC project, and to ensure compatibility between uses and the surrounding area. Additional non-contiguous land areas within the Township may be included as part of the proposed open space dedications for a PC project.

   CWA Finding: The site area is 48.31 net acres, and the applicant has agreed to preserve 12.20 wooded acres as a conservation easement. The planned density is 2.46 acres/lot with minimum lot sizes of 6,000 acres. The minimum lot size in the R4 zoning district is 7,200 acres. The lot size, however, varies considerably. Information on the median and average lot size might reveal if the Area Plan offers smaller lots than otherwise permitted in the R4 zoning district in a manner to preserve additional open space and to create more affordable housing styles.

5. **Additional eligibility criteria.** The petition and Area Plan shall be compatible with one (1) or more of the following additional criteria:
    a. Conservation of open space. Long-term conservation of open space, agricultural lands, or lands with significant natural features in the Township will be achieved in accordance with the adopted Growth Management Plan.
    b. Preservation of natural resources. Long-term conservation of natural resources will be achieved, where such resources of the Township would otherwise be destroyed or degraded by development as permitted by the underlying zoning district(s).
    c. Public benefit. A recognizable and material benefit will be realized by both the future users of the development and the Township as a whole, where such benefit would otherwise be unachievable under the provisions of this Ordinance.
    d. Economic impact. The proposed development shall not impede the continued use or development of surrounding properties for uses that are permitted in the Zoning Ordinance or planned in the adopted Growth Management Plan.

CWA Finding: The proposed Area Plan both conserves open space and preserves natural resources. Because the applicant is proposing an Area Plan, these areas are able to be conserved and protected in perpetuity, which may not be accomplished through a conventional subdivision development or as shown on the approved Area Plan for the northern subject parcel. However, again we note that based on the growth management and housing policies of the Master Plan, the detached single family style is less dense than the housing stock envisioned in the Master Plan for this area.

STANDARDS

As set forth in Section 7.102.C, when reviewing an Area Plan petition, the Planning Commission shall determine and provide evidence in its report to the Township Board that the petition meets the following standards:

1. **Growth Management Plan policies.** The proposed development shall conform to the adopted Growth Management Plan.

CWA Finding: The proposed Area Plan is partially incompatible with the adopted Growth Management Plan and other provisions of the Township Master Plan. See Master Plan Findings for more details.

2. **Ordinance standards.** The proposed development shall conform to the intent, regulations, and standards of the proposed Special District and this Ordinance.

   CWA Finding: The proposed Area Plan is compatible with the ordinance standards. The PC, Planned Community District is intended to allow for greater collaboration to allow for a creative approach to land use and development. Through the PC, Planned Community District the township and the applicant are able to collaborate to better protect the site's natural features and reduce impact upon adjacent properties than could be accomplished through a by-right site plan or through a conventional subdivision development or as shown on the approved Area Plan for the site.

3. **Public facilities.** The proposed development shall be adequately served by public facilities and services, such as highways, streets, police and fire protection, drainage courses, water and sanitary sewer facilities, and refuse disposal, or that the persons or agencies responsible for the proposed development shall be able to provide, in a manner acceptable to the Township Board, such facilities and services.

   CWA Finding: Capacity availability unknown at this time, particularly with regards to utilities; however, this property is within the Urban Services Area with utility access available.

4. **Open space and recreation areas.** The common open space, any other common properties, individual properties, and all other elements of a Special District are so planned that they will achieve a unified open space and recreation area system, with open space and all other elements in appropriate locations, suitably related to each other, the site, and the surrounding land.

   CWA Finding: The site includes two open space areas including a playscape. There are also nonmotorized pathways around the property and along North Prospect Road. The Planning Commission can discuss which features within the open space areas area necessary to ensure an adequate recreation area system, such as ADA compliant playground features or inclusive design.

5. **Common areas and improvements.** The petitioner shall have made satisfactory provision to ensure that those areas shown on the plan for use by the public or by occupants of the development will be or have been irrevocably committed for that purpose. Provisions shall have been made to provide for the financing and maintenance of improvements shown on the plan for open space areas, and common use areas which are to be included within the development.

   CWA Finding: The site is controlled by one entity. If approved, the proposed Area Plan will dictate the development of the site.

6. **Location and layout.** The location of the proposed uses, layout of the site, and its relation to streets giving access to it, shall be such that traffic to, from, and within the site, and assembly of persons in connection therewith, will not be hazardous or inconvenient to the project or the neighborhood. In applying this standard, the Planning Commission shall consider, among other things, convenient routes for pedestrian traffic, particularly of children, relationship of the proposed project to main thoroughfares and street intersections, and the general character and intensity of the existing and potential development of the neighborhood.

   CWA Finding: The proposed Area Plan shows three points of access to the site. Onsite circulation appears sufficient for vehicular traffic, but the petitioner should provide access evidence for proposed private road extensions. Traffic impacts will be reviewed by the Washtenaw County Road Commission. Sidewalks are proposed along all street frontages, including North Prospect Road, and additional pathways are shown through the two open space areas.

7. **Compatibility of land uses.** The proposed use(s), mix of housing unit types and densities, or mix of residential and non-residential uses shall satisfy the intent of the proposed Special District, conform to applicable use standards and limitations, and be acceptable in terms of convenience, privacy, compatibility, and similar standards.

   CWA Finding: As part of the deliberation, the Planning Commission should discuss if the proposed housing style is reflective of the intent of the Master Plan and Planned Community.

8. **Minimize adverse impacts.** That noise, odor, light, or other external effects from any source whatsoever, which is connected with the proposed use, will not adversely affect adjacent and neighboring lands and uses.

   CWA Finding: Through the Area Plan and site plan review, the Township can review and place reasonable conditions upon the application to minimize adverse impacts.

9. **Preservation of natural features.** The proposed development shall create a minimum disturbance to natural features and landforms.

   CWA Finding: The site area is 48.31 net acres, and the applicant has agreed to preserve 12.20 wooded acres as a conservation easement. The planned density is 2.46 acres/lot with minimum lot sizes of 6,000 acres. The minimum lot size in the R4 zoning district is 7,200 acres. The lot size, however, varies considerably. Information

on the median and average lot size might reveal if the Area Plan offers smaller lots than otherwise permitted in the R4 zoning district in a manner to preserve additional open space and to create more affordable housing styles.

10. **Streets.** Streets shall follow topography, be properly spaced, and be located and aligned in accordance with the intended function of each street. The property shall have adequate access to public streets. The plans shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable.

    CWA Finding: Access to the development is proposed from three locations along North Prospect Road, including two (2) existing roads. Access to the 21 Phase 2 homes is provided from Berkshire Drive, which the homes will front. The central access point includes an extension from the existing Lakeview Drive private road stub through to North Prospect Road. The southern access point comes from the extension of Park Lane, an existing private drive for the condo association to the south and west of the subject property. The applicant has not provided evidence that they have approval to extend or use either of these private drives. A traffic impact study may be necessary to determine impacts to the existing homes on Lakeview Drive and Park Lane as a result of the private road extensions. Traffic impacts will be reviewed by the Washtenaw County Road Commission.

11. **Pedestrian facilities.** Major pedestrian circulation shall be provided for within the site and shall interconnect all use areas, where applicable. The pedestrian system shall provide for logical extensions of pedestrian ways outside the site, and pedestrian connections to the site boundaries, where applicable.

    CWA Finding: The Area Plan proposes sidewalks along all street frontages, including North Prospect Road, and additional pathways are shown through the two open space areas. There is, however, no direct connection provided to the open space areas for units 1 through 21. Additionally, the plan includes the extension of Lakeview Drive and Park Lane – both private roads – without offering sidewalks along the existing portions of these private roads. A sidewalk along the existing portion of Lakeview Drive could offer more direct access to the two open space areas for the residents of units 1 through 21, while also providing a scenic pathway along the planned retention basin.

SUMMARY OF ALL FINDINGS

Our review finds that while certain elements of the proposed Area Plan are consistent with the Township's Master Plan and Growth Management Strategy, other aspects are not. The

applicant proposes a development that includes housing and conserves natural features; however, the Area Plan does not incorporate a mix of housing densities or provide higher-density housing options as envisioned in the Master Plan.

The intent of the PC, Planned Community district is to permit flexibility in land development regulations, encourage innovation in land use, and promote variety in design, layout, and building types. In contrast, the proposed layout appears relatively conventional and lacks the creativity and diversity anticipated under the PC district.

Outstanding Questions for Planning Commission Deliberation

1. Does the Planning Commission support the proposed housing product type and density? What additional housing styles or alternative uses could be incorporated to better meet Master Plan objectives?
2. Confirm the anticipated house sizes and building heights for the 6,000 square-foot lots
3. Has the applicant completed a utility capacity assessment?
4. Has the applicant obtained permission to extend the private roads Lakeview Drive and Park Lane?
5. Are additional pedestrian amenities warranted—for example, should sidewalks be provided on both sides of the internal roads?

RECOMONDATION

We recommend that the Planning Commission hold a public hearing, discuss the noted questions in our report with the applicant, consider public testimony, and either:

A. Postpone action to allow the applicant to provide additional information; or
B. Direct staff to draft a resolution based on the discussion.

Sincerely,

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

CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP

cc: Emily Dabish Yahkind, Township Supervisor
Angela Robinson, Township Clerk
Bill Balmes, Building Official
George Tsakof, Township Engineer
Cresson Slotten, Township Engineer

August 14, 2025

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

Attention: **Emily Dabish Yahkind, Township Supervisor**

Regarding: **Prospect Pointe South**
Area Plan for PC Rezoning – Review No. 1
OHM Job No. 0140-25-1030

Dear Ms. Dabish Yahkind,

On behalf of the Township, we have reviewed the Area Plan submittal for the above referenced project, as provided to the Township by the Applicant on August 4, 2025. We understand that the application will be considered by the Planning Commission at their regular meeting on August 27th regarding Area Plan and PC District rezoning. Therefore, we offer the following comments to the Planning Commission related to the site/civil engineering aspects of the area plan for their consideration during the decision process.

1. The site will be serviced by connecting to the existing Superior Township public sanitary sewers in the North Prospect Road right-of-way (ROW), the Berkshire Drive ROW and an existing Superior Township public cross lot sanitary sewer main on the adjacent Lake View Estates Condominium site. The proposed sanitary layout and connections to the Superior Township system appear to be viable at the conceptual level, however a more detailed technical review of the facilities will take place during potential future site plan stages. A basis-of-design, along with future review and approval by the Ypsilanti Community Utilities Authority (YCUA) and permit by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) under Part 41 will be required for sanitary main construction.

2. The site will be serviced by connecting to the existing Superior Township public water mains in the North Prospect Road Right-of-way (ROW), Lakeview Drive and Park Lane in the Prospect Woods Condominiums. The proposed water main layout and connections to the Superior Township water system appear to be viable at the conceptual level, however a more detailed technical review of the facilities will take place during potential future site plan stages. A basis-of-design, along with future review and approval by YCUA and permitting by EGLE under PA 399 will be required for water main construction.

3. Future, later stage plan submittals should include the size of the existing water main and sanitary sewers adjacent to the site and being utilized for connections to the Superior Township utility system.

4. Please note that a more detailed technical review of the site engineering will take place during a potential future preliminary/final site plan stage. Grading details would be reviewed at future stages of the project if a site plan were to move forward.

5. The stormwater management design on the site plan will be required to meet Washtenaw County Water Resources Commissioner (WCWRC) Standards. Future review and approval from WCWRC would be required. The determination of requirements is typically made at the preliminary and final site plan stages. It is noted that a Retention Basin is indicated on this Area Plan which will have specific requirements by

the WCWRC and may require approval of the Washtenaw County Road Commission (WCRC) as the basin's emergency overflow may impact Lakeview Drive which is a WCRC road.

6. Soil erosion and sedimentation control (SESC) measures shall be included on the site plan and need to meet the requirements of WCWRC. Review and approval will be required from WCWRC in the future prior to a final site plan approval.

7. Work proposed in the North Prospect Road, Berkshire Drive and Lakeview Drive ROWs should meet the requirements of the WCRC. Future review and approval from WCRC will be required during the site plan stage as they have jurisdiction over these public ROWs.

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

Sincerely,
OHM Advisors

_____
Cresson Slotten, PE
Senior Project Manager

cc: Angela Robinson, Township Clerk
Bill Balmes, Building Department
Ben Carlisle, CWA, Township Planner
Michelle Marin, CWA, Township Planner
George Tsakoff, OHM Advisors, Township Engineer
Claire Martin, OHM Advisors, Township Engineer

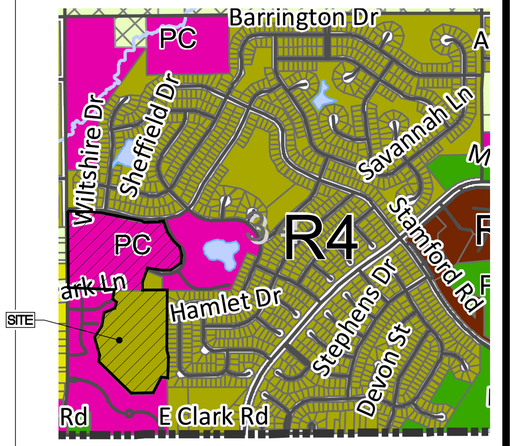
SITE PLAN FOR
PROSPECT POINTE SOUTH

PART OF WEST 1/2 OF SECTION 34, TOWN 2S, RANGE 7E,
SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

PREPARED FOR:

MI HOMES
40950 WOODWARD AVE #203
BLOOMFIELD HILLS, MI 48304
248.836.4522

ZONING MAP



LEGAL DESCRIPTION

SCHEDULE A EXHIBIT "A" PROPERTY DESCRIPTION (PER ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY ATA NATIONAL TITLE GROUP, LLC.
FILE NUMBER 81-24938507-SCM, COMMITMENT DATE: DECEMBER 10, 2024:

THE LAND IS DESCRIBED AS FOLLOWS: SITUATED IN THE TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN

PARCEL 1
PART OF THE WEST 1/2 OF SECTION 34, TOWN 2 SOUTH, RANGE 7 EAST, TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 34; THENCE SOUTH 01 DEGREES 53 MINUTES 15 SECONDS EAST 809.69 FEET; THENCE NORTH 87 DEGREES 59 MINUTES 50 SECONDS EAST 945.00 FEET; THENCE NORTH 02 DEGREES WEST 90.00 FEET; THENCE NORTH 19 DEGREES 02 MINUTES 36 SECONDS EAST 169.25 FEET; THENCE SOUTH 71 DEGREES 39 MINUTES 25 SECONDS EAST 166.00 FEET; THENCE 40.21 FEET ON THE ARC OF CURVE HAVING A RADIUS OF 288.00 FEET AND A CHORD BEARING SOUTH 75 DEGREES 50 MINUTES 11 SECONDS EAST 40.18 FEET; THENCE NORTHERLY ON THE WEST LINE OF LAKEVIEW EAST DRIVE TO THE SOUTH LINE OF BERKSHIRE DRIVE; THENCE WESTERLY ON SAID SOUTH LINE TO THE WEST LINE OF SECTION 34; THENCE SOUTH 02 DEGREES 25 MINUTES 10 SECONDS EAST 183.31 FEET TO THE POINT OF BEGINNING.

PARCEL 2
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 34, TOWN 2 SOUTH, RANGE 7 EAST, TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, MICHIGAN; THENCE NORTH 01 DEGREES 53 MINUTES 15 SECONDS WEST 993.00 FEET; THENCE NORTH 88 DEGREES 06 MINUTES 45 SECONDS EAST 291.00 FEET; THENCE SOUTH 60 DEGREES 28 MINUTES 40 SECONDS EAST 132.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 03 MINUTES 25 SECONDS WEST 68.97 FEET; THENCE NORTH 14 DEGREES 47 MINUTES 28 SECONDS WEST 244.57 FEET; THENCE NORTH 27 DEGREES 28 MINUTES 02 SECONDS EAST 174.16 FEET; THENCE NORTH 10 DEGREES 48 MINUTES 39 SECONDS EAST 158.69 FEET; THENCE NORTH 60 DEGREES 31 MINUTES 29 SECONDS EAST 116.27 FEET; THENCE NORTH 76 DEGREES 30 MINUTES 08 SECONDS EAST 40.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 53 SECONDS WEST 83.71 FEET; THENCE NORTH 58 DEGREES 48 MINUTES 28 SECONDS WEST 50.00 FEET; THENCE NORTH 02 DEGREES 00 MINUTES 10 SECONDS WEST 123.28 FEET; THENCE NORTH 87 DEGREES 59 MINUTES 50 SECONDS EAST 704.00 FEET; THENCE SOUTH 01 DEGREES 53 MINUTES 15 SECONDS EAST 1111.04 FEET; THENCE SOUTH 88 DEGREES 05 MINUTES 58 SECONDS WEST 83.93 FEET; THENCE SOUTH 26 DEGREES 38 MINUTES 37 SECONDS WEST 222.79 FEET; THENCE SOUTH 86 DEGREES 07 MINUTES 55 SECONDS WEST 271.42 FEET; THENCE NORTH 46 DEGREES 57 MINUTES 41 SECONDS WEST 579.25 FEET TO THE POINT OF BEGINNING.

BENCHMARKS

SITE BENCHMARKS:

BENCHMARK #1
RAILROAD SPIKE IN NORTH FACE OF GUY POLE ON SOUTH SIDE OF BERKSHIRE DRIVE ACROSS FROM HOUSE #8315.
ELEV.=794.27 (NAVD88)

BENCHMARK #2
ARROW ON HYDRANT #73 SOUTH SIDE OF BERKSHIRE DRIVE AND 75' EAST OF PROSPECT ROAD.
ELEV.=800.97 (NAVD88)

BENCHMARK #3
RAILROAD SPIKE IN SOUTH FACE OF UTILITY POLE AT THE SOUTHEAST CORNER OF PROSPECT ROAD AND PARK LANE.
ELEV.=794.11 (NAVD88)

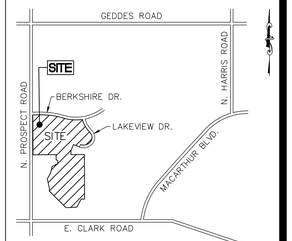
BENCHMARK #4
ARROW ON HYDRANT #462 100' EAST OF THE END OF PARK LANE.
ELEV.=792.46 (NAVD88)

BENCHMARK #5
ARROW ON HYDRANT AT COMMUNITY CENTER W/POOL #8300 LAKEVIEW DRIVE.
ELEV.=788.94 (NAVD88)



GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1" = 200'

LOCATION MAP



LOCATION MAP
NOT TO SCALE

SHEET INDEX

C1	COVER SHEET
C2-C7	ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY/TOPOGRAPHIC SURVEY
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C9	SITE PLAN - NORTH
C10	SITE PLAN - SOUTH
C11	GRADING PLAN - NORTH
C12	GRADING PLAN - SOUTH
C13	STORM WATER MANAGEMENT PLAN
C14	EMERGENCY VEHICLE ROUTE
C15	NOTES AND DETAILS
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L4	GREENBELT PLAN
L5	LANDSCAPE DETAILS
L6-L8	WOODLAND PLAN
L9-L12	TREE LIST
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1.0E-1.1H	AUBREY BRICK SERIES
1.0E-1.1H	BROOKLYN SERIES
1.0E-1.1H	JULIET BRICK SERIES
1.0E-1.1H	PEYTON SERIES
1.0E-1.1H	SAWYER SERIES
PHOTOMETRIC:	
1	PHOTOMETRIC PLANS

STANDARD NOTES

1. ALL CONSTRUCTION MUST CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE TOWNSHIP OF SUPERIOR.
2. CALL MISS DIG (800-482-7171) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. ALL SOIL EROSION AND SILTATION MUST BE CONTROLLED AND CONTAINED ON SITE.
4. ALL EXCAVATION UNDER OR WITHIN THE INFLUENCE OF ANY PAVEMENT, EXISTING OR PROPOSED, OR WHERE SAND BACKFILL IS CALLED FOR ON THE PLAN, SHALL BE BACK FILLED AND COMPACTED WITH GRANULAR MATERIAL (SAND) MDOT CLASS II TO 95 PERCENT MAXIMUM UNIT DENSITY. MAXIMUM LIFT THICKNESS FOR GRANULAR FILL SHALL NOT BE IN EXCESS OF 12 INCHES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES AND FACILITIES. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT THE PROPOSED UTILITIES CROSSINGS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION. ANY CONFLICTS WITH UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE PROJECT ENGINEER.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE TOWNSHIP ENGINEER 10 DAYS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE A PRE-CONSTRUCTION MEETING WHICH SHOULD OCCUR WITHIN 5 DAYS PRIOR TO CONSTRUCTION COMMENCEMENT. UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION ACTIVITIES BE ENGAGED IN PRIOR TO THE PRE-CONSTRUCTION MEETING. WHERE TWO UTILITIES CROSS INCLUDING SANITARY SEWER LEAD, PROVIDED POROUS GRADE "B" BACKFILL
7. MATERIAL COMPACTED IN 6 INCH LAYERS TO THE UNDERSIDE OF THE HIGHER UTILITY.
8. DUST CONTROL SHALL, BE MAINTAINED AT ALL TIMES.
9. ANY MUD TRACKED ONTO THE EXISTING ROADS SHALL BE REMOVED DAILY.
10. SURVEY MONUMENTS ARE TO BE PLACED AT ALL PROPOSED PROPERTY CORNERS AND RIGHT OF WAY CORNERS INCLUDING P.C.'S AND P.T.'S.

PROSPECT POINTE SOUTH
Quantity Summary

SANITARY SEWER

	ITEM	QUANTITY	
1	6" PVC SDR 23.5 LEAD	4,425	L.F.
2	8" PVC SDR 26 SANITARY SEWER	4,868	L.F.
3	4' DIA. MANHOLE	23	EA.

WATER MAIN

	ITEM	QUANTITY	
1	8" WATER MAIN D.I. CL 54	4,167	L.F.
2	1.5" DOMESTIC WATER SERVICE-TYPE "K" COPPER	3,945	L.F.
3	HYDRANT, VALVE & BOX	9	EA.
4	8" G.V.&W.	9	EA.
5	8" T.S.V.&W.	1	EA.

STORM SEWER

	ITEM	QUANTITY	
1	12" C-76 CL. 4	2,568	L.F.
2	15" C-76 CL. 4	1,334	L.F.
3	18" C-76 CL. 4	392	L.F.
4	24" C-76 CL. 4	1,453	L.F.
5	36" C-76 CL. 4	426	L.F.
6	2' DIA. INLET	12	EA.
7	4' DIA. CATCH BASIN	49	EA.
8	4' DIA. MANHOLE	6	EA.
9	12" CONC. END SECTION WITH RIP RAP	2	EA.
10	18" CONC. END SECTION WITH RIP RAP	1	EA.

PAVING

	ITEM	QUANTITY	
1	24" MOUNTABLE CONC. CURB & GUTTER	7,142	L.F.
2	24" REVERSE FASTRAIGHT FACE CONC. CURB AND GUTTER	650	L.F.
3	30" MDOT B2 ROLL CONC. CURB AND GUTTER	170	L.F.
4	ASPHALT PAVEMENT	14,960	S.Y.
5	5' WIDE CONCRETE SIDEWALK	5,229	S.Y.
6	8' WIDE ASPHALT PATH	859	S.Y.

SOIL EROSION

	ITEM	QUANTITY	
1	SILT FENCE	6,287	L.F.
2	SILT SACKS	61	EA.

STATE OF MICHIGAN
JASON A RICKARD
License No. 6201046145
LICENSED PROFESSIONAL ENGINEER

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
FARMINGTON HILLS OFFICE
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248.308.3331
CLINTON TOWNSHIP OFFICE
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7080

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SUBMITTAL DATE:

NO.	REVISION	DATE

811
3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

PROJECT NUMBER: 25-002
PROJECT MANAGER: J RICKARD
DRAWN BY:
CHECKED BY: J RICKARD
OFFICE: FARMINGTON HILLS

CLIENT:
M/I HOMES OF MICHIGAN, LLC
40950 WOODWARD AVE.
SUITE 203
BLOOMFIELD HILLS,
MI 48304

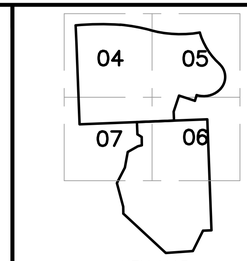
PROJECT NAME:
PROSPECT POINTE SOUTH
PART OF THE WEST 1/2 OF SECTION 34, T.2S., R.7E., SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MI

SHEET TITLE:
COVER SHEET

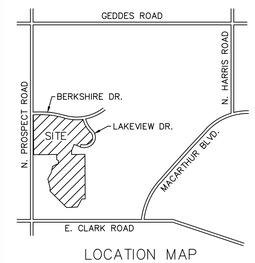
PAGE No.:
C1

G:\2025\25-002 MI Homes - Prospect Road\CAD DRAWINGS\SITE PLAN\25-002SP-Cover.dwg, 8/21/2025 5:17 PM, Cory Barbeau

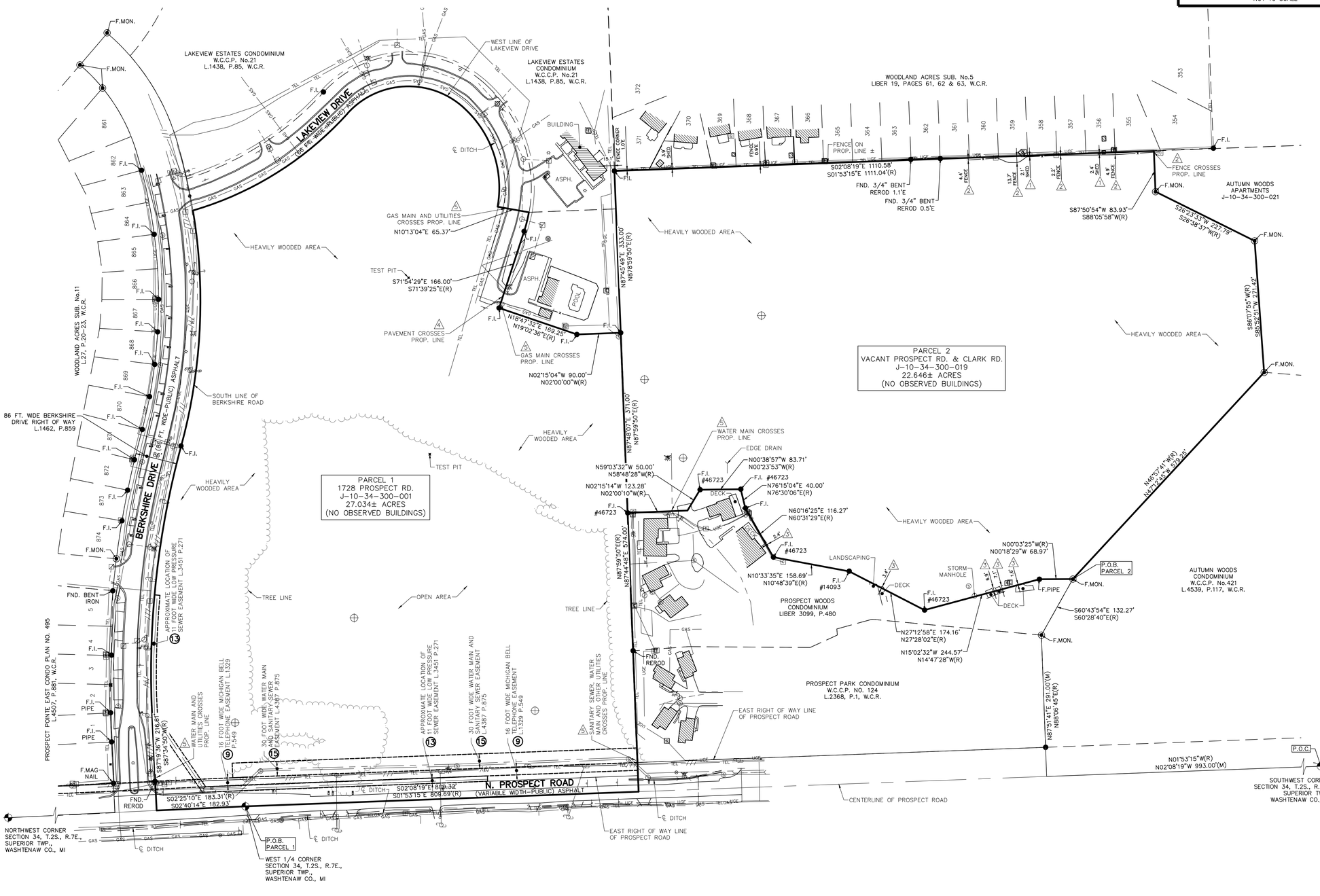
"ALTA/NSPS LAND TITLE SURVEY"



KEY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



EXISTING LEGEND

- EASEMENT
- GAS MAIN
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- OVERHEAD UTILITY LINES
- UNDERGROUND UTILITY LINES
- FENCE
- DITCH CENTERLINE
- UNDERGROUND CABLE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRICAL
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM SQUARE CATCH BASIN
- STORM ROUND CATCH BASIN
- STORM MANHOLE
- CULVERT
- FIRE HYDRANT
- VALVE IN WELL
- WELL
- GAS VALVE
- GAS TEST STATION
- ELECTRICAL TRANSFORMER
- ELECTRICAL RISER
- ELECTRICAL MANHOLE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- CABLE RISER
- UTILITY FLAG
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- MAILBOX
- GUARDPOST / BOLLARD
- FENCE POST
- P.I. SIGN
- SECTION CORNER
- F.I. FOUND IRON
- S.I. SET IRON
- (M) MEASURED
- (R) RECORD
- SET IRON
- FOUND IRON
- FOUND MONUMENT
- CENTERLINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- OFFSITE BUILDING
- ONSITE BUILDING

BOUNDARY LINE OBSERVATIONS:

1. BUILDING/SHED CROSSES PROPERTY LINE
2. FENCE CROSSES PROPERTY LINE
3. DECK CROSSES PROPERTY LINE
4. PAVEMENT CROSSES PROPERTY LINE
5. UTILITY CROSSES PROPERTY LINE

SNOW NOTE:
SNOW AND ICE CONDITIONS WERE PRESENT DURING THE FIELD WORK OF THIS SURVEY. THEREFORE, SOME SITE FEATURES AND/OR UTILITIES MAY NOT BE SHOWN ON THIS SURVEY.

PARCEL ID#:
J-10-34-300-001 & J-10-34-300-019

FLOOD ZONE:
PARCEL 1 AND PARCEL 2 ARE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE. FLOODPLAIN) PER FIRM MAP NO. 26161C0288E, DATED 04/03/2012.

WETLANDS:
POSSIBLE FRESHWATER FORESTED/SHRUB WETLAND HABITAT CLASSIFIED AS A PFO1C LOCATED ON PARCEL 2 PER NATIONAL WETLANDS INVENTORY MAPPER.

BEARINGS AND DATUM:
BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. VERTICAL DATUM IS BASED ON NAVD88.

MEASURED BEARINGS DIFFER FROM RECORD TITLE BEARINGS.

NOTE:
ALL EXISTING UTILITIES HAVE BEEN FIELD LOCATED WHERE VISIBLE UNDERGROUND LOCATIONS HAVE BEEN TAKEN FROM RECORD DOCUMENTS AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, EXACTNESS OR CORRECTNESS OF LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND RELOCATE AS NECESSARY TO AVOID CONFLICTS WITH NEW CONSTRUCTION.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1" = 100'

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
FARMINGTON HILLS OFFICE
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
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CLINTON TOWNSHIP OFFICE
1700 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7000

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NO.	REVISION	DATE

SUBMITTAL DATE:

811
3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

PROJECT NUMBER:	PROJECT MANAGER:	DRAWN BY:	CHECKED BY:	OFFICE:
25-002	J. RICKARD	J. RICKARD	J. RICKARD	FARMINGTON HILLS

CLIENT:
M/I HOMES OF MICHIGAN, LLC
40950 WOODWARD AVE.
SUITE 203
BLOOMFIELD HILLS,
MI 48304

PROJECT NAME:
PROSPECT POINTE SOUTH
PART OF THE WEST 1/2 OF SECTION 34, T.2S., R.7E., SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MI

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY/TOPOGRAPHIC SURVEY

PAGE No.:
C2

SCHEDULE A EXHIBIT "A" PROPERTY DESCRIPTION (PER ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY ATA NATIONAL TITLE GROUP, LLC, FILE NUMBER 81-24938507-SCM, COMMITMENT DATE: DECEMBER 10, 2024:
THE LAND IS DESCRIBED AS FOLLOWS: SITUATED IN THE TOWNSHIP OF SUPERIOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN

PARCEL 1
PART OF THE WEST 1/2 OF SECTION 34, TOWN 2 SOUTH, RANGE 7 EAST, TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 34; THENCE SOUTH 01 DEGREES 53 MINUTES 15 SECONDS EAST 809.69 FEET; THENCE NORTH 87 DEGREES 59 MINUTES 50 SECONDS EAST 945.00 FEET; THENCE NORTH 02 DEGREES WEST 90.00 FEET; THENCE NORTH 19 DEGREES 02 MINUTES 36 SECONDS EAST 169.25 FEET; THENCE SOUTH 71 DEGREES 39 MINUTES 25 SECONDS EAST 166.00 FEET; THENCE 40.21 FEET ON THE ARC OF CURVE HAVING A RADIUS OF 288.00 FEET AND A CHORD BEARING SOUTH 75 DEGREES 50 MINUTES 11 SECONDS EAST 40.18 FEET; THENCE NORTHERLY ON THE WEST LINE OF LAKEVIEW EAST DRIVE TO THE SOUTH LINE OF BERKSHIRE DRIVE; THENCE WESTERLY ON SAID SOUTH LINE TO THE WEST LINE OF SECTION 34; THENCE SOUTH 02 DEGREES 25 MINUTES 10 SECONDS EAST 183.31 FEET TO THE POINT OF BEGINNING.

PARCEL 2
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 34, TOWN 2 SOUTH, RANGE 7 EAST, TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, MICHIGAN; THENCE NORTH 01 DEGREES 53 MINUTES 15 SECONDS WEST 993.00 FEET; THENCE NORTH 88 DEGREES 06 MINUTES 45 SECONDS EAST 291.00 FEET; THENCE SOUTH 60 DEGREES 28 MINUTES 40 SECONDS EAST 132.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 03 MINUTES 25 SECONDS WEST 68.97 FEET; THENCE NORTH 14 DEGREES 47 MINUTES 28 SECONDS WEST 244.57 FEET; THENCE NORTH 27 DEGREES 28 MINUTES 02 SECONDS EAST 174.16 FEET; THENCE NORTH 10 DEGREES 48 MINUTES 39 SECONDS EAST 158.69 FEET; THENCE NORTH 60 DEGREES 31 MINUTES 29 SECONDS EAST 116.27 FEET; THENCE NORTH 76 DEGREES 30 MINUTES 08 SECONDS EAST 40.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 53 SECONDS WEST 83.71 FEET; THENCE NORTH 58 DEGREES 48 MINUTES 28 SECONDS WEST 50.00 FEET; THENCE NORTH 02 DEGREES 00 MINUTES 10 SECONDS WEST 123.28 FEET; THENCE NORTH 87 DEGREES 59 MINUTES 50 SECONDS EAST 704.00 FEET; THENCE SOUTH 01 DEGREES 53 MINUTES 15 SECONDS EAST 1111.04 FEET; THENCE SOUTH 88 DEGREES 05 MINUTES 58 SECONDS WEST 83.93 FEET; THENCE SOUTH 26 DEGREES 38 MINUTES 37 SECONDS WEST 222.79 FEET; THENCE SOUTH 86 DEGREES 07 MINUTES 55 SECONDS WEST 271.42 FEET; THENCE NORTH 46 DEGREES 57 MINUTES 41 SECONDS WEST 579.25 FEET TO THE POINT OF BEGINNING.

SCHEDULE B PART II EXCEPTIONS PER REFERENCED TITLE COMMITMENT FILE NUMBER 81-24938507-SCM:
8. EASEMENT FOR OPERATION, REPAIR AND MAINTENANCE OF WATER AND SEWER MAINS RESERVED BY GRANTOR IN INSTRUMENT RECORDED IN LIBER 708, PAGE 117, WASHTENAW COUNTY RECORDS.
(COVERS PARCEL 1 AND ADDITIONAL LANDS)

(9) 9. RIGHT OF WAY GRANTED TO MICHIGAN BELL TELEPHONE COMPANY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF LINES OF COMMUNICATIONS FACILITIES RECORDED IN LIBER 1329, PAGE 549, AS AFFECTED AND/OR MODIFIED BY RELEASE OF EASEMENT RECORDED IN LIBER 4343, PAGE 374, WASHTENAW COUNTY RECORDS.
(COVERS PARCEL 1 AND ADDITIONAL LANDS, EASEMENT AS SHOWN)

10. RIGHT OF WAY GRANTED TO MICHIGAN BELL TELEPHONE COMPANY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF LINES OF COMMUNICATIONS FACILITIES RECORDED IN LIBER 1329, PAGE 567, WASHTENAW COUNTY RECORDS.
(COVERS PARCEL 2 AND ADDITIONAL LANDS, EASEMENT APPEARS TO BE LOCATED SOUTH OF PARCEL 2)

11. RIGHT OF WAY GRANTED TO MICHIGAN BELL TELEPHONE COMPANY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF LINES OF COMMUNICATIONS FACILITIES RECORDED IN LIBER 1329, PAGE 571, WASHTENAW COUNTY RECORDS.
(COVERS PARCEL 2 AND ADDITIONAL LANDS – EASEMENTS APPEAR TO BE LOCATED WEST AND SOUTH OF PARCEL 2)

12. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AGREEMENT REGARDING ESTABLISHMENT OF SUPERIOR PROSPECT DRAINAGE DISTRICT RECORDED IN LIBER 2872, PAGE 484, WASHTENAW COUNTY RECORDS.
(COVERS PARCEL 2 AND ADDITIONAL LANDS)

(13) 13. EASEMENT FOR LOW PRESSURE SEWER RECORDED IN LIBER 3451, PAGE 271, WASHTENAW COUNTY RECORDS.
(COVERS PARCEL 1 AND ADDITIONAL LANDS – EASEMENT APPROXIMATELY AS SHOWN)

14. PUBLIC UTILITIES EASEMENT GRANTED TO THE CHARTER TOWNSHIP OF SUPERIOR FOR INSTALLATION AND MAINTENANCE OF SANITARY SEWER RECORDED IN LIBER 3993, PAGE 206, WASHTENAW COUNTY RECORDS.
(COVERS PARCEL 2 AND ADDITIONAL LANDS – EASEMENT LOCATED SOUTH OF PARCEL 2)

(15) 15. PUBLIC UTILITIES EASEMENT GRANTED TO THE CHARTER TOWNSHIP OF SUPERIOR FOR INSTALLATION AND MAINTENANCE OF WATER MAIN AND SANITARY SEWER RECORDED IN LIBER 4387, PAGE 875, WASHTENAW COUNTY RECORDS.
(COVERS PARCEL 1 – EASEMENT AS SHOWN)

16. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDER OF ABANDONMENT AND VACATING A COUNTY DRAIN OR ANY PORTION THEREOF RECORDED IN LIBER 5108, PAGE 1, WASHTENAW COUNTY RECORDS.
(ABANDONMENT AND VACATING DRAINAGE DISTRICT AS RECORDED IN LIBER 2872, PAGE 484)

17. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN FINAL ORDER OF DETERMINATION REGARDING IMPROVEMENTS TO BAILEY FOSTER DRAIN RECORDED IN LIBER 5148, PAGE 353, WASHTENAW COUNTY RECORDS.
(APPEARS TO COVER PARCEL 2, DRAIN LOCATED EAST OF SUBJECT PROPERTY)

NOTES:
–ALL EXISTING UTILITIES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UNDERGROUND LOCATIONS HAVE BEEN TAKEN FROM RECORD DOCUMENTS AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, EXACTNESS OR CORRECTNESS OF LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND RELOCATE AS NECESSARY TO AVOID CONFLICTS WITH NEW CONSTRUCTION.

PARCEL ID#:
J-10-34-300-001 & J-10-34-300-019

FLOOD ZONE:
PARCEL 1 AND PARCEL 2 ARE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE. FLOODPLAIN) PER FIRM MAP NO. 26161C0288E, DATED 04/03/2012.

WETLANDS:
POSSIBLE FRESHWATER FORESTED/SHRUB WETLAND HABITAT CLASSIFIED AS A PFO1C LOCATED ON PARCEL 2 PER NATIONAL WETLANDS INVENTORY MAPPER.

BEARINGS AND DATUM:
BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. VERTICAL DATUM IS BASED ON NAVD88.

MEASURED BEARINGS DIFFER FROM RECORD TITLE BEARINGS.

CERTIFICATE:
TO:
– M/I HOMES OF MICHIGAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY
– ATA NATIONAL TITLE GROUP, LLC
– CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4 AND 8 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 3, 2025.

DATE OF PLAT OR MAP: APRIL 7, 2025

MICHAEL D. EMBREE, P.S.
MIKEE@SKL-ENG.COM
PROFESSIONAL LAND SURVEYOR
REGISTRATION/LICENSE NO. 4001056860

STATE OF MICHIGAN – MICHAEL D. EMBREE – License No. 4001056860 – REGISTERED PROFESSIONAL SURVEYOR

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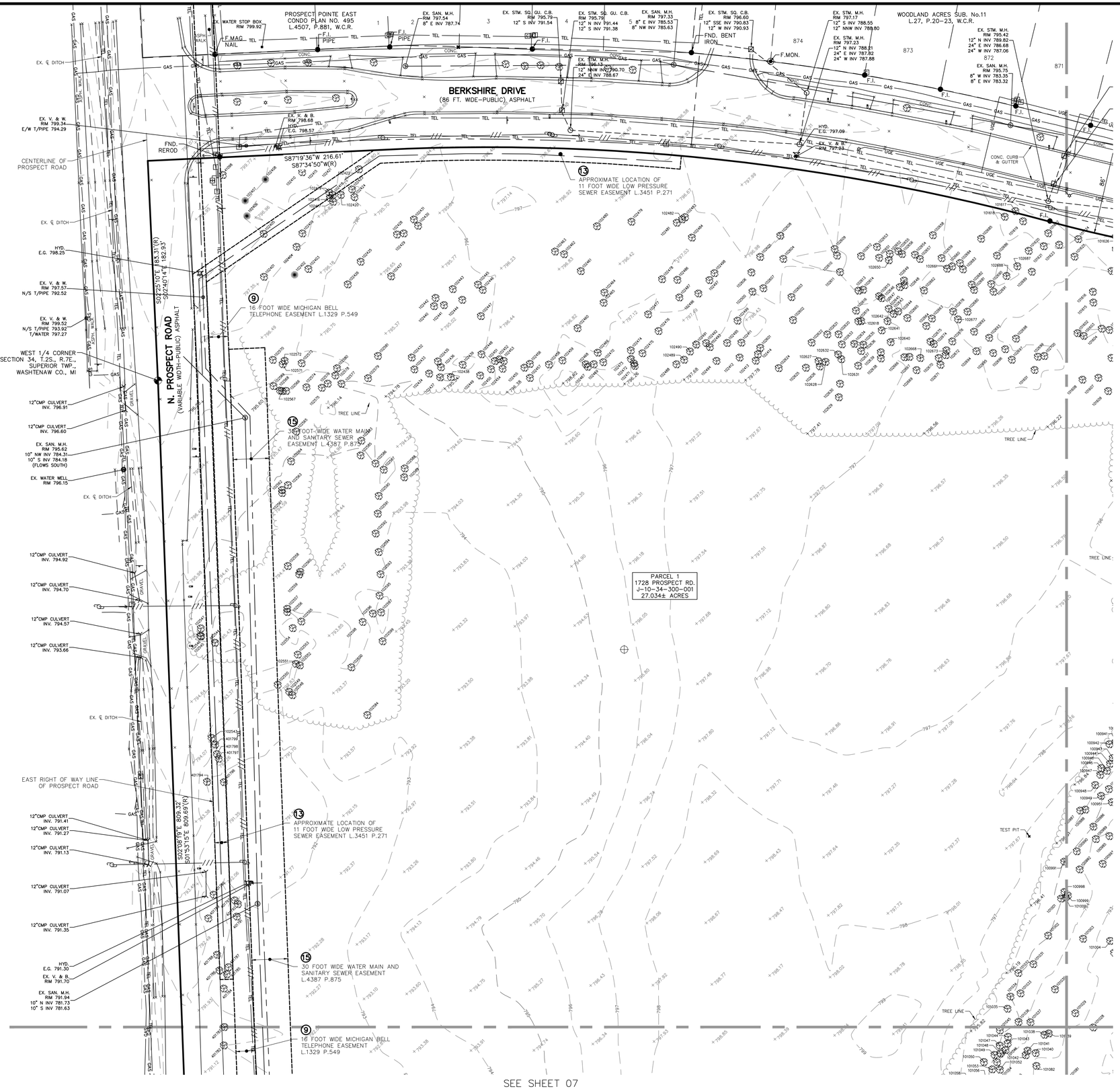
PROJECT NUMBER: 25-002
PROJECT MANAGER: J RICKARD
DRAWN BY: T
CHECKED BY: J RICKARD
OFFICE: FARMINGTON HILLS

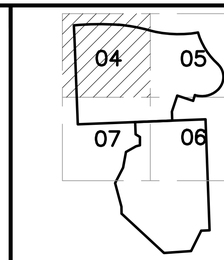
CLIENT:
M/I HOMES OF MICHIGAN, LLC
40950 WOODWARD AVE.
SUITE 203
BLOOMFIELD HILLS,
MI 48304

PROJECT NAME:
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SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY/TOPOGRAPHIC SURVEY

PAGE No.:
C3





KEY MAP
NOT TO SCALE

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- EASEMENT
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- WATER MAIN
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- TEL UNDERGROUND TELEPHONE
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- SANITARY CLEANOUT
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- STORM MANHOLE
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- VALVE IN WELL
- WELL
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- GAS TEST STATION
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- ELECTRICAL RISER
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- TELEPHONE RISER
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- CABLE RISER
- UTILITY FLAG
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- MAILBOX
- GUARDPOST / BOLLARD
- FENCE POST
- P.I. SIGN
- SECTION CORNER
- F.I. FOUND IRON
- S.I. SET IRON
- (M) MEASURED
- (R) RECORD
- SET IRON
- FOUND IRON
- FOUND MONUMENT
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- E/M EDGE OF METAL
- T/B TOP OF BANK
- TOE TOE OF SLOPE
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- ONSITE BUILDING

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ELEV.=794.27 (NAVD88)

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ELEV.=788.94 (NAVD88)

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GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1" = 40'

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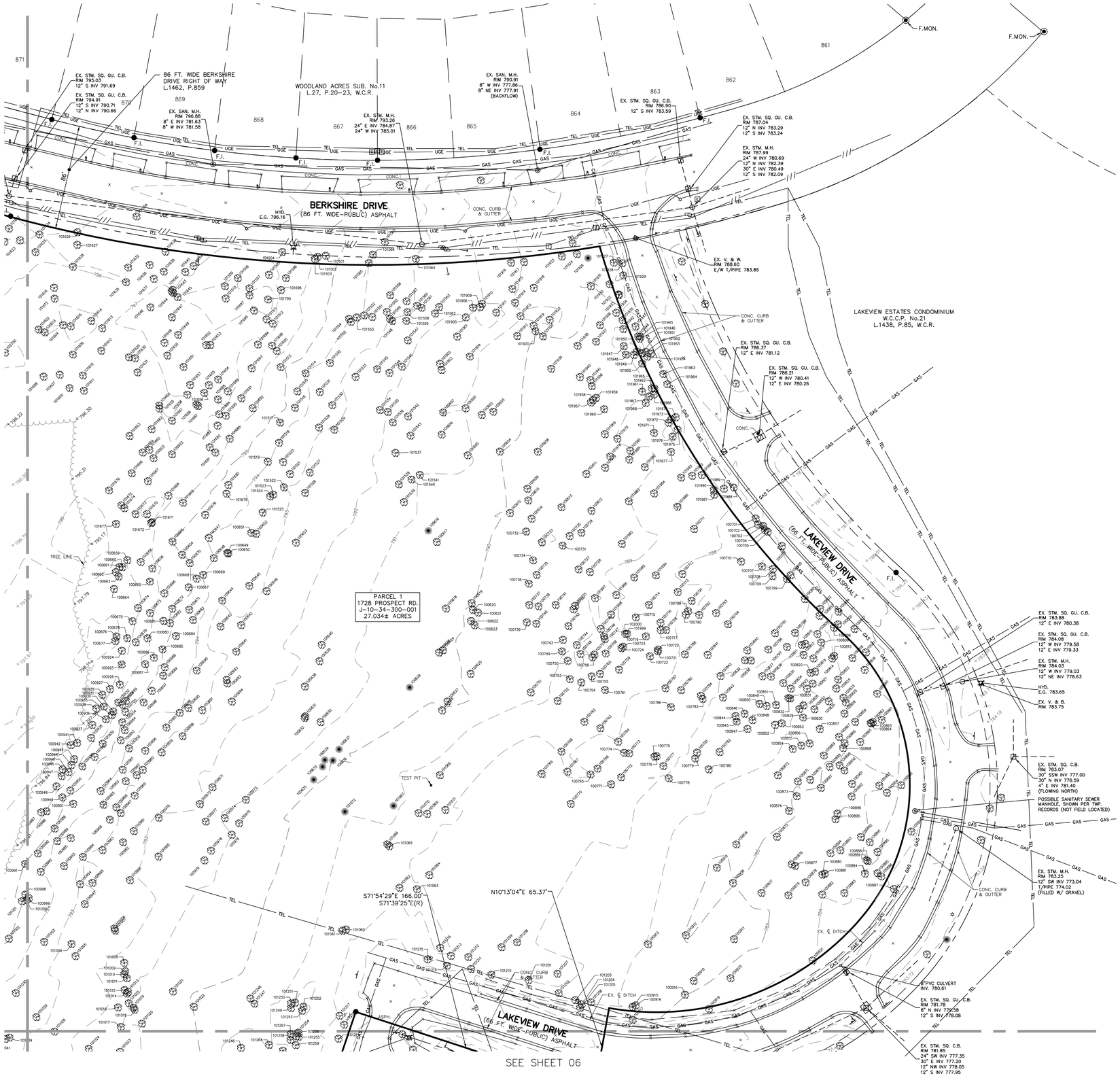
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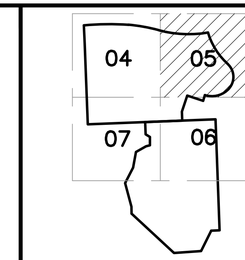
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PAGE No.:
C4





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PAGE No.:
C5

SEE SHEET 05

SEE SHEET 07

LAKEVIEW DRIVE
(66 FT. WIDE - PUBLIC) ASPHALT

PARCEL 1
1728 PROSPECT RD.
J-10-34-300-001
27.034± ACRES

PARCEL 2
VACANT PROSPECT RD.
& CLARK RD.
J-10-34-300-019
22.646± ACRES

LAKEVIEW ESTATES CONDOMINIUM
W.C.C.P. No.21
L.1438, P.85, W.C.R.

WOODLAND ACRES SUB. No.5
LIBER 19, PAGES 61, 62 & 63, W.C.R.

SHEFFIELD DRIVE

6' PRIVATE EASE. FOR PUBLIC UTILITIES

FENCE CORNER
1.0'E

FENCE
0.9'E

3.0' SHED

N87°48'07"E 371.00'
N87°59'50"E(R)

N87°45'49"E 333.00'
N87°59'50"E(R)

N02°15'04"W 90.00'
N02°00'00"W(R)

N19°27'32"E 192.25'
N19°26'38"E(R)

S02°08'19"E 1110.28'
S01°53'15"E 1110.04'(M)

EX. SAN. M.H.
RIM 787.02
10" E INV 776.67
4" N INV 776.87

EX. STM. M.H.
RIM 783.94
24" W INV 777.71
24" E INV 777.68
12" S INV 780.04

EX. STM. SQ. C.B.
RIM 783.28
12" W INV 780.51
12" NE INV 780.40

EX. WATER WELL
RIM 783.82

EX. STM. SQ. C.B.
RIM 784.96
12" E INV 780.71

EX. STM. M.H.
RIM 783.61
24" W INV 777.34
24" E INV 777.21
8" S INV 778.51

EX. STM. SQ. C.B.
RIM 782.36
12" NE INV 780.21
4" W INV 780.36

EX. STM. SQ. C.B.
RIM 781.85
24" SW INV 777.35
30" E INV 777.20
12" NW INV 778.05
12" S INV 777.95

EX. SAN. M.H.
RIM 783.57
10" W INV 775.17
15" ESE INV 775.07

HYD.
E.G. 786.43

F.I.

POOL

METAL PERIMETER FENCE

BASKETBALL

CONC. CURB & GUTTER

ASPH.

CONC.

BRICK BUILDING
FF=787.75

CARPORT

BUILDING

DECK

PATIO

SHED

HOUSE

371

372

370

369

368

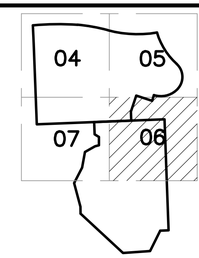
367

366

365

364

363



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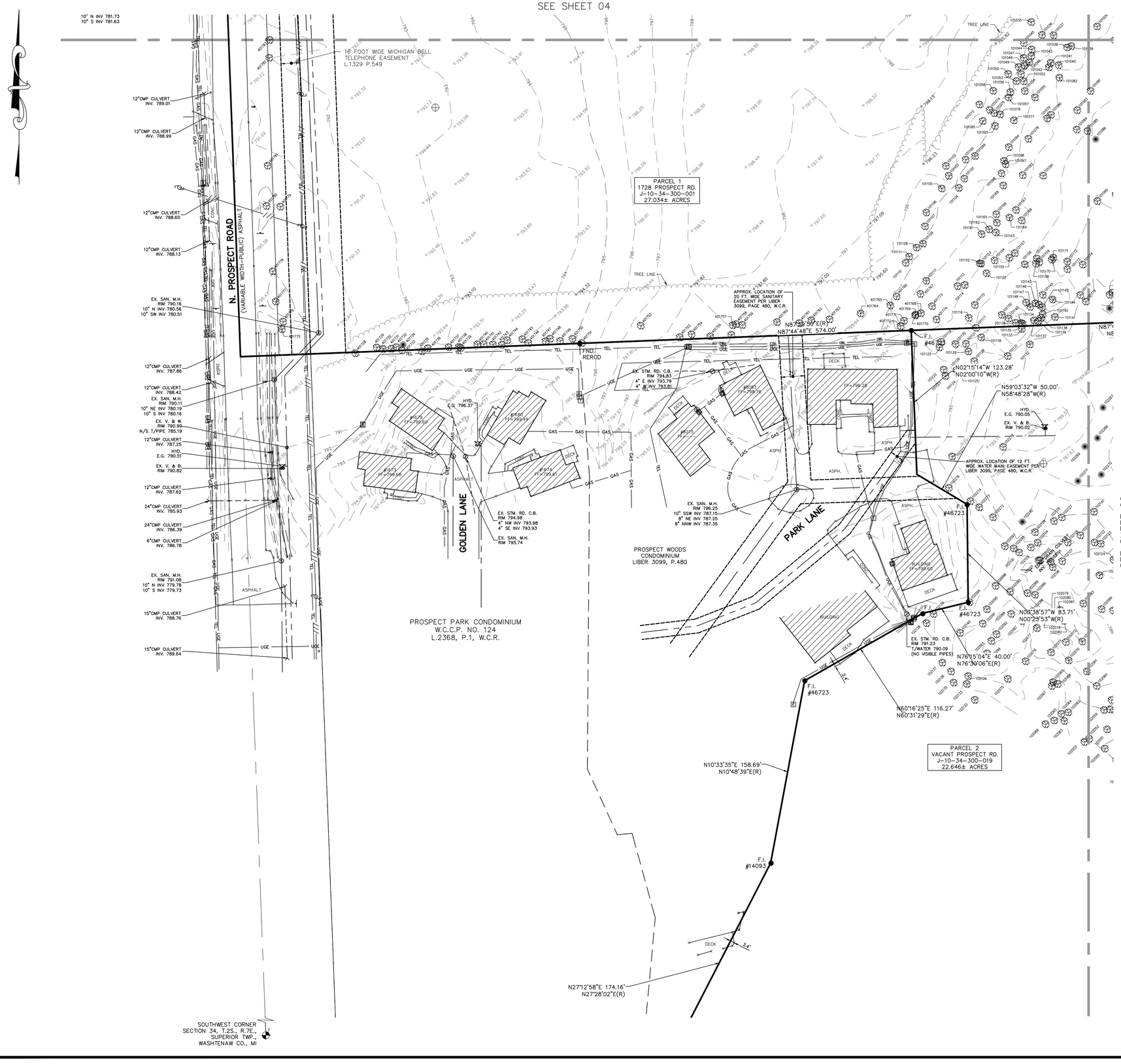
PROJECT NUMBER: 25-002
PROJECT MANAGER: J RICKARD
DRAWN BY: I
CHECKED BY: J RICKARD
OFFICE: FARMINGTON HILLS

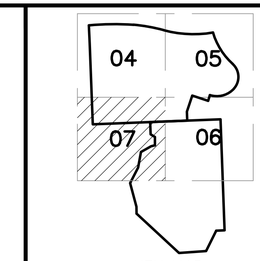
CLIENT:
M/I HOMES OF MICHIGAN, LLC
40950 WOODWARD AVE.
SUITE 203
BLOOMFIELD HILLS,
MI 48304

PROJECT NAME:
PROSPECT POINTE SOUTH
PART OF THE WEST 1/2 OF SECTION 34,
T.2S., R.7E., SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MI

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY/TOPOGRAPHIC SURVEY

PAGE No.:
C6





KEY MAP
NOT TO SCALE

EXISTING LEGEND

- EASEMENT
- GAS MAIN
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- OVERHEAD UTILITY LINES
- UGE UNDERGROUND UTILITY LINES
- FENCE
- DITCH CENTERLINE
- UNDERGROUND CABLE
- TEL UNDERGROUND TELEPHONE
- UGE UNDERGROUND ELECTRICAL
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM SQUARE CATCH BASIN
- STORM ROUND CATCH BASIN
- STORM MANHOLE
- CULVERT
- FIRE HYDRANT
- VALVE IN WELL
- WELL
- GAS VALVE
- GAS TEST STATION
- ELECTRICAL TRANSFORMER
- ELECTRICAL RISER
- ELECTRICAL MANHOLE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- CABLE RISER
- UTILITY FLAG
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- MAILBOX
- GUARDPOST / BOLLARD
- FENCE POST
- P.I. SIGN
- SECTION CORNER
- F.I. FOUND IRON
- S.I. SET IRON
- (M) MEASURED
- (R) RECORD
- SET IRON
- FOUND IRON
- FOUND MONUMENT
- T/C TOP OF CURB
- E/M EDGE OF METAL
- T/B TOP OF BANK
- TOE TOE OF SLOPE
- ℄ CENTERLINE
- P.O.B. POINT OF BEGINNING
- OFFSITE BUILDING
- ONSITE BUILDING

SITE BENCHMARKS:

BENCHMARK #1
RAILROAD SPIKE IN NORTH FACE OF GUY POLE ON SOUTH SIDE OF BERKSHIRE DRIVE ACROSS FROM HOUSE #8315.
ELEV.=794.27 (NAVD88)

BENCHMARK #2
ARROW ON HYDRANT #73 SOUTH SIDE OF BERKSHIRE DRIVE AND 75' EAST OF PROSPECT ROAD.
ELEV.=800.97 (NAVD88)

BENCHMARK #3
RAILROAD SPIKE IN SOUTH FACE OF UTILITY POLE AT THE SOUTHEAST CORNER OF PROSPECT ROAD AND PARK LANE.
ELEV.=794.11 (NAVD88)

BENCHMARK #4
ARROW ON HYDRANT #462 100' EAST OF THE END OF PARK LANE.
ELEV.=792.46 (NAVD88)

BENCHMARK #5
ARROW ON HYDRANT AT COMMUNITY CENTER W/POOL #8300 LAKEVIEW DRIVE.
ELEV.=788.94 (NAVD88)

SNOW NOTE:
SNOW AND ICE CONDITIONS WERE PRESENT DURING THE FIELD WORK OF THIS SURVEY. THEREFORE, SOME SITE FEATURES AND/OR UTILITIES MAY NOT BE SHOWN ON THIS SURVEY.

NOTE:
ALL EXISTING UTILITIES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UNDERGROUND LOCATIONS HAVE BEEN TAKEN FROM RECORD DOCUMENTS AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, EXACTNESS OR CORRECTNESS OF LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND RELOCATE AS NECESSARY TO AVOID CONFLICTS WITH NEW CONSTRUCTION.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1" = 40'

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PROJECT NUMBER:	PROJECT MANAGER:	DRAWN BY:	CHECKED BY:	OFFICE:
25-002	J RICKARD		J RICKARD	FARMINGTON HILLS

CLIENT:
M/I HOMES OF MICHIGAN, LLC
40950 WOODWARD AVE.
SUITE 203
BLOOMFIELD HILLS, MI 48304

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SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY/TOPOGRAPHIC SURVEY

PAGE No.:
C7



SIGN QUANTITIES

SYMBOL	DESCRIPTION	QUANITITY PANEL	POST
	R1-1 30"x30" "STOP" SIGN	5	5
	R1-2 30" "YIELD" SIGN	2	2
	12" D3-1 STREET NAME ATOP SIGN	7	0
	R2-1(25) "25 MPH SPEED LIMIT" SIGN	3	3

PHASING

PHASE 1: 1–21	= 21 LOTS	
PHASE 2: 22–79	= 58 LOTS	
PHASE 3: 80–119	= 40 LOTS	
	119 LOTS TOTAL	

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1" = 80'

UNIT #	AREA (SF)	LOT WIDTH
1	6,000	50.00'
2	6,092	51.91'
3	6,076	51.46'
4	6,076	51.46'
5	6,076	51.46'
6	6,076	51.46'
7	6,076	51.46'
8	6,076	51.46'
9	6,076	51.46'
10	6,076	51.46'
11	6,076	51.46'
12	6,080	50.00'
13	6,256	50.00'
14	6,372	50.00'
15	6,206	50.00'
16	6,276	50.00'
17	6,297	50.00'
18	6,330	50.00'
19	6,349	50.00'
20	6,250	50.00'

UNIT #	AREA (SF)	LOT WIDTH
21	6,176	50.00'
22	8,459	71.18'
23	6,000	50.00'
24	6,082	50.23'
25	6,546	50.19'
26	6,170	50.73'
27	10,096	50.00'
28	11,883	50.00'
29	9,230	50.00'
30	7,166	50.00'
31	6,873	51.15'
32	6,324	51.12'
33	6,248	50.01'
34	6,369	50.00'
35	6,439	50.00'
36	6,415	50.00'
37	6,339	50.00'
38	6,204	50.00'
39	6,044	50.00'
40	6,031	50.00'

UNIT #	AREA (SF)	LOT WIDTH
41	6,313	55.62'
42	6,066	50.00'
43	6,053	50.00'
44	7,202	50.04'
45	8,899	50.11'
46	8,261	50.00'
47	8,261	50.00'
48	8,261	50.00'
49	6,322	54.35'
50	6,097	50.41'
51	7,758	66.60'
52	6,178	52.85'
53	6,037	50.07'
54	6,000	50.00'
55	6,000	50.00'
56	8,400	70.00'
57	8,400	70.00'
58	6,356	50.00'
59	6,707	68.35'
60	6,671	75.78'

UNIT #	AREA (SF)	LOT WIDTH
61	6,679	76.35'
62	6,088	51.16'
63	8,400	70.00'
64	8,782	61.80'
65	9,266	70.00'
66	9,266	70.00'
67	6,618	50.00'
68	6,618	50.00'
69	6,618	50.00'
70	6,610	50.02'
71	7,368	68.81'
72	6,000	50.00'
73	6,000	50.00'
74	6,000	50.00'
75	6,000	50.00'
76	6,000	50.00'
77	8,400	70.00'
78	13,327	72.33'
79	6,824	50.00'
80	6,971	61.69'

UNIT #	AREA (SF)	LOT WIDTH
81	6,748	50.00'
82	7,165	50.00'
83	8,778	70.00'
84	7,885	50.00'
85	8,496	50.00'
86	8,917	55.13'
87	8,596	51.84'
88	17,578	50.00'
89	10,719	50.00'
90	8,467	50.00'
91	8,542	50.00'
92	8,261	50.00'
93	8,261	50.00'
94	6,461	51.72'
95	7,559	66.40'
96	7,372	50.18'
97	6,486	50.02'
98	6,175	52.80'
99	6,238	52.80'
100	6,175	52.80'

UNIT #	AREA (SF)	LOT WIDTH
101	6,181	52.80'
102	7,033	58.28'
103	6,003	50.01'
104	8,032	71.56'
105	6,233	53.13'
106	6,001	50.00'
107	7,058	51.53'
108	8,400	70.00'
109	6,000	50.00'
110	8,345	64.19'
111	7,149	62.95'
112	6,163	50.16'
113	6,543	55.70'
114	6,628	57.51'
115	6,025	50.06'
116	6,000	50.00'
117	6,000	50.00'
118	6,000	50.00'
119	8,459	71.17'

SITA DATA

CURRENT ZONING	PLANNED COMMUNITY (PC) NORTH PARCEL SINGLE-FAMILY RESIDENTIAL (R-4) SOUTH PARCEL
PROPOSED ZONING	PLANNED COMMUNITY (PC)
GROSS AREA	49.68 Ac
ROW	1.37 Ac
NET SITE AREA	48.31 Ac
CONSERVATION AREA	17.20 Ac
TOTAL LOTS	119
LOT DENSITY	2.46 LOTS / Ac
MIN LOT AREA	6000 SF
MIN LOT WIDTH	50 FT
FRONT SETBACK	25 FT
REAR SETBACK	35 FT
SIDE SETBACK	5 FT

LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		WATER MAIN
		STORM SEWER
		DITCH/SWALE
X	X	FENCE (PROPOSED TREE PROTECTION)
		SILT FENCE
		FLOOD PLAIN PER FEMA MAP
		WETLANDS
00		CONTOUR
		CURB AND GUTTER
		EASEMENT
GAS GAS GAS		GAS MAIN
		OVERHEAD UTILITY LINES
S	S	SANITARY MANHOLE
		STORM MANHOLE
		REAR YARD CATCH BASIN
		ROAD CATCH BASIN
		END SECTION
		FIRE HYDRANT
		GATE VALVE AND WELL
		PAVEMENT (ASPHALT)
		PAVEMENT (CONCRETE SIDEWALK)
		DIRECTION SURFACE WATER FLOW
		OVERFLOW ROUTE
1000.00		GRADE

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PROJECT NUMBER: 25-002
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DRAWN BY: F
CHECKED BY: J RICKARD
OFFICE: FARMINGTON HILLS

CLIENT:
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SUITE 203
BLOOMFIELD HILLS,
MI 48304

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SHEET TITLE:
OVERALL SITE PLAN

PAGE No.:
C8

R:\25\25-002 MI Homes – Prospect Pointe\CAD DRAWINGS\SITE PLAN\25-002SP-OVERALL SITE PLAN.dwg, 6/21/2025 8:45 AM, Chris Rothrock

BERKSHIRE DRIVE
(86 FT. WIDE-PUBLIC) ASPHALT

PROPOSED SANITARY SEWER, TYP.

PROPOSED SANITARY SEWER TIE INTO EXISTING

BORE AND JACK 8" SANITARY SEWER

PROPOSED 5' CONCRETE WALK

PROPOSED 60' R.O.W.

N. PROSPECT ROAD
(VARIABLE WIDTH-PUBLIC) ASPHALT

APPROXIMATE LOCATION OF 11 FOOT WIDE LOW PRESSURE SEWER EASEMENT L.3451 P.271

PROPOSED 30' STORM SEWER AND DRAINAGE EASEMENT

PROPOSED STORM SEWER, TYP.

PROPOSED 15' SANITARY SEWER EASEMENT

PROPOSED 10' PUBLIC UTILITY EASEMENT

30 FOOT WIDE WATER MAIN AND SANITARY SEWER EASEMENT L.4387 P.975

PROPOSED WATER MAIN, TYP.

PROPOSED 5' CONC. WALK, TYP.

PROPOSED 8' ASPHALT PATH

BIRCHWAY LANE
(PRIVATE)

PROPOSED SANITARY SEWER, TYP.

PROPOSED 15' SANITARY SEWER EASEMENT

PROPOSED 30' STORM SEWER AND DRAINAGE EASEMENT

MAPLEGROVE ROAD
(PRIVATE)

PROPOSED WATER MAIN, TYP.

CONNECT TO EXISTING WATERMAIN WITH TAPPING SLEEVE VALVE IN WELL

REMOVE EXISTING CULVERT

RELOCATE EXISTING HYDRANT

LAKEVIEW DRIVE
(PRIVATE)

PROPOSED SANITARY SEWER TIE INTO EXISTING

PROPOSED ENTRANCE SIGN

BIRCHWAY COURT
(PRIVATE)

PROPOSED 10' PUBLIC UTILITY EASEMENT, TYP.

PROPOSED 5' CONC. WALK, TYP.

PROPOSED STORM SEWER, TYP.

PLAYSCAPE

PROPOSED OPEN SPACE: 32,041 S.F.

PROPOSED 15' STORM SEWER AND DRAINAGE EASEMENT

OAKLYNN DRIVE
(PRIVATE)

PROPOSED SANITARY SEWER, TYP.

PROPOSED OPEN SPACE: 17,555 S.F.

PROPOSED 5' CONC. WALK, TYP.

PROPOSED OVERLOOK BENCH

EMERGENCY SPILLWAY

RETENTION BASIN

PROPOSED WATERMAIN TIE INTO EXISTING

LAKEVIEW DRIVE
(66 FT. WIDE-PUBLIC) ASPHALT

PHASE 1

PHASE 2

PHASE 3

8"PVC CULVERT
INV. 780.61
EX. STM. SQ. GU. C.B.
RIM 781.78
8" N INV 779.58
12" S INV 778.08

EX. STM. SQ. C.B.
RIM 781.85
24" SW INV 777.35
30" E INV 777.20
12" NW INV 778.05
12" S INV 777.95

EX. SAN. M.H.
RIM 791.94
10" N INV 781.73
10" S INV 781.63

EX. SAN. M.H.
RIM 787.05
10" E INV 776.67
4" N INV 776.87

APPROX. LOCATION UNDERGROUND TELEPHONE (PER MISSING UTILITY MAPS)

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1" = 50'

NOTE:
SANITARY LEADS FOR UNITS 50-70 WILL BE PROVIDED BY EXISTING SANITARY SEWER ON THE NORTH SIDE OF BERKSHIRE DRIVE.

TYPICAL LOT DATA
35' REAR SETBACK
5' TYP.
5' TYP.
120' TYP.
1' TYP.
50' MIN. R.O.W. LINE
5' CONC. WALK
25' FRONT SETBACK

LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		WATER MAIN
		STORM SEWER
		DITCH/SWALE
X	X	FENCE (PROPOSED TREE PROTECTION)
		SILT FENCE
		FLOOD PLAIN PER FEMA MAP
		WETLANDS
00		CONTOUR
		CURB AND GUTTER
		EASEMENT
GAS	GAS	GAS MAIN
		OVERHEAD UTILITY LINES
S	S	SANITARY MANHOLE
		STORM MANHOLE
		REAR YARD CATCH BASIN
		ROAD CATCH BASIN
		END SECTION
		FIRE HYDRANT
		GATE VALVE AND WELL
		PAVEMENT (ASPHALT)
		PAVEMENT (CONCRETE SIDEWALK)
		DIRECTION SURFACE WATER FLOW
		OVERFLOW ROUTE
1000.00		GRADE

SEE SHEET C10 FOR CONTINUATION

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PROJECT MANAGER: J. RICKARD
DRAWN BY:
CHECKED BY: J. RICKARD
OFFICE: FARMINGTON HILLS

CLIENT:
M/I HOMES OF MICHIGAN, LLC
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SUITE 203
BLOOMFIELD HILLS, MI 48304

PROJECT NAME:
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PART OF THE WEST 1/2 OF SECTION 34, T.2S., R.7E., SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MI

SHEET TITLE:
SITE PLAN - NORTH

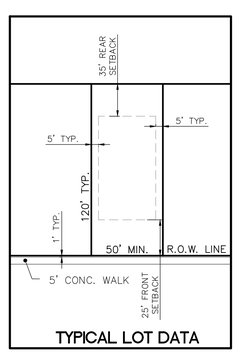
PAGE No.:
C9

G:\25\25-002 MI Homes - Prospect Road\CAD DRAWINGS\SITE PLAN\25-002SP-SP.dwg, 6/21/2025 8:40 AM, Carly Palmowski

SEE SHEET C9 FOR CONTINUATION







TYPICAL LOT DATA

LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		WATER MAIN
		STORM SEWER
		DITCH/SWALE
		FENCE (PROPOSED TREE PROTECTION)
		SILT FENCE
		FLOOD PLAIN PER FEMA MAP
		WETLANDS
		CONTOUR
		CURB AND GUTTER
		EASEMENT
		GAS MAIN
		OVERHEAD UTILITY LINES
		SANITARY MANHOLE
		STORM MANHOLE
		REAR YARD CATCH BASIN
		ROAD CATCH BASIN
		END SECTION
		FIRE HYDRANT
		GATE VALVE AND WELL
		PAVEMENT (ASPHALT)
		PAVEMENT (CONCRETE SIDEWALK)
		DIRECTION SURFACE WATER FLOW
		OVERFLOW ROUTE
		GRADE

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SHEET TITLE:
SITE PLAN - SOUTH

PAGE No.:
C10

G:\25\25-002 M. Homes — Prospect Pointe\CAD\DRAWINGS\SITE PLAN\25-002SP-09.dwg 6/23/2025 8:40 AM Carly Piotrowicz

BERKSHIRE DRIVE
(86 FT. WIDE-PUBLIC) ASPHALT

PROPOSED SANITARY SEWER, TYP.

BERKSHIRE DRIVE
(86 FT. WIDE-PUBLIC) ASPHALT

N. PROSPECT ROAD
(VARIABLE WIDTH-PUBLIC) ASPHALT

PROPOSED STORM SEWER, TYP.

PROPOSED SANITARY SEWER, TYP.

PROPOSED WATER MAIN, TYP.

BIRCHWAY LANE

MAPLEGROVE ROAD

OAKLYNN DRIVE

LAKEVIEW DRIVE

LAKEVIEW DRIVE
(66 FT. WIDE-PUBLIC) ASPHALT

BIRCHWAY COURT

PROPOSED SANITARY SEWER, TYP.

PROPOSED WATER MAIN, TYP.

PROPOSED STORM SEWER, TYP.

PLAYSCAPE

TREE FENCE, TYP

SILT FENCE AND LIMITS OF DISTURBANCE, TYP

SILT FENCE AND LIMITS OF DISTURBANCE, TYP

PROPOSED SANITARY SEWER, TYP.

RETENTION BASIN

APPROX. LOCATION OF UNDERGROUND TELEPHONE (PER MISS DIG UTILITY MAPS)

SEE SHEET C12 FOR CONTINUATION

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1" = 50'

LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		WATER MAIN
		STORM SEWER
		DITCH/SWALE
		FENCE (PROPOSED TREE PROTECTION)
		SILT FENCE
		FLOOD PLAIN PER FEMA MAP
		WETLANDS
		CONTOUR
		CURB AND GUTTER
		EASEMENT
		GAS MAIN
		OVERHEAD UTILITY LINES
		SANITARY MANHOLE
		STORM MANHOLE
		REAR YARD CATCH BASIN
		ROAD CATCH BASIN
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		OVERFLOW ROUTE
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CHECKED BY: J RICKARD
OFFICE: FARMINGTON HILLS

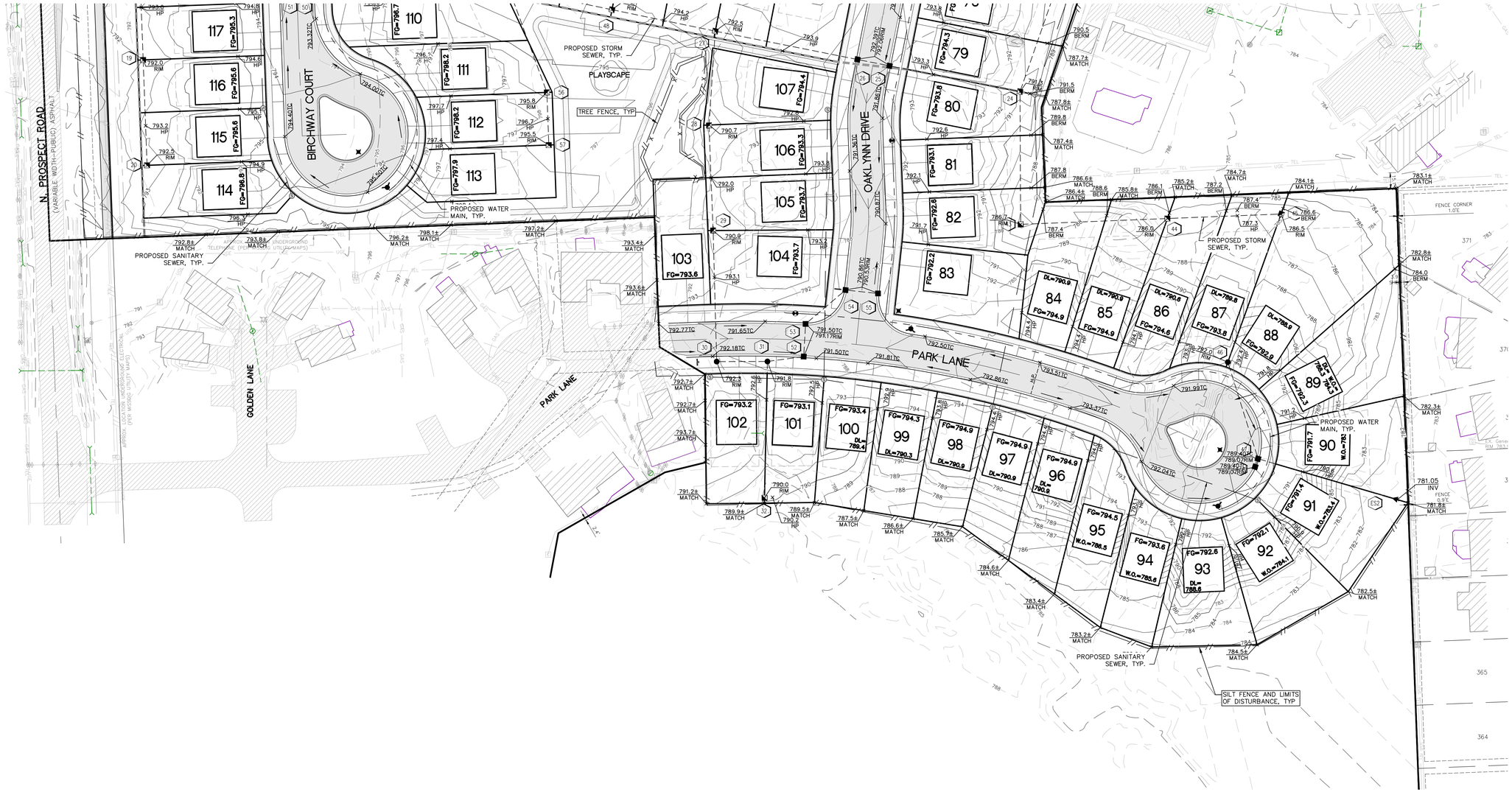
CLIENT:
M/I HOMES OF MICHIGAN, LLC
40950 WOODWARD AVE.
SUITE 203
BLOOMFIELD HILLS,
MI 48304

PROJECT NAME:
PROSPECT POINTE SOUTH
PART OF THE WEST 1/2 OF SECTION 34, T.2S., R.7E., SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MI

SHEET TITLE:
GRADING PLAN - NORTH

PAGE No.:
C11

SEE SHEET C11 FOR CONTINUATION



GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1" = 50'

LEGEND

EXISTING	PROPOSED
	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	DITCH/SWALE
	FENCE (PROPOSED TREE PROTECTION)
	SILT FENCE
	FLOOD PLAIN PER FEMA MAP
	WETLANDS
	CONTOUR
	CURB AND GUTTER
	EASEMENT
	GAS MAIN
	OVERHEAD UTILITY LINES
	SANITARY MANHOLE
	STORM MANHOLE
	REAR YARD CATCH BASIN
	ROAD CATCH BASIN
	END SECTION
	FIRE HYDRANT
	GATE VALVE AND WELL
	PAVEMENT (ASPHALT)
	PAVEMENT (CONCRETE SIDEWALK)
	DIRECTION SURFACE WATER FLOW
	OVERFLOW ROUTE
	GRADE

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586.412.7080

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SUBMITTAL DATE:

NO.	REVISION	DATE

3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

PROJECT NUMBER: 25-002
PROJECT MANAGER: J RICKARD
DRAWN BY:
CHECKED BY: J RICKARD
OFFICE: FARMINGTON HILLS

CLIENT:
M/I HOMES OF MICHIGAN, LLC
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BLOOMFIELD HILLS,
MI 48304

PROJECT NAME:
PROSPECT POINTE SOUTH
PART OF THE WEST 1/2 OF SECTION 34, T.2S., R.7E., SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MI

SHEET TITLE:
GRADING PLAN - SOUTH

PAGE No.:
C12

P:\25\25-002 MI Homes - Prospect Pointe\CAD DRAWINGS\SITE PLANS\25-002SP-09.dwg 6/23/2025 8:40 AM Cody Rasmussen



GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1" = 80'

VOLUME PROVIDED IN RETENTION BASIN

Elevation	Area	Vol (ft³)	Total Vol (ft³)
778	48275		
779	53862	51069	51069
780	59690	56776	107845
781	64295	61993	169837
782	72101	68198	238035
783	78702	75402	313437
784	85409	82056	395492
785	92273	88841	484333
786	99294	95784	580117

C - Factor Determination (POST CONST.)

Tributary Area = 29.50 Acres

Impervious Areas				
Bldgs, Roads and S/W =	9.20	Ac.	at C =	0.95
Pervious Areas				
Lawn Areas =	20.30	Ac.	at C =	0.20
Low Water	1.11	Ac.	at C =	1.00
			C Avg. =	0.47

SUPERIOR TWP
WASHTENAW CO. SWM STANDARDS

WORKSHEET 2

FIRST FLUSH RUNOFF CALCULATIONS V_{ff}

A= 29.50 Ac
C= 0.47

$V_{ff} = (1")(1/12)(43,560\ ft^2/ac)(C)(A) =$ 50,499 ft^3

WORKSHEET 3

Bankfull Runoff Calculations

Pre-development Bankfull Runoff Calculations (V_{bf-pre})

A.	2 year/24 hour storm event	P=	2.35	in
B.	Pre-development = Meadow	CN=	58.00	
C.	S = (1000/CN)-10	S=	7.24	in
D.	Q = (P-0.2S)²/(P+0.8S)	Q=	0.10	in
E.	Total Site Area (ft^2)	A=	1285020.0	ft^2
F.	$V_{BF-PRE} = Q(1/12) \times A$	V_{BF-PRE}=	10692.6/	ft^3

WORKSHEET 4

Pervious post-development Bankfull Runoff Calculations ($V_{bf-per-post}$)

A.	2 year/24 hour storm event	P=	2.35	in
B.	Pervious Cover CN	CN=	61.00	
C.	S = (1000/CN)-10	S=	6.39	in
D.	Q = (P-0.2S)²/(P+0.8S)	Q=	0.15	in
E.	Pervious Cover Area (ft^2)	A=	884082.0	ft^2
F.	$V_{BF-post-per} = Q(1/12) \times A_{per}$	$V_{BF-post-per}$ =	11327.32	ft^3

WORKSHEET 5

Impervious post-development Bankfull Runoff Calculations ($V_{bf-per-post}$)

A.	2 year/24 hour storm event	P=	2.35	in
B.	Impervious Cover CN	CN=	98.00	
C.	S = (1000/CN)-10	S=	0.20	in
D.	Q = (P-0.2S)²/(P+0.8S)	Q=	2.12	in
E.	Impervious Cover Area (ft^2)	A=	449213.0	ft^2
F.	$V_{BF-Roll-imp} = Q(1/12) \times A_{imp}$	$V_{BF-Roll-imp}$	79423.62	ft^3

WORKSHEET 6

100-year Storm Runoff Calculations

Pervious post-development 100-Year Runoff Calculations ($V_{100-per-post}$)

A.	100-Year Storm Event	P=	5.11	in
B.	Pervious Cover CN	CN=	61.00	
C.	S = (1000/CN)-10	S=	6.39	in
D.	$Q_{100-per} = (P-0.2S)^2/(P+0.8S)$	Q=	1.44	in
E.	Pervious Cover Area (ft^2)	A=	884082.0	ft^2
F.	$V_{100-per-post} = Q(1/12) \times A$	$V_{100-per-post}$	105767.77	ft^3

WORKSHEET 7

Impervious post-development 100-Year Runoff Calculations ($V_{100-per-post}$)

A.	100-Year Storm Event	P=	5.11	in
B.	Impervious Cover CN	CN=	98.00	
C.	S = (1000/CN)-10	S=	0.20	in
D.	$Q_{100-imp} = (P-0.2S)^2/(P+0.8S)$	Q=	4.87	in
E.	Impervious Cover Area (ft^2)	A=	449213.0	ft^2
F.	$V_{100-imp-post} = Q(1/12) \times A$	$V_{100-imp-post}$	182417.92	ft^3

WORKSHEET 8

Determine Time of Concentration for Applicable Flow Types

Channel type	Slope	Length	K	V (fps)	Time (min)
sheet flow	0.01	200	0.48	0.48	6.94
waterway		N/A			
small trib.		N/A			
					20.00 min ASSUMED

WORKSHEET 9

Runoff Summary

First Flush Volume (V_{FF})	=	50,499	ft^3
Pre-Development Bankfull Runoff Volume (V_{BF-PRE})	=	10,693	ft^3
Pervious Cover Post-Development Bankfull Runoff Volume	=	11,327	ft^3
Impervious Cover Post-Development Bankfull Runoff Volume	=	79,424	ft^3
Total BF Volume	=	90,751	ft^3
Pervious Cover Post-Development 100-Year Runoff Volume	=	105,768	ft^3
Impervious Cover Post-Development 100-Year Runoff Volume	=	182,418	ft^3
Total 100-Year Volume	=	288,186	ft^3

WORKSHEET 10

Determine Onsite Infiltration Requirement

Subtract the Pre-Development Bankfull from the Post-Development Bankfull Volume
Compare the BF Volume Difference with the First Flush Volume. The greater of the two is the Onsite Infiltration Requirement.

Retention Requirement

$V_{RR} = 2(V_{100}) =$ 576371.38 ft^3 REQUIRED

LEGEND

EXISTING / PROPOSED

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- FENCE (PROPOSED TREE PROTECTION)
- SILT FENCE
- FLOOD PLAIN PER FEMA MAP
- WETLANDS
- CONTOUR
- CURB AND GUTTER
- EASEMENT
- GAS MAIN
- OVERHEAD UTILITY LINES
- SANITARY MANHOLE
- STORM MANHOLE
- REAR YARD CATCH BASIN
- ROAD CATCH BASIN
- END SECTION
- FIRE HYDRANT
- GATE VALVE AND WELL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONCRETE SIDEWALK)
- DIRECTION SURFACE WATER FLOW
- OVERFLOW ROUTE
- GRADE

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PROJECT NUMBER: 25-002
PROJECT MANAGER: J RICKARD
DRAWN BY:
CHECKED BY: J RICKARD
OFFICE: FARMINGTON HILLS

CLIENT:
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MI 48304

PROJECT NAME:
PROSPECT POINTE SOUTH
PART OF THE WEST 1/2 OF SECTION 34, T.2S., R.7E., SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MI

SHEET TITLE:
STORM WATER MANAGEMENT PLAN

PAGE No.:
C13

P:\25\25-002 MI Homes - Prospect Road\CAD DRAWINGS\SITE PLANS\25-002SP-SWM.dwg, 6/21/2025 8:41 AM, Cory Rademacher



GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1" = 80'

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		STORM SEWER
		DITCH/SWALE
		FENCE (PROPOSED TREE PROTECTION)
		SILT FENCE
		FLOOD PLAIN PER FEMA MAP
		WETLANDS
		CONTOUR
		CURB AND GUTTER
		EASEMENT
GAS	GAS	GAS MAIN
		OVERHEAD UTILITY LINES
		SANITARY MANHOLE
		STORM MANHOLE
		REAR YARD CATCH BASIN
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		GATE VALVE AND WELL
		PAVEMENT (ASPHALT)
		PAVEMENT (CONCRETE SIDEWALK)
		DIRECTION SURFACE WATER FLOW
		OVERFLOW ROUTE
x 1000.00	1000.00	GRADE

PROJECT NAME:
PROSPECT POINTE SOUTH
PART OF THE WEST 1/2 OF SECTION 34, T.2S., R.7E., SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MI

SHEET TITLE:
EMERGENCY VEHICLE ROUTE

PAGE No.:
C14

P:\2025\25-002 MI Homes - Prospect Road\CAD DRAWINGS\SITE PLANS\25-002SP_v7.dwg, 6/27/2025 8:44 AM, Carly Rademacher

STORM SEWER CALCS

10 year design - I = 175 /T+25 n = 0.013

MH	MH	A acres	C	AxC	Flow From MH	AxC Additional	AxC cumul.	T min	I in/hr	Capacity Q cfs	Length ft	Dia in	Pipe slope-%	Rim	Invert upst.	Invert dnst.	Invert drop	HGL	Hyd.Gr. %	Vel. ft/sec	Tr Time min	RIM -HGL	T/Pipe -RIM
67	66	0.31	0.47	0.15			0.15	15.00	4.38	0.64	97.30	12	0.34	795.40	791.34	791.01		792.14	0.34	2.65	0.61	3.26	3.06
66	65	0.31	0.47	0.15			0.29	15.61	4.31	1.26	97.66	12	0.34	795.70	791.01	790.68		793.66	0.12	2.65	0.62	2.04	3.69
65	64	0.36	0.47	0.17			0.46	16.23	4.24	1.96	97.66	12	0.34	795.60	790.68	790.34		793.54	0.30	2.65	0.62	2.06	3.92
64	63	0.36	0.47	0.17			0.63	16.84	4.18	2.63	97.66	12	0.34	796.40	790.34	790.01		793.25	0.55	3.35	0.49	3.15	5.06
63	62	0.36	0.47	0.17			0.80	17.33	4.13	3.30	97.66	12	0.34	796.20	790.01	789.68		792.71	0.86	4.21	0.39	3.49	5.19
62	61	0.35	0.47	0.16			0.96	17.72	4.10	3.95	105.71	15	0.26	795.60	789.48	789.21		791.87	0.37	3.22	0.55	3.73	4.87
61	60	0.35	0.47	0.16			1.13	18.26	4.04	4.56	107.96	15	0.26	794.80	789.21	788.93		791.48	0.50	3.72	0.48	3.32	4.34
60	59	0.36	0.47	0.17			1.30	18.75	4.00	5.19	107.97	15	0.26	794.80	788.93	788.64		790.94	0.65	4.23	0.43	3.86	4.62
59	58	0.37	0.47	0.17			1.47	19.17	3.96	5.83	108.00	15	0.26	793.50	788.64	788.36	6.50	790.24	0.81	4.75	0.38	3.26	3.61
58	ES3	0.49	0.47	0.23			1.70	19.55	3.93	6.68	107.33	15	3.60	792.70	781.86	778.00		782.86	3.60	9.99	0.18	9.84	3.09
																		779.00					
39	38	0.29	0.47	0.14			0.14	15.00	4.38	0.60	31.00	12	0.34	794.86	790.34	790.24	0.10	791.14	0.34	2.65	0.20	3.72	3.52
38	17	0.31	0.47	0.15			0.28	15.20	4.35	1.23	199.73	12	1.50	794.86	790.14	787.14	0.10	790.94	0.12	5.56	0.60	3.92	3.62
12A	12	0.72	0.47	0.34			0.34	15.00	4.38	1.48	8.24	12	1.00	792.89	787.96	787.88	2.00	788.76	1.00	4.54	0.03	4.13	3.93
37	36	0.67	0.47	0.31			0.31	15.00	4.38	1.38	169.19	12	0.60	794.70	790.28	789.26		791.08	0.60	3.51	0.80	3.62	3.42
36	13	0.24	0.47	0.11			0.43	15.80	4.29	1.83	100.00	12	2.80	793.70	789.26	786.46	0.00	790.06	0.27	7.59	0.22	3.64	3.44
55	54	0.66	0.47	0.31			0.31	15.00	4.38	1.36	31.00	12	0.34	790.53	786.38	786.27		787.62	0.15	2.65	0.20	2.91	3.15
54	53	0.45	0.47	0.21			0.52	15.20	4.35	2.27	49.65	12	0.34	790.53	786.27	786.11		787.57	0.41	2.89	0.29	2.96	3.26
53	52	0.19	0.47	0.09			0.61	15.48	4.32	2.64	31.00	12	0.34	791.17	786.11	786.00	0.10	787.37	0.55	3.36	0.15	3.80	4.06
52	31	0.60	0.47	0.28			0.89	15.64	4.31	3.85	34.73	12	0.34	791.17	785.90	785.78	0.10	787.20	1.17	4.90	0.12	3.97	4.17
57	56	0.26	0.47	0.12			0.12	15.00	4.38	0.53	50.00	12	0.34	795.50	791.44	791.27		792.24	0.34	2.65	0.32	3.26	3.06
56	49	0.20	0.47	0.09			0.22	15.32	4.34	0.94	105.13	12	2.40	795.80	791.27	788.75	0.00	792.07	2.40	7.03	0.25	3.73	3.53
51	50	0.72	0.47	0.34			0.34	15.00	4.38	1.48	31.00	12	0.34	792.83	788.79	788.68		790.72	0.17	2.65	0.20	2.11	3.04
50	49	0.82	0.47	0.39			0.72	15.20	4.35	3.15	185.47	12	0.34	792.83	788.68	788.05		790.67	0.78	4.01	0.77	2.16	3.15
49	48	0.54	0.47	0.25	56	0.22	1.19	15.97	4.27	5.10	100.00	15	0.26	792.80	787.85	787.59		789.21	0.62	4.16	0.40	3.59	3.05
48	27	0.24	0.47	0.11			1.31	16.37	4.23	5.53	100.00	15	0.80	793.10	787.59	786.79	4.00	788.59	0.80	4.71	0.35	4.51	4.26
47A	47	0.64	0.47	0.30			0.30	15.00	4.38	1.31	8.14	12	0.34	789.07	785.03	785.00	4.50	786.25	0.13	2.65	0.05	2.82	3.04
ES2	47	1.59	0.47	0.75			0.75	15.00	4.38	3.27	137.77	12	0.34		781.51	781.04		787.40	0.84	4.16	0.55		
47	46	0.64	0.47	0.30	47A	0.30	1.34	15.55	4.32	5.80	96.00	15	0.26	789.07	780.84	780.59		786.24	0.81	4.73	0.34	2.83	3.07
46	45						1.34	15.89	4.28	5.75	149.34	15	0.26	792.00	780.59	780.20	0.10	785.46	0.79	4.69	0.53	6.54	10.16
45	44	0.33	0.47	0.16			1.50	16.42	4.22	6.33	107.97	15	0.26	786.50	780.10	779.82		784.28	0.96	5.16	0.35	2.22	5.05
44	43	0.28	0.47	0.13			1.63	16.77	4.19	6.83	139.35	24	0.14	786.00	779.22	779.02	0.10	783.24	0.09	2.69	0.86	2.76	4.78
43	24	0.37	0.47	0.17			1.80	17.63	4.10	7.41	125.89	24	0.14	786.70	778.92	778.75		783.11	0.11	2.69	0.78	3.59	5.68
42	41	0.34	0.47	0.16			0.16	15.00	4.38	0.70	31.00	12	3.00	794.93	790.80	789.87	0.10	791.60	3.00	7.86	0.07	3.33	3.13
41	40	0.43	0.47	0.20			0.36	15.07	4.37	1.58	93.70	12	3.00	794.93	789.77	786.95		790.57	3.00	7.86	0.20	4.36	4.06
40	23						0.36	15.26	4.35	1.57	133.15	12	3.00	792.20	786.95	782.96	4.00	787.75	0.19	7.86	0.28	4.45	4.25
32	31	0.14	0.47	0.07			0.07	15.00	4.38	0.29	129.40	12	0.60	790.00	785.86	785.09		786.80	0.01	3.51	0.61	3.20	3.14
31	30				52	0.89	0.96	15.61	4.31	4.13	48.12	12	0.34	791.80	785.09	784.92	0.00	786.79	1.34	5.26	0.15	5.01	5.02
30	29						0.96	15.77	4.29	4.12	124.41	15	0.34	792.30	784.72	784.30	0.10	786.15	0.41	3.35	0.62	6.15	6.33
29	28	0.24	0.47	0.11			1.07	16.38	4.23	4.53	99.77	15	0.26	790.90	784.20	783.94		785.64	0.49	3.69	0.45	5.26	5.35
28	27	0.40	0.47	0.19			1.26	16.83	4.18	5.27	89.59	18	0.20	790.70	783.74	783.56		785.15	0.25	2.98	0.50	5.55	5.46
27	26	0.48	0.47	0.23	48	1.31	2.79	17.34	4.13	11.54	137.50	24	0.14	791.10	783.16	782.97	0.10	784.93	0.26	3.67	0.62	6.17	3.06
26	25	0.17	0.47	0.08			2.87	17.96	4.07	11.70	31.00	24	0.14	792.06	782.87	782.82		784.51	0.27	3.72	0.14	7.55	7.09
25	24	0.17	0.47	0.08			2.95	18.10	4.06	11.98	185.47	24	1.50	792.06	782.82	780.04		784.42	0.28	8.82	0.35	7.64	7.24
24	23	0.35	0.47	0.16	43	1.80	4.92	18.45	4.03	19.82	177.36	36	0.10	791.30	779.24	779.06		782.98	0.09	2.98	0.99	8.32	9.06
23	22	0.32	0.47	0.15	40	0.36	5.43	19.44	3.94	21.40	31.00	36	0.10	787.24	779.06	779.03		782.82	0.10	3.03	0.17	4.42	3.28
22	2	0.25	0.47	0.12			5.55	19.61	3.92	21.77	45.78	36	0.10	787.24	779.03	778.99	0.10	782.79	0.11	3.08	0.25	4.45	5.21
21a	21	1.03	0.47	0.48			0.48	15.00	4.38	2.11	7.79	12	0.34	791.54	779.09	779.06	0.10	783.13	0.35	2.68	0.05	8.41	11.45
21	1	1.03	0.47	0.48			0.96	15.05	4.37	4.21	138.38	12	0.34	791.54	778.96	778.49	0.00	783.11	1.40	5.36	0.43	8.43	11.48
20	19	0.29	0.47	0.14			0.14	15.00	4.38	0.60	100.00	12	0.34	792.50	787.90	787.56		789.19	0.03	2.65	0.63	3.31	3.60
19	18	0.24	0.47	0.11			0.25	15.63	4.31	1.07	100.00	12	0.34	792.00	787.56	787.22		789.17	0.09	2.65	0.63	2.83	3.44
18	17	0.26	0.47	0.12			0.37	16.26	4.24	1.57	83.00	12	0.34	792.00	787.22	786.94		789.08	0.20	2.65	0.52	2.92	3.78
17	16				38	0.28	0.65	16.78	4.19	2.74	6.00	12	0.34	792.40	786.94	786.92		788.91	0.59	3.48	0.03	3.49	4.26
16	15	0.19	0.47	0.09			0.74	16.81	4.19	3.11	38.00	12	0.34	791.91	786.92	786.79		788.88	0.76	3.96	0.16	3.03	3.99
15	14	0.19	0.47	0.09			0.83	16.97	4.17	3.47	89.00	18	0.20	791.91	786.39	786.21		788.59	0.11	2.66	0.56	3.32	4.02
14	13	0.21	0.47	0.10			0.93	17.53	4.11	3.83	50.00	18	0.20	791.80	786.21	786.11	0.10	788.49	0.13	2.66	0.31	3.31	4.09
13	12	0.18	0.47	0.08	36	0.43	1.44	17.84	4.08	5.89	132.83	18	0.20	791.80	786.01	785.75		788.43	0.31	3.34	0.66	3.37	4.19
12	11	0.72	0.47	0.34	12A	0.34	2.12	18.51	4.02	8.53	31.00	18	0.20	792.89	785.75	785.69		788.01	0.66	4.82	0.11	4.88	5.64
11	10	0.90	0.47	0.42			2.54	18.61	4.01	10.20	132.51	24	0.14	792.89	785.29	785.10		787.80	0.20	3.25	0.68	5.09	5.60
10	9	0.44	0.47	0.21			2.75	19.29	3.95	10.86	90.07	24	0.14	792.30	785.10	784.98		787.53	0.23	3.46	0.43	4.77	5.20
9	8	0.40	0.47	0.19			2.94	19.73	3.91	11.49	87.50	24	0.14	796.10	784.98	784.85		787.33	0.26	3.66	0.40	8.77	9.12
8	7	0.37	0.47	0.17			3.11	20.13	3.88	12.07	31.00	24	0.14	796.73	784.85	784.81		787.10	0.28	3.84	0.13	9.63	9.88
7	6	0.42	0.47	0.20			3.31	20.26	3.87	12.79	87.50	24	0.14	796.73	784.81	784.69		787.01	0.32	4.07	0.36	9.72	9.92
6	5	0.35	0.47	0.16			3.47	20.62	3.84	13.32	100.00	24	0.14	795.70	784.69	784.55		786.73	0.35	4.24	0.39	8.97	9.01
5	4	0.37	0.47	0.17			3.65	21.01	3.80	13.87	101.12	24	0.14	795.70	784.55	784.41	0.10	786.39	0.38	4.42	0.38	9.31	9.15
4	3	0.18	0.47	0.08			3.73	21.39	3.77	14.08	25.15	24	1.40	793.50	784.31	783.95	0.10	785.91	1.40	8.52	0.05	7.59	7.09
3	2	0.19	0.47	0.09			3.82	21.44	3.77	14.40	150.75	24	1.80	792.90	783.85	781.14		785.45	1.80	9.66	0.26	7.45	6.95
2	1	0.22	0.47	0.10	22	5.55	9.48	21.70	3.75	35.50	112.74	36	1.30	787.50	780.34	778.87	0.10	782.74	1.30	10.76	0.17	4.76	4.16
1	ES1				21	0.96	10.44	21.88	3.73	38.97	59.54	36	1.30	787.00	778.77	778.00		781.17	1.30	10.76	0.09	5.83	5.13
																		780.40					

SANITARY SEWER DESIGN

MH	MH	Length ft	Pipe slope-%	Invert upst.	Invert dnst.	Rim	Rim - Inv
31	30	112.71	1.00	789.32	788.20	797.9	8.58
30	29	156.25	1.00	788.10	786.53	797.3	9.20
29	28	156.25	1.00	786.43	784.87	798.1	11.67
28	27	153.78	1.00	784.77	783.23	797.6	12.83
27	26	147.09	1.00	783.13	781.66	796.8	13.67
26	25	147.08	1.00	781.56	780.09	797.5	15.94
25	24	125.78	1.00	779.99	778.73	794.5	14.91
24	EX3	72.49	1.00	778.63	777.91	791.8	13.17
23	22	74.04	3.00	785.62	783.40	797.8	12.18
22	21	124.99	3.00	783.30	779.55	796.4	13.10
21	9	146.54	1.00	779.45	777.99	792.9	13.45
20	16	266.45	1.00	780.07	777.41	791.0	10.93
19	17	255.97	1.00	781.57	779.01	792.4	10.83
18	17	399.97	1.00	783.01	779.01	792.7	9.69
17	16	375.08	0.40	778.91	777.41	792.0	13.09
16	EX2	134.44	0.40	777.31	776.77	793.9	16.59
15	14	87.90	1.00	786.48	785.61	797.5	11.02
14	13	256.00	1.00	785.51	782.95	798.9	13.39
13	12	200.01	1.00	782.85	780.85	798.9	16.05
12	11	172.29	1.00	780.75	779.02	795.1	14.75
11	10	116.55	0.40	778.92	778.46	793.0	14.08
10	9	92.31	0.40	778.36	777.99	787.0	8.64
9	8	156.38	0.40	777.89	777.26	787.6	9.71
8	EX2	97.90	0.40	777.16	776.77	788.1	10.94
7	6	87.48	1.00	784.26	783.38	795.0	10.74
6	1	219.27	0.40	783.28	782.41	793.8	10.52
5	4	188.69	1.00	785.38	783.50	796.5	11.12
4	1	246.79	0.40	783.40	782.41	794.1	10.70
3	2	183.76	1.00	786.24	784.40	799.2	12.96
2	1	189.02	1.00	784.30	782.41	797.4	13.10
1	EX1	144.47	0.40	782.31	781.73	793.5	11.19

SANITARY BASIS OF DESIGN

NUMBER OF UNITS	119	UNITS
POPULATION	3.5	PEOPLE/UNITS
	416.5	PEOPLE
AVERAGE FLOW		
PEOPLE X 100 GAL/CAP/DAY	41650	GAL/DAY
	0.064	CFS
PEAK FLOW		
PEAK FACTOR (< 500 PEOPLE)	4	
PEAK FACTOR X AVERAGE FLOW	0.258	CFS
	115.69	GPM
Q PROVIDED (8" sanitary)	0.764	CFS
	342.88	GPM

INSPECTION & MAINTENANCE SCHEDULE FOR SOIL EROSION CONTROL

GRADE STABILIZATION STRUCTURES SUCH AS: DROP CONTROL STRUCTURES; SIDE DRAINS (ENCLOSED); DROP INLET SPILLWAYS; DROP PIPES; STRAIGHT PIPES; TOEWALLS; DROP BOXES; CHUTES OR FLUMES (SOD, ROCK CONCRETE); EARTH EMBANKMENT STRUCTURES; DOWNDRAINS; SPILLWAYS SHALL BE MAINTAINED AS FOLLOWS:

BECAUSE GRADE STABILIZATION STRUCTURES ARE SUBJECT TO HIGH FLOW CONDITIONS, PERIODIC INSPECTIONS SHOULD BE PERFORMED TO ENSURE THAT EROSION IN NOT OCCURRING, AND THAT VEGETATION IS ADEQUATELY ESTABLISHED. THESE STRUCTURES SHOULD ALSO BE INSPECTED AFTER STORM EVENTS WHICH EXCEED THE DESIGN STORM. THE DISCHARGE POINT SHOULD BE INVESTIGATED TO ENSURE THAT THE CONCENTRATED FLOWS ARE NOT CAUSING EROSION DOWNSTREAM CHECK THE EMERGENCY BYPASS/ SPILLWAY FOR EROSION. CHECK THE STRUCTURES ITSELF FOR CRACKED CONCRETE, UNEVEN OR EXCESSIVE SETTLING, PIPING AND PROPER DRAIN FUNCTIONING. REPAIR OR REPLACE FAILING STRUCTURES IMMEDIATELY. ADDRESS VEGETATION AND EROSION PROBLEMS AS SOON AS WEATHER PERMITS. OPEN STRUCTURES SHOULD BE SIGNED OR MARKED TO ALERT PEOPLE IN THE VICINITY ABOUT POTENTIAL DANGERS.

CATCH BASIN FILTERS

EFFECTIVE FILTERS WILL COLLECT SEDIMENT, PARTICULARLY WHEN THE SOIL IS SANDY. THESE FILTERS MUST BE CLEANED PERIODICALLY, SO THEY DON'T BECOME CLOGGED AND CAUSE FLOODING CONDITIONS, PIPING, OR OVERTOPPING OF THE CONTROL STRUCTURES. MAINTENANCE OF THESE ITEMS REQUIRES INSPECTION WEEKLY OR AFTER EACH RAIN EVENT. ALSO, THESE ITEM ARE REUSABLE IF MAINTAINED CORRECTLY. THEY CAN BE REMOVED, EMPTIED, CLEANED AND REPLACED WITHOUT PURCHASING NEW ONES.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. THE PERMIT IS NOT FOR INDIVIDUAL BUILDING UNITS. IT IS REQUIRED THAT TEMPORARY STABILIZATION OF THE ENTIRE SITE BE COMPLETED AND APPROVAL FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE MUST BE OBTAINED PRIOR TO THE ISSUANCE OF PERMITS FOR INDIVIDUAL BUILDING UNITS.
2. ANY DEWATERING REQUIRED SHALL HAVE A DEWATERING PLAN SUBMITTED PRIOR TO STARTING THE ACTIVITY AND MAY REQUIRE EGLE APPROVAL.
3. ONSITE DITCHES SHALL BE OF THE FLAT BOTTOM TYPE, MINIMUM WIDTH OF 2 FEET WITH A MINIMUM OF 3–FOOT HORIZONTAL TO 1–FOOT VERTICAL SIDE SLOPES (3:1).
4. SIDE SLOPES IN EXCESS OF 3–FOOT HORIZONTAL TO 1–FOOT VERTICAL SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL OR TERRACING.
5. DITCHES / SWALES WITH GRADES 3% AND GREATER WILL NEED STONE FLOW CHECKS TO PREVENT SCOURING OF THE DITCH BOTTOMS. DEPENDING ON DRAINAGE AREA, SOIL TYPES, AND DITCH LENGTH, THEY MAY ALSO BE REQUIRED FOR DITCH SLOPES BETWEEN 1% AND 3%. THEY MAY BE USED AS A TEMPORARY MEASURE AND REMOVED ONCE SUFFICIENT STABILIZATION HAS BEEN ESTABLISHED. THESE SHALL BE DEPICTED ON PLANS BY THE ENGINEER, INCLUDING A CONSTRUCTION DETAIL.
6. PRIOR TO THE COMPLETION OF THE PROJECT THE STONE AROUND THE STANDPIPE STRUCTURE SHALL BE REFRESHED WITH CLEAN STONE.
7. DETENTION / RETENTION AND SEDIMENTATION BASINS SHALL BE EXCAVATED, TOP SOILED, SEEDED, MULCHED, TACKED AND RINGED WITH SILT FENCE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION.
8. ALL STORM DRAINS 15 INCHES IN DIAMETER OR LARGER SHALL HAVE ANIMAL GUARDS INSTALLED TO PREVENT ENTRANCE TO THE SYSTEM.
9. ALL RIP–RAP MUST BE PLACED OVER KEYED IN GEO–FABRIC AND DETAILED AS SUCH ON THE PLANS.
10. SEEDING REQUIREMENTS.
    A. TOP–SOIL – 3 INCHES IN DEPTH.
    B. GRASS SEED – 210 LBS. PER ACRE.
    C. FERTILIZER – 150 LBS. PER ACRE.
    D. STRAW MULCH – 3" IN DEPTH, 1.5 TO 2 TONS PER ACRE (ALL MULCH MUST HAVE A TIE DOWN, SUCH AS TACKIFIER, NET BINDING, ETC.)
    E. HYDRO–SEEDING – HYDRO–SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1% ON SLOPES OVER 1%. STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER, OR STRAW BLANKETS PEGGED IN PLACE.
11. ALL TOPSOIL OR SOIL STORAGE AREAS ARE REQUIRED TO BE TEMPORARILY STABILIZED AND SHALL BE SEEDED AND MULCHED, OR MATTED WITH STRAW, IMMEDIATELY AFTER THE STRIPPING PROCESS IS COMPLETED, TO PREVENT WIND AND WATER EROSION.

CONSTRUCTION ACCESS ROAD

PROPER MAINTENANCE INCLUDE ADDING ADDITIONAL LAYERS OF STONE WHEN THE ORIGINAL STONE BECOMES COVERED WITH MUD. AFTER EACH STORM EVENT, INSPECT THE ROAD FOR EROSION AND MAKE ANY NECESSARY REPAIRS. IT IS ALSO IMPORTANT TO CHECK AND MAINTAIN ANY BMP'S WHICH ARE USED IN CONJUNCTION WITH THIS BMP, ESPECIALLY THOSE FOR DRAINAGE. ALL SEDIMENT DROPPED OR ERODED ONTO PUBLIC RIGHT–OF–WAY SHOULD BE REMOVED IMMEDIATELY BY SWEEPING.

S.E.S.C. SEQUENCE OF CONSTRUCTION

1. INSTALL ALL SOIL EROSION AND TREE PROTECTION FENCING AS PER APPROVED PLANS. CLEAR ONLY WHAT IS NECESSARY TO INSTALL FENCING. INSTALL TRACKING MAT.
2. STRIP AND STOCKPILE TOPSOIL IN A LOCATION APPROVED BY THE OWNER/ENGINEER. PLACEMENT OF ADDITIONAL CONTROL MEASURES MUST BE INSTALLED ON AND AROUND THE STOCKPILE.
3. INSTALL UTILITIES (WATER MAIN, STORM SEWER, SANITARY SEWER) COMPLETE.
4. INSTALL, AS PER APPROVED PLANS, THE CATCH BASIN INLET FILTERS. INSPECT AND MAINTAIN FILTERS AS DIRECTED TO PREVENT CLOGGING AND UNNECESSARY FLOODING.
5. GRADE ROADWAY LIMITS AND INSTALL PAVEMENT COMPLETE.
6. INSTALL ALL PUBLIC UTILITIES (GAS, ELECTRIC, TELEPHONE, CABLE) COMPLETE.
7. STABILIZE TEMPORARILY OR PERMANENTLY ALL DISTURBED AREAS WITHIN FIVE (5) DAYS OF FINAL GRADE.
10. INSPECT AND MAINTAIN ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES WEEKLY AND AFTER EVERY STORM EVENT THROUGHOUT THE CONSTRUCTION OF THE PROJECT. REMOVAL OF CONTROL MEASURES MAY ONLY TAKE PLACE ONCE THE ENTIRE SITE IS FULLY STABILIZED. UPON FULL STABILIZATION IS COMPLETE, REMOVE THE STAND PIPE AND GRAVEL FILTER. THE DEVELOPER IS RESPONSIBLE FOR ALL SOIL EROSION CONTROL MEASURES.

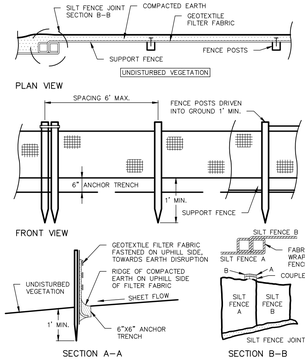
SILT FENCE

SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED RAINFALLS. IF THE FENCE IS SAGGING OR THE SOIL HAS REACHED ONE HALF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC MUST BE REMOVED AND DISPOSED OF IN A STABLE UPLAND SITE. THE SOIL CAN BE ADDED TO THE SPOIL PILE. IF THE FABRIC IS BEING UNDERCUT (i.e. IF THE WATER IS SEEPING UNDER THE FENCE), THE FENCE SHOULD BE REMOVED AND REINSTALLED FOLLOWING THE GIVEN PROCEDURES. FABRIC WHICH DECOMPOSES OR OTHERWISE BECOMES INEFFECTIVE SHOULD BE REMOVED AND REPLACED WITH NEW FILTER FABRIC IMMEDIATELY. FILTER FENCES SHOULD BE REMOVED ONCE VEGETATION IS WELL ESTABLISHED AND THE UP–SLOPE AREA IS FULLY STABILIZED OR UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

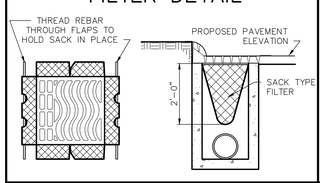
SEEDING, SODDING & MULCHING

SEEDED, SODDED OR MULCHED AREAS SHOULD BE CHECKED FOLLOWING EACH RAIN TO ENSURE THE MATERIAL IS STAYING IN PLACE. ADDITIONAL TACKING MATERIALS OR NETTING MAY BE NEEDED TO BE APPLIED TO HOLD THE AFOREMENTIONED MATERIALS IN PLACE. MAINTENANCE PROCEDURES SHOULD ALSO BE FOLLOWED FOR THE BMP'S WHICH WERE IMPLEMENTED TO KEEP ERODED SOIL OR CONCENTRATED RUNOFF AWAY FROM THESE TARGET AREAS.

FABRIC SILT FENCE



SILT SACK INLET FILTER DETAIL



ASPHALT PATHWAY DETA



Landscape Summary - This Sheet

Street Trees

Street Frontage Length	6,371'
Trees Re uired	106 Trees (6,371 / 60)
Trees Provided	106 Trees
Woodland Replacement Re uired	3,134 Trees
Woodland Replacement Provided	262 Trees
Sheet L-1	125 Trees
Sheet L-2	126 Trees
Sheet L-3	11 Trees
Sheet L-4	0 Trees

Plant List - This Sheet

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Woodland Replacement							
ARR	14	Acer rubrum 'Red Pointe'	Red Pointe Maple	2.5"	as shown	B&B	
ASR	5	Acer saccharum 'Green Mountain'	Sugar Maple	2.5"	as shown	B&B	
BNR	18	Betula nigra	Multi-Stem River Birch		as shown	B&B	10'-12'
PAR	16	Picea abies	Norway Spruce		as shown	B&B	6'-7'
PGR	20	Picea glauca var. densata	Black Hills Spruce		as shown	B&B	6'-7'
PSR	12	Pinus strobus	White Pine		as shown	B&B	6'-7'
QMR	3	Quercus macrocarpa	Bur Oak	2.5"	as shown	B&B	
SYR	4	Syringa reticulata 'Ivy Silk'	Ivory Silk Lilac Tree	2.5"	as shown	B&B	
TAR	9	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B	
UPR	24	Ulmus x holandica 'Pioneer'	Pioneer Elm	2.5"	as shown	B&B	
	125	Woodland Replacement Trees Provided					

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Street Trees							
AF	8	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B	
AS	26	Acer saccharum 'Green Mountain'	Sugar Maple	2.5"	as shown	B&B	
LT	18	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
GT	12	Gleditsia tiacanthos var. Inermis	Honeylocust	2.5"	as shown	B&B	
PE	11	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	2.5"	as shown	B&B	
TA	12	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B	
UP	19	Ulmus x holandica 'Pioneer'	Pioneer Elm	2.5"	as shown	B&B	
	106	Street Trees Provided					

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Seal:

STATE OF MICHIGAN
JAMES C. ALLEN
Landscape Architect
No. 1301
REGISTERED LANDSCAPE ARCHITECT

Title:

Landscape Plan

Project:

Prospect Point South
Superior Township, Michigan

Prepared for:

M/I Homes of Michigan, LLC
40950 Woodward Avenue, Suite 203
Bloomfield Hills, Michigan 48304

Revision:	Issued:
Review	June 4, 2025
Revised	June 20, 2025

Job Number:
25-035

Drawn By:	Checked By:
jca	jca

0' 25' 50'

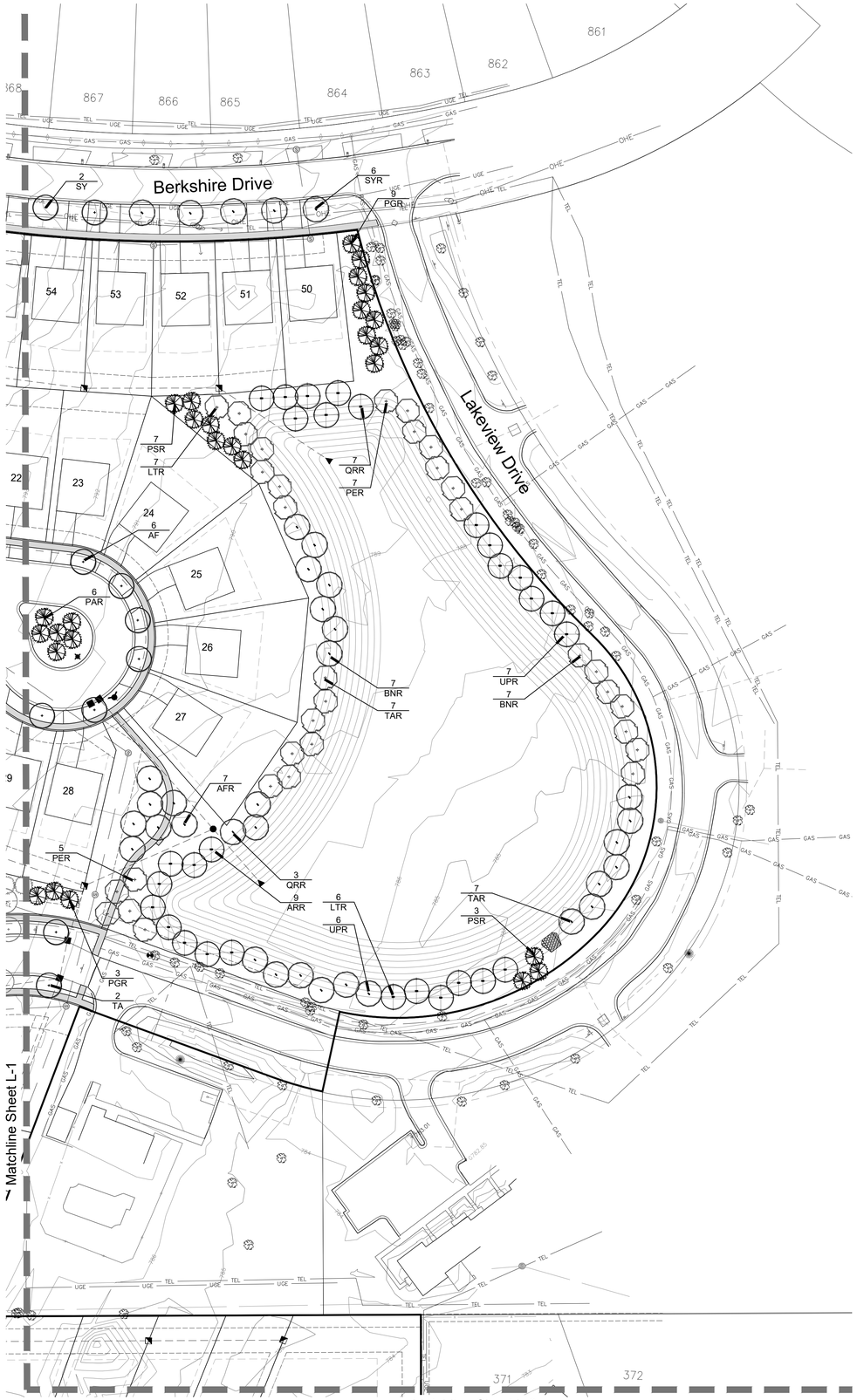
NORTH
1"=50'

Know what's below. Call before you dig.

Sheet No.

L-1

2025 Allen Design L.L.C.



Landscape Summary - This Sheet

Street Trees

Street Frontage Length	590'
Trees Re uired	9.8 Trees (590 / 60)
Trees Provided	10 Trees
Woodland Replacement Provided	126 Trees

Plant List - This Sheet

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Street Trees							
AF	8	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B	
AS	24	Acer saccharum 'Green Mountain'	Sugar Maple	2.5"	as shown	B&B	
LT	18	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
GT	12	Gleditsia tiacanthos var. Inermis	Honeylocust	2.5"	as shown	B&B	
PE	11	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	2.5"	as shown	B&B	
SY	2	Syringa reticulata 'Ivry Silk'	Ivory Silk Lilac Tree	2.5"	as shown	B&B	
TA	12	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B	
UP	19	Ulmus x holandica 'Pioneer'	Pioneer Elm	2.5"	as shown	B&B	
	106	Street Trees Provided					

L-2

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Woodland Replacement							
AFR	7	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B	
ARR	9	Acer rubrum 'October Glory'	Red Maple 'October Glory'	2.5"	as shown	B&B	
BNR	14	Betula nigra	Multi-Stem River Birch		as shown	B&B	10'-12'
LTR	13	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
PAR	6	Picea abies	Norway Spruce		as shown	B&B	6'-7'
PER	12	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	2.5"	as shown	B&B	
PGR	12	Picea glauca var. densata	Black Hills Spruce		as shown	B&B	6'-7'
PSR	10	Pinus strobus	White Pine		as shown	B&B	6'-7'
QRR	10	Quercus rubra	Red Oak	2.5"	as shown	B&B	
SYR	6	Syringa reticulata 'Ivry Silk'	Ivory Silk Lilac Tree	2.5"	as shown	B&B	
TAR	14	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B	
UPR	13	Ulmus x holandica 'Pioneer'	Pioneer Elm	2.5"	as shown	B&B	
	126	Woodland Replacement Trees Provided					

2025 Allen Design L.L.C.

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6001106
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Title:

Landscape Plan

Project:

Prospect Point South
Superior Township, Michigan

Prepared for:

M/I Homes of Michigan, LLC
40950 Woodward Avenue, Suite 203
Bloomfield Hills, Michigan 48304

Revision:	Issued:
Review	June 4, 2025
Revised	June 20, 2025

Job Number:

25-035

Drawn By:	Checked By:
jca	jca

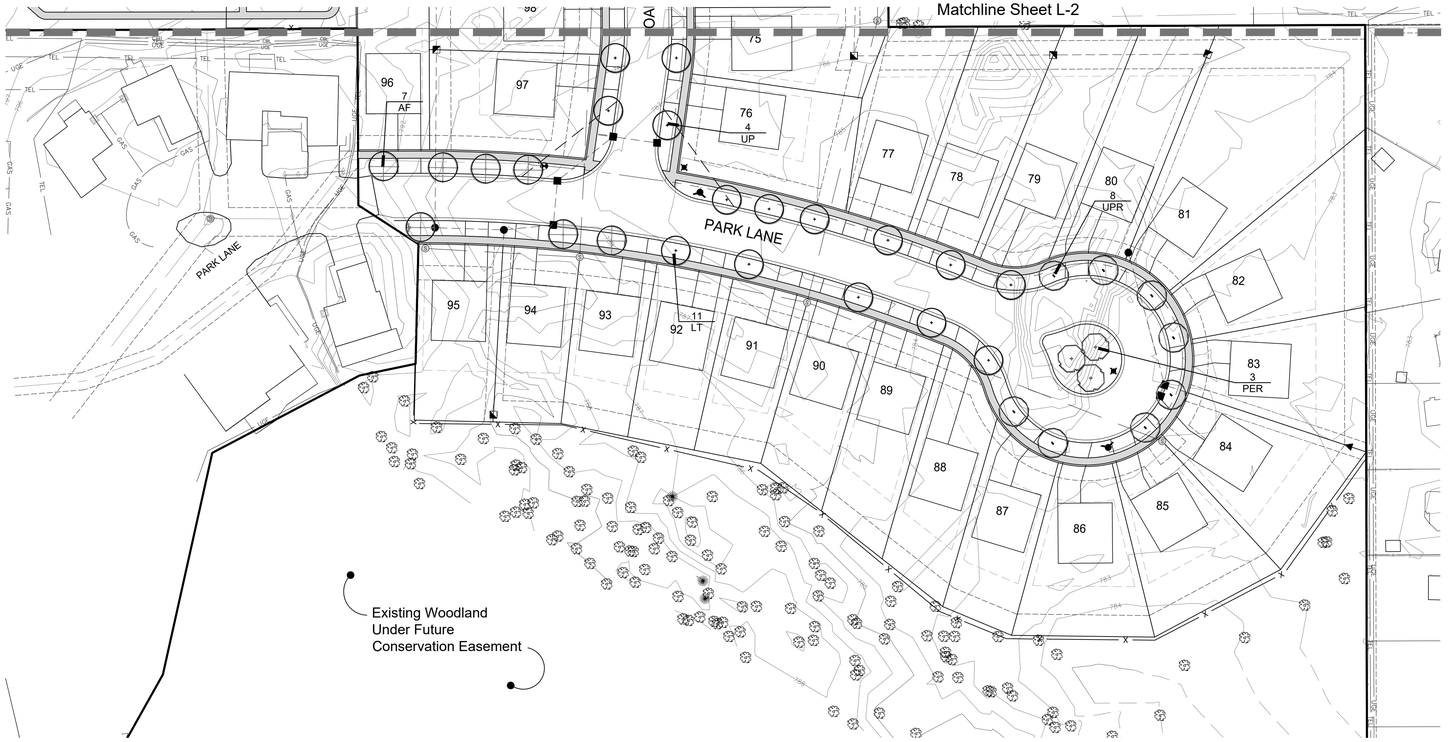
0' 25' 50'
NORTH
1"=50'

Know what's below. Call before you dig.

Sheet No.

L-2

ALLENDESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE
557 Carpenter
Northville, Michigan 48167
e. jca@wideopenwest.com
t. 248.467.4668



Landscape Summary - This Sheet

Street Trees

Street Frontage Length	1,286'
Trees Re uired	21.4 Trees (1,286 / 60)
Trees Provided	22 Trees
Woodland Replacement Provided	11 Trees

Plant List - This Sheet

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Woodland Replacement							
PER	3	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	2.5"	as shown	B&B	
UPR	8	Ulmus x holandica 'Pioneer'	Pioneer Elm	2.5"	as shown	B&B	
	11	Woodland Replacement Trees Provided					

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Street Trees							
AF	7	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B	
LT	11	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
UP	4	Ulmus x holandica 'Pioneer'	Pioneer Elm	2.5"	as shown	B&B	
	22	Street Trees Provided					

Seal:



Title:

Landscape Plan

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0' 25' 50'

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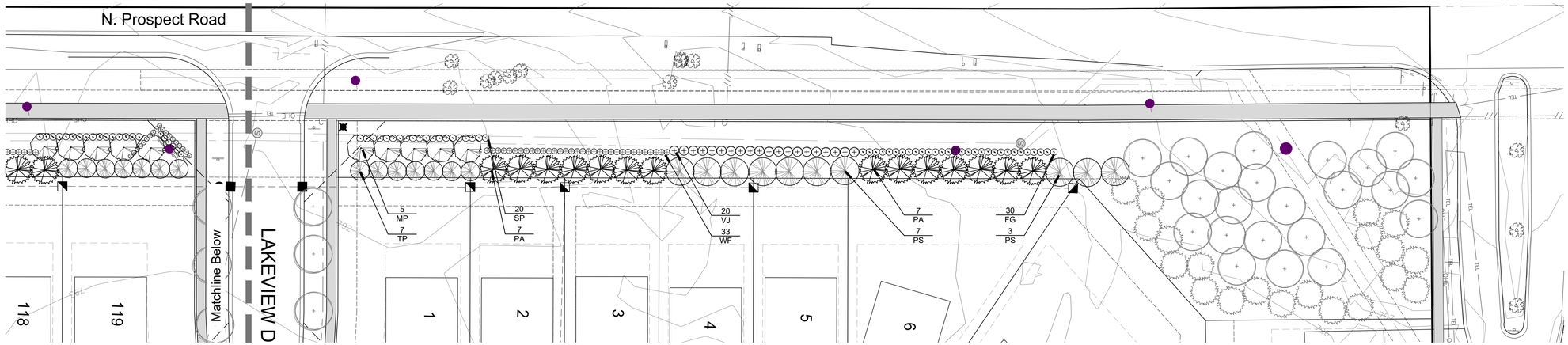
Know what's **below.**
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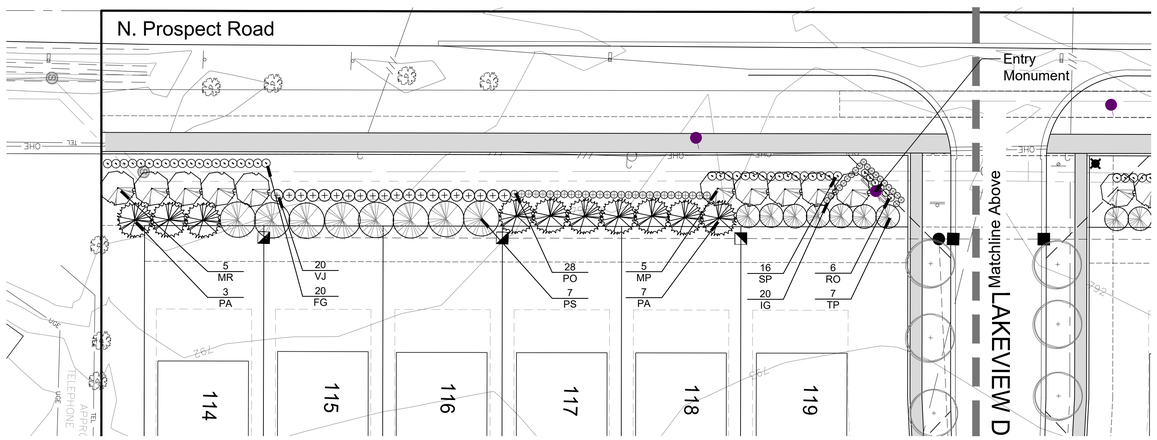
L-3

2025 Allen Design L.L.C.

North Greenbelt



South Greenbelt



Landscape Summary - This Sheet

Greenbelt	
Total Street Frontage	992'
Deciduous or Evergreens Required	66.1 Trees (992' / 15')
Deciduous or Evergreens Provided	70 Trees
Shrubs Required	198.4 Shrubs (992' / 15') x 3
Shrubs Provided	213 Shrubs

Plant List - This Sheet

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Greenbelt Trees							
MP	10	Malus 'Profusion'	Profusion Crab Apple	2.0"	as shown	B&B	
MR	5	Malus 'Royal Raindrops'	Royal Raindrops Crab Apple	2.0"	as shown	B&B	
PA	24	Picea abies	Norway Spruce		as shown	B&B	6'-7'
PS	17	Pinus strobus	White Pine		as shown	B&B	6'-7'
TP	14	Thuja pl. 'Green Giant'	Green Giant Arborvitae		as shown	B&B	6'-7'
	70	Trees Provided					
Greenbelt Shrubs							
FG	50	Forsythia x 'Lynwood Gold'	Lynwood Gold Forsythia		as shown	cont	30"
IG	20	Ilex glabra 'Nordic'	Inkberry		as shown	cont	30"
PO	28	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark		as shown	cont	30"
RO	6	Rosa 'O'so Red	Red O'so Rose		as shown	cont	30"
SP	36	Spiraea x. bumalda	Anthony Waterer Spirea		as shown	cont	30"
VJ	40	Viburnum x juddi	Judd Viburnum		as shown	cont	30"
WF	33	Weigela f 'Spilled Wine'	Spilled Wine Weigela		as shown	cont	30"
	213	Shrubs Provided					

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Seal:



Title:

Greenbelt Plan

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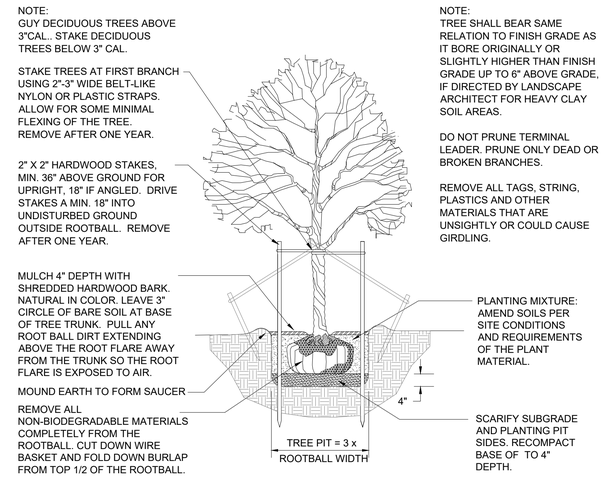
0' 15' 30'

NORTH
1"=30'

Know what's **below.** **Call** before you dig.

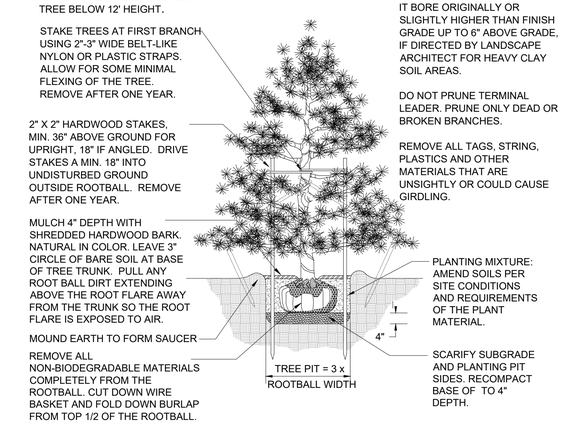
Sheet No.

L-4



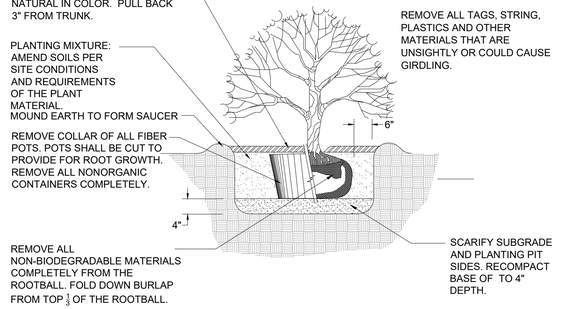
DECIDUOUS TREE PLANTING DETAIL

Not to scale



EVERGREEN TREE PLANTING DETAIL

Not to scale

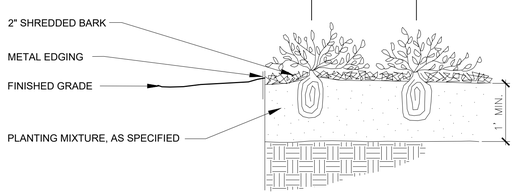


SHRUB PLANTING DETAIL

NOT TO SCALE

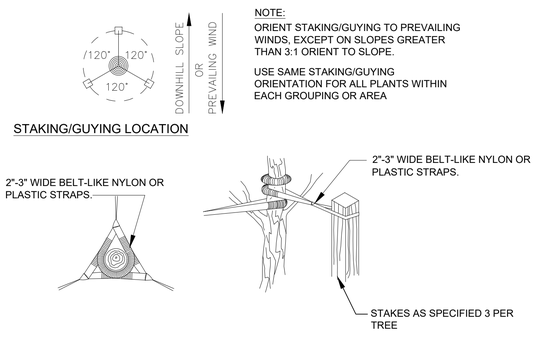
LANDSCAPE NOTES

1. All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
2. Plants shall be full, well-branched, and in healthy vigorous growing condition.
3. Plants shall be watered before and after planting is complete.
4. All trees must be staked, fertili ed and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years.
5. All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
6. Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
7. "Agriform" tabs or similar slow-release fertili er shall be added to the planting pits before being backfilled.
8. Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 peat, mixed well and spread to the depth as indicated in planting details.
9. All plantings shall be mulched per planting details located on this sheet.
10. The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
11. No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
12. The Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
13. The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
14. The Landscape Architect shall have the right, at any stage of the installation, to re ect any work or material that does not meet the re uirements of the plans and specifications, if re uested by owner.
15. Contractor shall be responsible for checking plant uantities to ensure uantities on drawings and plant list are the same. In the event of a discrepancy, the uantities on the plans shall prevail.
16. The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
17. A pre-emergent weed control agent, "Preen" or e ual, shall be applied uniformly on top of all mulching in all planting beds. See Stormwater Notes to the Left Regarding Chemical Applications within Stormwater Areas.
18. Sod shall be two year old "Baron/Cheriadelphi" Kentucky Blue Grass grown in a sod nursery on loam soil.
19. Deciduous Trees to be Provided Buck Guards.



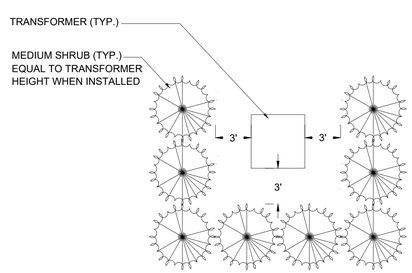
PERENNIAL PLANTING DETAIL

Not to scale



TREE STAKING DETAIL

Not to scale

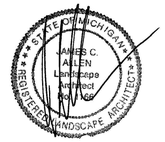


TRANSFORMER SCREENING DETAIL

Not to scale

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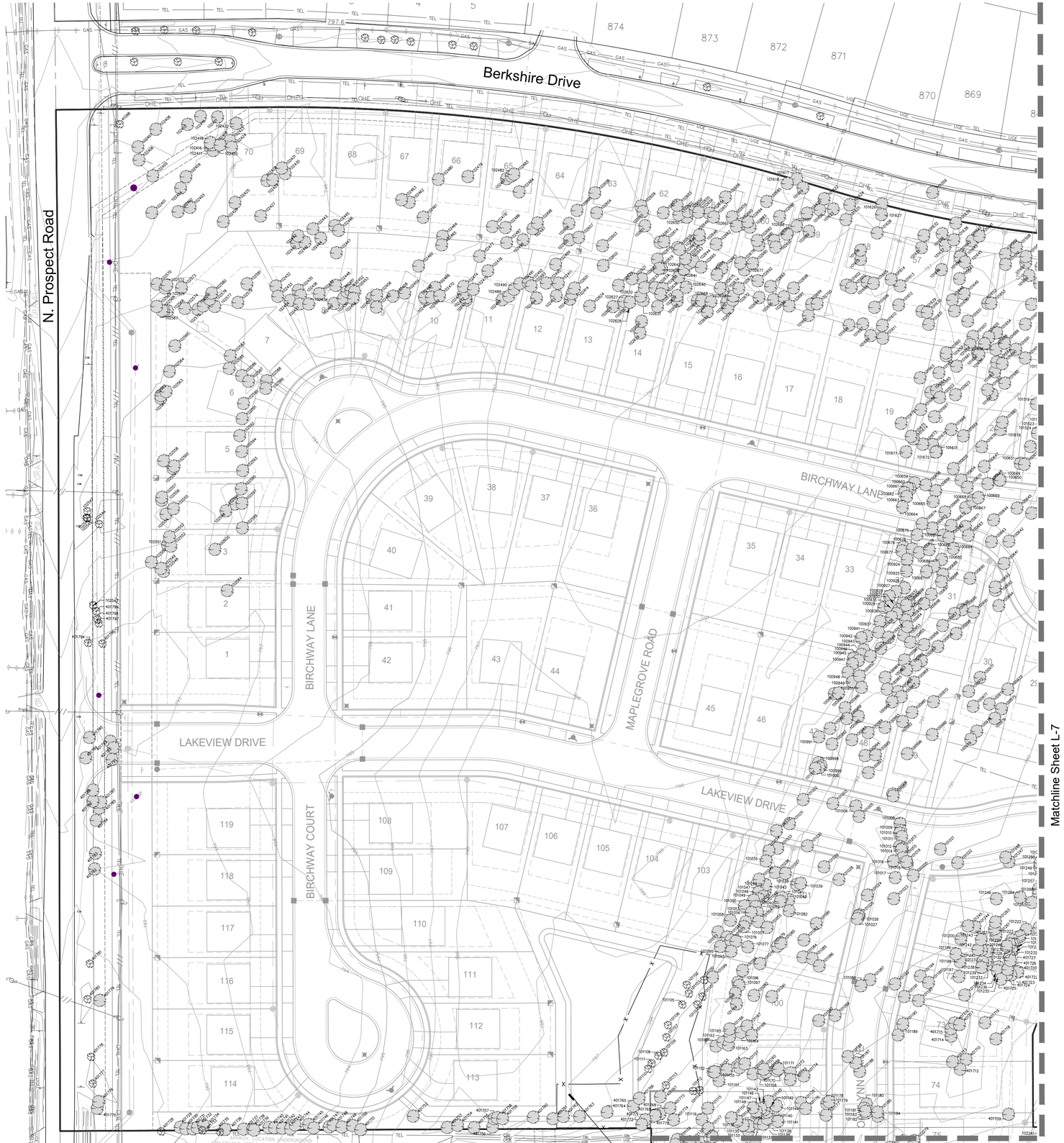
Drawn By:	Checked By:
jca	jca

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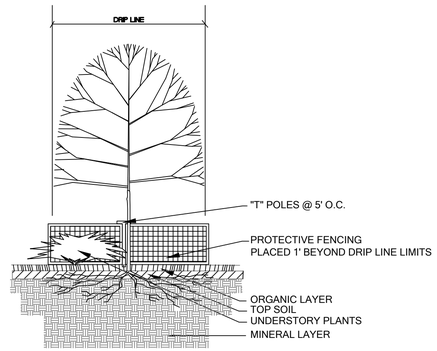
Sheet No.

L-5

2025 Allen Design L.L.C.



Tree Protection Detail

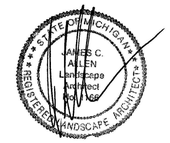


1. Either Plastic or Wood Orange Snow Fencing Shall be Installed at or Beyond the Dripline, Unless More Substantial Fencing is Required.
2. Stakes Shall be Metal "T" Poles Spaced no Further than 5' on Center.
3. Fencing Shall not be Installed Closer to the Tree than the Dripline of Those Trees to be Saved. Special Circumstances Shall be Reviewed by the City.
4. Fencing Shall be Erected Prior to Construction. The City Shall be Notified Once the Fencing is Instaled for Inspection.
5. Under no Circumstances Shall the Portective Fencing be Removed Without Proper Approval from the City.
6. No Person Shall Conduct any Activity Within Areas Proposed to Remain. This Shall Include, but not Limited to:
   a. No Solvents or Chemicals Within Protected Areas.
   b. No Building Materials or Construction Equipment Within Protected Areas.
   c. No Grade Changes, Including Fill, Within Protected Areas.
   d. No Removal of Vegetation from the Ground Up Without Permission from the Proper Reviewing Authority, Including the Woodlands Review Board.
   e. Any Required Swale Needs to be Directed Around the Protected Areas. Instances Where Swales are Approved Through a Protected Area, the Swales Need to be HAND DUG. Machinery of Any Kind is Prohibited.
7. Regulated Woodland or Regulated Trees Adjacent to the Property are Also Required to be Protected Whether or not they are Shown on the Plan.

Note:
Shaded Trees to be Removed

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Seal:



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Woodland Plan

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0' 25' 50'

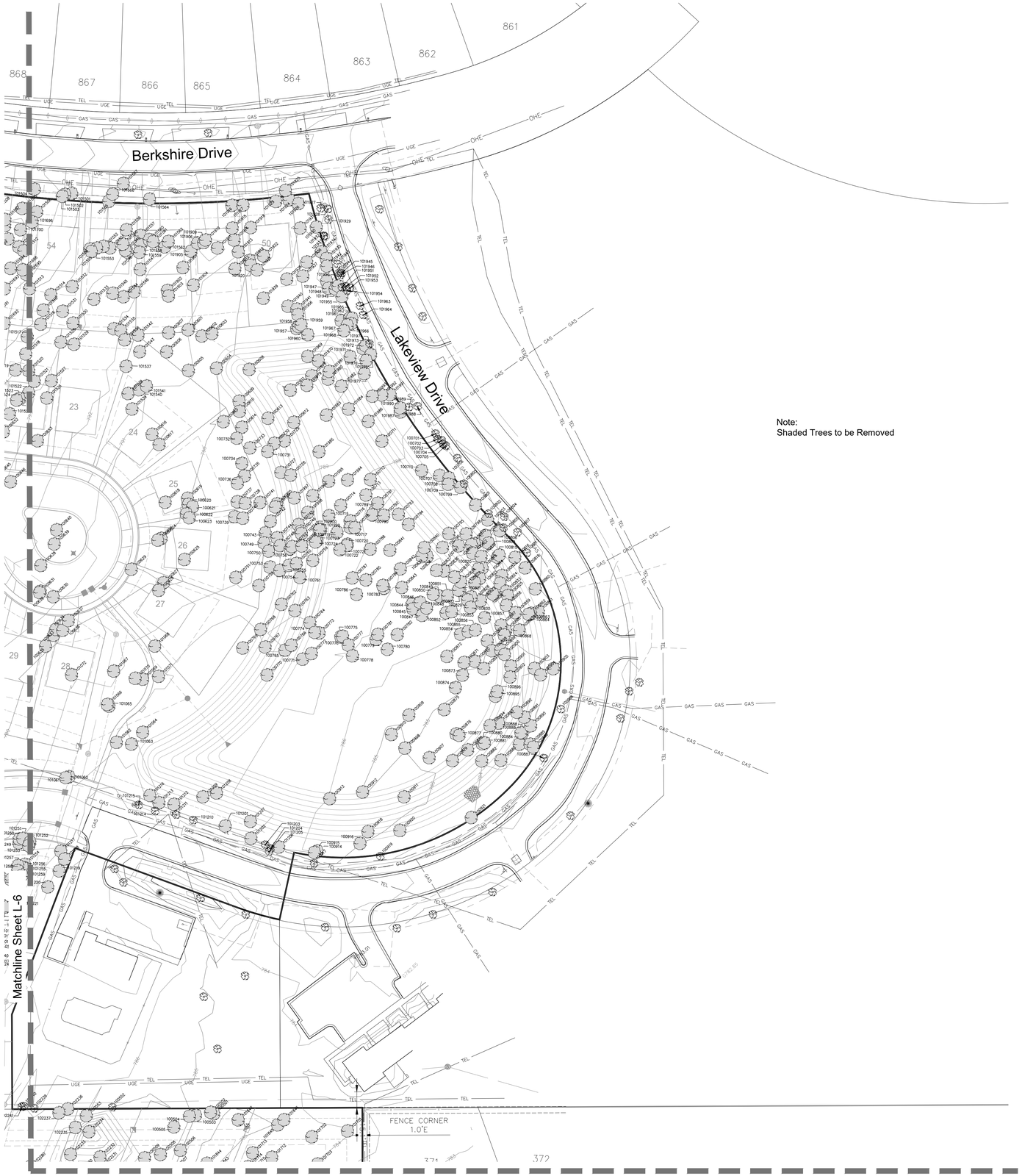
NORTH
1"=50'

Know what's below. Call before you dig.

Sheet No.

L-6

2025 Allen Design L.L.C.



Note:
Shaded Trees to be Removed

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557 Carpenter
Northville, Michigan 48167
e. jca@wideopenwest.com
t. 248.467.4668

Seal:

STATE OF MICHIGAN
JAMES C. ALLEN
Landscape Architect
6/20/25
REGISTERED LANDSCAPE ARCHITECT

Title:

Woodland Plan

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Prospect Point South
Superior Township, Michigan

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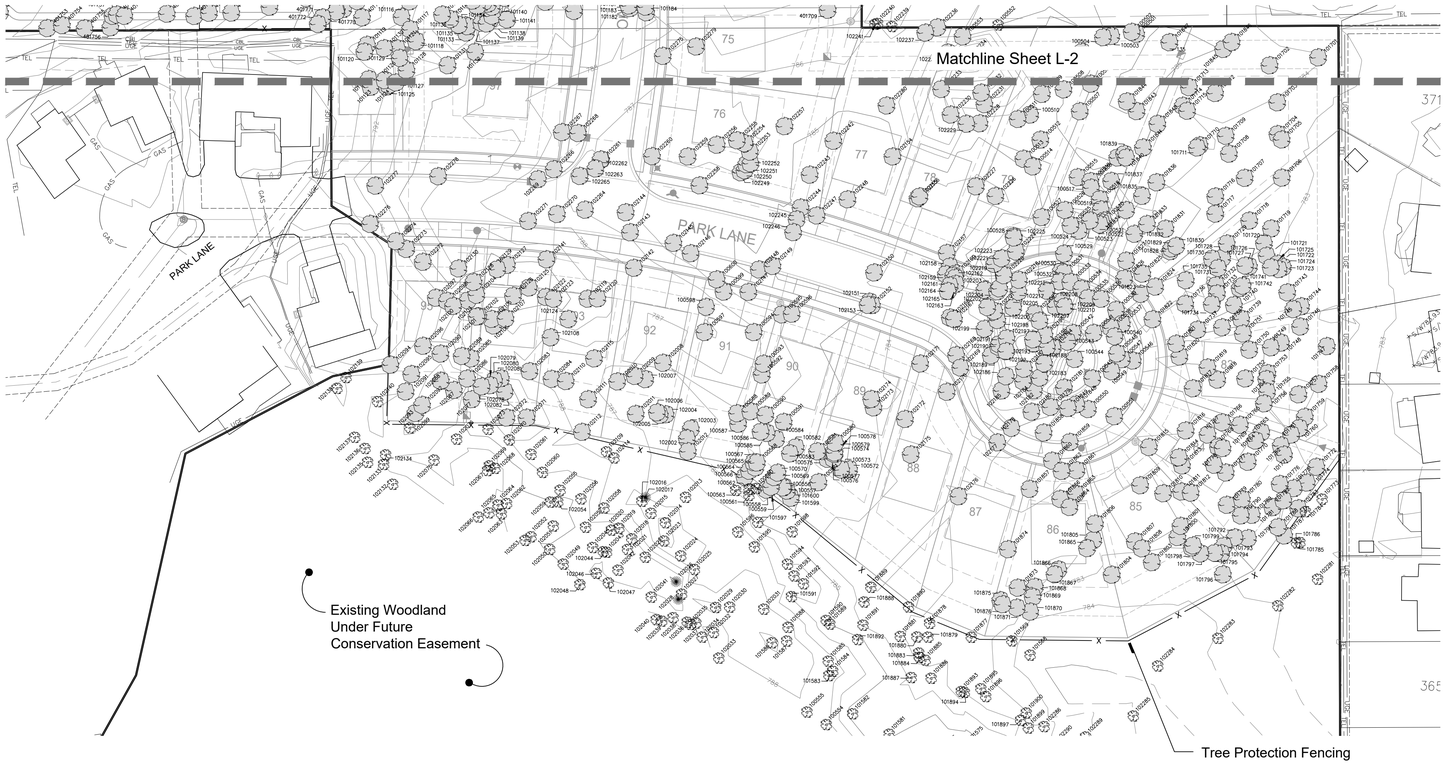
0' 25' 50'
NORTH
1"=50'

Know what's below. Call before you dig.

Sheet No.

L-7

2025 Allen Design L.L.C.



Note:
Shaded Trees to be Removed

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STATE OF MICHIGAN
JAMES C. ALLEN
Landscape Architect
REGISTERED LANDSCAPE ARCHITECT

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jca	jca

0' 25' 50'

NORTH
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Know what's below. Call before you dig.

Sheet No.

L-8

2025 Allen Design L.L.C.

Tree List

TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	REMOVE	LANDMARK	REGULATED REPLACEMENTS	LANDMARK REPLACEMENT
100501	6	Prunus serotina	BLACK CHERRY	FAIR	YES		0	
100502	7	Ulmus americana	AMERICAN ELM	GOOD	YES		0	
100503	6	Betula papyrifera	WHITE BIRCH	GOOD	YES		0	
100504	6	Betula papyrifera	WHITE BIRCH	FAIR	YES		0	
100505	38	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES	YES		38
100506	8	Fraxinus pennsylvanica	GREEN ASH	FAIR	YES		1	
100507	8, 7, 9	Acer negundo	BOX ELDER	FAIR	YES		1	
100508	6	Quercus alba	WHITE OAK	FAIR	YES		0	
100509	14	Juglans nigra	BLACK WALNUT	FAIR	YES		3	
100510	13	Fraxinus pennsylvanica	GREEN ASH	FAIR	YES		3	
100511	8	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
100512	12	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
100513	8	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
100514	10	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
100515	7	Acer negundo	BOX ELDER	FAIR	YES		0	
100516	7	Acer negundo	BOX ELDER	FAIR	YES		0	
100517	8	Acer negundo	BOX ELDER	FAIR	YES		1	
100518	7	Acer negundo	BOX ELDER	GOOD	YES		0	
100519	6	Acer negundo	BOX ELDER	GOOD	YES		0	
100520	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100521	7	Acer negundo	BOX ELDER	GOOD	YES		0	
100522	10	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
100523	6	Acer negundo	BOX ELDER	FAIR	YES		0	
100524	6	Acer negundo	BOX ELDER	FAIR	YES		0	
100525	7	Acer negundo	BOX ELDER	FAIR	YES		0	
100526	9	Acer negundo	BOX ELDER	FAIR	YES		1	
100527	15	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		3	
100528	8	Acer saccharinum	SILVER MAPLE	FAIR	YES		1	
100529	10	Acer negundo	BOX ELDER	FAIR	YES		1	
100530	8	Acer negundo	BOX ELDER	FAIR	YES		1	
100531	6	Acer negundo	BOX ELDER	FAIR	YES		0	
100532	6	Acer negundo	BOX ELDER	FAIR	YES		0	
100533	6	Acer negundo	BOX ELDER	FAIR	YES		0	
100534	10	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
100535	8	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
100536	9	Quercus alba	WHITE OAK	FAIR	YES		1	
100537	6	Prunus serotina	BLACK CHERRY	FAIR	YES		0	
100538	7	Prunus serotina	BLACK CHERRY	FAIR	YES		0	
100539	7	Acer negundo	BOX ELDER	FAIR	YES		0	
100540	8	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
100541	9	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
100542	6	Acer negundo	BOX ELDER	FAIR	YES		0	
100543	9	Acer negundo	BOX ELDER	FAIR	YES		1	
100544	14	Prunus serotina	BLACK CHERRY	FAIR	YES		3	
100545	6	Acer negundo	BOX ELDER	FAIR	YES		0	
100546	9	Betula papyrifera	WHITE BIRCH	FAIR	YES		1	
100547	9	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
100548	9	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
100549	11	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
100550	9	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
100551	15	Prunus serotina	BLACK CHERRY	FAIR	YES		3	
100552	8	Juglans nigra	BLACK WALNUT	FAIR	NO			
100553	20	Quercus alba	WHITE OAK	FAIR	YES	YES		20
100554	15	Quercus alba	WHITE OAK	FAIR	NO			
100555	42	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO	YES		
100556	12	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		1	
100557	6	Prunus serotina	BLACK CHERRY	FAIR	YES		0	
100558	14	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		3	
100559	6	Prunus serotina	BLACK CHERRY	FAIR	YES		0	
100560	6	Prunus serotina	BLACK CHERRY	FAIR	NO			
100561	8	Prunus serotina	BLACK CHERRY	FAIR	NO			
100562	24, 14	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO	YES		
100563	7	Prunus serotina	BLACK CHERRY	FAIR	NO			
100564	6	Prunus serotina	BLACK CHERRY	FAIR	YES		0	
100565	15	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		3	
100566	6	Malus domestica	APPLE	FAIR	YES		0	
100567	16	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		3	
100568	7		UNKNOWN TREE	FAIR	YES		0	
100569	9	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		1	
100570	15	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		3	
100571	9, 6	Juglans cinerea	BUTTERNUT	FAIR	YES		1	
100572	17	Juglans cinerea	BUTTERNUT	FAIR	YES		6	
100573	17	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		6	
100574	19, 8	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		6	
100575	7	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		0	
100576	7	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		0	
100577	6	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		0	
100578	10	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		1	
100579	14,14	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		3	
100580	13	Prunus serotina	BLACK CHERRY	FAIR	YES		3	
100581	6	Juglans cinerea	BUTTERNUT	FAIR	YES		0	
100582	12	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		1	
100583	13, 12	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		3	
100584	13	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		3	
100585	15	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		3	
100586	12	Fraxinus americana	WHITE ASH	FAIR	YES		1	
100587	11	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
100588	14	Prunus serotina	BLACK CHERRY	FAIR	YES		3	
100589	23	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		6	
100590	25	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES	YES		25
100591	9	Malus domestica	APPLE	FAIR	YES		1	
100592	6	Juglans nigra	BLACK WALNUT	FAIR	YES		0	
100593	8	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
100594	6, 15	Juglans nigra	BLACK WALNUT	FAIR	YES			
100595	6	Juglans nigra	BLACK WALNUT	FAIR	YES		0	
100596	5, 6	Juglans nigra	BLACK WALNUT	FAIR	YES		0	
100597	7	Juglans nigra	BLACK WALNUT	FAIR	YES		0	
100598	7	Juglans nigra	BLACK WALNUT	FAIR	YES		0	
100599	11	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
100600	9	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		1	
100601	26	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES	YES		26
100602	12	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100603	24	Acer saccharinum	SILVER MAPLE	GOOD	YES	YES		24
100604	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100605	13,11,15,16	Acer rubrum	RED MAPLE	GOOD	YES	YES		16
100606	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100607	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100608	18	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
100609	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100610	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100611	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100612	13	Ulmus rubra	SLIPPERY ELM	GOOD	YES		3	
100613	8	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100614	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100615	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100616	8	Pinus sylvestris	SCOTT PINE	GOOD	YES		1	
100617	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
100618	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
100619	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
100620	11	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
100621	18	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
100622	36	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES	YES		36
100623	13	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		3	
100624	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
100625	11	Pyrus communis	PEAR	GOOD	YES		1	
100626	16	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		3	
100627	9	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
100628	10,9	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
100629	6	Pinus sylvestris	SCOTT PINE	GOOD	YES		0	
100630	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100631	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100632	6,6	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
100633	8	Pinus sylvestris	SCOTT PINE	GOOD	YES		1	
100634	8	Pinus sylvestris	SCOTT PINE	GOOD	YES		1	
100635	8	Pinus sylvestris	SCOTT PINE	GOOD	YES		1	
100636	6	Pinus sylvestris	SCOTT PINE	GOOD	YES		0	
100637	6	Pinus sylvestris	SCOTT PINE	GOOD	YES		0	
100638	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100639	8	Prunus serotina	BLACK CHERRY	DEAD	YES		1	
100640	6,6	Ulmus americana	AMERICAN ELM	GOOD	YES		0	
100641	10,6,8	Acer saccharinum	SILVER MAPLE	GOOD	YES		1	
100642	6	Pyrus communis	PEAR	GOOD	YES		0	
100643	18	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
100644	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100645	30	Acer saccharinum	SILVER MAPLE	FAIR	YES	YES		30
100646	10	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
100647	10	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
100648	11	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
100649	6	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
100650	6	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
100651	7	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
100652	8,6	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100653	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100654	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100655	7	Carya laciniosa	SHELLBARK HICKORY	GOOD	YES		0	
100656	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100658	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100659	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100660	14,16	Morus	MULBERRY	GOOD	YES		3	
100661	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100662	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100663	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100664	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100665	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100666	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100667	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100668	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100669	8	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100670	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100671	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100672	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100673	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100674	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100675	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100676	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100677	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100678	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100679	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100680	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100681	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100682	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100683	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100684	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100685	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100686	13	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
100687	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100688	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100689	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100690	9	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
100691	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100692	6	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
100693	6	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
100694	7	Pyrus communis	PEAR	GOOD	YES		0	
100695	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100696	20,22	Acer saccharinum	SILVER MAPLE	GOOD	YES	YES		22
100697	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100698	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100699	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100700	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100701	9	Juglans nigra	BLACK WALNUT	GOOD	NO			
100702	10	Juglans nigra	BLACK WALNUT	GOOD	NO			
100703	6	Juglans nigra	BLACK WALNUT	GOOD	NO			
100704	7	Juglans nigra	BLACK WALNUT	GOOD	NO			
100705	18	Populus deltoides	EASTERN COTTONWOOD	GOOD	NO			
100706	10	Juglans nigra	BLACK WALNUT	GOOD	NO			
100707	20,22,16	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
100708	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100709	8	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
100710	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100711	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100712	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100713	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100714	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100715	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100716	8	Prunus serotina	BLACK CHERRY	DEAD	YES		1	
100717	9	Prunus serotina	BLACK CHERRY	POOR	YES		1	
100718	6	Prunus serotina	BLACK CHERRY	DEAD	YES		0	
100719	6	Prunus serotina	BLACK CHERRY	POOR	YES		0	
100720	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100721	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100722	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100723	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100724	6,6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100725	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100726	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100727	10	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
100728	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100729	8	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
100730	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100731	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100732	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100733	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100734	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100735	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100736	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100737	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100738	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100739	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100740	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100741	6,6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100742	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100743	7,9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100744	11	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
100745	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100746	7	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
100747	7	Prunus serotina	BLACK CHERRY	POOR	YES		0	
100748	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100749	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100750	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100751	11	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
100752	11	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
100753	9	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
100754	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100755	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100756	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100757	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100758	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100759	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100760	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100761	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100762	12	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
100763	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100764	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100765	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100766	11	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100767	20	Prunus serotina	BLACK CHERRY	GOOD	YES	YES		20
100768	6,7,7,9	Pyrus communis	PEAR	GOOD	YES		1	
100769	18	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
100770	18	Prunus serotina	BLACK CHERRY	GOOD	YES	YES		18
100771	12	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100772	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100773	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100774	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100775	11	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100776	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100777	9,8	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100778	8	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100779	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100780	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100781	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100782	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100783	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100784	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100785	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100786	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100787	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100788	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100789	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100790	6,11	Pyrus communis	PEAR	FAIR	YES		1	
100791	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100792	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100793	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100794	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100795	12	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
100796	12	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
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100799	17	Juglans nigra	BLACK WALNUT	GOOD	YES		6	
100800	10	Juglans nigra	BLACK WALNUT	GOOD	NO			
100801	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100802	12	Juglans nigra	BLACK WALNUT	GOOD	NO			
100803	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100804	8	Juglans nigra	BLACK WALNUT	GOOD	NO			
100805	11	Juglans nigra	BLACK WALNUT	GOOD	NO			
100806	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100807	11	Juglans nigra	BLACK WALNUT	GOOD	NO			
100808	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100809	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100810	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100811	6,7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100812	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100813	7,7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100814	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100815	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100816	11	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100817	11	Juglans nigra	BLACK WALNUT	GOOD	NO			
100818	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100819	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100820	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100821	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
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100823	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100824	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100825	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100826	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100827	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100828	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100829	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100830	10	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
100831	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100832	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100833	12,10,8	Ulmus americana	AMERICAN ELM	DEAD	YES			
100834	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100835	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100836	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100837	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100838	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100839	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100840	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100841	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100842	8	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100843	6,7,8	Pyrus communis	PEAR	GOOD	YES		1	
100844	7	Ulmus americana	AMERICAN ELM	GOOD	YES		0	
100845	6	Ulmus americana	AMERICAN ELM	GOOD	YES		0	
100846	6	Ulmus americana	AMERICAN ELM	GOOD	YES		0	
100847	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100848	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100849	8,6	Fraxinus pennsylvanica	GREEN ASH	GOOD	YES		1	
100850	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100851	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100852	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100853	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100854	7	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
100855	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100856	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100857	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100858	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100859	11	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100860	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100861	11	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100862	8	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
100863	8,7	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
100864	7	Ulmus americana	AMERICAN ELM	GOOD	YES		0	
100865	12,9,13	Prunus serotina	BLACK CHERRY	FAIR	YES			
100866	8	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
100867	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100868	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100869	11	Juglans

Tree List

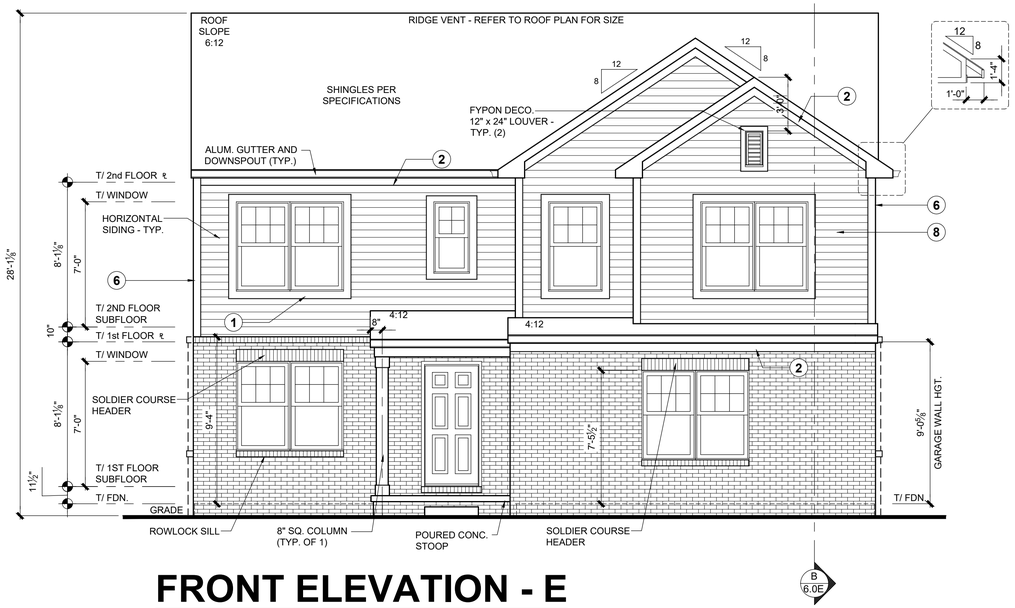
TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	REMOVE	LANDMARK	REGULATED REPLACEMENTS	LANDMARK REPLACEMENT
100970	10,9,8	Acer saccharinum	SILVER MAPLE	GOOD	YES		1	
100971	28	Acer saccharinum	SILVER MAPLE	GOOD	YES	YES		28
100972	24	Acer saccharinum	SILVER MAPLE	GOOD	YES	YES		24
100973	10,8,11	Pyrus communis	PEAR	GOOD	YES		1	
100974	12	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100975	10	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
100976	24	Acer rubrum	RED MAPLE	GOOD	YES	YES		24
100977	8	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
100978	20	Acer saccharinum	SILVER MAPLE	GOOD	YES	YES		20
100979	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100980	16	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
100981	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100982	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100983	7	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
100984	11	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100985	11	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100986	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100987	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100988	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100989	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100990	11	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100991	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100992	13	Acer negundo	BOX ELDER	POOR	YES		3	
100993	8	Ulmus americana	AMERICAN ELM	DEAD	YES		1	
100994	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100995	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100996	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
100997	11	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100998	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100999	22	Juglans nigra	BLACK WALNUT	GOOD	YES	YES		22
101000	30	Juglans nigra	BLACK WALNUT	GOOD	YES	YES		30
101001	17	Juglans nigra	BLACK WALNUT	GOOD	YES		6	
101002	22	Juglans nigra	BLACK WALNUT	GOOD	YES	YES		22
101003	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101004	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101005	16	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
101006	18	Acer saccharinum	SILVER MAPLE	GOOD	YES	YES		18
101007	17	Acer saccharinum	SILVER MAPLE	GOOD	YES	YES		17
101008	24	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES	YES		24
101009	22	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101010	22	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101011	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101012	18	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101013	24	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES	YES		24
101014	8	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
101015	16	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		3	
101016	24	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES	YES		24
101017	24	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES	YES		24
101018	15	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		3	
101019	7	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
101020	26	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES	YES		26
101021	11	Pyrus communis	PEAR	GOOD	YES		1	
101022	16,8,6	Acer rubrum	RED MAPLE	GOOD	YES	YES		16
101023	17	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101024	8	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
101025	18	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101026	9	Acer saccharinum	SILVER MAPLE	GOOD	YES		1	
101027	30	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES	YES		30
101028	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101029	20,18,13,10,11,8	Acer saccharinum	SILVER MAPLE	GOOD	YES	YES		20
101030	20	Ulmus americana	AMERICAN ELM	GOOD	YES	YES		20
101031	11	Quercus velutina	BLACK OAK	GOOD	YES		1	
101032	8,9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101033	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101034	7	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
101035	9	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
101036	38	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES	YES		38
101037	12,10,9	Fraxinus americana	WHITE ASH	GOOD	YES		1	
101038	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101039	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101040	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101041	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101042	11	Ulmus americana	AMERICAN ELM	DEAD	YES		1	
101043	10	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
101044	7	Ulmus americana	AMERICAN ELM	GOOD	YES		0	
101045	9	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
101046	6		UNKNOWN TREE	DEAD	YES		0	
101047	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101048	6		UNKNOWN TREE	DEAD	YES		0	
101049	10	Ulmus rubra	SLIPPERY ELM	GOOD	YES		1	
101050	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101051	10	Ulmus rubra	SLIPPERY ELM	DEAD	YES		1	
101052	8	Ulmus rubra	SLIPPERY ELM	DEAD	YES		1	
101053	10	Ulmus rubra	SLIPPERY ELM	GOOD	YES		1	
101054	10	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
101055	12,13	Juglans nigra	BLACK WALNUT	GOOD	YES			
101056	11	Ulmus rubra	SLIPPERY ELM	GOOD	YES		1	
101057	7	Ulmus rubra	SLIPPERY ELM	DEAD	YES		0	
101058	7	Morus	MULBERRY	GOOD	YES		0	
101059	20,22	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101060	20,24	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES	YES		24
101061	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101062	20,24,10	Aesculus glabra	OHIO BUCKEYE	GOOD	YES	YES		24
101063	20,12	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101064	18	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101065	18	Acer saccharinum	SILVER MAPLE	GOOD	YES	YES		18
101066	16	Acer rubrum	RED MAPLE	GOOD	YES	YES		16
101067	22	Conium maculatum	HEMLOCK	POOR	YES		6	
101068	7	Acer saccharinum	SILVER MAPLE	GOOD	YES		0	
101069	18	Acer rubrum	RED MAPLE	GOOD	YES	YES		18
101070	15	Pyrus communis	PEAR	GOOD	YES		3	
101071	9	Pyrus communis	PEAR	GOOD	YES		1	
101072	7	Conium maculatum	HEMLOCK	GOOD	YES		0	
101073	7,8	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
101074	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101075	7	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
101076	9	Ulmus americana	AMERICAN ELM	DEAD	YES		1	
101077	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101078	10		UNKNOWN TREE	DEAD	YES		1	
101079	10		UNKNOWN TREE	DEAD	YES		1	
101080	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101081	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101082	8	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
101083	6,7	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
101084	16,10	Acer saccharinum	SILVER MAPLE	GOOD	YES	YES		16
101085	18	Acer saccharinum	SILVER MAPLE	GOOD	YES	YES		18
101086	10	Pinus sylvestris	SCOTT PINE	GOOD	YES		1	
101087	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101088	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101089	12,16,13,10	Acer saccharinum	SILVER MAPLE	GOOD	YES			
101090	16,10,15	Acer saccharinum	SILVER MAPLE	GOOD	YES	YES		16
101091	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101092	6	Ulmus americana	AMERICAN ELM	GOOD	YES		0	
101093	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101094	22	Acer saccharinum	SILVER MAPLE	GOOD	YES	YES		22
101095	9	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
101096	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101097	13	Ulmus americana	AMERICAN ELM	DEAD	YES		3	
101098	17	Acer saccharum	SUGAR MAPLE	GOOD	YES	YES		17
101099	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101100	14	Juglans nigra	BLACK WALNUT	GOOD	NO			
101101	10	Juglans nigra	BLACK WALNUT	GOOD	NO			
101102	7	Morus	MULBERRY	GOOD	NO			
101103	22,30	Juglans nigra	BLACK WALNUT	GOOD	NO	YES		
101104	7	Prunus serotina	BLACK CHERRY	GOOD	NO			
101105	12	Juglans nigra	BLACK WALNUT	GOOD	NO			
101106	8,6	Juglans nigra	BLACK WALNUT	GOOD	NO			
101107	8	Prunus serotina	BLACK CHERRY	GOOD	NO			
101108	7	Prunus serotina	BLACK CHERRY	GOOD	NO			
101109	6	Prunus serotina	BLACK CHERRY	GOOD	NO			
101110	8	Juglans nigra	BLACK WALNUT	GOOD	NO			
101111	6	Juglans nigra	BLACK WALNUT	GOOD	NO			
101112	9	Juglans nigra	BLACK WALNUT	GOOD	NO			
101113	6	Prunus serotina	BLACK CHERRY	GOOD	NO			
101114	8	Prunus serotina	BLACK CHERRY	GOOD	NO			
101115	6,6	Ulmus americana	AMERICAN ELM	GOOD	YES		0	
101116	6	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
101117	18	Ulmus americana	AMERICAN ELM	GOOD	YES	YES		18
101118	13	Juglans nigra	BLACK WALNUT	FAIR	YES		3	
101119	16	Acer negundo	BOX ELDER	FAIR	YES	YES		16
101120	13	Ulmus americana	AMERICAN ELM	FAIR	YES		3	
101121	20	Ulmus americana	AMERICAN ELM	FAIR	YES	YES		20
101122	28,13	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES	YES		28
101123	18, 14	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		6	
101124	7	Ulmus americana	AMERICAN ELM	FAIR	YES		0	
101125	10	Ulmus americana	AMERICAN ELM	FAIR	YES		1	
101126	18, 6	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		6	
101127	10	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
101128	11	Morus	MULBERRY	FAIR	YES		1	
101129	9	Ulmus americana	AMERICAN ELM	FAIR	YES		1	
101130	15		UNKNOWN TREE	FAIR	YES		3	
101131	8	Ulmus americana	AMERICAN ELM	FAIR	YES		1	
101132	7, 18	Salix alba	WILLOW	FAIR	YES			
101133	7	Prunus serotina	BLACK CHERRY	FAIR	YES		0	
101134	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101135	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101136	30	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES	YES		30
101137	6,7,8	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
101138	20,20	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		6	
101139	15	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		3	
101140	16	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		3	
101141	12	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
101142	18,15	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101143	8		UNKNOWN TREE	DEAD	YES		1	
101144	6	Ulmus americana	AMERICAN ELM	GOOD	YES		0	
101145	36	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES	YES		36
101146	18	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101147	11	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
101148	10	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
101149	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101150	8	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
101151	9,7	Acer negundo	BOX ELDER	GOOD	YES		1	
101152	9	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
101153	6	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
101154	7	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
101155	30	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES	YES		30
101156	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101157	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101158	18	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101159	14	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		3	
101160	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101161	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101162	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101163	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101164	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101165	12,14	Ulmus americana	AMERICAN ELM	DEAD	YES			
101166	8	Acer negundo	BOX ELDER	GOOD	YES		1	
101167	7	Cornus florida	FLOWERING DOGWOOD	GOOD	YES		0	
101168	10,12,8	Morus	MULBERRY	GOOD	YES		1	
101169	10	Ulmus americana	AMERICAN ELM	FAIR	YES		1	
101170	17	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101171	7	Ulmus americana	AMERICAN ELM	GOOD	YES		0	
101172	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101173	12	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
101174	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101175	30	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES	YES		30
101176	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101177	12	Juniperus virginiana	EASTERN RED CEDAR	GOOD	YES		1	
101178	22	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101179	18	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101180	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101181	10	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
101182	20,16,12	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101183	9	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
101184	28	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES	YES		28
101185	8	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
101186	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101187	8	Acer negundo	BOX ELDER	GOOD	YES		1	
101188	15	Prunus serotina	BLACK CHERRY	GOOD	YES		3	
101189	24	Juniperus virginiana	EASTERN RED CEDAR	GOOD	YES	YES		24
101190	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101191	9	Acer negundo	BOX ELDER	GOOD	YES		1	
101192	15	Pyrus communis	PEAR	GOOD	YES		3	
101193	11	Fraxinus nigra	BLACK ASH	GOOD	YES		1	
101194	15,12,8	Acer rubrum	RED MAPLE	GOOD	YES		3	
101195	15	Pinus sylvestris	SCOTT PINE	GOOD	YES		3	
101196	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101197	10	Acer negundo	BOX ELDER	GOOD	YES		1	
101198	15	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
101199	11	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101200	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101201	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101202	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101203	6	Juglans nigra	BLACK WALNUT	GOOD	NO			
101204	6	Juglans nigra	BLACK WALNUT	GOOD	NO			
101205	6	Juglans nigra	BLACK WALNUT	GOOD	NO			
101206	6	Pyrus communis	PEAR	GOOD	YES		0	
101207	8,9	Acer negundo	BOX ELDER	GOOD	YES		1	
101208	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101209	24	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES	YES		24
101210	8	Acer negundo	BOX ELDER	GOOD	NO			
101211	10	Juglans nigra	BLACK WALNUT	GOOD	NO			
101212	8	Ulmus americana	AMERICAN ELM	DEAD	YES		1	
101213	9	Gymnocladus dioicus	KENTUCKY COFFEETREE	DEAD	YES		1	
101214	12	Ulmus americana	AMERICAN ELM	GOOD	NO			
101215	10	Juglans nigra	BLACK WALNUT	GOOD	NO			
101216	9	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
101217	36,30	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES	YES		36
101218	18	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101219	16	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		3	
101220	16	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		3	
101221	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101222	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101223	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101224	16	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		3	
101225	10	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
101226	18	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101227	11	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
101228	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101229	13	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		3	
101230	18,20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101231	6	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
101232	7	Ulmus americana	AMERICAN ELM	DEAD	YES		0	
101233	20	Ulmus americana	AMERICAN ELM	GOOD	YES	YES		20
101234	10	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
101235	13	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		3	
101236	8	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
101237	16	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		3	
101238	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101239	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101240	18,12,16	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101241	16	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		3	
101242	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101243	13	Ulmus americana	AMERICAN ELM	GOOD	YES		3	
101244	18	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101245	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101246	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101247	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101248	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101249	9	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
101250	8	Populus deltoides	EASTERN COTTONWOOD	DEAD	YES		1	
101251	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101252	6,8,9	Acer negundo	BOX ELDER	GOOD	YES		1	
101253	8,6	Acer negundo	BOX ELDER	GOOD	YES		1	
101254	15	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		3	
101255	12	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
101256	20,11	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101257	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
101258	6	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		0	
101259	12	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
101260	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101261	12	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
101262	8	Acer negundo	BOX ELDER	FAIR	YES		1	
101263	20,12	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		6	
101264	8,6	Pyrus communis	PEAR	FAIR	YES		1	
101501	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101502	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101503	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101504	15	Fraxinus americana	WHITE ASH	GOOD	YES		3	
101505	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101506	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101507	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101508	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101509	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101510	12	Fraxinus americana	WHITE ASH	POOR	YES		1	
101511	8	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
101512	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101513	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101514	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101515	18	Prunus serotina	BLACK CHERRY	GOOD	YES	YES		18
101516	20	Prunus serotina	BLACK CHERRY	GOOD	YES	YES		20
101517	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101518	11	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101519	7	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
101520	11	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101521	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
101522	8	Fraxinus americana	WHITE ASH	FAIR	YES		1	
101523	6	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
101524	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101525	11	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
101526	22	Quercus alba	WHITE OAK	GOOD	YES	YES		22
101527	12	Prunus serotina	BLACK CHERRY	DEAD	YES		1	
101528	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101529	18	Prunus serotina	BLACK CHERRY	GOOD	YES	YES		18
101530	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101531	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101532	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101533	22	Quercus alba	WHITE OAK	GOOD	YES	YES		22
101534	22	Acer saccharinum	SILVER MAPLE	GOOD	YES	YES		22
101535	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
101536	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101537	12	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
101538	20	Carya ovata	SHAGBARK HICKORY	GOOD	YES	YES		20
101539	15	Prunus serotina	BLACK CHERRY	POOR	YES		3	
101540	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101541	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101542	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101543	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101544	11	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
101545	9	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
101546	11	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101547	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101548	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101549	18	Prunus serotina	BLACK CHERRY	GOOD	YES	YES		18
101550	8	Pyrus communis	PEAR	POOR	YES		1	
101551	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101552	10	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
101553	17	Prunus serotina	BLACK CHERRY	GOOD	YES		6	
101554	10		UNKNOWN TREE	DEAD	YES		1	
101555	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101556	16	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
101557	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101558	16	Prunus serotina	BLACK CHERRY	GOOD	YES		3	
101559	11	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101560	15	Prunus serotina	BLACK CHERRY	GOOD	YES		3	
101561	20	Prunus serotina	BLACK CHERRY	GOOD	YES	YES		20
101562	10,8	Ulmus americana	AMERICAN ELM	FAIR	YES		1	
101563	15	Prunus serotina	BLACK CHERRY	GOOD	YES		3	
101564	11	Acer negundo	BOX ELDER	GOOD	YES		1	
101565	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101566	8	Pyrus communis	PEAR	POOR	YES		1	
101567	9	Ulmus americana	AMERICAN ELM

Tree List

TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	REMOVE	LANDMARK	REGULATED REPLACEMENTS	LANDMARK REPLACEMENT
101676	8	Carya ovata	SHAGBARK HICKORY	GOOD	YES		1	
101677	11	Acer negundo	BOX ELDER	GOOD	YES		1	
101678	17	Juglans nigra	BLACK WALNUT	GOOD	YES		6	
101679	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101680	12,10	Fraxinus americana	WHITE ASH	GOOD	YES		1	
101681	18	Juglans nigra	BLACK WALNUT	GOOD	YES	YES		18
101682	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101683	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101684	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101685	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101686	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101687	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101688	11	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101689	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101690	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101691	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101692	18	Ulmus americana	AMERICAN ELM	GOOD	YES	YES		18
101693	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101694	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101695	12	Fraxinus americana	WHITE ASH	DEAD	YES		1	
101696	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101697	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101698	10	Fraxinus americana	WHITE ASH	DEAD	YES		1	
101699	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101700	16	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
101701	50	Quercus alba	WHITE OAK	FAIR	YES	YES		50
101702	38	Prunus serotina	BLACK CHERRY	FAIR	YES	YES		38
101703	8	Fraxinus americana	WHITE ASH	FAIR	YES		1	
101704	9	Carya laciniosa	SHELLBARK HICKORY	FAIR	YES		1	
101705	8, 14	Carya laciniosa	SHELLBARK HICKORY	FAIR	YES		3	
101706	8	Juniperus virginiana	EASTERN RED CEDAR	FAIR	YES		1	
101707	7, 9, 10	Fraxinus americana	WHITE ASH	FAIR	YES		1	
101708	11	Fraxinus americana	WHITE ASH	FAIR	YES		1	
101709	11	Fraxinus americana	WHITE ASH	FAIR	YES		1	
101710	11	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
101711	11	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
101712	39	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES	YES		39
101713	9	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
101714	9	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101715	6	Prunus serotina	BLACK CHERRY	FAIR	YES		0	
101716	30	Carya laciniosa	SHELLBARK HICKORY	FAIR	YES	YES		30
101717	11	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101718	12	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101719	19	Quercus alba	WHITE OAK	FAIR	YES	YES		19
101720	14	Carya glabra	PIGNUT HICKORY	FAIR	YES		3	
101721	8	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101722	11	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101723	11	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101724	11	Fraxinus americana	WHITE ASH	FAIR	YES		1	
101725	10	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101726	10	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101727	8	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101728	15	Fraxinus americana	WHITE ASH	FAIR	YES		3	
101729	17	Quercus alba	WHITE OAK	FAIR	YES	YES		17
101730	14	Betula papyrifera	WHITE BIRCH	FAIR	YES		3	
101731	6	Carya glabra	PIGNUT HICKORY	FAIR	YES		0	
101732	11	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101733	12	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101734	12	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101735	15	Carya glabra	PIGNUT HICKORY	FAIR	YES		3	
101736	13	Carya glabra	PIGNUT HICKORY	FAIR	YES		3	
101737	8	Fraxinus americana	WHITE ASH	FAIR	YES		1	
101738	11	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101739	9	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
101740	6	Prunus serotina	BLACK CHERRY	FAIR	YES		0	
101741	10	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
101742	8	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
101743	18	Acer negundo	BOX ELDER	FAIR	YES	YES		18
101744	8	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101745	10	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101746	9	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101747	12, 13, 18	Quercus alba	WHITE OAK	FAIR	YES	YES		18
101748	12	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101749	14	Carya glabra	PIGNUT HICKORY	FAIR	YES		3	
101750	10	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101751	14	Prunus serotina	BLACK CHERRY	FAIR	YES		3	
101752	12	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101753	11	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101754	8	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101755	12	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101756	12	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101757	6	Quercus alba	WHITE OAK	FAIR	YES		0	
101758	11	Fraxinus americana	WHITE ASH	FAIR	YES		1	
101759	19	Fraxinus americana	WHITE ASH	FAIR	YES		6	
101760	14	Juglans nigra	BLACK WALNUT	FAIR	YES		3	
101761	6	Acer negundo	BOX ELDER	FAIR	YES		0	
101762	9	Quercus alba	WHITE OAK	FAIR	YES		1	
101763	9	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101764	7	Carya ovata	SHAGBARK HICKORY	FAIR	YES		0	
101765	7	Fraxinus americana	WHITE ASH	FAIR	YES		0	
101766	7	Carya ovata	SHAGBARK HICKORY	FAIR	YES		0	
101767	10	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101768	8	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101769	8	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101770	6.5	Carya ovata	SHAGBARK HICKORY	FAIR	YES		0	
101771	6	Carya ovata	SHAGBARK HICKORY	FAIR	YES		0	
101772	13	Acer negundo	BOX ELDER	FAIR	YES		3	
101773	28	Fraxinus pennsylvanica	GREEN ASH	FAIR	NO	YES		
101774	13	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
101775	7	Carya ovata	SHAGBARK HICKORY	FAIR	YES		0	
101776	11	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101777	24	Quercus alba	WHITE OAK	FAIR	YES	YES		24
101778	6	Carya ovata	SHAGBARK HICKORY	FAIR	YES		0	
101779	18	Quercus alba	WHITE OAK	FAIR	YES	YES		18
101780	11	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101781	11	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101782	6	Carya ovata	SHAGBARK HICKORY	FAIR	YES		0	
101783	12	Acer negundo	BOX ELDER	FAIR	YES		1	
101784	28	Fraxinus pennsylvanica	GREEN ASH	FAIR	NO	YES		
101785	10	Carya ovata	SHAGBARK HICKORY	FAIR	NO			
101786	11	Carya ovata	SHAGBARK HICKORY	FAIR	NO			
101787	14	Carya ovata	SHAGBARK HICKORY	FAIR	YES		3	
101788	9	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101789	9	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101790	8	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101791	13	Carya ovata	SHAGBARK HICKORY	FAIR	YES		3	
101792	13	Quercus alba	WHITE OAK	FAIR	YES		3	
101793	13	Quercus alba	WHITE OAK	FAIR	YES		3	
101794	13	Quercus alba	WHITE OAK	FAIR	YES		3	
101795	12	Quercus alba	WHITE OAK	FAIR	YES		1	
101796	16, 6	Acer negundo	BOX ELDER	FAIR	YES	YES		16
101797	13	Quercus alba	WHITE OAK	FAIR	YES		3	
101798	18	Quercus alba	WHITE OAK	GOOD	YES	YES		18
101799	6	Quercus alba	WHITE OAK	FAIR	YES		0	
101800	24	Quercus alba	WHITE OAK	FAIR	YES	YES		24
101801	15	Quercus alba	WHITE OAK	FAIR	YES		3	
101803	7	Carya ovata	SHAGBARK HICKORY	FAIR	YES		0	
101804	13	Fraxinus americana	WHITE ASH	FAIR	YES		3	
101805	10, 6	Fraxinus americana	WHITE ASH	FAIR	YES		1	
101806	16	Fraxinus americana	WHITE ASH	FAIR	YES		3	
101807	15	Fraxinus pennsylvanica	GREEN ASH	FAIR	YES		3	
101808	20	Carya glabra	PIGNUT HICKORY	FAIR	YES	YES		20
101809	14	Carya ovata	SHAGBARK HICKORY	FAIR	YES		3	
101810	6	Carya ovata	SHAGBARK HICKORY	FAIR	YES		0	
101811	8	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101812	8	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101813	13	Carya ovata	SHAGBARK HICKORY	FAIR	YES		3	
101814	8	Fraxinus americana	WHITE ASH	FAIR	YES		1	
101815	8	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101816	13	Fraxinus americana	WHITE ASH	FAIR	YES		3	
101817	36	Juglans nigra	BLACK WALNUT	FAIR	YES	YES		36
101818	8	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101819	8	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101820	14	Carya ovata	SHAGBARK HICKORY	FAIR	YES		3	
101821	6	Ulmus americana	AMERICAN ELM	FAIR	YES		0	
101822	7	Carya ovata	SHAGBARK HICKORY	FAIR	YES		0	
101823	7	Carya ovata	SHAGBARK HICKORY	FAIR	YES		0	
101824	9	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101825	14	Ulmus americana	AMERICAN ELM	FAIR	YES		3	
101826	8	Fraxinus americana	WHITE ASH	FAIR	YES		1	
101827	11	Ulmus americana	AMERICAN ELM	FAIR	YES		1	
101828	8	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101829	11	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
101830	8	Ulmus americana	AMERICAN ELM	FAIR	YES		1	
101831	8	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101832	6	Carya ovata	SHAGBARK HICKORY	FAIR	YES		0	
101833	9	Pinus sylvestris	SCOTT PINE	FAIR	YES		1	
101834	7	Prunus serotina	BLACK CHERRY	FAIR	YES		0	
101835	8	Acer rubrum	RED MAPLE	FAIR	YES		1	
101836	9	Pyrus communis	PEAR	FAIR	YES		1	
101837	9	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
101838	13	Ulmus americana	AMERICAN ELM	FAIR	YES		3	
101839	8	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
101840	8	Pinus sylvestris	SCOTT PINE	FAIR	YES		1	
101841	8	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
101842	11	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
101843	9	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
101844	14	Prunus serotina	BLACK CHERRY	FAIR	YES		3	
101845	11	Acer negundo	BOX ELDER	FAIR	YES		1	
101846	11	Acer negundo	BOX ELDER	FAIR	YES		1	
101847	13	Acer rubrum	RED MAPLE	FAIR	YES		3	
101848	8	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
101849	7	Prunus serotina	BLACK CHERRY	FAIR	YES		0	
101856	10, 8, 9, 11	Carpinus caroliniana	AMERICAN HORNBEAM	FAIR	YES		1	
101857	7	Prunus serotina	BLACK CHERRY	FAIR	YES		0	
101858	9	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101859	6	Acer rubrum	RED MAPLE	FAIR	YES		0	
101860	8	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
101861	13	Quercus alba	WHITE OAK	FAIR	YES		3	
101862	6	Carya ovata	SHAGBARK HICKORY	FAIR	YES		0	
101863	12	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		1	
101864	7	Carpinus caroliniana	AMERICAN HORNBEAM	FAIR	YES		0	
101865	8	Acer negundo	BOX ELDER	FAIR	YES		1	
101866	7	Acer negundo	BOX ELDER	FAIR	YES		0	
101867	13	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		3	
101868	24	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES	YES		24
101869	9	Acer rubrum	RED MAPLE	FAIR	YES		1	
101870	12, 9	Acer negundo	BOX ELDER	FAIR	YES		1	
101871	8	Acer negundo	BOX ELDER	FAIR	YES		1	
101873	6	Ulmus americana	AMERICAN ELM	FAIR	YES		0	
101874	16, 8	Quercus alba	WHITE OAK	FAIR	YES	YES		16
101875	12	Acer rubrum	RED MAPLE	FAIR	YES		1	
101876	7	Ulmus americana	AMERICAN ELM	FAIR	YES		0	
101877	19, 6	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
101878	20	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
101879	20	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
101880	14	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
101881	26	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO	YES		
101883	17	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
101884	25	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO	YES		
101885	7	Acer negundo	BOX ELDER	FAIR	NO			
101886	19, 17	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
101887	6	Juglans nigra	BLACK WALNUT	FAIR	NO			
101888	31	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO	YES		
101889	19	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
101890	24, 18, 8	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO	YES		
101891	7	Acer negundo	BOX ELDER	FAIR	NO			
101892	7	Acer negundo	BOX ELDER	FAIR	NO			
101893	8	Acer negundo	BOX ELDER	FAIR	NO			
101894	10	Acer negundo	BOX ELDER	FAIR	NO			
101895	20	Ulmus americana	AMERICAN ELM	FAIR	NO	YES		
101896	7	Acer negundo	BOX ELDER	FAIR	NO			
101897	32	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO	YES		
101899	23	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
101900	10	Acer negundo	BOX ELDER	FAIR	NO			
101901	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101902	12	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
101903	7	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
101904	16	Acer saccharinum	SILVER MAPLE	GOOD	YES	YES		16
101905	11	Carya ovata	SHAGBARK HICKORY	GOOD	YES		1	
101906	18,15,8	Acer negundo	BOX ELDER	FAIR	YES	YES		18
101909	12	Acer negundo	BOX ELDER	FAIR	YES		1	
101910	10	Acer negundo	BOX ELDER	FAIR	YES		1	
101911	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101912	14	Prunus serotina	BLACK CHERRY	GOOD	YES		3	
101913	12	Carya ovata	SHAGBARK HICKORY	GOOD	YES		1	
101914	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101915	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101916	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101917	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101918	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101919	14	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
101920	10,10	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
101921	18	Juglans nigra	BLACK WALNUT	GOOD	YES	YES		18
101922	14	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
101923	7.5	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101924	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101925	8	Acer negundo	BOX ELDER	FAIR	YES		1	
101926	9	Pinus sylvestris	SCOTT PINE	GOOD	YES		1	
101927	7	Acer saccharinum	SILVER MAPLE	GOOD	NO			
101928	10	Carya ovata	SHAGBARK HICKORY	GOOD	NO			
101929	9	Acer saccharinum	SILVER MAPLE	GOOD	NO			
101930	11,8	Ulmus americana	AMERICAN ELM	FAIR	YES			
101931	7	Acer saccharinum	SILVER MAPLE	GOOD	YES		0	
101932	24	Juglans nigra	BLACK WALNUT	GOOD	NO	YES		
101933	10	Juglans nigra	BLACK WALNUT	GOOD	NO			
101934	11,13	Ulmus americana	AMERICAN ELM	GOOD	YES		3	
101935	14,11,10,8	Ulmus americana	AMERICAN ELM	FAIR	YES		3	
101936	6,7	Ulmus americana	AMERICAN ELM	FAIR	YES		0	
101937	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101938	10	Ulmus rubra	SLIPPERY ELM	GOOD	YES		1	
101939	10	Acer negundo	BOX ELDER	GOOD	YES		1	
101940	8	Carya ovata	SHAGBARK HICKORY	GOOD	YES		1	
101941	16	Carya ovata	SHAGBARK HICKORY	GOOD	YES	YES		16
101942	9	Acer saccharinum	SILVER MAPLE	GOOD	YES		1	
101943	9	Carya ovata	SHAGBARK HICKORY	GOOD	NO			
101944	8	Acer saccharinum	SILVER MAPLE	GOOD	NO			
101945	8	Acer saccharinum	SILVER MAPLE	GOOD	NO			
101946	11	Ulmus americana	AMERICAN ELM	GOOD	NO			
101947	11	Acer saccharinum	SILVER MAPLE	GOOD	YES		1	
101948	7	Carya ovata	SHAGBARK HICKORY	GOOD	YES		0	
101949	11	Carya ovata	SHAGBARK HICKORY	GOOD	YES		1	
101950	9	Carya ovata	SHAGBARK HICKORY	GOOD	YES		1	
101951	9	Carya ovata	SHAGBARK HICKORY	GOOD	YES		1	
101952	7	Acer saccharinum	SILVER MAPLE	GOOD	NO			
101953	7	Acer saccharinum	SILVER MAPLE	GOOD	NO			
101954	7	Acer saccharinum	SILVER MAPLE	GOOD	NO			
101955	6	Carya ovata	SHAGBARK HICKORY	GOOD	YES		0	
101956	8	Carya ovata	SHAGBARK HICKORY	GOOD	YES		1	
101957	8	Carya ovata	SHAGBARK HICKORY	GOOD	YES		1	
101958	8	Carya ovata	SHAGBARK HICKORY	GOOD	YES		1	
101959	6	Carya ovata	SHAGBARK HICKORY	GOOD	YES		0	
101960	14	Acer negundo	BOX ELDER	GOOD	YES		3	
101961	7	Ulmus americana	AMERICAN ELM	GOOD	YES		0	
101962	11	Carya ovata	SHAGBARK HICKORY	GOOD	YES		1	
101963	10		UNKNOWN TREE	DEAD	NO			
101964	17	Populus deltoides	EASTERN COTTONWOOD	GOOD	NO			
101965	10	Carya ovata	SHAGBARK HICKORY	GOOD	YES		1	
101966	6	Carya ovata	SHAGBARK HICKORY	GOOD	YES		0	
101967	7	Carya ovata	SHAGBARK HICKORY	GOOD	YES		0	
101968	10	Carya ovata	SHAGBARK HICKORY	GOOD	YES		1	
101969	8	Acer negundo	BOX ELDER	GOOD	YES		1	
101970	10	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
101971	9	Acer negundo	BOX ELDER	GOOD	YES		1	
101972	7	Fraxinus americana	WHITE ASH	FAIR	YES		0	
101973	8	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
101974	8	Acer negundo	BOX ELDER	FAIR	YES		1	
101975	11	Acer negundo	BOX ELDER	GOOD	YES		1	
101976	10	Acer negundo	BOX ELDER	GOOD	YES		1	
101977	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101978	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101979	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101980	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101981	10	Carya ovata	SHAGBARK HICKORY	GOOD	YES		1	
101982	8	Carya ovata	SHAGBARK HICKORY	GOOD	YES		1	
101983	14	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
101984	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101985	24,18	Juglans nigra	BLACK WALNUT	GOOD	YES	YES		24
101986	9	Pyrus communis	PEAR	POOR	YES		1	
101987	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101988	11	Acer negundo	BOX ELDER	GOOD	NO			
101989	10	Ulmus americana	AMERICAN ELM	POOR	NO			
101990	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101991	8	Prunus serotina	BLACK CHERRY	POOR	YES		1	
101992	6	Ulmus americana	AMERICAN ELM	GOOD	YES		0	
101993	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101994	8	Carya ovata	SHAGBARK HICKORY	GOOD	YES		1	
101995	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101996	16	Quercus alba	WHITE OAK	GOOD	YES	YES		16
101997	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
101998	13	Ulmus americana	AMERICAN ELM	GOOD	YES		3	
101999	9,8	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102000	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102002	8	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
102003	14	Ulmus americana	AMERICAN ELM	FAIR	YES		3	
102004	11	Acer negundo	BOX ELDER	FAIR	YES		1	
102005	11	Acer negundo	BOX ELDER	FAIR	YES		1	
102006	12	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
102007	12	Acer negundo	BOX ELDER	FAIR	YES		1	
102008	9	Ulmus americana	AMERICAN ELM	DEAD	YES		1	
102009	8	Ulmus americana	AMERICAN ELM	DEAD	YES		1	
102010	10	Quercus alba	WHITE OAK	DEAD	YES		1	
102011	14		UNKNOWN TREE	DEAD	YES		3	
102012	6	Prunus serotina	BLACK CHERRY	DEAD	YES		0	
102013	16	Populus deltoides	EASTERN COTTONWOOD	DEAD	NO			
102014	8	Prunus serotina	BLACK CHERRY	DEAD	NO			
102015	6	Malus domestica	APPLE	DEAD	NO			
102016	14	Quercus alba	WHITE OAK	FAIR	NO			
102017	18	Pinus sylvestris	SCOTT PINE	FAIR	NO	YES		
102018	8	Acer negundo	BOX ELDER	FAIR	NO			
102019	8	Acer negundo	BOX ELDER	FAIR	NO			
102020	18, 17	Acer negundo	BOX ELDER	FAIR	NO	YES		
102021	7	Acer negundo	BOX ELDER	FAIR	NO			
102022	11	Acer negundo	BOX ELDER	FAIR	NO			
102023	8	Acer negundo	BOX ELDER	FAIR	NO			
102024	6	Acer negundo	BOX ELDER	FAIR	NO			
102025	7	Acer negundo	BOX ELDER	FAIR	NO			
102026	26	Pinus sylvestris	SCOTT PINE	FAIR	NO	YES		
102027	6	Acer negundo	BOX ELDER	FAIR	NO			
102028	18	Pinus sylvestris	SCOTT PINE	FAIR	NO	YES		
102029	14	Prunus serotina	BLACK CHERRY	FAIR	NO			
102030	8	Malus domestica	APPLE	FAIR	NO			
102031	11	Acer negundo	BOX ELDER	FAIR	NO			
102032	13	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
102033	12	Acer negundo	BOX ELDER	FAIR	NO			
102034	18	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
102035	7	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
102036	6	Acer negundo	BOX ELDER	FAIR	NO			
102037	7	Acer negundo	BOX ELDER	FAIR	NO			
102038	19	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
102039	6	Acer negundo	BOX ELDER	FAIR	NO			
102040	24	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO	YES		
102041	6	Acer negundo	BOX ELDER	FAIR	NO			
102042	9	Acer negundo	BOX ELDER	FAIR	NO			
102043	7	Prunus serotina	BLACK CHERRY	GOOD	NO			
102044	6	Quercus alba	WHITE OAK	GOOD	NO			
102045	18	Populus deltoides	EASTERN COTTONWOOD	GOOD	NO			
102046	7	Acer negundo	BOX ELDER	FAIR	NO			
102047	8	Acer negundo	BOX ELDER	FAIR	NO			
102048	9, 3	Cornus florida	FLOWERING DOGWOOD	FAIR	NO			
102049	8	Ulmus americana	AMERICAN ELM	FAIR	NO			
102050	10	Acer rubrum	RED MAPLE	FAIR	NO			
102051	8	Acer negundo	BOX ELDER	FAIR	NO			
102052	7	Prunus serotina	BLACK CHERRY	FAIR	NO			
102053	20	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
102054	14, 8, 6, 18	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
102055	9	Acer negundo	BOX ELDER	FAIR	NO			
102056	8	Acer negundo	BOX ELDER	FAIR	NO			
102057	18	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
102058	10	Acer negundo	BOX ELDER	FAIR	NO			
102059	6	Acer negundo	BOX ELDER	FAIR	NO			
102060	12, 7	Ulmus americana

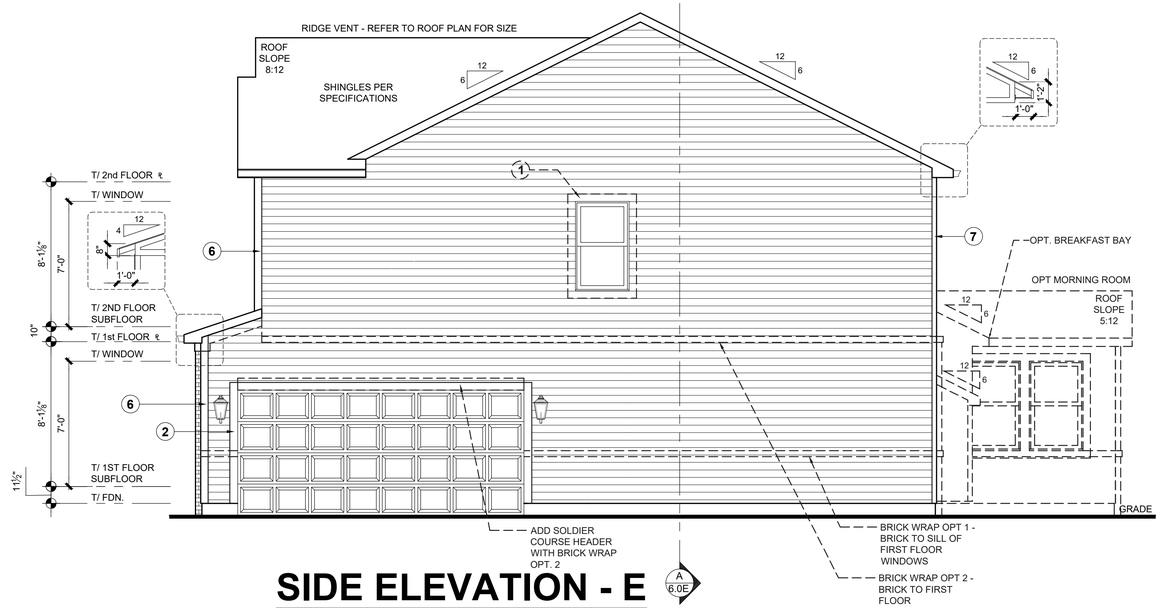
Tree List

TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	REMOVE	LANDMARK	REGULATED REPLACEMENTS	LANDMARK REPLACEMENT
102164	10	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102165	9	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		1	
102166	7	Acer negundo	BOX ELDER	FAIR	YES		0	
102167	12	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		1	
102168	11	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102169	12	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102170	13	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		3	
102171	8	Pinus nigra	AUSTRIAN PINE	FAIR	YES		1	
102172	8, 5	Pinus nigra	AUSTRIAN PINE	FAIR	YES		1	
102173	9	Pinus nigra	AUSTRIAN PINE	FAIR	YES		1	
102174	9	Pinus nigra	AUSTRIAN PINE	FAIR	YES		1	
102175	6	Pinus nigra	AUSTRIAN PINE	FAIR	YES		0	
102176	13	Pinus nigra	AUSTRIAN PINE	FAIR	YES		3	
102177	7	Juglans nigra	BLACK WALNUT	FAIR	YES		0	
102178	6	Prunus serotina	BLACK CHERRY	DEAD	YES		0	
102179	10	Juglans nigra	BLACK WALNUT	DEAD	YES		1	
102180	6	Acer rubrum	RED MAPLE	DEAD	YES		0	
102181	11	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
102182	7	Acer negundo	BOX ELDER	FAIR	YES		0	
102183	8	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102184	8	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102185	10	Acer negundo	BOX ELDER	FAIR	YES		1	
102186	6	Juglans nigra	BLACK WALNUT	FAIR	YES		0	
102187	6	Acer negundo	BOX ELDER	FAIR	YES		0	
102188	7	Carya glabra	PIGNUT HICKORY	FAIR	YES		0	
102189	7	Juglans nigra	BLACK WALNUT	FAIR	YES		0	
102190	11	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102191	10	Acer negundo	BOX ELDER	FAIR	YES		1	
102192	7	Acer negundo	BOX ELDER	FAIR	YES		0	
102193	10	Acer negundo	BOX ELDER	FAIR	YES		1	
102194	6	Juglans nigra	BLACK WALNUT	FAIR	YES		0	
102195	6	Acer negundo	BOX ELDER	FAIR	YES		0	
102196	13	Acer platanoides	NORWAY MAPLE	FAIR	YES		3	
102197	6	Acer negundo	BOX ELDER	FAIR	YES		0	
102198	10	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102199	9	Acer negundo	BOX ELDER	FAIR	YES		1	
102200	9	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102201	7	Acer negundo	BOX ELDER	FAIR	YES		0	
102202	10	Acer negundo	BOX ELDER	FAIR	YES		1	
102203	8	Acer negundo	BOX ELDER	FAIR	YES		1	
102204	9	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102205	9, 4	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102206	6	Acer negundo	BOX ELDER	FAIR	YES		0	
102207	6	Prunus serotina	BLACK CHERRY	FAIR	YES		0	
102208	12	Ulmus americana	AMERICAN ELM	FAIR	YES		1	
102209	8, 6		UNKNOWN TREE	FAIR	YES		1	
102210	10	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
102212	10	Acer negundo	BOX ELDER	FAIR	YES		1	
102217	6	Acer negundo	BOX ELDER	FAIR	YES		0	
102218	7	Acer negundo	BOX ELDER	FAIR	YES		0	
102219	9	Acer negundo	BOX ELDER	FAIR	YES		1	
102220	7	Acer negundo	BOX ELDER	FAIR	YES		0	
102221	9	Acer negundo	BOX ELDER	FAIR	YES		1	
102223	9	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102224	8	Acer negundo	BOX ELDER	FAIR	YES		1	
102225	12	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102226	8	Pinus nigra	AUSTRIAN PINE	FAIR	YES		1	
102227	6	Pinus nigra	AUSTRIAN PINE	FAIR	YES		0	
102228	9	Acer negundo	BOX ELDER	FAIR	YES		1	
102229	15	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		3	
102230	16	Juglans nigra	BLACK WALNUT	FAIR	YES		3	
102231	6	Juglans nigra	BLACK WALNUT	DEAD	YES		0	
102232	7	Acer platanoides	NORWAY MAPLE	DEAD	YES		0	
102233	12	Juglans nigra	BLACK WALNUT	DEAD	YES		1	
102234	13	Juglans nigra	BLACK WALNUT	DEAD	YES		3	
102235	11	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102236	12, 16, 16	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES			
102237	24, 26	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES	YES		24
102239	13, 28, 14	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO	YES		
102240	8	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
102241	19, 15	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
102242	9	Pinus nigra	AUSTRIAN PINE	FAIR	YES		1	
102243	9	Pinus nigra	AUSTRIAN PINE	FAIR	YES		1	
102244	8, 7, 5, 5	Pinus nigra	AUSTRIAN PINE	FAIR	YES		1	
102245	8	Pinus nigra	AUSTRIAN PINE	FAIR	YES		1	
102246	8	Pinus nigra	AUSTRIAN PINE	FAIR	YES		1	
102247	8	Pinus nigra	AUSTRIAN PINE	FAIR	YES		1	
102248	8	Pinus nigra	AUSTRIAN PINE	FAIR	YES		1	
102249	9	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102250	11	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102251	10	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102252	7	Juglans nigra	BLACK WALNUT	FAIR	YES		0	
102253	9	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102254	8	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102255	8	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102256	8	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102257	7	Pinus nigra	AUSTRIAN PINE	FAIR	YES		0	
102258	7	Pinus nigra	AUSTRIAN PINE	FAIR	YES		0	
102259	7	Pinus nigra	AUSTRIAN PINE	FAIR	YES		0	
102260	6, 6	Pinus nigra	AUSTRIAN PINE	FAIR	YES		0	
102261	6	Pinus nigra	AUSTRIAN PINE	FAIR	YES		0	
102262	6	Pinus nigra	AUSTRIAN PINE	FAIR	YES		0	
102263	6	Pinus nigra	AUSTRIAN PINE	FAIR	YES		0	
102264	6	Pinus nigra	AUSTRIAN PINE	FAIR	YES		0	
102265	6	Pinus nigra	AUSTRIAN PINE	FAIR	YES		0	
102266	6	Pinus nigra	AUSTRIAN PINE	FAIR	YES		0	
102267	11	Pinus nigra	AUSTRIAN PINE	FAIR	YES		1	
102268	9	Pinus nigra	AUSTRIAN PINE	FAIR	YES		1	
102269	8	Pinus nigra	AUSTRIAN PINE	FAIR	YES		1	
102270	6	Pinus nigra	AUSTRIAN PINE	FAIR	YES		0	
102271	6	Pinus nigra	AUSTRIAN PINE	FAIR	YES		0	
102272	7	Juglans nigra	BLACK WALNUT	FAIR	YES		0	
102273	8	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102274	13	Juglans nigra	BLACK WALNUT	FAIR	YES		3	
102275	7	Juglans nigra	BLACK WALNUT	FAIR	YES		0	
102276	17	Juglans nigra	BLACK WALNUT	FAIR	YES		6	
102277	4,8,6,5,6,6	Juglans nigra	BLACK WALNUT	FAIR	YES			
102278	7	Juglans nigra	BLACK WALNUT	FAIR	YES		0	
102279	7	Juglans nigra	BLACK WALNUT	FAIR	YES		0	
102280	6, 3	Pinus nigra	AUSTRIAN PINE	FAIR	YES		0	
102281	12, 28	Quercus alba	WHITE OAK	FAIR	NO	YES		
102282	7	Juglans nigra	BLACK WALNUT	FAIR	NO			
102283	12	Juglans nigra	BLACK WALNUT	FAIR	NO			
102284	11	Carya glabra	PIGNUT HICKORY	FAIR	NO			
102285	6	Juglans nigra	BLACK WALNUT	FAIR	NO			
102286	6	Acer negundo	BOX ELDER	FAIR	NO			
102288	8	Acer negundo	BOX ELDER	FAIR	NO			
102289	12, 6	Acer negundo	BOX ELDER	DEAD	NO			
102290	16	Juglans nigra	BLACK WALNUT	GOOD	NO			
102401	16	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
102402	14	Pinus sylvestris	SCOTT PINE	DEAD	YES		3	
102403	7	Acer negundo	BOX ELDER	DEAD	YES		0	
102404	16	Robinia pseudoacacia	BLACK LOCUST	GOOD	YES		3	
102405	16	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
102406	21	Pinus strobus	WHITE PINE	GOOD	YES	YES		21
102407	21	Pinus strobus	WHITE PINE	GOOD	YES	YES		21
102408	26	Pinus strobus	WHITE PINE	GOOD	YES	YES		26
102409	9	Acer negundo	BOX ELDER	GOOD	YES		1	
102410	26	Fraxinus americana	WHITE ASH	GOOD	YES	YES		26
102411	17	Juglans nigra	BLACK WALNUT	GOOD	YES		6	
102412	10	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102413	15	Carpinus caroliniana	AMERICAN HORNBEAM	GOOD	YES		3	
102414	15	Carpinus caroliniana	AMERICAN HORNBEAM	GOOD	YES		3	
102415	11	Picea glauca	WHITE SPRUCE	GOOD	YES		1	
102416	12	Cornus florida	FLOWERING DOGWOOD	FAIR	YES		1	
102417	6		UNKNOWN TREE	DEAD	YES		0	
102418	9	Cornus florida	FLOWERING DOGWOOD	GOOD	YES		1	
102419	10	Acer saccharum	SUGAR MAPLE	GOOD	YES		1	
102420	7	Ulmus americana	AMERICAN ELM	GOOD	YES		0	
102421	18	Juniperus virginiana	EASTERN RED CEDAR	GOOD	YES		6	
102422	6	Fraxinus americana	WHITE ASH	GOOD	YES		0	
102423	8,12		UNKNOWN TREE	POOR	YES		1	
102424	10	Pyrus communis	PEAR	FAIR	YES		1	
102425	13	Carya glabra	PIGNUT HICKORY	GOOD	YES		3	
102426	12	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102427	6,7,8,8	Acer saccharum	SUGAR MAPLE	FAIR	YES		1	
102428	17	Acer saccharum	SUGAR MAPLE	GOOD	YES	YES		17
102429	12	Populus deltoides	EASTERN COTTONWOOD	POOR	YES		1	
102430	12		UNKNOWN TREE	POOR	YES		1	
102431	8,8		UNKNOWN TREE	POOR	YES		1	
102432	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102433	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102434	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102435	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102436	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102437	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102438	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102439	26	Juglans nigra	BLACK WALNUT	GOOD	YES	YES		26
102440	9	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102441	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
102442	8	Ulmus americana	AMERICAN ELM	FAIR	YES		1	
102443	8,7	Ulmus americana	AMERICAN ELM	FAIR	YES		1	
102444	9,8	Quercus rubra	RED OAK	GOOD	YES		1	
102445	8	Fraxinus americana	WHITE ASH	FAIR	YES		1	
102446	9		UNKNOWN TREE	DEAD	YES		1	
102447	8	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
102448	7	Ulmus americana	AMERICAN ELM	GOOD	YES		0	
102449	9	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102450	11	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102451	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102452	13	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
102453	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102454	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102455	19	Fraxinus americana	WHITE ASH	GOOD	YES		6	
102456	15	Fraxinus americana	WHITE ASH	FAIR	YES		3	
102457	12	Ulmus rubra	SLIPPERY ELM	GOOD	YES		1	
102458	12,10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102459	24,18	Juglans nigra	BLACK WALNUT	GOOD	YES	YES		24
102460	15,12	Acer saccharum	SUGAR MAPLE	GOOD	YES		3	
102461	12	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102462	13	Malus domestica	APPLE	FAIR	YES		3	
102463	10		UNKNOWN TREE	DEAD	YES		1	
102464	12	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102465	12	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102466	18	Fraxinus americana	WHITE ASH	GOOD	YES		6	
102467	8	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
102468	8	Ulmus americana	AMERICAN ELM	DEAD	YES		1	
102469	16	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
102470	18	Juglans nigra	BLACK WALNUT	GOOD	YES	YES		18
102471	15	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
102472	15	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
102473	15	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
102474	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102475	18	Prunus serotina	BLACK CHERRY	FAIR	YES	YES		18
102476	18	Quercus velutina	BLACK OAK	GOOD	YES	YES		18
102477	13	Prunus serotina	BLACK CHERRY	GOOD	YES		3	
102478	8	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
102479	22	Acer saccharum	SUGAR MAPLE	GOOD	YES	YES		22
102480	16	Acer saccharum	SUGAR MAPLE	GOOD	YES	YES		16
102481	18	Ulmus americana	AMERICAN ELM	GOOD	YES	YES		18
102482	8	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102483	9	Ulmus americana	AMERICAN ELM	FAIR	YES		1	
102484	8	Ulmus americana	AMERICAN ELM	FAIR	YES		1	
102485	16		UNKNOWN TREE	DEAD	YES		3	
102486	9	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102487	7	Fraxinus americana	WHITE ASH	FAIR	YES		0	
102488	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102489	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102490	12		UNKNOWN TREE	DEAD	YES		1	
102491	15	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
102492	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102493	15	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
102494	24	Juglans nigra	BLACK WALNUT	GOOD	YES	YES		24
102495	8,14,14,6	Juglans nigra	BLACK WALNUT	FAIR	YES		3	
102496	7	Ulmus americana	AMERICAN ELM	FAIR	YES		0	
102497	7	Ulmus americana	AMERICAN ELM	FAIR	YES		0	
102498	10	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
102499	18	Ulmus rubra	SLIPPERY ELM	GOOD	YES	YES		18
102500	10	Fraxinus americana	WHITE ASH	FAIR	YES		1	
102543	10	Carya ovata	SHAGBARK HICKORY	GOOD	NO			
102544	44	Carya ovata	SHAGBARK HICKORY	GOOD	NO	YES		
102545	6	Carya ovata	SHAGBARK HICKORY	GOOD	NO			
102546	6	Carya ovata	SHAGBARK HICKORY	GOOD	NO			
102547	8	Ulmus americana	AMERICAN ELM	GOOD	NO			
102548	17	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
102549	23	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
102550	21	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
102551	23	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
102552	6	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
102553	17	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
102554	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
102555	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
102556	20	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
102557	19	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		6	
102558	27	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES	YES		27
102559	7	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		0	
102560	7	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		0	
102561	7	Fraxinus pennsylvanica	GREEN ASH	GOOD	YES		0	
102562	6,7	Quercus alba	WHITE OAK	GOOD	YES		0	
102563	6	Quercus alba	WHITE OAK	GOOD	YES		0	
102564	6	Quercus alba	WHITE OAK	GOOD	YES		0	
102565	11	Quercus alba	WHITE OAK	GOOD	YES		1	
102566	10	Quercus alba	WHITE OAK	GOOD	YES		1	
102567	7	Quercus alba	WHITE OAK	GOOD	YES		0	
102568	12	Quercus alba	WHITE OAK	GOOD	YES		1	
102569	11	Quercus alba	WHITE OAK	FAIR	YES		1	
102570	16	Quercus alba	WHITE OAK	GOOD	YES	YES		16
102571	8	Quercus alba	WHITE OAK	GOOD	YES		1	
102572	8	Ulmus rubra	SLIPPERY ELM	GOOD	YES		1	
102573	10	Quercus alba	WHITE OAK	GOOD	YES		1	
102574	11	Quercus alba	WHITE OAK	GOOD	YES		1	
102575	13	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
102576	15	Ulmus americana	AMERICAN ELM	GOOD	YES		3	
102577	6	Ulmus americana	AMERICAN ELM	GOOD	YES		0	
102578	18	Juglans nigra	BLACK WALNUT	GOOD	YES	YES		18
102579	16	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
102580	13	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
102581	15	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
102583	16	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
102584	14,8,6	Acer platanoides	NORWAY MAPLE	GOOD	YES		3	
102585	10	Ulmus rubra	SLIPPERY ELM	GOOD	YES		1	
102586	9	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102587	7	Acer negundo	BOX ELDER	GOOD	YES		0	
102588	10	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
102589	11	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
102590	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102591	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102592	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102593	12	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102594	7	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
102595	8	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102596	7	Fraxinus americana	WHITE ASH	GOOD	YES		0	
102597	7	Fraxinus americana	WHITE ASH	GOOD	YES		0	
102598	7	Ulmus rubra	SLIPPERY ELM	GOOD	YES		0	
102599	7	Acer negundo	BOX ELDER	GOOD	YES		0	
102600	6	Acer negundo	BOX ELDER	GOOD	YES		0	
102601	15	Prunus serotina	BLACK CHERRY	FAIR	YES		3	
102602	9	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102603	15	Prunus serotina	BLACK CHERRY	GOOD	YES		3	
102604	24	Acer saccharum	SUGAR MAPLE	GOOD	YES	YES		24
102605	15	Fraxinus americana	WHITE ASH	DEAD	YES			
102606	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102607	15	Fraxinus americana	WHITE ASH	DEAD	YES		3	
102608	18	Fraxinus americana	WHITE ASH	POOR	YES		6	
102609	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102610	12	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102611	12	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102612	10		UNKNOWN TREE	DEAD	YES		1	
102613	13	Prunus serotina	BLACK CHERRY	GOOD	YES		3	
102614	9	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102615	14	Prunus serotina	BLACK CHERRY	GOOD	YES		3	
102616	18	Prunus serotina	BLACK CHERRY	GOOD	YES	YES		18
102618	7	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
102619	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102620	10	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
102621	15		UNKNOWN TREE	DEAD	YES		3	
102622	20	Prunus serotina	BLACK CHERRY	GOOD	YES	YES		20
102623	8		UNKNOWN TREE	GOOD	YES		1	
102624	8,7		UNKNOWN TREE	DEAD	YES		1	
102625	10,11	Acer negundo	BOX ELDER	POOR	YES		1	
102626	8	Acer negundo	BOX ELDER	GOOD	YES		1	
102627	6	Acer negundo	BOX ELDER	GOOD	YES		0	
102628	10	Cucurbita moschata	BUTTERNUT	DEAD	YES		1	
102629	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102630	10	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
102631	15		UNKNOWN TREE	DEAD	YES		3	
102632	8	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
102633	15	Prunus serotina	BLACK CHERRY	POOR	YES		3	
102634	14	Ulmus americana	AMERICAN ELM	GOOD	YES		3	
102635	13	Prunus serotina	BLACK CHERRY	POOR	YES		3	
102636	16		UNKNOWN TREE	DEAD	YES		3	
102637	12	Acer negundo	BOX ELDER	FAIR	YES		1	
102638	13	Acer negundo	BOX ELDER	FAIR	YES		3	
102639	22	Quercus alba	WHITE OAK	GOOD	YES	YES		22
102640	15,18	Prunus serotina	BLACK CHERRY	FAIR	YES	YES		18
102641	12	Acer negundo	BOX ELDER	DEAD	YES		1	
102642	8	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102643	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102644	11	Acer negundo	BOX ELDER	DEAD	YES		1	
102645	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102646	12	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102647	13	Prunus serotina	BLACK CHERRY	GOOD	YES		3	
102648	14	Prunus serotina	BLACK CHERRY	GOOD	YES		3	
102649	11	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102650	9	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102651	9	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102652	8	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102653	10	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102654	11	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102655	11	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102656	6	Fraxinus americana	WHITE ASH	GOOD	YES		0	
102657	12	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
102658	10	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
102659	12	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102660	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102661	8	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
102662	8	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
102663	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102664	18	Populus deltoides	EASTERN COTTONWOOD	DEAD	YES		6	
102665	10	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
102666	12,10	Fraxinus americana	WHITE ASH	FAIR	YES		1	
102667	11		UNKNOWN TREE	DEAD	YES		1	
102668	16	Fraxinus americana	WHITE ASH	POOR	YES		3	
102669	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102670	10		UNKNOWN TREE	DEAD	YES		1	
102671	10	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
102672	9	Populus deltoides	EASTERN COTTONWOOD	DEAD	YES		1	
102673	11		UNKNOWN TREE	DEAD	YES		1	
102674	8	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
102675	8	Pyrus communis	PEAR	DEAD	YES		1	
102676	15	Prunus serotina	BLACK CHERRY	POOR	YES		3	
102677	9	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
102678	10	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102680	10	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102681	7,9	Fraxinus americana	WHITE ASH	FAIR	YES		1	
102682	11	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102683	11	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102684	9	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102685	10	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102686	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102687	6	Juglans nigra	BLACK WALNUT	GOOD	YES		0	
102688	11	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102689	8	Prunus serotina	BLACK CHERRY	POOR	YES		1	
102690	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102691	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102692	10	Populus deltoides	EASTERN COTTONWOOD	GOOD	YES		1	
102693	22	Prunus serotina	BLACK CHERRY	GOOD	YES	YES		22
102694	12	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102695	15	Acer negundo	BOX ELDER	DEAD	YES		3	
102696	8	Populus deltoides	EASTERN COT



FRONT ELEVATION - E

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - E

SCALE: 1/4" = 1'-0"

Division Note

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TIME PIECES; WHETHER PAINTED, VINYL OR ALUMINUM WRAPPED.

Typ Ext Trim Finish

THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FROM TRIM FINISH AND MATERIAL

Window Grid Note

1. FRONT WINDOW GRIDS (MUNTINS) ARE STANDARD

Trim Schedule

KEY #	DESCRIPTION
1	4" TRIM (2x4)
2	6" TRIM (2x6)
3	8" TRIM (2x8)
4	10" TRIM (2X10)
5	12" TRIM (2X12)
6	FRONT CORNERS = 4" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 4" TRIM PER DIVISION - SEE SPECS
8	VINYL ACCENT SIDING

REFER TO PROJECT SPECIFIC SPECIFICATIONS REGARDING TRIM THICKNESS; 1X_ OR ¾ TRIM THICKNESS

Fascia / Rakes

1. FASCIAS: ALUMINUM GUTTERS ON 1X6 FASCIA W/ 1X6 FRIEZE BOARD
2. RAKES: 1X6 RAKE W/ 1X6 RAKE FRIEZE BOARD

SEE DETAILS SHEETS

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ESSENTIAL BRICK SERIES

Plan Issued Date: 1-30-24

BASE PLAN REVISION:

1	----
2	----
3	----
4	----

M/I Homes of Michigan, LLC
1668 S. Telegraph Road, Suite 200
Bloomfield Hills, MI 48302
Phone#: 248-221-5000

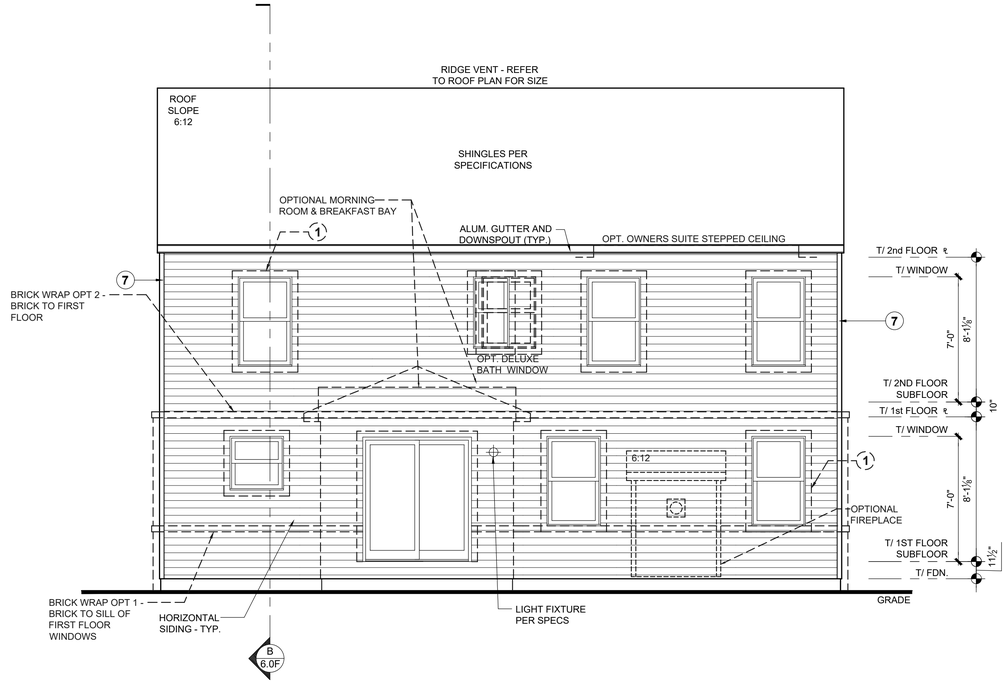
M/I HOMES

11x17 PRINTS ARE ½ SCALE

Aubrey SL

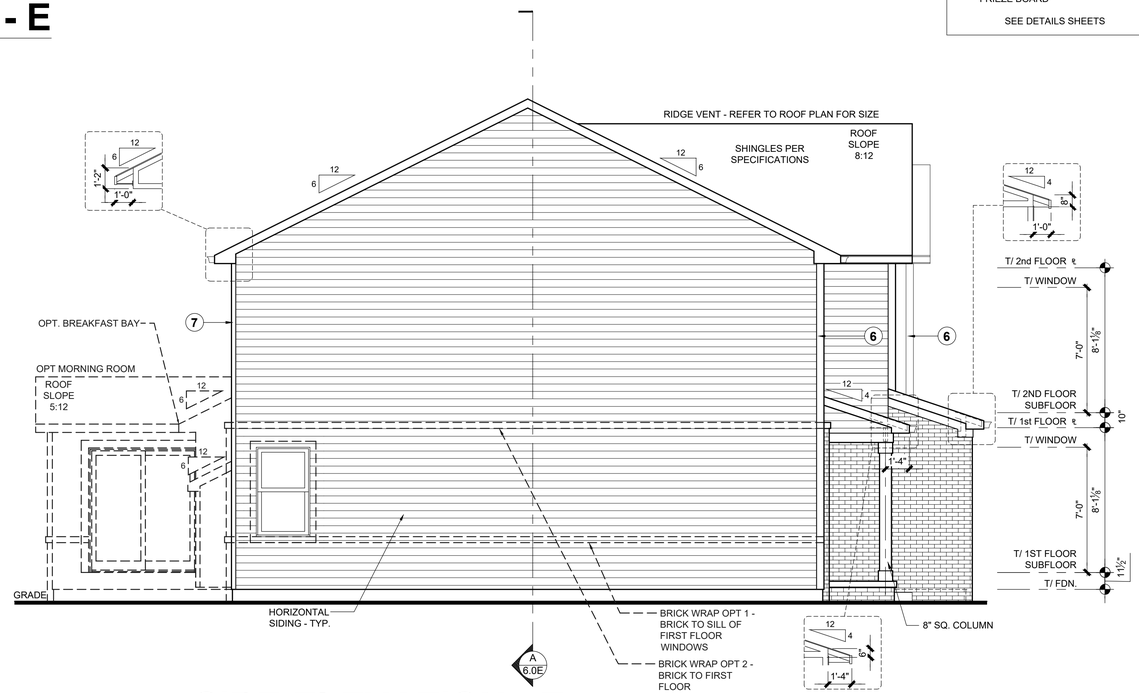
Lot # - Subdivision
Address, City, MI Zip Code

Job #:	XXX
LSP Date:	XX/XX /XX
LSP By:	XXX
LSP Rev:	
Sheet Title :	Front & Garage Side Elevations
Sheet:	1.0E



REAR ELEVATION - E

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - E

SCALE: 1/4" = 1'-0"

Division Note

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TIME PIECES; WHETHER PAINTED, VINYL OR ALUMINUM WRAPPED.

Typ Ext Trim Finish

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Window Grid Note

1. FRONT WINDOW GRIDS (MUNTINS) ARE STANDARD

Trim Schedule

KEY #	DESCRIPTION
1	4" TRIM (2x4)
2	6" TRIM (2x6)
3	8" TRIM (2x8)
4	10" TRIM (2X10)
5	12" TRIM (2X12)
6	FRONT CORNERS = 4" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 4" TRIM PER DIVISION - SEE SPECS
8	VINYL ACCENT SIDING

REFER TO PROJECT SPECIFIC SPECIFICATIONS REGARDING TRIM THICKNESS; 1X_ OR ⅝ TRIM THICKNESS

Fascia / Rakes

1. FASCIAS: ALUMINUM GUTTERS ON 1X6 FASCIA W/ 1X6 FRIEZE BOARD
2. RAKES: 1X6 RAKE W/ 1X6 RAKE FRIEZE BOARD

SEE DETAILS SHEETS

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ESSENTIAL BRICK SERIES

Plan Issued Date: 1-30-24

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Phone#: 248-221-5000

M/I HOMES

11x17 PRINTS ARE ½ SCALE

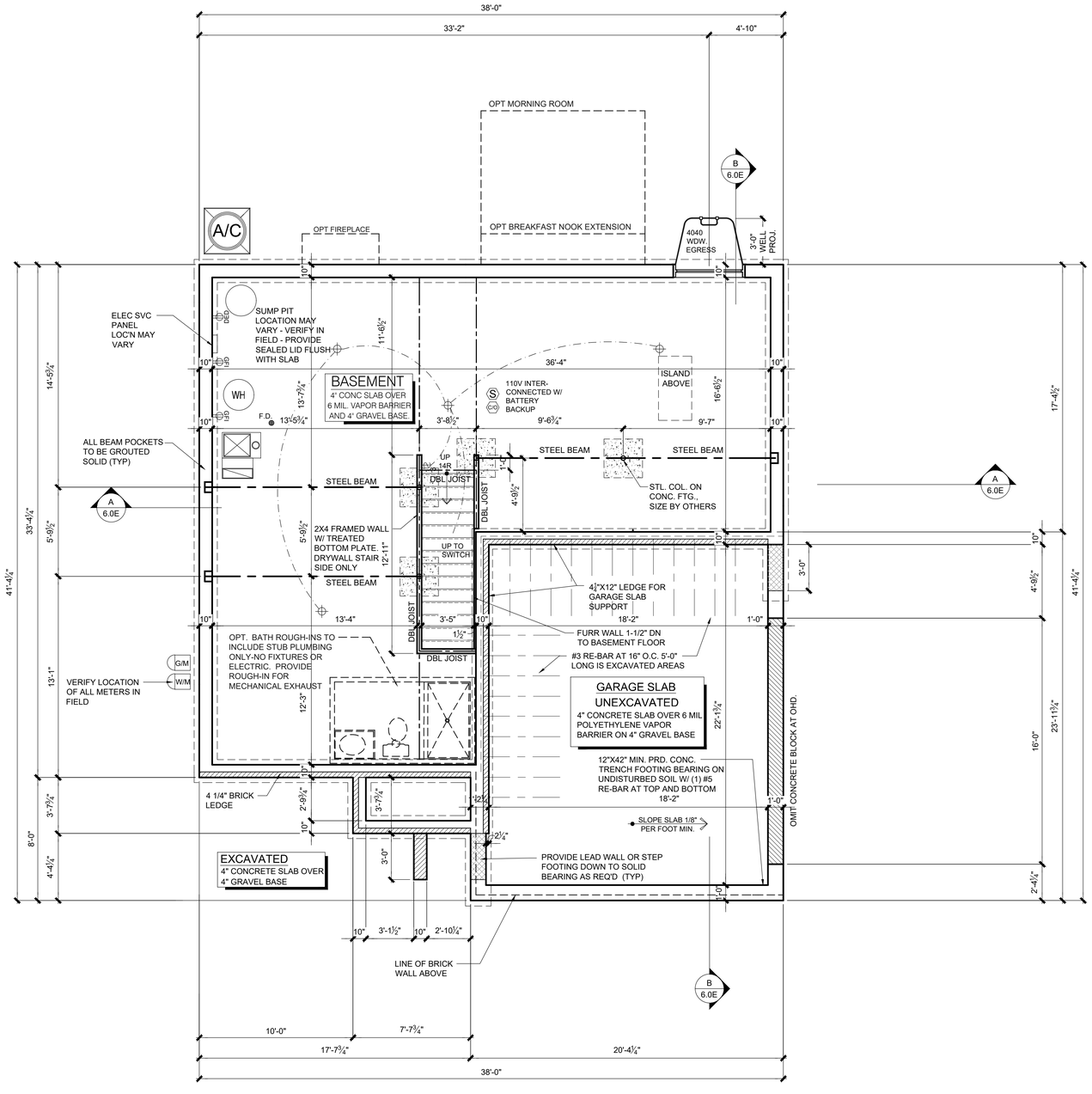
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LSP Rev:	

Sheet Title : Rear & Side Elevations

Sheet: 1.1E



ELEVATION E
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

☒ OPTIONAL EXTRA

- ☐ FULL BATH ROUGH-IN
- ☐ EXTERIOR DIRECT VENT FIREPLACE
- ☐ BREAKFAST NOOK EXTENSION
- ☐ MORNING ROOM
- ☐ 7'-10" BASEMENT
- ☐ 8'-0" BASEMENT
- ☐ 8'-6" BASEMENT
- ☐ GARDEN BASEMENT
- ☐ WALK-OUT BASEMENT
- ☐ GARAGE SERVICE DOOR
- ☐ 4'-0" GARAGE STORAGE
  - ☐ GARAGE SERVICE DOOR
- ☐ 3-CAR FRONT LOAD GARAGE
  - ☐ GARAGE SERVICE DOOR

ESCAPE WINDOW NOTES:

PROVIDE GALV. METAL AREAWELL W/ MIN. 36" PROJECTION.

AREAWELL TO BE A MINIMUM OF 9 S.F. DRAIN TO DRAIN TILE. SILL OF ESCAPE WINDOW AT 44" MAX. ABOVE FLOOR. PROVIDE LADDER AS REQUIRED.

MIN. 5.7 S.F. CLEAR OPENING, 24" MIN. CLEAR OPENING HEIGHT, 20" MIN. CLEAR OPENING WIDTH . SASH NOT INCLUDED IN S.F.

VERIFY LOCATION IN FIELD
DO NOT LOCATE EGRESS WINDOWS BELOW ANY FIRST FLOOR CANTILEVERS ABOVE

Foundation Notes

1. WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN THE FOOTING EXCAVATIONS
2. PROVIDE A MIN. OF 6" OF GRANULAR FILL BELOW ALL INTERIOR SLABS-ON-GRADE
3. PROVIDE GRANULAR BACKFILL FOR BASEMENT WALLS. ALL BACKFILL SHALL BE WELL DRAINED
4. THE FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2500 PSF. OTHERS SHALL DETERMINE THE ACTUAL BEARING CAPACITY OF THE SOIL
5. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED PRIOR TO CONCRETE PLACEMENT
6. WHERE COMPACTION OF FILL IS SPECIFIED, COMPACTION OF FILL MATERIAL SHALL BE A MINIMUM 95% OF MAXIMUM DRY DENSITY
7. BOTTOM OF THE EXTERIOR BUILDING FOOTINGS ARE TO BE AT LEAST 42" BELOW FINISH GRADE REGARDLESS OF ELEVATIONS SHOWN ON PLAN
8. ALL CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND ALL PIERS AND SPREAD FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR PIERS UNLESS NOTED OTHERWISE.
9. NO SLABS OR FOUNDATIONS SHALL BE PLACED INTO OR ADJACENT TO SUB-GRADE CONTAINING WATER, ICE, FROST, OR ORGANIC MATERIAL.
10. WHERE FOUNDATION WALLS ARE TO HAVE SOIL PLACED O BOT SIDES, PLACE SOIL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
11. BASEMENT WALLS ARE DESIGNED TO BE LATERALLY RESTRAINED BY THE CONCRETE FLOOR. PROVIDE TEMPORARY SUPPORT TO BASE OF THE BASEMENT WALL IF WALL IS BACKFILLED PRIOR TO THE PLACEMENT OF THE BASEMENT CONCRETE FLOOR. DO NOT BACKFILL MORE THAN 4'-0" FROM THE FOOTING PRIOR TO PLACING THE BASEMENT CONCRETE FLOOR.
12. THE REINFORCING STEEL CONTRACTOR SHALL FABRICATE ALL REINFORCEMENT AND FURNISH ALL ACCESSORIES, CHAIRS, SPACER BARS, AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS NOTED OTHERWISE.
13. REINFORCING STEEL SHALL BE ASTM A615 (GRADE 60)
14. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185
15. CONCRETE REINFORCEMENT SHALL BE PLACED ACCORDING TO CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS
16. CONCRETE COVERAGE FOR REINFORCING, U.N.O.
    FOOTINGS 3"
    SLAB ON GRADE CENTER OF SLAB
    WALLS EXPOSED TO EARTH 2"
    COLUMN TIES 1½"
17. COMPRESSION LAB SPLICED FOR GRADE 60 BARS SHALL BE 30 BAR DIAMETER MIN.
18. TENSION LAP SPLICES SHALL BE AS DETAILED. USE CLASS B SPLICES U.N.O.
19. ALL WELDED WIRE FABRIC LAPS SHALL BE 8" AT ENDS AND SIDES
20. BAR LENGTHS SHOWN DO NOT INCLUDE HOOKS AND BENDS
21. CONCRETE AT THE TIME OF PLACEMENT SHALL HAVE A SLUMP OF 4" +/- 1" UNLESS A SUPER-PLASTICIZING AGENT IS USED
22. ALL OPENINGS IN CONCRETE WALLS SHALL HAVE (2) #5 RE-BARS PLACED AROUND THE OPENING. EXTEND THE BARS 24" BEYOND EACH FACE OF OPENING. PLACE (2) #5 X 4'-0" LONG BARS DIAGONALLY AT EACH CORNER.

Structural Disclaimer

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REFER TO ENGINEERING SHEET FOR STEEL BEAM, COLUMN, AND PAD SIZES

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11x17 PRINTS ARE 1/2 SCALE

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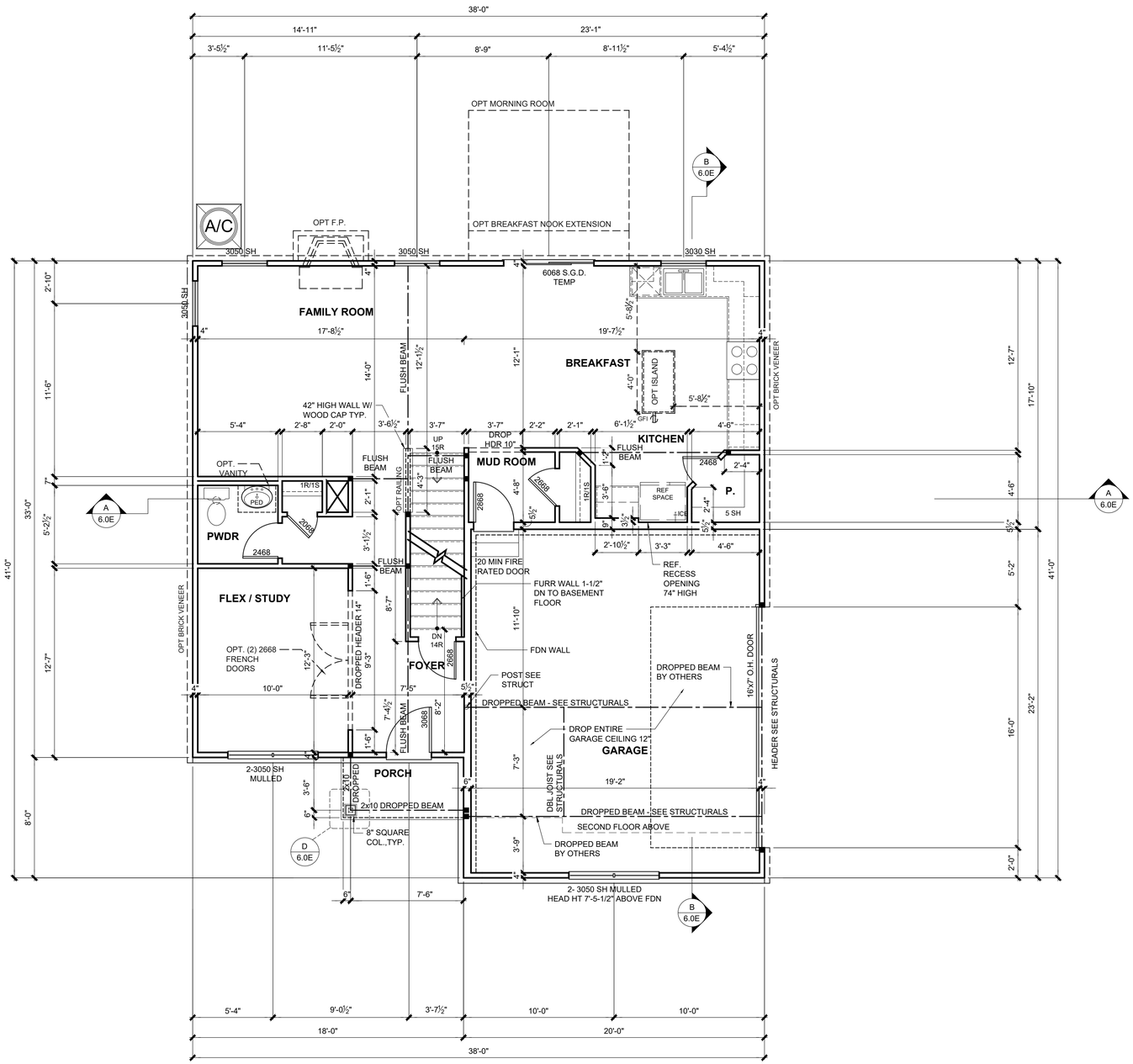
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LSP Rev:	
Sheet Title :	Foundation Plan
Sheet:	2.0E



FRAMING PLAN
FIRST FLOOR PLAN - E

SCALE: 1/4" = 1'-0"

PLAN OPTIONS

- RAILING - FIRST FLOOR
- POWDER ROOM CABINET
- FRENCH DOORS - FLEX / STUDY
- MORNING ROOM
- KITCHEN ISLAND
- BREAKFAST NOOK EXTENSION
- EXTERIOR DIRECT VENT FIREPLACE (REAR WALL)
- GARAGE SERVICE DOOR
- 4'-0" GARAGE STORAGE
  - GARAGE SERVICE DOOR
- 3 CAR GARAGE
  - GARAGE SERVICE DOOR

Floor Plan Notes

1. EXTERIOR WALLS AT CONDITIONED SPACES ARE 2X4 STUDS @ 16" O.C. W/ ½" NOMINAL SHEATHING U.N.O. (4").
2. GARAGE/HOUSE COMMON WALLS ARE 2X4 STUDS @ 16" O.C. U.N.O. (3½").
3. GARAGE EXTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. W/ ½" NOMINAL SHEATHING U.N.O. (4")
4. WALLS ADJACENT TO ATTIC SPACES ARE 2X4 STUDS @ 16" O.C. W/ ½" NOMINAL SHEATHING U.N.O. (4")
5. INTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. U.N.O. (3½").
6. ALL GARAGE/HOUSE COMMON WALLS, CEILINGS, BEAMS, AND COLUMNS THAT SUPPORT FLOOR/CEILING ASSEMBLY ABOVE TO HAVE ⅝" GWB. CEILING TO BE ⅝" TYPE "X" FIRECODE GYPSUM BOARD BELOW HABITABLE SPACES.

EXTERIOR WALLS ARE SHOWN WITH ½" NOMINAL SHEATHING WHICH IS HELD FLUSH WITH THE OUTSIDE OF THE FOUNDATION.

TYPICAL STAIR NOTE

LOW WALL STANDARD - HANDRAIL OPTIONAL

HANDRAIL @34"-38" ABOVE FINISHED TREAD. HANDRAIL MUST BE ANCHORED AT A WALL OR NEWEL POST. BALUSTERS TO BE SPACED SO A 4" SPHERE OR GREATER CANNOT PASS.

TREADS TO BE MIN. 10" NOSING TO NOSING. RISERS TO BE MAX. 7 3/4". NOSING TO BE 3/4" MIN. AND 1 1/4" MAX.

NOTES

1. ALL FIRST FLOOR WALLS ARE 9'-1 1/8" HIGH UNLESS NOTED OTHERWISE. ALL SECOND FLOOR WALLS ARE 8'-1 1/8" HIGH UNLESS NOTED OTHERWISE.
2. WINDOW HEAD HEIGHTS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
   1ST FLOOR: 7'-6"
   SECOND FLOOR" 7'-0"
3. ALL POINT LOADS ARE TO BE BLOCKED SOLID TO THE FINAL SUPPORT MEMBER OR FOUNDATION.
4. ALL LIVING SPACE FLOORS OVER GARAGE, IF APPLIABLE, ARE TO BE INSULATED WITH R-30 INSULATION WITH INTEGRAL VAPOR BARRIER. VAPOR BARRIER TO BE PLACED UP AT FLOOR SHEATHING.
5. VAPOR BARRIERS IN INSULATED COMMON WALLS ARE TO BE PLACED TO THE WARM SIDE OF THE WALL.
6. ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.

GLAZING REQUIREMENTS

EGRESS WINDOW REQUIREMENTS:

EVERY SLEEPING ROOM TO HAVE EGRESS COMPLIANT WINDOWS THAT MEET THE FOLLOWING REQUIREMENTS:
1. SILLS AT 44" A.F.F. MAX.
2. 5.7 S.F. CLEAR OPENING
3. 20" CLEAR OPENING WIDTH
4. 24" CLEAR OPENING HEIGHT

GLAZING IN HAZARDOUS LOCATIONS:

TEMPERED GLASS WILL BE PROVIDED IN WINDOWS IN UNDER THE FOLLOWING CONDITIONS IN ACCORDANCE WITH THE 2015 MICHIGAN RESIDENTIAL CODE:
1. OVER OR WITHIN 6'-0" TUBS & SHOWERS
2. WITHIN 24" OF DOORS
3. WITHIN 18" OF FIN. FLOOR & GREATER THAN 9 S.F.
4. WITHIN 60" OF A STAIRWAY LANDING
5. WITHIN 36" OF WALKWAYS

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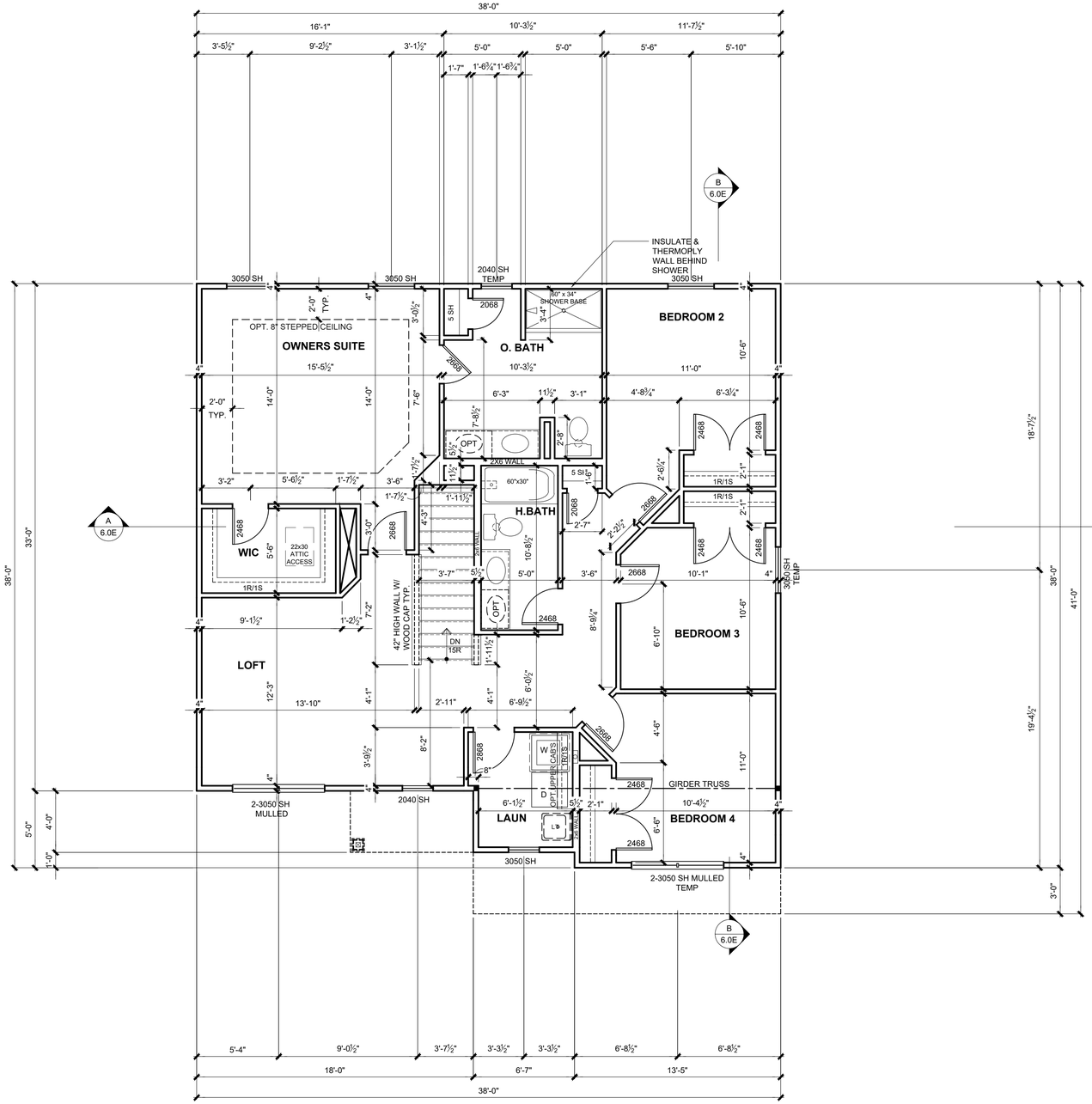
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LSP Rev:	

Sheet Title :
First Floor Plan

Sheet:
3.0E

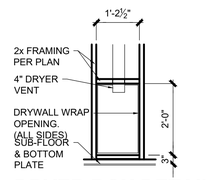


FRAMING PLAN
SECOND FLOOR PLAN - E

SCALE: 1/4" = 1'-0"

PLAN OPTIONS

- ☐ LAUNDRY SINK ONLY
- ☐ LAUNDRY UPPER CABINETS (CABINETS ABOVE WASHER AND DRYER)
- ☐ OWNERS SUITE STEPPED CEILING
- ☐ SECOND FLOOR RAILING
- ☐ OWNERS STD BATH UPGRADES
  - ☐ 2ND SINK BOWL
- ☐ OWNERS DELUXE BATH
- ☐ HALL BATH 2ND SINK BOWL



DRYER BOX DETAIL
SCALE: 1/2" = 1'-0"

Floor Plan Notes

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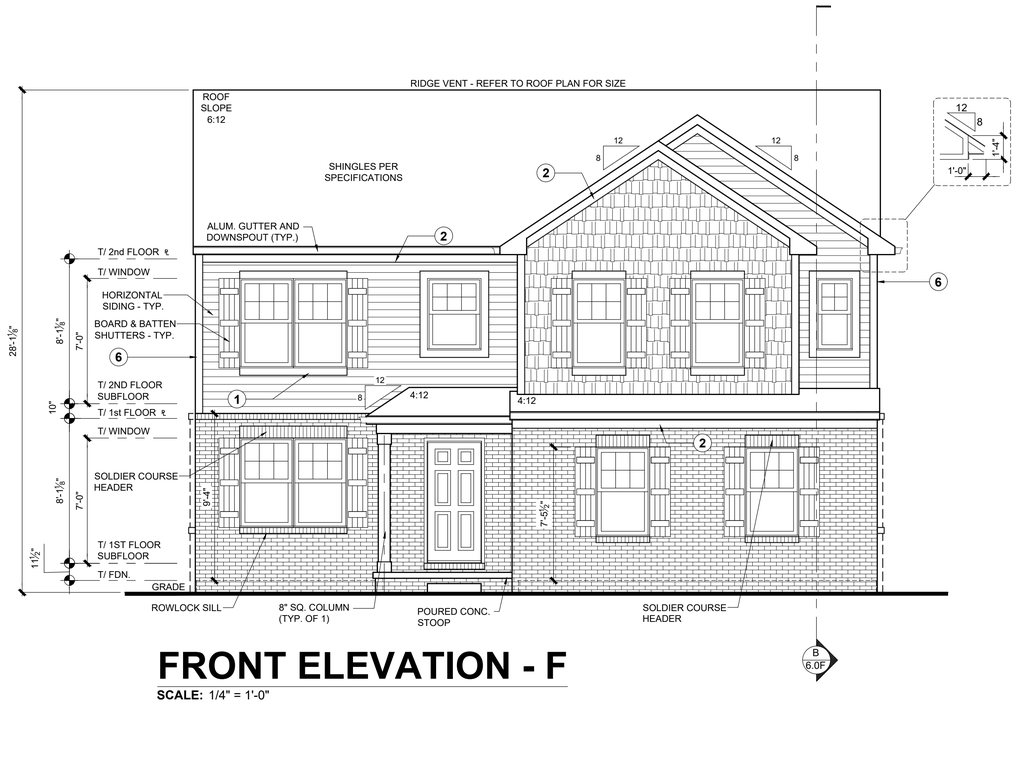
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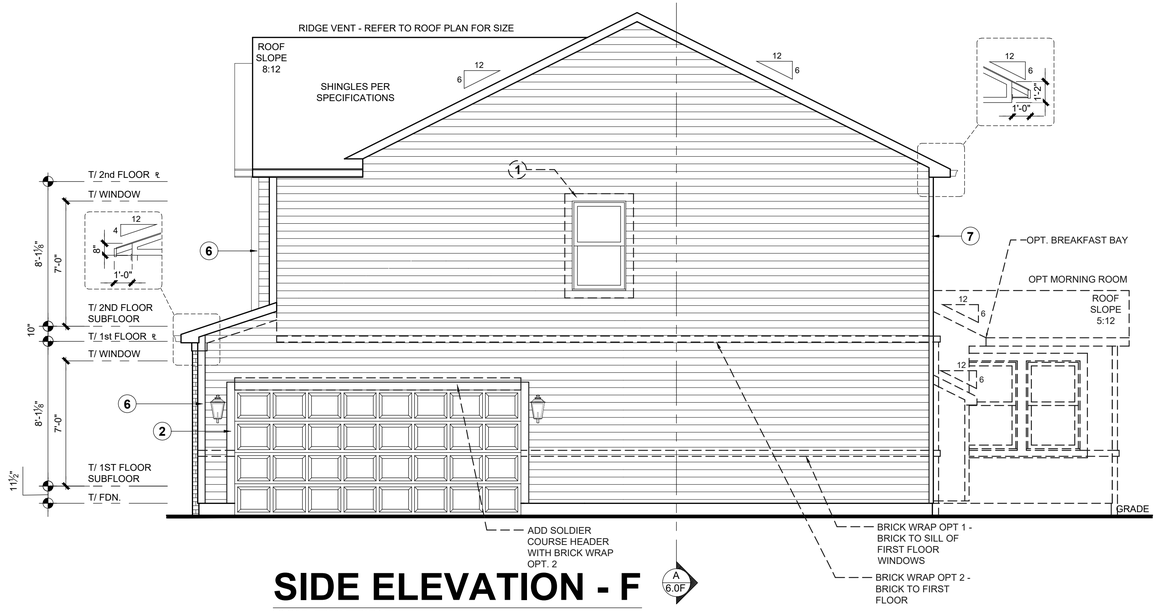
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LSP Rev:	
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Sheet:	3.1E



FRONT ELEVATION - F

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - F

SCALE: 1/4" = 1'-0"

Division Note

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TIME PIECES; WHETHER PAINTED, VINYL OR ALUMINUM WRAPPED.

Typ Ext Trim Finish

THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FROM TRIM FINISH AND MATERIAL

Window Grid Note

1. FRONT WINDOW GRIDS (MUNTINS) ARE STANDARD

Trim Schedule

KEY #	DESCRIPTION
1	4" TRIM (2x4)
2	6" TRIM (2x6)
3	8" TRIM (2x8)
4	10" TRIM (2X10)
5	12" TRIM (2X12)
6	FRONT CORNERS = 4" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 4" TRIM PER DIVISION - SEE SPECS
8	VINYL ACCENT SIDING

REFER TO PROJECT SPECIFIC SPECIFICATIONS REGARDING TRIM THICKNESS; 1X_ OR ⅝ TRIM THICKNESS

Fascia / Rakes

1. FASCIAS: ALUMINUM GUTTERS ON 1X6 FASCIA W/ 1X6 FRIEZE BOARD
2. RAKES: 1X6 RAKE W/ 1X6 RAKE FRIEZE BOARD

SEE DETAILS SHEETS

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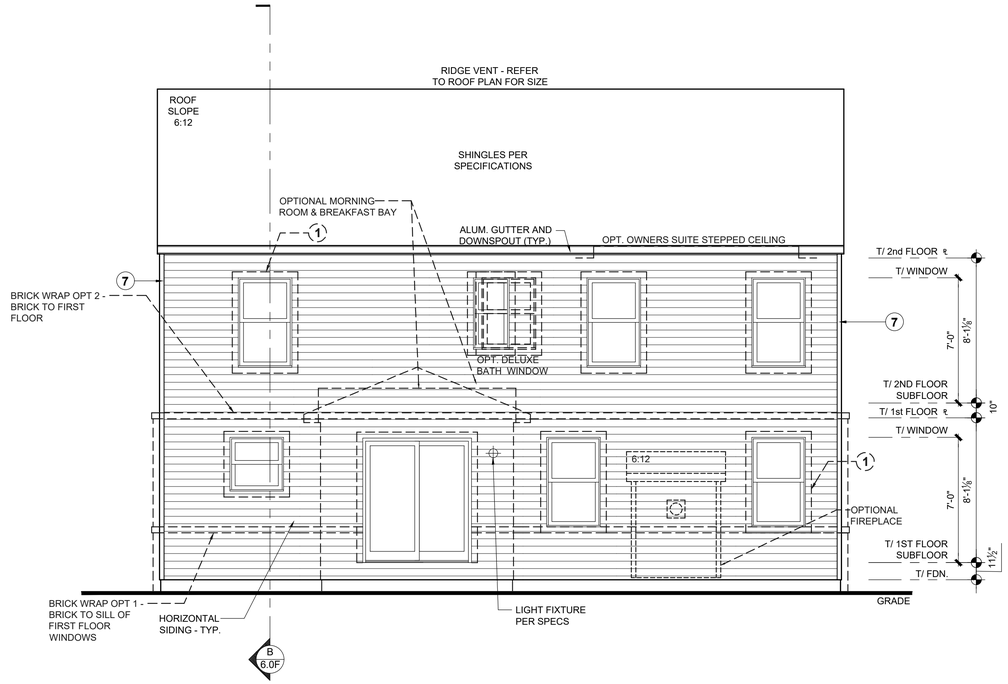
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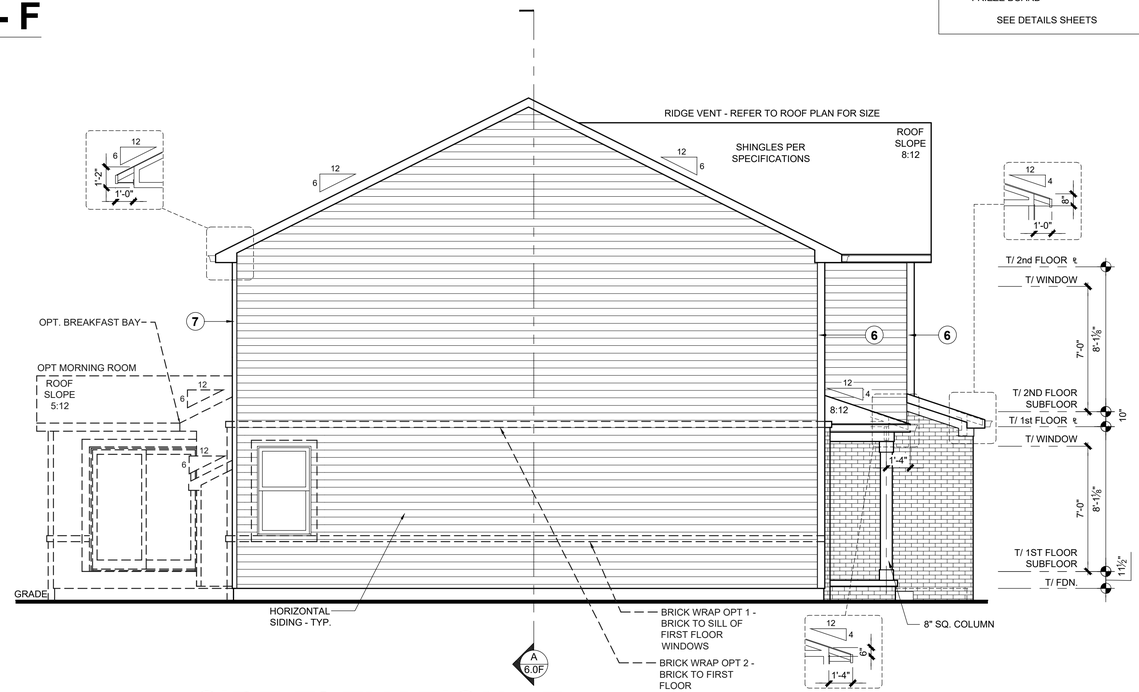
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REAR ELEVATION - F

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - F

SCALE: 1/4" = 1'-0"

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Fascia / Rakes

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SEE DETAILS SHEETS

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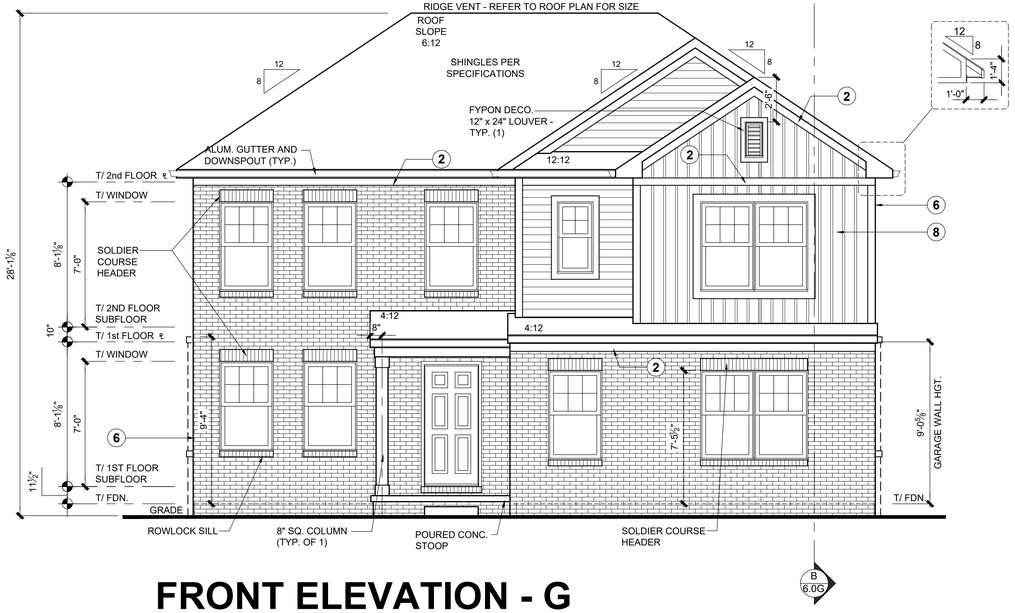
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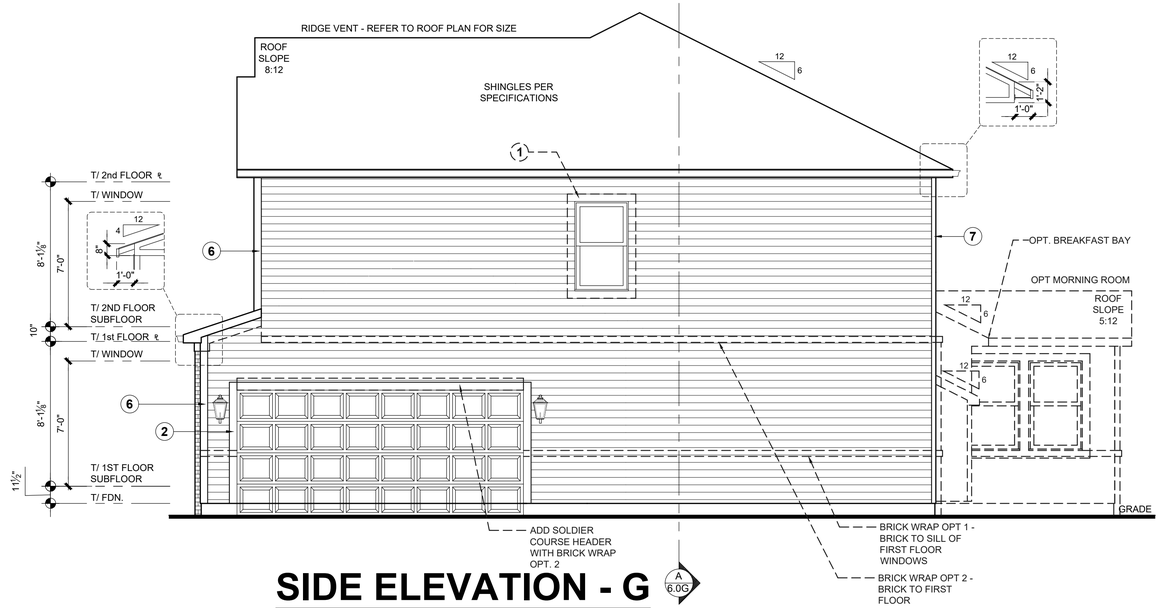
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Sheet: 1.1F



FRONT ELEVATION - G

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - G

SCALE: 1/4" = 1'-0"

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KEY #	DESCRIPTION
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ESSENTIAL BRICK SERIES

Plan Issued Date: 1-30-24

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Phone#: 248-221-5000

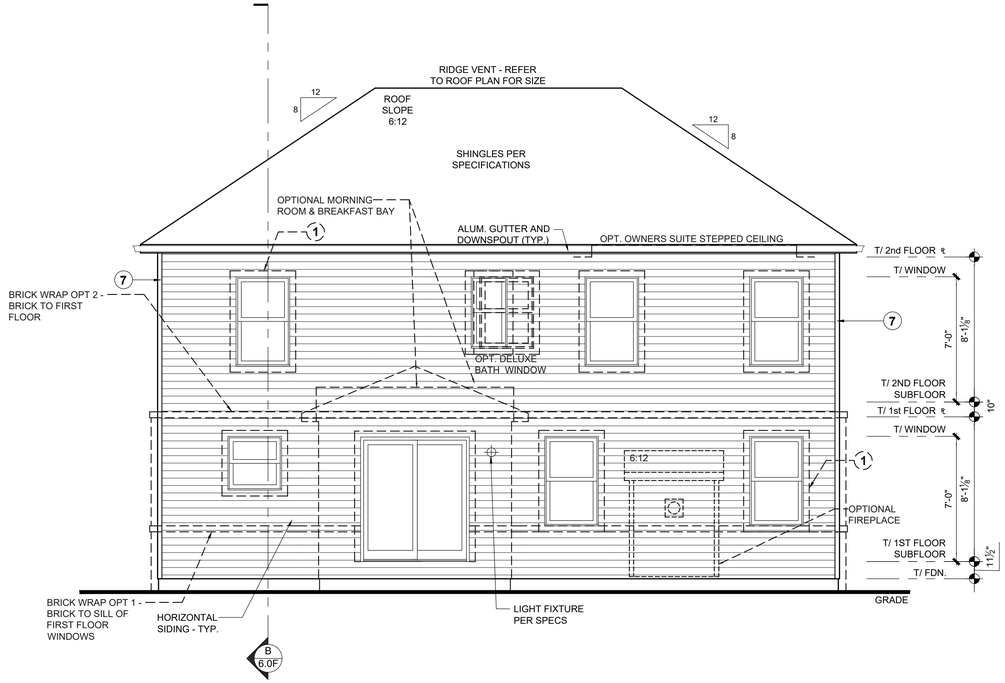
M/I HOMES

11x17 PRINTS ARE ½ SCALE

Aubrey SL

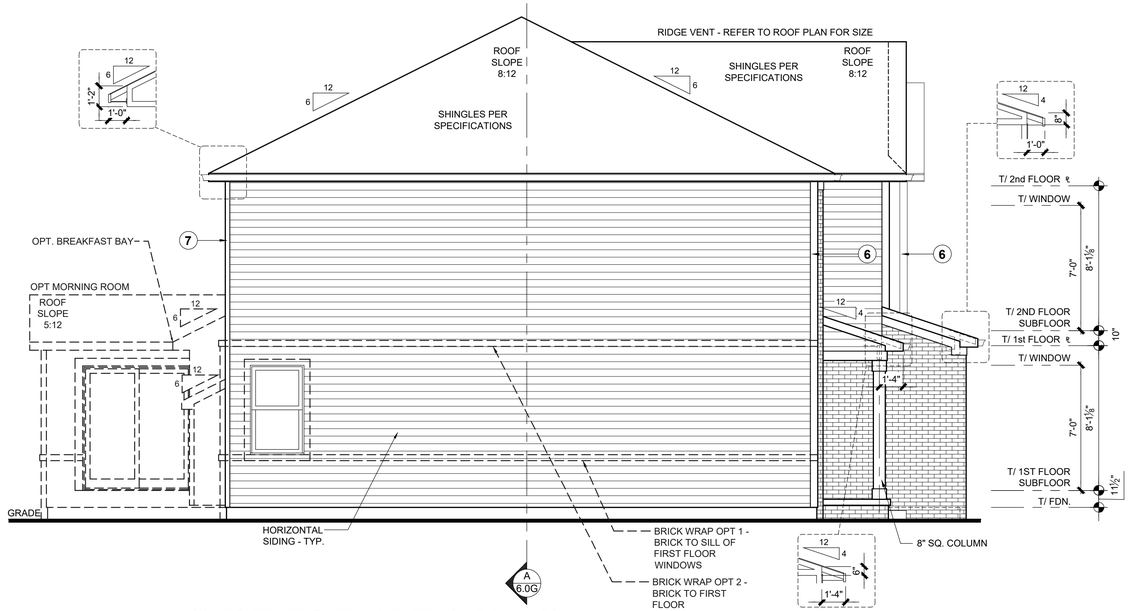
Lot # - Subdivision
Address, City, MI Zip Code

Job #:	XXX
LSP Date:	XX/XX /XX
LSP By:	XXX
LSP Rev:	
Sheet Title :	Front & Garage Side Elevations
Sheet:	1.0G



REAR ELEVATION - G

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - G

SCALE: 1/4" = 1'-0"

Division Note

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TIME PIECES; WHETHER PAINTED, VINYL OR ALUMINUM WRAPPED.

Typ Ext Trim Finish

THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FROM TRIM FINISH AND MATERIAL

Window Grid Note

1. FRONT WINDOW GRIDS (MUNTINS) ARE STANDARD

Trim Schedule

KEY #	DESCRIPTION
1	4" TRIM (2x4)
2	6" TRIM (2x6)
3	8" TRIM (2x8)
4	10" TRIM (2X10)
5	12" TRIM (2X12)
6	FRONT CORNERS = 4" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 4" TRIM PER DIVISION - SEE SPECS
8	VINYL ACCENT SIDING

REFER TO PROJECT SPECIFIC SPECIFICATIONS REGARDING TRIM THICKNESS; 1X_ OR 4/4 TRIM THICKNESS

Fascia / Rakes

1. FASCIAS: ALUMINUM GUTTERS ON 1X6 FASCIA W/ 1X6 FRIEZE BOARD
2. RAKES: 1X6 RAKE W/ 1X6 RAKE FRIEZE BOARD

SEE DETAILS SHEETS

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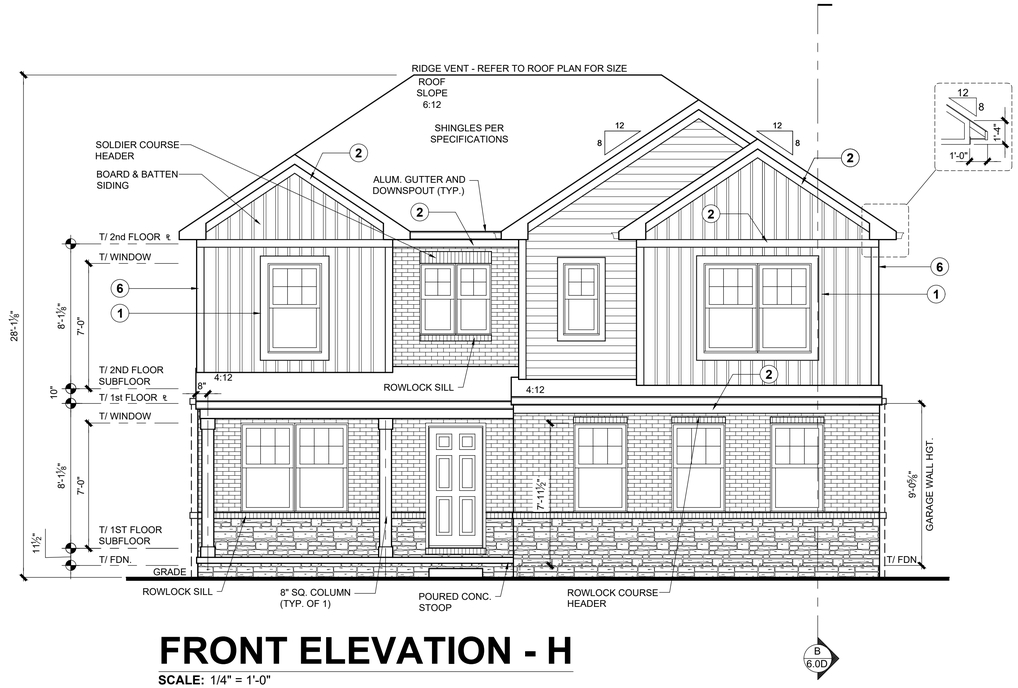
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Sheet Title : Rear & Side Elevations

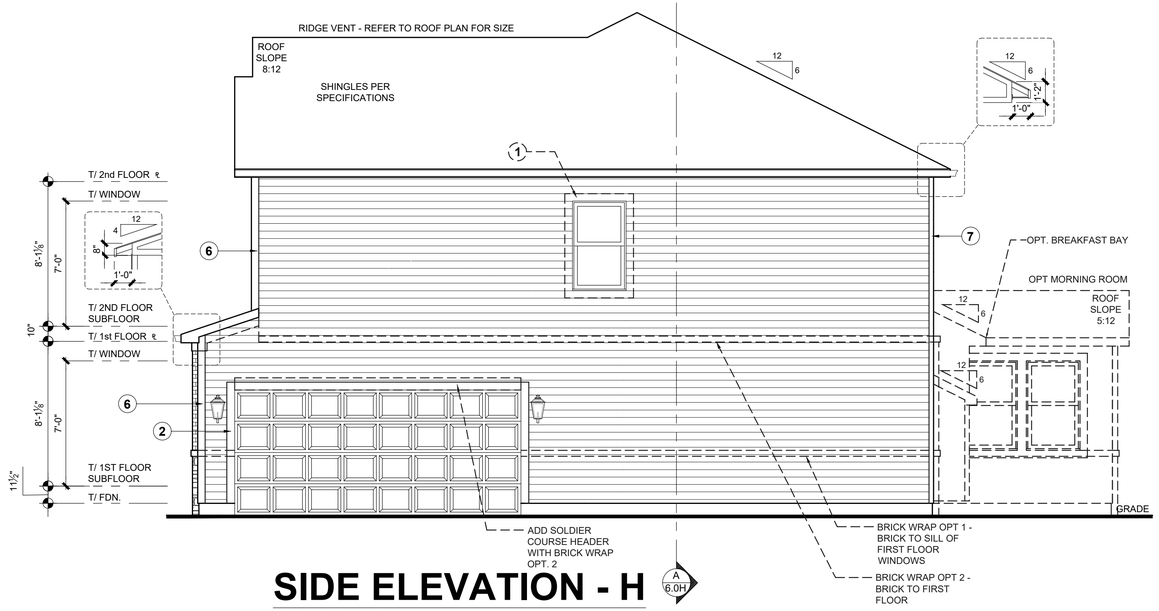
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FRONT ELEVATION - H

SCALE: 1/4" = 1'-0"

B 6.0D



SIDE ELEVATION - H

SCALE: 1/4" = 1'-0"

A 6.0H

Division Note

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Fascia / Rakes

1. FASCIAS: ALUMINUM GUTTERS ON 1X6 FASCIA W/ 1X6 FRIEZE BOARD
2. RAKES: 1X6 RAKE W/ 1X6 RAKE FRIEZE BOARD

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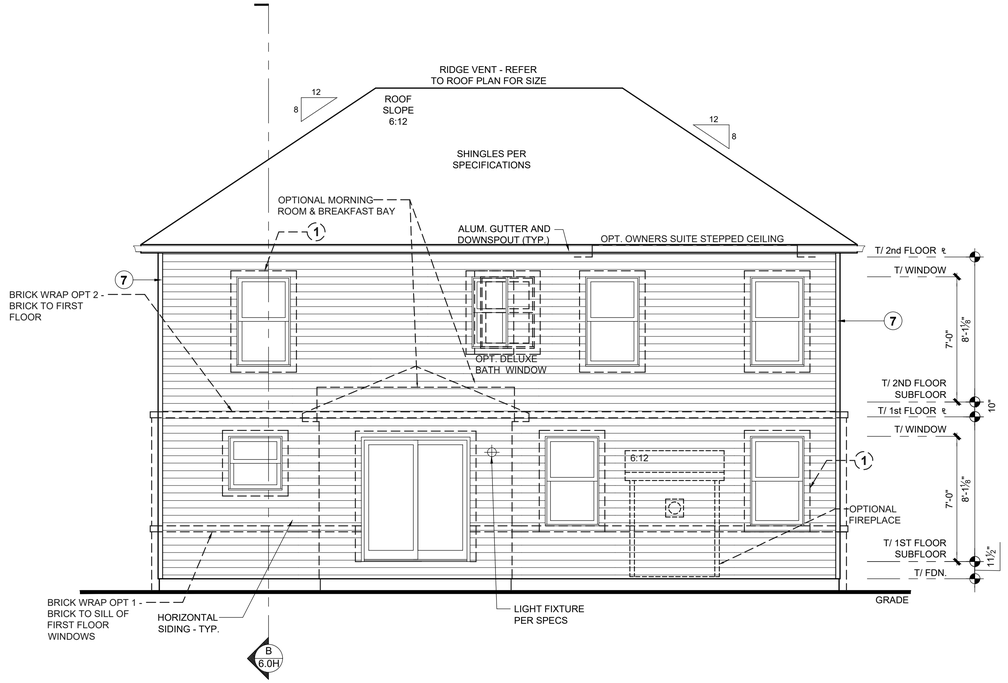
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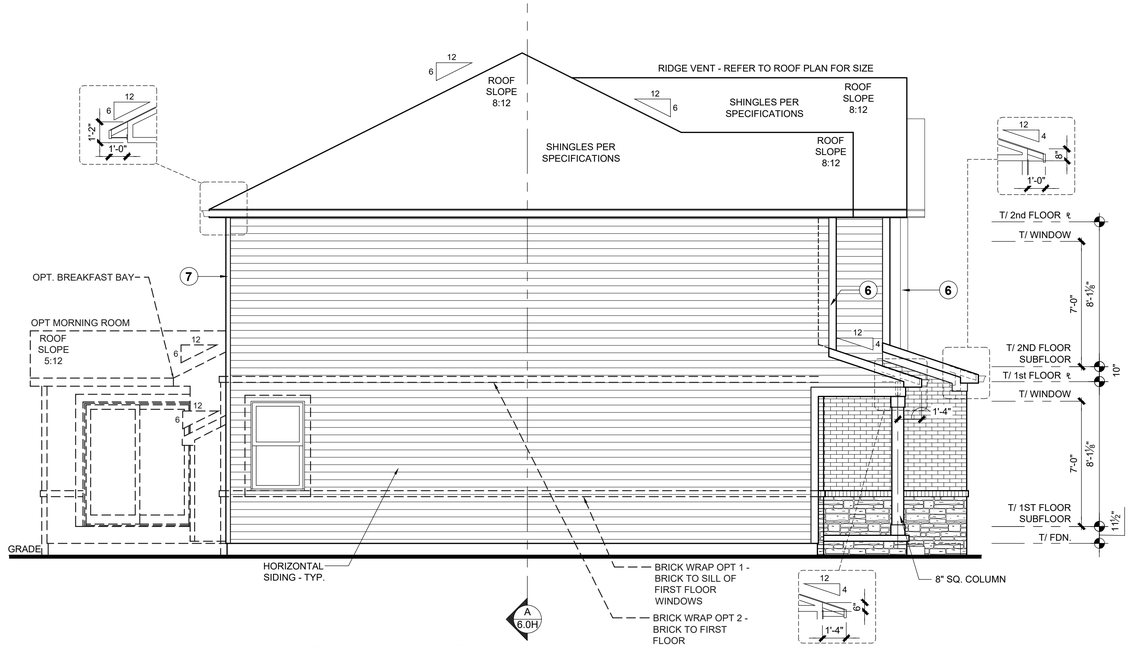
Sheet Title : Front & Garage Side Elevations

Sheet: 1.0H



REAR ELEVATION - H

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - H

SCALE: 1/4" = 1'-0"

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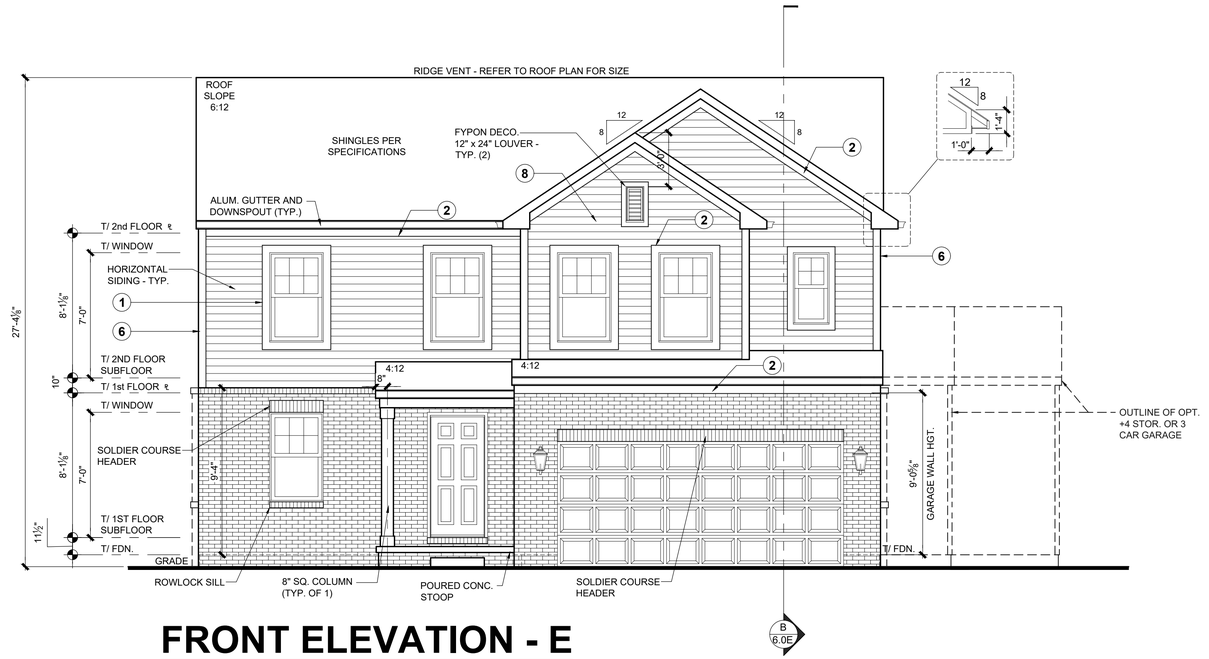
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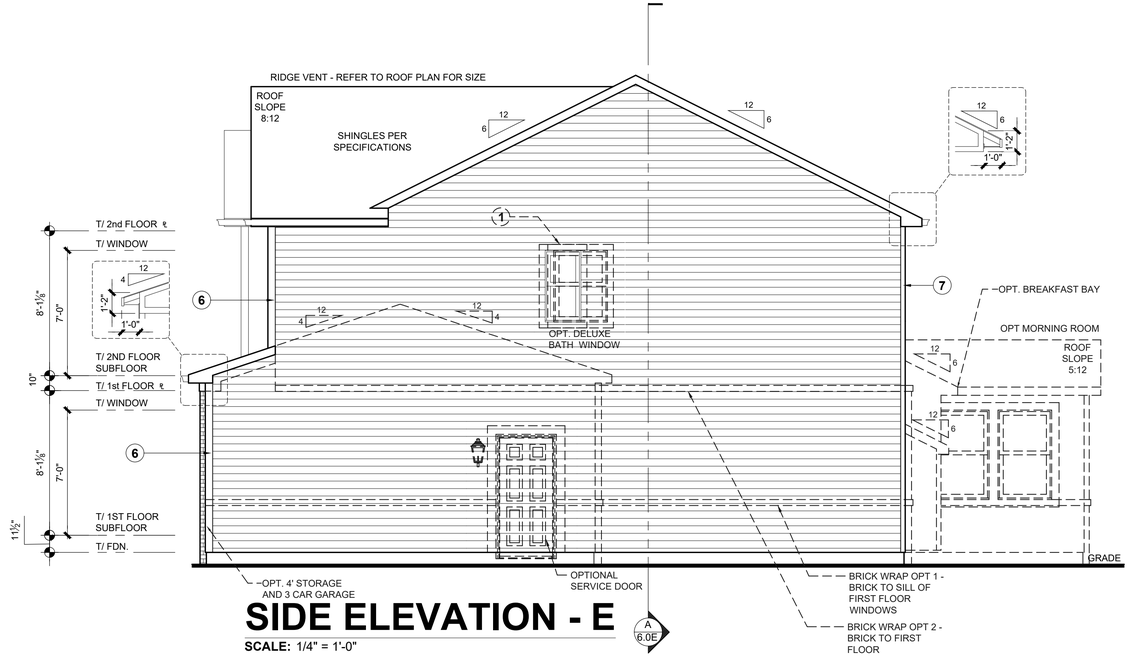
Sheet Title : Rear & Side Elevations

Sheet: 1.1H



FRONT ELEVATION - E

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - E

SCALE: 1/4" = 1'-0"

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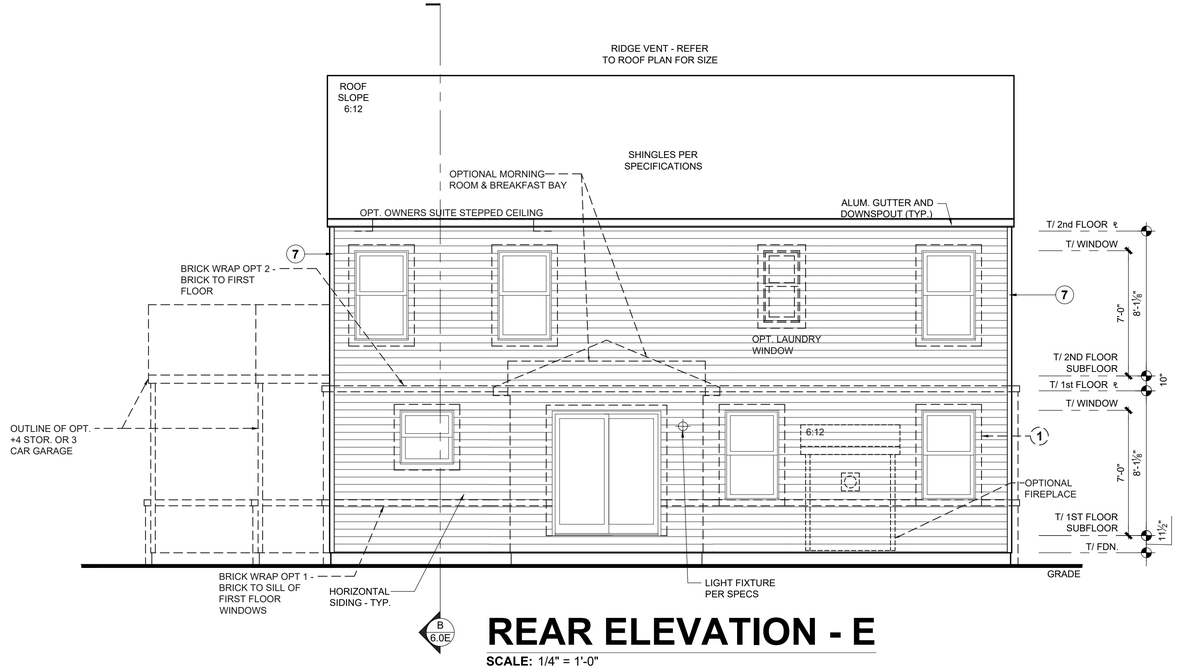
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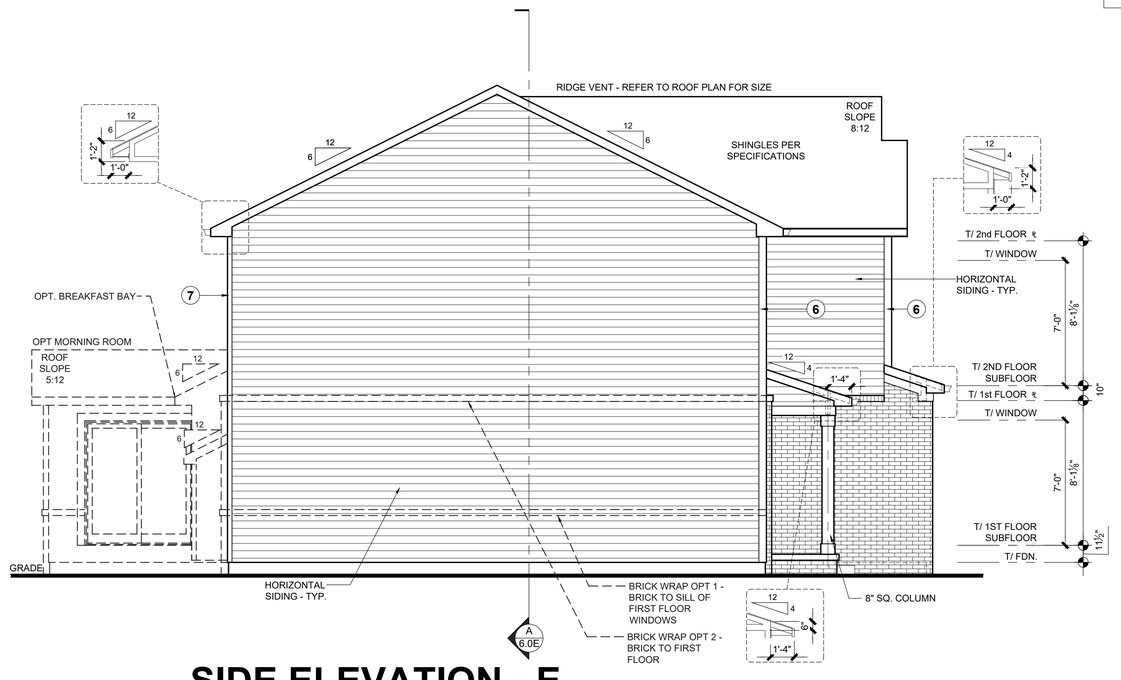
11x17 PRINTS ARE ½ SCALE

Job #:	XXX
LSP Date:	XX/XX /XX
LSP By:	XXX
LSP Rev:	
Sheet Title :	Front & Garage Side Elevations
Sheet:	1.0E



REAR ELEVATION - E

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - E

SCALE: 1/4" = 1'-0"

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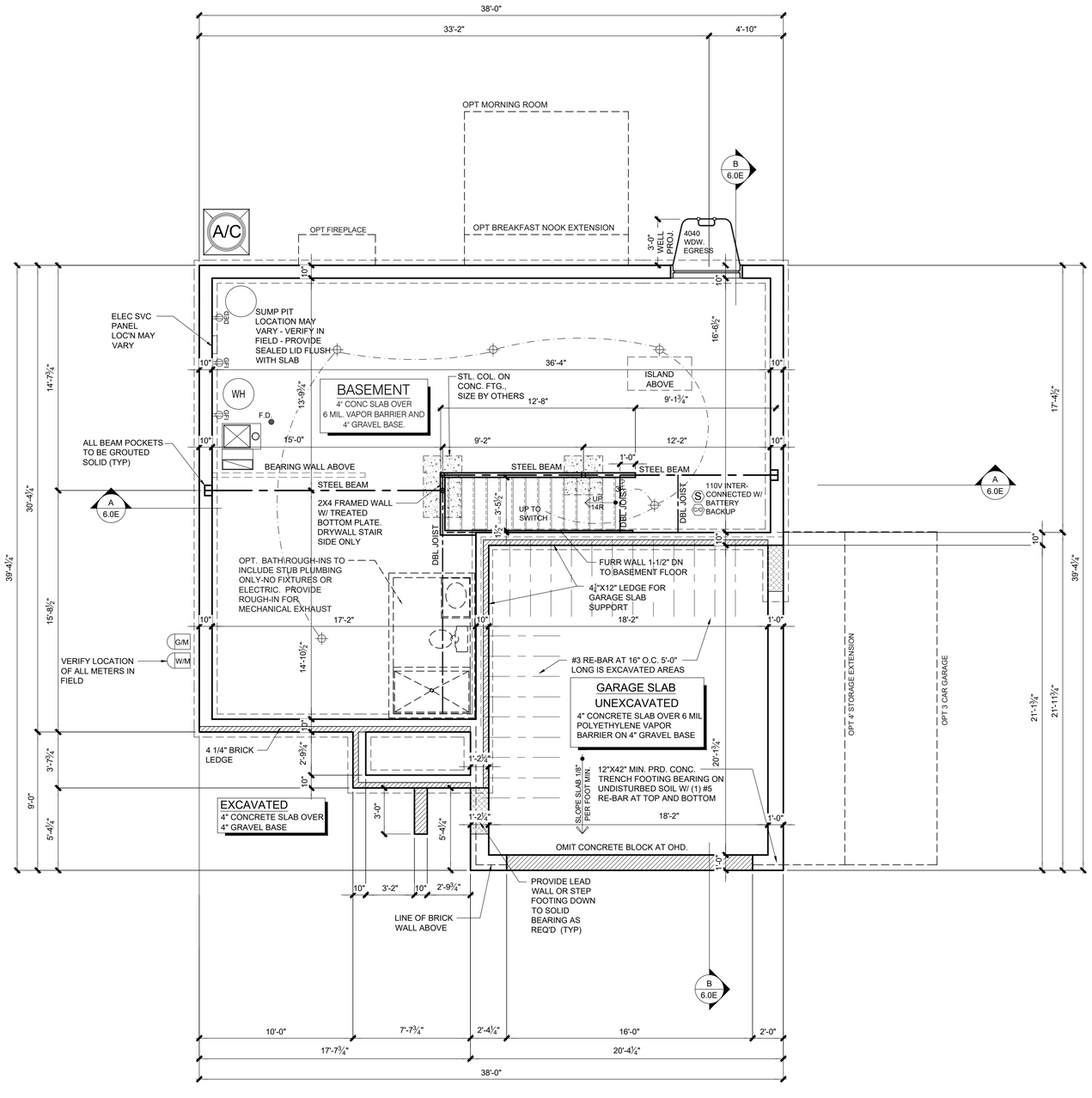
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LSP By:	XXX
LSP Rev:	

Sheet Title : Rear & Side Elevations

Sheet: 1.1E



ELEVATION E
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

☒ OPTIONAL EXTRA

- ☐ BRICK WRAP
- ☐ FULL BATH ROUGH-IN
- ☐ EXTERIOR DIRECT VENT FIREPLACE
- ☐ BREAKFAST NOOK EXTENSION
- ☐ MORNING ROOM
- ☐ 7'-10" BASEMENT
- ☐ 8'-0" BASEMENT
- ☐ 8'-6" BASEMENT
- ☐ GARDEN BASEMENT
- ☐ WALK-OUT BASEMENT
- ☐ GARAGE SERVICE DOOR
- ☐ 4'-0" GARAGE STORAGE
  - ☐ GARAGE SERVICE DOOR
- ☐ 3-CAR FRONT LOAD GARAGE
  - ☐ GARAGE SERVICE DOOR

ESCAPE WINDOW NOTES:

PROVIDE GALV. METAL AREAWELL W/ MIN. 36" PROJECTION.

AREAWELL TO BE A MINIMUM OF 9 S.F. DRAIN TO DRAIN TILE. SILL OF ESCAPE WINDOW AT 44" MAX. ABOVE FLOOR. PROVIDE LADDER AS REQUIRED.

MIN. 5.7 S.F. CLEAR OPENING, 24" MIN. CLEAR OPENING HEIGHT, 20" MIN. CLEAR OPENING WIDTH . SASH NOT INCLUDED IN S.F.

VERIFY LOCATION IN FIELD
DO NOT LOCATE EGRESS WINDOWS BELOW ANY FIRST FLOOR CANTILEVERS ABOVE

Foundation Notes

1. WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN THE FOOTING EXCAVATIONS
2. PROVIDE A MIN. OF 6" OF GRANULAR FILL BELOW ALL INTERIOR SLABS-ON-GRADE
3. PROVIDE GRANULAR BACKFILL FOR BASEMENT WALLS. ALL BACKFILL SHALL BE WELL DRAINED
4. THE FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2500 PSF. OTHERS SHALL DETERMINE THE ACTUAL BEARING CAPACITY OF THE SOIL
5. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED PRIOR TO CONCRETE PLACEMENT
6. WHERE COMPACTION OF FILL IS SPECIFIED, COMPACTION OF FILL MATERIAL SHALL BE A MINIMUM 95% OF MAXIMUM DRY DENSITY
7. BOTTOM OF THE EXTERIOR BUILDING FOOTINGS ARE TO BE AT LEAST 42" BELOW FINISH GRADE REGARDLESS OF ELEVATIONS SHOWN ON PLAN
8. ALL CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND ALL PIERS AND SPREAD FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR PIERS UNLESS NOTED OTHERWISE.
9. NO SLABS OR FOUNDATIONS SHALL BE PLACED INTO OR ADJACENT TO SUB-GRADE CONTAINING WATER, ICE, FROST, OR ORGANIC MATERIAL.
10. WHERE FOUNDATION WALLS ARE TO HAVE SOIL PLACED O BOT SIDES, PLACE SOIL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
11. BASEMENT WALLS ARE DESIGNED TO BE LATERALLY RESTRAINED BY THE CONCRETE FLOOR. PROVIDE TEMPORARY SUPPORT TO BASE OF THE BASEMENT WALL IF WALL IS BACKFILLED PRIOR TO THE PLACEMENT OF THE BASEMENT CONCRETE FLOOR. DO NOT BACKFILL MORE THAN 4'-0" FROM THE FOOTING PRIOR TO PLACING THE BASEMENT CONCRETE FLOOR.
12. THE REINFORCING STEEL CONTRACTOR SHALL FABRICATE ALL REINFORCEMENT AND FURNISH ALL ACCESSORIES. CHAIRS, SPACER BARS, AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS NOTED OTHERWISE.
13. REINFORCING STEEL SHALL BE ASTM A615 (GRADE 60)
14. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185
15. CONCRETE REINFORCEMENT SHALL BE PLACED ACCORDING TO CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS
16. CONCRETE COVERAGE FOR REINFORCING, U.N.O.
    - FOOTINGS 3"
    - SLAB ON GRADE CENTER OF SLAB
    - WALLS EXPOSED TO EARTH 2"
    - COLUMN TIES 1½"
17. COMPRESSION LAB SPLICED FOR GRADE 60 BARS SHALL BE 30 BAR DIAMETER MIN.
18. TENSION LAP SPLICES SHALL BE AS DETAILED. USE CLASS B SPLICES U.N.O.
19. ALL WELDED WIRE FABRIC LAPS SHALL BE 8" AT ENDS AND SIDES
20. BAR LENGTHS SHOWN DO NOT INCLUDE HOOKS AND BENDS
21. CONCRETE AT THE TIME OF PLACEMENT SHALL HAVE A SLUMP OF 4" +/- 1" UNLESS A SUPER-PLASTICIZING AGENT IS USED
22. ALL OPENINGS IN CONCRETE WALLS SHALL HAVE (2) #5 RE-BARS PLACED AROUND THE OPENING. EXTEND THE BARS 24" BEYOND EACH FACE OF OPENING. PLACE (2) #5 X 4'-0" LONG BARS DIAGONALLY AT EACH CORNER.

Structural Disclaimer

STRUCTURAL INFORMATION; HEADER, BEAM, GIRDER SIZES, ETC. TO BE PROVIDED BY OTHERS, AND ARE NOT CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

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REFER TO ENGINEERING SHEET FOR STEEL BEAM, COLUMN, AND PAD SIZES

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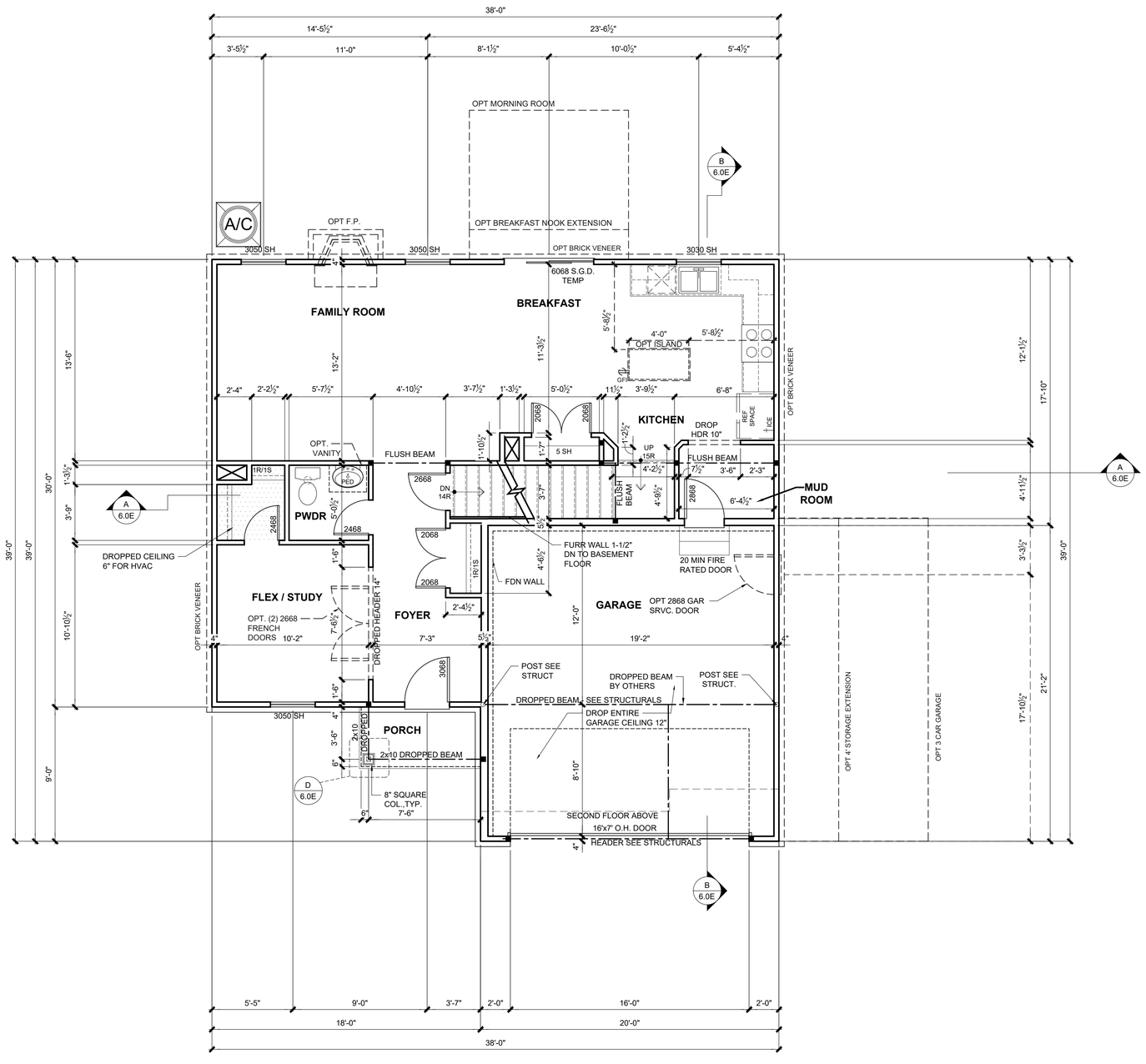
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LSP Rev:	

Sheet Title : Foundation Plan

Sheet: 2.0E



PLAN OPTIONS

- [ ] RAILING - FIRST FLOOR
- [ ] POWDER ROOM CABINET
- [ ] FRENCH DOORS - FLEX / STUDY
- [ ] MORNING ROOM
- [ ] KITCHEN ISLAND
- [ ] BREAKFAST NOOK EXTENSION
- [ ] EXTERIOR DIRECT VENT FIREPLACE (REAR WALL)
- [ ] GARAGE SERVICE DOOR
- [ ] 4'-0" GARAGE STORAGE
  - [ ] GARAGE SERVICE DOOR
- [ ] 3 CAR GARAGE
  - [ ] GARAGE SERVICE DOOR

Floor Plan Notes

1. EXTERIOR WALLS AT CONDITIONED SPACES ARE 2X4 STUDS @ 16" O.C. W/ ½" NOMINAL SHEATHING U.N.O. (4").
2. GARAGE/HOUSE COMMON WALLS ARE 2X4 STUDS @ 16" O.C. U.N.O. (3½").
3. GARAGE EXTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. W/ ½" NOMINAL SHEATHING U.N.O. (4")
4. WALLS ADJACENT TO ATTIC SPACES ARE 2X4 STUDS @ 16" O.C. W/ ½" NOMINAL SHEATHING U.N.O. (4")
5. INTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. U.N.O. (3½").
6. ALL GARAGE/HOUSE COMMON WALLS, CEILINGS, BEAMS, AND COLUMNS THAT SUPPORT FLOOR/CEILING ASSEMBLY ABOVE TO HAVE ½" GWB. CEILING TO BE ⅝" TYPE "X" FIRECODE GYPSUM BOARD BELOW HABITABLE SPACES.

EXTERIOR WALLS ARE SHOWN WITH ½" NOMINAL SHEATHING WHICH IS HELD FLUSH WITH THE OUTSIDE OF THE FOUNDATION.

TYPICAL STAIR NOTE

LOW WALL STANDARD - HANDRAIL OPTIONAL

HANDRAIL @34"-38" ABOVE FINISHED TREAD. HANDRAIL MUST BE ANCHORED AT A WALL OR NEWEL POST. BALUSTERS TO BE SPACED SO A 4" SPHERE OR GREATER CANNOT PASS.

TREADS TO BE MIN. 10" NOSING TO NOSING. RISERS TO BE MAX. 7 3/4". NOSING TO BE 3/4" MIN. AND 1 1/4" MAX.

NOTES

1. ALL FIRST FLOOR WALLS ARE 9'-1 1/8" HIGH UNLESS NOTED OTHERWISE. ALL SECOND FLOOR WALLS ARE 8'-1 1/8" HIGH UNLESS NOTED OTHERWISE.
2. WINDOW HEAD HEIGHTS ARE AS FOLLOWS UNLESS NOTED OTHERWISE: 1ST FLOOR: 7'-6" SECOND FLOOR" 7'-0"
3. ALL POINT LOADS ARE TO BE BLOCKED SOLID TO THE FINAL SUPPORT MEMBER OR FOUNDATION.
4. ALL LIVING SPACE FLOORS OVER GARAGE, IF APPLIABLE, ARE TO BE INSULATED WITH R-30 INSULATION WITH INTEGRAL VAPOR BARRIER. VAPOR BARRIER TO BE PLACED UP AT FLOOR SHEATHING.
5. VAPOR BARRIERS IN INSULATED COMMON WALLS ARE TO BE PLACED TO THE WARM SIDE OF THE WALL.
6. ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.

GLAZING REQUIREMENTS

EGRESS WINDOW REQUIREMENTS:

EVERY SLEEPING ROOM TO HAVE EGRESS COMPLIANT WINDOWS THAT MEET THE FOLLOWING REQUIREMENTS:
1. SILLS AT 44" A.F.F. MAX.
2. 5.7 S.F. CLEAR OPENING
3. 20" CLEAR OPENING WIDTH
4. 24" CLEAR OPENING HEIGHT

GLAZING IN HAZARDOUS LOCATIONS:

TEMPERED GLASS WILL BE PROVIDED IN WINDOWS IN UNDER THE FOLLOWING CONDITIONS IN ACCORDANCE WITH THE 2015 MICHIGAN RESIDENTIAL CODE:
1. OVER OR WITHIN 6'-0" TUBS & SHOWERS
2. WITHIN 24" OF DOORS
3. WITHIN 18" OF FIN. FLOOR & GREATER THAN 9 S.F.
4. WITHIN 60" OF A STAIRWAY LANDING
5. WITHIN 36" OF WALKWAYS

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REFER TO ENGINEERING SHEET FOR FRAMING AND HEADER SIZES

FRAMING PLAN

FIRST FLOOR PLAN - E

SCALE: 1/4" = 1'-0"

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Phone#: 248-221-5000

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M/I HOMES

Brooklyn

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Address, City, MI Zip Code

11x17 PRINTS ARE ½ SCALE

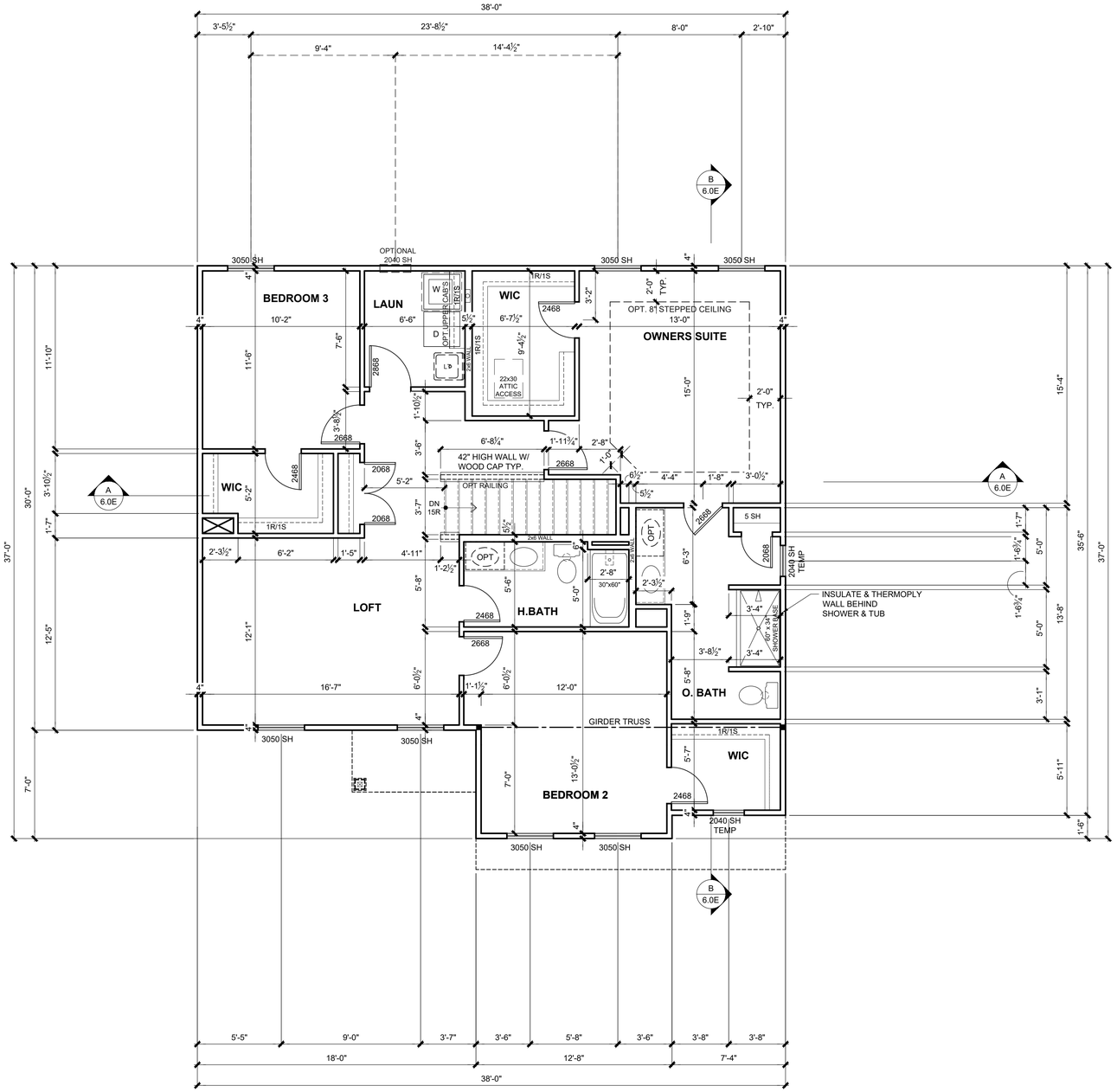
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First Floor Plan

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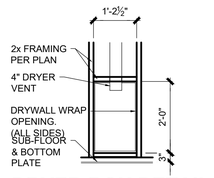
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FRAMING PLAN
SECOND FLOOR PLAN - E
SCALE: 1/4" = 1'-0"

PLAN OPTIONS

- ☐ LAUNDRY SINK ONLY
- ☐ LAUNDRY UPPER CABINETS (CABINETS ABOVE WASHER AND DRYER)
- ☐ WINDOW OPTIONS
  - ☐ 3040 LAUNDRY ROOM
- ☐ OWNERS SUITE STEPPED CEILING
- ☐ SECOND FLOOR RAILING
- ☐ BEDROOM #4 IN-LIEU OF LOFT
- ☐ OWNERS STD BATH UPGRADES
  - ☐ 2ND SINK BOWL
- ☐ OWNERS DELUXE BATH
- ☐ HALL BATH 2ND SINK BOWL



DRYER BOX DETAIL
SCALE: 1/2" = 1'-0"

Floor Plan Notes

1. EXTERIOR WALLS AT CONDITIONED SPACES ARE 2X4 STUDS @ 16" O.C. W/ ½" NOMINAL SHEATHING U.N.O. (4").
2. GARAGE/HOUSE COMMON WALLS ARE 2X4 STUDS @ 16" O.C. U.N.O. (3½").
3. GARAGE EXTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. W/ ½" NOMINAL SHEATHING U.N.O. (4")
4. WALLS ADJACENT TO ATTIC SPACES ARE 2X4 STUDS @ 16" O.C. W/ ½" NOMINAL SHEATHING U.N.O. (4")
5. INTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. U.N.O. (3½").
6. ALL GARAGE/HOUSE COMMON WALLS, CEILINGS, BEAMS, AND COLUMNS THAT SUPPORT FLOOR/CEILING ASSEMBLY ABOVE TO HAVE ½" GWB. CEILING TO BE ⅝" TYPE "X" FIRECODE GYPSUM BOARD BELOW HABITABLE SPACES.

EXTERIOR WALLS ARE SHOWN WITH ½" NOMINAL SHEATHING WHICH IS HELD FLUSH WITH THE OUTSIDE OF THE FOUNDATION.

TYPICAL STAIR NOTE

LOW WALL STANDARD - HANDRAIL OPTIONAL

HANDRAIL @34"-38" ABOVE FINISHED TREAD. HANDRAIL MUST BE ANCHORED AT A WALL OR NEWEL POST. BALUSTERS TO BE SPACED SO A 4" SPHERE OR GREATER CANNOT PASS.

TREADS TO BE MIN. 10" NOSING TO NOSING. RISERS TO BE MAX. 7 3/4". NOSING TO BE 3/4" MIN. AND 1 1/4" MAX.

NOTES

1. ALL FIRST FLOOR WALLS ARE 9'-1 1/8" HIGH UNLESS NOTED OTHERWISE. ALL SECOND FLOOR WALLS ARE 8'-1 1/8" HIGH UNLESS NOTED OTHERWISE.
2. WINDOW HEAD HEIGHTS ARE AS FOLLOWS UNLESS NOTED OTHERWISE: 1ST FLOOR: 7'-6" SECOND FLOOR" 7'-0"
3. ALL POINT LOADS ARE TO BE BLOCKED SOLID TO THE FINAL SUPPORT MEMBER OR FOUNDATION.
4. ALL LIVING SPACE FLOORS OVER GARAGE, IF APPLIABLE, ARE TO BE INSULATED WITH R-30 INSULATION WITH INTEGRAL VAPOR BARRIER. VAPOR BARRIER TO BE PLACED UP AT FLOOR SHEATHING.
5. VAPOR BARRIERS IN INSULATED COMMON WALLS ARE TO BE PLACED TO THE WARM SIDE OF THE WALL.
6. ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.

GLAZING REQUIREMENTS

EGRESS WINDOW REQUIREMENTS:

EVERY SLEEPING ROOM TO HAVE EGRESS COMPLIANT WINDOWS THAT MEET THE FOLLOWING REQUIREMENTS:
1. SILLS AT 44" A.F.F. MAX.
2. 5.7 S.F. CLEAR OPENING
3. 20" CLEAR OPENING WIDTH
4. 24" CLEAR OPENING HEIGHT

GLAZING IN HAZARDOUS LOCATIONS:

TEMPERED GLASS WILL BE PROVIDED IN WINDOWS IN UNDER THE FOLLOWING CONDITIONS IN ACCORDANCE WITH THE 2015 MICHIGAN RESIDENTIAL CODE:
1. OVER OR WITHIN 6'-0" TUBS & SHOWERS
2. WITHIN 24" OF DOORS
3. WITHIN 18" OF FIN. FLOOR & GREATER THAN 9 S.F
4. WITHIN 60" OF A STAIRWAY LANDING
5. WITHIN 36" OF WALKWAYS

Structural Disclaimer

STRUCTURAL INFORMATION; HEADER, BEAM, GIRDER SIZES, ETC. TO BE PROVIDED BY OTHERS, AND ARE NOT CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

ANY INFORMATION RELATIVE TO STRUCTURE WITHIN THESE DOCUMENTS IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.

REFER TO ENGINEERING SHEET FOR FRAMING AND HEADER SIZES

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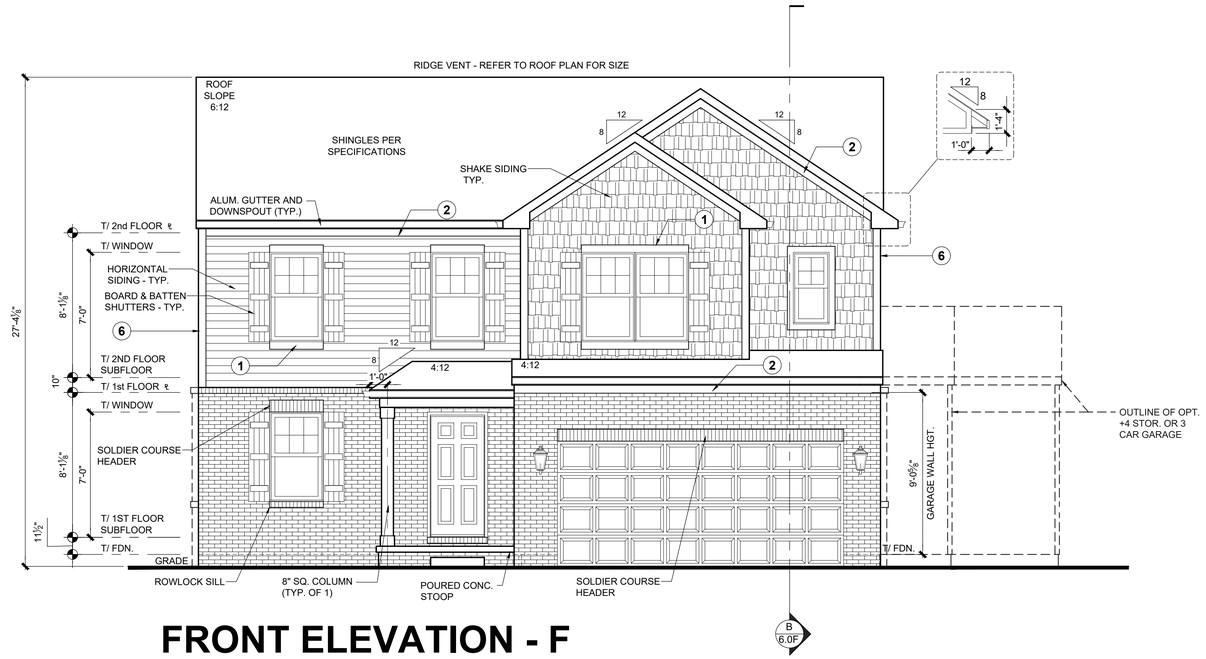
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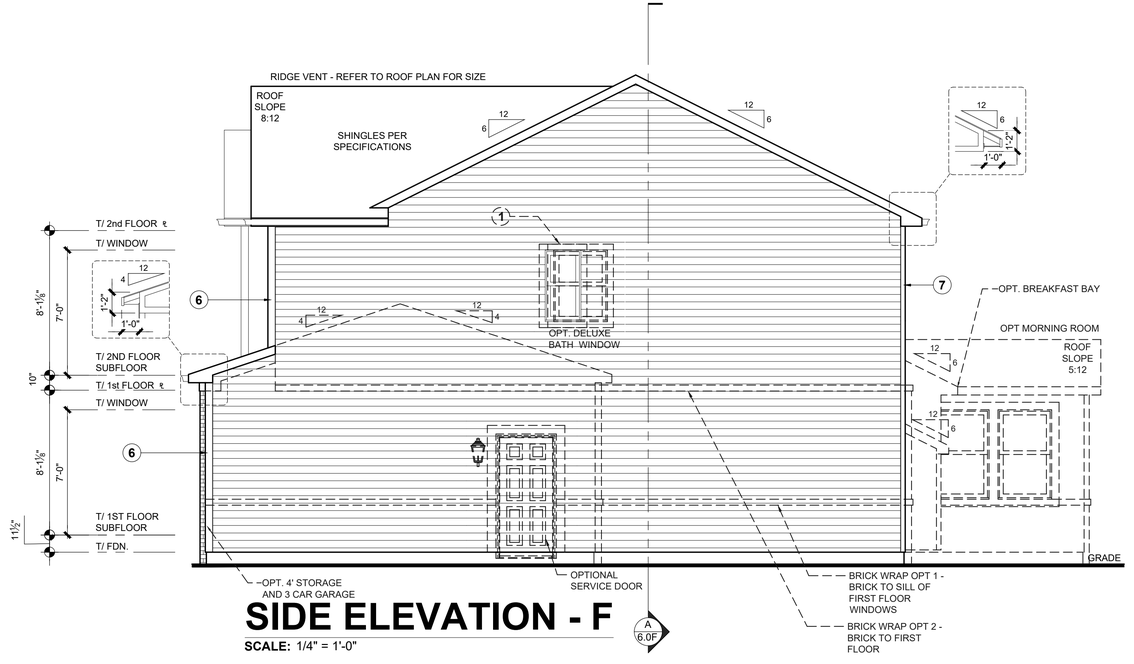
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LSP Rev:
Sheet Title : Second Floor Plan
Sheet: 3.1E



FRONT ELEVATION - F

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - F

SCALE: 1/4" = 1'-0"

Division Note

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TIME PIECES; WHETHER PAINTED, VINYL OR ALUMINUM WRAPPED.

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Window Grid Note

1. FRONT WINDOW GRIDS (MUNTINS) ARE STANDARD

Trim Schedule

KEY #	DESCRIPTION
1	4" TRIM (2x4)
2	6" TRIM (2x6)
3	8" TRIM (2x8)
4	10" TRIM (2X10)
5	12" TRIM (2X12)
6	FRONT CORNERS = 4" TRIM PER DIVSION - SEE SPECS
7	REAR CORNERS = 4" TRIM PER DIVISION - SEE SPECS
8	VINYL ACCENT SIDING

REFER TO PROJECT SPECIFIC SPECIFICATIONS REGARDING TRIM THICKNESS; 1X_ OR ⅝ TRIM THICKNESS

Fascia / Rakes

1. FASCIAS: ALUMINUM GUTTERS ON 1X6 FASCIA W/ 1X6 FRIEZE BOARD
2. RAKES: 1X6 RAKE W/ 1X6 RAKE FRIEZE BOARD

SEE DETAILS SHEETS

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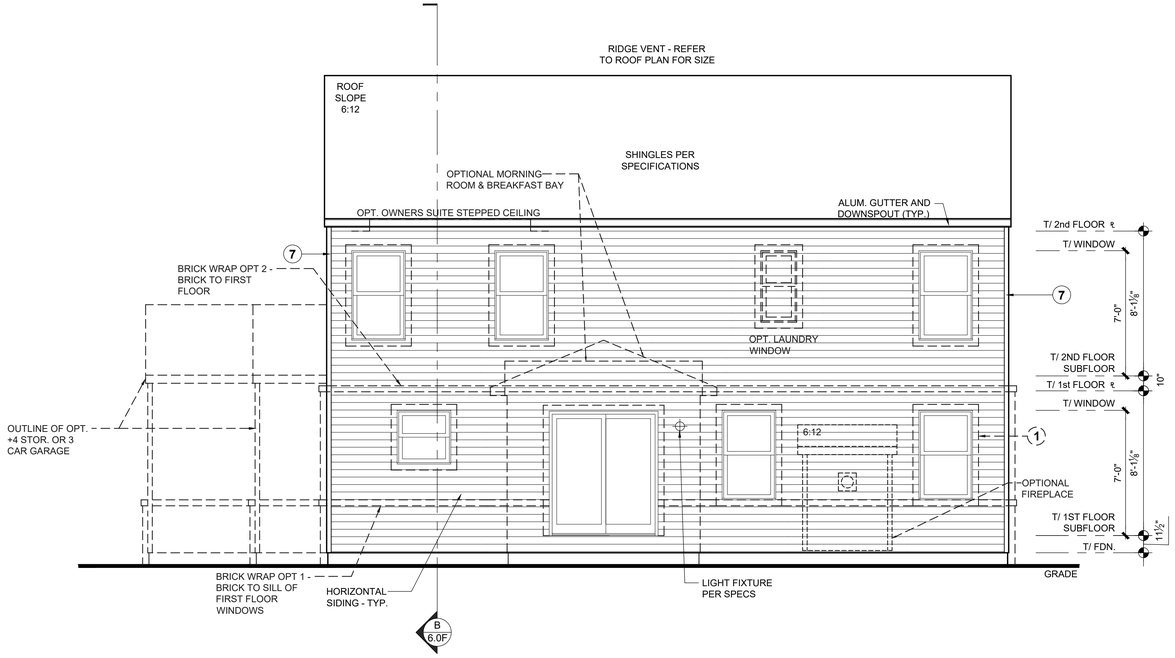
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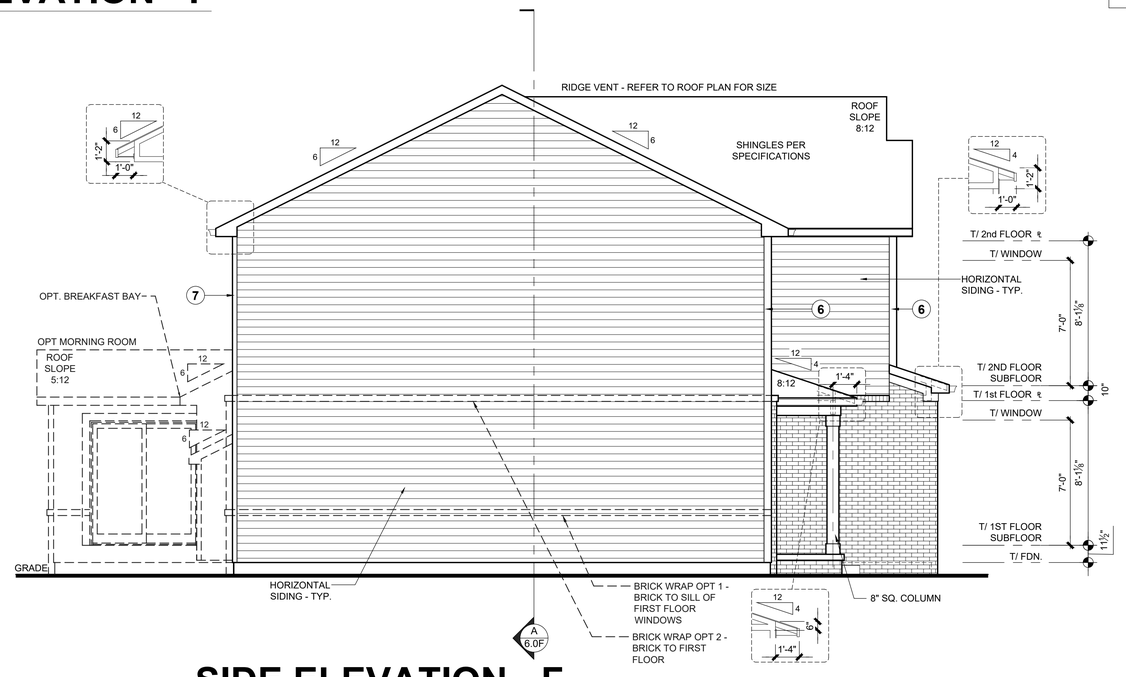
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Sheet: 1.0F



REAR ELEVATION - F

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - F

SCALE: 1/4" = 1'-0"

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Fascia / Rakes

1. FASCIAS: ALUMINUM GUTTERS ON 1X6 FASCIA W/ 1X6 FRIEZE BOARD
2. RAKES: 1X6 RAKE W/ 1X6 RAKE FRIEZE BOARD

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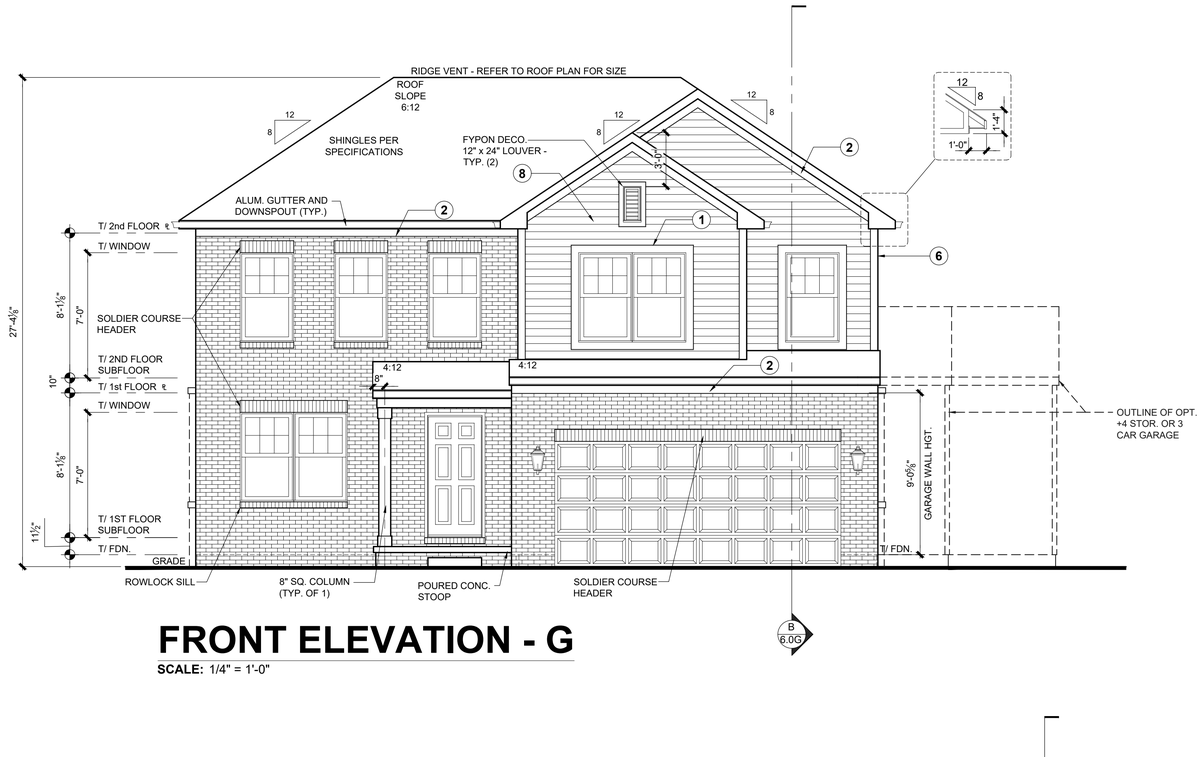
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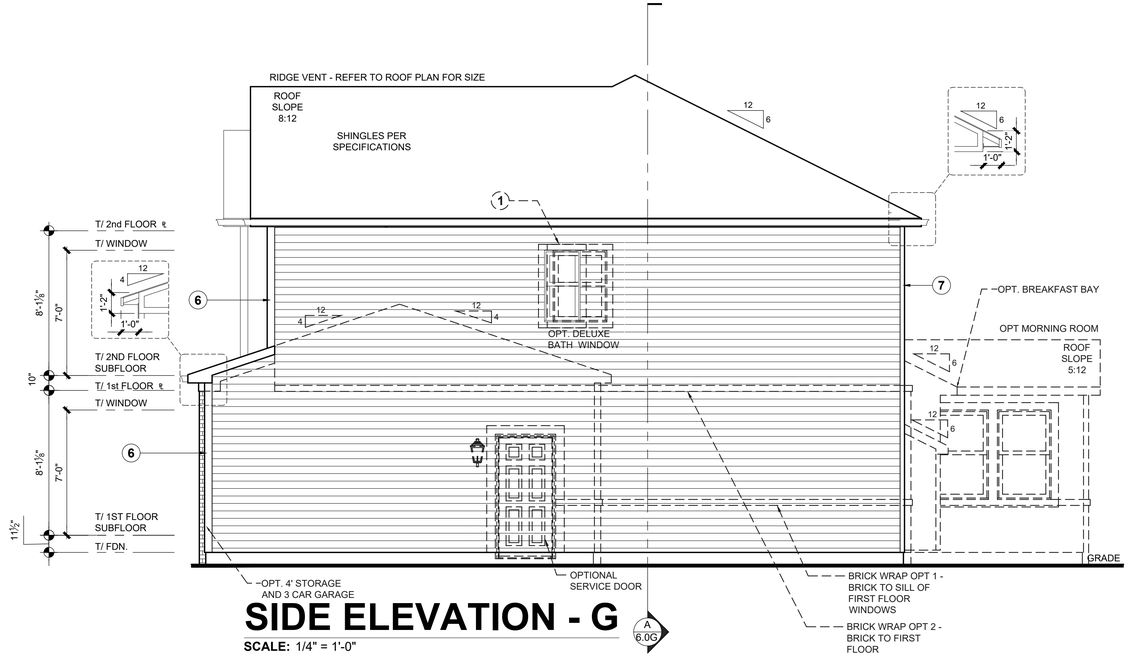
Sheet Title : Rear & Side Elevations

Sheet: 1.1F



FRONT ELEVATION - G

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - G

SCALE: 1/4" = 1'-0"

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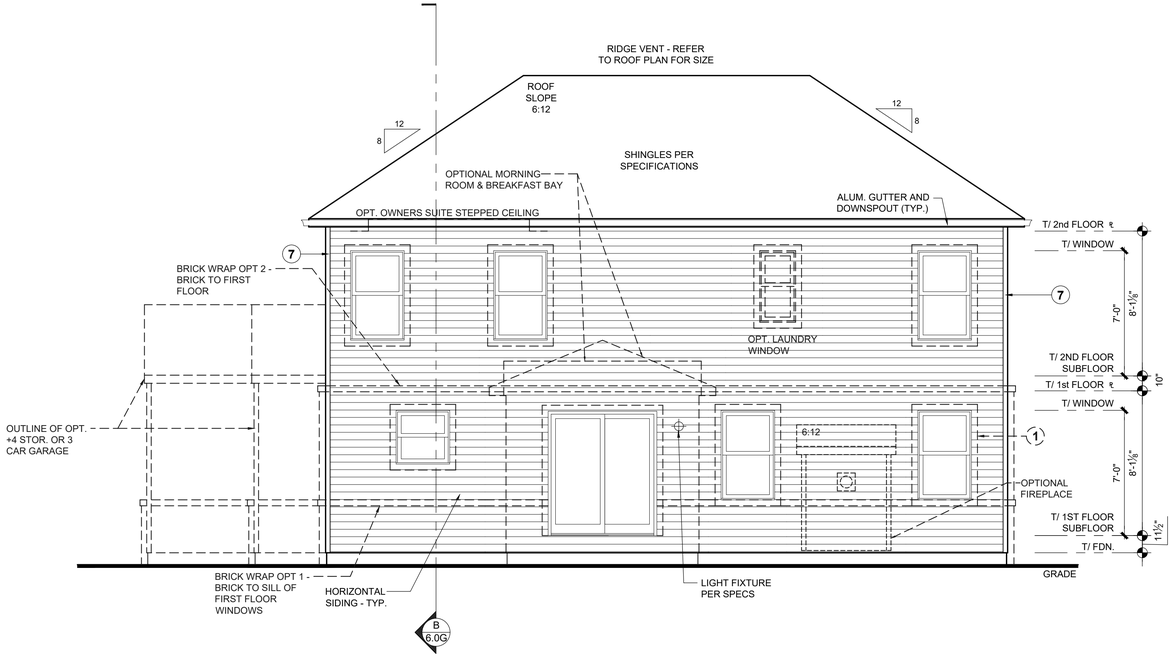
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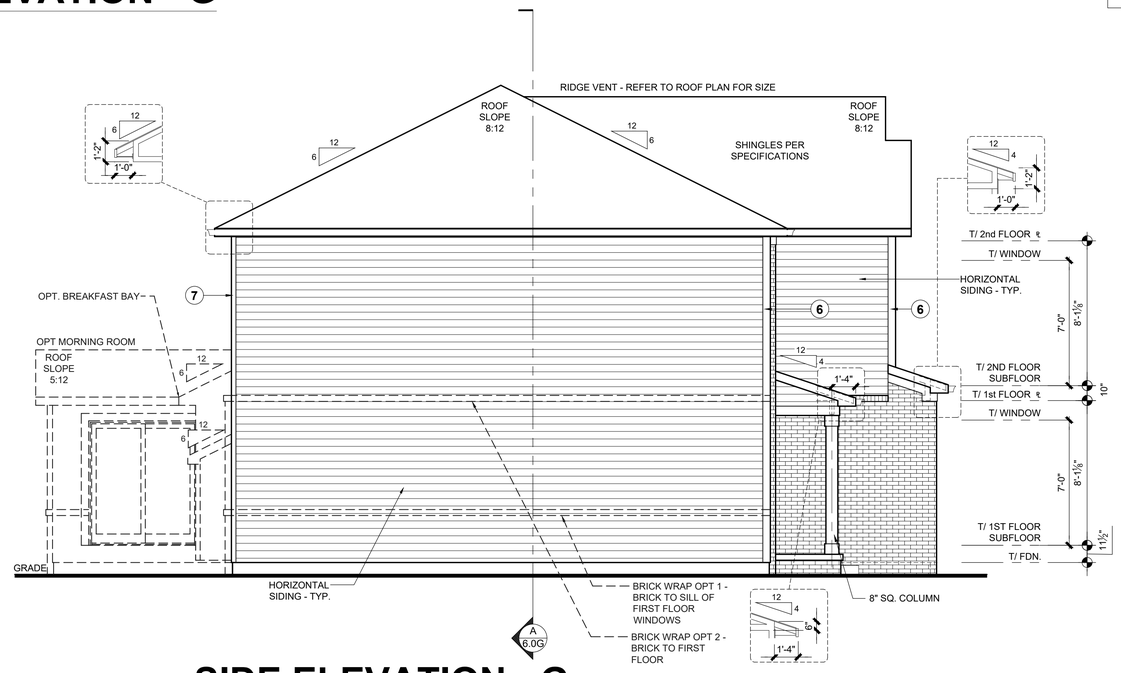
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Sheet Title :	Front & Garage Side Elevations
Sheet:	1.0G



REAR ELEVATION - G

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - G

SCALE: 1/4" = 1'-0"

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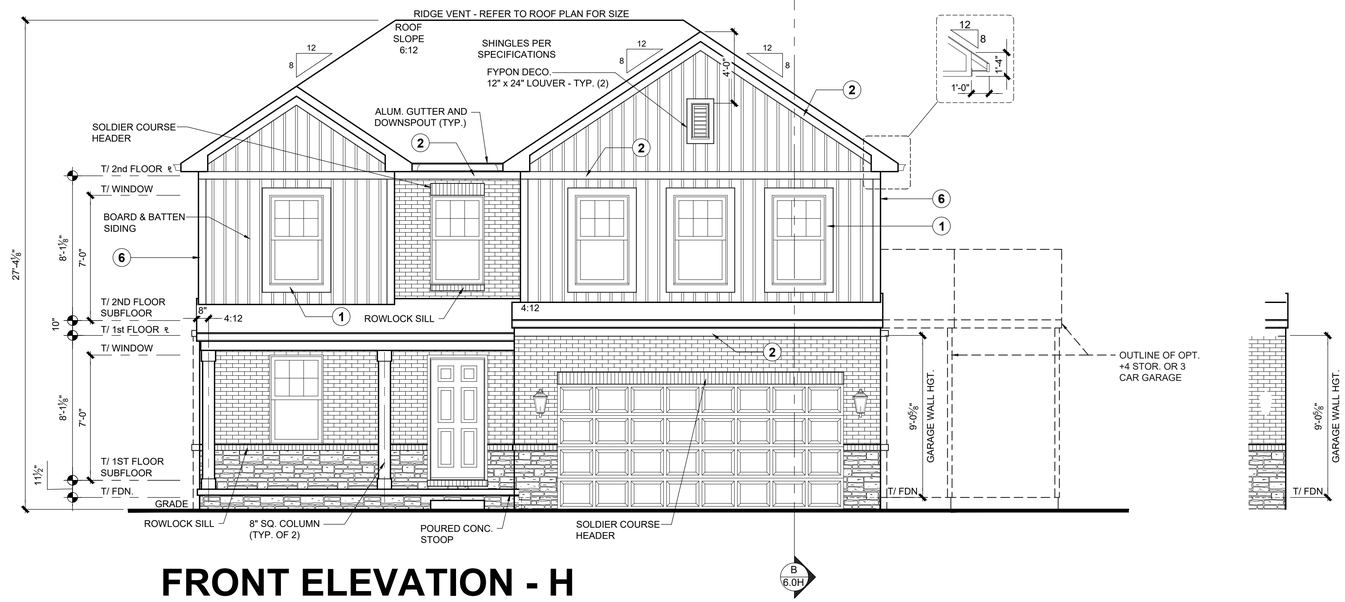
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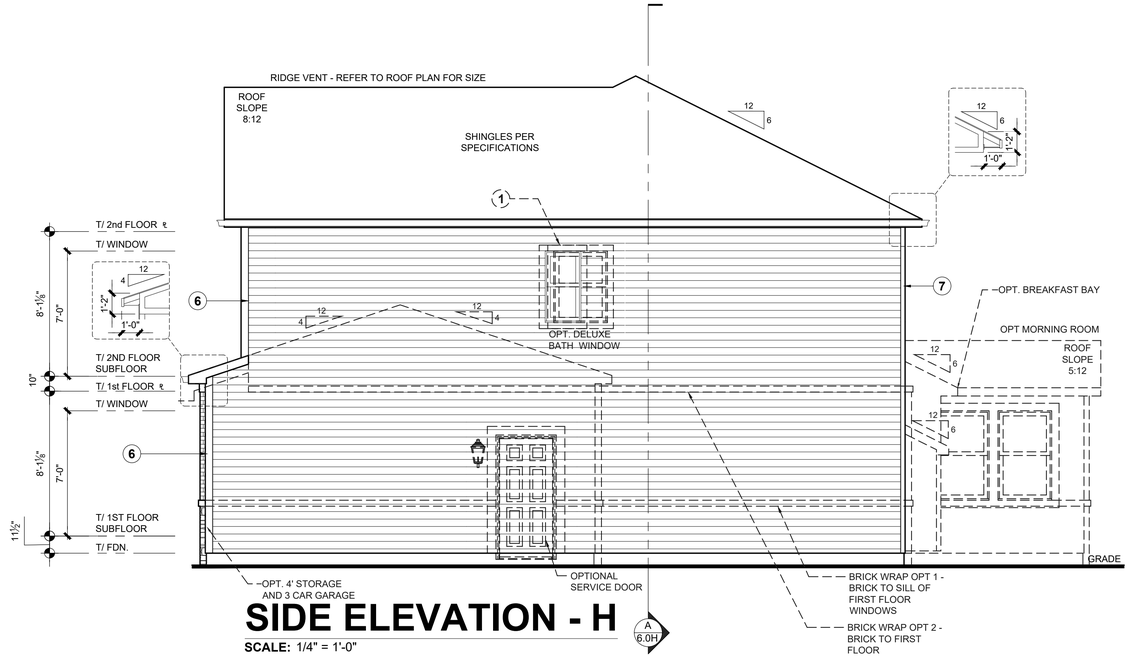
Sheet Title : Rear & Side Elevations

Sheet: 1.1G



FRONT ELEVATION - H

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - H

SCALE: 1/4" = 1'-0"

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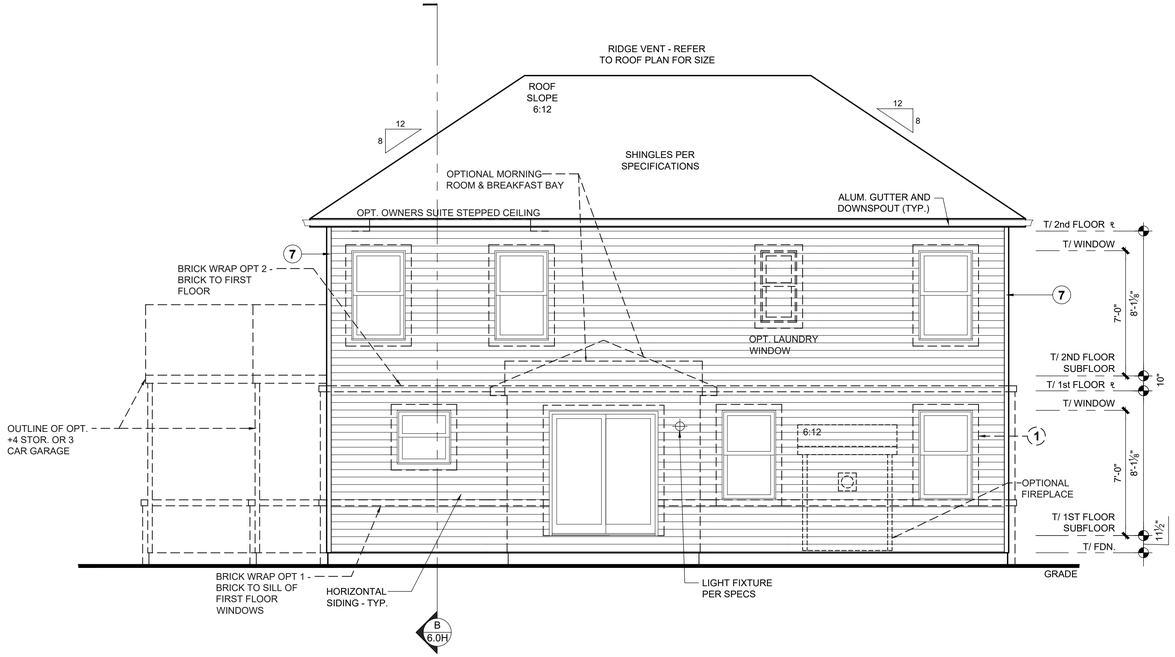
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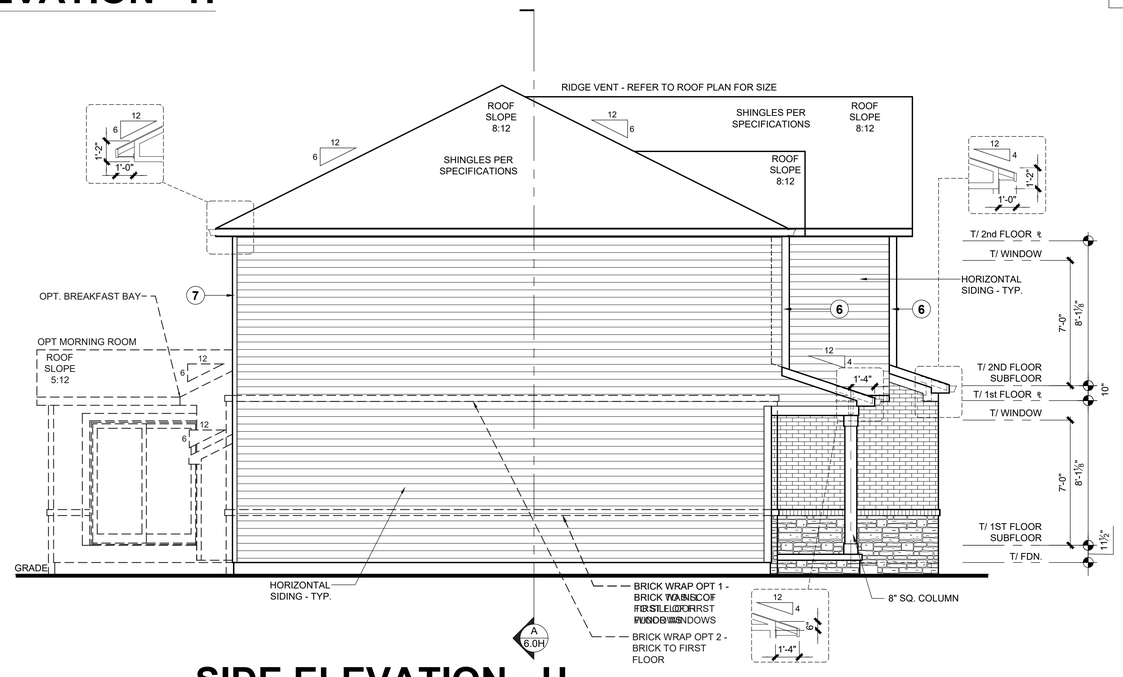
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REAR ELEVATION - H

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - H

SCALE: 1/4" = 1'-0"

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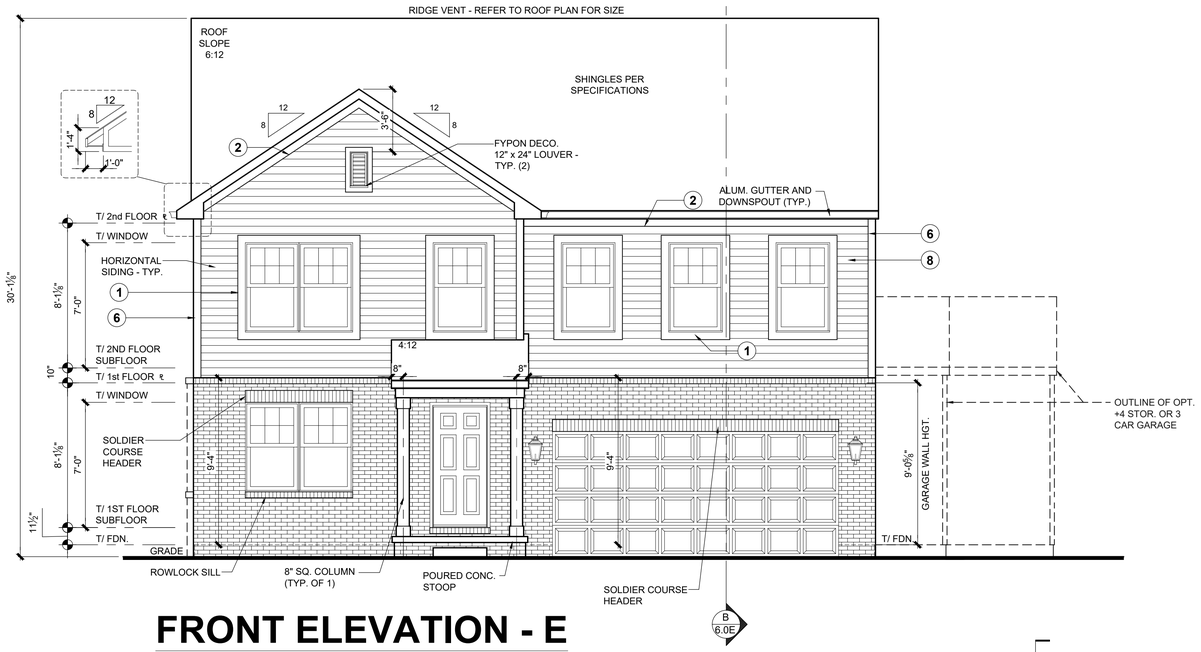
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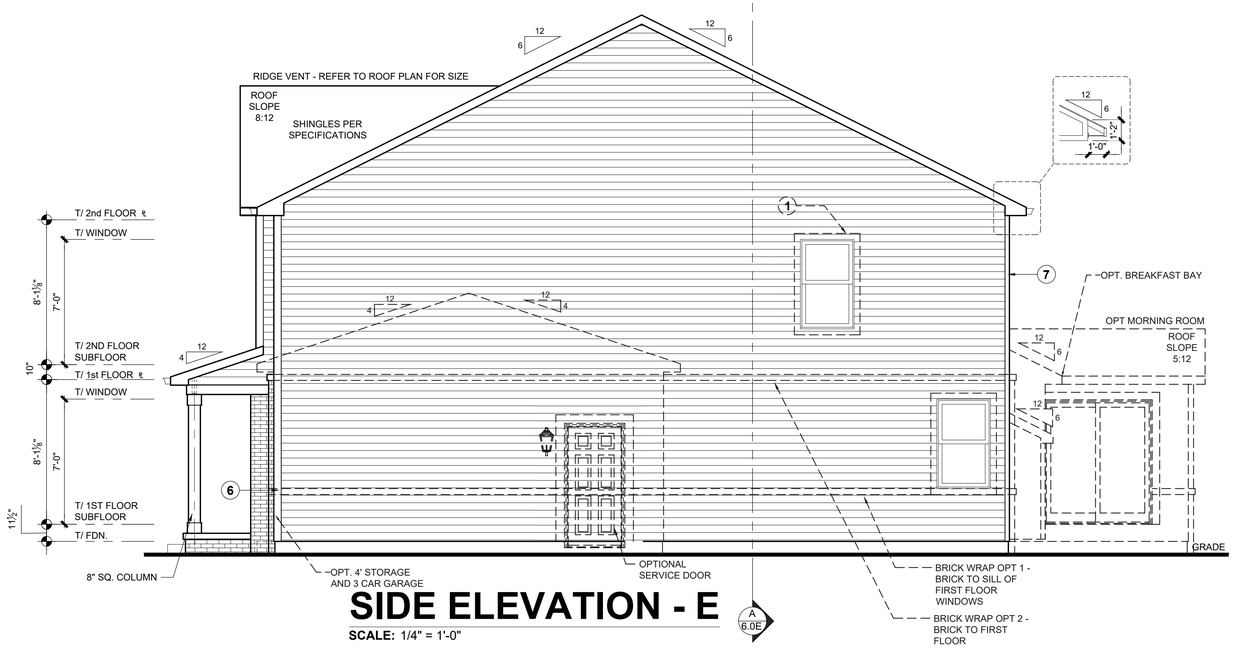
Sheet Title : Rear & Side Elevations

Sheet: 1.1H



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SCALE: 1/4" = 1'-0"



SIDE ELEVATION - E

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3	8" TRIM (2x8)
4	10" TRIM (2X10)
5	12" TRIM (2X12)
6	FRONT CORNERS = 4" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 4" TRIM PER DIVISION - SEE SPECS
8	VINYL ACCENT SIDING

REFER TO PROJECT SPECIFIC SPECIFICATIONS REGARDING TRIM THICKNESS; 1X_ OR ¾ TRIM THICKNESS

Fascia / Rakes

1. FASCIAS: ALUMINUM GUTTERS ON 1X6 FASCIA W/ 1X6 FRIEZE BOARD
2. RAKES: 1X6 RAKE W/ 1X6 RAKE FRIEZE BOARD

SEE DETAILS SHEETS

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ESSENTIAL BRICK SERIES

Plan Issued Date: 12-18-23

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Phone#: 248-221-5000

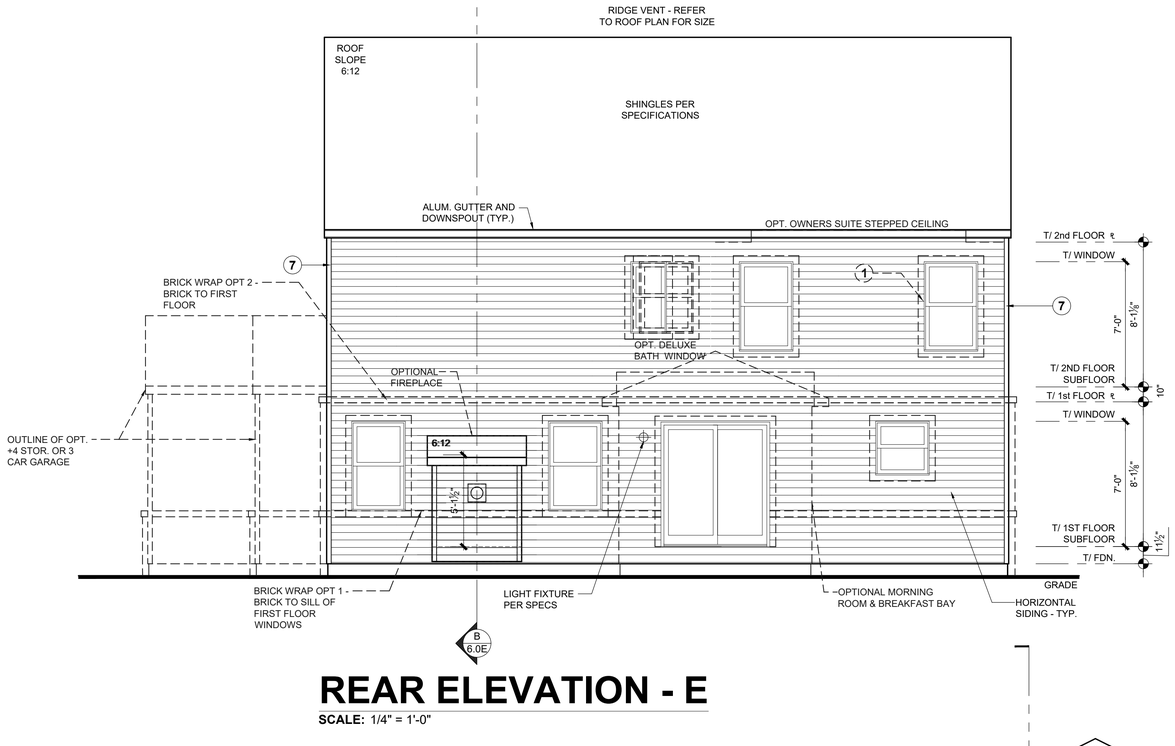
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11x17 PRINTS ARE ½ SCALE

Juliet

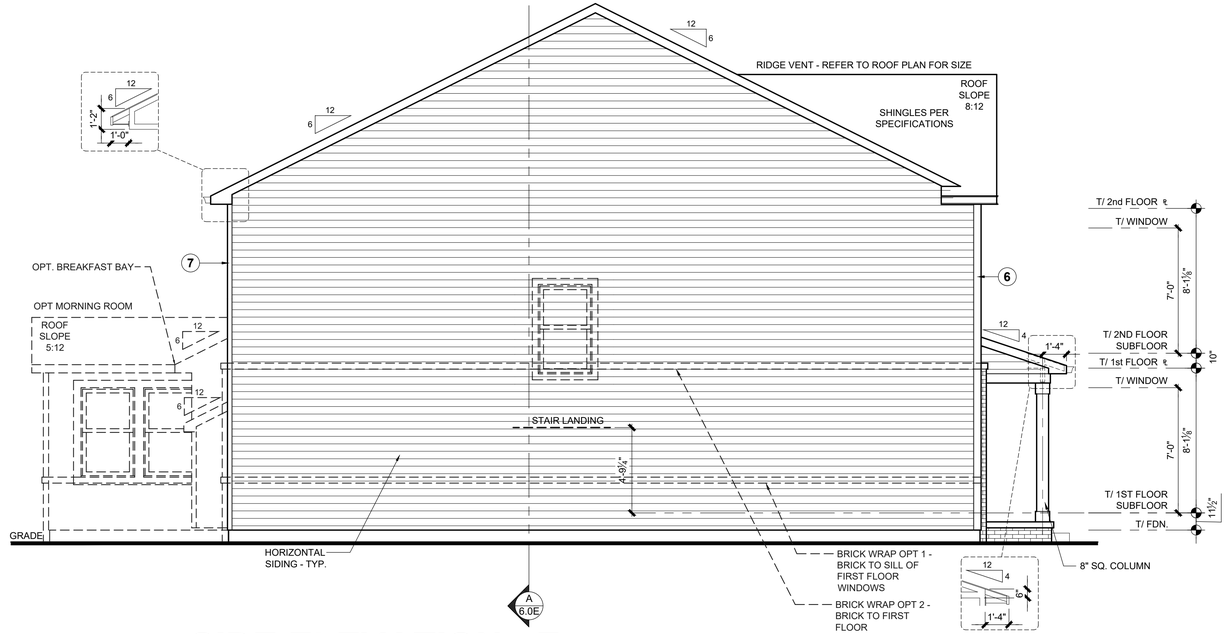
Lot # - Subdivision
Address, City, MI Zip Code

Job #:	XXX
LSP Date:	XX/XX /XX
LSP By:	XXX
LSP Rev:	
Sheet Title :	Front & Garage Side Elevations
Sheet:	1.0E



REAR ELEVATION - E

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - E

SCALE: 1/4" = 1'-0"

Division Note

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TIME PIECES; WHETHER PAINTED, VINYL OR ALUMINUM WRAPPED.

Typ Ext Trim Finish

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Window Grid Note

1. FRONT WINDOW GRIDS (MUNTINS) ARE STANDARD

Trim Schedule

KEY #	DESCRIPTION
1	4" TRIM (2x4)
2	6" TRIM (2x6)
3	8" TRIM (2x8)
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5	12" TRIM (2X12)
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SEE DETAILS SHEETS

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ESSENTIAL BRICK SERIES

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M/I HOMES

11x17 PRINTS ARE ½ SCALE

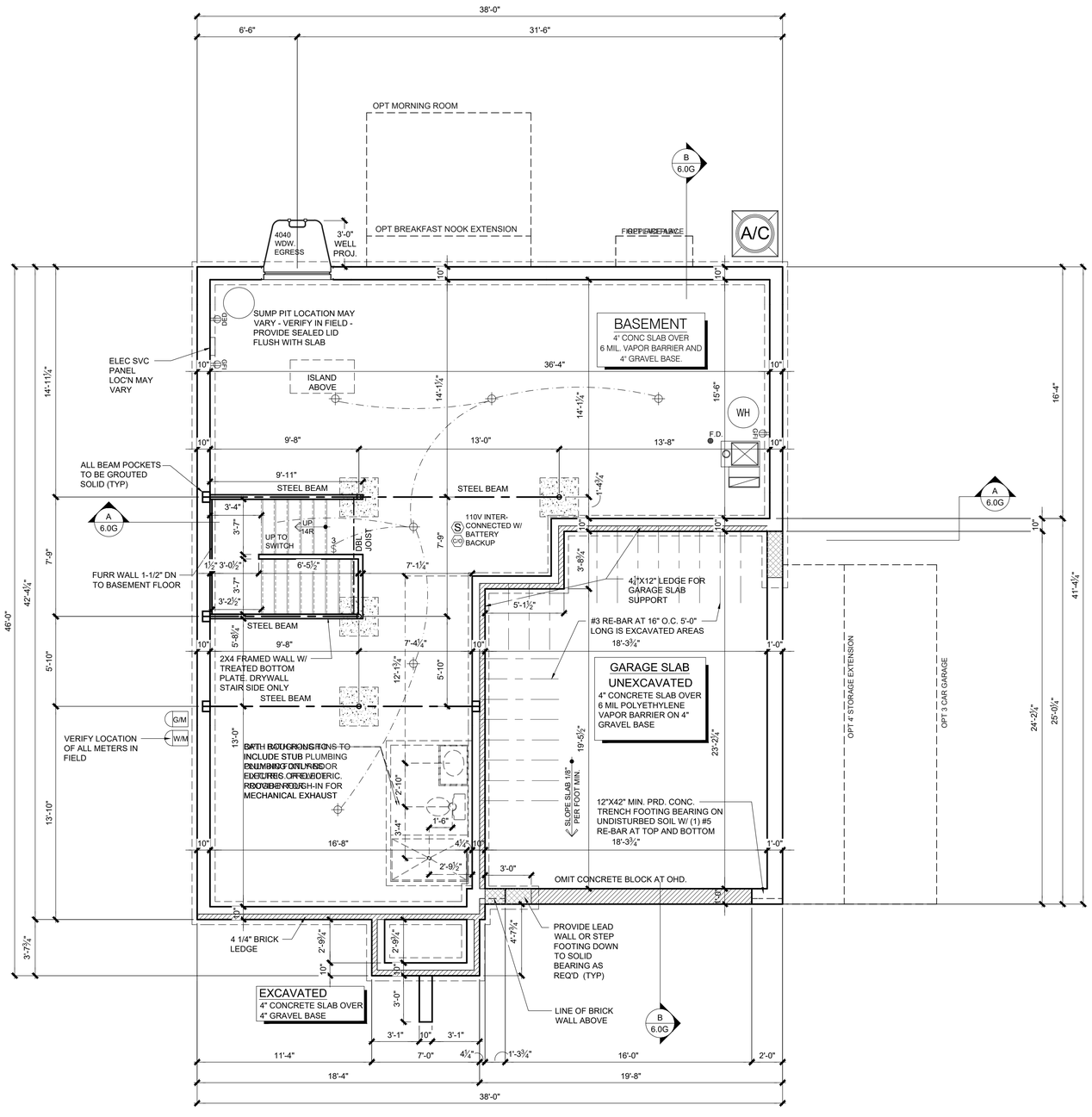
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Lot # - Subdivision
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LSP Date:	XX/XX /XX
LSP By:	XXX
LSP Rev:	

Sheet Title :
Rear & Side Elevations

Sheet:
1.1E



ELEVATION E
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

OPTIONAL EXTRA

- ☐ FULL BATH ROUGH-IN
- ☐ EXTERIOR DIRECT VENT FIREPLACE
- ☐ BREAKFAST NOOK EXTENSION
- ☐ MORNING ROOM
- ☐ 7'-10" BASEMENT
- ☐ 8'-0" BASEMENT
- ☐ 8'-6" BASEMENT
- ☐ GARDEN BASEMENT
- ☐ WALK-OUT BASEMENT
- ☐ GARAGE SERVICE DOOR
- ☐ 4'-0" GARAGE STORAGE
  - ☐ GARAGE SERVICE DOOR
- ☐ 3-CAR FRONT LOAD GARAGE
  - ☐ GARAGE SERVICE DOOR

ESCAPE WINDOW NOTES:

PROVIDE GALV. METAL AREAWELL W/ MIN. 36" PROJECTION.

AREAWELL TO BE A MINIMUM OF 9 S.F. DRAIN TO DRAIN TILE. SILL OF ESCAPE WINDOW AT 44" MAX. ABOVE FLOOR. PROVIDE LADDER AS REQUIRED.

MIN. 5.7 S.F. CLEAR OPENING, 24" MIN. CLEAR OPENING HEIGHT, 20" MIN. CLEAR OPENING WIDTH . SASH NOT INCLUDED IN S.F.

VERIFY LOCATION IN FIELD
DO NOT LOCATE EGRESS WINDOWS BELOW ANY FIRST FLOOR CANTILEVERS ABOVE

Foundation Notes

1. WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN THE FOOTING EXCAVATIONS
2. PROVIDE A MIN. OF 6" OF GRANULAR FILL BELOW ALL INTERIOR SLABS-ON-GRADE
3. PROVIDE GRANULAR BACKFILL FOR BASEMENT WALLS. ALL BACKFILL SHALL BE WELL DRAINED
4. THE FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2500 PSF. OTHERS SHALL DETERMINE THE ACTUAL BEARING CAPACITY OF THE SOIL
5. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED PRIOR TO CONCRETE PLACEMENT
6. WHERE COMPACTION OF FILL IS SPECIFIED, COMPACTION OF FILL MATERIAL SHALL BE A MINIMUM 95% OF MAXIMUM DRY DENSITY
7. BOTTOM OF THE EXTERIOR BUILDING FOOTINGS ARE TO BE AT LEAST 42" BELOW FINISH GRADE REGARDLESS OF ELEVATIONS SHOWN ON PLAN
8. ALL CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND ALL PIERS AND SPREAD FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR PIERS UNLESS NOTED OTHERWISE.
9. NO SLABS OR FOUNDATIONS SHALL BE PLACED INTO OR ADJACENT TO SUB-GRADE CONTAINING WATER, ICE, FROST, OR ORGANIC MATERIAL.
10. WHERE FOUNDATION WALLS ARE TO HAVE SOIL PLACED O BOT SIDES, PLACE SOIL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
11. BASEMENT WALLS ARE DESIGNED TO BE LATERALLY RESTRAINED BY THE CONCRETE FLOOR. PROVIDE TEMPORARY SUPPORT TO BASE OF THE BASEMENT WALL IF WALL IS BACKFILLED PRIOR TO THE PLACEMENT OF THE BASEMENT CONCRETE FLOOR. DO NOT BACKFILL MORE THAN 4'-0" FROM THE FOOTING PRIOR TO PLACING THE BASEMENT CONCRETE FLOOR.
12. THE REINFORCING STEEL CONTRACTOR SHALL FABRICATE ALL REINFORCEMENT AND FURNISH ALL ACCESSORIES, CHAIRS, SPACER BARS, AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS NOTED OTHERWISE.
13. REINFORCING STEEL SHALL BE ASTM A615 (GRADE 60)
14. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185
15. CONCRETE REINFORCEMENT SHALL BE PLACED ACCORDING TO CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS
16. CONCRETE COVERAGE FOR REINFORCING, U.N.O.

FOOTINGS	3"
SLAB ON GRADE	CENTER OF SLAB
WALLS EXPOSED TO EARTH	2"
COLUMN TIES	1½"

17. COMPRESSION LAP SPLICED FOR GRADE 60 BARS SHALL BE 30 BAR DIAMETER MIN.
18. TENSION LAP SPLICES SHALL BE AS DETAILED. USE CLASS B SPLICES U.N.O.
19. ALL WELDED WIRE FABRIC LAPS SHALL BE 8" AT ENDS AND SIDES
20. BAR LENGTHS SHOWN DO NOT INCLUDE HOOKS AND BENDS
21. CONCRETE AT THE TIME OF PLACEMENT SHALL HAVE A SLUMP OF 4" +/- 1" UNLESS A SUPER-PLASTICIZING AGENT IS USED
22. ALL OPENINGS IN CONCRETE WALLS SHALL HAVE (2) #5 RE-BARS PLACED AROUND THE OPENING. EXTEND THE BARS 24" BEYOND EACH FACE OF OPENING. PLACE (2) #5 X 4'-0" LONG BARS DIAGONALLY AT EACH CORNER.

Structural Disclaimer

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REFER TO ENGINEERING SHEET FOR STEEL BEAM, COLUMN, AND PAD SIZES

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ESSENTIAL BRICK SERIES

11x17 PRINTS ARE ½ SCALE

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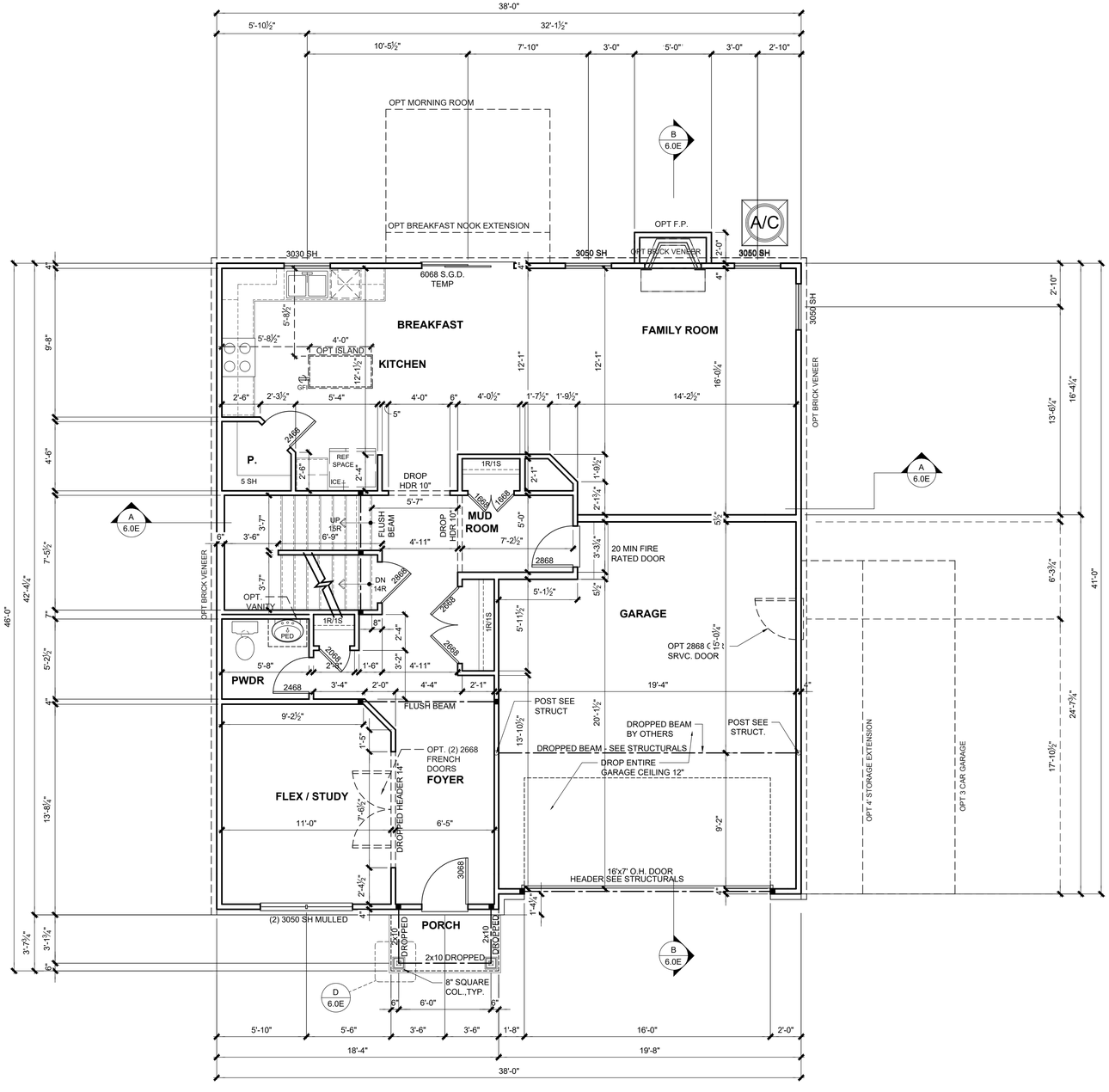
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LSP Date:	XX/XX /XX
LSP By:	XXX
LSP Rev:	

Sheet Title : Foundation Plan

Sheet: 2.0E



PLAN OPTIONS

- ☐ POWDER ROOM CABINET
- ☐ MORNING ROOM
- ☐ FRENCH DOORS - FLEX / STUDY
- ☐ KITCHEN ISLAND
- ☐ BREAKFAST NOOK EXTENSION
- ☐ EXTERIOR DIRECT VENT FIREPLACE (REAR WALL)
- ☐ GARAGE SERVICE DOOR
- ☐ 4'-0" GARAGE STORAGE
  - ☐ GARAGE SERVICE DOOR
- ☐ 3 CAR GARAGE
  - ☐ GARAGE SERVICE DOOR

DIRECT VENT GAS FIREPLACE
QUARTZ 36 BY [illegible] MATERIAL
42"x 38 1/4" ROUGH OPENING

PROVIDE NON-COMBUSTIBLE HEARTH
HEARTH EXTENSION TO BE MIN. 20" TO FRONT AND 12" TO EACH SIDE OF THE FIREPLACE BOX.

FIREPLACE CHASE TO BE INSULATED TO MATCH EXTERIOR WALLS, AND SHEATHED WITH 1/2" GYPSUM BOARD AT ALL LOCATIONS ABOVE FINISHED

Floor Plan Notes

1. EXTERIOR WALLS AT CONDITIONED SPACES ARE 2X4 STUDS @ 16" O.C. W/ ½" NOMINAL SHEATHING U.N.O. (4").
2. GARAGE/HOUSE COMMON WALLS ARE 2X4 STUDS @ 16" O.C. U.N.O. (3½").
3. GARAGE EXTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. W/ ½" NOMINAL SHEATHING U.N.O. (4")
4. WALLS ADJACENT TO ATTIC SPACES ARE 2X4 STUDS @ 16" O.C. W/ ½" NOMINAL SHEATHING U.N.O. (4")
5. INTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. U.N.O. (3½").
6. ALL GARAGE/HOUSE COMMON WALLS, CEILINGS, BEAMS, AND COLUMNS THAT SUPPORT FLOOR/CEILING ASSEMBLY ABOVE TO HAVE ½" GWB. CEILING TO BE ⅝" TYPE "X" FIRECODE GYPSUM BOARD BELOW HABITABLE SPACES.

EXTERIOR WALLS ARE SHOWN WITH ½" NOMINAL SHEATHING WHICH IS HELD FLUSH WITH THE OUTSIDE OF THE FOUNDATION.

STAIRWAY STRINGERS AND OPTIONAL HANDRAIL TO BE INSTALLED TO MATCH.

HANDRAIL MUST BE ANCHORED AT A WALL OR NEWEL POST. BALUSTERS TO BE SPACED SO A 4" SPHERE OR GREATER CANNOT PASS.

TREADS TO BE MIN. 10" NOSING TO NOSING. RISERS TO BE MAX. 7 3/4". NOSING TO BE 3/4" MIN. AND 1 1/4" MAX.

NOTES

1. ALL FIRST FLOOR WALLS ARE 9'-1 1/8" HIGH UNLESS NOTED OTHERWISE. ALL SECOND FLOOR WALLS ARE 8'-1 1/8" HIGH UNLESS NOTED OTHERWISE.
2. WINDOW HEAD HEIGHTS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
   1ST FLOOR: 7'-6"
   SECOND FLOOR" 7'-0"
3. ALL POINT LOADS ARE TO BE BLOCKED SOLID TO THE FINAL SUPPORT MEMBER OR FOUNDATION.
4. ALL LIVING SPACE FLOORS OVER GARAGE, IF APPLIABLE, ARE TO BE INSULATED WITH R-30 INSULATION WITH INTEGRAL VAPOR BARRIER. VAPOR BARRIER TO BE PLACED UP AT FLOOR SHEATHING.
5. VAPOR BARRIERS IN INSULATED COMMON WALLS ARE TO BE PLACED TO THE WARM SIDE OF THE WALL.
6. ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.

GLAZING REQUIREMENTS

EGRESS WINDOW REQUIREMENTS:

EVERY SLEEPING ROOM TO HAVE EGRESS COMPLIANT WINDOWS THAT MEET THE FOLLOWING REQUIREMENTS:
1. SILLS AT 44" A.F.F. MAX.
2. 5.7 S.F. CLEAR OPENING
3. 20" CLEAR OPENING WIDTH
4. 24" CLEAR OPENING HEIGHT

GLAZING IN HAZARDOUS LOCATIONS:

TEMPERED GLASS WILL BE PROVIDED IN WINDOWS IN UNDER THE FOLLOWING CONDITIONS IN ACCORDANCE WITH THE 2015 MICHIGAN RESIDENTIAL CODE:
1. OVER OR WITHIN 6'-0" TUBS & SHOWERS
2. WITHIN 24" OF DOORS
3. WITHIN 18" OF FIN. FLOOR & GREATER THAN 9 S.F
4. WITHIN 60" OF A STAIRWAY LANDING
5. WITHIN 36" OF WALKWAYS

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REFER TO ENGINEERING SHEET FOR FRAMING AND HEADER SIZES

FRAMING PLAN
FIRST FLOOR PLAN - E

SCALE: 1/4" = 1'-0"

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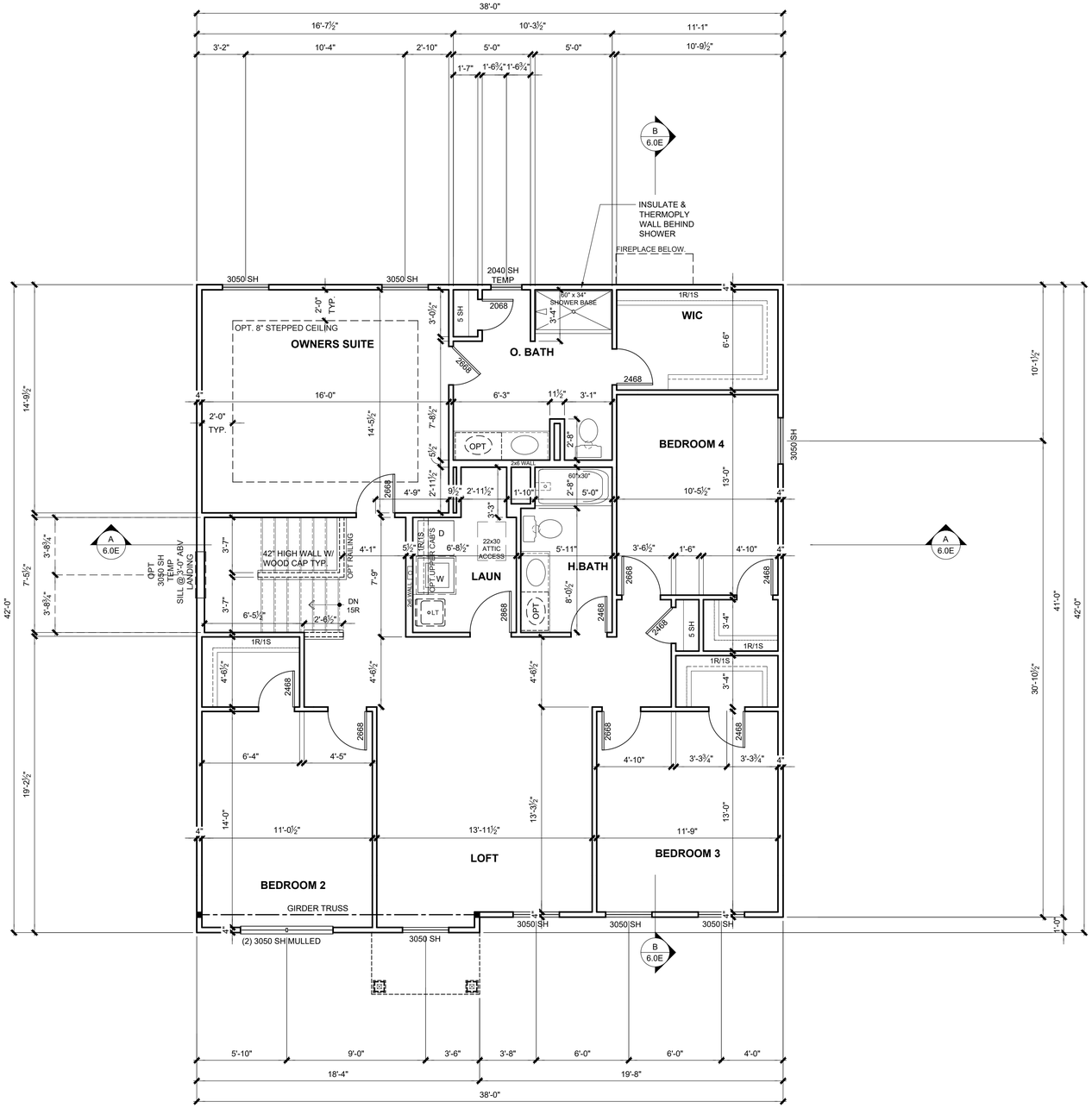
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11x17 PRINTS ARE ½ SCALE

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LSP By:	XXX
LSP Rev:	
Sheet Title :	First Floor Plan
Sheet:	3.0E

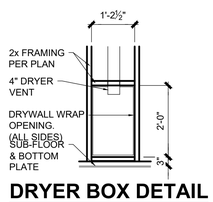


FRAMING PLAN
SECOND FLOOR PLAN - E

SCALE: 1/4" = 1'-0"

PLAN OPTIONS

- ☐ LAUNDRY SINK ONLY
- ☐ LAUNDRY UPPER CABINETS (CABINETS ABOVE WASHER AND DRYER)
- ☐ WINDOW OPTIONS
  - ☐ 3050 STAIR WINDOW
- ☐ OWNERS SUITE STEPPED CEILING
- ☐ SECOND FLOOR RAILING
- ☐ BEDROOM #2 BATH
- ☐ BEDROOM #5 IN-LIEU OF LOFT
- ☐ OWNERS STD BATH UPGRADES
  - ☐ 2ND SINK BOWL
- ☐ OWNERS DELUXE BATH
- ☐ HALL BATH 2ND SINK BOWL



DRYER BOX DETAIL

SCALE: 1/2" = 1'-0"

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TYPICAL STAIR NOTE

LOW WALL STANDARD - HANDRAIL OPTIONAL

HANDRAIL @34"-38" ABOVE FINISHED TREAD. HANDRAIL MUST BE ANCHORED AT A WALL OR NEWEL POST. BALUSTERS TO BE SPACED SO A 4" SPHERE OR GREATER CANNOT PASS.

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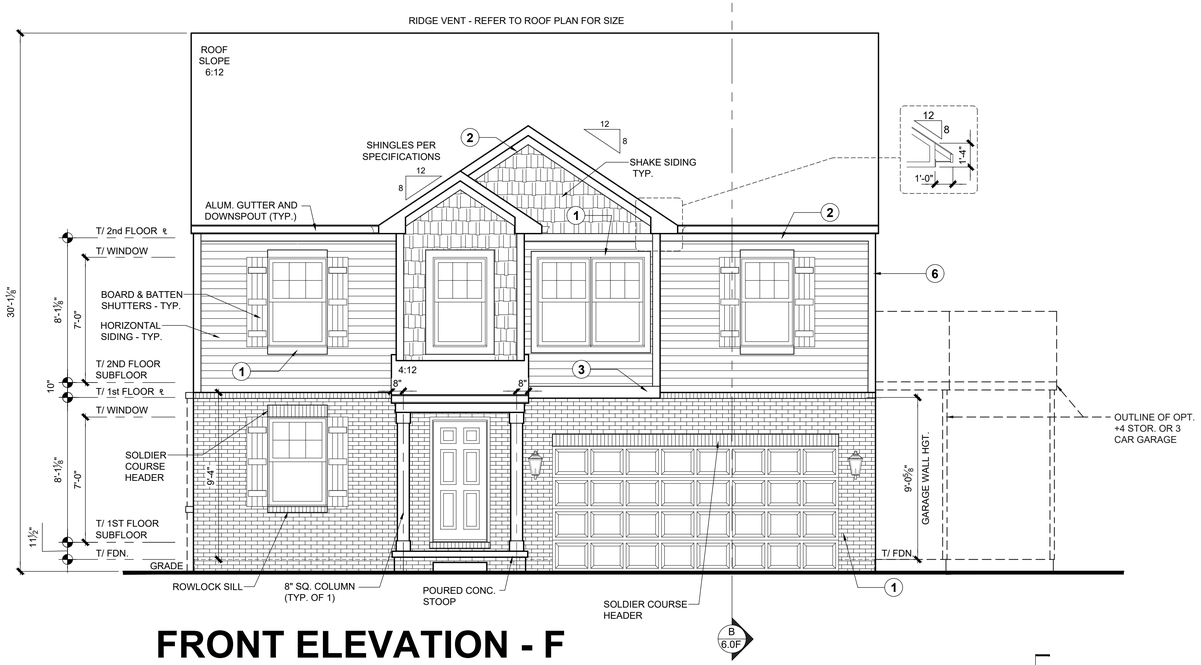
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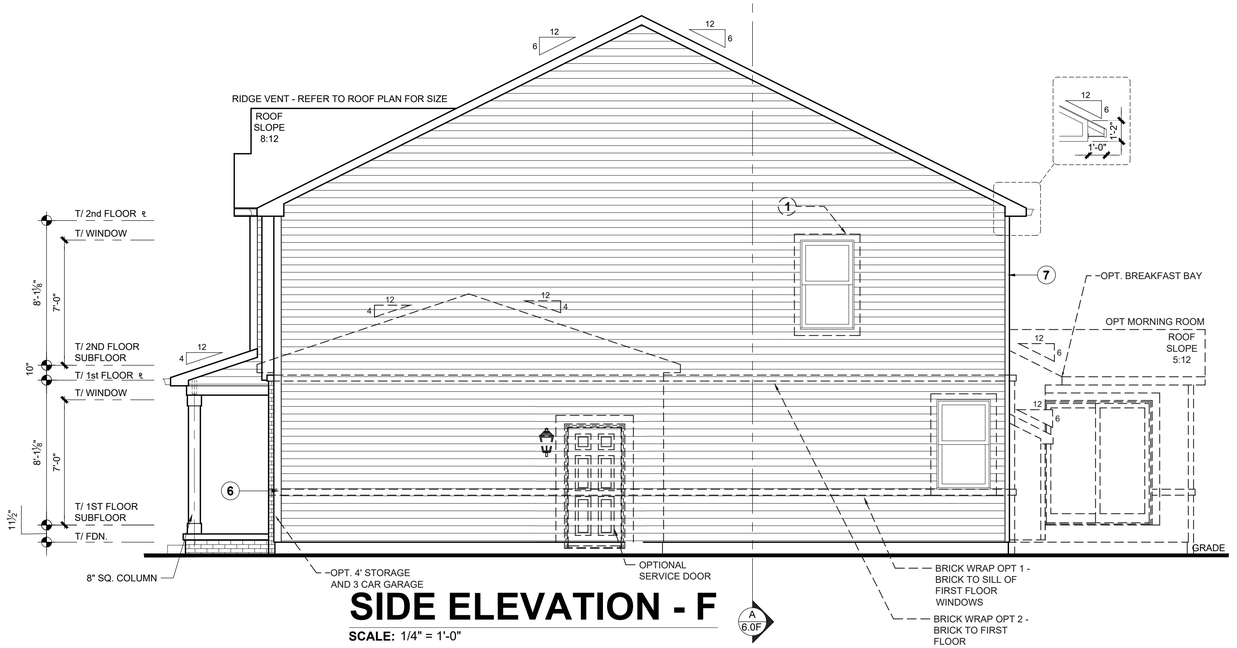
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Second Floor Plan

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FRONT ELEVATION - F

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - F

SCALE: 1/4" = 1'-0"

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Window Grid Note

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Trim Schedule

KEY #	DESCRIPTION
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Fascia / Rakes

1. FASCIAS: ALUMINUM GUTTERS ON 1X6 FASCIA W/ 1X6 FRIEZE BOARD
2. RAKES: 1X6 RAKE W/ 1X6 RAKE FRIEZE BOARD

SEE DETAILS SHEETS

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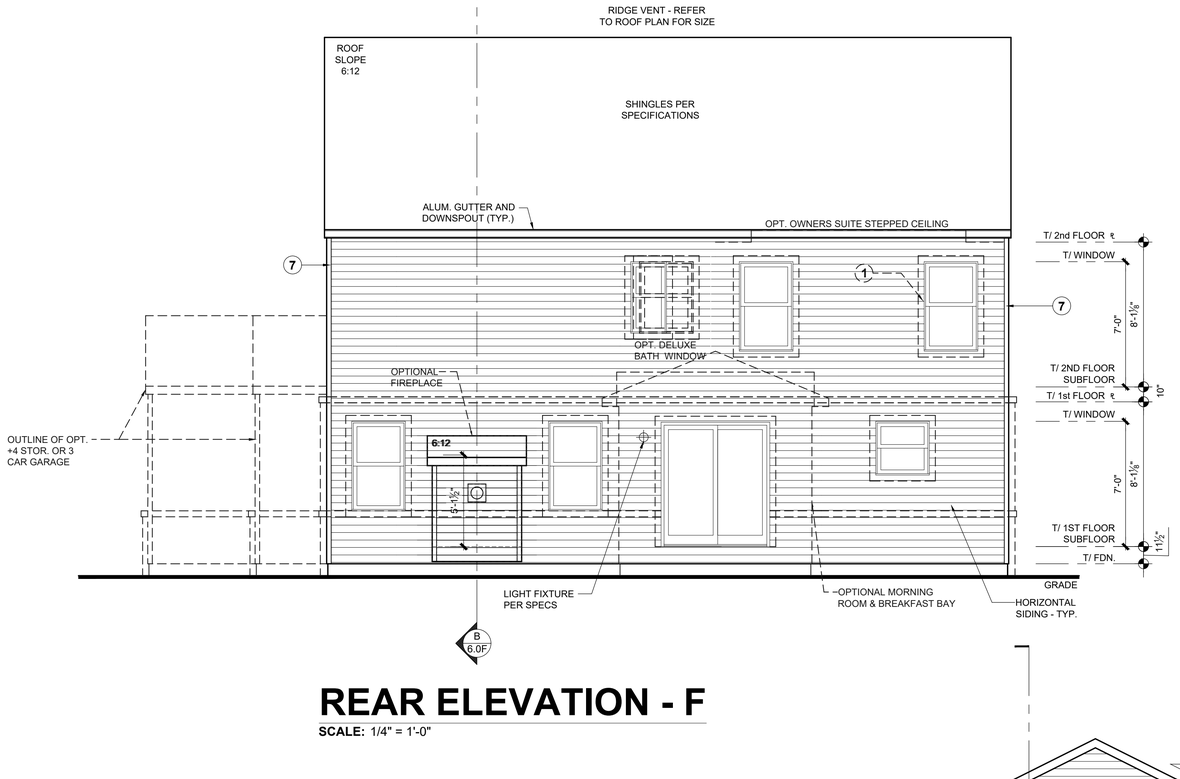
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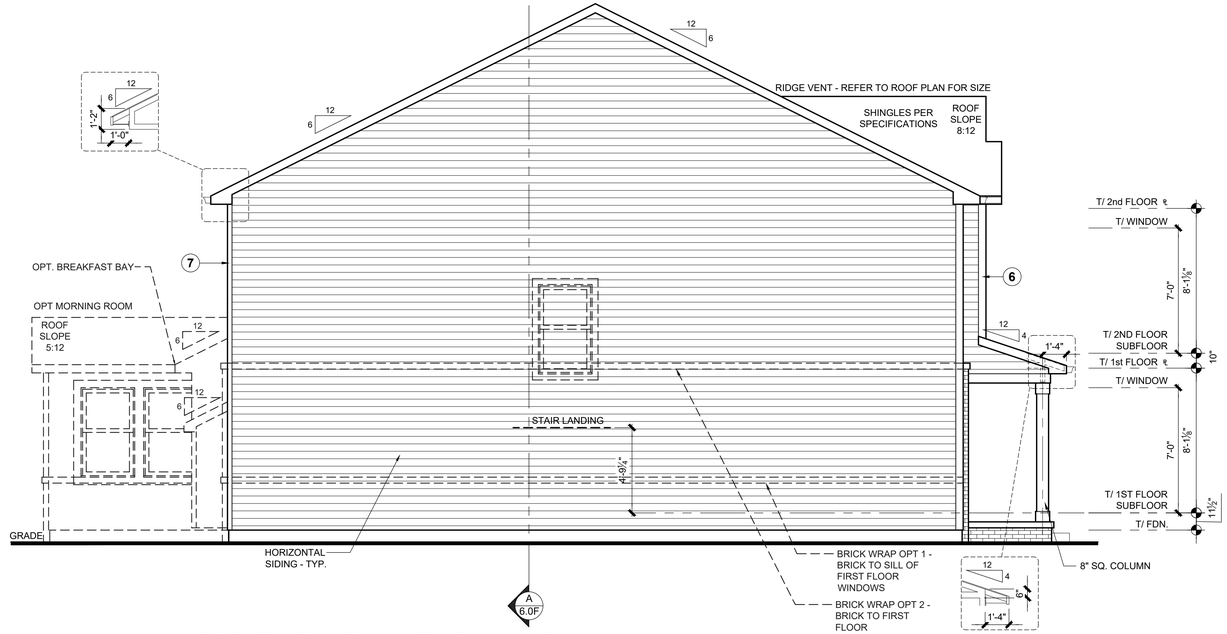
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Job #:	XXX
LSP Date:	XX/XX /XX
LSP By:	XXX
LSP Rev:	
Sheet Title :	Front & Garage Side Elevations
Sheet:	1.0F



REAR ELEVATION - F

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - F

SCALE: 1/4" = 1'-0"

Division Note

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Window Grid Note

1. FRONT WINDOW GRIDS (MUNTINS) ARE STANDARD

Trim Schedule

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7	REAR CORNERS = 4" TRIM PER DIVISION - SEE SPECS
8	VINYL ACCENT SIDING

REFER TO PROJECT SPECIFIC SPECIFICATIONS REGARDING TRIM THICKNESS; 1X_ OR ⅝ TRIM THICKNESS

Fascia / Rakes

1. FASCIAS: ALUMINUM GUTTERS ON 1X6 FASCIA W/ 1X6 FRIEZE BOARD
2. RAKES: 1X6 RAKE W/ 1X6 RAKE FRIEZE BOARD

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M/I HOMES

11x17 PRINTS ARE ½ SCALE

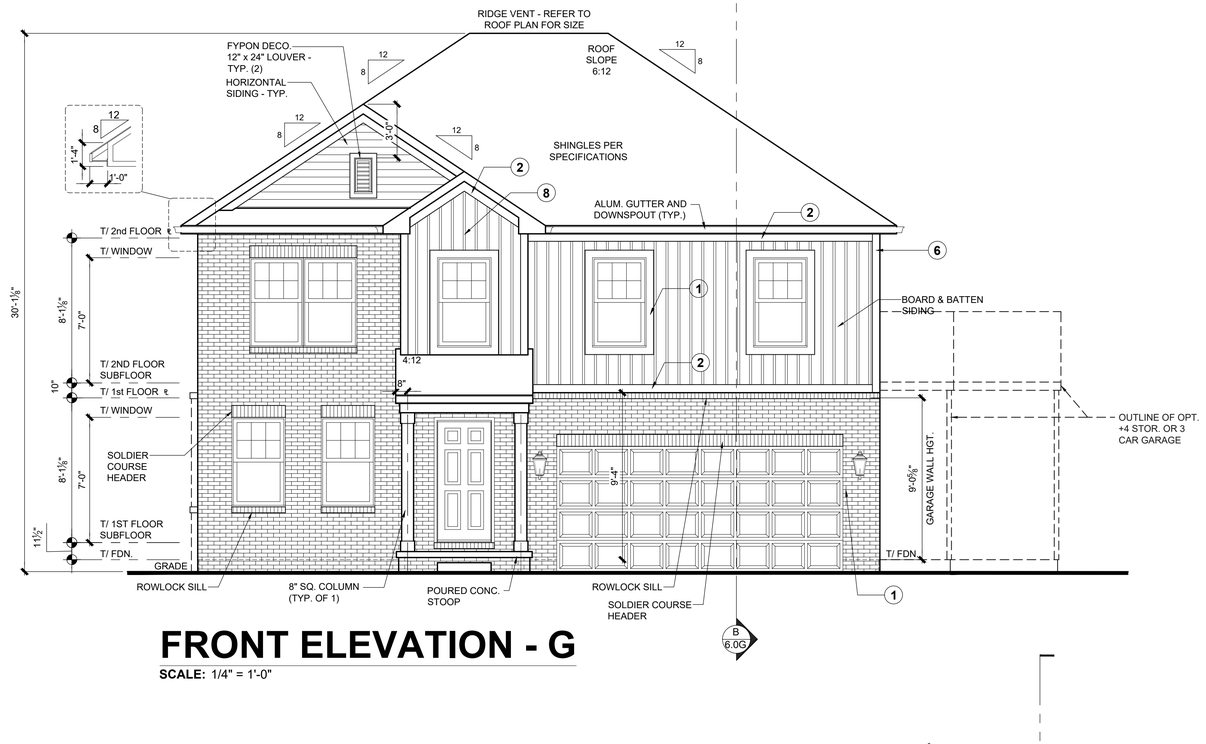
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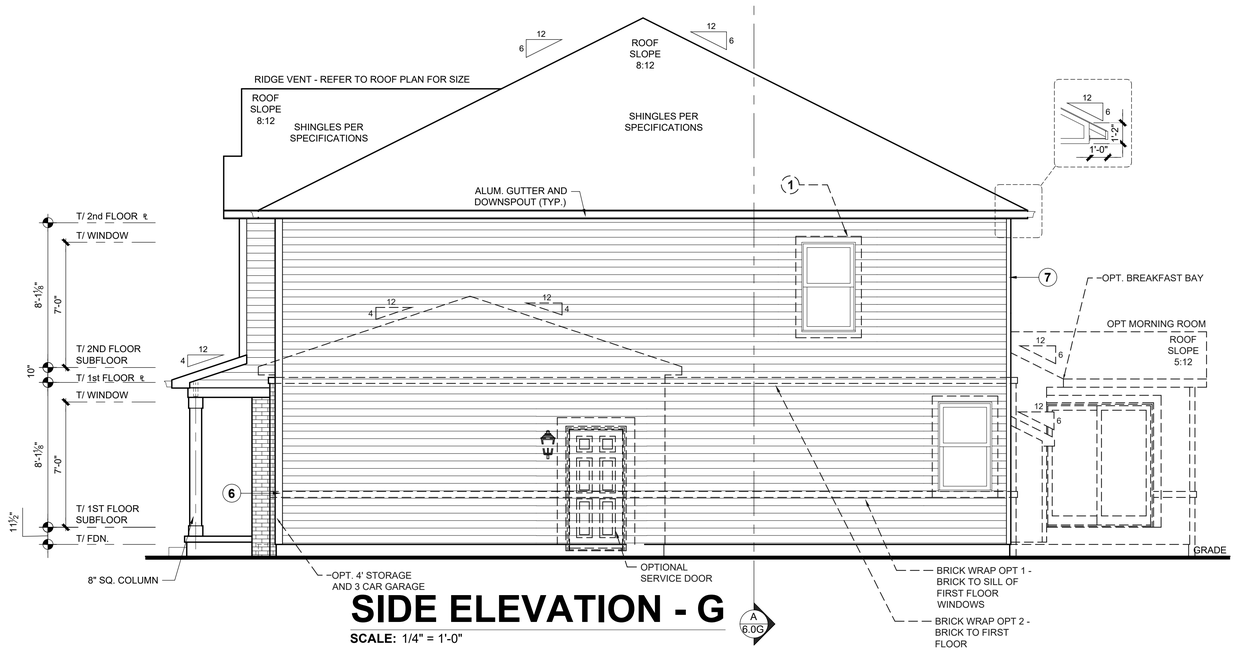
Sheet Title : Rear & Side Elevations

Sheet: 1.1F



FRONT ELEVATION - G

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - G

SCALE: 1/4" = 1'-0"

Division Note

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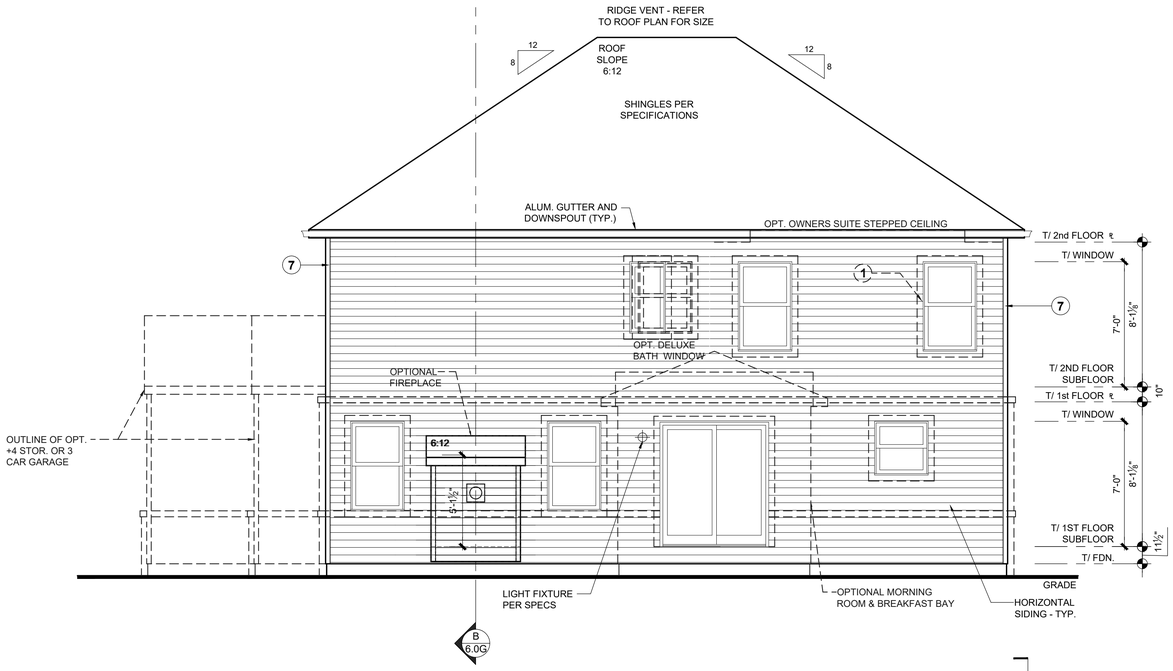
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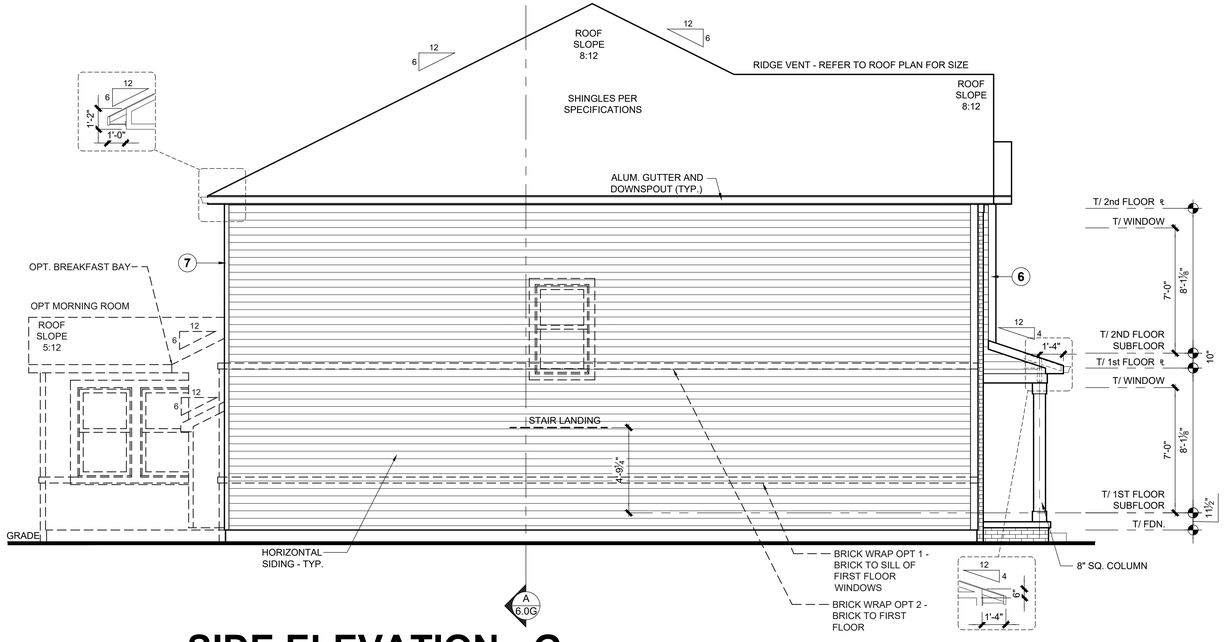
Sheet Title :
Front & Garage Side Elevations

Sheet:
1.0G



REAR ELEVATION - G

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - G

SCALE: 1/4" = 1'-0"

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Fascia / Rakes

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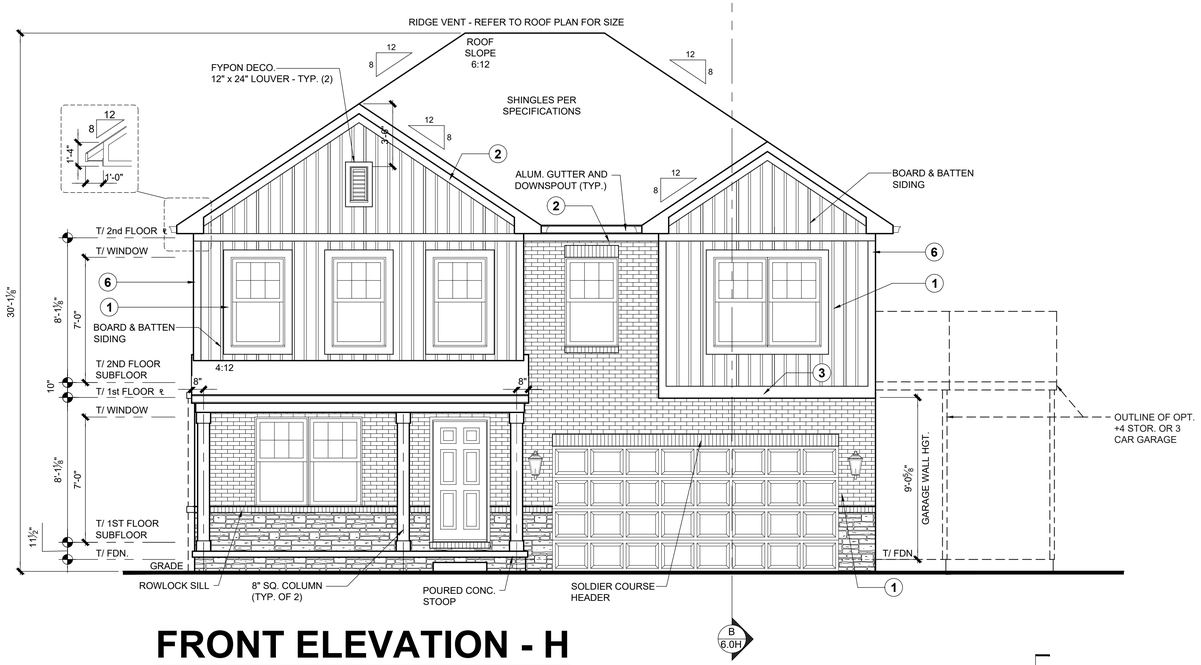
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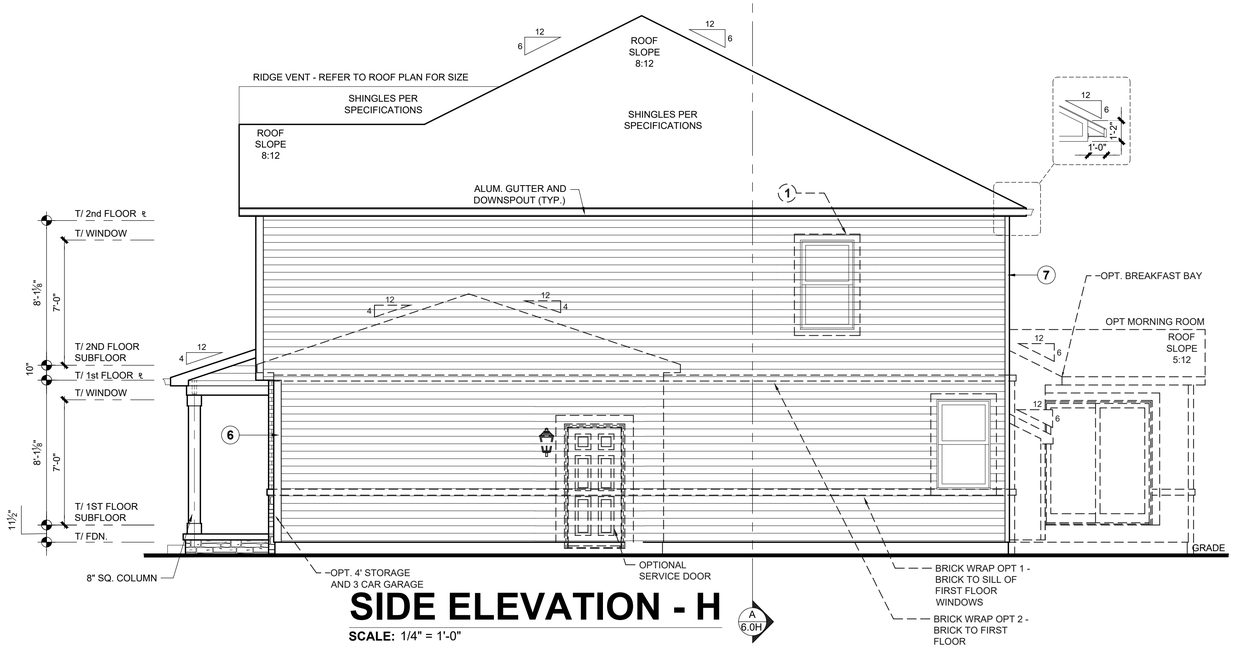
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FRONT ELEVATION - H

SCALE: 1/4" = 1'-0"

B 6.0H



SIDE ELEVATION - H

SCALE: 1/4" = 1'-0"

A 6.0H

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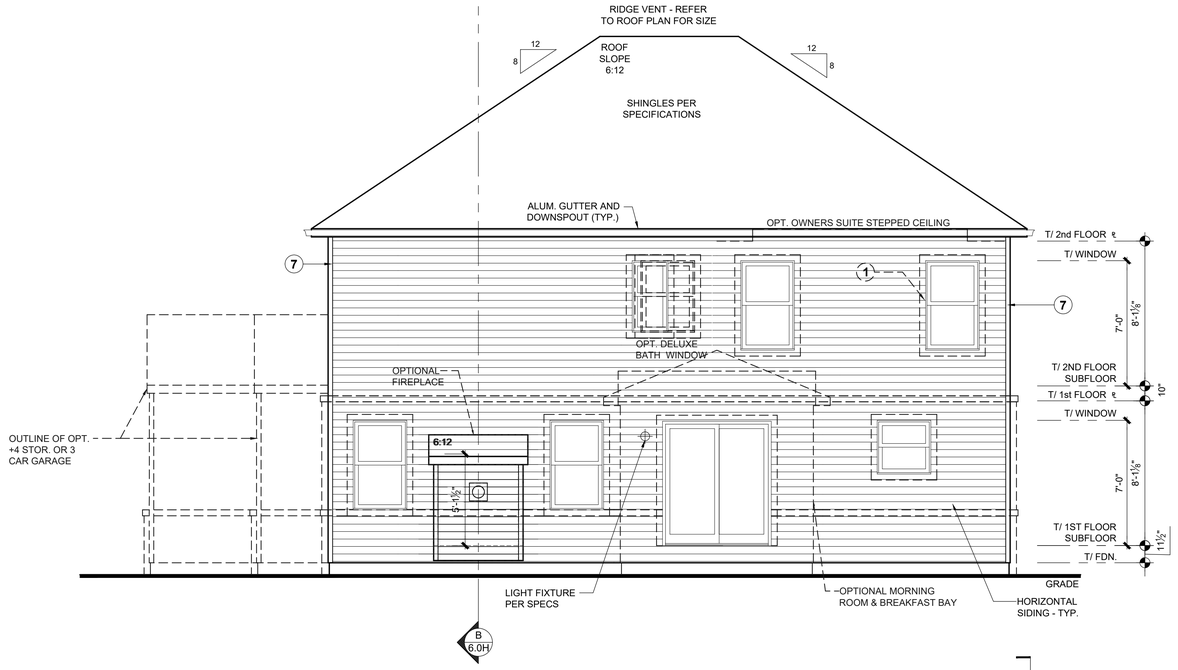
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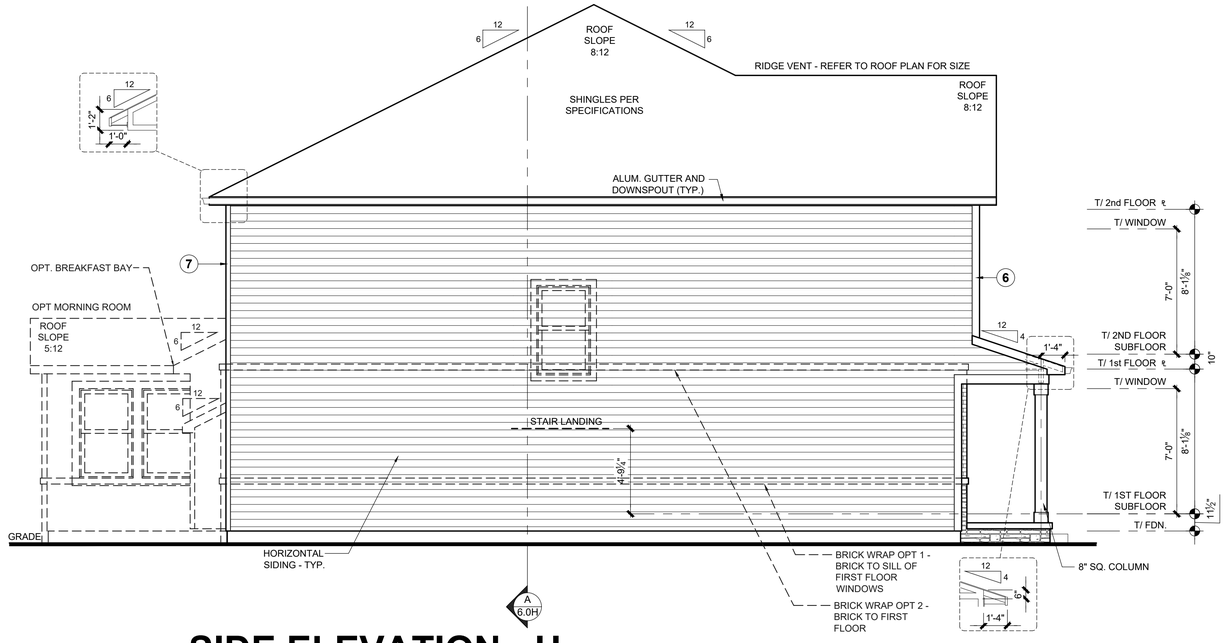
Sheet Title : Front & Garage Side Elevations

Sheet: 1.0H



REAR ELEVATION - H

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - H

SCALE: 1/4" = 1'-0"

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Fascia / Rakes

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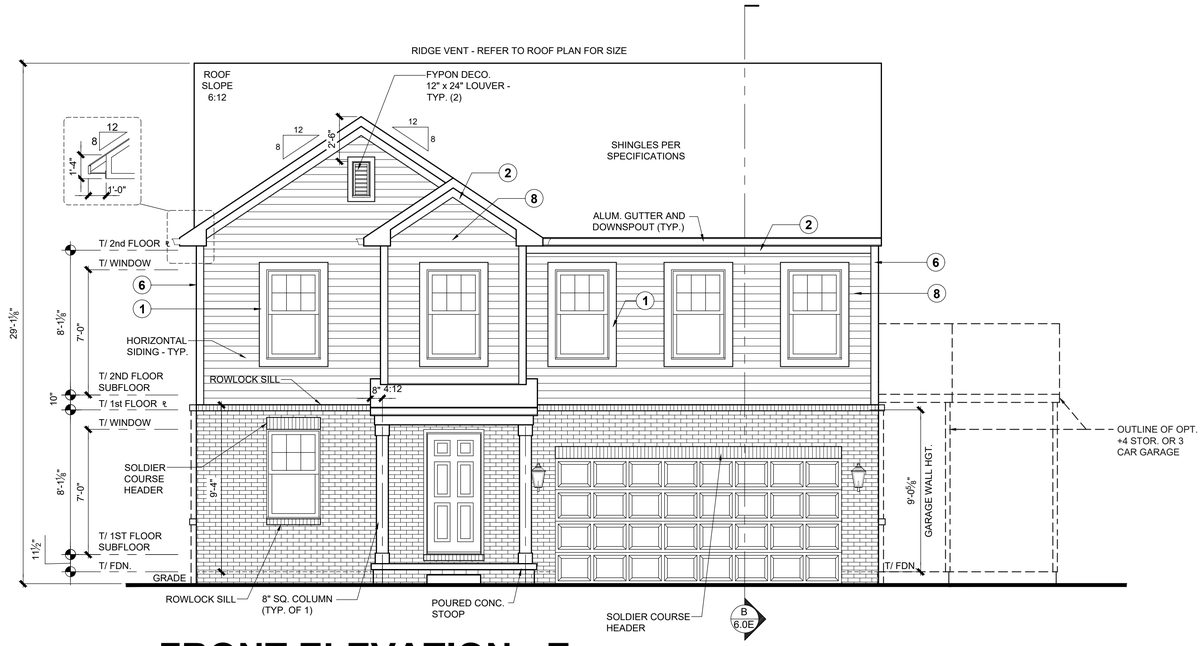
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11x17 PRINTS ARE $\frac{1}{2}$ SCALE

Juliet

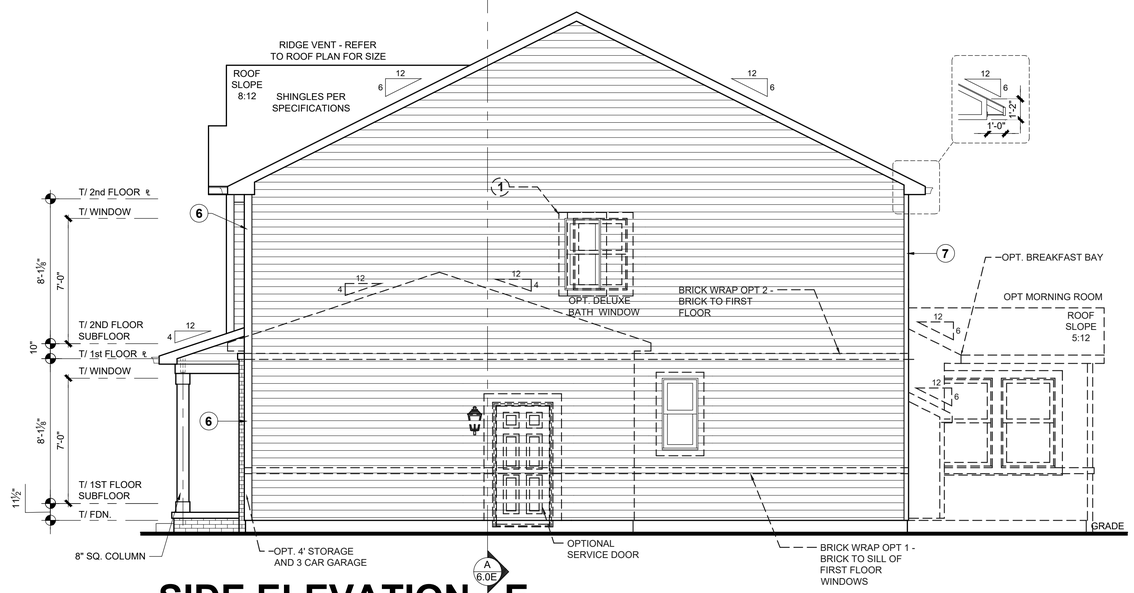
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LSP By:	XXX
LSP Rev:	
Sheet Title :	Rear & Side Elevations
Sheet:	1.1H



FRONT ELEVATION - E

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - E

SCALE: 1/4" = 1'-0"

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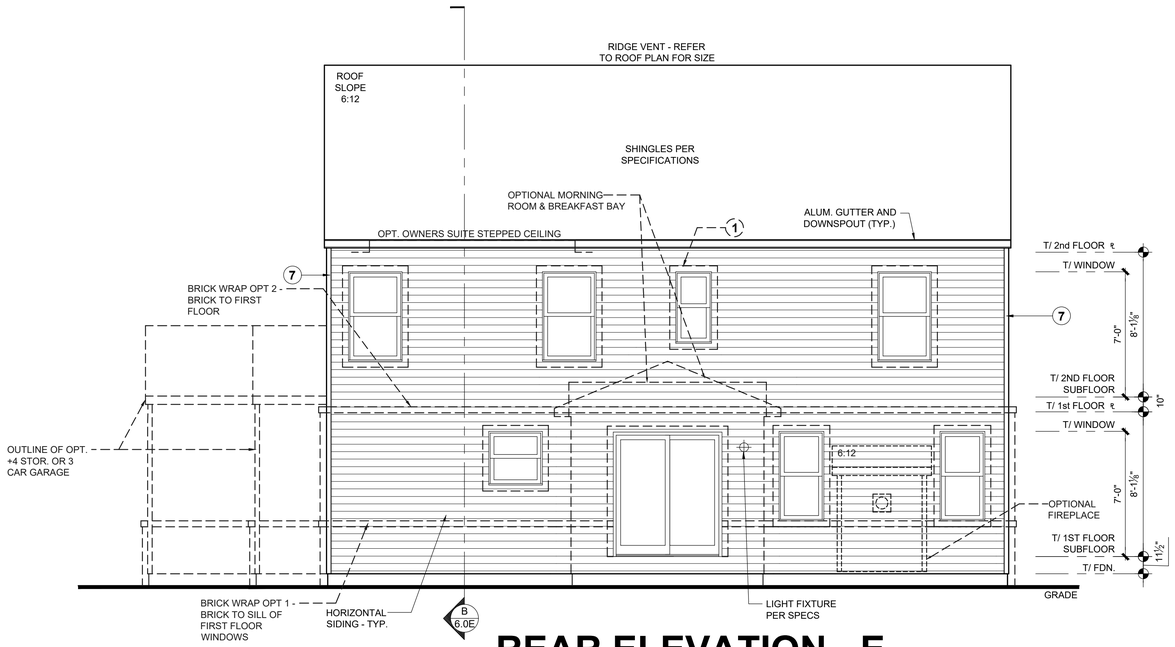
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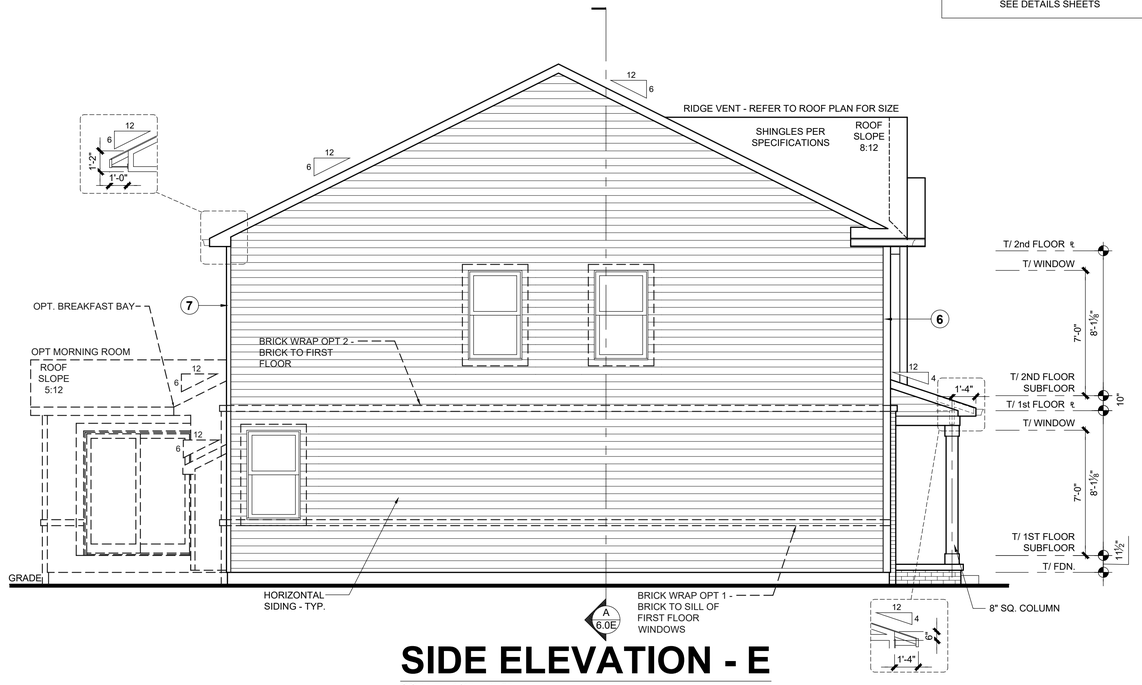
Sheet Title :
Front & Garage Side Elevations

Sheet:
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REAR ELEVATION - E

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - E

SCALE: 1/4" = 1'-0"

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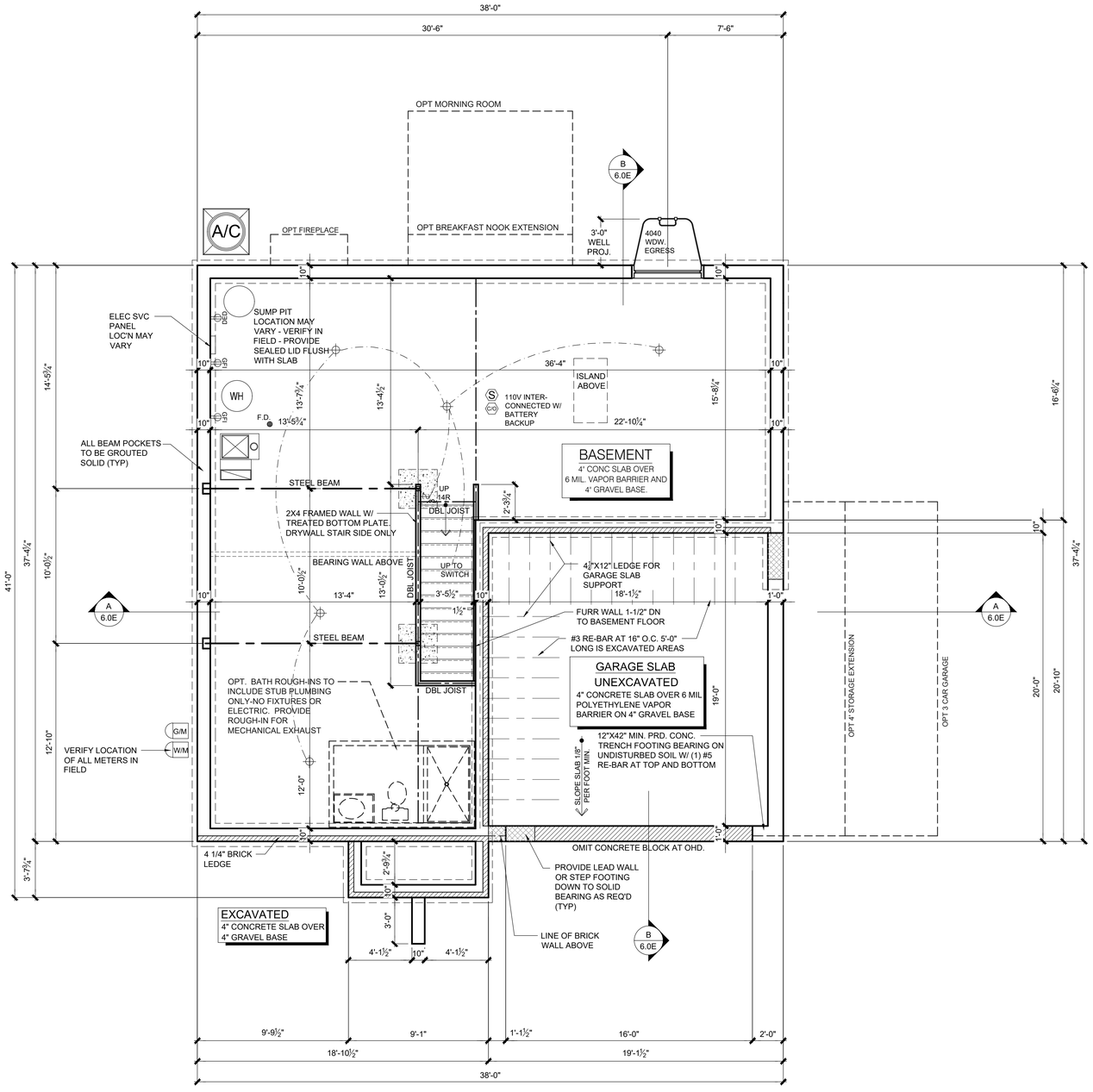
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LSP Rev:	

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Sheet: 1.1E



ELEVATION E
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

☒ OPTIONAL EXTRA

- ☐ FULL BATH ROUGH-IN
- ☐ EXTERIOR DIRECT VENT FIREPLACE
- ☐ BREAKFAST NOOK EXTENSION
- ☐ MORNING ROOM
- ☐ 7'-10" BASEMENT
- ☐ 8'-0" BASEMENT
- ☐ 8'-6" BASEMENT
- ☐ GARDEN BASEMENT
- ☐ WALK-OUT BASEMENT
- ☐ GARAGE SERVICE DOOR
- ☐ 4'-0" GARAGE STORAGE
  - ☐ GARAGE SERVICE DOOR
- ☐ 3-CAR FRONT LOAD GARAGE
  - ☐ GARAGE SERVICE DOOR

ESCAPE WINDOW NOTES:

PROVIDE GALV. METAL AREAWELL W/ MIN. 36" PROJECTION.

AREAWELL TO BE A MINIMUM OF 9 S.F. DRAIN TO DRAIN TILE. SILL OF ESCAPE WINDOW AT 44" MAX. ABOVE FLOOR. PROVIDE LADDER AS REQUIRED.

MIN. 5.7 S.F. CLEAR OPENING, 24" MIN. CLEAR OPENING HEIGHT, 20" MIN. CLEAR OPENING WIDTH . SASH NOT INCLUDED IN S.F.

VERIFY LOCATION IN FIELD
DO NOT LOCATE EGRESS WINDOWS BELOW ANY FIRST FLOOR CANTILEVERS ABOVE

Foundation Notes

1. WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN THE FOOTING EXCAVATIONS
2. PROVIDE A MIN. OF 6" OF GRANULAR FILL BELOW ALL INTERIOR SLABS-ON-GRADE
3. PROVIDE GRANULAR BACKFILL FOR BASEMENT WALLS. ALL BACKFILL SHALL BE WELL DRAINED
4. THE FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2500 PSF. OTHERS SHALL DETERMINE THE ACTUAL BEARING CAPACITY OF THE SOIL
5. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED PRIOR TO CONCRETE PLACEMENT
6. WHERE COMPACTION OF FILL IS SPECIFIED, COMPACTION OF FILL MATERIAL SHALL BE A MINIMUM 95% OF MAXIMUM DRY DENSITY
7. BOTTOM OF THE EXTERIOR BUILDING FOOTINGS ARE TO BE AT LEAST 42" BELOW FINISH GRADE REGARDLESS OF ELEVATIONS SHOWN ON PLAN
8. ALL CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND ALL PIERS AND SPREAD FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR PIERS UNLESS NOTED OTHERWISE.
9. NO SLABS OR FOUNDATIONS SHALL BE PLACED INTO OR ADJACENT TO SUB-GRADE CONTAINING WATER, ICE, FROST, OR ORGANIC MATERIAL.
10. WHERE FOUNDATION WALLS ARE TO HAVE SOIL PLACED O BOT SIDES, PLACE SOIL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
11. BASEMENT WALLS ARE DESIGNED TO BE LATERALLY RESTRAINED BY THE CONCRETE FLOOR. PROVIDE TEMPORARY SUPPORT TO BASE OF THE BASEMENT WALL IF WALL IS BACKFILLED PRIOR TO THE PLACEMENT OF THE BASEMENT CONCRETE FLOOR. DO NOT BACKFILL MORE THAN 4'-0" FROM THE FOOTING PRIOR TO PLACING THE BASEMENT CONCRETE FLOOR.
12. THE REINFORCING STEEL CONTRACTOR SHALL FABRICATE ALL REINFORCEMENT AND FURNISH ALL ACCESSORIES, CHAIRS, SPACER BARS, AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS NOTED OTHERWISE.
13. REINFORCING STEEL SHALL BE ASTM A615 (GRADE 60)
14. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185
15. CONCRETE REINFORCEMENT SHALL BE PLACED ACCORDING TO CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS
16. CONCRETE COVERAGE FOR REINFORCING, U.N.O.

FOOTINGS	3"
SLAB ON GRADE	CENTER OF SLAB
WALLS EXPOSED TO EARTH	2"
COLUMN TIES	1½"

17. COMPRESSION LAP SPLICED FOR GRADE 60 BARS SHALL BE 30 BAR DIAMETER MIN.
18. TENSION LAP SPLICES SHALL BE AS DETAILED. USE CLASS B SPLICES U.N.O.
19. ALL WELDED WIRE FABRIC LAPS SHALL BE 8" AT ENDS AND SIDES
20. BAR LENGTHS SHOWN DO NOT INCLUDE HOOKS AND BENDS
21. CONCRETE AT THE TIME OF PLACEMENT SHALL HAVE A SLUMP OF 4" +/- 1" UNLESS A SUPER-PLASTICIZING AGENT IS USED
22. ALL OPENINGS IN CONCRETE WALLS SHALL HAVE (2) #5 RE-BARS PLACED AROUND THE OPENING. EXTEND THE BARS 24" BEYOND EACH FACE OF OPENING. PLACE (2) #5 X 4'-0" LONG BARS DIAGONALLY AT EACH CORNER.

Structural Disclaimer

STRUCTURAL INFORMATION; HEADER, BEAM, GIRDER SIZES, ETC. TO BE PROVIDED BY OTHERS, AND ARE NOT CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

ANY INFORMATION RELATIVE TO STRUCTURE WITHIN THESE DOCUMENTS IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.

REFER TO ENGINEERING SHEET FOR STEEL BEAM, COLUMN, AND PAD SIZES

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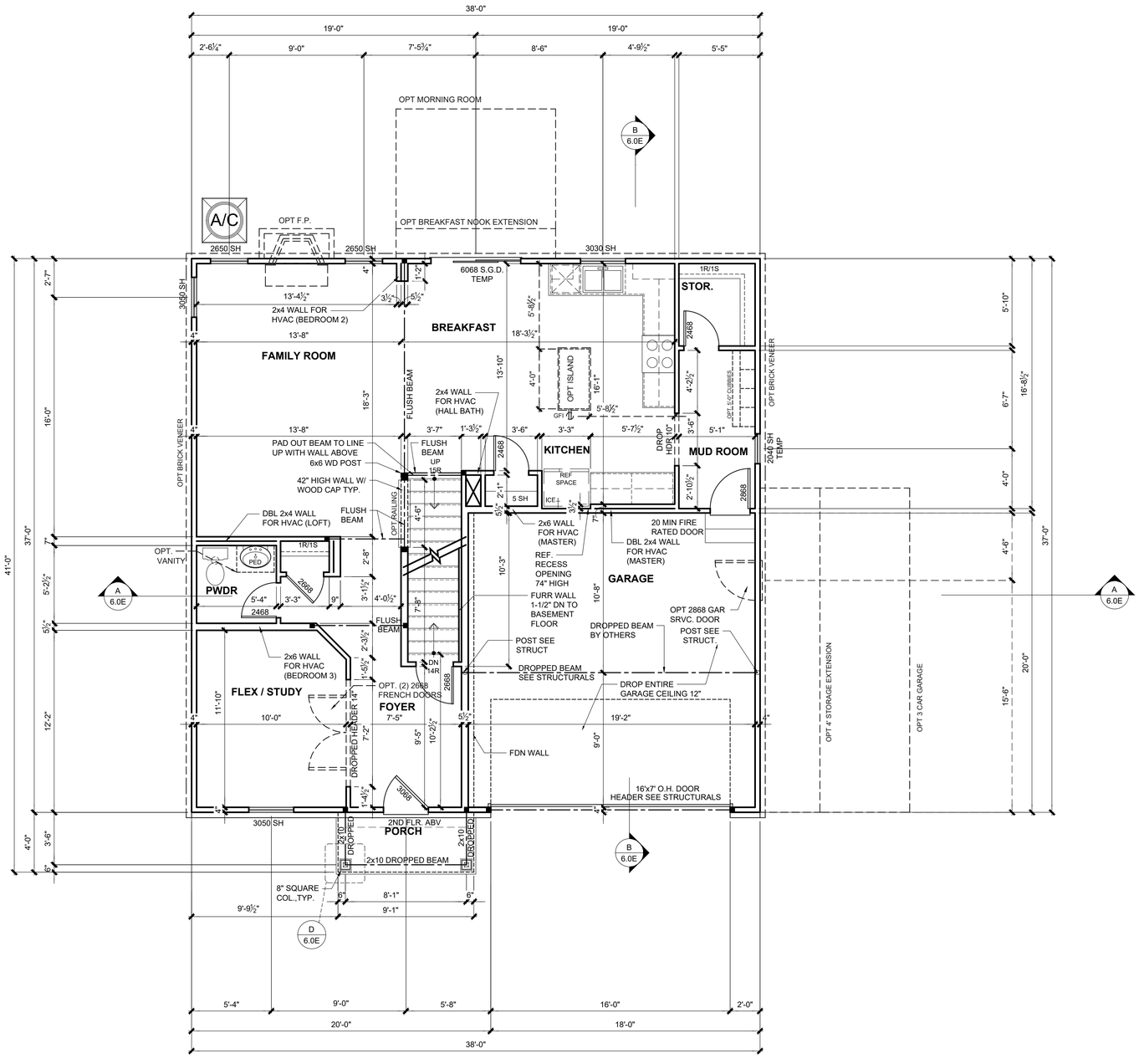
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LSP Rev:	

Sheet Title : Foundation Plan

Sheet: 2.0E



FRAMING PLAN
FIRST FLOOR PLAN - E

SCALE: 1/4" = 1'-0"

PLAN OPTIONS

- ☒ RAILING - FIRST FLOOR
- ☐ MUDROOM CUBBIES
- ☐ POWDER ROOM CABINET
- ☐ FRENCH DOORS - FLEX / STUDY
- ☐ MORNING ROOM
- ☐ KITCHEN ISLAND
- ☐ BREAKFAST NOOK EXTENSION
- ☐ EXTERIOR DIRECT VENT FIREPLACE (REAR WALL)
- ☐ CORNER DIRECT VENT FIREPLACE (SIDE WALL)
- ☐ GARAGE SERVICE DOOR
- ☐ 4'-0" GARAGE STORAGE
  - ☐ GARAGE SERVICE DOOR
- ☐ 3 CAR GARAGE
  - ☐ GARAGE SERVICE DOOR

Floor Plan Notes

1. EXTERIOR WALLS AT CONDITIONED SPACES ARE 2X4 STUDS @ 16" O.C. W/ ½" NOMINAL SHEATHING U.N.O. (4").
2. GARAGE/HOUSE COMMON WALLS ARE 2X4 STUDS @ 16" O.C. U.N.O. (3½").
3. GARAGE EXTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. W/ ½" NOMINAL SHEATHING U.N.O. (4")
4. WALLS ADJACENT TO ATTIC SPACES ARE 2X4 STUDS @ 16" O.C. W/ ½" NOMINAL SHEATHING U.N.O. (4")
5. INTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. U.N.O. (3½").
6. ALL GARAGE/HOUSE COMMON WALLS, CEILINGS, BEAMS, AND COLUMNS THAT SUPPORT FLOOR/CEILING ASSEMBLY ABOVE TO HAVE ⅝" GWB. CEILING TO BE ⅝" TYPE "X" FIRECODE GYPSUM BOARD BELOW HABITABLE SPACES.

EXTERIOR WALLS ARE SHOWN WITH ½" NOMINAL SHEATHING WHICH IS HELD FLUSH WITH THE OUTSIDE OF THE FOUNDATION.

TYPICAL STAIR NOTE

LOW WALL STANDARD - HANDRAIL OPTIONAL

HANDRAIL @34"-38" ABOVE FINISHED TREAD. HANDRAIL MUST BE ANCHORED AT A WALL OR NEWEL POST. BALUSTERS TO BE SPACED SO A 4" SPHERE OR GREATER CANNOT PASS.

TREADS TO BE MIN. 10" NOSING TO NOSING. RISERS TO BE MAX. 7 3/4". NOSING TO BE 3/4" MIN. AND 1 1/4" MAX.

NOTES

1. ALL FIRST FLOOR WALLS ARE 9'-1 1/8" HIGH UNLESS NOTED OTHERWISE. ALL SECOND FLOOR WALLS ARE 8'-1 1/8" HIGH UNLESS NOTED OTHERWISE.
2. WINDOW HEAD HEIGHTS ARE AS FOLLOWS UNLESS NOTED OTHERWISE: 1ST FLOOR: 7'-6" SECOND FLOOR" 7'-0"
3. ALL POINT LOADS ARE TO BE BLOCKED SOLID TO THE FINAL SUPPORT MEMBER OR FOUNDATION.
4. ALL LIVING SPACE FLOORS OVER GARAGE, IF APPLIABLE, ARE TO BE INSULATED WITH R-30 INSULATION WITH INTEGRAL VAPOR BARRIER. VAPOR BARRIER TO BE PLACED UP AT FLOOR SHEATHING.
5. VAPOR BARRIERS IN INSULATED COMMON WALLS ARE TO BE PLACED TO THE WARM SIDE OF THE WALL.
6. ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.

GLAZING REQUIREMENTS

EGRESS WINDOW REQUIREMENTS:

EVERY SLEEPING ROOM TO HAVE EGRESS COMPLIANT WINDOWS THAT MEET THE FOLLOWING REQUIREMENTS:
1. SILLS AT 44" A.F.F. MAX.
2. 5.7 S.F. CLEAR OPENING
3. 20" CLEAR OPENING WIDTH
4. 24" CLEAR OPENING HEIGHT

GLAZING IN HAZARDOUS LOCATIONS:

TEMPERED GLASS WILL BE PROVIDED IN WINDOWS IN UNDER THE FOLLOWING CONDITIONS IN ACCORDANCE WITH THE 2015 MICHIGAN RESIDENTIAL CODE:
1. OVER OR WITHIN 6'-0" TUBS & SHOWERS
2. WITHIN 24" OF DOORS
3. WITHIN 18" OF FIN. FLOOR & GREATER THAN 9 S.F
4. WITHIN 60" OF A STAIRWAY LANDING
5. WITHIN 36" OF WALKWAYS

Structural Disclaimer

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REFER TO ENGINEERING SHEET FOR FRAMING AND HEADER SIZES

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11x17 PRINTS ARE ½ SCALE

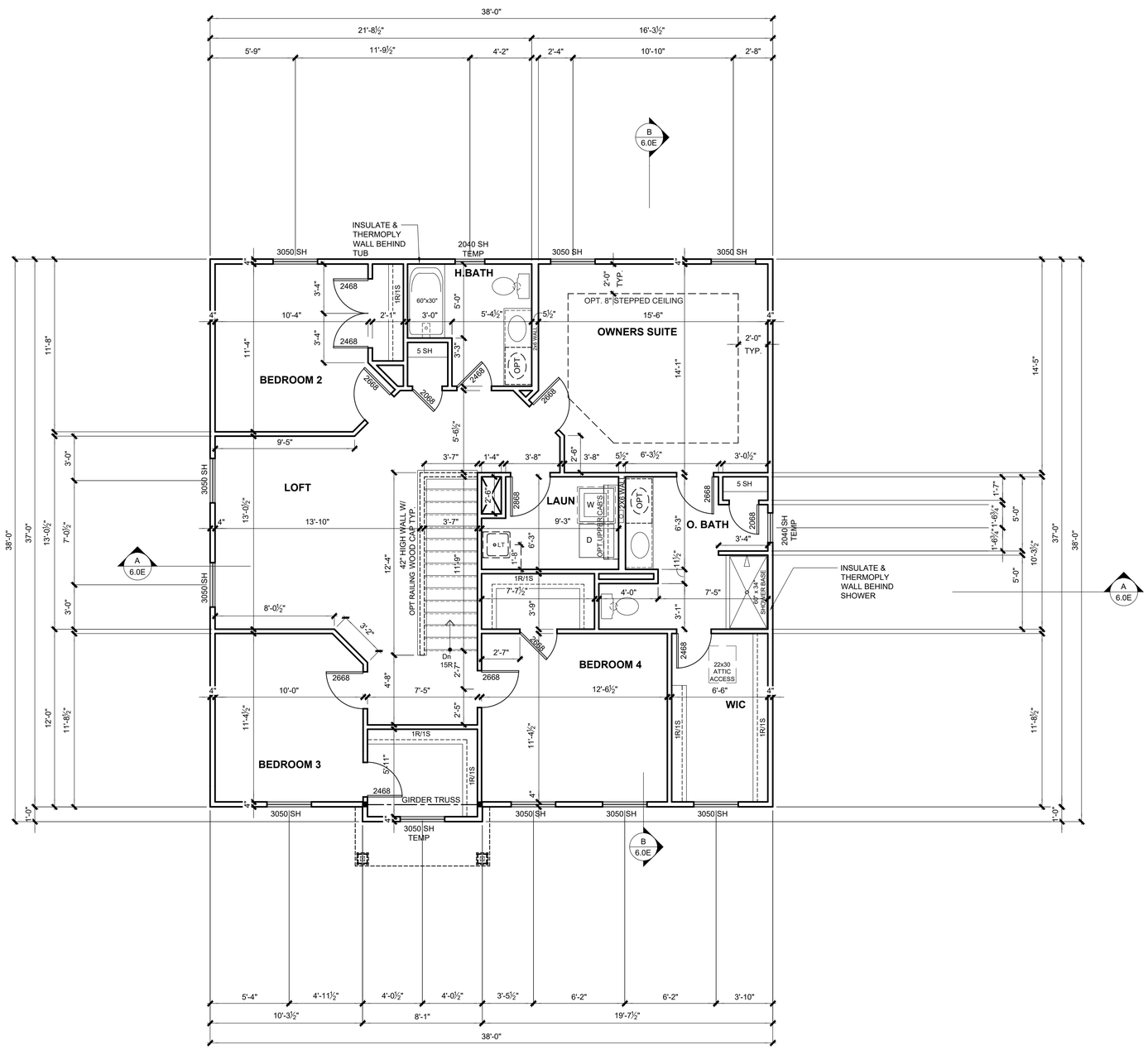
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LSP Date:	XX/XX /XX
LSP By:	XXX
LSP Rev:	

Sheet Title : First Floor Plan

Sheet: 3.0E

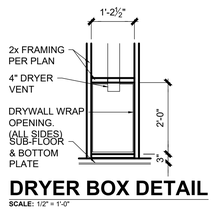


FRAMING PLAN
SECOND FLOOR PLAN - E

SCALE: 1/4" = 1'-0"

PLAN OPTIONS

- ☐ LAUNDRY SINK ONLY
- ☐ LAUNDRY UPPER CABINETS (CABINETS ABOVE WASHER AND DRYER)
- ☐ OWNERS SUITE STEPPED CEILING
- ☐ SECOND FLOOR RAILING
- ☐ OWNERS STD BATH UPGRADES
  - ☐ 2ND SINK BOWL
- ☐ OWNERS DELUXE BATH
- ☐ HALL BATH 2ND SINK BOWL



DRYER BOX DETAIL

SCALE: 1/2" = 1'-0"

Floor Plan Notes

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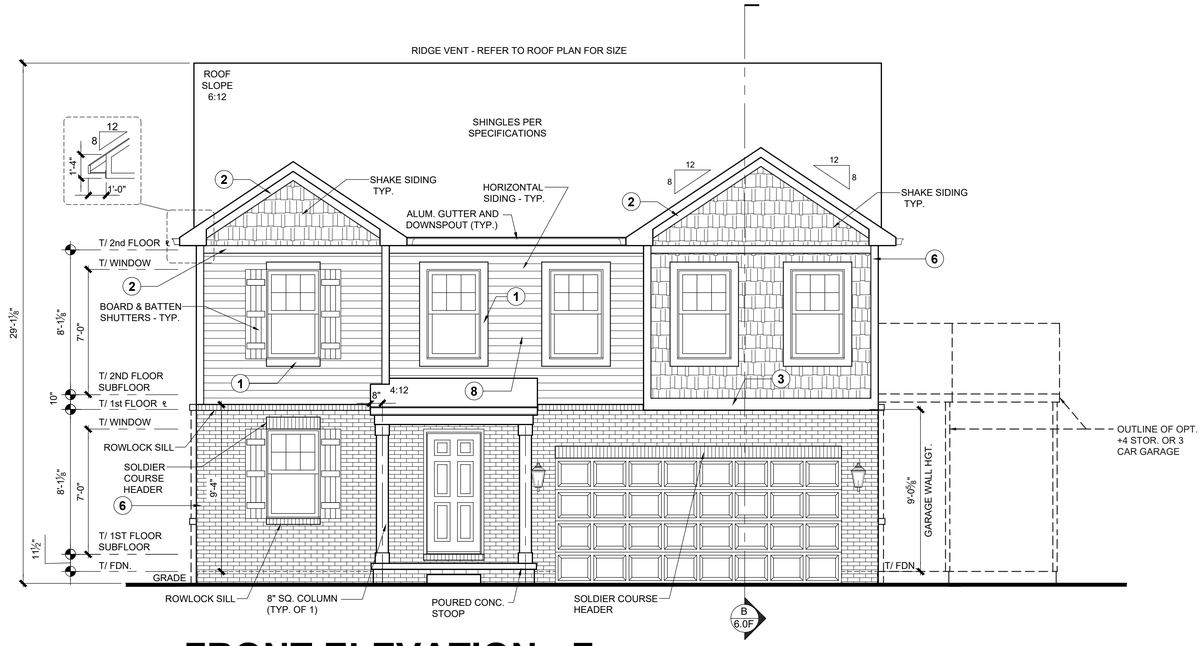
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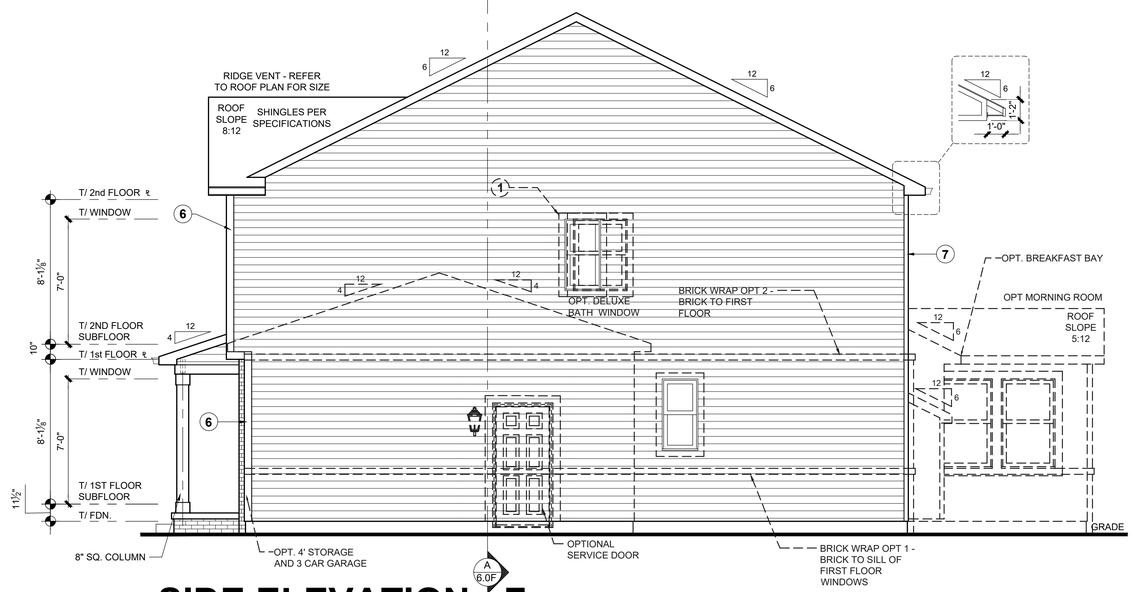
Sheet Title :
Second Floor Plan

Sheet:
3.1E



FRONT ELEVATION - F

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - F

SCALE: 1/4" = 1'-0"

Division Note

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TIME PIECES; WHETHER PAINTED, VINYL OR ALUMINUM WRAPPED.

Typ Ext Trim Finish

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Window Grid Note

1. FRONT WINDOW GRIDS (MUNTINS) ARE STANDARD

Trim Schedule

KEY #	DESCRIPTION
1	4" TRIM (2x4)
2	6" TRIM (2x6)
3	8" TRIM (2x8)
4	10" TRIM (2X10)
5	12" TRIM (2X12)
6	FRONT CORNERS = 4" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 4" TRIM PER DIVISION - SEE SPECS
8	VINYL ACCENT SIDING

REFER TO PROJECT SPECIFIC SPECIFICATIONS REGARDING TRIM THICKNESS; 1X_ OR ¾ TRIM THICKNESS

Fascia / Rakes

1. FASCIAS: ALUMINUM GUTTERS ON 1X6 FASCIA W/ 1X6 FRIEZE BOARD
2. RAKES: 1X6 RAKE W/ 1X6 RAKE FRIEZE BOARD

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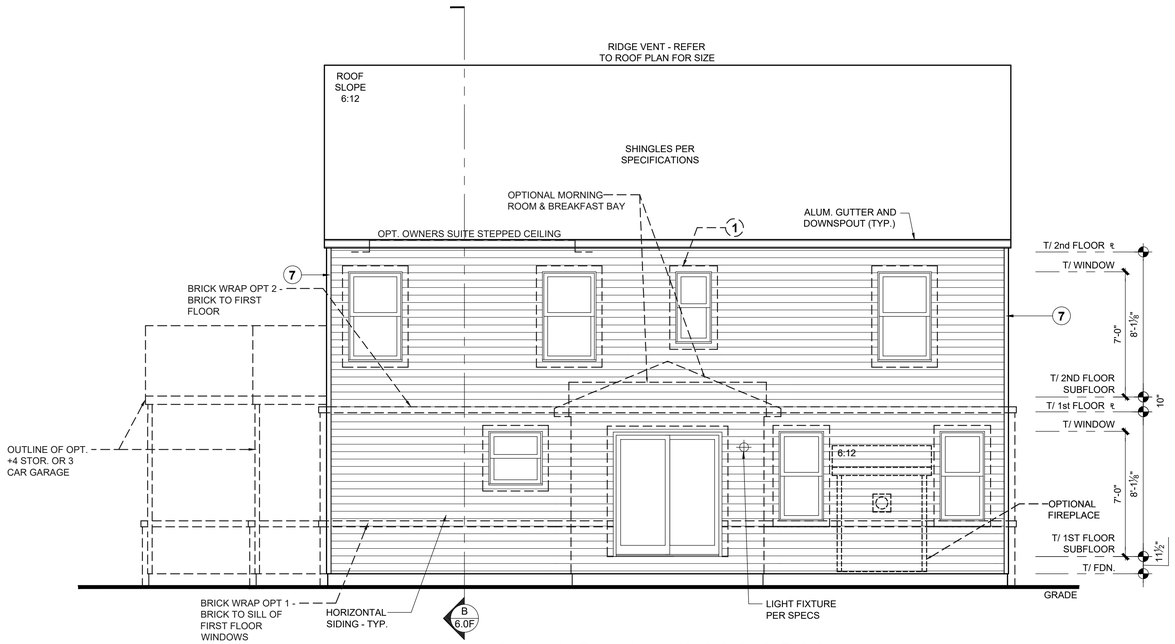
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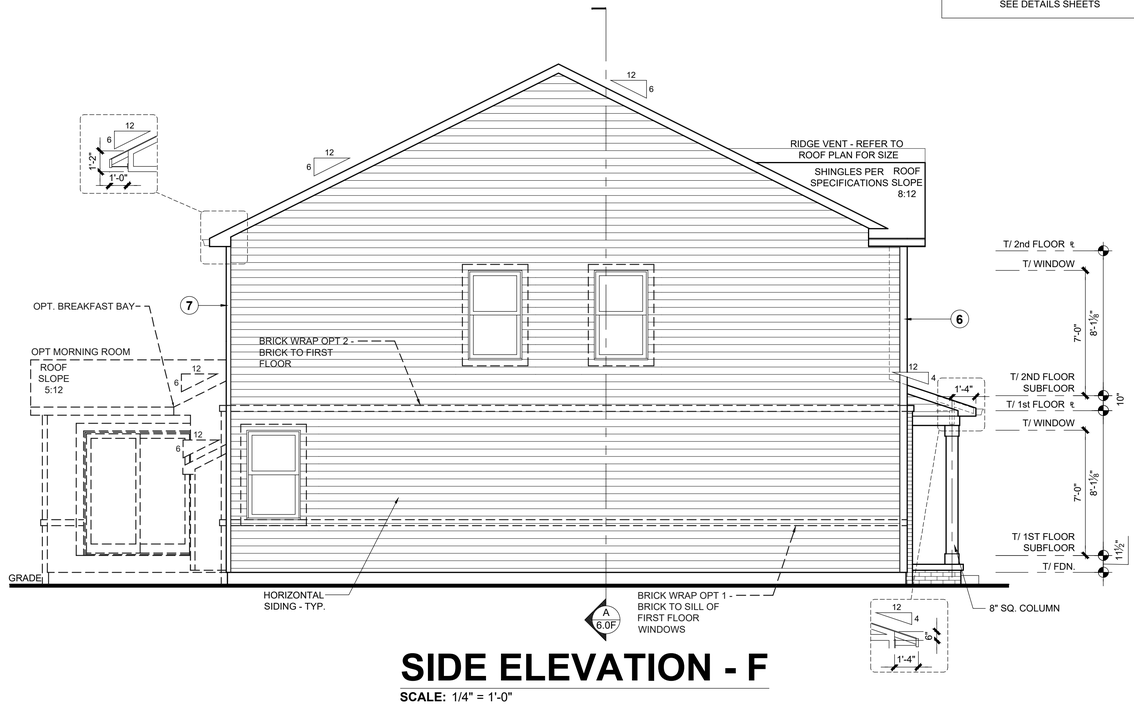
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Front & Garage Side Elevations

Sheet:
1.0F



REAR ELEVATION - F

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - F

SCALE: 1/4" = 1'-0"

Division Note

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TIME PIECES; WHETHER PAINTED, VINYL OR ALUMINUM WRAPPED.

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8	VINYL ACCENT SIDING

REFER TO PROJECT SPECIFIC SPECIFICATIONS REGARDING TRIM THICKNESS; 1X_ OR ⅝ TRIM THICKNESS

Fascia / Rakes

1. FASCIAS: ALUMINUM GUTTERS ON 1X6 FASCIA W/ 1X6 FRIEZE BOARD
2. RAKES: 1X6 RAKE W/ 1X6 RAKE FRIEZE BOARD

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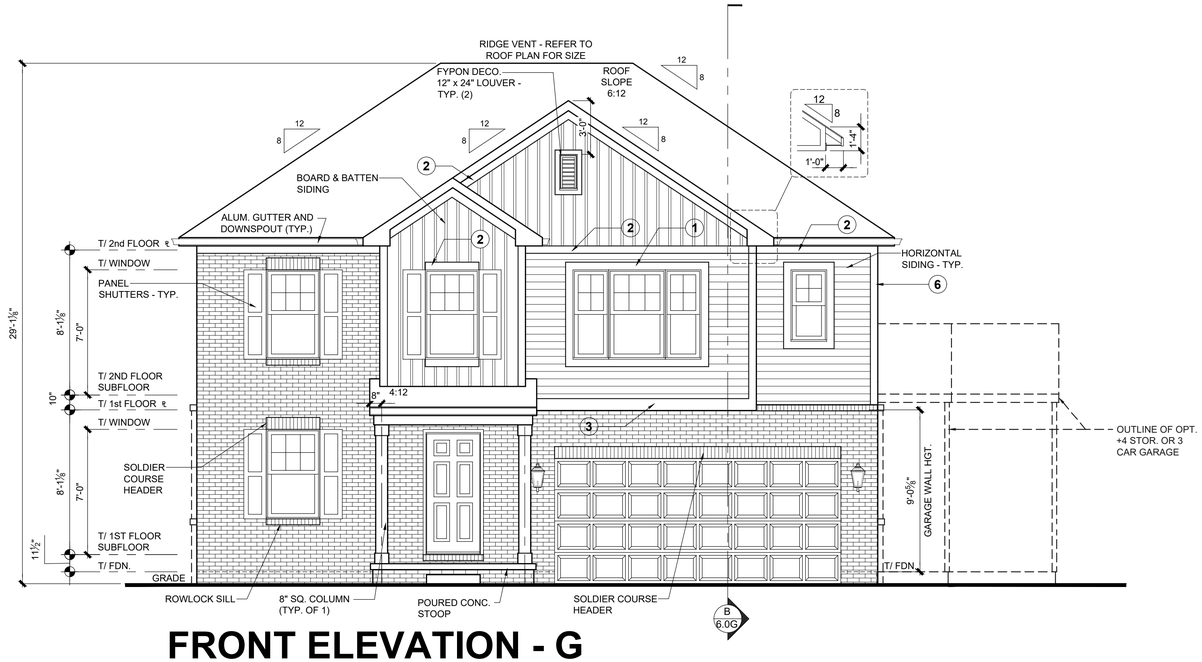
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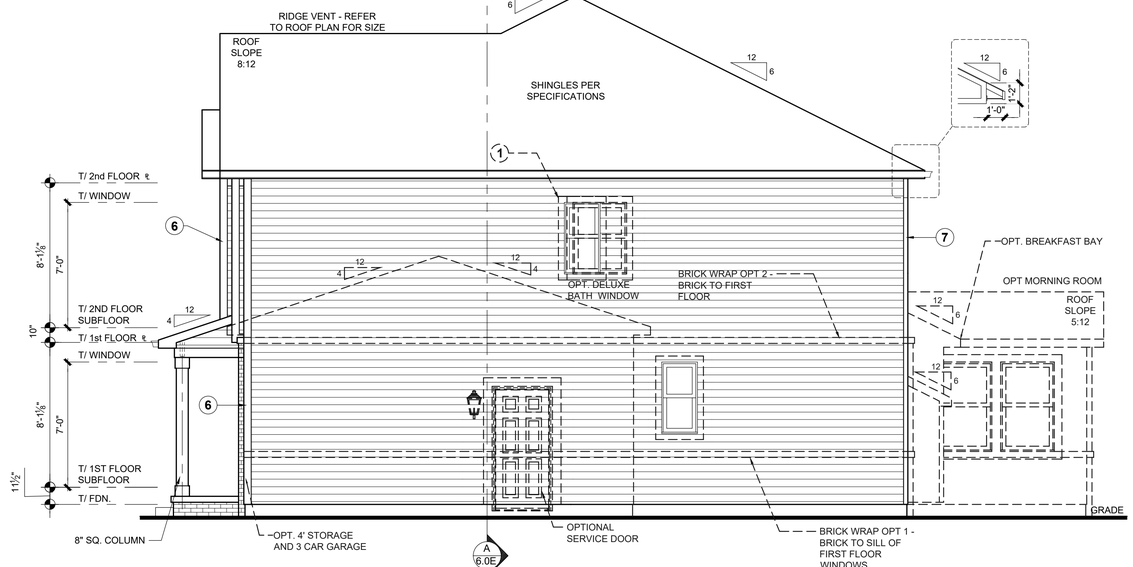
Sheet Title : Rear & Side Elevations

Sheet: 1.1F



FRONT ELEVATION - G

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - G

SCALE: 1/4" = 1'-0"

Division Note

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Window Grid Note

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Trim Schedule

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1	4" TRIM (2x4)
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Fascia / Rakes

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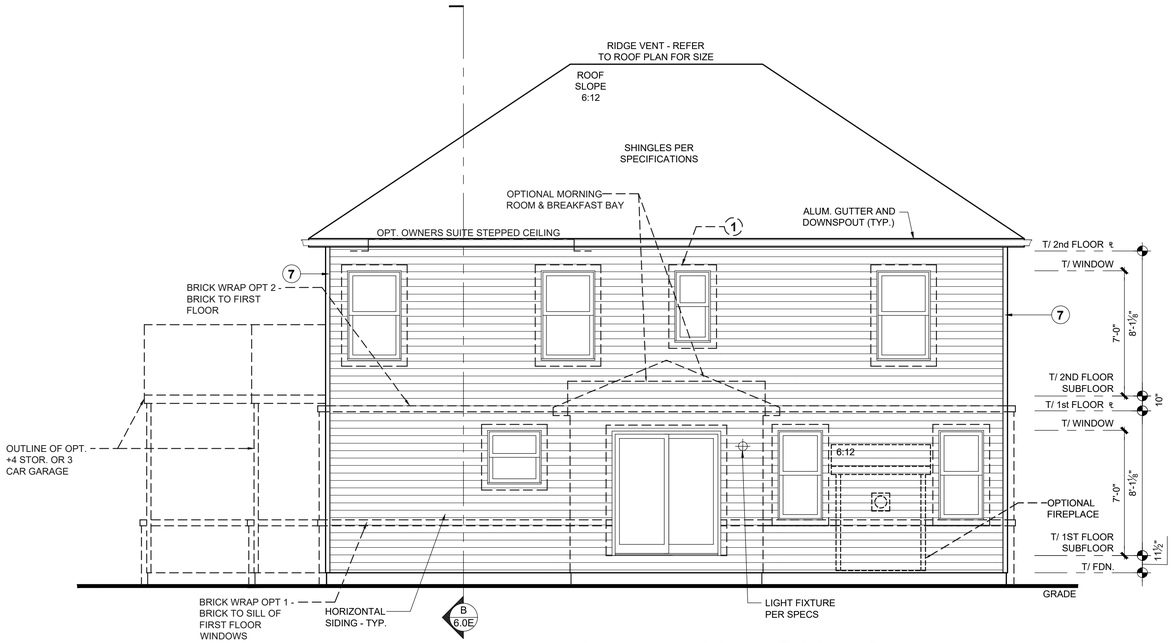
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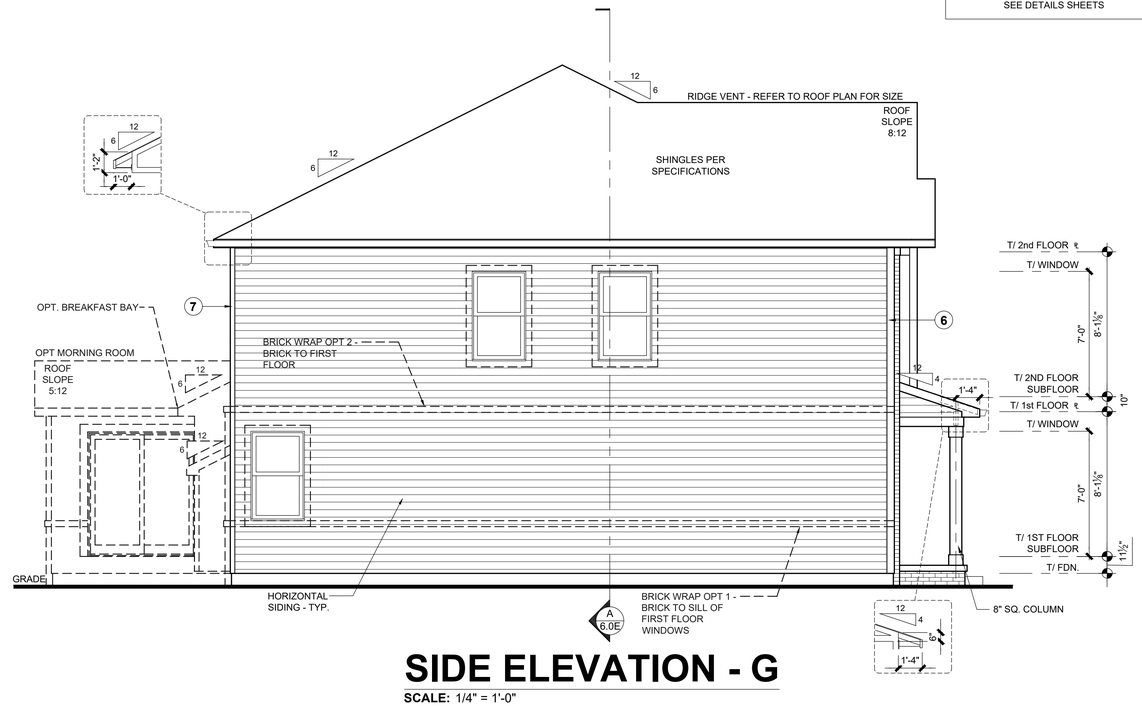
Sheet Title : Front & Garage Side Elevations

Sheet: 1.0G



REAR ELEVATION - G

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - G

SCALE: 1/4" = 1'-0"

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SEE DETAILS SHEETS

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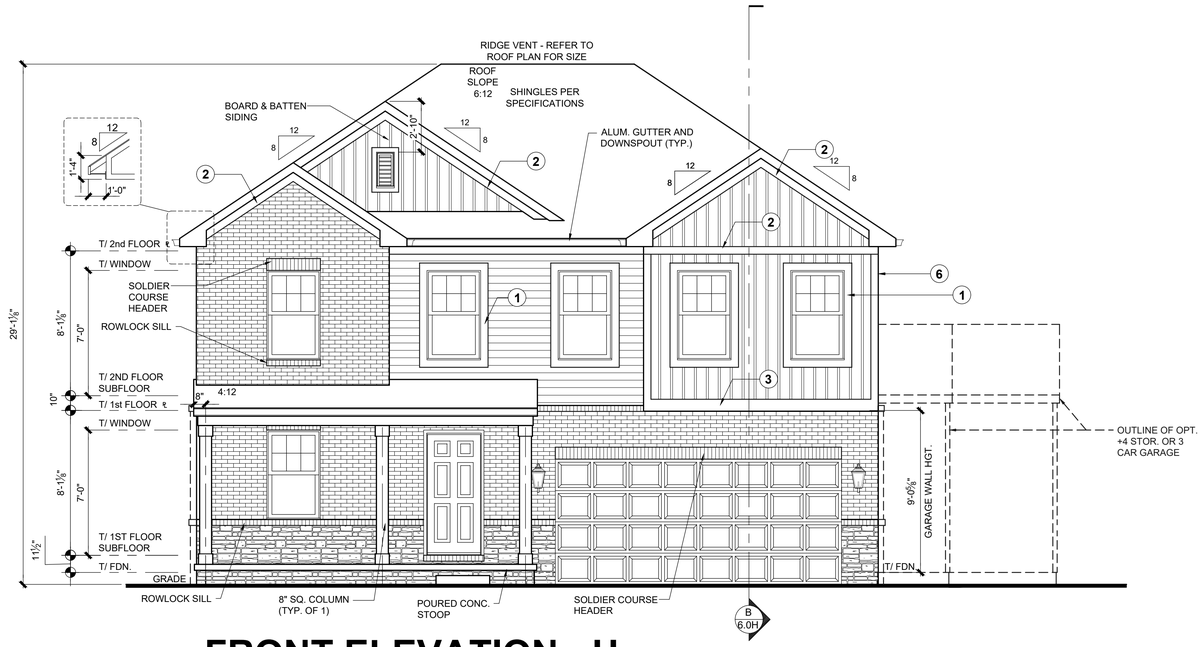
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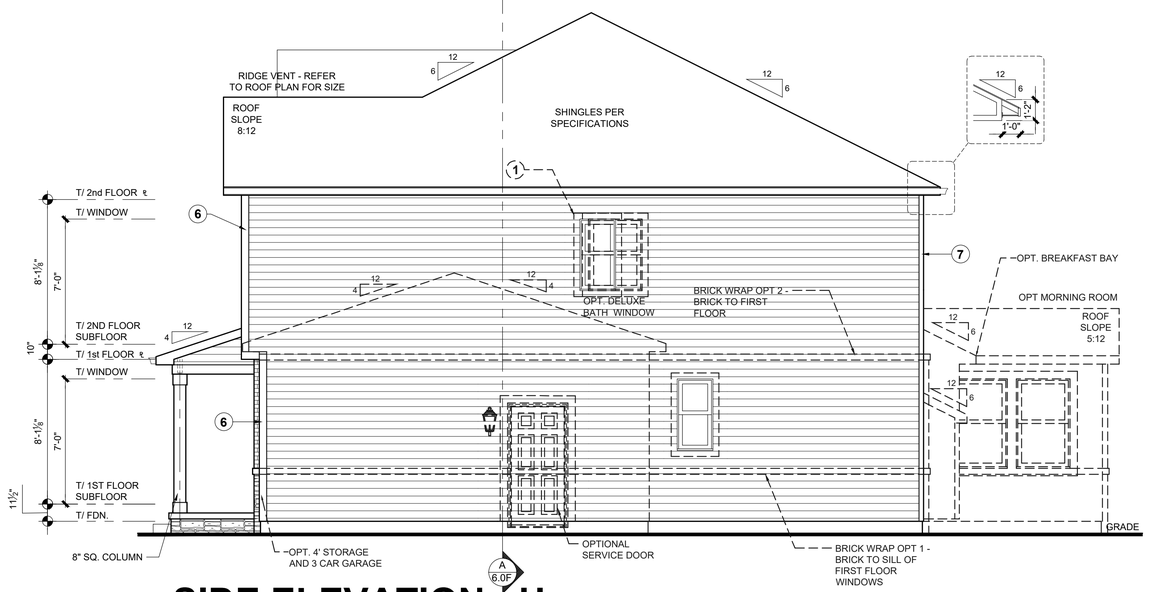
Sheet Title : Rear & Side Elevations

Sheet: 1.1G



FRONT ELEVATION - H

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - H

SCALE: 1/4" = 1'-0"

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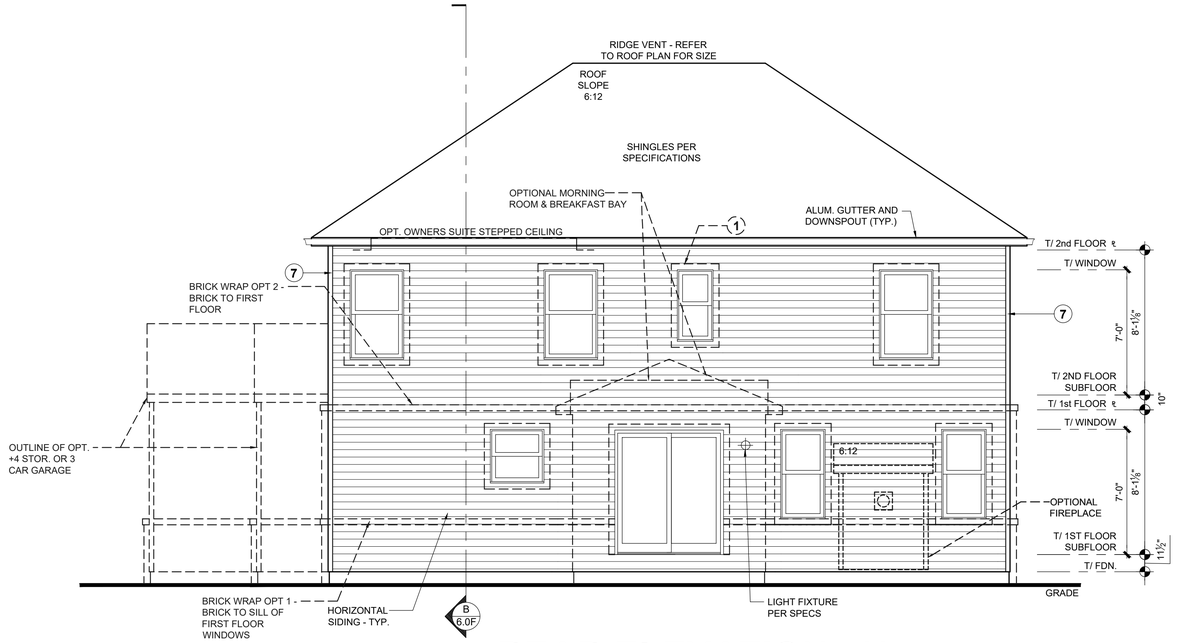
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11x17 PRINTS ARE ½ SCALE

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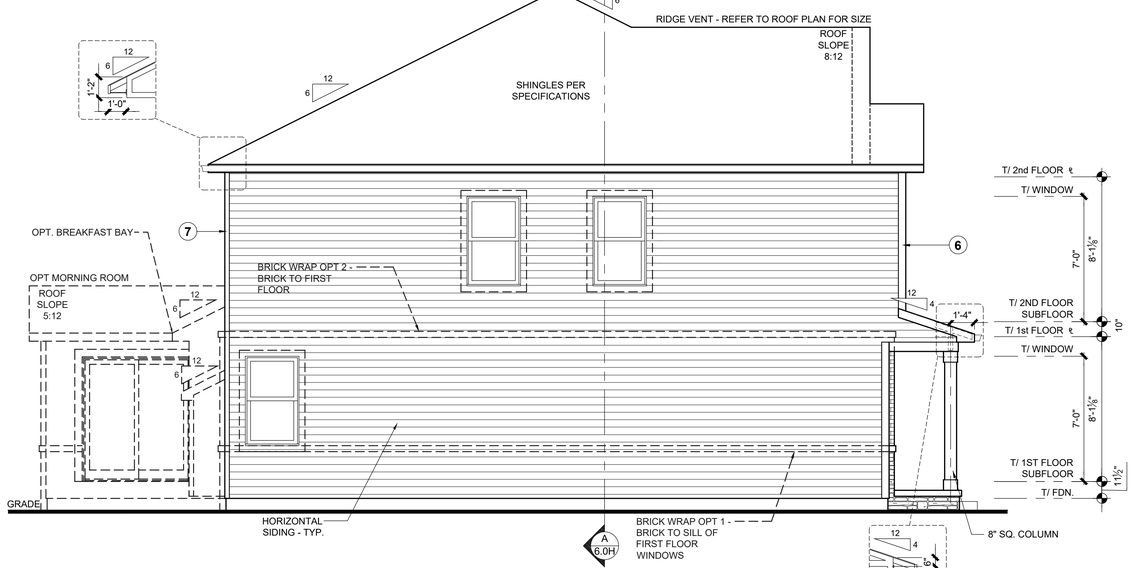
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Address, City, MI Zip Code

Job #:	XXX
LSP Date:	XX/XX /XX
LSP By:	XXX
LSP Rev:	
Sheet Title :	Front & Garage Side Elevations
Sheet:	1.0H



REAR ELEVATION - H

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - H

SCALE: 1/4" = 1'-0"

Division Note

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TIME PIECES; WHETHER PAINTED, VINYL OR ALUMINUM WRAPPED.

Typ Ext Trim Finish

THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FROM TRIM FINISH AND MATERIAL

Window Grid Note

1. FRONT WINDOW GRIDS (MUNTINS) ARE STANDARD

Trim Schedule

KEY #	DESCRIPTION
1	4" TRIM (2x4)
2	6" TRIM (2x6)
3	8" TRIM (2x8)
4	10" TRIM (2X10)
5	12" TRIM (2X12)
6	FRONT CORNERS = 4" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 4" TRIM PER DIVISION - SEE SPECS
8	VINYL ACCENT SIDING

REFER TO PROJECT SPECIFIC SPECIFICATIONS REGARDING TRIM THICKNESS; 1X_ OR ¾ TRIM THICKNESS

Fascia / Rakes

1. FASCIAS: ALUMINUM GUTTERS ON 1X6 FASCIA W/ 1X6 FRIEZE BOARD
2. RAKES: 1X6 RAKE W/ 1X6 RAKE FRIEZE BOARD

SEE DETAILS SHEETS

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Phone#: 248-221-5000

M/I HOMES

11x17 PRINTS ARE ½ SCALE

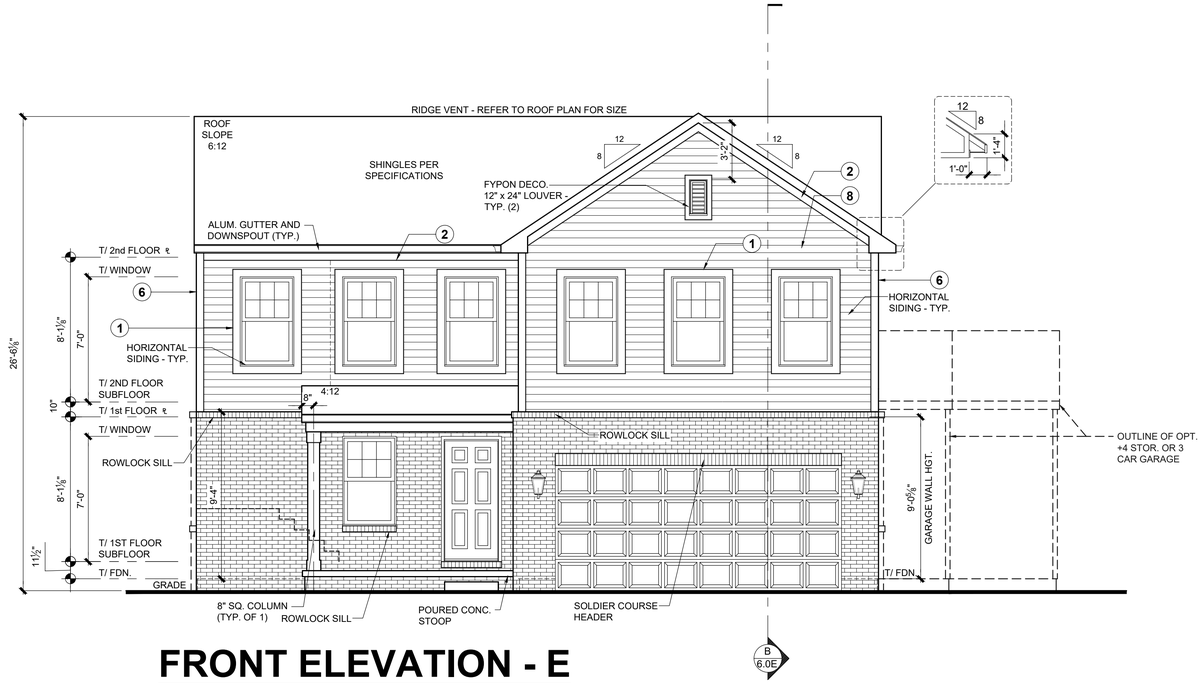
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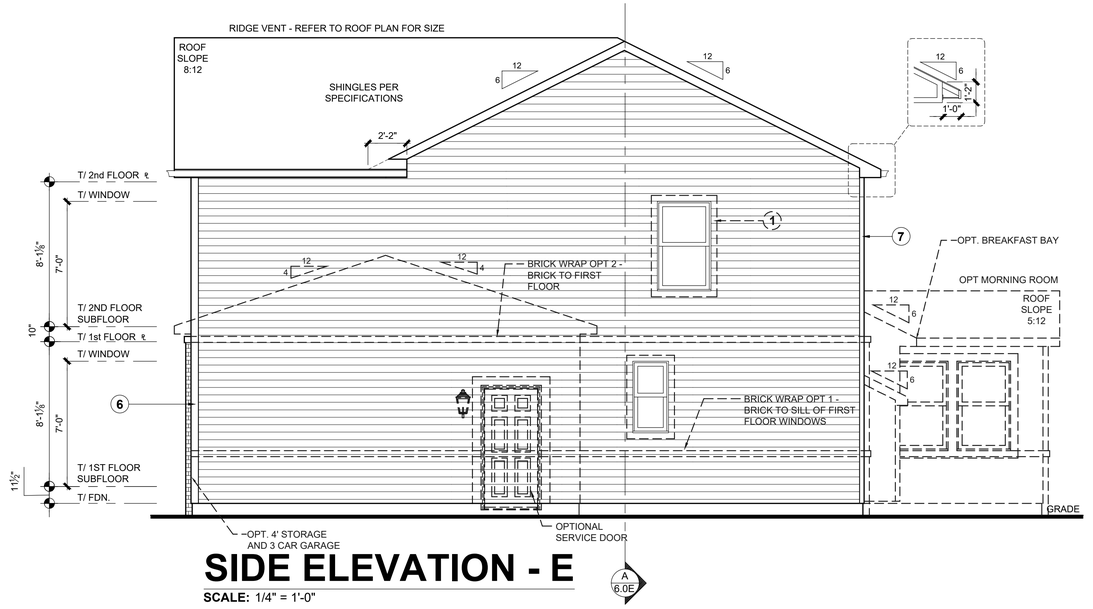
Sheet Title : Rear & Side Elevations

Sheet: 1.1H



FRONT ELEVATION - E

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - E

SCALE: 1/4" = 1'-0"

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SEE DETAILS SHEETS

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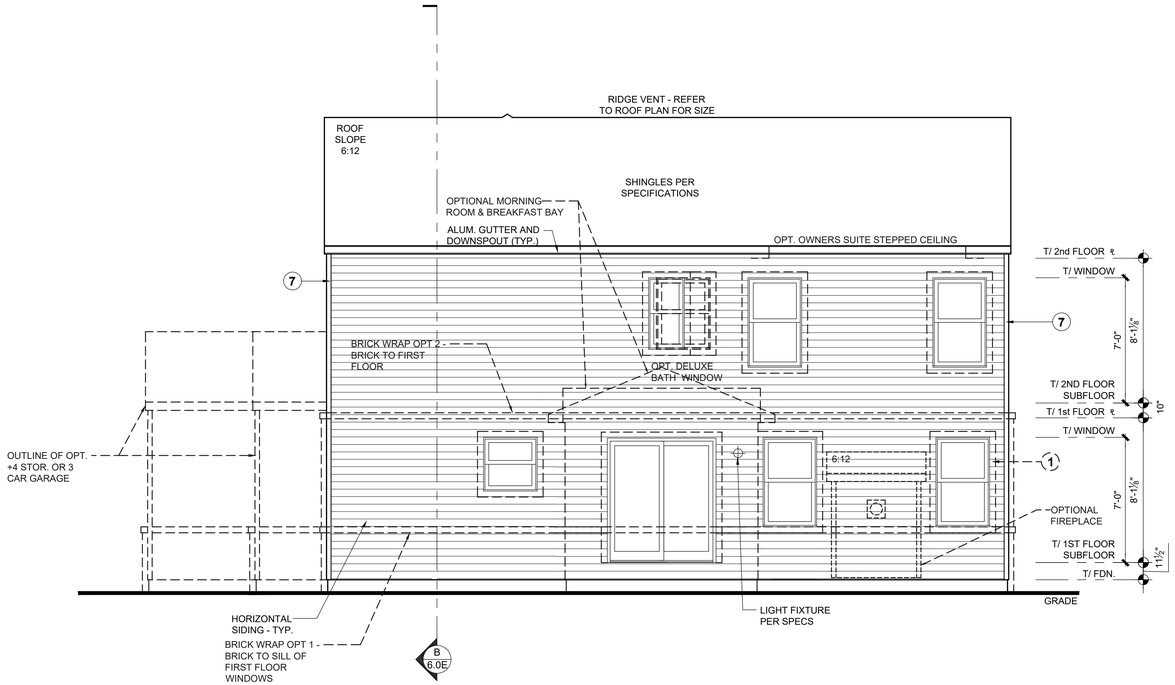
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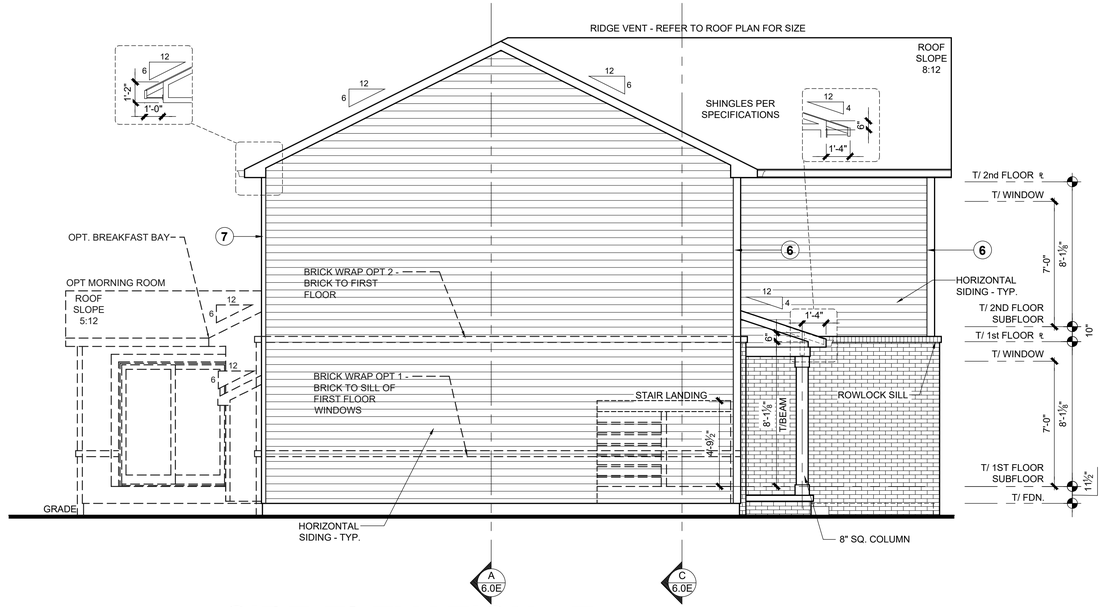
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Sheet:
1.0E



REAR ELEVATION - E

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - E

SCALE: 1/4" = 1'-0"

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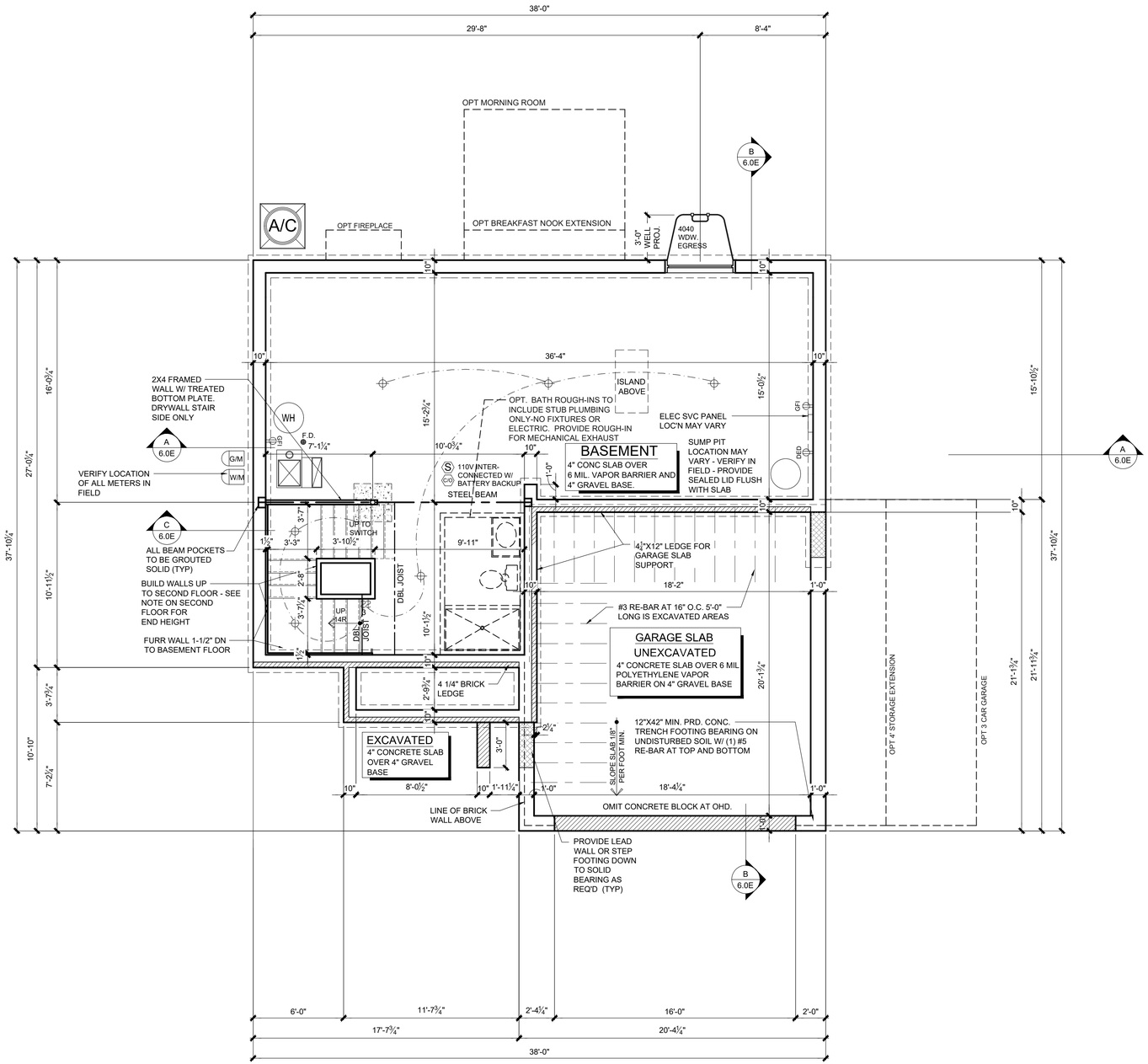
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LSP By:	XXX
LSP Rev:	

Sheet Title : Rear & Side Elevations

Sheet: 1.1E



ELEVATION E
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

☒ OPTIONAL EXTRA

- ☐ FULL BATH ROUGH-IN
- ☐ EXTERIOR DIRECT VENT FIREPLACE
- ☐ BREAKFAST NOOK EXTENSION
- ☐ MORNING ROOM
- ☐ 7'-10" BASEMENT
- ☐ 8'-0" BASEMENT
- ☐ 8'-6" BASEMENT
- ☐ GARDEN BASEMENT
- ☐ WALK-OUT BASEMENT
- ☐ GARAGE SERVICE DOOR
- ☐ 4'-0" GARAGE STORAGE
  - ☐ GARAGE SERVICE DOOR
- ☐ 3-CAR FRONT LOAD GARAGE
  - ☐ GARAGE SERVICE DOOR

ESCAPE WINDOW NOTES:

PROVIDE GALV. METAL AREAWELL W/ MIN. 36" PROJECTION.

AREAWELL TO BE A MINIMUM OF 9 S.F. DRAIN TO DRAIN TILE. SILL OF ESCAPE WINDOW AT 44" MAX. ABOVE FLOOR. PROVIDE LADDER AS REQUIRED.

MIN. 5.7 S.F. CLEAR OPENING, 24" MIN. CLEAR OPENING HEIGHT, 20" MIN. CLEAR OPENING WIDTH . SASH NOT INCLUDED IN S.F.

VERIFY LOCATION IN FIELD
DO NOT LOCATE EGRESS WINDOWS BELOW ANY FIRST FLOOR CANTILEVERS ABOVE

Foundation Notes

1. WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN THE FOOTING EXCAVATIONS
2. PROVIDE A MIN. OF 6" OF GRANULAR FILL BELOW ALL INTERIOR SLABS-ON-GRADE
3. PROVIDE GRANULAR BACKFILL FOR BASEMENT WALLS. ALL BACKFILL SHALL BE WELL DRAINED
4. THE FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2500 PSF. OTHERS SHALL DETERMINE THE ACTUAL BEARING CAPACITY OF THE SOIL
5. ALL FOOTING EXCAVATIONS SHALL BE INSPECTED PRIOR TO CONCRETE PLACEMENT
6. WHERE COMPACTION OF FILL IS SPECIFIED, COMPACTION OF FILL MATERIAL SHALL BE A MINIMUM 95% OF MAXIMUM DRY DENSITY
7. BOTTOM OF THE EXTERIOR BUILDING FOOTINGS ARE TO BE AT LEAST 42" BELOW FINISH GRADE REGARDLESS OF ELEVATIONS SHOWN ON PLAN
8. ALL CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND ALL PIERS AND SPREAD FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR PIERS UNLESS NOTED OTHERWISE.
9. NO SLABS OR FOUNDATIONS SHALL BE PLACED INTO OR ADJACENT TO SUB-GRADE CONTAINING WATER, ICE, FROST, OR ORGANIC MATERIAL.
10. WHERE FOUNDATION WALLS ARE TO HAVE SOIL PLACED O BOT SIDES, PLACE SOIL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
11. BASEMENT WALLS ARE DESIGNED TO BE LATERALLY RESTRAINED BY THE CONCRETE FLOOR. PROVIDE TEMPORARY SUPPORT TO BASE OF THE BASEMENT WALL IF WALL IS BACKFILLED PRIOR TO THE PLACEMENT OF THE BASEMENT CONCRETE FLOOR. DO NOT BACKFILL MORE THAN 4'-0" FROM THE FOOTING PRIOR TO PLACING THE BASEMENT CONCRETE FLOOR.
12. THE REINFORCING STEEL CONTRACTOR SHALL FABRICATE ALL REINFORCEMENT AND FURNISH ALL ACCESSORIES, CHAIRS, SPACER BARS, AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS NOTED OTHERWISE.
13. REINFORCING STEEL SHALL BE ASTM A615 (GRADE 60)
14. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185
15. CONCRETE REINFORCEMENT SHALL BE PLACED ACCORDING TO CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS
16. CONCRETE COVERAGE FOR REINFORCING, U.N.O.
    FOOTINGS 3"
    SLAB ON GRADE CENTER OF SLAB
    WALLS EXPOSED TO EARTH 2"
    COLUMN TIES 1½"
17. COMPRESSION LAB SPLICED FOR GRADE 60 BARS SHALL BE 30 BAR DIAMETER MIN.
18. TENSION LAP SPLICES SHALL BE AS DETAILED. USE CLASS B SPLICES U.N.O.
19. ALL WELDED WIRE FABRIC LAPS SHALL BE 8" AT ENDS AND SIDES
20. BAR LENGTHS SHOWN DO NOT INCLUDE HOOKS AND BENDS
21. CONCRETE AT THE TIME OF PLACEMENT SHALL HAVE A SLUMP OF 4" +/- 1" UNLESS A SUPER-PLASTICIZING AGENT IS USED
22. ALL OPENINGS IN CONCRETE WALLS SHALL HAVE (2) #5 RE-BARS PLACED AROUND THE OPENING. EXTEND THE BARS 24" BEYOND EACH FACE OF OPENING. PLACE (2) #5 X 4'-0" LONG BARS DIAGONALLY AT EACH CORNER.

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REFER TO ENGINEERING SHEET FOR STEEL BEAM, COLUMN, AND PAD SIZES

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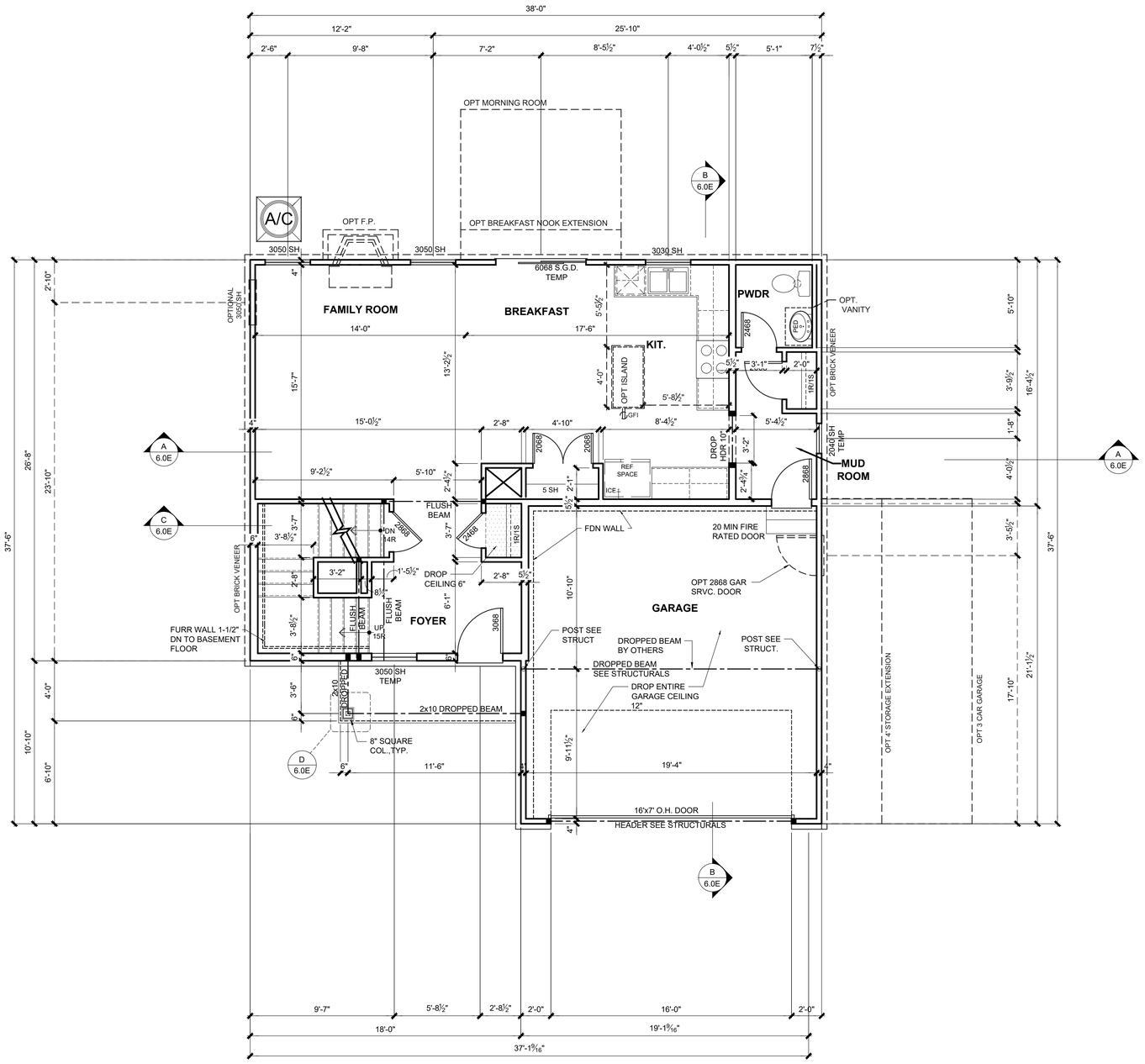
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LSP By:	XXX
LSP Rev:	

Sheet Title : Foundation Plan

Sheet: 2.0E



FRAMING PLAN
FIRST FLOOR PLAN - E

SCALE: 1/4" = 1'-0"

PLAN OPTIONS

- ☐ RAILING - FIRST FLOOR
- ☐ POWDER ROOM CABINET
- ☐ MORNING ROOM
- ☐ KITCHEN ISLAND
- ☐ BREAKFAST NOOK EXTENSION
- ☐ EXTERIOR DIRECT VENT FIREPLACE (REAR WALL)
- ☐ WINDOW OPTIONS
  - ☐ 3050 FAMILY ROOM WINDOW (SIDE WALL)
- ☐ GARAGE SERVICE DOOR
- ☐ 4'-0" GARAGE STORAGE
  - ☐ GARAGE SERVICE DOOR
- ☐ 3 CAR GARAGE
  - ☐ GARAGE SERVICE DOOR

Floor Plan Notes

1. EXTERIOR WALLS AT CONDITIONED SPACES ARE 2X4 STUDS @ 16" O.C. W/ ½" NOMINAL SHEATHING U.N.O. (4").
2. GARAGE/HOUSE COMMON WALLS ARE 2X4 STUDS @ 16" O.C. U.N.O. (3½").
3. GARAGE EXTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. W/ ½" NOMINAL SHEATHING U.N.O. (4")
4. WALLS ADJACENT TO ATTIC SPACES ARE 2X4 STUDS @ 16" O.C. W/ ½" NOMINAL SHEATHING U.N.O. (4")
5. INTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. U.N.O. (3½").
6. ALL GARAGE/HOUSE COMMON WALLS, CEILINGS, BEAMS, AND COLUMNS THAT SUPPORT FLOOR/CEILING ASSEMBLY ABOVE TO HAVE ½" GWB. CEILING TO BE ⅝" TYPE "X" FIRECODE GYPSUM BOARD BELOW HABITABLE SPACES.

EXTERIOR WALLS ARE SHOWN WITH ½" NOMINAL SHEATHING WHICH IS HELD FLUSH WITH THE OUTSIDE OF THE FOUNDATION.

TYPICAL STAIR NOTE

LOW WALL STANDARD - HANDRAIL OPTIONAL

HANDRAIL @34"-38" ABOVE FINISHED TREAD. HANDRAIL MUST BE ANCHORED AT A WALL OR NEWEL POST. BALUSTERS TO BE SPACED SO A 4" SPHERE OR GREATER CANNOT PASS.

TREADS TO BE MIN. 10" NOSING TO NOSING. RISERS TO BE MAX. 7 3/4". NOSING TO BE 3/4" MIN. AND 1 1/4" MAX.

NOTES

1. ALL FIRST FLOOR WALLS ARE 9'-1 1/8" HIGH UNLESS NOTED OTHERWISE. ALL SECOND FLOOR WALLS ARE 8'-1 1/8" HIGH UNLESS NOTED OTHERWISE.
2. WINDOW HEAD HEIGHTS ARE AS FOLLOWS UNLESS NOTED OTHERWISE: 1ST FLOOR: 7'-6" SECOND FLOOR" 7'-0"
3. ALL POINT LOADS ARE TO BE BLOCKED SOLID TO THE FINAL SUPPORT MEMBER OR FOUNDATION.
4. ALL LIVING SPACE FLOORS OVER GARAGE, IF APPLIABLE, ARE TO BE INSULATED WITH R-30 INSULATION WITH INTEGRAL VAPOR BARRIER. VAPOR BARRIER TO BE PLACED UP AT FLOOR SHEATHING.
5. VAPOR BARRIERS IN INSULATED COMMON WALLS ARE TO BE PLACED TO THE WARM SIDE OF THE WALL.
6. ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.

GLAZING REQUIREMENTS

EGRESS WINDOW REQUIREMENTS:

EVERY SLEEPING ROOM TO HAVE EGRESS COMPLIANT WINDOWS THAT MEET THE FOLLOWING REQUIREMENTS:
1. SILLS AT 44" A.F.F. MAX.
2. 5.7 S.F. CLEAR OPENING
3. 20" CLEAR OPENING WIDTH
4. 24" CLEAR OPENING HEIGHT

GLAZING IN HAZARDOUS LOCATIONS:

TEMPERED GLASS WILL BE PROVIDED IN WINDOWS IN UNDER THE FOLLOWING CONDITIONS IN ACCORDANCE WITH THE 2015 MICHIGAN RESIDENTIAL CODE:
1. OVER OR WITHIN 6'-0" TUBS & SHOWERS
2. WITHIN 24" OF DOORS
3. WITHIN 18" OF FIN. FLOOR & GREATER THAN 9 S.F.
4. WITHIN 60" OF A STAIRWAY LANDING
5. WITHIN 36" OF WALKWAYS

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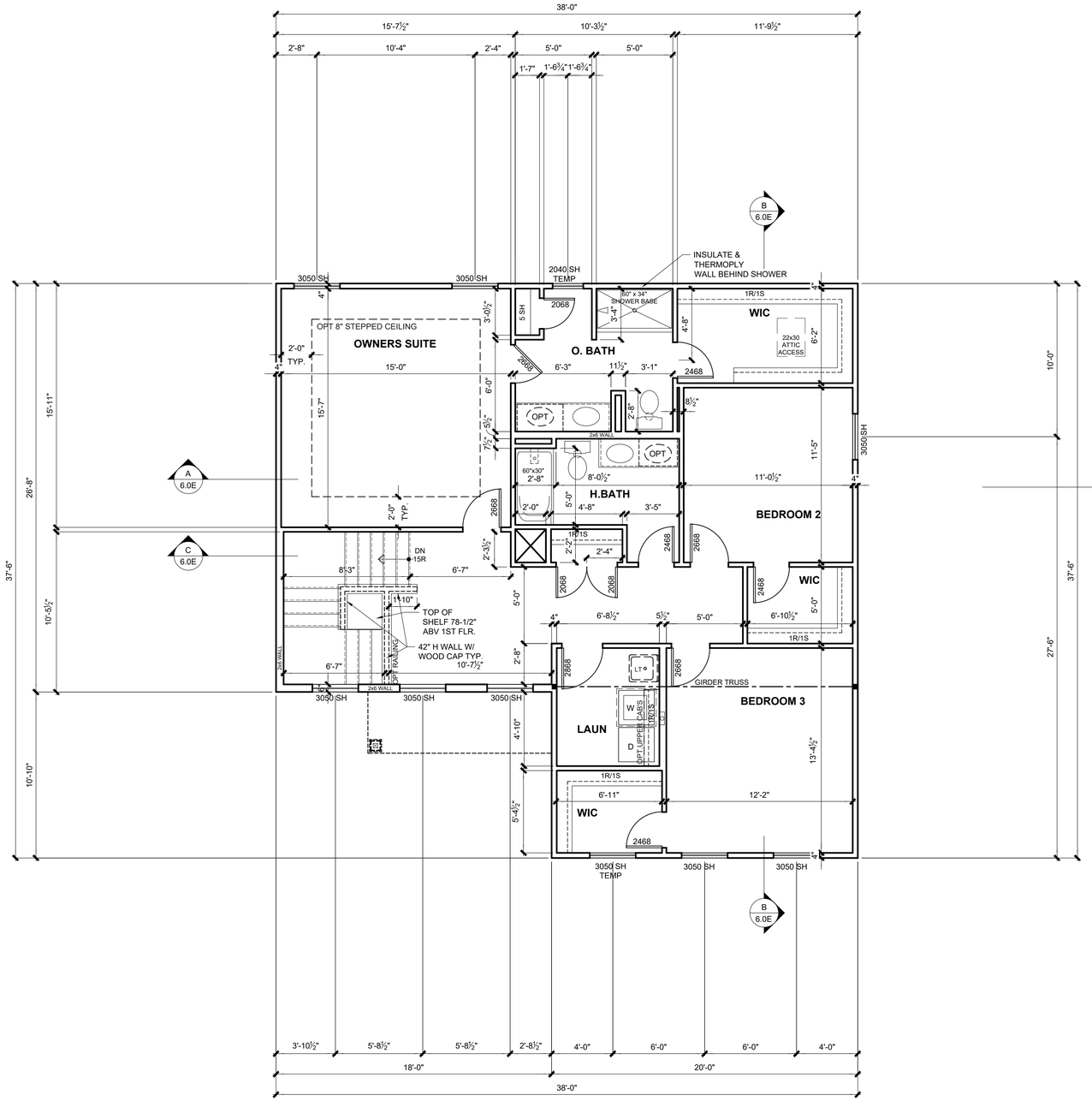
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LSP Rev:	

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First Floor Plan

Sheet:
3.0E



FRAMING PLAN
SECOND FLOOR PLAN - E

SCALE: 1/4" = 1'-0"

PLAN OPTIONS

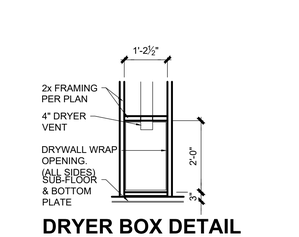
- ☐ LAUNDRY SINK ONLY
- ☐ LAUNDRY UPPER CABINETS (CABINETS ABOVE WASHER AND DRYER)
- ☐ OWNERS SUITE STEPPED CEILING
- ☐ SECOND FLOOR RAILING
- ☐ OWNERS STD BATH UPGRADES
  - ☐ 2ND SINK BOWL
- ☐ OWNERS DELUXE BATH
- ☐ HALL BATH 2ND SINK BOWL











DRYER BOX DETAIL

SCALE: 1/2" = 1'-0"

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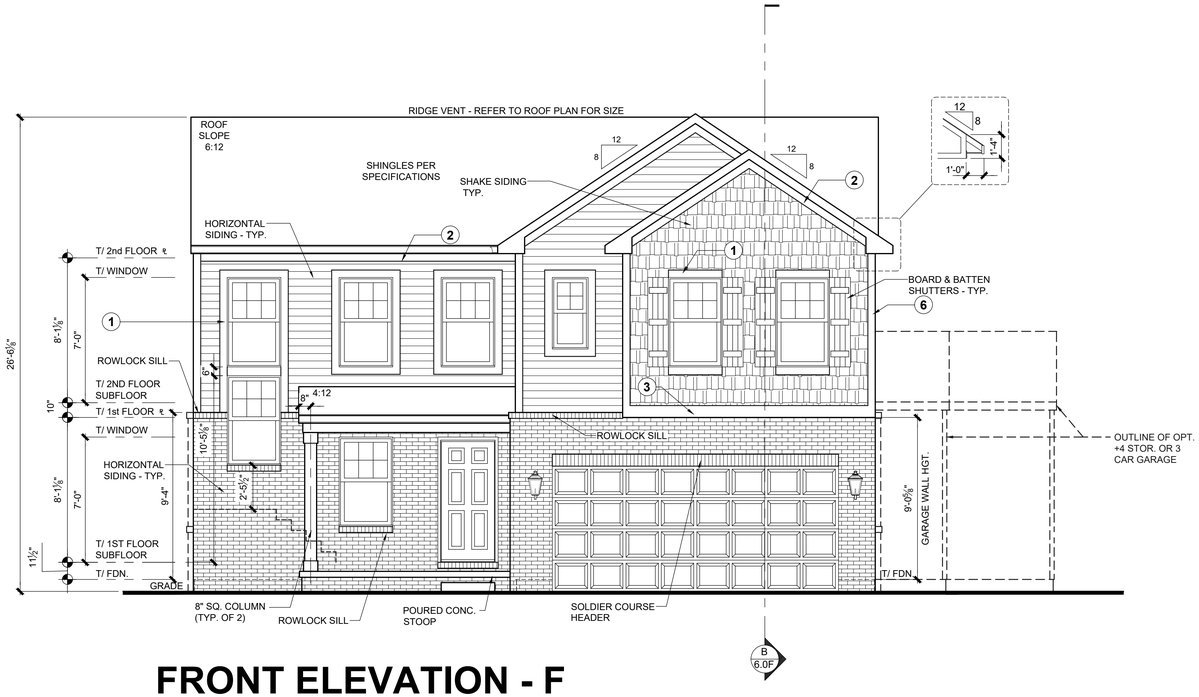
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LSP By:	XXX
LSP Rev:	

Sheet Title :

Second Floor Plan

Sheet:

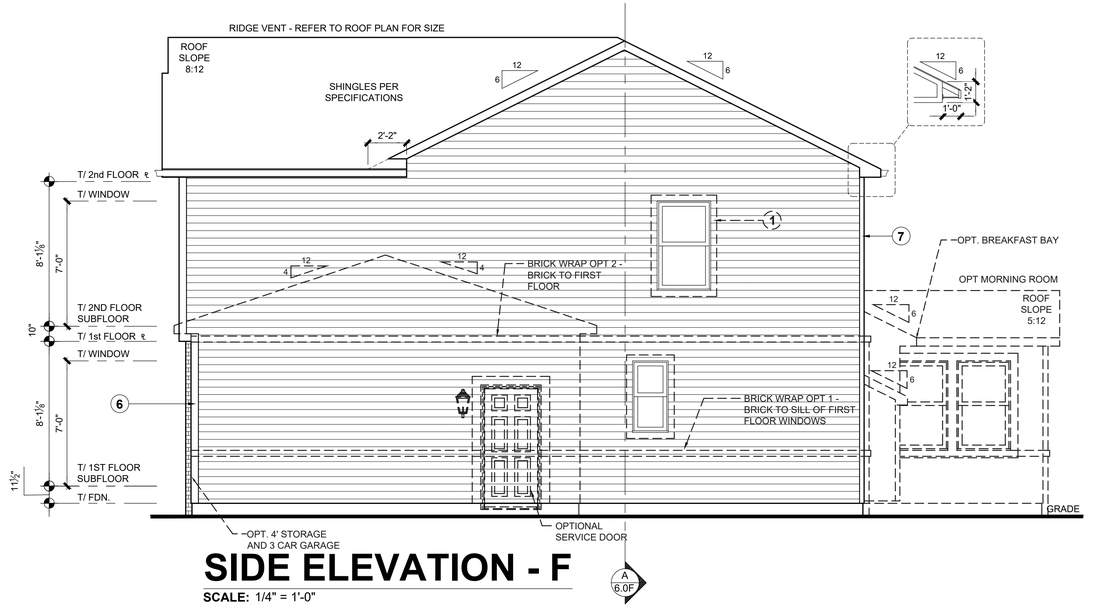
3.1E



FRONT ELEVATION - F

SCALE: 1/4" = 1'-0"

B 6.0F



SIDE ELEVATION - F

SCALE: 1/4" = 1'-0"

A 6.0F

Division Note

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Window Grid Note

1. FRONT WINDOW GRIDS (MUNTINS) ARE STANDARD

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5	12" TRIM (2X12)
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7	REAR CORNERS = 4" TRIM PER DIVISION - SEE SPECS
8	VINYL ACCENT SIDING

REFER TO PROJECT SPECIFIC SPECIFICATIONS REGARDING TRIM THICKNESS; 1X_ OR ¾ TRIM THICKNESS

Fascia / Rakes

1. FASCIAS: ALUMINUM GUTTERS ON 1X6 FASCIA W/ 1X6 FRIEZE BOARD
2. RAKES: 1X6 RAKE W/ 1X6 RAKE FRIEZE BOARD

SEE DETAILS SHEETS

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Plan Issued Date: 6-23-23

BASE PLAN REVISION:

1	4-8-24
2	----
3	----
4	----

ESSENTIAL BRICK SERIES

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1668 S. Telegraph Road, Suite 200
Bloomfield Hills, MI 48302
Phone#: 248-221-5000

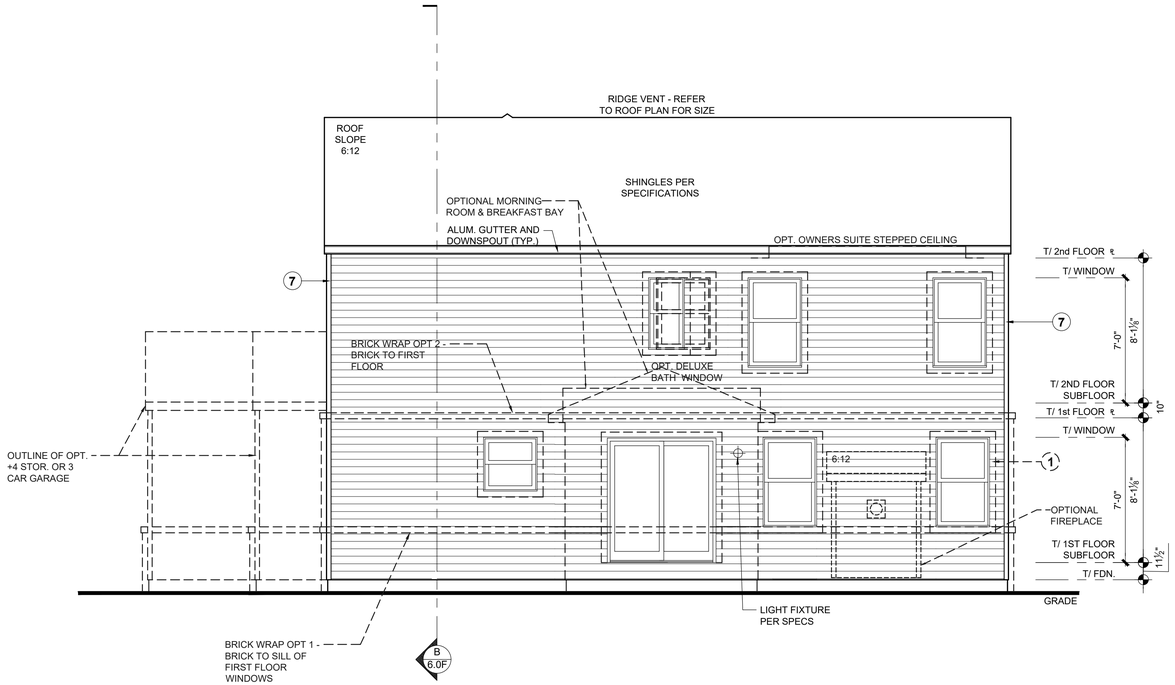
M/I HOMES

11x17 PRINTS ARE ½ SCALE

Sawyer

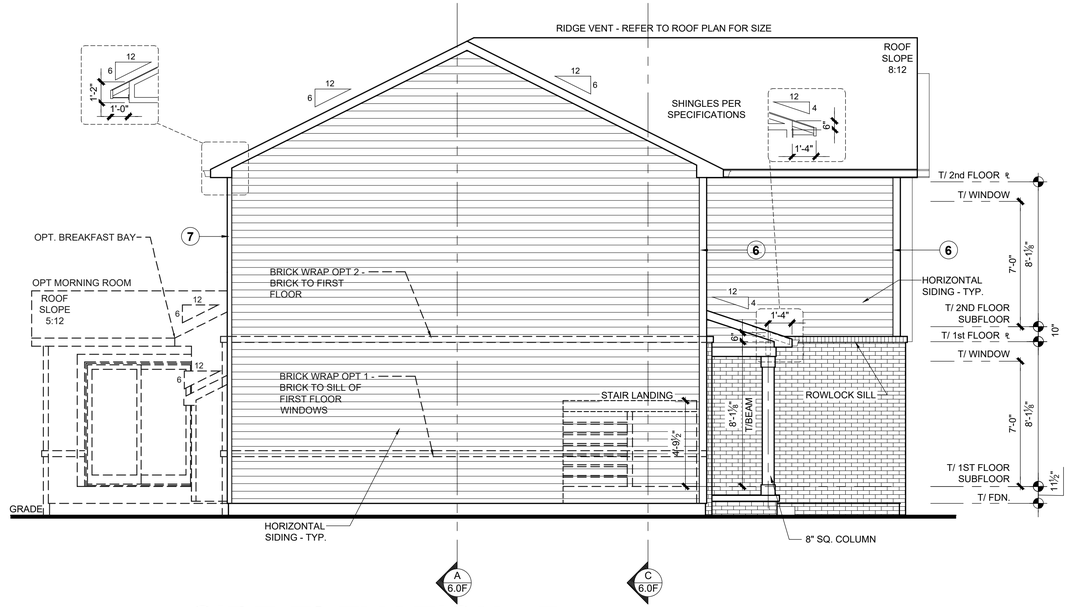
Lot # - Subdivision
Address, City, MI Zip Code

Job #:	XXX
LSP Date:	XX/XX /XX
LSP By:	XXX
LSP Rev:	
Sheet Title :	Front & Garage Side Elevations
Sheet:	1.0F



REAR ELEVATION - F

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - F

SCALE: 1/4" = 1'-0"

Division Note

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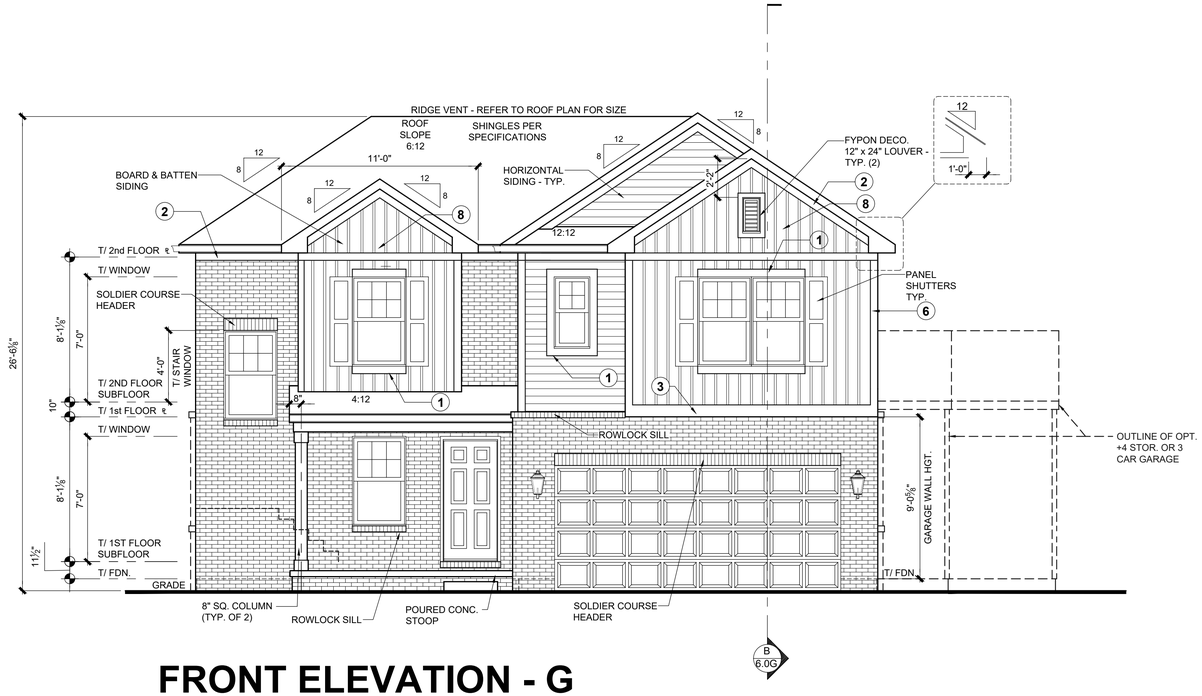
Sawyer

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Address, City, MI Zip Code

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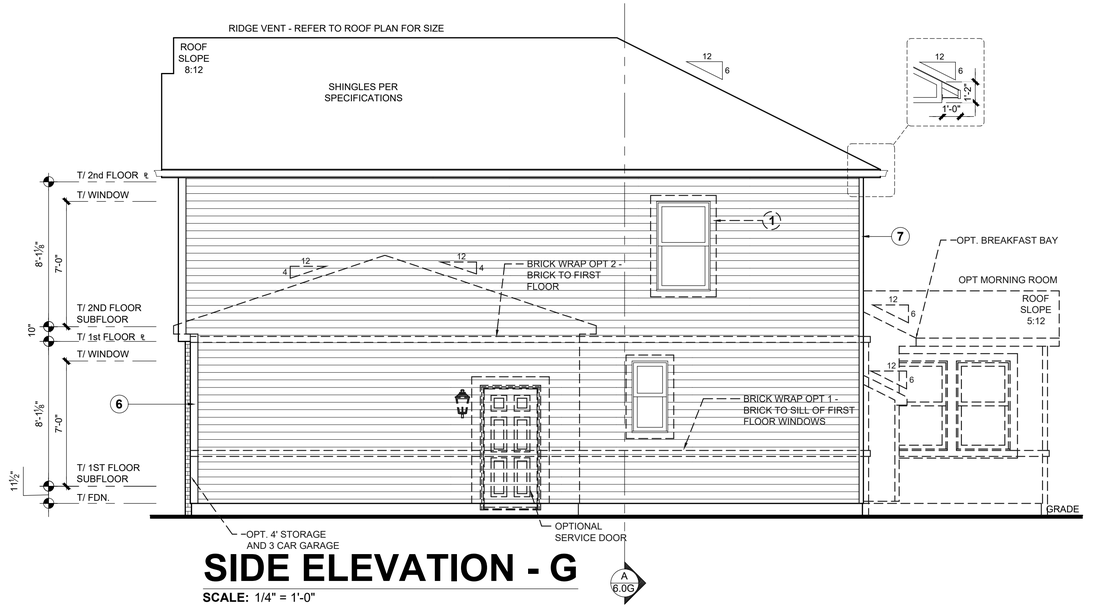
Sheet Title :
Rear & Side Elevations

Sheet:
1.1F



FRONT ELEVATION - G

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - G

SCALE: 1/4" = 1'-0"

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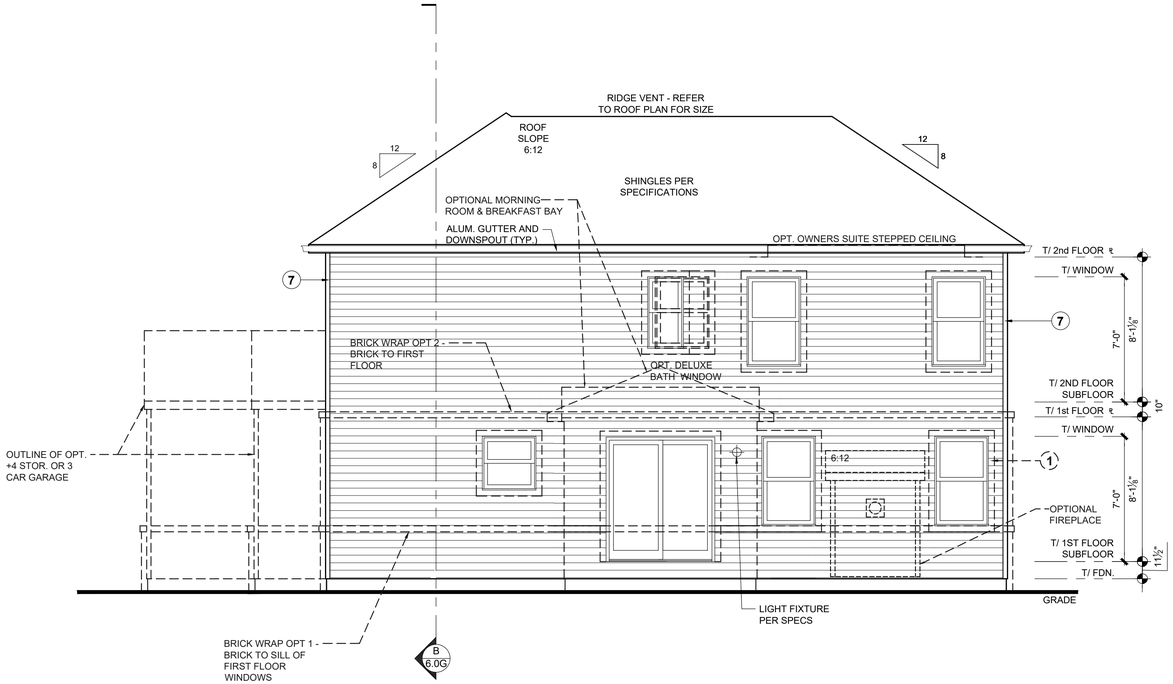
M/I HOMES

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Sawyer

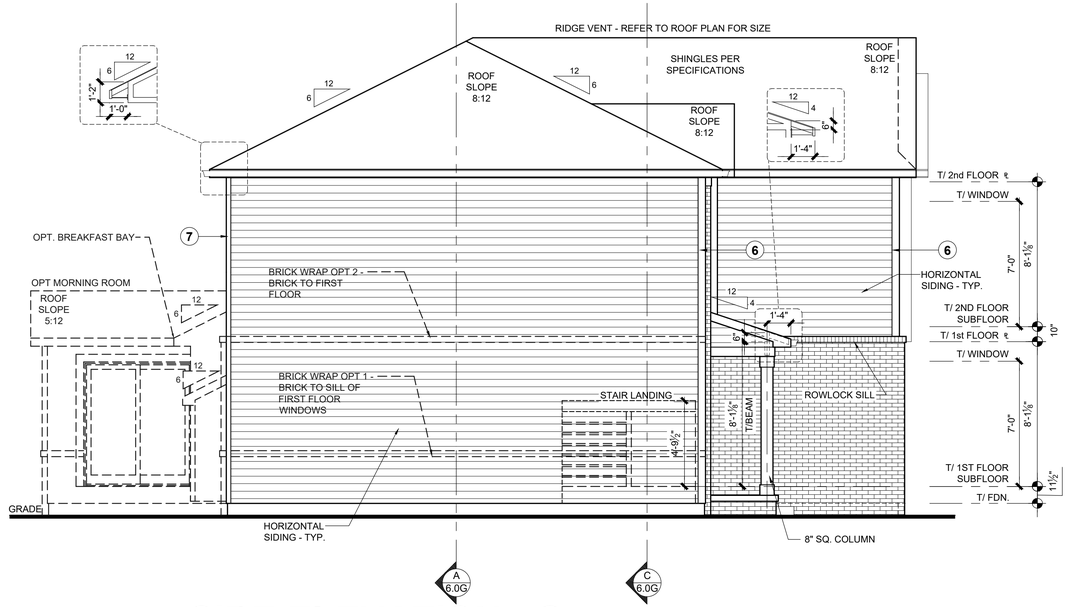
Lot # - Subdivision
Address, City, MI Zip Code

Job #:	XXX
LSP Date:	XX/XX /XX
LSP By:	XXX
LSP Rev:	
Sheet Title :	Front & Garage Side Elevations
Sheet:	1.0G



REAR ELEVATION - G

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - G

SCALE: 1/4" = 1'-0"

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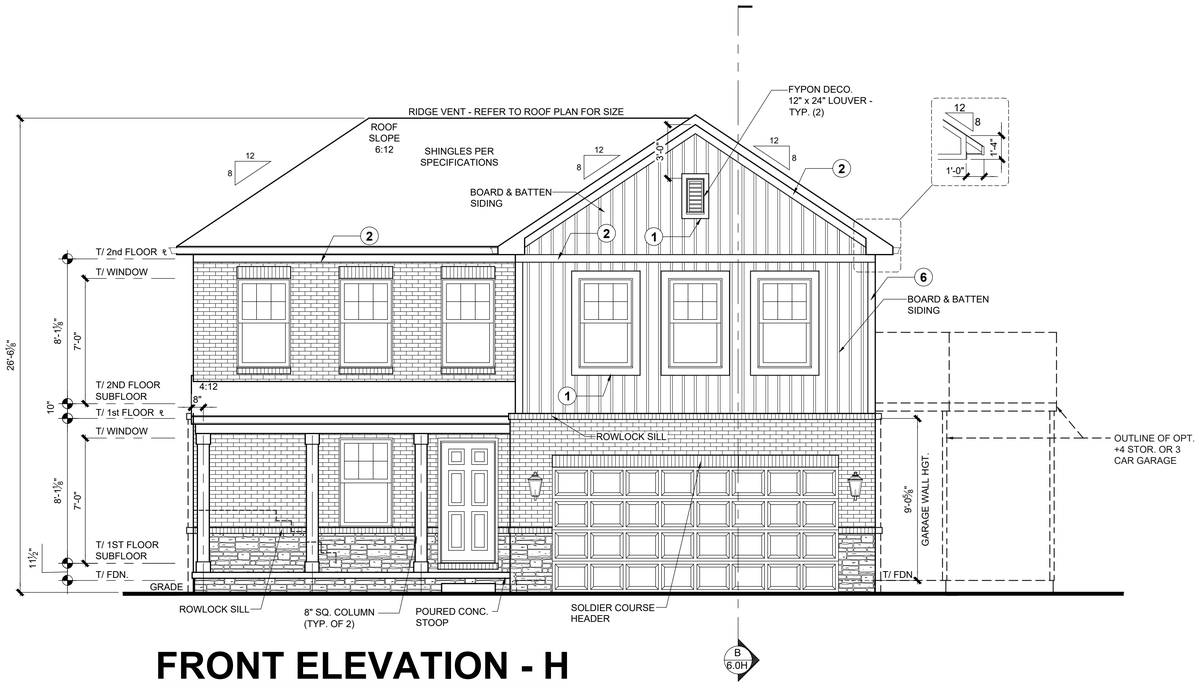
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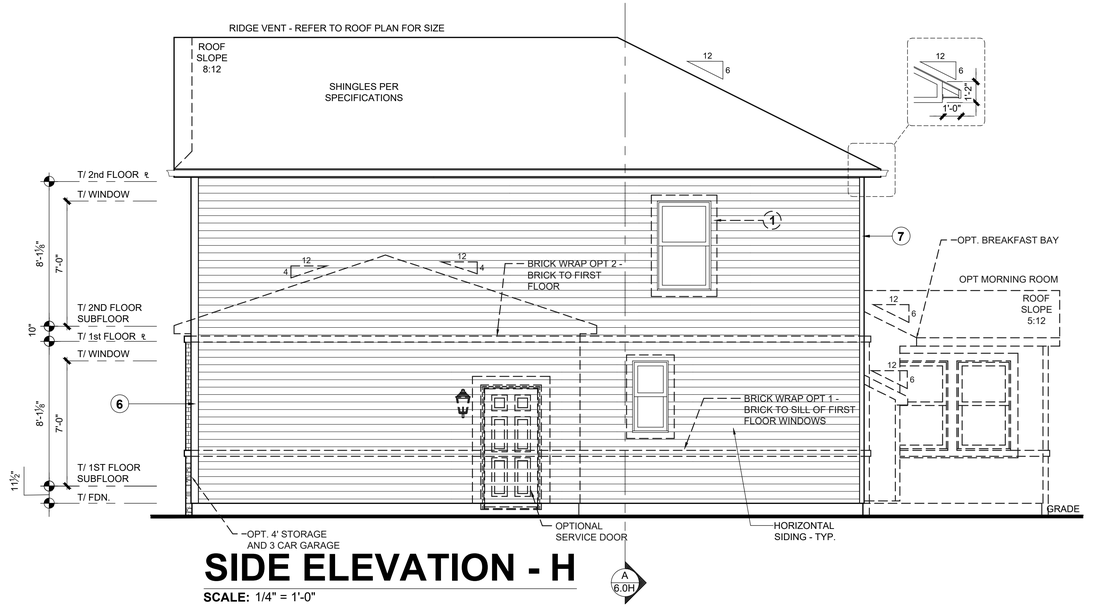
Sheet Title : Rear & Side Elevations

Sheet: 1.1G



FRONT ELEVATION - H

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - H

SCALE: 1/4" = 1'-0"

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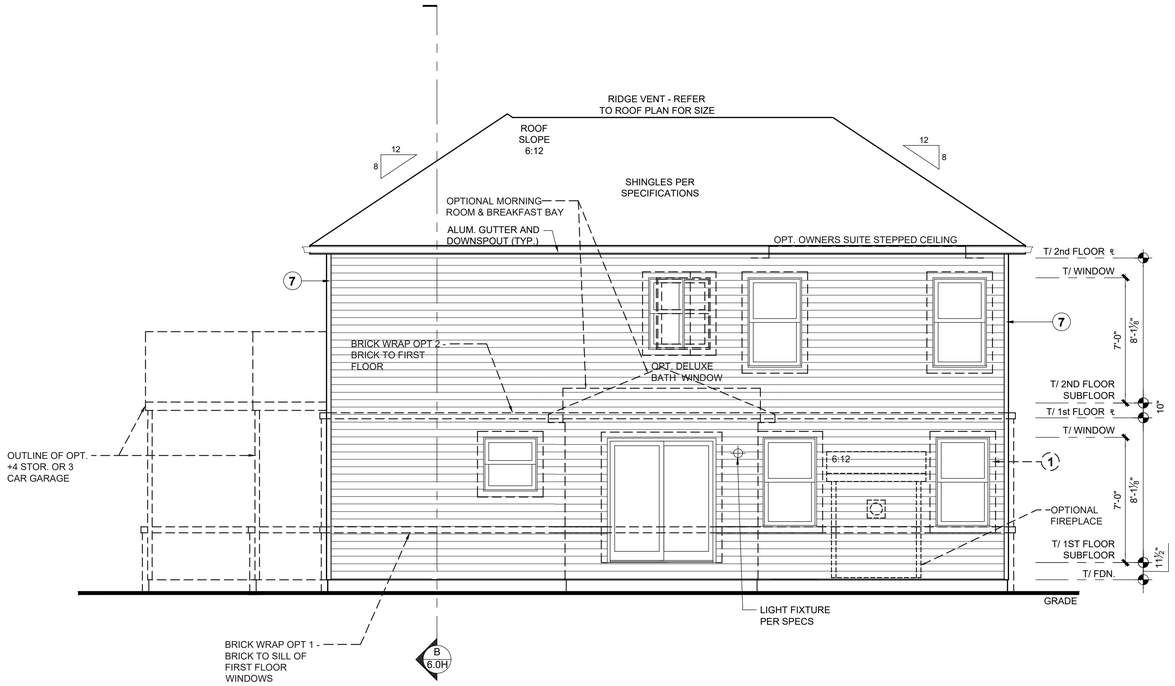
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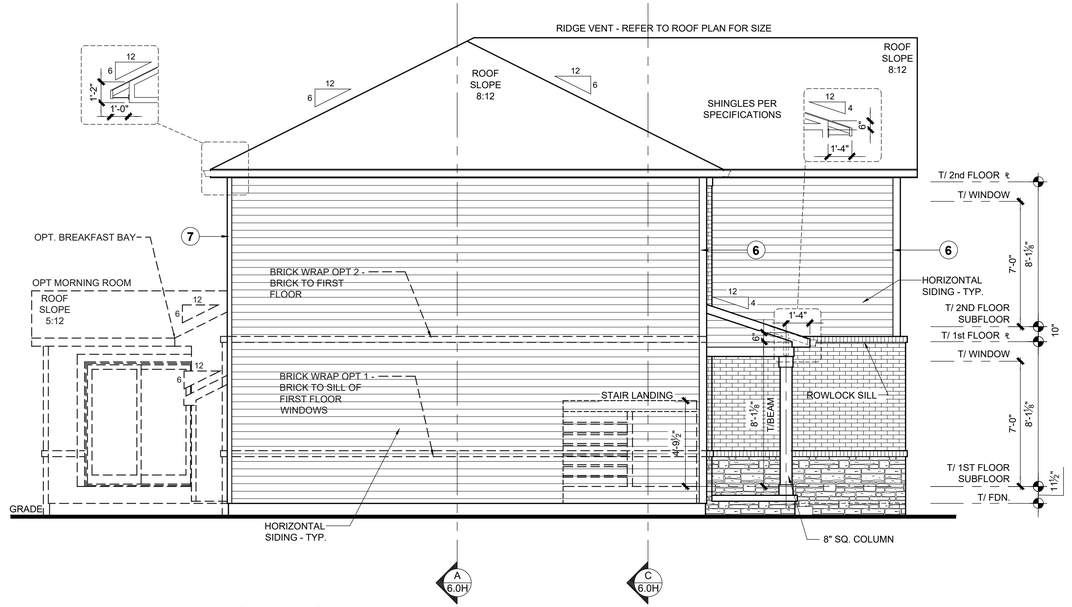
Sheet Title :
Front & Garage Side Elevations

Sheet:
1.0H



REAR ELEVATION - H

SCALE: 1/4" = 1'-0"



SIDE ELEVATION - H

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SEE DETAILS SHEETS

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LSP By:	XXX
LSP Rev:	

Sheet Title :
Rear & Side Elevations

Sheet:
1.1H

Statistics							
Description	**Symbol**	**Avg**	**Max**	**Min**	**Max/Min**	**Avg/Min**	**Avg/Max**
OVERALL	+	0.0 fc	4.2 fc	0.0 fc	N/A	N/A	0.0:1

Schedule										
Symbol	**Label**	**QTY**	**Manufacturer**	**Catalog Number**	**Description**	**Lamp**	**Number Lamps**	**Lumens per Lamp**	**LLF**	**Wattage**	**Mounting Height**
○ *	A	10	Lumenpulse	LIAM-120_277-CSL-M110-30K-CRI 80-SS	Lumenicon Medium	LED	1	9316	0.9	92	15'-0"

Dark Sky Note
ALL FIXTURES INCLUDED ON THIS DESIGN ARE IN COMPLIANCE WITH INTERNATIONAL DARK SKY ASSOCIATION REGULATIONS FOR DARK SKY FRIENDLY FIXTURE(S).

Alternates Note
ALTERNATE LIGHTING FIXTURES WILL NOT MEET CITY ORDINANCE COMPLIANCE DUE TO THE PRECISE OPTICAL AND OUTPUT PERFORMANCE SELECTED FOR THESE FIXTURES. ALTERNATE LIGHTING PROPOSALS MUST BE RECALCULATED AND RESUBMITTED TO THE CITY FOR APPROVAL. CONTACT LAYOUTS@GASSERBUSH.COM FOR ASSISTANCE WITH ALTERNATE OPTIONS IF NEEDED.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

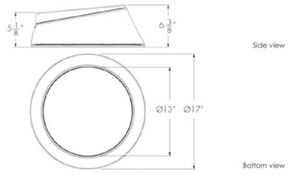
Specification Sheet

lumenicon
Area Medium
LIAM

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____

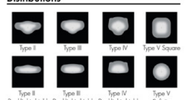




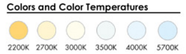
Side view

Bottom view

Distributions



Colors and Color Temperatures



Control
ON/OFF 0-10V

Rating
IP66 (optical chamber)

Certifications
5 Years 3G VIBRATION RATING

Description

The Lumenicon Area Medium creates a consistent aesthetic while illuminating city streets, local roads, residential streets, parking lots and laneways. An innovative, toolless opening system makes the plug-and-play components easy to access. IP66 rated with phenomenal heat dissipation; the Lumenicon Area Medium is ready to take it to the streets (or parking lots, or building sides, or onramps, or...).

Features

Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, 5700K
Distributions	Type II, Type III or Type IV (with or without backlight shield), Type 5 square and Type V Soffsite
3G Vibration Rated	Meets 3G ANSI C136.31-2010 vibration standard for bridge applications
Options	Corrosion-resistant coating for hostile environments, Surge protector, 5-Pin Receptacles with and without shorting cap, 7-Pin Receptacles with and without shorting cap
Mounting Options	Side Overlap (2 3/8 in Tenon)
Warranty	5-year limited warranty

Performance

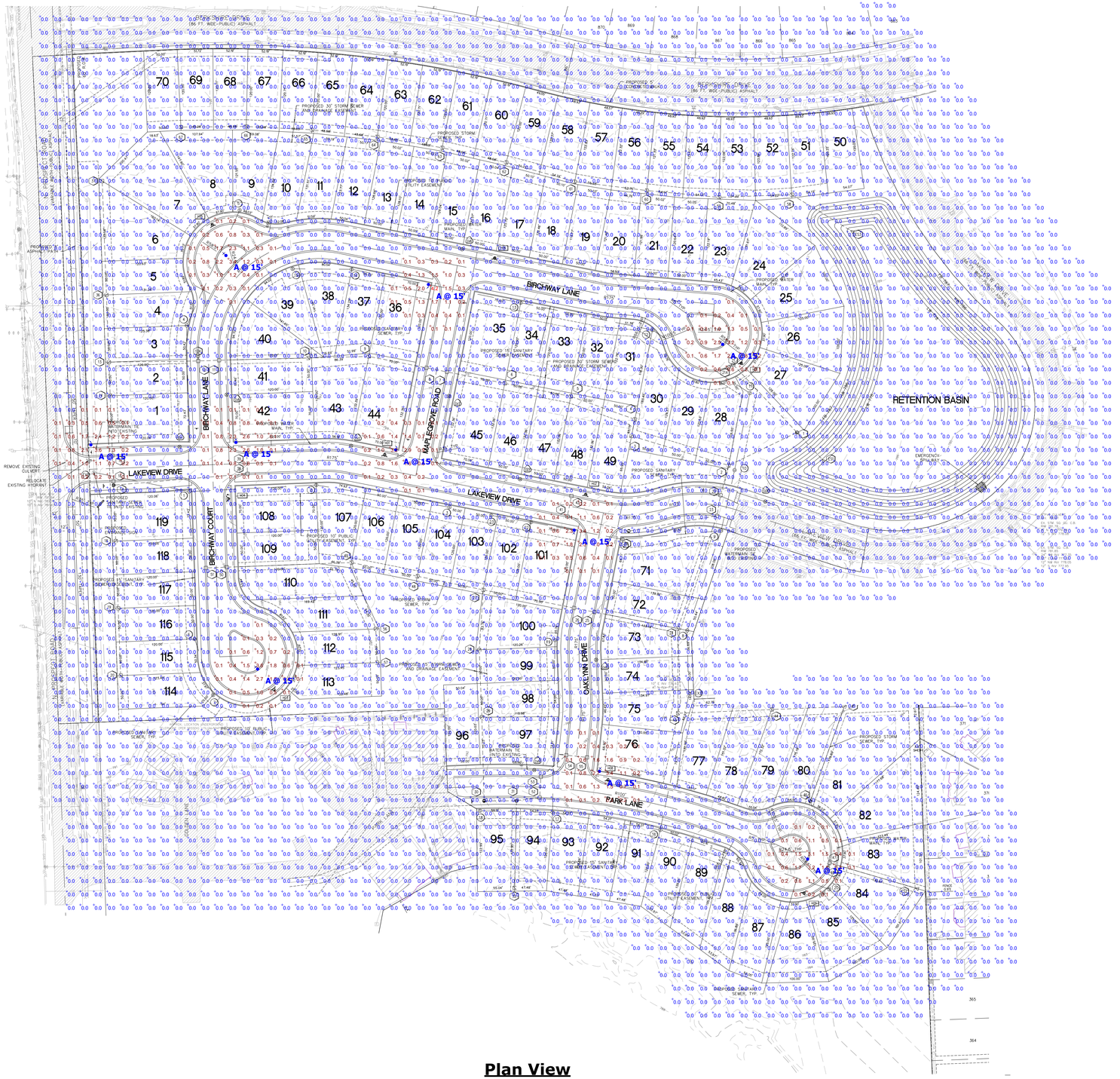
Output (nominal lumens)	Minimum 3000lm / Maximum 20000lm
Color Rendering	3 SDCM for CRI 70+ and 2 SDCM for CRI 80+
Lumen Maintenance	TM-21 L70 527,000 hrs (projected, Ta 77 °F), 36,000 hrs (reported, Ta 77 °F)
Dark Sky	Dark sky compliant (2200K, 2700K and 3000K color temperatures, BUG rating of U0)

Physical

Housing Material	Die cast low copper 360 aluminum alloy

lumenpulse™
1220 Marie-Victorin Blvd., Longueuil, QC, J4G 2H9 CA
info@lumenpulse.com
www.lumenpulse.com
T United States 617.307.5700 | Canada 1.877.937.3003 | 514.937.3003
www.lumenpulse.com/products/2174
F 514.937.6289

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M3 - R6


BIRCHWAY LANE
BIRCHWAY COURT
BIRCHWAY LANE
LAKEVIEW DRIVE
LAKEVIEW DRIVE
GROOVE ROAD
OAKLYN DRIVE
PARK LANE
RETENTION BASIN
A @ 15'
REMOVE EXISTING CULVERT
RELOCATE EXISTING HYDRANT
PROPOSED 30' PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT
PROPOSED STORM SEWER, TYP.
PROPOSED SANITARY SEWER, TYP.
PROPOSED WATER MAIN, TYP.
PROPOSED 30' PUBLIC UTILITY EASEMENT
PROPOSED 15' PUBLIC UTILITY EASEMENT
PROPOSED 20' PUBLIC UTILITY EASEMENT
PROPOSED 30' PUBLIC UTILITY EASEMENT
PROPOSED 15' SANITARY SEWER EASEMENT
PROPOSED 20' STORM SEWER EASEMENT
PROPOSED 15' SANITARY SEWER EASEMENT
PROPOSED 30' PUBLIC UTILITY EASEMENT
PROPOSED 30' PUBLIC UTILITY EASEMENT
PROPOSED 30' PUBLIC UTILITY

AREA PLAN PETITION

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

APPLICANT NAME Brad Botham, on behalf of M/I Homes

NAME OF PROPOSED DEVELOPMENT Prospect Pointe South

APPLYING FOR
- ☐ AREA PLAN
- ☑ AREA PLAN AMENDMENT
- ☐ AREA PLAN REVISION

FEES (adopted by the Superior Township Board on 11-21-16): The following fees shall be paid by the petitioner to the Superior Charter Township Treasurer at the time of submittal of the application For a Special District and at the time of each subsequent submittal:

A. REZONING PETITION AND AREA PLAN REVIEW

Application fees:	$ 900.00
Review escrow:	$5,000.00
Total:	$5,900.00

Review escrow funds are used for the Township consultants' engineering, planning and legal reviews and other costs as appropriate. Review costs will be deducted from the escrow account along with the appropriate administrative fee. If a review cost exceeds the amount in the escrow account, the cost plus the appropriate administrative fee, shall be billed to the petitioner. Billing rates are available upon request. If a second public hearing must be scheduled due to the petitioner's failure to post required signage or provide information as required, an additional fee of $300.00 to offset the Township's additional costs of public notices and affidavits of notice shall be paid by the petitioner prior to the Township scheduling the public hearing.

TOWNSHIP USE

Date Received 7-28-25 **Fee Paid** $8,550

Signature of Township Clerk or Designee

GENERAL INFORMATION

- Name of Proposed Development Prospect Pointe South
- Address of Property 1728 N Prospect Road, Ypsilanti, MI 48198
- Current Zoning District Classification of Property PC and R4 Single-Family
- 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 No, it has not.
- Tax ID Number(s) of property J-10-34-300-001 and J-10-34-300-019
- Site Location - Property is located on (circle one) N S E W side of Prospect Road between Geddes and E Clark 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 49.17 acres
- 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 119
- Total floor area of each unit 6,000 sq. ft. units (50' x 120')
- Give a complete description of the proposed development. - 119 unit residential single-family development with retention basin.

APPLICANT INFORMATION

- APPLICANT'S NAME Brad Botham
  Company M/I Homes
  Address 40950 Woodward Ave, Ste. 203, Bloomfield Hills, MI 48304
  Telephone Number 248-221-5000 Email bbotham@mihomes.com

- PROPERTY OWNER'S NAME David and Carol Dowling Trust & Decapolis Group, LLC
  Company Decapolis Group, LLC
  Address 39417 Jasmine Cir, Unit 6, Northville, MI 48168
  Telephone Number _____ Email ddowling@yukonbuilding.com

- DEVELOPER'S NAME Brad Botham
  Company M/I Homes
  Address 40950 Woodward Ave, Ste. 203, Bloomfield Hills, MI 48304
  Telephone Number 248-221-5000 Email bbotham@mihomes.com

- ENGINEER'S NAME Jason Rickard, P.E.
  Company Seiber Keast Lehner
  Address 36205 Country Club Dr., Ste. C8, Farmington Hills, MI 48331
  Telephone Number 248-308-3331 Email jasonr@skl-eng.com

- ARCHITECT/PLANNER'S NAME Brad Botham
  Company M/I Homes
  Address 40950 Woodward Ave, Ste. 203, Bloomfield Hills, MI 48304
  Telephone Number 248-221-5000 Email bbotham@mihomes.com

INFORMATION REQUIRED ON THE AREA PLAN
AS SPECIFIED IN SECTION 10.07 OF THE SUPERIOR TOWNSHIP ZONING ORDINANCE

1. Vicinity map showing the general location of the site.

2. Scale, north arrow, initial plan date, and any revision dates.

3. Existing zoning classifications for the subject parcels and surrounding parcels (including across road rights-of-way)

4. Identification of all adjacent property in which the applicant(s), developers(s), or owner(s) have an ownership interest.

5. Dimensions of all property boundaries and interior lot lines.

6. Location of existing structures, fences, and driveways on the subject property, with notes regarding their preservation or alteration.

7. Location, outline, ground floor area, and height of proposed structures; and of existing structures to remain on-site.

8. Conceptual drawings of exterior building facades for principal buildings and building additions, drawn to an appropriate scale

9. Locations, layout, surface type, centerlines, road pavement and right-of-way widths, and indication of public or private road status for all existing and proposed roads and access drives serving the site.

10. Conceptual locations, layout, and surface type for all parking lots, sidewalks and pedestrian pathways within and accessing the site.

11. General description and delineation of existing natural features on and abutting the site; such as trees, shrubs, wooded areas, general topography and soil information, areas of steep slopes, bodies of water, watercourses, drainage ways, and wetlands; with clear indication of all features to be preserved, removed or altered.

12. Delineation of the 100-year floodplain on and abutting the site (see Section 14.05D of the Zoning Ordinance.)

13. Outdoor open space and recreation areas; location, area, and dimensions.

14. Location and size of required landscape strips, if applicable.

15. General layout of existing and proposed water supply systems, sanitary sewerage or septic systems, and stormwater management facilities.

16. General areas of intended filling or cutting.

17. Other information as requested by the Township Planner or Planning Commission to verify that the site and use are in accordance with the intent, purposes, and requirements of this Ordinance and the policies of the Township's Growth Management Plan.

The applicant indicated on page 3 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 AFFIDAVIT

The applicant(s) represents that he/she/they are the owner(s) of the subject property or are acting on behalf of the above listed owner, and herewith file sixteen (16) copies of the identified area plan. The applicant also acknowledges that the filing of this application grants permission for Township staff and/or officials to enter the property to determine the accuracy of the submitted area plan including existing conditions.

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: Brad Botham

APPLICANT'S SIGNATURE _____ DATE 7/21/25

PROPERTY OWNER'S PRINTED NAME DAVID DOWLING

PROPERTY OWNER'S SIGNATURE _____

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: August 20, 2025

Conditional Use Review
For
Superior Township, Michigan

Applicant: Trinity Health Michigan

Project Name: STPC 25-04 – Alpha House Emergency Family Housing

Location: Towsley Health Building – Trinity Health Campus

Zoning: MS – Medical Services District

Action Requested: Conditional Use Permit

PROJECT DESCRIPTION

The applicant is requesting a conditional use permit for a housing facility to house families temporarily on the Trinity Health campus, located on parcel ID number J-10-31-350-043, otherwise known as 5301 McAuley Drive. This property is the MS, Medical Services Zoning District. The proposed use would offer 30 apartment-style rooms as a temporary family shelter. The facility would also offer children's programming, healthcare access, employment services, and additional social services for the temporary residents. The subject portion of the Towsley Health building and no site plan alterations are proposed alongside the conditional use request. The Towsley Health building was formerly used as a residential healthcare facility, and the interior modifications are updates and repairs to the existing residential units within the building. No expansion in the number of residential units is proposed. This facility would serve as an expansion to the existing Alpha House facility in Scio Township, in operation since 2001.

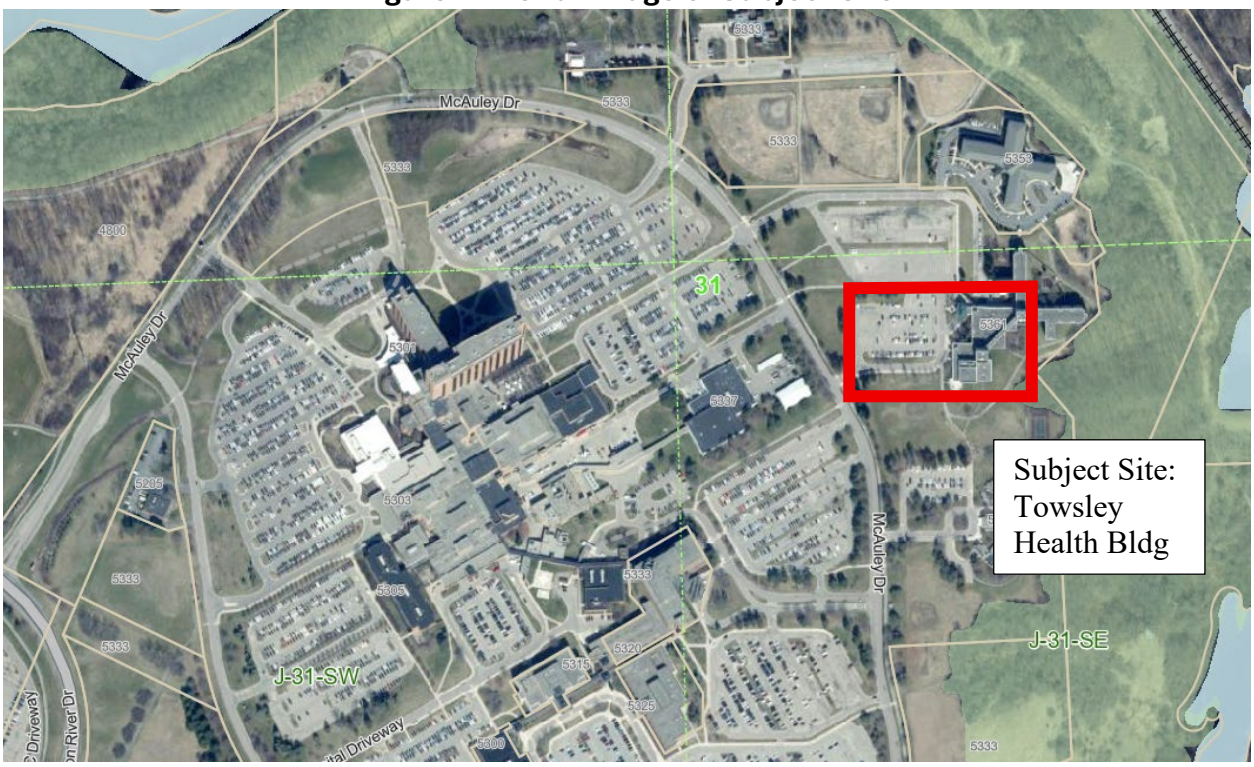
PROCESS

The proposed temporary housing facility is classified as a "State-licensed and other managed residential facilities not otherwise listed in this table" in the zoning ordinance, and as is permitted with a conditional use permit in the MS zoning district, subject to the

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

conditional use approval process and the multiple-family housing use standards in Section 5.206 of the Superior Township zoning ordinance.

Figure 1 - Aerial Image of Subject Site



ZONING AND LAND USE

Zoning and existing land uses for the subject site and surrounding areas are identified in Table 1. The Towsley Health building and associated parking occupy a roughly 4.5-acre portion of the over 175-acre Trinity Health campus parcel. As indicated in Table 2, the Towsley Health Building is situated within the eastern portion of the hospital campus, surrounded by open space and complementary medical facilities. The proposed use is not a permitted use in any zoning district within Superior Township and is only permitted with conditional use approval in the MS, Medical Services District.

Table 1. Zoning and uses of subject site and vicinity

DIRECTION	ZONING	LAND USE
Subject Parcel	MS, Medical Services	Medical – assisted living, supportive housing, senior services, primary care medical facilities
North	MS, Medical Services	Medical – St. Joseph's Village retirement community
South	MS, Medical Services	Medical – transitional clinic
East	MS, Medical Services	Vacant – open space

West	MS, Medical Services	Medical – hospital parking, hospital materials center

Figure 2 – Zoning Map

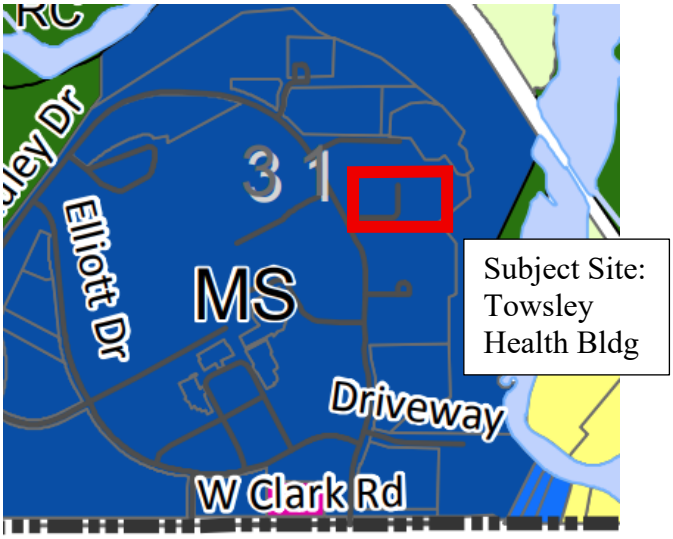
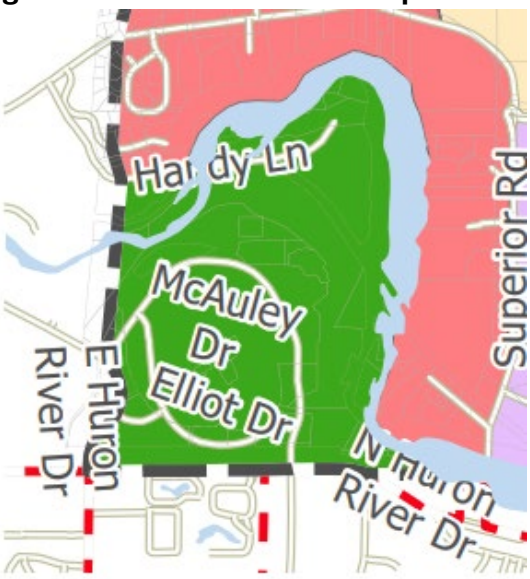


Figure 3 - Future Land Use Map



Items to be addressed: *None.*

MASTER PLAN

The Future Land Use Map designates the subject site and the surrounding properties as the Hospital Sub-Area (Figure 3 above). The intention of future uses in the Hospital Sub-Area is to complement the surrounding hospital land uses. As stated on page 56 of the Master Plan, "This could include senior living facilities, multiple family dwellings or small-scale commercial uses intended to serve the needs of the medical center, associated office uses, and Washtenaw Community College employees and students." The emergency family shelter is a multiple-family facility for transitional residents the include support of nearby medical and social service organizational uses, reflecting goals of the Hospital Sub-Area.

Items to be addressed: *None.*

OPERATIONS

The applicant included a Prospectus within the conditional use permit application describing the planned operations of the proposed temporary housing facility. Alpha House intends to occupy roughly 10,000 square feet of the Towsley Health Building, with interior repairs to the existing 30 dwelling units completed as a partnership with Washtenaw County. Individual apartments include a kitchenette and private or semi-private bathroom and will provide housing for families of, on average, 3 to 5 people with a maximum of 6 individuals per family apartment. The facility will also be outfitted with laundry facilities, a communal dining and kitchen area, a play space, and private meeting rooms. The typical length of stay is 90 days. The Prospectus includes a discussion of the supportive services provided on site.

The existing building appears to be significantly overparked, based on aerial imagery from Nearmap.com captured at least three times annually. The facility has sufficient parking for the proposed use, which is not expected to generate a significant increase in either parking demand or traffic.

Items to be addressed: *Planning Commission may request additional information on the proposed operations.*

SUPPLEMENTAL REGULATIONS

Section 5.206 sets forth standards for multiple-family housing developments. The existing building appears to be compatible with the general standards. Due to the intended family use, details on the proposed children's play may be needed to determine the site's compliance with the Recreation Areas requirements of Section 5.206.A.3 which require passive or active recreation areas in accordance with the character of the development.

Items to be addressed: *Planning Commission may request further information on the proposed children's play area to determine compliance with Section 5.206.A.3.*

CONDITIONAL USE STANDARDS

The Planning Commission has the authority to approve a Conditional Use Permit if the proposed use complies with Section 11.05.C (Standards for Conditional Use Permit Approval) as follows:

a) *The proposed use will be harmonious, and in accordance with the objectives, intent, and purposes of this Ordinance;*

b) *The proposed use will be compatible with the natural environment and existing and future land uses in the vicinity;*

c) *The proposed use will be compatible with the Growth Management Plan;*

d) *The proposed use will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for any such services;*

e) *The proposed use will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare; and*

f) *The proposed use will not create additional requirements at public cost*

for public facilities and services that will be detrimental to the economic welfare of the community.

g) *The proposed use complies with all applicable standards of this Ordinance, including Article 5.0 (Use Standards).*

h) *The proposed use complies with all applicable regulations of federal, state, regional, and county agencies with jurisdiction.*

We contend that the proposed Alpha House temporary family shelter meets the standards for Conditional Use Permit approval. This project serves as an opportunity to provide much needed housing and social services for Washtenaw County, conveniently located on the Trinity Health campus. Alpha House has successfully operated a similar facility in Scio Township for nearly 25 years. This project's proximity to medical services and bus lines supports needs of the temporary residents. Furthermore, the subject site is currently developed with apartment-style dwelling units, minimizing start-up costs. The project will likely have very little impact on the natural environment and existing and future land uses in the vicinity. The proposed use will not be detrimental, hazardous, or disturbing to the existing or future land uses, people, property, or the general public.

CONDITIONS

In granting a Conditional Use Permit, the Planning Commission may impose conditions that it deems necessary to ensure that:

a) *Public services and facilities affected by a proposed conditional use will be capable of accommodating increased service and facility loads caused by the proposed conditional use;*
b) *The natural environment will be protected and natural resources and energy conserved;*
c) *The proposed use is compatible with adjacent land uses; and*
d) *The proposed use promotes the use of land in a socially and economically desirable manner.*

Conditions imposed shall meet the following requirements:

a) *The conditions shall be designed to protect natural resources, the health, safety, and welfare and the social and economic well being of those who will use the proposed land use or activity, residents and landowners immediately adjacent to the proposed conditional use, and the community as a whole.*
b) *The conditions shall be related to the valid exercise of the police power of the Township, and purposes that are affected by the proposed*

conditional use.

c) *The conditions imposed shall be necessary to meet the intent and purpose of the Ordinance, shall be related to the standards established in the Ordinance for conditional uses, and shall be necessary to ensure compliance with those standards.*

RECOMMENDATION

Overall, we strongly recommend the issuance of a conditional use permit for the Trinity Health / Alpha House Emergency Family Housing facility. We recommend that the Planning Commission hold a public hearing and consider public testimony prior to taking action on the conditional use permit application. The Planning Commission may request further information from the applicant at this time to assess the conditional use permit application, including further information on the operations or the proposed children's play area to determine compliance with Section 5.206.A.3.

Sincerely,

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

CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP

cc: Emily Dabish Yahkind, Township Supervisor
Angela Robinson, Township Clerk
Bill Balmes, Building Official

TEMPORARY HOUSING PROGRAM: A TOWSLEY EXPANSION PROSPECTUS

Interfaith Hospitality Network of Washtenaw County dba Alpha House
Prepared May 2025

SUMMARY

IHN at Alpha House, Washtenaw County's only congregate shelter exclusively for families, is launching a transformative expansion to meet the urgent and growing crisis of family homelessness in Washtenaw County. Through our new **Temporary Housing Program**, we will add **30 apartment-style rooms** at the Towsley Health Building in Ypsilanti, bringing our **total shelter capacity to 44 rooms** across two locations.

The expansion at Towsley will:

- Offer private, apartment-style shelter units for up to 30 families

- Provide wraparound support services, children's programming, and access to healthcare
- Create a welcoming, healing environment for families in crisis

Together, we can end family homelessness in our community.

For more information or to schedule a tour, please contact:

Shonagh Taruza Executive Director
staruza@alphahouse-ihn.org
(734) 474-3044

Douglas Manigault III Associate Director
dmanigault@alphahouse-ihn.org
(734) 496-2104

PROSPECTUS CONTENT

INTRODUCTION: A GROWING FAMILY HOMELESSNESS CRISIS

Family homelessness is a **crisis** intensifying across our community, our state, and the nation. Unlike individual homelessness, families experiencing homelessness face unique challenges – parents with young children are navigating job loss, unaffordable housing, and a lack of safety net, all while trying to keep their family together. Recent data in 2024–2025 reveals an alarming **surge in family homelessness**:

- **United States (National):** Family homelessness has become a **national emergency**. In early 2023, the U.S. recorded a *record-high 653,000 people* experiencing homelessness on a single night. This total has risen 12% since 2020, reversing years of prior progress. An outsized share of the increase is among families with children. Today, about **1 in 4 people** experiencing homelessness in America is part of a family with minor children. Economic strains like rising rents and stalled wages, combined with the end of eviction moratoriums, have pushed many families over the brink. As a result, **homeless shelters nationwide are seeing more families with kids** in crisis. The human toll is immense: a child without a home is more likely to fall behind in school and suffer emotional trauma, and parents face heartbreaking choices between shelter, safety, and keeping their family together.
- **State of Michigan:** Michigan has seen a sharp rise in homelessness as pandemic-era aid recedes. On a single night in January 2024, over *8,100 people* were homeless across Michigan – an increase of about 9% from the year before. Many of these are families with children. Over the course of 2023, more than *33,000 Michiganders* experienced "literal homelessness" (living in shelters or places not meant for habitation). Even more alarming, **homelessness among children spiked** as

protections expired: nearly 43,000 K-12 students in Michigan lacked a stable home during the 2022–2023 school year. Children and youth have been the hardest hit – nationally, children saw a 39% increase in homelessness, the largest jump of any age group. Families in every corner of our state – urban and rural – are impacted, with rural areas often having *no shelters at all* for families, forcing them to double up or go without help.

- **Washtenaw County (Local):** In January 2024, a point-in-time count found *32 homeless families* (with over 85 children among them) in Washtenaw County. Demand far exceeds supply – as of mid-2024 more than *100 people (parents and children)* were on the waiting list for family shelter locally. In fact, **8 to 10 families lose their housing in our county each week**, a rate that continually overwhelms available shelter rooms. Thanks to stopgap measures, *no unsheltered families* were found on that winter night, but only because existing programs stretched beyond capacity. The need for stable family shelter in Washtenaw is at an all-time high.

These trends paint a clear picture – the crisis of family homelessness is growing, and it demands a bold response. In Washtenaw County, community leaders have taken notice. *"There's an urgent need for more family shelter space,"* says Shonagh Taruza, Executive Director of IHN at Alpha House. The following sections introduce Alpha House's role in addressing this crisis and outline an ambitious expansion of capacity through the new Temporary Housing Program at the Towsley Health Building. This expansion directly targets the gap in our safety net so that no child in our community has to sleep in a car, tent, or unsafe place. We begin with a look at Alpha House's legacy and impact.

ALPHA HOUSE'S LEGACY OF SERVICE AND IMPACT

IHN at Alpha House has been at the forefront of serving homeless families in our community for over three decades. Founded in 1992, IHN (Interfaith Hospitality Network) began as a grassroots response by local faith congregations to the plight of families without shelter. Initially, it operated as a rotating shelter – twelve congregations took turns providing overnight shelter and meals to parents and children in need. This volunteerdriven model instilled a deep sense of community support that continues to define Alpha House today.

By 2001, with family homelessness persisting, IHN at Alpha House moved into a **permanent facility on Jackson Road** (a building donated by St. Joseph Mercy Health Systems). This allowed the program to serve families year-round in one location rather than moving between churches. The facility, known as **Alpha House**, had two wings – one dedicated to shelter space for up to 6 families at a time, and the other for offices and programming. For the next 20+ years, Alpha House functioned as **Washtenaw County's only congregate shelter for families** experiencing homelessness. Each family in shelter has a private room of their own while sharing common spaces, meals, and support services with others. Families receive three meals a day and basic necessities while in residence.

Over the years, Alpha House built a strong record of **impact**:

- **Hundreds of Families Helped:** On average, Alpha House serves *over 40 families per year* in its shelter program, helping them stabilize and transition to permanent housing. Since opening the permanent shelter, well over **1,000 families** (including several thousand children) have found safety and support at Alpha House. Each family arrives in crisis and leaves with a renewed chance at stability – a testament to the effective model of shelter plus intensive case management.

- **Housing Focus and Innovation:** Alpha House has never been just a bed for the night; it's a comprehensive program. From day one, staff work with families on a "Housing First" approach – helping parents find employment, save money, repair credit, and search for affordable housing. In the past, Alpha House also implemented programs like **Rapid Re-Housing (RRH)** and diversion to shorten shelter stays. Through RRH, families received assistance to quickly move into rental housing with short-term subsidies and support. Alpha House additionally provided hotel referrals

  for overflow and a diversion program to help families avoid shelter when possible. These efforts, combined with ongoing after-care support ("Home-Based Support" for 20–30 more families annually, meant that many families were able to regain housing stability faster. Most families who complete the Alpha House program succeed in securing permanent housing, breaking the cycle of homelessness for their children.

- **Volunteer and Community Driven:** From its inception, Alpha House has harnessed community compassion. **More than 2,500 volunteers every year** lend their time and talents to Alpha House. They come from congregations, student groups, businesses, and the community at large. Volunteers cook and serve dinners, read bedtime stories to the kids, help with facility upkeep, and offer friendship and mentorship to the resident families. This massive volunteer engagement not only stretches resources, it sends a powerful message to the families: *you are not alone. (Photo: Alpha House volunteers serving a warm dinner to families in the shelter's dining area, creating a sense of community and care.)*

- **Outcomes for Children:** By providing a stable temporary home, Alpha House mitigates the trauma of homelessness for children. The average age of a homeless child in America is just 7 years old, and frequent school moves cause them to fall behind. At Alpha House, children can stay enrolled in school (with transportation assistance if needed) and benefit from trauma-informed support. The shelter ensures kids have space to play and learn – from a playroom stocked with toys to tutoring and after-school activities. **Nearly every school-age child at Alpha House remains in school**, and many show improvements in attendance and performance once their basic needs are met. Such stability during a family's stay lays the groundwork for better long-term outcomes.

Responding to Rising Need – Recent Expansion: In the last few years, the affordable housing crisis has worsened, and more families have turned to Alpha House than ever before. The small 6-room capacity meant tough choices – often, families in desperate need

had to be turned away or placed on a long waiting list. Determined to live up to its mission, IHN at Alpha House took creative action:

- In **Winter 2024–25**, Alpha House launched a special **Winter Weather Amnesty program** to ensure no family was left out in the cold. By using hotel vouchers and emergency accommodations, Alpha House provided temporary shelter to *47 families over the winter months* who otherwise would have had no place to go. This extraordinary effort served as many families in one winter as the shelter typically serves in an entire year – highlighting both the program's commitment and the enormous unmet need.

- In **2024**, Alpha House undertook a major renovation and expansion of its Jackson Road facility to increase capacity. With support from community partners, the organization **relocated its administrative offices** off-site to another space (the "Ashley Building" in downtown Ann Arbor). This freed up an entire wing of the building to be converted into additional family bedrooms. By **turning former offices into bedrooms** (adding new flooring, egress windows, and other safety upgrades), Alpha House expanded from *6 family rooms to 14 family rooms*. This more than doubles the number of families that can be sheltered at one time, increasing the capacity from about 18 individuals to **36 individuals (parents and children) across 14 bedrooms** of various sizes. The facility also added muchneeded bathrooms (now a total of 7 full baths and 4 half-baths for families) to accommodate the greater numbers. This expansion was completed in mid-2024 and immediately put to use, welcoming more families into the warmth of stability and safety. *Alpha House's Jackson Road shelter now houses up to 14 families simultaneously*, easing the bottleneck and reducing time on the waitlist.

Through these expansions, IHN at Alpha House has demonstrated **agility and dedication** in the face of a growing crisis. Yet, even with 14 families in shelter, the need continues to outpace capacity during peak times. The waiting list still grows during certain months, and the community cannot rely indefinitely on stopgap hotel placements. Recognizing this, Alpha House's leadership and supporters developed a bold plan to further expand — one that would transform the landscape of family homelessness in Washtenaw County. The result is the new **Temporary Housing Program**, an expansion into the Towsley Health Building, which will add dozens of additional shelter units for families. In the next section, we detail this exciting expansion and its anticipated impact on families and the community.

EXPANSION INTO THE TOWSLEY HEALTH BUILDING: THE TEMPORARY HOUSING PROGRAM (PHASE I)

To meet the overwhelming demand and ensure every family in crisis has a safe place to stay, IHN at Alpha House is **expanding into a second facility**. This expansion is known as the **Temporary Housing Program**, and it will be housed in the Towsley Health Building in eastern Washtenaw County. Through an innovative partnership and vision, Alpha House is creating an additional *30 apartment-style shelter units* for families – nearly tripling its capacity and pioneering a new model of family shelter in our area. We remain fully

committed to our original Jackson Road shelter in Ann Arbor, which now houses up to 14 families. This expansion into Towsley complements – not replaces – our existing site, ensuring continuity of care and capacity across the county. In partnership with Trinity Health, Alpha House will also launch a workforce development initiative to help shelter and housing program participants transition from clients to colleagues – building stable employment pathways as part of each family's journey toward long-term housing.

About the Towsley Health Building: The site of the expansion is a wing of the Towsley Health Building, located on the St. Joseph Mercy (Trinity Health) medical campus in Ypsilanti. Formerly used as a residential healthcare facility, this building is ideally suited for family living. The space is roughly 10,000 square feet and is set-up as **30 separate apartment-style rooms** for homeless families. Each unit will function like a small apartment: families will have **private, lockable rooms** with their own sleeping area, and many units will include a small kitchenette or at least access to a private or semi-private bathroom. This design marks a significant enhancement in **privacy and dignity** compared to a traditional congregate shelter. Parents will be able to maintain a sense of normalcy – cooking simple meals for their children, keeping their family together in one space, and establishing daily routines, all of which are critical for children's sense of security.

Capacity and Layout: The Temporary Housing Program at Towsley will provide *30 additional family units*, which, combined with the 14 at Jackson Road, brings IHN at Alpha House's total capacity to **44 families at any given time**. This is a dramatic and timely increase. Forty-four families equate to roughly 150–200 individuals (parents and kids) who can be sheltered nightly between the two sites. In practical terms, this expansion can **eliminate the waitlist** on most nights and ensure that no family is turned away due to lack of space. The Towsley units are spread across a single floor for accessibility, and the building features common areas that will be repurposed as well: a communal dining room and kitchen, play spaces for children, laundry facilities, and private meeting rooms for case management or tutoring. The environment is designed to be *trauma-informed* – warm lighting, child-friendly furnishings, and secure entry to ensure families feel safe.

Design Benefits – Privacy, Safety, and Healing: Each family having their own apartmentlike space is a game-changer. **Privacy** allows families, especially those who have fled domestic violence or other trauma, to heal and bond in their own safe haven. A quiet room for a baby to nap or a teenager to do homework can make all the difference in maintaining family stability. Families will no longer need to leave the facility during the day (a requirement in some shelters) – in the Temporary Housing Program, they can treat their unit as "home" 24/7 until permanent housing is found, coming and going as needed for work, school, and appointments. The building's location on a health campus is another asset. It is adjacent to healthcare services and public transportation routes, making it easier for parents to access medical care (critical during a pandemic and beyond) and for children to reach schools. The proximity to other social service agencies and the hospital may also enable partnerships for health check-ups, parenting classes, or counseling on-site. In short, the design and location of the Towsley expansion aim to reduce the logistical burdens on

homeless families and create a more **normalized, supportive living environment** during their shelter stay.

Supportive Services On-Site: The Temporary Housing Program will offer the same highquality support services that are the hallmark of Alpha House, scaled up for a larger population. A dedicated team of **case managers and family support specialists** will have offices in the building. Each family will be assigned a case manager who will meet with them regularly (in their unit or in private offices) to work on individualized plans: securing permanent housing, accessing benefits, childcare, job opportunities, and any needed counseling or health services. Thanks to additional capacity, the expansion will allow for **enriched programming**, such as:

- **Life Skills and Workshops:** Space permitting, the program will host workshops on financial literacy, tenants' rights, parenting, and wellness. For example, a cooking

  class in the communal kitchen or a resume-writing session in a conference room can be offered to interested parents.

- **Children's Services:** A playroom or children's activity coordinator will ensure kids have constructive play and learning opportunities. Partnerships with local schools will continue so that children staying at Towsley receive tutoring or school enrollment assistance as needed.

- **Health and Wellness:** Being on a hospital campus opens possibilities for health outreach. The program plans to collaborate with Trinity Health and local clinics to offer periodic health screenings (vision, dental, etc.) for children and parents onsite. Additionally, mental health services can be more easily connected, which is crucial as many families experience trauma from homelessness.

- **Community Integration:** Like at Jackson Road, volunteers will play a role at the Towsley site. Community groups may "adopt" one of the apartments to decorate and stock it, or volunteers might come in to host family game nights or homework help sessions. The goal is to replicate Alpha House's community feel on a larger scale – maintaining that personal touch even as numbers served increase.

The **impact on the community** of this expansion will be profound. With a total of 44 shelter units between the two locations, Washtenaw County will effectively have enough capacity to shelter *virtually every family in need*. During extreme weather or crises, Alpha House can utilize both sites to flex capacity and avoid turning anyone away. The addition of the Towsley Temporary Housing Program means that for the first time, **our community has a realistic path to ending family homelessness** as a routine occurrence. Any family that falls into homelessness will have a safe, decent place to land while they get back on their feet. This stability prevents the cascade of negative outcomes that occur when families are unsheltered – children sleeping in cars or abandoned buildings will be a tragedy of the past.

Moreover, the Temporary Housing Program exemplifies a forward-thinking model: a blend of *emergency shelter and transitional housing*. Families can stay a bit longer if needed (a few

months rather than a few weeks) without the pressure of having to exit before they secure housing. This flexibility acknowledges the reality of the housing market – it often takes time to find an affordable apartment. By providing that crucial **"bridge housing"** in a supportive environment, the program will likely improve long-term success rates, with more families achieving permanent housing and fewer returning to shelter.

In summary, the Towsley Health Building expansion is **transformative**. It adds capacity, privacy, and a healing environment, all while integrating with the existing Alpha House operations. This ambitious growth of 30 new family units addresses the urgent call that *"there's an urgent need for more family shelter space*." It represents the community's commitment that no child should be without a home. IHN at Alpha House stands ready to implement this program, with experienced leadership guiding the way. In the next section, we introduce the leadership team responsible for this vision and their qualifications to see it through.

LEADERSHIP PROFILES

Strong leadership has been key to Alpha House's enduring success and recent growth. The organization is led by experienced professionals deeply committed to the mission of ending family homelessness. Below are profiles of four key leaders driving the Temporary Housing Program expansion:

Shonagh Taruza – Executive Director
Shonagh is a community leader, racial justice advocate, and seasoned organizational strategist. She began her career in scientific research, earning a Master of Science from the University of Zimbabwe, then working in terrestrial ecotoxicology in the UK before emigrating to the U.S. and entering ministry. A former Deacon of Social Justice and Diversity, Shonagh has spent the past decade serving marginalized communities through spiritual leadership, housing advocacy, and nonprofit management. She holds a Master of Divinity, completed a behavioral health chaplaincy residency at Trinity Health, and is a Certified Human Resources Specialist (CHRS) from Michigan State University. Shonagh joined Alpha House as Executive Director in 2023 and currently serves on the board of House N2 Home, and previously on the boards of the Breakfast at St. Andrews and the Interfaith Council for Peace and Justice. Known for her humility and deep relational skills, she leads with a clear vision rooted in anti-racism, inclusion, and systems change.

Dr. Douglas Manigault III – Associate Director
A social worker by training and advocate by choice, Douglas brings a systems-level lens to the fight against family homelessness. Born and raised in Highland Park, Michigan, Douglas is a published academic writer whose work explores restorative justice for Black boys, and he has extensive experience as a fundraising strategist and organizational development expert. He holds a Doctor of Social Work (DSW), Master of Social Work (MSW), and a BA in Afroamerican and African Studies, and has worked with nonprofits across Southeast Michigan to align mission with sustainability and equity. At Alpha House, he leads strategic growth initiatives – including the Towsley expansion – and advances partnerships that center data, dignity, and justice.

Denise Diggs-Taylor, LMSW – Program Director
With over three decades of experience in social work, trauma recovery, and crisis response, Denise is the heart of Alpha House's family services. A licensed clinical and macro social worker, Denise has worked across disciplines – from sexual assault prevention to developmental disabilities – building programs rooted in healing and stability. At Alpha House, she leads case management, develops service models, and mentors staff, ensuring families receive trauma-informed, strengths-based care that works. Her commitment to high-quality, culturally competent programming is central to the success of the Temporary Housing Program.

Traci Bendele, LBSW – Shelter Director
A frontline social work leader, Traci oversees day-to-day shelter operations with precision and care. A graduate of Eastern Michigan University's Social Work program, Traci began her Alpha House journey as a Housing Support Coordinator, later bringing her skills to the Shelter Association of Washtenaw County. With experience in both case management and operational logistics, Traci ensures Alpha House shelters run smoothly, safely, and responsively. Her deep knowledge of family dynamics, housing instability, and traumainformed practice makes her a trusted leader in the direct service landscape.


SENIOR CENTER
SENIOR HEALTH
MATERIALS CENTER
BASEBALL DIAM.
SAND VOLLEYBALL COURT
TENNIS AND BASKETBALL COURT
GROUND OBSCURED
ST MH
EX SAN. MH
EX. TANK
EX. TANK MH
EX. VALVE MH
EX. VALVE
EX. VALVE MH
EX. VALVE MH
EX. VALVE MH

MEMO

TO: Superior Charter Township Board of Trustees

FROM: Michelle Marin, Planning & Zoning Administrator

RE: Planning & Zoning Department Report

DATE: August 6, 2025

Below is a summary of the planning and zoning activities for the month of June 2025.

TRINITY HEALTH - EMERGENCY FAMILY SHELTER

In July, the Township received an application for a conditional use permit to establish an emergency family shelter in the Towsley Health Building of the Trinity Health Campus, in the MS Medical Services District. The proposed project provides 30 apartment-style temporary housing units for families in need, in collaboration with the Interfaith Hospitality Network at Alpha House. The application does not include a site plan, as the existing building is already outfitted with dwelling units, and the project includes interior renovations only. This project will mark the second temporary housing facility in Washtenaw County managed by Alpha House.

The public hearing for the Conditional Use Petition is scheduled for the August 27th Planning Commission meeting.

HYUNDAI FUEL LOADING SYSTEM

In July, Hyundai submitted an application for a combined preliminary and final site plan for a fueling facility at the Hyundai America Technical Center in the PM Planned Manufacturing District. The project includes the construction of a two-pump accessory fueling facility and underground storage tanks. The facility is intended for vehicles being used on site and does not include a retail sales component. The planning and engineering reviews have been completed, with several outstanding items identified in both reviews. The project is scheduled to be on the August 27th Planning Commission meeting agenda.

PROSPECT POINTE SOUTH

In July, M/I Homes submitted a rezoning and area plan application for a three-phase single-family residential development project, on two adjacent parcels with a total area of ~48 acres. One parcel is zoned R-4 and one parcel is zoned PC – Planned Community. The development is located on the east side of North Prospect Road, between Berkshire Drive, Sheffield Drive, and the Autumn Woods condos. The applicant is proposing to develop Prospect Pointe South as a 119- unit single family residential development. The existing site is vacant and heavily wooded on roughly ¾ of the property.

The developer estimates construction commencement in May 2026 with an anticipated date of first occupancy in February 2027. The public hearing for the Area Plan and Rezoning Petitions is scheduled for the August 27th Planning Commission meeting.

PROSPECT POINTE WEST

Prospect Pointe West is a four-phase single-family residential development project, on a ~67 acre parcel of land zoned R-4 an Urban Residential District. The development is located on the southwest corner of Geddes Road and Prospect Road, west of Hunters Creek Drive in the northeast quarter of Section 33. The applicant is proposing to develop Prospect Pointe West as a 157-unit site condominium.

The four (4) phases consist of the following number of units:

- Phase 1 – 39 units
- Phase 2 – 45 units
- Phase 3 – 26 units
- Phase 4 – 47 units

The proposed lot dimensions are 66' x 130' with a minimum lot size of 8,580 sf. The homes will range in size from 2,000 to 3,200 sf with sales prices starting in the $400,000s. The development has private roads with sidewalks on both sides and will be serviced by public sanitary sewer which will be designed as an extension of the existing Prospect Pointe development. Public water will also be extended from the existing subdivision. Each phase of the development is required to go through the Final Site Plan process.

The Final Site Plan for Prospect Pointe West Phase 1 (STPC #22-03) was approved by action of the Superior Township Planning Commission on April 26, 2023, and includes 39 single family lots. Building permits for individual homes are being issued and construction has commenced.

The Final Site Plan for Prospect Pointe West Phase 2 (STPC #24-01) was approved by action of the Superior Township Planning Commission on May 22, 2024, and includes 45 single family lots. The Development Agreement for Phase 2 has been recorded and a preconstruction meeting was held on September 10, 2024.

The Final Site Plan for Prospect Pointe West Phase 3 (STPC #25-01) was approved by the Planning Commission at the May 28th meeting. This phase includes 25 single family lots. Two approval conditions are remaining: the Soil Erosion and Sedimentation Control (SESC) permit and the revised Development Agreement that will require approval by the Board of Trustees. The applicant is currently working on these remaining conditions of approval.

BROOKWOOD

Brookwood is a Master Planned Community on an ~84 acre parcel of land zoned Planned Community (PC) a Special District. The development is located on the east side of Leforge Road approximately 700 feet north of Clark Road in the southwest corner of Section 33. The applicant is proposing to develop Brookwood with

318 dwelling units divided into three (3) residential dwelling product types (i.e., stacked flats, duplex units, four-plex units, and attached townhomes).

The development is designed for renters and owners plus a section dedicated for people over 55 years of age. Stacked flats and duplexes are anticipated to rent from $1.50 - $2.50 per square foot. The townhomes will be for sale and priced per unit according to the market. The development will also include a clubhouse, amenity areas, paved parking areas, landscape improvement, and a continuous sidewalk network along private drives throughout the development and walking paths that connect amenities with various areas of the development. Existing public water and sanitary sewer mains will be extended to serve the development.

The Brookwood Superior Area Plan Amendment was approved at second reading by the Township Board on May 20, 2024.

The Brookwood Superior Preliminary Site Plan (STPC #23-05) was approved by action of the Superior Township Planning Commission on May 22, 2024, with the following conditions:

1) Address all items in the Township Engineers May 9, 2024, review.
2) Provide additional details on Natural Feature Plan including how the 25% slopes will be protected, and their integrity remain intact.
3) Provide a more detailed landscape plan that meets all landscape, screening, and woodland preservation requirements.
4) Provide lighting and photometric plan.
5) Provide a detailed narrative of the architectural concept for the site including materials details.

The Final Site Plan for Brookwood Estates (STPC #23-05) was approved by the Planning Commission at the May 28th meeting. The applicant is currently working on addressing the approval conditions that were identified in the Planners' and Engineers' reports.

GARRETT'S SPACE

Garrett's Space is proposed to be a residential center where young adults suffering from depression and anxiety are treated. The facility will include both in-patient and daily services, with a non-medical and non-institutional focus. Garrett's Space is proposed on seven (7) parcels that will be combined into one lot totaling approximately 76.0 acres. The property has historically been used as a single-family residence with an address of 3900 Dixboro Road and is in Section 7 of the Township. The site includes significant natural resources including woodlands, steep slopes, a creek, floodplain, and wetlands.

The applicant proposes the following improvements:

1) Convert the existing home on the site to administrative offices
2) Construct a 10,100 square foot building to house 15 to 20 residents
3) Construct a 2,100 square foot building for recreational and therapy activities
4) Construction of a parking lot
5) Landscaping improvements

6) Create walking paths and lookouts through the site's natural features.
7) Expanding the sites well and sceptic system
8) Construct two (2) stormwater detention ponds

The applicant proposes a phased development:

- Phase 1: Use of the existing house for administrative offices and day programming. This phase does not include any overnight guests.
- Phase 2: Construction of the residential structure and creativity studio with parking areas, and utility and landscaping improvements. This phase includes expanded day programming and overnight residents.
- Phase 3: Additional ancillary elements, including the barn for gardening and therapeutic animals, and outdoor recreation and gathering spaces, will be constructed as funding allows.

Previous Township approvals are as follows:

- Property was rezoned from A-2 to Planned Community (PC) Special District via an Area Plan petition approved by the Township Board on July 17, 2023.

- The applicant recorded a Zoning and Land Use Agreement dated October 16, 2023, that limits uses, the number of residents and the number of employees.

- A Preliminary Site Plan (STPC 23-03) was approved by the Planning Commission with conditions on January 24, 2024.

- A Final Site Plan (STPC 23-03) was approved by the Planning Commission on September 25, 2024, with the following conditions:
  1) Obtain all outside agency approvals permits outlined in Township Engineer's memo dated 9/19/24.
  2) Combine existing seven (7) parcels into one parcel prior to receiving certificate of occupancy.
  3) Record conservation protection prior to certificate of occupancy.

- A Development Agreement was approved by the Township Board on October 21, 2024.

To date, the applicant has completed Final Site Plan conditions #1, #2, and #3:

1) OHM reviewed the Engineering Plans submittal (dated 12/20/24) and had no exceptions to the proposed development moving forward as shown on the plans as submitted.

2) The seven (7) parcels have been combined into one and a new parcel assigned (J -10-07-200-021). Furthermore, the Township Assessor has changed the zoning of this new parcel to PC.

3) Resolution No. 2025-13 to approve Garrett's Space Conservation Deed Restriction Agreement between Garrett's Space and the Township was approved by the Board of Trustees on March 17, 2025.

Building permits have been submitted and a preconstruction meeting was held on March 18, 2025. Preliminary site work has commenced. The approved Development Agreement requires the conservation area protection to be recorded prior to Certificate of Occupancy (CO) for the main residential structure to be newly constructed (Phase 2). A C of O may be issued for the Phase 1 portion of the project if all building and fire codes and requirements are met for the change of use.

THE MEADOWS AT HAWTHORNE MILLS

The Meadows at Hawthorne Mills is a 215 unit single-family residential site condominium located on 71 acres of land located south of Geddes Road and east of Leforge Rd. The site includes private roads that provide two (2) access points to Geddes Road and has two (2) connection points with the adjacent Prospect Pointe West Development. In addition, there is a road stub for future development to the south. The proposed development will be served with public utilities. A sewer will connect from Leforge Road, and the Prospect Pointe Development and water will be looped throughout the development from Geddes Road. Stormwater management will be handled with four (4) proposed detention ponds located throughout the development.

The entire development received preliminary site plan approval on October 28, 2020. There are five (5) phases of development, and each phase required final site plan approval. The final site plan for Phase 1 was approved by the Planning Commission with conditions on November 15, 2023. Phase 1 includes a total of 40 lots/units as well as construction of the roads and infrastructure items to directly serve those units, extension of a sanitary sewer from LeForge Road across the neighboring property to the west needed to service Phase 1, and mass grading of the entire site.

The final site plan for Phase 1 of the Meadows at Hawthorne Mill was set to expire and the applicant petitioned the Planning Commission to grant a one-year extension. On January 22, 2025, the Planning Commission granted an extension of the approved final site plan with the following conditions:

1. Provide a cost estimate for required woodland mitigation to be paid into Superior tree fund. Once a fund number is agreed upon with the Township, the applicant shall pay the amount to the Township.
2. All future homebuilders will be required to submit floor plans and elevations for review and approval by the Planning Commission.
3. Secure all required Washtenaw County Road Commission (WCRC) permits and right-of-way dedications to facilitate improvements at the intersection of Prospect and Geddes Rd as well as turn lane improvements for the private connection on Geddes Road.
4. Complete a Development Agreement and present to the Board of Trustees for approval prior to Phase 1 moving to the pre-construction phase of the development.

The Phase 1 final site plan extension will expire on November 15, 2025, unless conditions under Zoning Ordinance Section 10.08.C are met.

The applicant for the Meadows at Hawthorn Mills (Louis J. Eyde Family, LLC) is selling the property, possibly in two parts, to Lombardo and/or Pulte. Jared Kime of Atwell is working with Pulte to prepare necessary submissions including an amendment to the Phase 1 Final Site Plan. An application to amend the final site plan was received on March 13, 2025, and is under review. A summary of the changes proposed are as follows:

1. Phase 1 FSP revision
    a. Minor revisions to lot grading for Pulte standards
    b. Landscape revision and phasing of the tree impacts/mitigation calculations
    c. Reduction of mass grading to only phase 1 and the sanitary corridor going through future phases
    d. Would also include the necessary building elevations for PC review
2. Overall Engineering Plan update
    a. Raised road grades on south half of site to improve earthwork balance
    b. Associated lot grading revisions throughout site
    c. Some storm sewer modifications due to the lot changes in future phase areas
    d. Updated water main profiles due to new road elevations in future phase areas
    e. Overall landscape plan update with tree impacts/mitigation calculations

The Planning Commission has authority to determine whether a requested change is major or minor, in accordance with this Section 10.12. Changes to the ownership may impact changes to the site layout, and as such the review of the project is currently on hold until ownership changes are verified.
Other outstanding items to be addressed by the applicant(s) prior to any final site plan approval:
1. Development Agreement – BOT approval
2. Intersection ROW dedication – BOT approval

The Development Agreement and Right-of-Way Dedication are both scheduled to appear on the August Board of Trustees meeting for consideration.

CLAY HILL COMMUNITY FARM AND GARDEN

The Board of Trustees issued a 1-year extension of the special district area plan approval for the Clay Hill community farm and garden at request of the applicant. The applicant indicated progress as well as the need to extend the approval to update wetland mapping and finalize permits with the County Road, Water, and Drain Commissions.

ZONING BOARD OF APPEALS

The ZBA did not have a meeting in July due to a lack of agenda items. Ther will similarly be no August ZBA meeting.

Per bylaws, the ZBA consists of seven (7) regular and two (2) alternates members appointed by the Township Board. One (1) of the members must be a member of the Township Planning Commission and one member may be a member of the Township Board. The remaining members must reside in the unincorporated areas of the Township and represent the population distribution and various interests present. Current ZBA members include:

- Thomas Brennan, (Chair & PC Member)
- Rachel Smith
- Dana Greene (BOT)
- Tanya Markos-Vanno
- Meghan Winslow
- Jack Gilbreath
- Vacant – appointment anticipated at August 2025 Board of Trustees meeting

The Township now has regular scheduled ZBA meetings the 2nd Wednesday of the month; if there are no agenda items, the meeting are cancelled.

PLANNING COMMISSION

On July 23rd, the Planning Commission reviewed and discussed the proposed revisions to the following zoning ordinance articles:

- Article 11: Off-Street Parking and Loading Regulations
- Article 16: Zoning Board of Appeals

To date, the Planning Commission and CWA staff have convened to review the following articles, as part of the Zoning Ordinance Rewrite Steering Committee:

ARTICLE 1: TITLE, PURPOSE AND LEGAL CLAUSES
ARTICLE 2: DEFINITIONS
ARTICLE 3: ADMINISTRATION AND ENFORCEMENT
ARTICLE 4: ZONING DISTRICT REGULATIONS
ARTICLE 6: DEVELOPMENT OPTIONS
ARTICLE 7: GENERAL PROVISIONS
ARTICLE 8: SITE PLAN REVIE
ARTICLE 9: CONDITIONAL USE REVIEW
ARTICLE 11: OFF-STREET PARKING AND LOADING REGULATIONS
ARTICLE 15: NONCONFORMITIES
ARTICLE 16: ZONING BOARD OF APPEALS
ARTICLE 17: AMENDMENT PROCEDURE

Conditional Use Permit/Preliminary Site Plan - DTE Grenada Substation Expansion (STPC #25-02). The applicant has not communicated with the Planning & Zoning Department in several months, since before Michelle resumed the zoning administrator role.

Per bylaws, the Planning Commission shall consist of seven (7) members serving three (3) year terms with eligibility for re-appointment. One member of the Township Board shall be appointed to the Planning Commission as an ex officio member and Township Board Representative, with full voting rights. The current Planning Commission is comprised of the following members:

- Jay Gardner, Chair (Term expires 2/28/2026)
- Robert Steele, Vice Chair (Term expires 2/28/2028)
- Thomas Brennan, Secretary (Term expires 2/28/2027)
- Patrick McGill (Term expires 2/28/2027)
- Brenda McKinney– Board Rep. (Term expires 11/7/2028)
- Nahid Sanii-Yahyai (Term expires 2/28/2026)
- Curt Wolf (Term expires 1/01/2028)

OTHER BUSINESS/NEWS

1) Michelle Marin of Carlisle Wortman Associates (CWA) began to serve as the Township Planning and Zoning Administrator in April. In July, Michelle reviewed 23 Certificates of Zoning Compliance. She responded to many general phone and email inquiries from the public both during and outside of office hours, and met in person with numerous folks at the Township Hall during office hours. Michelle continued ordinance enforcement in July and sent out 4 ordinance violation letters. She also worked on corrective actions with previously notified code violators. She also attended the July Planning Commission meeting along with Ben Carlisle and prepared materials for the Board of Trustees meeting.

2) Carlisle Wortman Associates staff also serve in the role as the Township Planner and review and manage projects that are paid from escrows including applicant inquiries and project coordination.

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: July 25, 2025

Site Plan Review
For
Superior Township, Michigan

Applicant: Michael Agostini

Project Name: Fuel Farm Replacement, Hyundai America Technical Center

Location: 6800 Geddes Road

Initial Plan Date: July 15, 2025

Current Zoning: PM, Planned Manufacturing District

Action Requested: Combined Preliminary and Final Site Plan Review

PROJECT DESCRIPTION

An application has been submitted for combined preliminary and final site plan approval to construct a private fueling facility at the site of the Hyundai America Technical Center. The property is situated on the southwest corner of Leforge and Geddes Roads in the northwest corner of Section 32. The parcel is zoned PM and is currently used as a research and development campus.

The proposed plan includes the construction of a two-pump, accessory fueling facility with associated canopy, landscape island, and underground storage tanks. The proposed fueling facility is for Hyundai vehicles being used on site and does not include a retail sales component.

The Zoning and existing land uses for the subject site and surrounding parcels are located in Table 1 on the following page.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elminger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Figure 1. Aerial view of subject site and vicinity

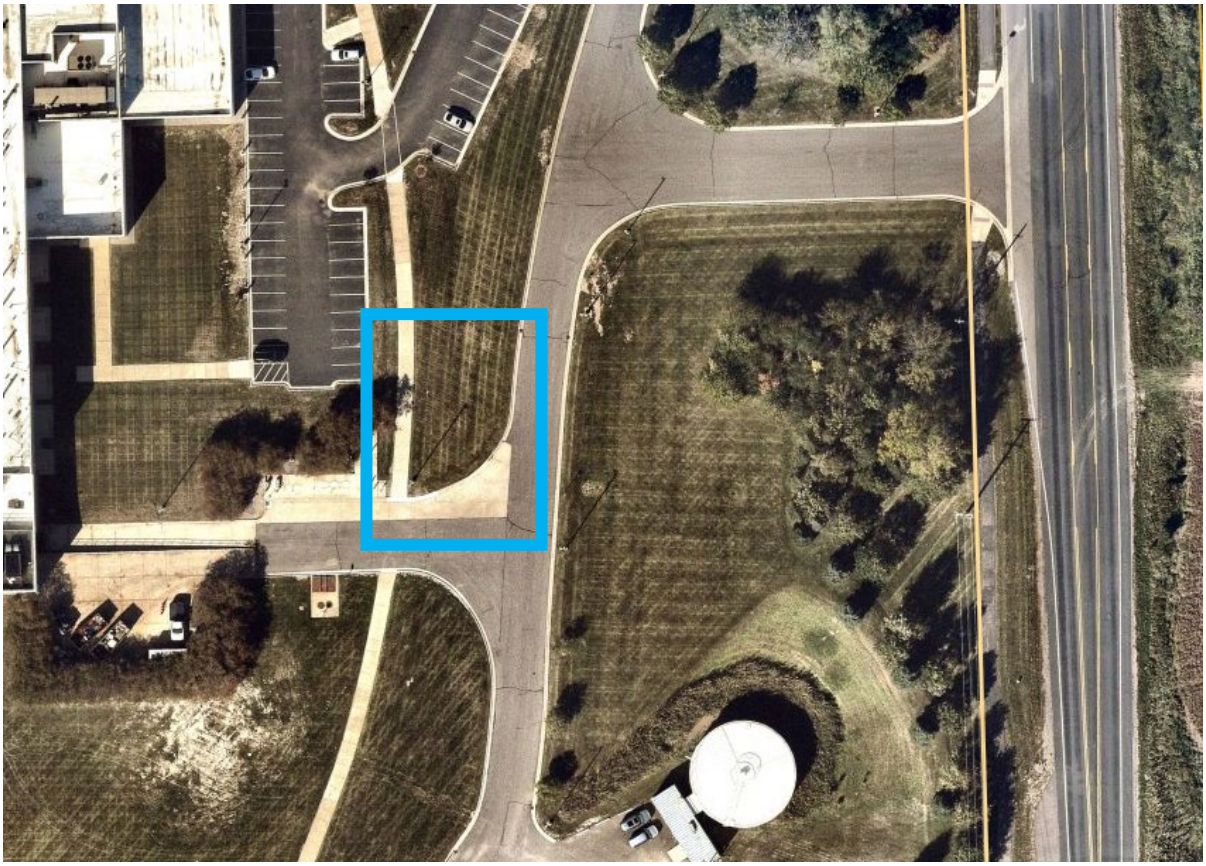


Source: Nearmap.com

Table 1. Use and zoning of subject site and vicinity

Direction	Zoning	Existing Use
North	A2	Vacant
South	A2 and R4	Vacant
East	PC	Vacant
West	PM and A2	Vacant, Rural Residential

Figure 2. Aerial view of the project area



Source: Nearmap.com

NATURAL RESOURCES

The project area is located within the developed area of the Hyundai campus and does not include impacts on any natural resources.

Items to be addressed: *None.*

SITE ARRANGEMENT

The proposed fueling facility is located southeast of the existing parking lot which is located northeast of the principal building, as shown in Figure 2. The project includes the construction of a paved area off of the interior access drive, located off Leforge Road. The proposed paved area includes two fuel dispensers, parking for two vehicles, a bypass lane, and a canopy with a 12-foot clearance. A new landscape island delineates the fueling facility lanes with the existing interior access lane. New curbs and gutters are proposed along the perimeter of the fueling facility area, including the landscape island. Underground storage tanks for the facility are proposed west of the fueling facility.

Items to be addressed: *None.*

DENSITY, LOT COVERAGE & FAR, HEIGHT, SETBACKS

Table 2 summarizes the density, placement, and height regulations for the site plan associated with this use in the PM zoning district. The proposed canopy includes sixteen (16') feet of clearance, with a total height of approximately 17 feet.

Table 2. Density, Placement, and Height Regulations

	Required	Provided	Compliance
Lot Width	150 Feet	>150 Feet	Complies
Front Setback	50 Feet	>50 Feet	Complies
Side Setback	10 Feet	>10 Feet	Complies
Rear Setback	35 Feet	>35 Feet	Complies
Ground Floor Coverage	20% Max	<20%	Complies
Floor Area Ratio	40% Max	<40%	Complies
Building Height	35 Feet/3 Stories	>35 Feet	Complies

Items to be addressed: *None.*

PARKING

No additional parking spaces are provided nor required by Section 8.05.C. of the zoning ordinance.

Items to be addressed: *None.*

SITE ACCESS, CIRCULATION, AND TRAFFIC

The proposed fueling facility will be accessed from an existing interior access drive, running north to south on the east side of the Hyundai campus. Vehicles using the fueling facility will pull to the right off of the access drive access the fueling dispensers using the new twenty (20') foot wide, one-way fueling facility access lane. No stacking lanes are proposed. We find that the private nature of the fueling facility exempts the project from any required stacking spaces.

Items to be addressed: *None.*

LANDSCAPING

A new landscape island is proposed, but the site plan does not include a landscaping plan. Sheet C-201 indicates that dryscaping is proposed within the landscape island. The landscaping should comply with Section 14.10.E.3. of the zoning ordinance.

Items to be addressed: *Provide landscape plan demonstrating compliance with Section 14.10.E.3.*

LIGHTING

A lighting plan was not provided. Sheet C-201 indicates the location of an existing pole light southwest of the proposed fueling facility that is proposed to remain. It appears that no new lights are proposed, but the applicant should clarify this.

Items to be addressed: *Indicate whether any lights are proposed, and, if so, provide relevant lighting details demonstrating compliance with 14.11.*

FLOOR PLANS AND ELEVATIONS

Elevations of the proposed canopy are provided on Sheet C-201, indicating three (3) support columns supporting a cantilevered overhang that is sixteen (16') feet wide and thirty-two (32') feet long. The materials for the canopy columns and overhang are not provided.

Items to be addressed: *Provide materials details for the canopy columns and overhang.*

SUMMARY

In general, we find the accessory, private fueling facility to be compliant with the zoning ordinance standards. However, we recommend that the following items be addressed by the applicant prior to the issuance of site plan approval.

1. Provide landscape plan demonstrating compliance with Section 14.10.E.3.

2. Indicate whether any lights are proposed, and, if so, provide relevant lighting details demonstrating compliance with 14.11.

3. Provide materials details for the canopy columns and overhang.

Sincerely,

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

CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP

cc: Emily Dabish Yahkind, Township Supervisor
Angela Robinson, Township Clerk
Bill Balmes, Building Official
George Tsakof, Township Engineer
Cresson Slotten, Township Engineer

April 17, 2025

Angela Robinson
Township Clerk
Charter Township of Superior
3040 N. Prospect Road
Ypsilanti, MI 48198

Regarding: Hyundai Site Expansion
OHM Job No. 140-21-0120
Distribution of Record Plans

Dear Ms. Robinson:

Attached to this letter is the record plan link for the Hyundai Site Expansion project. The plans, prepared by Arcadis (formerly IBI Group), were reviewed, and found to be in conformance with Superior Township standards by OHM Advisors.

We will retain one (1) digital set for our files.

Record Plan link: https://ohm.filegenius.com/downloadPublic/7yfx93xzptoljfs

If you should have any questions, please contact this office.

Sincerely,
OHM Advisors

Chris S. Donajakowski
Project Manager

cc: Emily Dabish Yahkind, Township Supervisor (via email)
Bill Balmes, Chief Building Official (via email)
Michelle Marin, Carlisle Wortman Associates (via email)
Cresson Slotten, OHM Advisors (via email)
Larry Quint, HATCI (via email)
David Kassab, IBI Group (via email)
File

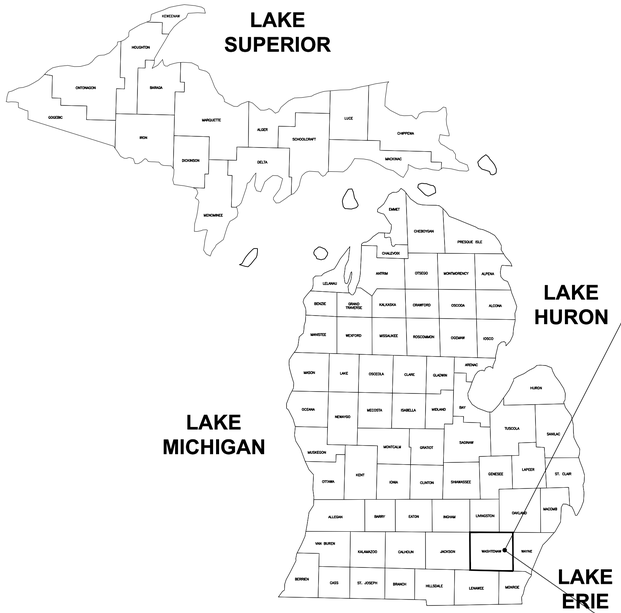
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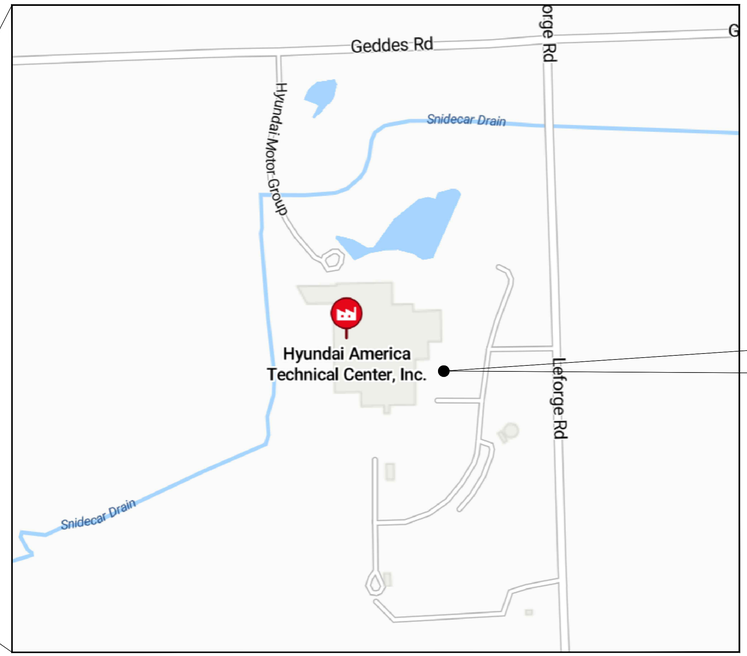
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OHM-Advisors.com

HYUNDAI HATCI Fuel Loading System Replacement

6800 Geddes Road
Superior Township, MI 48198

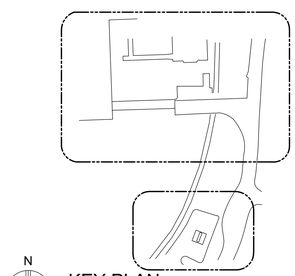
OWNER FINAL REVIEW





SITE LOCATION MAP
SCALE: NO SCALE

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P-201	TANK AND PIPING ELEVATION BUILDING CONNECTION
P-202	TANK AND FUEL PIPING DETAILS
P-203	TANK AND PIPING INSTALLATION ELEVATION
P-204	TANK AND VENT PIPING DETAILS
PI-100	P&ID DEMOLITION PLAN
PI-200	P&ID INSTALLATION PLAN



KEY PLAN
SCALE: NO SCALE

Know what's **below.** **Call** before you dig.

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD.
DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED (ALL COSTS FOR UTILITY LOCATION VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH THAT UTILITY).

DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

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Sidock Group
ARCHITECTS • ENGINEERS • CONSULTANTS

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Client:
HYUNDAI AMERICA TECHNICAL CENTER INC.

Project:
FUEL LOADING SYSTEM REPLACEMENT

6800 GEDDES RD
SUPERIOR TOWNSHIP, MI 48198

Seal:

Date	Issued For
06/19/24	30% REVIEW
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Drawn: RRB
Checked: JRS
Approved: JET

Sheet Title:
COVER SHEET

Project Number: 24208

Sheet Number: CS-000

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DESIGN CODES & STANDARDS

1. PRIOR TO SUBMITTING PROPOSAL, VERIFY ALL CONDITIONS GOVERNING OR AFFECTING THE WORK; OBTAIN AND VERIFY ALL DIMENSIONS TO ENSURE THE PROPER FIT AND LOCATION OF THE WORK, TAKE ADDITIONAL DIMENSIONS AS REQUIRED; REPORT TO THE ENGINEER ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION.
2. ALL PIPING SYSTEMS ARE TO BE DESIGNED, FABRICATED, ERECTED, SUPPORTED, INSPECTED, AND DOCUMENTED PER THE LATEST VERSION OF THE APPLICABLE CODES/STANDARDS:
   2.1. UL971 STANDARD FOR NONMETALLIC UNDERGROUND PIPING FOR FLAMMABLE LIQUIDS

PERMITS, FEES, & INSPECTIONS

1. SECURE ALL NECESSARY PERMITS AND ARRANGE FOR ALL INSPECTIONS, INCLUDING ALL RELATED COSTS. FURNISH CERTIFICATES OF FINAL INSPECTION AND APPROVAL UPON COMPLETION OF PROJECT.

DEMOLITION

1. DEMOLITION DRAWINGS ARE DIAGRAMMATIC, INTENDED TO CONVEY THE SCOPE OF THE WORK AND INDICATE GENERAL ARRANGEMENT OF EQUIPMENT, PIPING, AND APPROXIMATE SIZES AND APPROXIMATE LOCATIONS. DO NOT SCALE DRAWINGS FOR EXACT MEASUREMENTS.
2. ALL MECHANICAL WORK SHOWN ON THE DEMOLITION DRAWINGS HAS BEEN TAKEN FROM THE OWNER'S RECORD DRAWINGS AND/OR CERTAIN FIELD OBSERVATIONS. EXACT SIZES, LOCATIONS, ARRANGEMENTS, AND ELEVATIONS OF ALL EXISTING MECHANICAL EQUIPMENT, EXISTING PIPING, AND EXISTING MECHANICAL DEVICES SHALL BE VERIFIED IN THE FIELD.
3. ALL EXISTING GAS PIPING IS TO BE FLUSHED WITH WATER AND CAPPED AT BOTH ENDS

MATERIALS

1. THE INSTALLER/CONTRACTOR SHALL INVENTORY AND BE RESPONSIBLE FOR THE SAFE STORAGE OF ALL MATERIALS INTENDED FOR THIS WORK.
2. MATERIALS SUPPLIED FOR THIS PROJECT SHALL MEET ALL REQUIREMENTS OF THE OWNER'S SPECIFICATION(S) FOR PIPING. MATERIALS SUBSTITUTIONS REQUIRE OWNER APPROVAL BEFORE INSTALLATION.
3. TANKS:
   3.1. ONE (1) 10,000 GALLON DOUBLE WALL TANK, SINGLE COMPARTMENT, STEEL CONSTRUCTION, FIBERGLASS CLAD EXTERIOR WITH SPRAY-IN LINER
   3.2. TWO (2) 8,000-GALLON DOUBLE WALL TANKS, TWO 2,000-GALLON COMPARTMENTS, AND ONE (1) 4,000-GALLON COMPARTMENT EACH, STEEL CONSTRUCTION, FIBERGLASS EXTERIOR WITH SPRAY-IN LINER.
4. FUEL PIPING MATERIALS SUPPLIED FOR THIS PROJECT SHALL MEET THE FOLLOWING REQUIREMENTS:
   4.1 PIPE: 2" UPP, SECONDARY CONTAINED, UL-971 LISTED
5. VENT PIPING MATERIALS SUPPLIED FOR THIS PROJECT SHALL MEET THE FOLLOWING REQUIREMENTS:
   5.1. ABOVE GROUND PIPE: 2" GALVANIZED STEEL, SEAMLESS, SCHEDULE 40
   5.2. BELOW GROUND PIPE: 2" FIBERGLASS REINFORCED, UL CERTIFIED
   5.3. ABOVE GROUND FITTINGS: 2" 150# MALLEABLE IRON, GALVANIZED
6. ALTERNATE MATERIALS PROPOSED SHALL BE SUBMITTED FOR ENGINEERING AND OWNER REVIEW AND APPROVAL.

SUPPORTS & ANCHORING

1. ALL TANKS SHALL BE ANCHORED AND BACKFILLED TO PREVENT MOVEMENT (SEE BACKFILL REQUIREMENTS BELOW)

GENERAL PIPE INSTALLATION

1. ALL FUEL-CARRYING PIPES SHALL BE SLOPED AT 1:100 TOWARDS DESIGNATED SUMPS
2. ALL VAPOR PIPES SHALL HAVE A SLOPE OF 1:200 TOWARD THE TANK
3. INSTALL PIPE STARTING FROM THE TANK
4. MINIMUM SPACING BETWEEN PIPES SHALL BE THE DIAMETER OF THE LARGEST PIPE
5. INSTALL PIPE IN ACCORDANCE WITH MANUFACTURE RECOMMENDATIONS
6. PIPE TRENCH BENDS SHALL HAVE A MINIMUM RADIUS OF 5'-0"
7. INSTALL YELLOW DETECTABLE UNDERGROUND TAPE AND A 12 GA COPPER-CLAD STEEL TRACER WIRE A MINIMUM OF 12" ABOVE TOP OF BURIED PIPES
8. INSTALL 6" BED OF PEA STONE FOR PIPE BACKFILL. ENSURE NO VOIDS UNDER OR AROUND THE PIPE WHEN COVERING
9. 4' OF STRAIGHT PIPING MUST BE PROVIDED BETWEEN ANY DIRECTIONAL CHANGE GREATER THAN 30° WHEN USING FLEXIBLE PIPE
10. REFER TO THE MANUFACTURERS INSTALLATION MANUAL FOR ADDITIONAL INSTALLATION DETAILS

DRAWING ANNOTATIONS

TP

TP	DESCRIPTION
1 - 6	150# 2" RF FLANGE
7 & 8	150# 3" RF FLANGE

FUEL ABBREVIATIONS:

E85	ETHANOL
GCON	GASOLINE CONDITIONED FUEL
GCF	GASOLINE CERTIFICATION FUEL
GSP	GASOLINE SUPER PLUS
GS	GASOLINE SUPER UNLEADED
GR	GASOLINE REGULAR UNLEADED
GUF	GASOLINE REGULAR UNLEADED / FUEL ISLAND DISPENSERS

BACKFILLING

1. BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF ITS' MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHODS (ASTM D1557), IN LIFTS NOT EXCEEDING 8-INCHES IN LOOSE THICKNESS.
2. FROZEN MATERIAL SHALL NOT BE USED AS FILL, NOR SHALL FILL BE PLACED ON FROZEN SUB-GRADE.
3. PLACE BACKFILL AGAINST BOTH SIDES OF GRADE BEAMS AND FOUNDATIONS AT EQUAL ELEVATIONS OF FILL, EXCEPT AS SHOWN ON THE DRAWINGS.

GENERAL CIVIL NOTES

1. PRIOR TO SUBMITTING PROPOSAL, VERIFY ALL CONDITIONS GOVERNING OR AFFECTING THE CIVIL WORK; OBTAIN AND VERIFY ALL DIMENSIONS TO ENSURE THE PROPER FIT AND LOCATION OF THE CIVIL WORK, TAKE ADDITIONAL DIMENSIONS AS REQUIRED; REPORT TO THE ENGINEER ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK; FAMILIARIZE YOURSELF WITH THE ACTUAL CONDITIONS OF THE CIVIL WORK, ACCESS TO THE SITE, AVAILABLE STORAGE SPACE, FACILITIES AND OBSTRUCTIONS THAT MAY BE ENCOUNTERED DURING THE PROGRESS OF WORK.
2. CONTRACTOR TO FURNISH ALL NECESSARY LABOR, MATERIAL, EQUIPMENT AND FACILITIES TO FURNISH, FABRICATE AND PERFORM THE REQUIRED CIVIL WORK.
3. ANY EXISTING CONSTRUCTION TO BE MODIFIED AS A PART OF THIS CONTRACT SHALL BE REBUILT AS REQUIRED TO THE SATISFACTION OF THE OWNER/ENGINEER.
4. ALL WORK SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES.

CLEARING, GRUBBING, & EARTHWORK

1. ALL EXCAVATIONS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE WHO SHALL BE CONSULTED WHEN POOR SOIL, WATER, OBSTRUCTIONS, PIPING, EXISTING FOOTINGS, EXCAVATIONS, ETC., ARE ENCOUNTERED.
4. BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF ITS' MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHODS (ASTM D1557), IN LIFTS NOT EXCEEDING 12-INCHES IN LOOSE THICKNESS.
5. SLOPE SMOOTHLY BETWEEN INDICATED ELEVATIONS TO ACHIEVE POSITIVE DRAINAGE.

GENERAL PAVING NOTES

1. ALL HOT MIX ASPHALT & CONCRETE PAVEMENT SHALL CONFORM TO THE MDOT SPECIFICATIONS FOR CONSTRUCTION.
2. SURFACE RESTORATION: RESTORE PAVEMENT & OTHER SURFACES DISTURBED BY CONTRACT OPERATIONS TO THEIR ORIGINAL CONDITION OR BETTER.
5. EXISTING PAVEMENT TO BE REMOVED SHALL BE SAW CUT, FULL DEPTH, & RECTANGULAR.

ASPHALT

1. AFTER FINAL ROLLING, PROTECT PAVEMENT FROM VEHICULAR TRAFFIC UNTIL THE SURFACE HAS COOLED SUFFICIENTLY TO ELIMINATE SURFACE ABRASION.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301- LATEST REVISION, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING", EXCEPT AS MODIFIED BY STRUCTURAL REQUIREMENTS NOTED ON THE DRAWINGS.
2. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH AS NOTED BELOW:
   A. EXTERIOR CONCRETE EXPOSED TO WEATHER: 4000 psi
   B. EXTERIOR FOUNDATIONS NOT EXPOSED TO WEATHER: 4000 psi
3. UNLESS NOTED OTHERWISE, MINIMUM CONCRETE COVER SHALL BE:
   CONCRETE CAST AGAINST EARTH 3 INCHES
   CONCRETE EXPOSED TO EARTH OR WEATHER 2 INCHES
4. ALL EXTERIOR CONCRETE INCLUDING WALLS SHALL BE AIR ENTRAINED.
5. ALL EXTERIOR CONCRETE EXPOSED TO WEATHER SHALL HAVE A MAXIMUM WATER TO CEMENT RATIO OF 0.45.
6. ALL REINFORCING SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.
7. WELDED WIRE FABRIC SHALL BE FURNISHED IN FLAT SHEETS AND SHALL CONFORM TO ASTM A185 (FY = 75 KSI) AND HAVE A MINIMUM SIDE AND END LAP OF 8 INCHES.
8. THE CONTRACTOR SHALL SUBMIT THE CONCRETE MIX DESIGN(S) TO THE ENGINEER FOR REVIEW. PROPORTION MIX DESIGNS AS DEFINED IN ACI 301 SECTION 4. THE SUBMITTAL SHALL INCLUDE AS A MINIMUM CEMENT TYPE AND SOURCE, CEMENT CUBE STRENGTH, AGGREGATE GRADATIONS, WATER TESTS, AD-MIXTURE CATALOG INFORMATION AND CYLINDER STRENGTH TEST RESULTS FOR THE CONCRETE.
9. THE CONTRACTOR SHALL PREPARE AND SUBMIT REINFORCEMENT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE SHOP DRAWINGS SHALL CLEARLY SHOW ALL REINFORCEMENT LENGTHS AND BENDS, LOCATIONS OF ALL BARS, VIBRATION AND CONSTRUCTION JOINTS. THE DRAWINGS SHALL ALSO INDICATE ALL OPENINGS, SLEEVES, CURBS AND CONCRETE DIMENSIONS IN ACCORDANCE WITH ACI 315.
10. LAPS, ANCHORAGES AND SPLICES SHALL COMPLY WITH THE REQUIREMENTS OF ACI 318-LATEST REVISION, SECTION 25.5. LOCATIONS AND SPLICES SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION JOINT LOCATIONS, DETAILS AND AS SHOWN ON THE REINFORCING STEEL SHOP DRAWINGS.
11. PROVIDE DOWELS OF SAME SIZE AND SPACING AS VERTICAL REINFORCEMENT AT ALL COLUMNS AND WALLS.
12. UNLESS OTHERWISE SHOWN OR NOTED, AS A MINIMUM, PROVIDE TWO #5 BARS (ONE EACH FACE) AROUND UNFRAMED OPENINGS IN SLABS AND WALLS. PLACE BARS PARALLEL TO SIDES OF OPENINGS AND EXTEND THEM 24 INCHES BEYOND CORNERS.
13. ALL CONSTRUCTION JOINTS SHALL BE FURNISHED WITH KEYWAY CENTERED ON MEMBERS. WHERE THE SIZE OF KEY IS NOT SHOWN ON THE DRAWINGS, THE KEY DEPTH SHALL BE 10% OF THE CROSS SECTION DIMENSION OF THE MEMBER - MINIMUM 3/4".
14. ANCHOR BOLTS SHALL BE SET USING A TEMPLATE TO WITHIN 1/8" TOLERANCE IN ANY PLAN DIRECTION IN PIERS, FOOTINGS AND FOUNDATION WALLS, WITH THE MINIMUM PROJECTION AND EMBEDMENT LENGTHS AS INDICATED ON THE DRAWINGS.
15. PROVIDE 3/4" CHAMFER STRIP AT ALL EXPOSED CORNERS OF CONCRETE WALLS, INCLUDING EXPOSED CORNERS OF CONCRETE PIERS.
16. LOCATE ALL SLEEVES, OPENINGS, EMBEDDED ITEMS, ETC., AS INDICATED ON THE DRAWINGS. THE CONCRETE CONTRACTOR SHALL CHECK WITH ALL OTHER TRADES TO MAKE SURE THE SLEEVES, OPENINGS AND EMBEDDED ITEMS THAT ARE TO BE PROVIDED AND SET BY THEM ARE IN PLACE PRIOR TO PLACING OF CONCRETE IN THE AREA INVOLVED.
17. WELDING OF REINFORCING STEEL IS PROHIBITED UNLESS SPECIFICALLY DETAILED. WELDING SHALL CONFORM TO AWS D1.4 SPECIFICATION.
18. THE CONCRETE SHALL BE THOROUGHLY COMPACTED BY VIBRATION SUPPLEMENTED BY SPADING, PUDDLING OR AGITATION, TO PREVENT HONEYCOMBING AND TO INSURE THE ELIMINATION OF VOIDS. VIBRATION MUST BE DIRECT ACTION IN THE CONCRETE AND NOT AGAINST FORMS OR REINFORCEMENT. HONEYCOMBING, VOIDS AND LARGE AIR POCKETS WILL NOT BE ACCEPTABLE.
19. LOCATIONS OF CONTRACTION JOINTS ARE SHOWN ON THE PLAN DRAWING. THE JOINTS SHOWN MAY SERVE AS CONSTRUCTION JOINTS IF CONVENIENT FOR THE CONSTRUCTION SEQUENCE. THE LOCATION OF ANY ADDITIONAL CONSTRUCTION JOINTS PROPOSED BY THE CONTRACTOR SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER. ALL CONCRETE SLABS AND WALLS WITH CONSTRUCTION JOINTS SHALL BE PLACED PER ACI 302 1R.
20. THE USE OF WATER-SOLUBLE CHLORIDE ION SHALL NOT BE USED UNLESS APPROVED BY THE ENGINEER. AS AN ALTERNATIVE TO THE ABOVE, THE CONTRACTOR MAY SUBMIT A CONCRETE MIX DESIGN FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE ALTERNATE MIX DESIGN SHALL BE REVIEWED FOR CONFORMANCE TO '02 UBC.

FOOTINGS & FOUNDATIONS

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS, INCLUDING UNDERGROUND UTILITIES, AND FIELD MEASUREMENTS AT JOB SITE AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. PROVIDE ALL NECESSARY SHEETING, SHORING, BRACING, ETC. AS REQUIRED FOR EXCAVATIONS TO PROTECT SIDES OF EXCAVATIONS AND ADJACENT STRUCTURES.
3. CONTRACTOR SHALL COMPLY FULLY WITH THE REQUIREMENTS OF OSHA, OTHER REGULATORY AGENCIES AND THE OWNER'S SITE SPECIFIC SAFETY PLAN AND REGULATIONS FOR SAFETY PROVISIONS.
4. BOTTOM OF FOOTING ELEVATIONS NOTED ON PLAN ARE MINIMUM ELEVATIONS. IN ALL CASES, FOOTINGS ARE TO BEAR ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL HAVING A MINIMUM NET ALLOWABLE BEARING CAPACITY OF 3000 PSF.
5. FOOTINGS SHALL BE CENTERED UNDER COLUMNS AND WALLS UNLESS SPECIFICALLY DETAILED OTHERWISE ON THE DRAWINGS.
6. NO FOOTINGS OR SLABS SHALL BE PLACED ON OR AGAINST SUB-GRADE CONTAINING FREE WATER, FROST OR ICE. SHOULD WATER OR FROST, HOWEVER SLIGHT, ENTER A FOOTING EXCAVATION AFTER SUB-GRADE APPROVAL, THE SUB-GRADE SHALL BE RE-INSPECTED BY THE TESTING LABORATORY AFTER REMOVAL OF WATER OR FROST.
7. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUB-GRADE BEFORE AND AFTER PLACING OF CONCRETE UNTIL THE CONCRETE HAS REACHED ITS' DESIGN STRENGTH.
8. ALL FOUNDATION BEARING SOILS SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL ENGINEER. THE TESTING SHALL INCLUDE, BUT NOT BE LIMITED TO, IDENTIFICATION OF SOILS AT AND BELOW THE FOUNDATION BEARING LEVEL, AND THE ALLOWABLE BEARING CAPACITY.
9. CONTRACTOR SHALL FURNISH ALL REQUIRED DEWATERING EQUIPMENT TO MAINTAIN A DRY EXCAVATION UNTIL BACKFILL IS COMPLETE.

TESTING

AFTER TANK REMOVAL, CONTRACTOR TO SUB CONTRACT SITE ASSESSMENTS, INCLUDING SUBSURFACE SOIL SAMPLING AND TESTING PER MI LARA FORM EQP 3881AND PROVIDE COPIES OF REPORTS TO ENG. AND OWNER BEFORE PROCEEDING.

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HYUNDAI MOTOR GROUP
HYUNDAI AMERICA TECHNICAL CENTER, INC.

Client:
HYUNDAI AMERICA TECHNICAL CENTER INC.

Project:
FUEL LOADING SYSTEM REPLACEMENT

6800 GEDDES RD
SUPERIOR TOWNSHIP, MI 48198

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09/09/24	90% REVIEW
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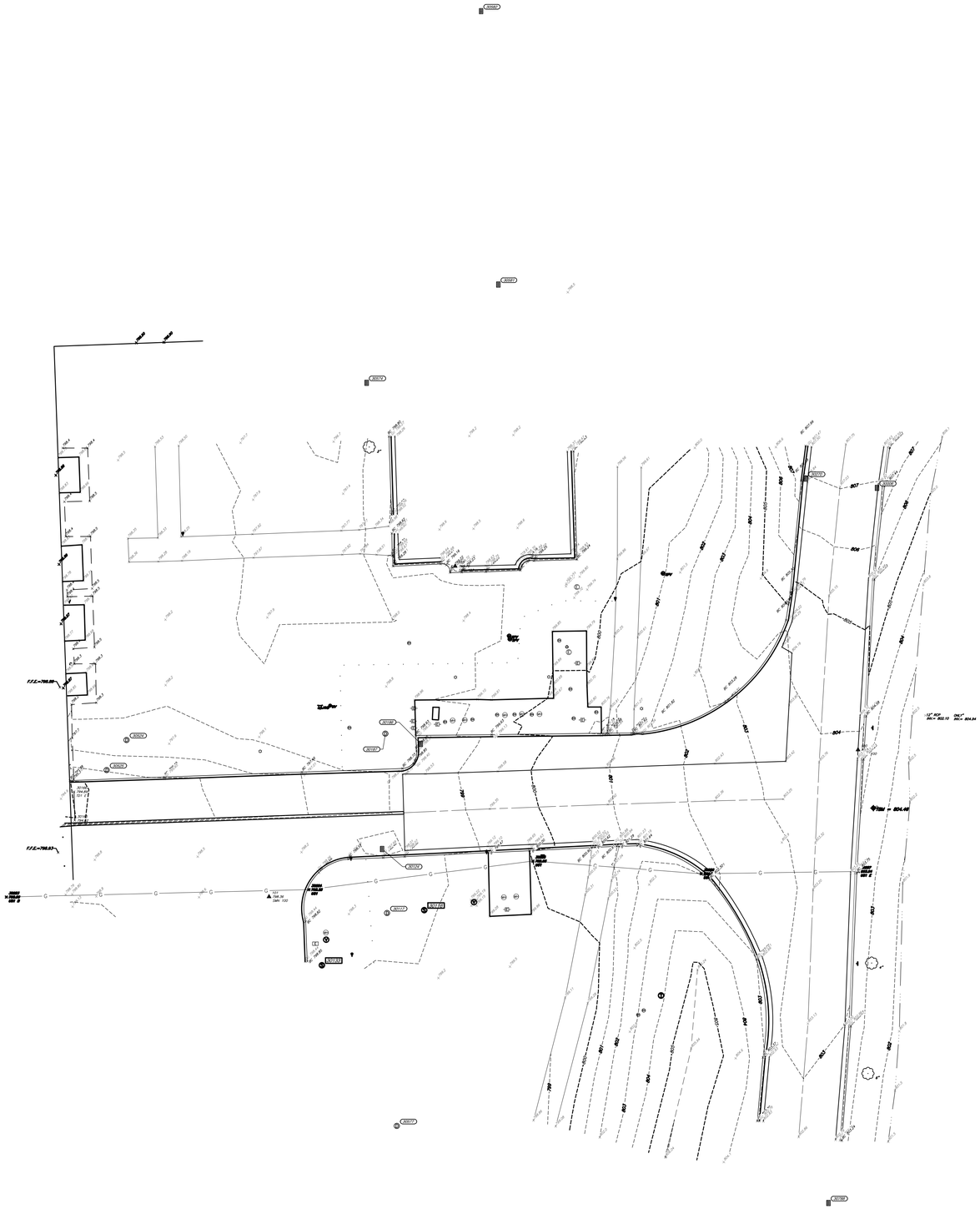
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MISS DIG



STRUCTURE INVENTORIES

#30006 CBN SQUARE
T/CAST= 806.88
12" RCP W INV 801.48

#30117 STORM MH
T/CAST= 799.03
36" RCP N-S INV 789.53
8" PVC E INV 792.53

#30124 CBN 30124
T/CAST= 797.89
36" RCP N INV 789.39
36" RCP SE INV 789.69

#30186 CBN 30186
T/CAST= 798.31
10" PVC SE INV 793.71

#30187 DMH 30187
T/CAST= 798.85
36" RCP N INV 789.35
36" RCP S INV 789.55

#30270 CBN SQUARE
T/CAST= 806.97
12" RCP E INV 800.47
12" RCP W INV 796.47

#30342 CBN 30342
T/CAST= 799.70
8" PVC N INV 795.00
6" PVC NE INV 795.00

#30524 STORM MH
T/CAST= 797.74
6" PVC SW INV 791.74
10" PVC NW INV 793.34
12" RCP E INV 791.34

#30525 STORM MH
T/CAST= 796.70
6" STEEL SW INV 791.80
6" PVC NE INV 791.60

#30574 CBN ROUND
T/CAST= 795.95
36" RCP S INV 789.15
36" RCP NE INV 789.15

#30581 CBN ROUND
T/CAST= 797.60

#30582 CBN ROUND
T/CAST= 797.34

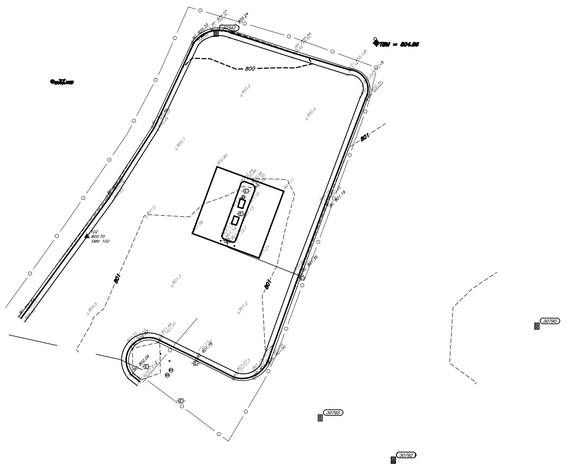
#30584 DMH
T/CAST= 799.93

#30116 SAN MH
T/CAST= 799.07
8" PVC E-W INV 793.07

#30133 SMH 30133
T/CAST= 799.09
6" STEEL N-S T/PIPE 794.29
SUMP 792.09

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING CHAINLINK FENCE LINE
- EXISTING SANITARY SEWER LINE
- SD — EXISTING STORM SEWER LINE
- EXISTING FIBER OPTIC LINE
- ELEC. LIGHT POLE, PULL BOX, POWER POLE, UTILITY POLE, GUY WIRE, ELEC. TRANSFORMER, ELEC. METER
- GAS VALVE, GAS METER, GAS LINE MARKER
- IRRIGATION CONTROL BOX, WATER TAP, WATER METER, FIRE HYDRANT, PIV VALVE, FIRE DEPT. CONNECTION, WATER VALVE
- ELECTRIC MANHOLE, TELEPHONE PEDESTAL, CABLE PEDESTAL, FIBER OPTIC PULL BOX, MONITORING WELL
- BEEHIVE INLET, CURB INLET, RECESSED CURB INLET, DOWNSPOUT, SQUARE STORM INLET, CIRCULAR STORM INLET, DRAINAGE MANHOLE
- UNKNOWN MANHOLE, CLEANOUT, SANITARY MANHOLE, COMBINATION MANHOLE
- MAIL BOX, SIGN, AIR COND., ADA SYMBOL, BOLLARD
- PARKING METER, TRAFFIC POLE, TRAFFIC MANHOLE, PARKING SPACE COUNT
- 575 / 576 — CONTOURS - INTERVAL = 1'



SURVEY NOTES

1. BASIS OF BEARING: MISPCS CENTRAL ZONE, 2113
2. LOCATION: SECTION 32, T2S, R7E, WASHTENAW COUNTY.
3. ELEVATIONS BASED ON NAVD88.

BASIS OF BEARINGS REFERENCED TO MISPCS SOUTH ZONE, 2113

SCALE: 1" = 20'

SCALE IN FEET

0 30 60

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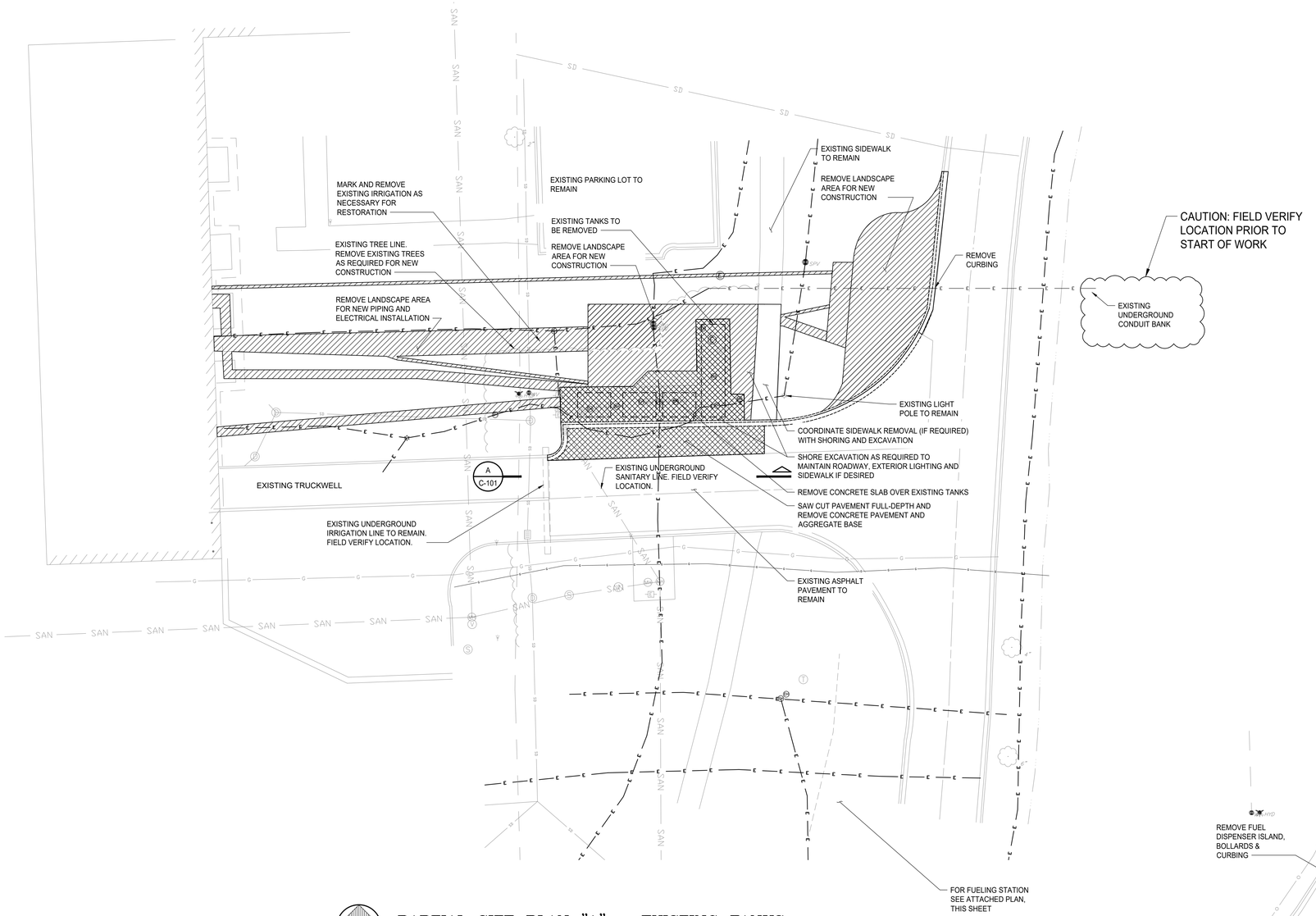
Drawn:	RR
Checked:	XX
Approved:	GAW

Sheet Title:
TOPOGRAPHIC SURVEY

Project Number: 24208

Sheet Number: TS-200

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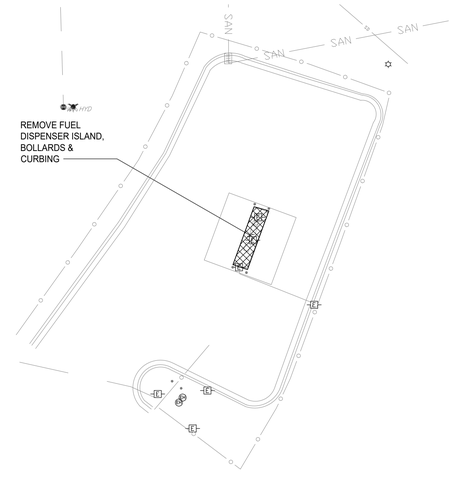


PARTIAL SITE PLAN "A" – EXISTING TANKS

SCALE: 1:20

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING CHAINLINK FENCE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING ELECTRICAL LINE
- ELEC. LIGHT POLE, PULL BOX, POWER POLE, UTILITY POLE, GUY WIRE, ELEC. TRANSFORMER, ELEC. METER
- GAS VALVE, GAS METER, GAS LINE MARKER
- IRRIGATION CONTROL BOX, WATER TAP, WATER METER, FIRE HYDRANT, PIV VALVE, FIRE DEPT. CONNECTION, WATER VALVE
- ELECTRIC MANHOLE, TELEPHONE PEDESTAL, CABLE PEDESTAL, FIBER OPTIC PULL BOX, MONITORING WELL
- BEEHIVE INLET, CURB INLET, RECESSED CURB INLET, DOWNSPOUT, SQUARE STORM INLET, CIRCULAR STORM INLET, DRAINAGE MANHOLE
- UNKNOWN MANHOLE, CLEANOUT, SANITARY MANHOLE, COMBINATION MANHOLE
- MAIL BOX, SIGN, AIR COND., ADA SYMBOL, BOLLARD
- PARKING METER, TRAFFIC POLE, TRAFFIC MANHOLE, PARKING SPACE COUNT
- REMOVAL OF EXIST. LANDSCAPING, TOP SOIL & VEGETAITON
- REMOVAL OF EXIST. CONCRETE AND UNDERGROUND TANKS WHERE APPLICABLE
- REMOVAL OF EXIST. CONCRETE AND UNDERGROUND TANKS WHERE APPLICABLE



PARTIAL SITE PLAN "B" – EXISTING FUELING STATION

SCALE: 1:20

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HYUNDAI MOTOR GROUP
HYUNDAI AMERICA TECHNICAL CENTER, INC.

Client:
HYUNDAI AMERICA TECHNICAL CENTER INC.

Project:
FUEL LOADING SYSTEM REPLACEMENT

6800 GEDDES RD
SUPERIOR TOWNSHIP, MI 48198

Seal:

Date	Issued For
09/09/24	90% REVIEW
11/13/24	90% REVIEW REV. 1
11/21/24	OWNER FINAL REVIEW

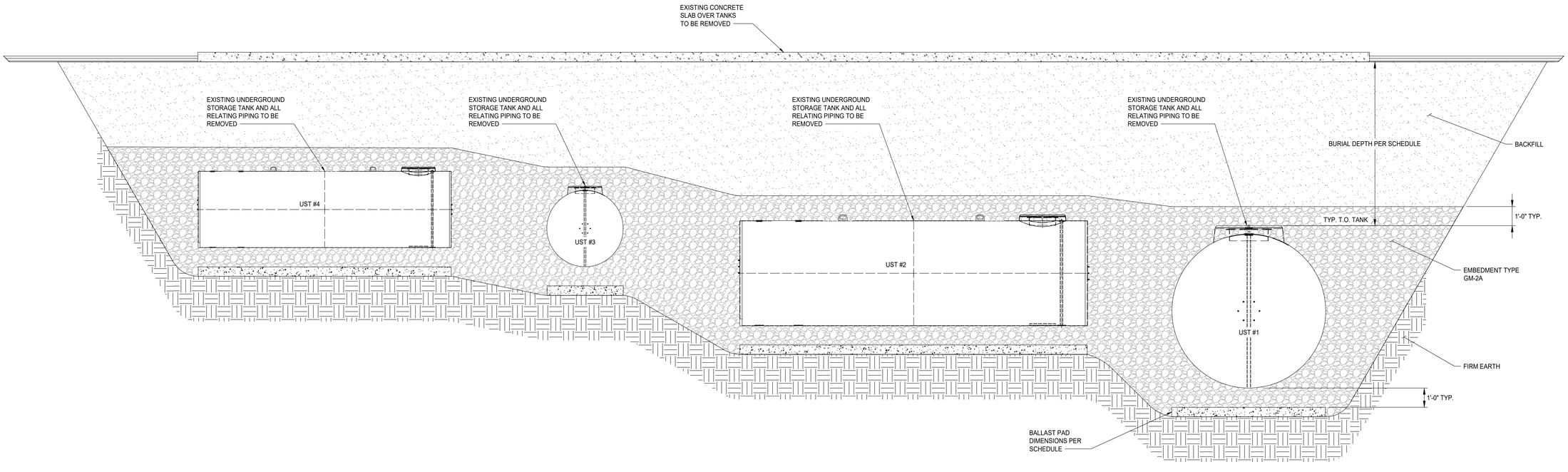
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Checked:	JRS
Approved:	JET

Sheet Title:
DEMOLITION PLAN

Project Number: 24208

Sheet Number: C-100

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A
C-100

EXISTING TANK ELEVATION

SCALE: 3/8" = 1'-0"

UNDERGROUND VESSEL SCHEDULE

UNDERGROUND VESSEL	CAPACITY	LENGTH	DIAMETER	BURIAL DEPTH TOP OF VESSEL	BALLAST PAD DIMENSIONS	HOLD DOWN STRAP QTY	HOLD DOWN STRAP SIZE
UST #1	10,000 GAL	26'-8"	8'-0"	9'-6"	30" x 11' x 29'-8"	4	4" x 5/16"
UST #2	3,000 GAL	18'-0"	5'-6"	8'-6"	16" x 8.5' x 21'	4	3" x 3/8"
UST #3	1,000 GAL	12'-0"	4'-0"	7-0"	12" x 7' x 15'	3	3" x 3/8"
UST #4	1,000 GAL	12'-0"	4'-0"	6'-0"	12" x 7' x 15'	3	3" x 3/8"

NOTES:

1. SCHEDULE TAKEN FROM EXISTING DRAWING CE-041.
2. CONTRACTOR TO REMOVE ALL ASSOCIATED PUMPS, SUMPS, AND PIPING WITH TANK.
3. BALLAST PAD AND TIE DOWNS TO BE REMOVED WITH TANKS.

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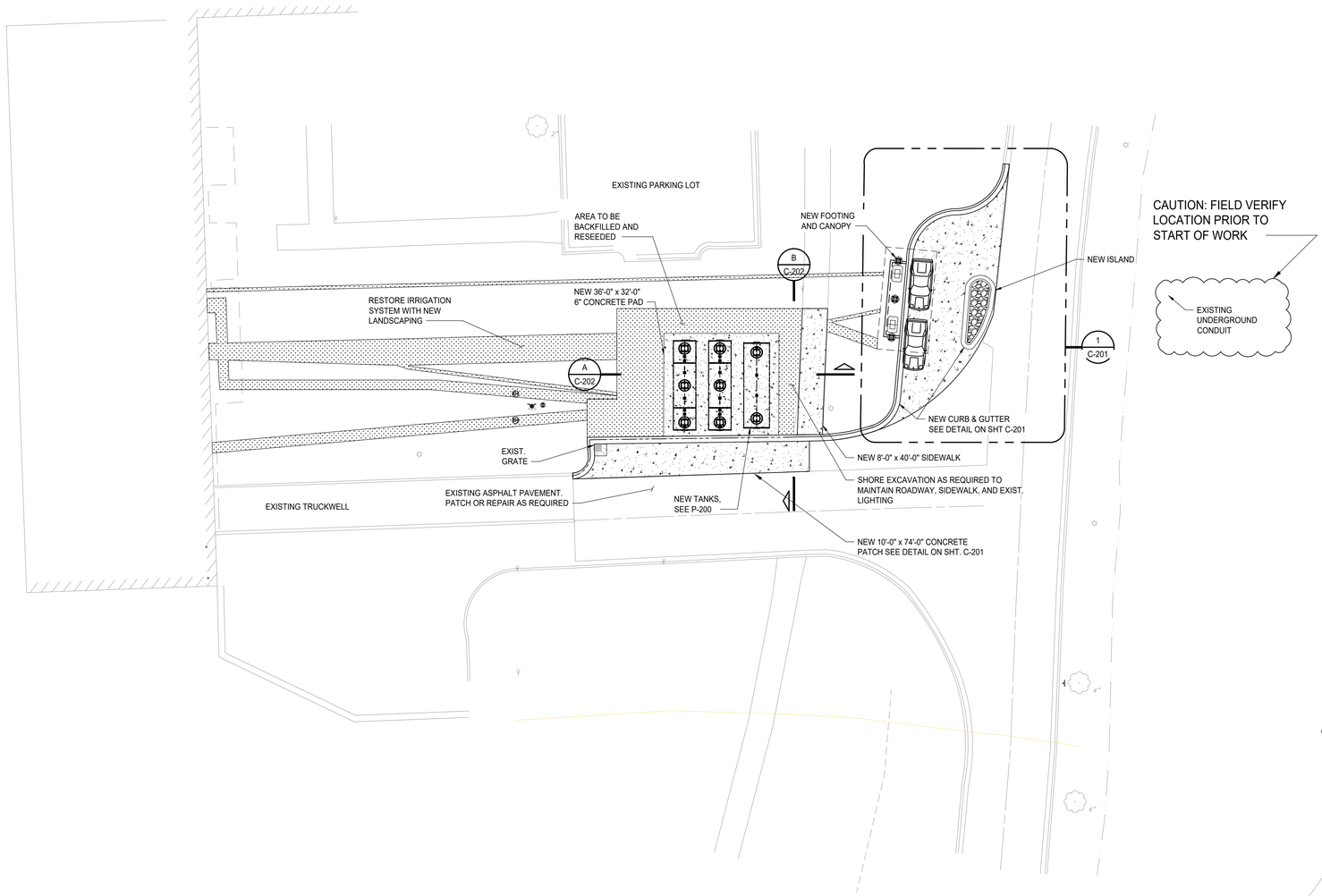
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Sheet Title:
DEMOLITION TANKS SECTION

Project Number: 24208

Sheet Number: C-101

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CAUTION: FIELD VERIFY LOCATION PRIOR TO START OF WORK

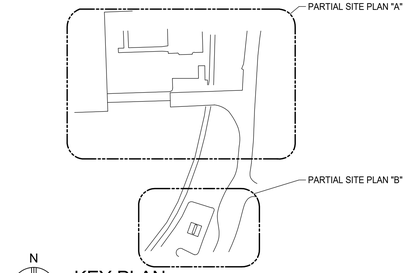
EXISTING UNDERGROUND CONDUIT

PARTIAL SITE PLAN "A" – NEW TANKS

SCALE: 1:20

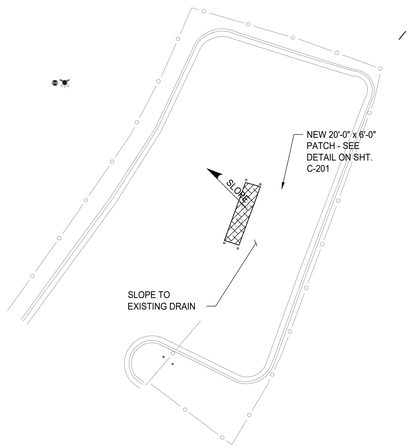
LEGEND:

- ELEC. LIGHT POLE
- FIRE HYDRANT, WATER VALVE
- BEEHIVE INLET, CURB INLET, RECESSED CURB INLET, SQUARE STORM INLET, CIRCULAR STORM INLET, DRAINAGE MANHOLE
- LANDSCAPING - 3" TOP SOIL, SEED TO MATCH LAWN APPLY JUTE MAT.
- DRYSCAPING - CONFIRM WITH OWNER
- NEW ASPHALT TO MATCH EXISTING
- NEW CONCRETE , SEE DETAIL ON C-201



KEY PLAN

SCALE: NO SCALE



PARTIAL SITE PLAN "B" – EXISTING FUELING STATION

SCALE: 1:20

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FUEL LOADING SYSTEM REPLACEMENT

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11/13/24	90% REVIEW REV. 1
11/21/24	OWNER FINAL REVIEW

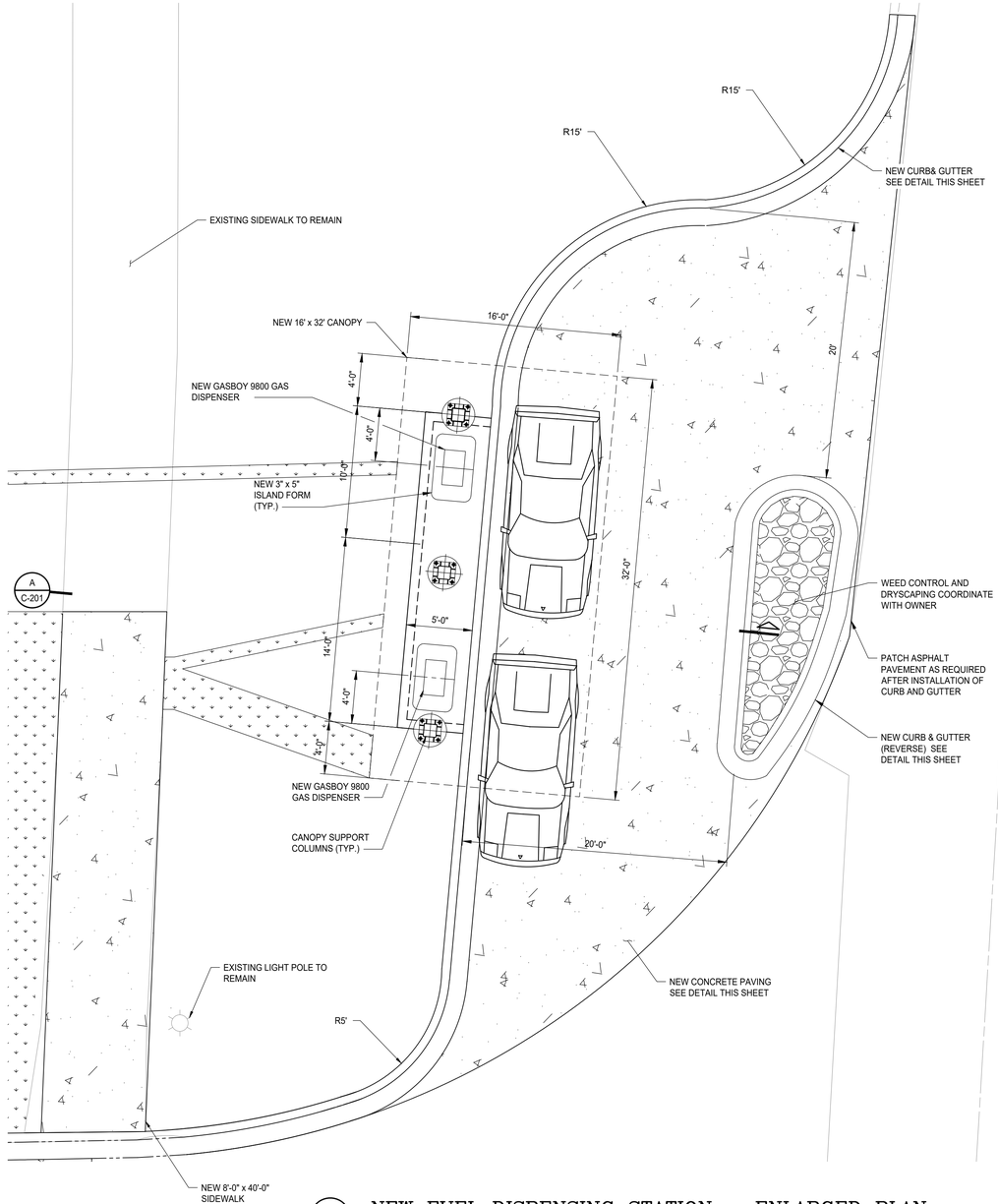
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Approved:	JET

Sheet Title:
TANK AND PIPING INSTALLATION PLAN

Project Number: 24208

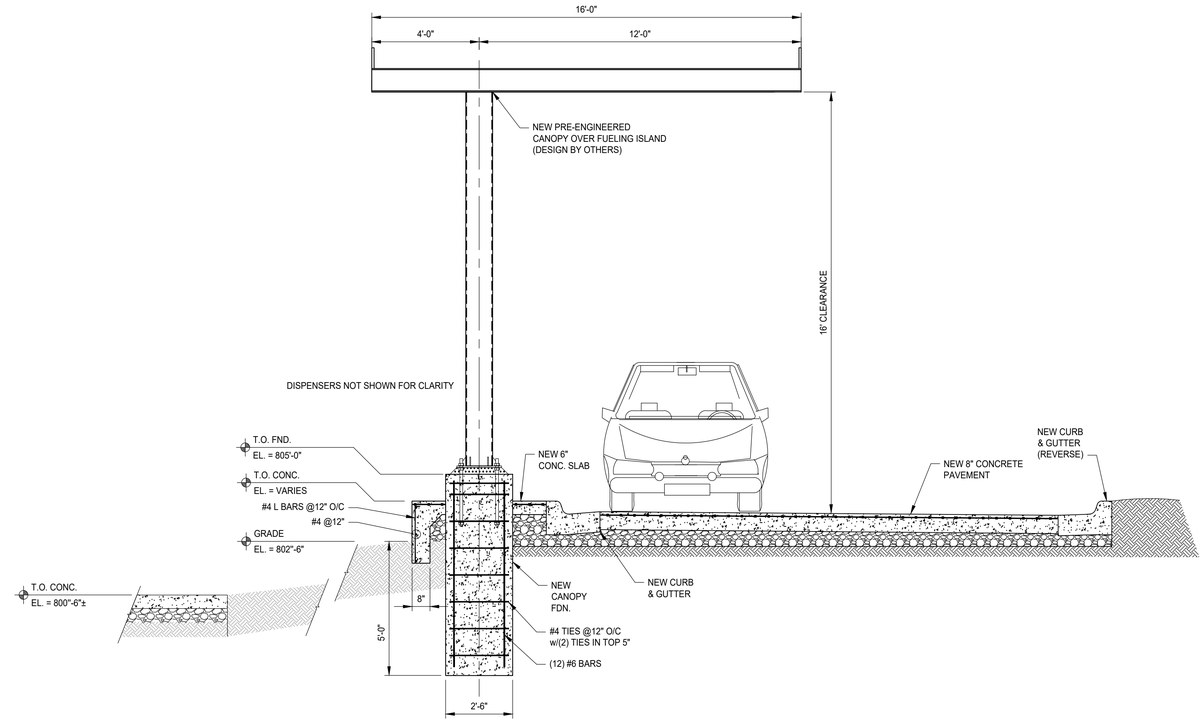
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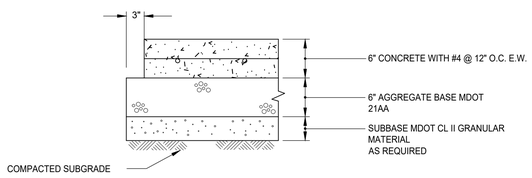
1 C-200 NEW FUEL DISPENSING STATION – ENLARGED PLAN

SCALE: 3/16" = 1'-0"



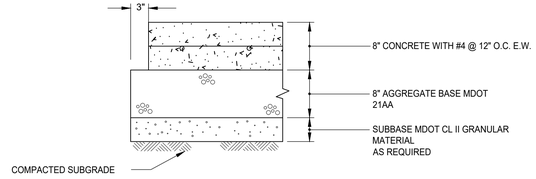
A C-201 ELEVATION – CANOPY

SCALE: 3/8"=1'-0"



DETAIL – CONCRETE SLAB OVER TANKS

SCALE: N.T.S.

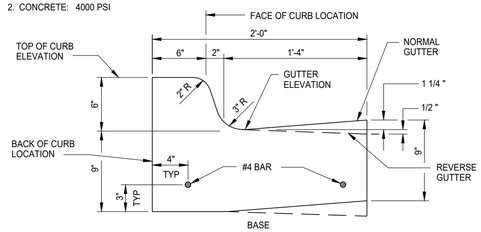


DETAIL – CONCRETE PAVEMENT

SCALE: N.T.S.

NOTE:
PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. AND AT ALL RADIUS RETURNS.
PROVIDE EXPANSIVE JOINTS EVERY 30'.

NOTES:
1. USE NORMAL OR REVERSE GUTTER TO EXTEND THE SLOPE OF THE ADJACENT PAVEMENT EXCEPT AS INDICATED.
2. CONCRETE: 4000 PSI



DETAIL – CURB & GUTTER

SCALE: N.T.S.

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HYUNDAI MOTOR GROUP
HYUNDAI AMERICA TECHNICAL CENTER, INC.

Client:
HYUNDAI AMERICA TECHNICAL CENTER INC.

Project:
FUEL LOADING SYSTEM REPLACEMENT

6800 GEDDES RD
SUPERIOR TOWNSHIP, MI 48198

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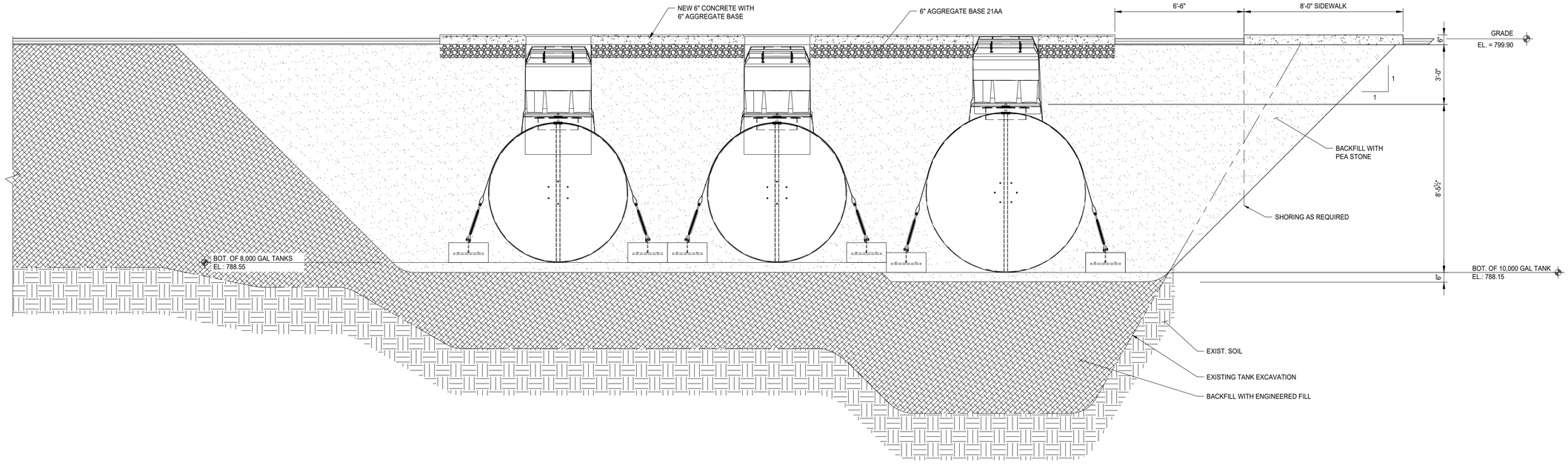
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Sheet Title:
NEW FUEL DISPENSER INSTALLATION ENLARGED PLAN AND DETAILS

Project Number: 24208

Sheet Number: C-201

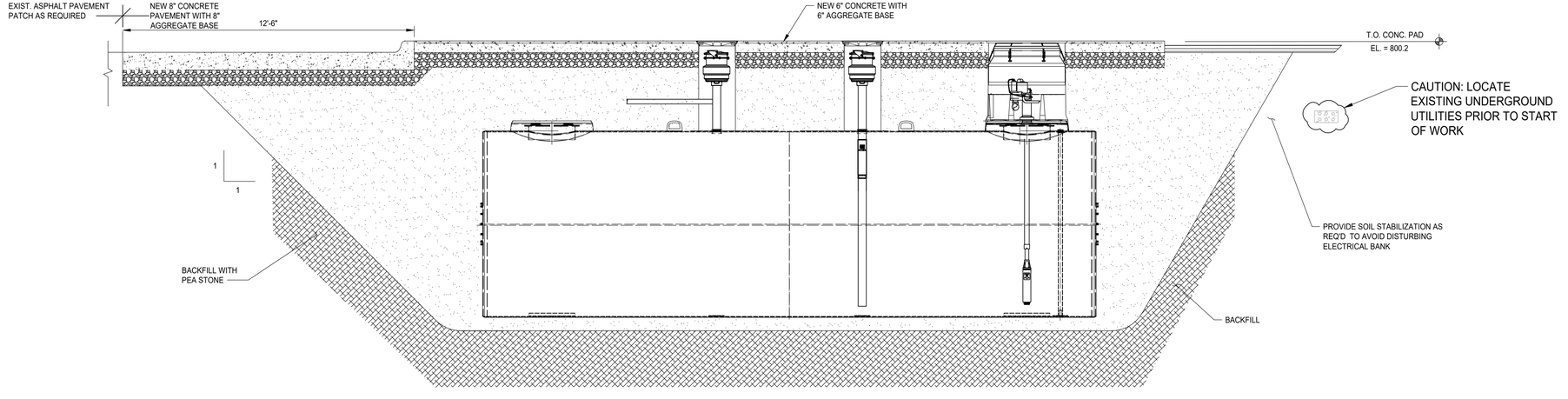
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A
C-200

UNDERGROUND STORAGE TANKS – SECTION VIEW

SCALE: 3/8" = 1'-0"



B
C-200

TANK 1 – SECTION VIEW

SCALE: 3/8" = 1'-0"

NOTE:
REFER TO TANK MANUFACTURER FOR INSTALLATION REQUIREMENTS

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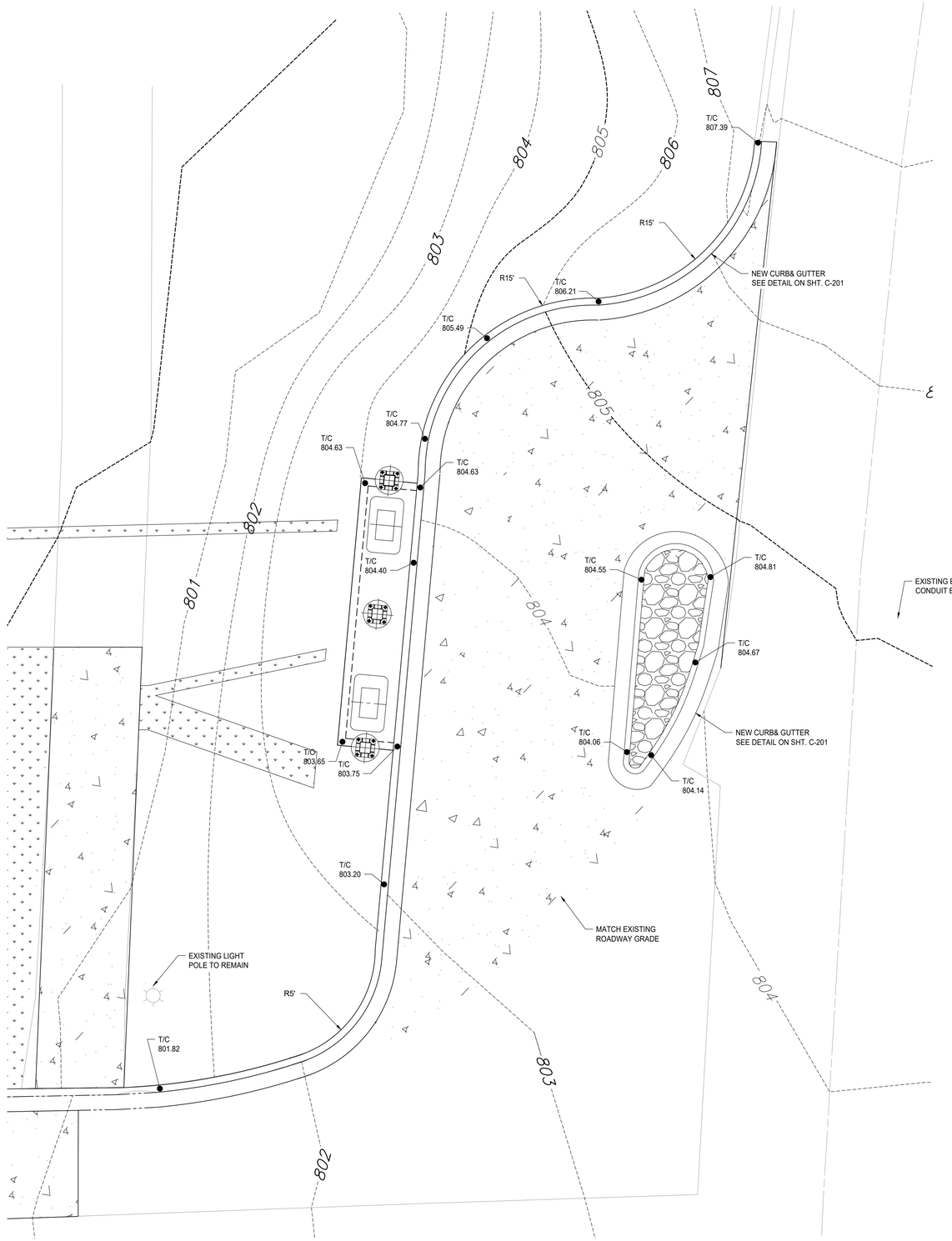
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Sheet Title:
TANK AND PIPING INSTALLATION ELEVATION AND DETAILS

Project Number: 24208

Sheet Number: C-202

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1 C-200 NEW FUEL DISPENSING STATION – GRADING PLAN

SCALE: 3/16" = 1'-0"

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11/21/24	OWNER FINAL REVIEW

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Sheet Title:
NEW FUEL DISPENSER INSTALLATION GRADING PLAN

Project Number: 24208

Sheet Number: C-203

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LEGEND:

- SAN — SAN — SAN — EXISTING SANITARY SEWER LINE
- SD — EXISTING STORM SEWER LINE
- ELEC. LIGHT POLE, PULL BOX, POWER POLE, UTILITY POLE, GUY WIRE, ELEC. TRANSFORMER, ELEC. METER
- GAS VALVE, GAS METER, GAS LINE MARKER
- IRRIGATION CONTROL BOX, WATER TAP, WATER METER, FIRE HYDRANT, PIV VALVE, FIRE DEPT. CONNECTION, WATER VALVE
- ELECTRIC MANHOLE, TELEPHONE PEDESTAL, CABLE PEDESTAL, FIBER OPTIC PULL BOX, MONITORING WELL
- BEEHIVE INLET, CURB INLET, RECESSED CURB INLET, DOWNSPOUT, SQUARE STORM INLET, CIRCULAR STORM INLET, DRAINAGE MANHOLE
- UNKNOWN MANHOLE, CLEANOUT, SANITARY MANHOLE, COMBINATION MANHOLE
- MAIL BOX, SIGN, AIR COND., ADA SYMBOL, BOLLARD
- PARKING METER, TRAFFIC POLE, TRAFFIC MANHOLE, PARKING SPACE COUNT
- 575 / 576 CONTOURS - INTERVAL = 1'

UNDERGROUND TANK AREA – ENGLARGED PLAN

SCALE: 1":60'

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Project:
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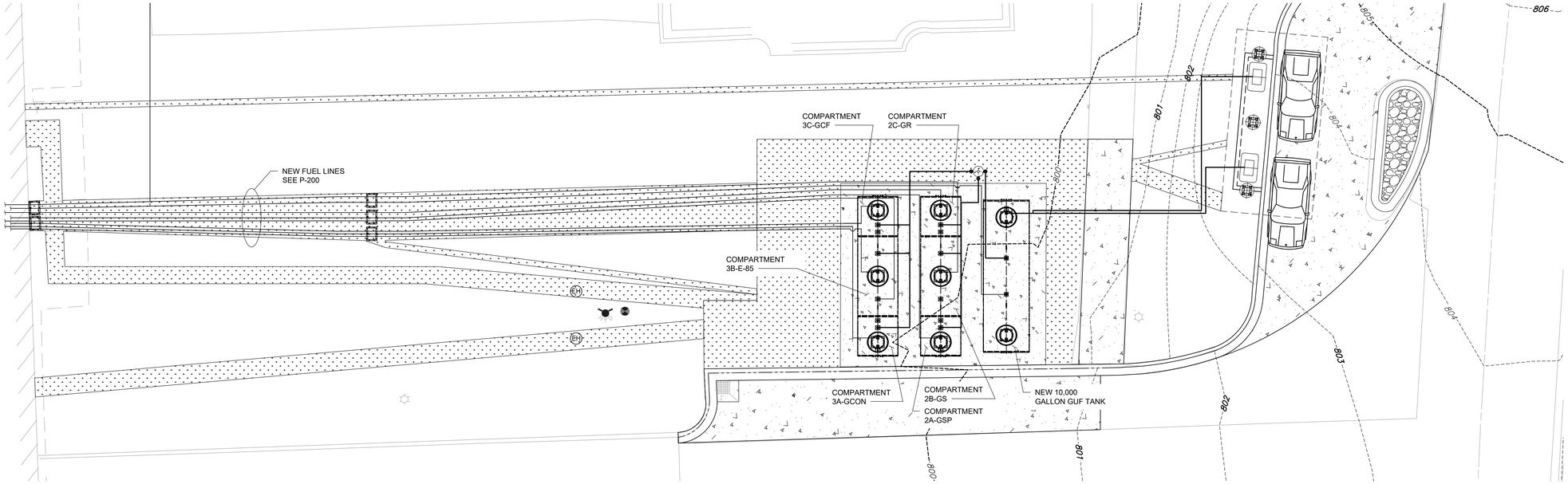
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Sheet Title:
TANK GRAVE GRADING PLAN

Project Number: 24208

Sheet Number: C-204

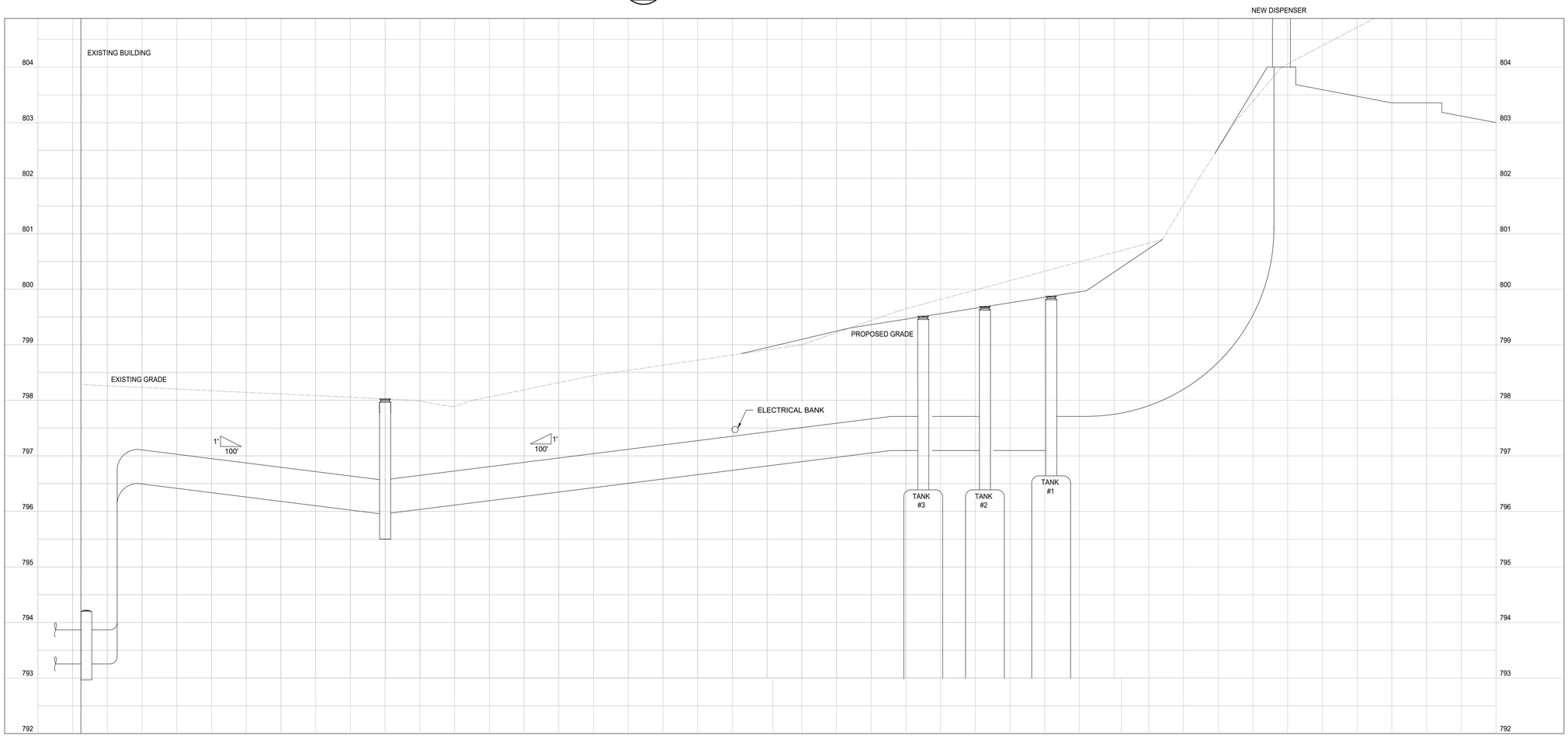
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N

SITE PLAN

SCALE: 1:10



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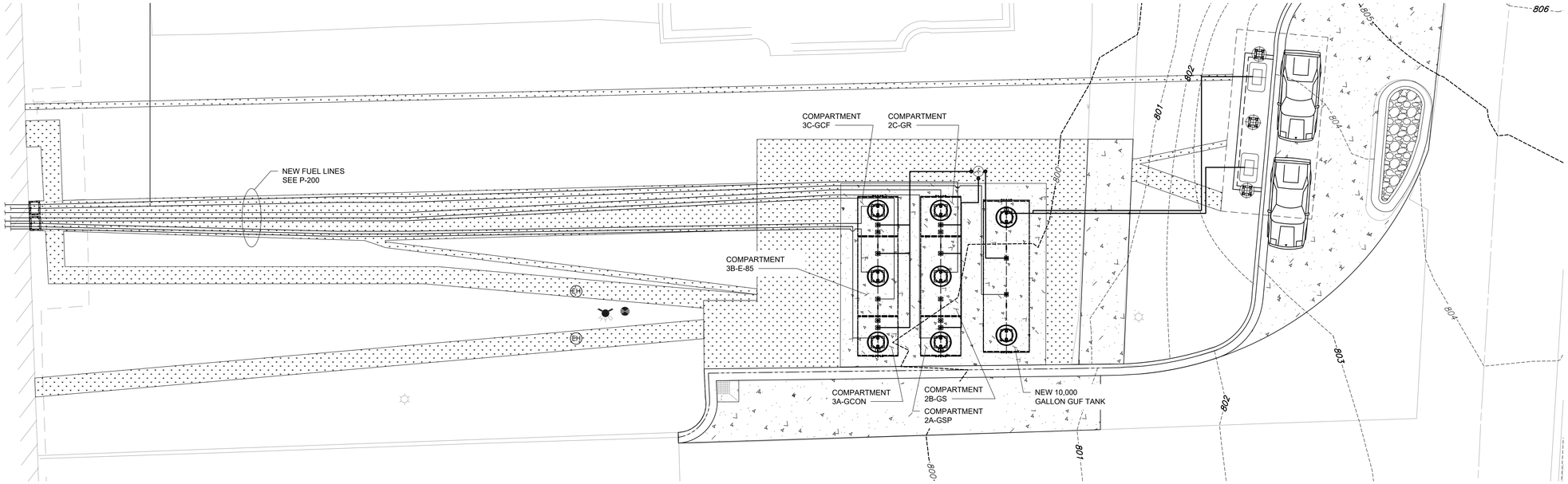
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Approved: JET

Sheet Title:
UNDERGROUND PIPING LAYOUT / ELEVATION

Project Number: 24208

Sheet Number: C-205

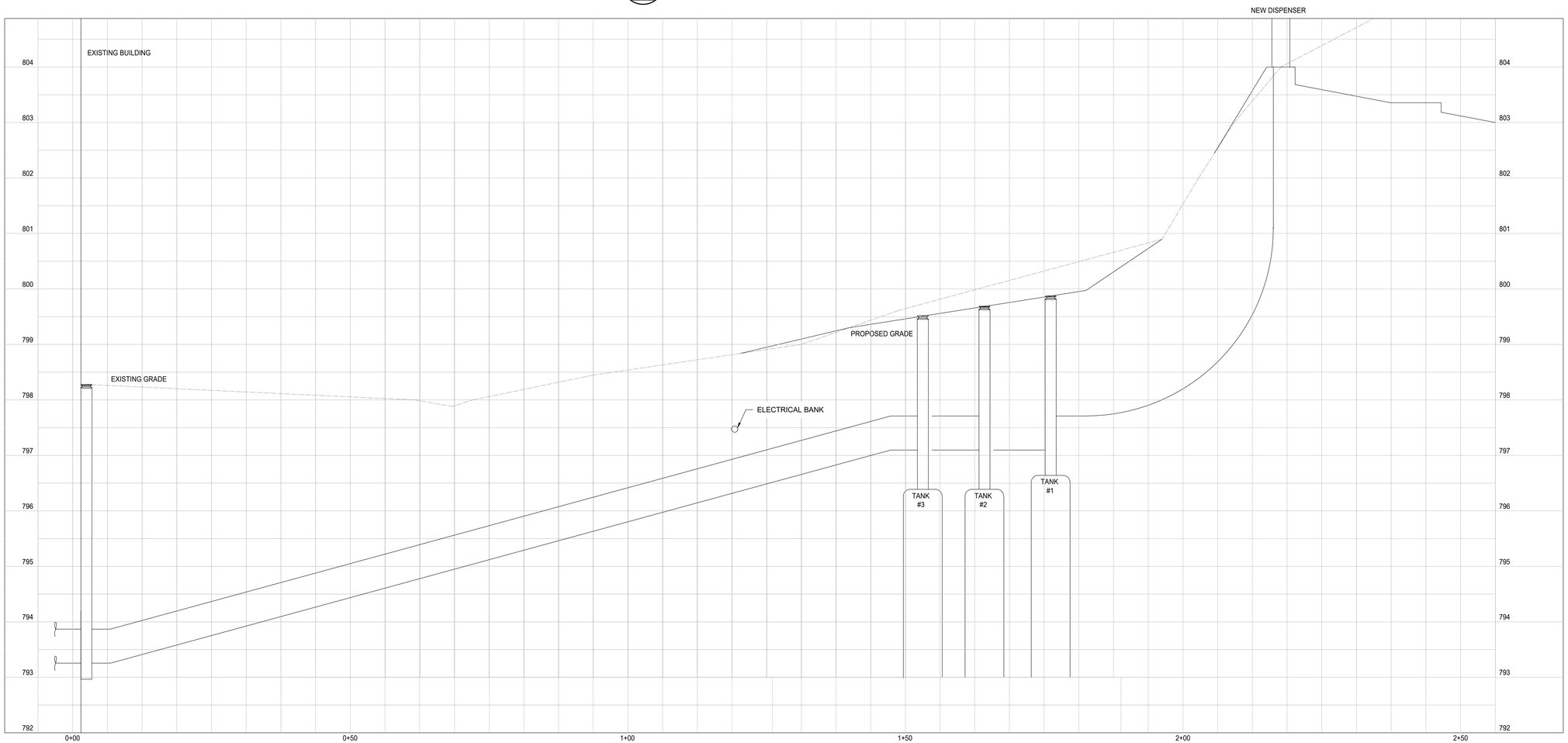
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SCALE: 1:10



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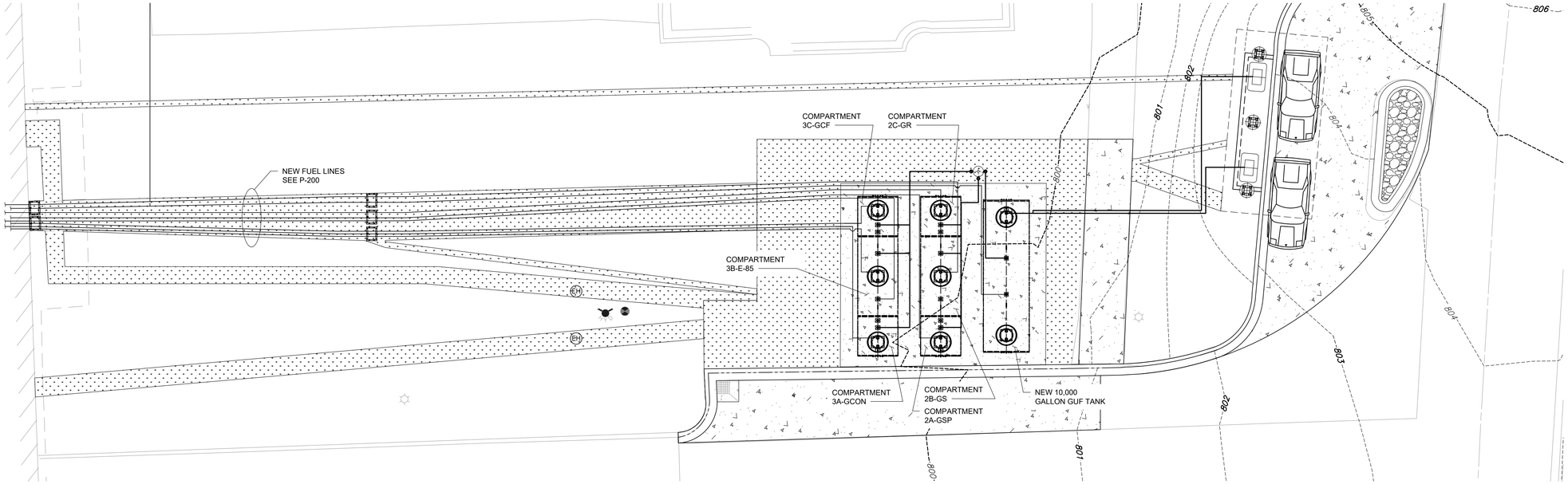
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Sheet Title:
UNDERGROUND PIPING LAYOUT / ELEVATION

Project Number: 24208

Sheet Number: C-205A

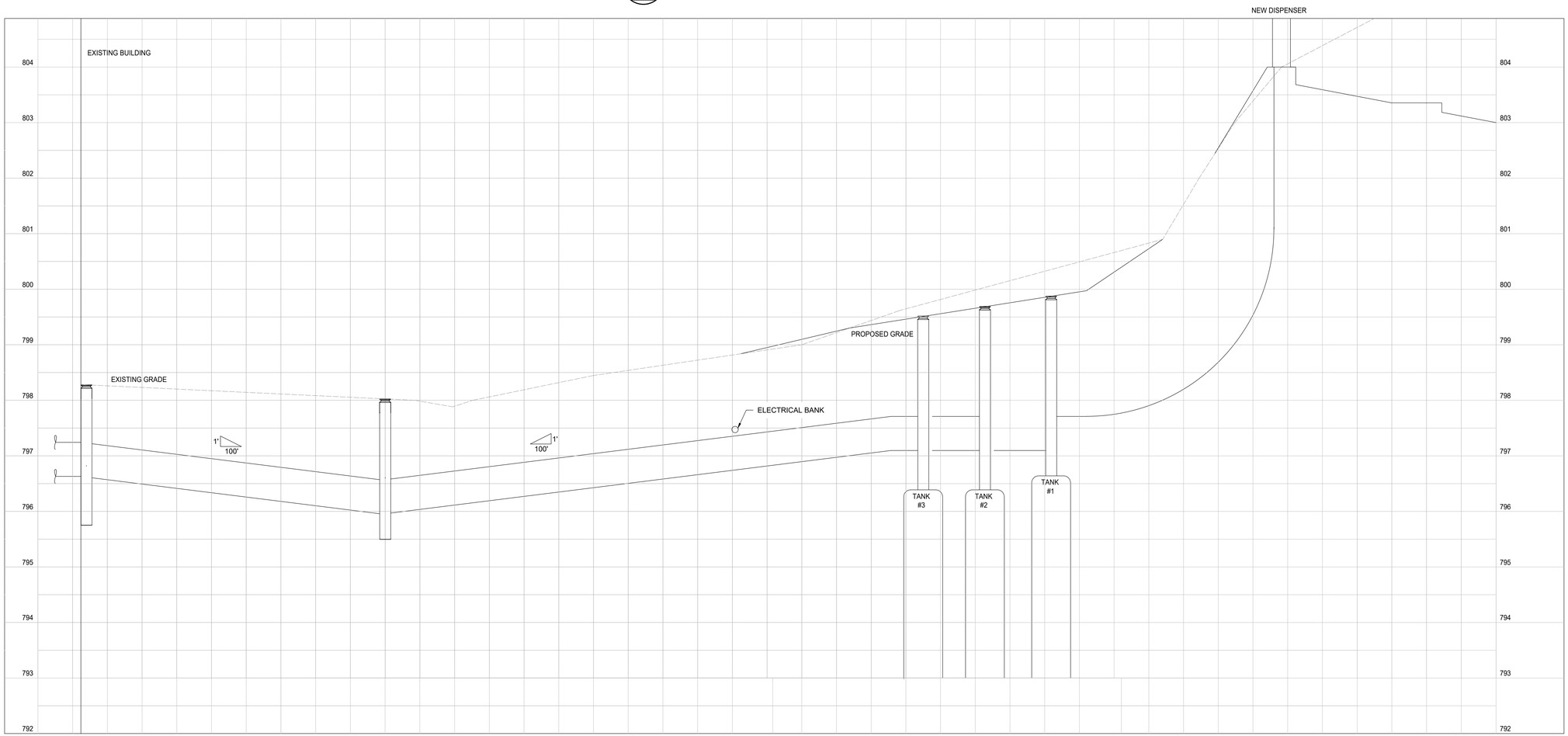
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SCALE: 1:10



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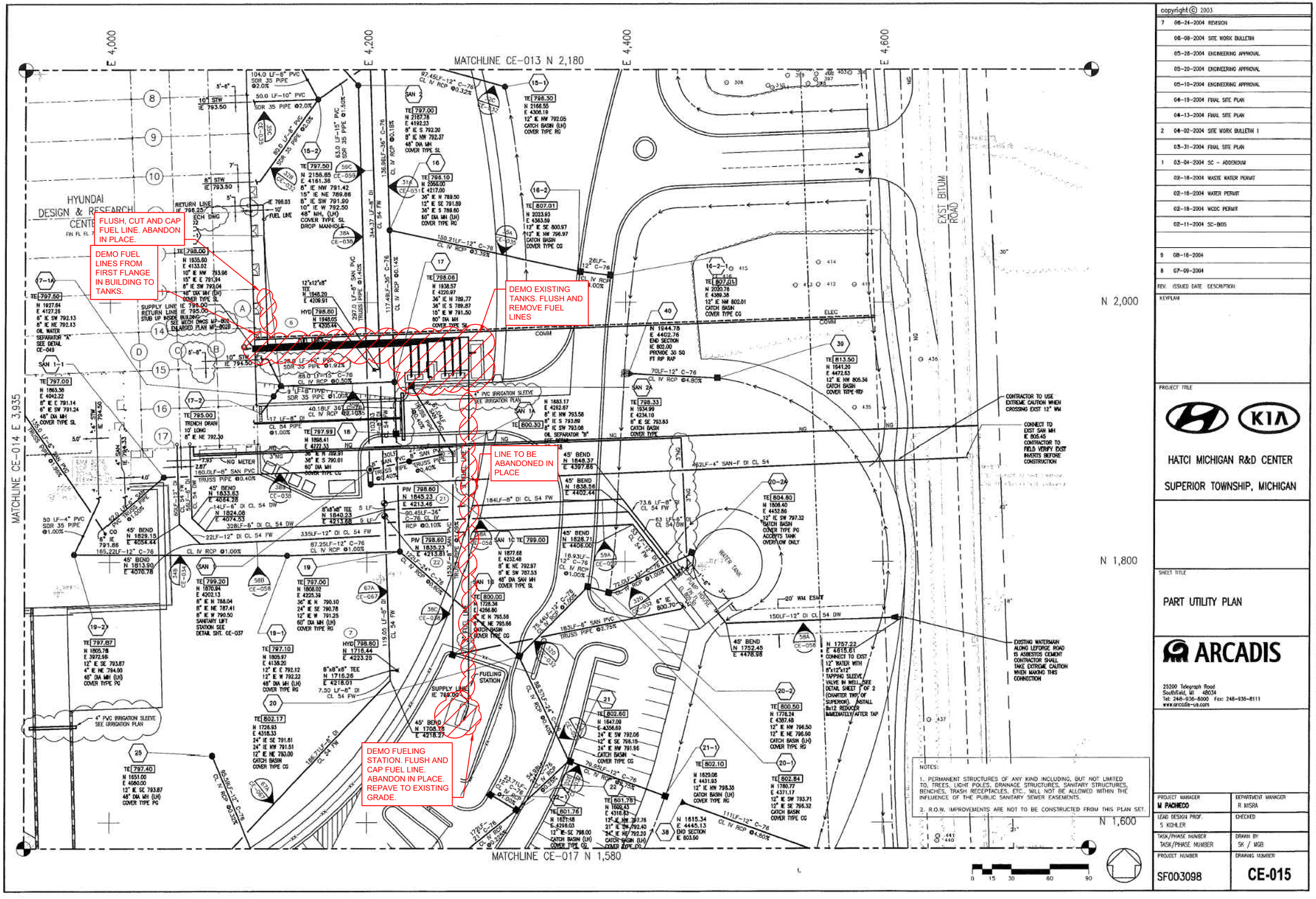
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UNDERGROUND PIPING LAYOUT / ELEVATION

Project Number: 24208

Sheet Number: C-205B

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SAN



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REV.	ISSUED DATE	DESCRIPTION
7	06-24-2004	REVISION
	06-08-2004	SITE WORK BULLETIN
	05-28-2004	ENGINEERING APPROVAL
	05-20-2004	ENGINEERING APPROVAL
	05-10-2004	ENGINEERING APPROVAL
	04-19-2004	FINAL SITE PLAN
	04-13-2004	FINAL SITE PLAN
2	04-02-2004	SITE WORK BULLETIN 1
	03-31-2004	FINAL SITE PLAN
1	03-04-2004	SC - ADDENDUM
	02-18-2004	WASTE WATER PERMIT
	02-18-2004	WATER PERMIT
	02-18-2004	WCDC PERMIT
	02-11-2004	SC-BIDS
9	08-16-2004	
8	07-09-2004	

KEYPLAN

PROJECT TITLE

HATCI MICHIGAN R&D CENTER

SUPERIOR TOWNSHIP, MICHIGAN

SHEET TITLE

PART UTILITY PLAN

ARCADIS

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LEAD DESIGN PROF.	CHECKED
S KOHLER	
TASK/PHASE NUMBER	DRAWN BY
TASK/PHASE NUMBER	SK / MGB
PROJECT NUMBER	DRAWING NUMBER
SF003098	CE-015

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HYUNDAI MOTOR GROUP
HYUNDAI AMERICA TECHNICAL CENTER, INC.

Client:
HYUNDAI AMERICA TECHNICAL CENTER INC.

Project:
FUEL LOADING SYSTEM REPLACEMENT

6800 GEDDES RD
SUPERIOR TOWNSHIP, MI 48198

Seal:

Date	Issued For
06/19/24	30% REVIEW
09/09/24	90% REVIEW
11/21/24	OWNER FINAL REVIEW

Drawn: RRB
Checked: JRS
Approved: JET

Sheet Title:
TANK AND PIPING DEMOLITION PLAN

Project Number: 24208

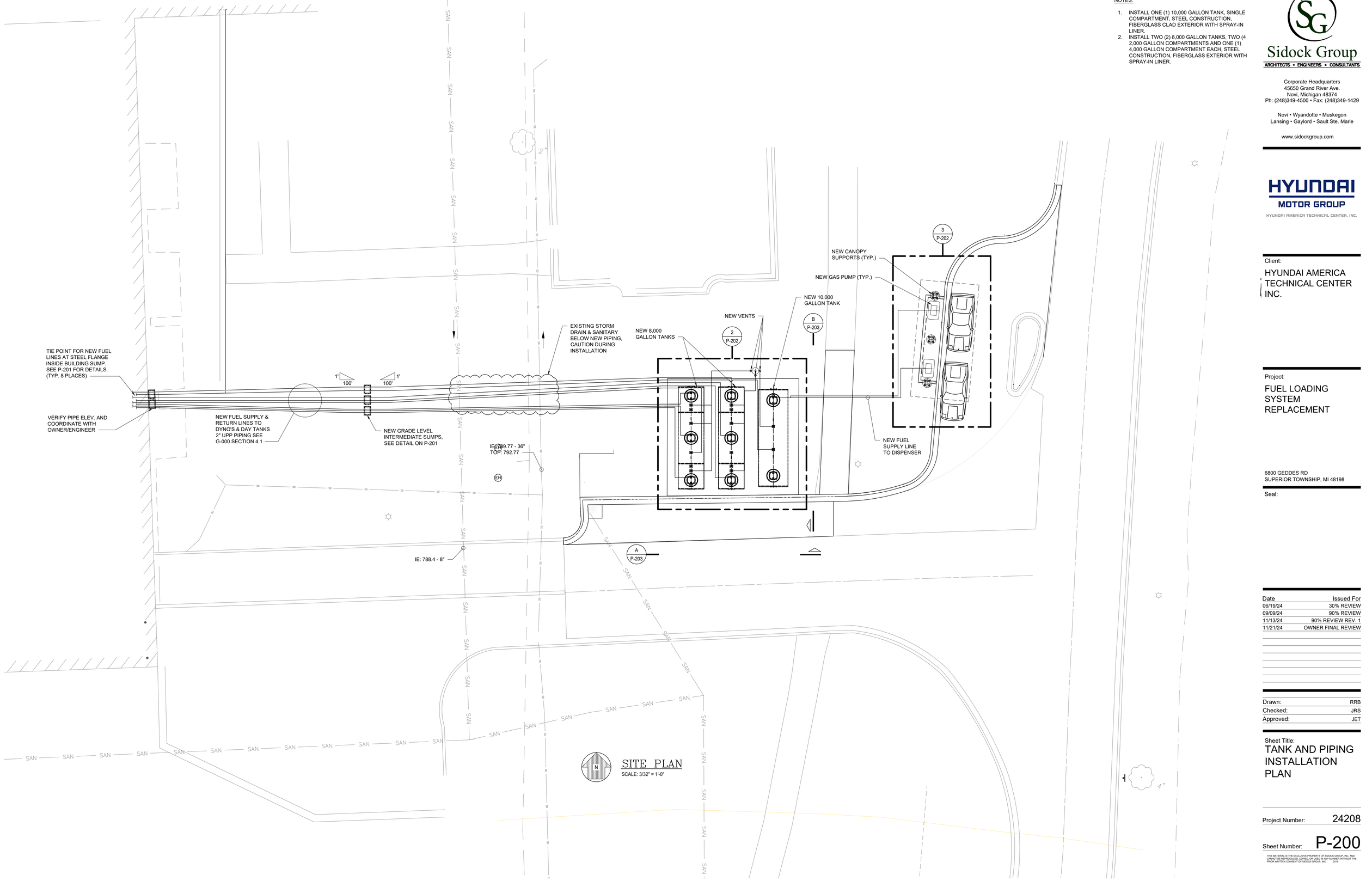
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NOTES:

1. INSTALL ONE (1) 10,000 GALLON TANK, SINGLE COMPARTMENT, STEEL CONSTRUCTION, FIBERGLASS CLAD EXTERIOR WITH SPRAY-IN LINER.
2. INSTALL TWO (2) 8,000 GALLON TANKS, TWO (4 2,000 GALLON COMPARTMENTS AND ONE (1) 4,000 GALLON COMPARTMENT EACH, STEEL CONSTRUCTION, FIBERGLASS EXTERIOR WITH SPRAY-IN LINER.



SITE PLAN

SCALE: 3/32" = 1'-0"

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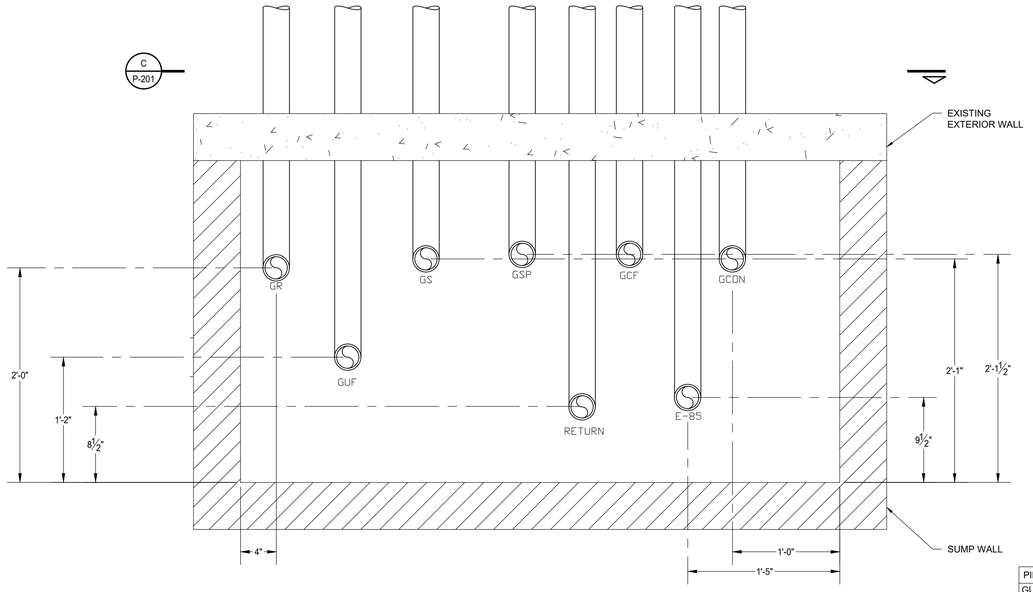
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Approved:	JET

Sheet Title:
TANK AND PIPING INSTALLATION PLAN

Project Number: 24208

Sheet Number: P-200

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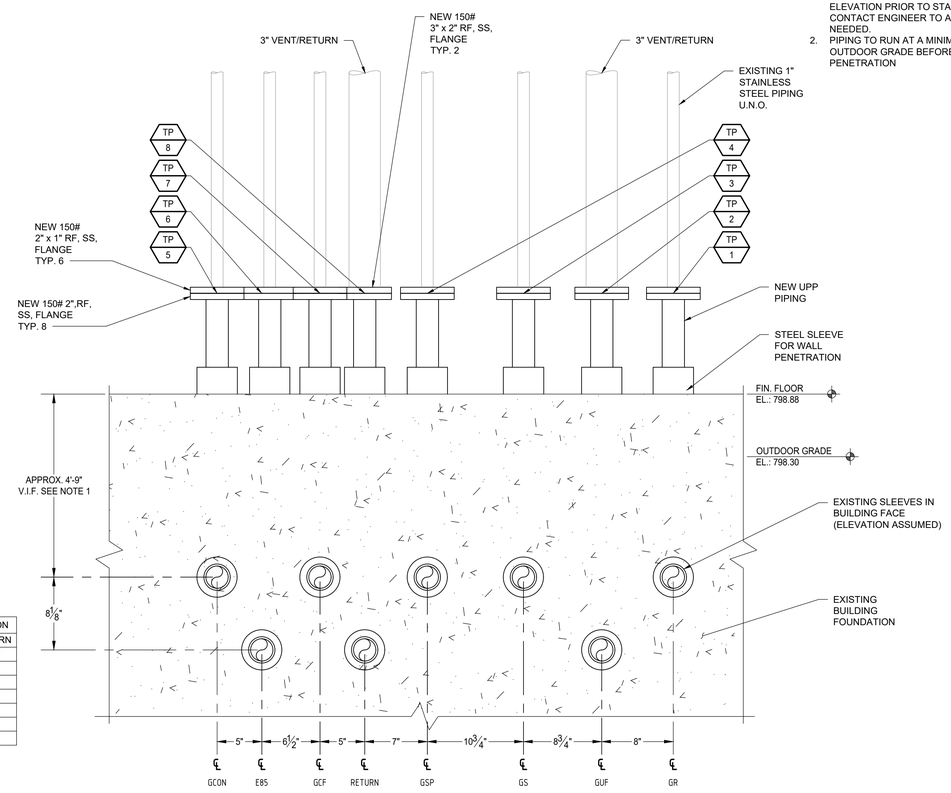
INTERIOR PIPING PLAN

SCALE: 1 1/2" = 1'-0"

PIPE LABEL	DESCRIPTION
GUF	BLEND RETURN
RETURN	E-85 RETURN
GR	DAY TANK #1
GS	DAY TANK #2
GSP	DAY TANK #3
GCF	DAY TANK #5
GCON	DAY TANK #5
E-85	DAY TANK #6

NOTES:

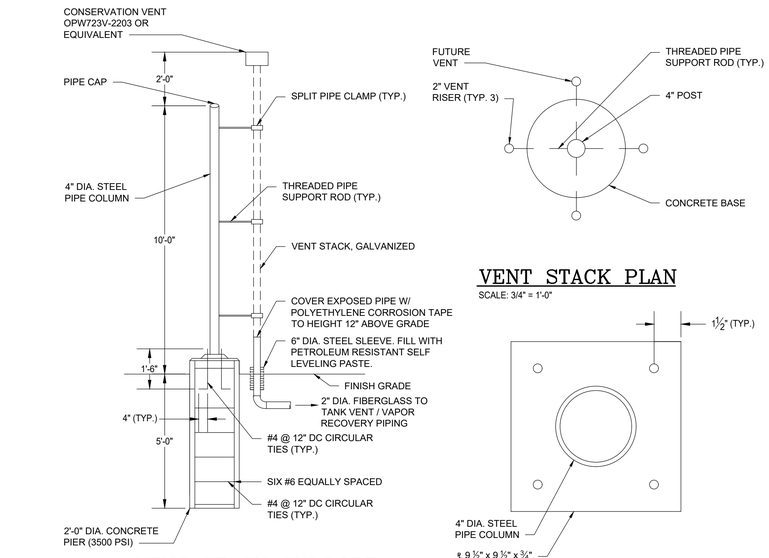
1. ASSUMED FOUNDATION PENETRATIONS LOCATIONS. CONTRACTOR TO VERIFY ELEVATION PRIOR TO STARTING WORK. CONTACT ENGINEER TO ADJUST IN FIELD AS NEEDED.
2. PIPING TO RUN AT A MINIMUM OF 1 FT BELOW OUTDOOR GRADE BEFORE FOUNDATION PENETRATION



C
P-201

BUILDING PIPING ELEVATION – LOOKING EAST

SCALE: 3" = 1'-0"



VENT STACK SUPPORT

SCALE: 3/8" = 1'-0"

VENT STACK PLAN

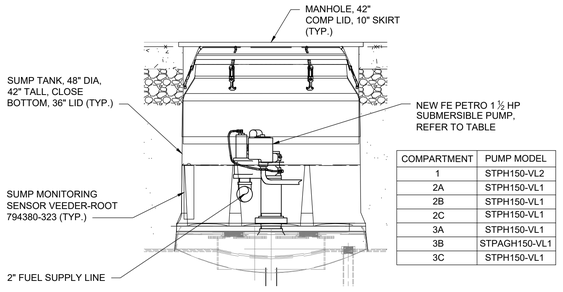
SCALE: 3/4" = 1'-0"

VENT STACK BASEPLATE PLAN

SCALE: 3" = 1'-0"

NOTES:

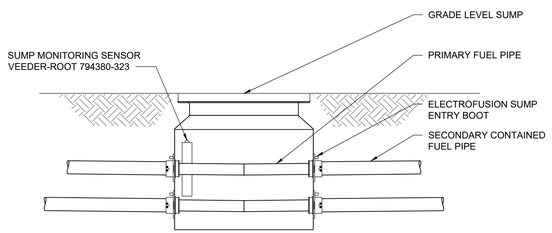
1. PAINT EXPOSED PIPE. COLOR: SAFETY YELLOW.
2. DETAIL ELEVATION SHOWS ONE VENT STACK ASSEMBLY TO BE CONNECTED TO THE SUPPORT POST. SEE PLAN FOR PIPE RISE ORIENTATION.
3. STEEL COLUMN, CAP, AND SUPPORTS SHALL BE GALVANIZED STEEL. TOUCH UP GALVANIZED STEEL AFTER WELDING, THREADING, ETC.
4. THREE OR FOUR VENT STACKS TO BE ATTACHED TO EACH PIPE RISER. SEE PLAN FOR CONFIGURATION.



COMPARTMENT	PUMP MODEL
1	STPH150-VL2
2A	STPH150-VL1
2B	STPH150-VL1
2C	STPH150-VL1
3A	STPH150-VL1
3B	STPAGH150-VL1
3C	STPH150-VL1

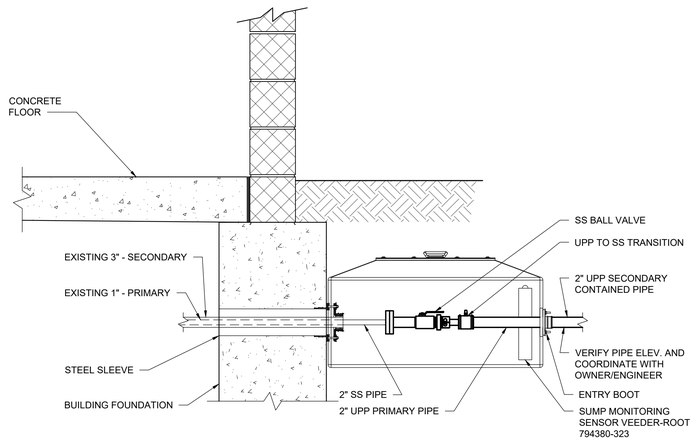
UST. CONTAINMENT CHAMBER TYP. (7)

SCALE: 3/4" = 1'-0"



PIPE RUN TRANSITION SUMP

SCALE: N.T.S



WALL PENETRATION TRANSITION SUMP

SCALE: N.T.S

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6800 GEDDES RD
SUPERIOR TOWNSHIP, MI 48198

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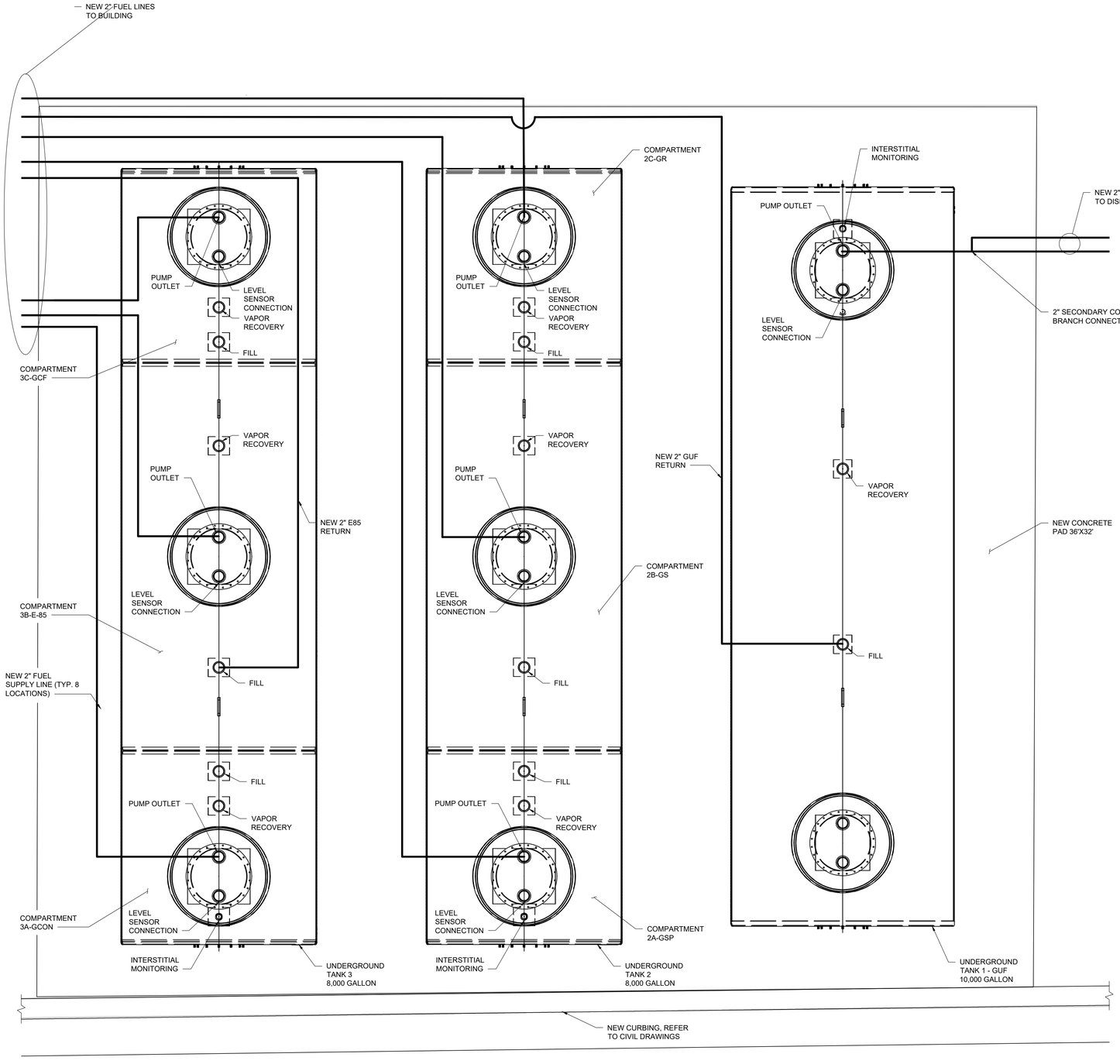
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Sheet Title:
TANK AND PIPING INSTALLATION ELEVATION BUILDING CONNECTION

Project Number: 24208

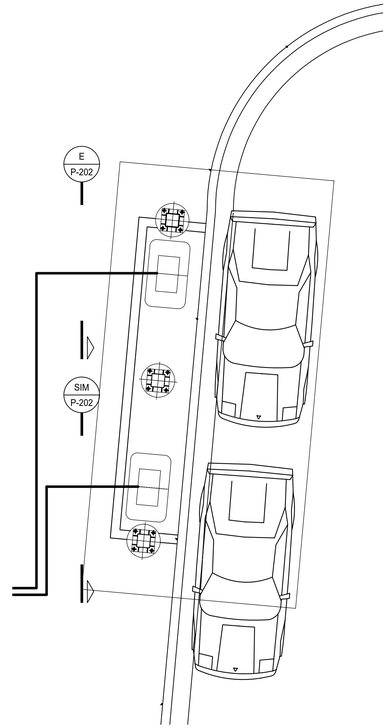
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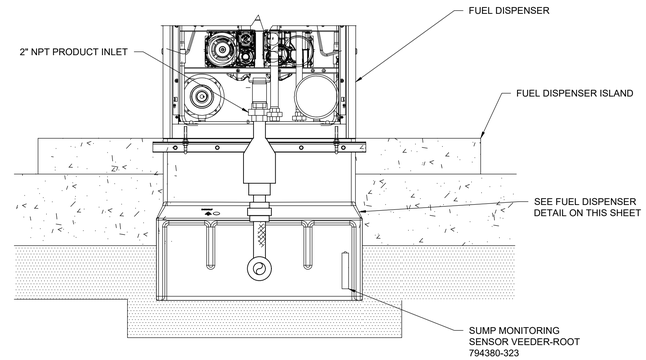
N 2 P-200 FUEL SUPPLY & RETURN PIPING – ENLARGED PLAN

SCALE: 1/2" = 1'-0"



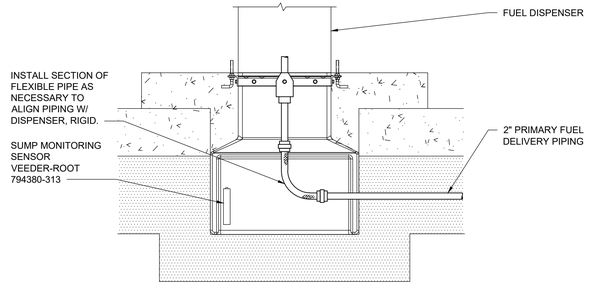
3 P-200 NEW FUEL DISPENSING STATION – ENLARGED PLAN

SCALE: 3/16" = 1'-0"



E P-202 SECTION – NEW FUEL DISPENSING STATION

SCALE: N/A



4 P-202 FUEL DISPENSER DETAIL

SCALE: N/A

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Client:
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Project:
FUEL LOADING SYSTEM REPLACEMENT

6800 GEDDES RD
SUPERIOR TOWNSHIP, MI 48198

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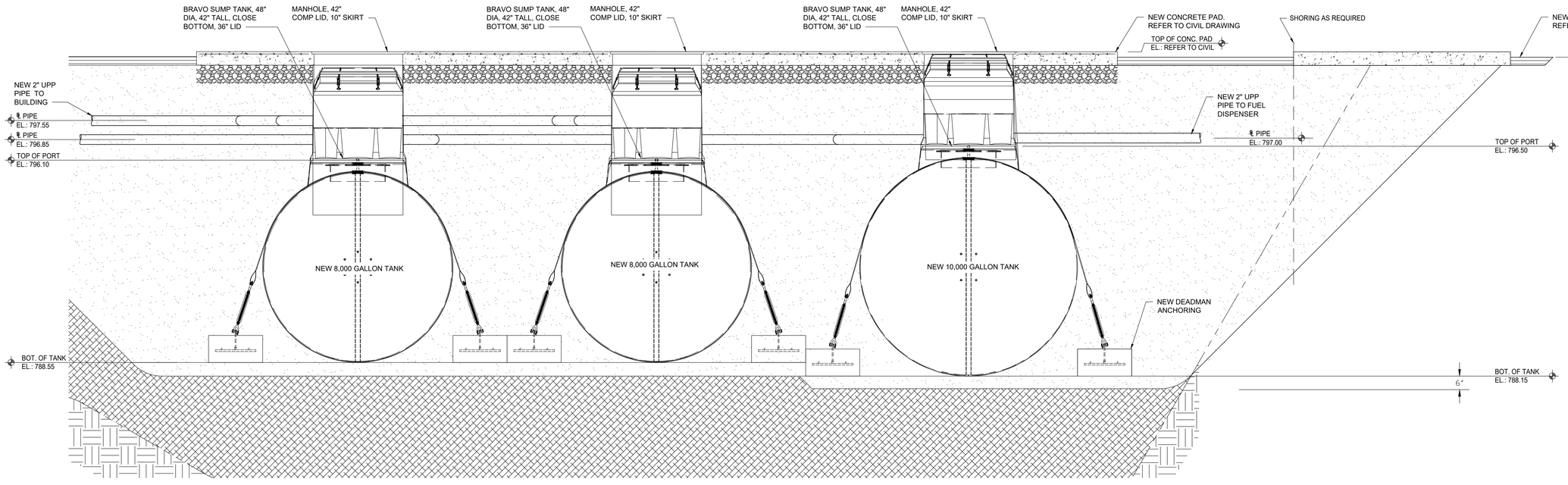
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Sheet Title:
TANK AND FUEL PIPING DETAILS

Project Number: 24208

Sheet Number: P-202

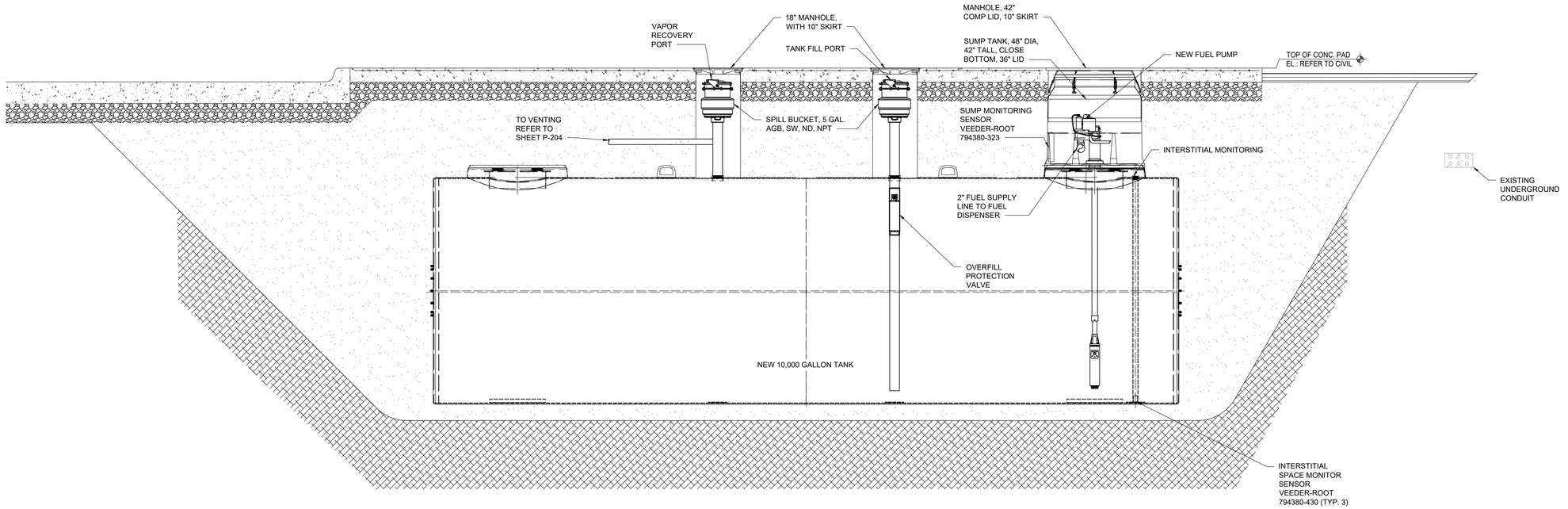
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A
P-200

UNDERGROUND STORAGE TANKS – SECTION VIEW

SCALE: 1/2" = 1'-0"



B
P-200

TANK 1 – SECTION VIEW

SCALE: 1/2" = 1'-0"

NOTES:

1. DEADMAN ANCHORING LAYOUT DETERMINED BY LANNON
2. FILL & VAPOR RECOVERY PORTS NOT SHOWN FOR CLARITY ON SECTION B

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11/13/24	90% REVIEW REV.1
11/21/24	OWNER FINAL REVIEW

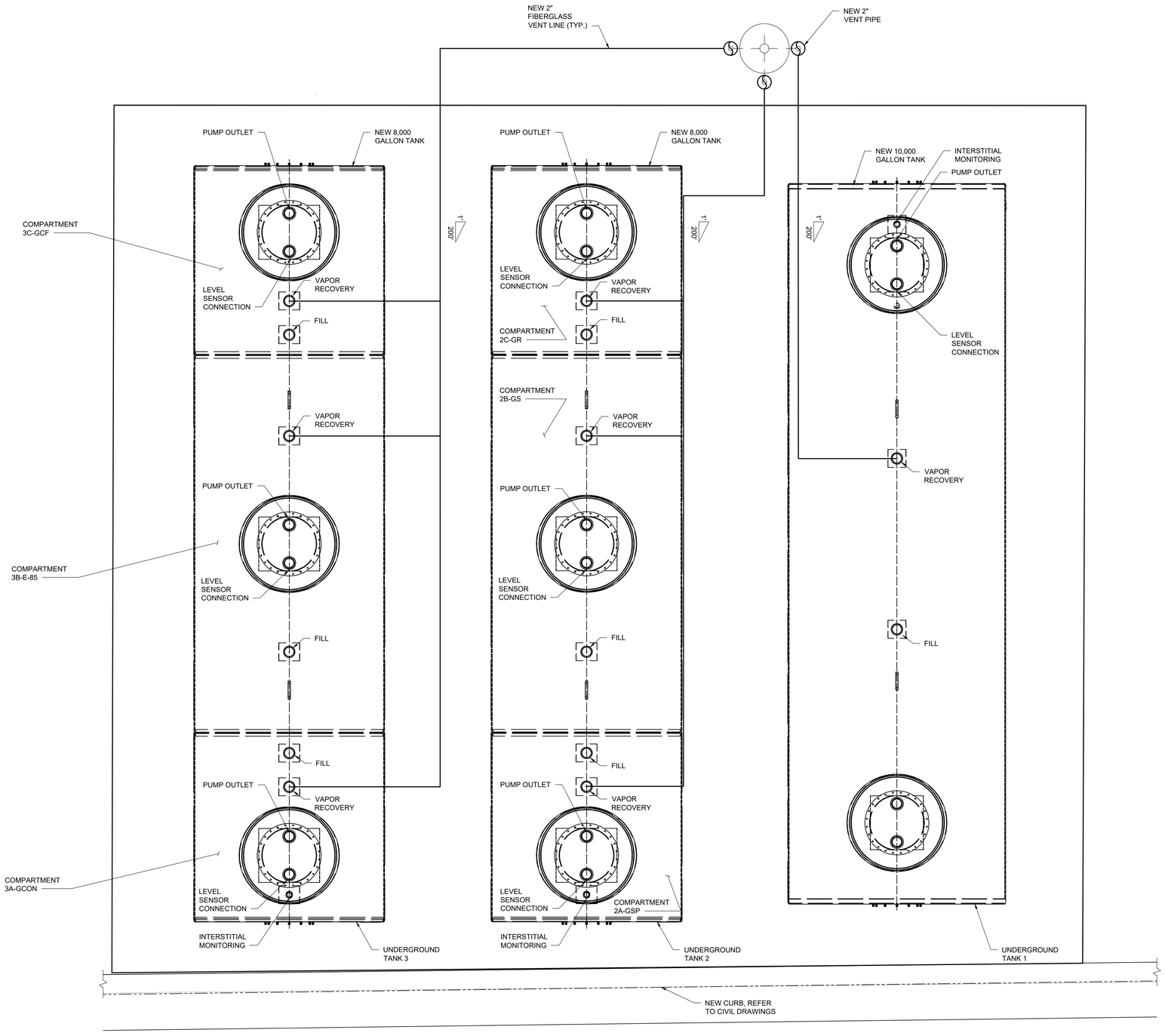
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Sheet Title:
TANK AND PIPING INSTALLATION ELEVATION

Project Number: 24208

Sheet Number: P-203

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N

2
P-200

TANK VENT PIPING ENLARGED PLAN

SCALE: 1/2" = 1'-0"

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SUPERIOR TOWNSHIP, MI 48198

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09/09/24	90% REVIEW
11/13/24	90% REVIEW REV. 1
11/21/24	OWNER FINAL REVIEW

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Sheet Title:
TANK AND VENT PIPING DETAILS

Project Number: 24208

Sheet Number: P-204

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NOTES:

1. ALL DAY TANK STAINLESS STEEL CONSTRUCTION.
2. MANUAL HAND PUMP WITH SWING CHECK VALVE, 1" QUICK DRY DISCONNECTS AND STAINLESS STEEL FLEXIBLE HOSE (ONE PUMP TO BE USED FOR ALL DAY TANKS).

DEMO UP TO FIRST FLANGE IN BUILDING (TYP. 8. LOCATIONS)

INSIDE BUILDING UNDERGROUND

DEMO EXISTING TANKS. FLUSH AND REMOVE FUEL LINES SEE G-000 FOR SOIL TESTING

FUEL CONDITIONING ROOM | ENGINE TEST CELL # 1 | ENGINE TEST CELL # 2 | ENGINE TEST CELL # 3 | ENGINE TEST CELL # 4 | ENGINE TEST CELL (FUTURE)

UT #1	UT #6	UT #2	UT #3	UT #4	UT #5	UT #7
UST 1 STORAGE TANK (USED FUEL) 10,000 GAL CAPACITY	STORAGE TANK COMPARTMENT 4B (CONDITIONED FUEL) 500 GAL CAPACITY	STORAGE TANK COMPARTMENT 2A (REG. GASOLINE) 1,000 GAL CAP.	STORAGE TANK COMPARTMENT 2B (SUPER GASOLINE) 1,000 GAL CAP.	STORAGE TANK COMPARTMENT 2C (S/PLUS GASOLINE) 1,000 GAL CAP.	STORAGE TANK COMPARTMENT 4A (CERTIFIED FUEL) 500 GAL CAP.	STORAGE TANK STAINLESS STEEL CONSTRUCTION COMPARTMENT 3A (ALCOHOL) 1,000 GAL CAP.

ABBREVIATIONS

ALC-S & R	ALCOHOL-SUPPLY & RETURN
GCF-S & R	GASOLINE CERTIFIED FUEL-SUPPLY & RETURN
GS-S & R	GASOLINE SUPER-SUPPLY & RETURN
GR-S & R	GASOLINE REGULAR-SUPPLY & RETURN
GCON-S & R	GASOLINE CONDITIONED-SUPPLY & RETURN
GUF-R	GASOLINE USED FUEL RETURN

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REV.	ISSUED DATE	DESCRIPTION
1	08-18-2004	ISSUED TO FIELD(TRANSMITTAL 26)
0	07-09-2004	ISSUED TO FIELD(TRANSMITTAL 24)

KEYPLAN

PROJECT TITLE

HATCI MICHIGAN R&D CENTER

SUPERIOR TOWNSHIP, MICHIGAN

SHEET TITLE

PROCESS FUEL SYSTEM FLOW DIAGRAM

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TASK/PHASE NUMBER	DRAWN BY
	E PIENDEL
PROJECT NUMBER	DRAWING NUMBER
SF003098	MP-813

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Sheet Title:
P&ID DEMOLITION PLAN

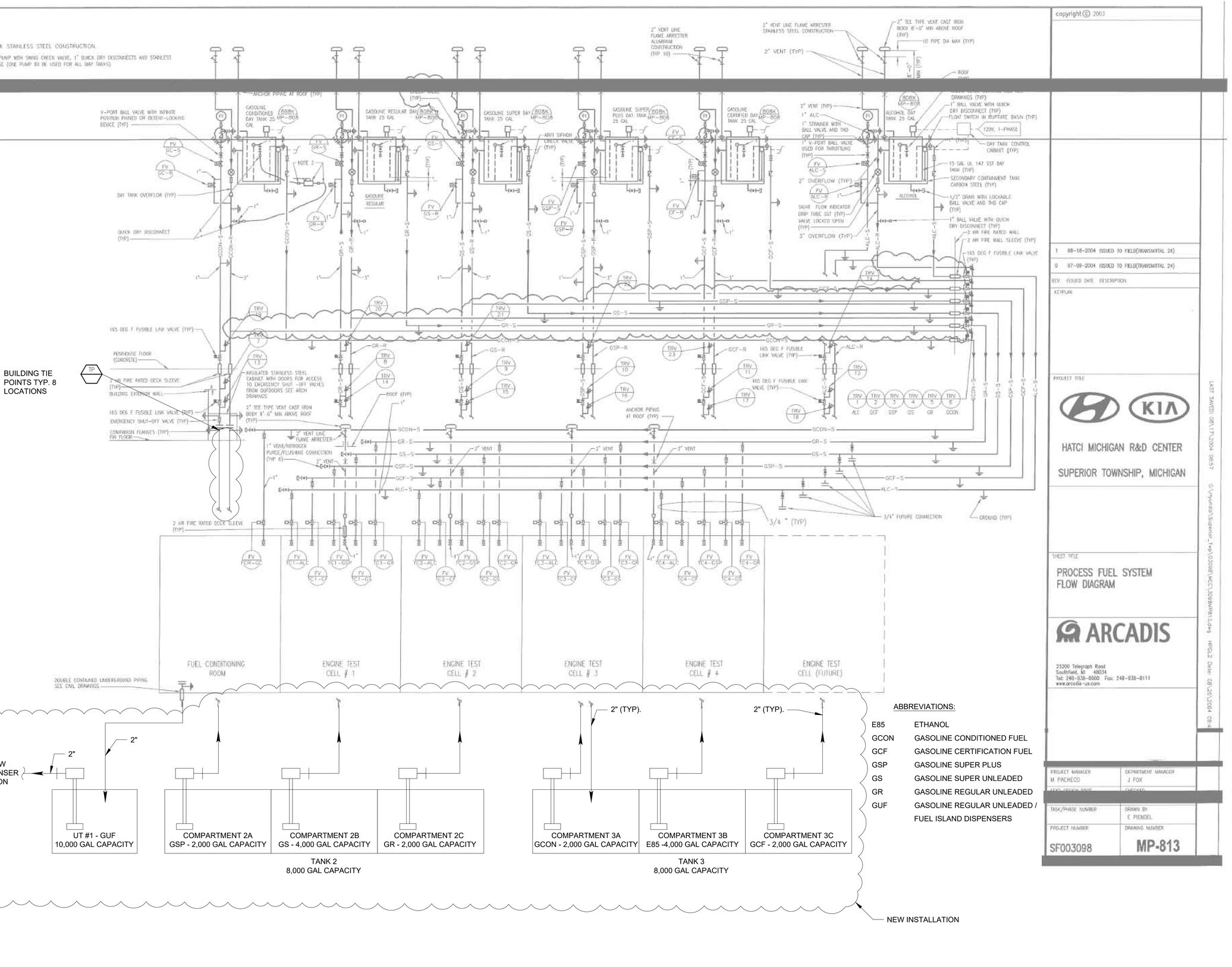
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BUILDING TIE POINTS TYP. 8 LOCATIONS

ABBREVIATIONS:

E85	ETHANOL
GCON	GASOLINE CONDITIONED FUEL
GCF	GASOLINE CERTIFICATION FUEL
GSP	GASOLINE SUPER PLUS
GS	GASOLINE SUPER UNLEADED
GR	GASOLINE REGULAR UNLEADED
GUF	GASOLINE REGULAR UNLEADED / FUEL ISLAND DISPENSERS

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0	07-09-2004	ISSUED TO FIELD(TRANSMITAL 24)

KEYPLAN

PROJECT TITLE

HATCI MICHIGAN R&D CENTER

SUPERIOR TOWNSHIP, MICHIGAN

SHEET TITLE

PROCESS FUEL SYSTEM FLOW DIAGRAM

ARCADIS

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LEAD DESIGN PERS	CHECKED
TASK/PHASE NUMBER	DRAWN BY
	E PIENDEL
PROJECT NUMBER	DRAWING NUMBER
SF003098	MP-813

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P&ID INSTALLATION PLAN

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MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS - BUREAU OF FIRE SERVICES - STORAGE TANK DIVISION

UNDERGROUND STORAGE TANK PLAN REVIEW REPORT

This information is required under Act 207 of the Public Acts of 1941, as amended, being section 29.5c of the Michigan Complied Laws Annotated. Any owner who knowingly fails to notify or submits false information shall be subject to a misdemeanor and/or civil penalities not to exceed $5000 per day for each tank which notification is not given or for which false information is submitted

FINAL Status: **Plan Approved with Conditions**	DATE **5/29/2025**	TANK NUMBERS **5,6,7**	FACILITY NUMBER **00041585**	REFERENCE# **PR-0181-25**

SUBMITTER **Kyle Jump** **AKT Peerless** **22725 Orchard Lake Rd** **Farmington, MI, 48336**	PROJECT: **Hyundai America Technical Center Inc** ADDRESS: **6800 GEDDES RD** **SUPERIOR TWP MI 48198-9670** COUNTY: **WASHTENAW**

Following a review of the submitted underground storage tank installation - pre-registration information, no major deficiencies were noted. **However, please be sure the following**

·**A clearly identified and easily accessible switch or circuit breaker to shut off the power to all dispensing devices in the event of an emergency shall be installed at a location remote from the dispensing devices acceptable to the authority having jurisdiction, but not more than 100 feet from the dispensers.**

Hazardous Materials Storage Inspector Michael Freed of the Department of Licensing and Regulatory Affairs, Fire Service Bureau, Storage Tank Division, telephone number 517-582-2456, must be notified to schedule inspections NOT LESS THAN **SEVEN** CALENDAR DAYS BEFORE INSTALLATION of the UST system as required in the Michigan Underground Storage Tank Rules.

This installation may not be placed into service until Department of Licensing and Regulatory Affairs personnel have conducted a final inspection, or if the inspection is not made within two working days of the scheduled installation date, excluding Saturdays, Sundays and holidays, the UST system may be covered from the sight and a notarized affidavit shall be submitted by the owner to this office attesting to the face that the installation complies with applicable rules.

The Michigan Underground Storage Tank Rules, 2008 AACS R 29.2101 et seq., Rule 63, Section 280.93, requires owners or operators of petroleum underground storage tanks to provide evidence of financial responsibility at the time of inspection.

Provide certification of compliance with the National Electric Code at final inspection.

If this system is not installed within one year, please contact this office for possible resubmittal of plans.

Pursuant to Part 211, Underground Storage Tank Regulations, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), it is the owner's responsibility that a Registration for Underground Storage Tanks (Form BFS 3821) be forwarded to this office after the tank has been installed and prior to use.

This review is based upon submitted information, and is not considered a permit. Approval of a tank installation plan by the Department of Licensing and Regulatory Affairs, does not relieve an owner or installer from having to meet the requirements of other state and local government laws, including zoning laws. The Hazardous Materials Storage Inspector may find additional deficiencies during site inspections.

If you have any questions concerning this matter, please contact the Storage Tank Division at (517) 241-8847.

Ashtyn Prater

ashtyn prater

07/14/2025

Engineer
Storage Tank Division

Cc: Michael Freed

Carlisle | Wortman
ASSOCIATES, INC.

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

TO: Superior Township Zoning Ordinance Rewrite Steering Committee

FROM: Benjamin Carlisle and Michelle Marin, Planning Consultants

DATE: August 22, 2025

RE: Sixth Zoning Ordinance Rewrite Committee Meeting – Article 10

BACKGROUND

To date, the Zoning Ordinance Rewrite Steering Committee and CWA staff have convened to review the following draft Articles:

ARTICLE 1: TITLE, PURPOSE AND LEGAL CLAUSES
ARTICLE 2: DEFINITIONS
ARTICLE 3: ADMINISTRATION AND ENFORCEMENT
ARTICLE 4: ZONING DISTRICT REGULATIONS
ARTICLE 6: DEVELOPMENT OPTIONS
ARTICLE 7: GENERAL PROVISIONS
ARTICLE 8: SITE PLAN REVIEW
ARTICLE 9: CONDITIONAL USE REVIEW
ARTICLE 11: ACCESS, PARKING, AND LOADING REQUIREMENTS
ARTICLE 15: NONCONFORMITIES
ARTICLE 16: ZONING BOARD OF APPEALS
ARTICLE 17: AMENDMENT PROCEDURE

Article 10 (currently Article 5) detailing the standards for specific uses has been revised to improve clarity, remove redundancies, and incorporate substantive regulation changes. Article 10 will be presented to the full Planning Commission for discussion at the regular August meeting.

During the previous Steering Committee meetings, we discussed how much of the current language in the Zoning Ordinance was appropriate and that only minor changes to wording were required to improve clarity and logic and to modernize it to current day standards were necessary. The most significant change would involve reorganizing the chapters, sections, and subsections to assist the general public and applicants as well as Township staff and the Planning Commission who administer these regulations and standards.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

The revised table of table of contents is as follows:

ARTICLE 1: TITLE, PURPOSE AND LEGAL CLAUSES
ARTICLE 2: DEFINITIONS
ARTICLE 3: ADMINISTRATION AND ENFORCEMENT
ARTICLE 4: ZONING DISTRICT REGULATIONS
ARTICLE 5: SPECIAL DISTRICT REGULATIONS
ARTICLE 6: DEVELOPMENT OPTIONS
ARTICLE 7: GENERAL PROVISIONS
ARTICLE 8: SITE PLAN REVIEW
ARTICLE 9: CONDITIONAL USE REVIEW
ARTICLE 10: SPECIFIC USE STANDARDS
ARTICLE 11: ACCESS, PARKING, AND LOADING REQUIREMENTS
ARTICLE 12: SITE DESIGN STANDARDS
ARTICLE 13: ENVIRONMENTAL STANDARDS
ARTICLE 14: SIGN REGULATIONS
ARTICLE 15: NONCONFORMITIES
ARTICLE 16: ZONING BOARD OF APPEALS
ARTICLE 17: AMENDMENT PROCEDURE

ZONING TEXT AMENDMENTS

Listed below are details of Article 10 including the intent, outline, and substantive changes from the existing Zoning Ordinance:

Article 10: Use Standards

Intent: This section has been shortened, and the "Scope of Regulations" has been removed, to eliminate redundancies covered in Article 1 of the full zoning ordinance.

Section 10.01: Intent
Section 10.02: Organization
Section 10.03: Rural Uses
- A: Volatile Farm-Based Bio-Fuel Production (moved from later in the Article)
- B: Agricultural Services and Farm Supply
- C: Farm-Based Tourism/Entertainment Activities
- D: Farm Products Direct Marketing Businesses
- E: Greenhouse, Nursery, or Tree Farm
- F: Keeping of Animals, Non-Farm
- G: Kennel
- H: Private Riding Arenas and Boarding Stables
- I: Public or Commercial Riding Stables
- J: Roadside Stands

Section 10.04: Residential Uses
- A: Bed and Breakfast Inn
- B: Farm Labor Housing

C: Family and Group Day Care Homes
D: Home Occupations
E: Manufactured Housing Parks
F: Multiple-Family Housing
G: Single-Family Dwellings, Detached
H: Adult Foster Care Facilities

Section 10.05: Non-residential Uses

A: Amusement Center
B: Large Scale Retail and Entertainment
C: Campgrounds and Recreational Vehicle Parks
D: Car Washes
E: Composting Centers
F: Controlled Uses
G: Cemetery
H: Day Care Facilities
I: Drive-In or Drive-Through Facilities
J: Extractive and Earth Removal Operations
K: Funeral Parlor and Mortuary
L: Institutional Uses
M: Intensive Industrial Operations
N: Landscape Operations and Snowplow Businesses
O: Materials Recovery Facilities and Outdoor Storage, Dismantling or Recycling of Motor or Recreational Vehicles, Boards, Machinery, Manufactured Houses, Or Similar Items
P: Motion Picture Cinema
Q: Motor Vehicle Service Centers, Repair Stations, and Fueling Stations
R: Outdoor Cafes and Eating Areas
S: Outdoor Sales or Display Areas
T: Outdoor Promotional Activities (new section)
U: Outdoor Storage, General
V: Private Recreational Facilities
W: Self-Storage Warehouses
X: Showroom for Display or Sale of Products
Y: Utility Transmission and Distribution Lines
Z: Wireless Communication Facilities (new section)
AA: Agricultural Processing and Food Storage (new section)
BB: Firearm Retail Sales (new section)
CC: Open Air Businesses (new section)
DD: Artisan Food and Beverage Production (new section)

Substantive Changes:

1) "Farm based tourism/entertainment" regulations amended to list the applicable uses, require operational information within the site plan application, and require parking that complies with the standards of Article 11.
2) Added additional standards for "Keeping of Animals".
3) "Kennel" regulations amended to eliminate acreage minimum, require structures to be at least 50 feet from adjacent buildings/dwellings, require a conditional use permit for pet grooming, and only permit veterinary care and product sales that is incidental to the kennel use.
4) "Public or Commercial Riding Stables" uses require 200-foot buffer on all property sides not abutting a road.
5) "Roadside Stands" regulation added to require products to be locally/regionally grown and to prohibit nuisances.
6) "Family and Group Day Care Homes" standards added to reflect state requirements.
7) "Multiple Family Housing" setbacks amended.
8) "Single-Family Dwellings, Detached" minimum width requirements removed.
9) "Bakery" use standards removed.
10) "Large Scale Retail and Entertainment" building design and materials standards and site design standards added to discourage unsightly development and encourage more form-based style requirements.
11) "Controlled Uses" intent and purpose section rewritten for improved legal defensibility.
12) "Cemetery" uses require adequate assembly areas and ingress/egress.
13) "Day Care Facilities" standards amended to reflect state requirements.
14) "Drive-In or Drive-Through Facilities" standards include stacking lane requirements.
15) "Extractive and Earth Removal Operations" purpose and intent section amended to improve legal defensibility.
16) "Institutional Uses" amended to prohibit parking in required yards adjacent to residentially zoned property.
17) "Landscape Operations and Snowplow Businesses" no longer required to be an accessory use to a principal farm or single-family dwelling.
18) "Motor Vehicle Service Centers, Repair Stations, and Fueling Stations" requirements for setbacks for fuel canopies and pump facilities added, site arrangement, canopy design, and vehicle/pedestrian safety standards. Outdoor storage standards added.
19) "Outdoor Promotional Activities" regulations added.
20) "Outdoor Storage, General" section amended to require storage to be incidental to principal use.
21) "Self-Storage Warehouses" masonry construction façade requirement amended to permit Planning Commission discretion.

22) “Wireless Communication Facilities” regulations added.
23) “Agricultural Processing and Food Storage” regulations added.
24) “Firearm Retail Sales” regulations added.
25) “Open Air Businesses” regulations added.
26) “Artisan Food and Beverage Production” regulations added

SUMMARY

Attached is Article 10 with proposed changes in an underline/strikethrough format as follows:

- Deleted text shown in strikethrough
- Inserted text shown in underline

Section references throughout the Ordinance as well as a careful review of numbering and organizational hierarchy will be undertaken once a complete draft of all Articles are complete. Text shown in [brackets] is optional text including additional limitations recommended by staff that needs further consideration.

We look forward to meeting with you to discuss these proposed changes.

Sincerely,

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

CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP
Community Planner

Attachment: Article 10

ARTICLE 10
USE STANDARDS

Section 10. ~~0~~01 Intent.

Each use listed in this Article, whether permitted by right or subject to approval of a Conditional Use Permit, shall be subject to the site development standards specified in this Article, in addition to applicable standards and requirements for the zoning district in which the use is located. ~~The standards of this Article are intended to:~~

~~1. Alleviate any adverse impacts of a use that is of an area, intensity or type unique or atypical for the district in which the use is allowed.~~

~~2. Mitigate the impact of a use that possesses characteristics unique or atypical for the district in which the use is allowed.~~

~~3. Ensure that such uses will be compatible with surrounding land uses.~~

~~4. Promote the orderly development of the district and the Township as a whole.~~

~~Section 10.002 Scope Of Regulations.~~

~~Unless otherwise specified in this Article, all uses shall be subject to the applicable dimensional and use standards for the zoning district in which the use is located. All uses shall comply with the performance standards for noise, odor, and other impacts specified in Section _____ (Performance Standards). Conformance with these standards shall be subject to site plan approval, where required per this Article or Article _____ (Site Plan Review).~~

Section 10.~~003~~2 Organization.

For the purposes of clarity and ease of use, the provisions of this Article have been organized into the following divisions:

SECTION 10. ~~10~~003 RURAL USES

SECTION 10. ~~20~~004 RESIDENTIAL USES

~~SECTION 10.300 OFFICE, SERVICE, AND COMMUNITY USES~~

~~SECTION 10.400 COMMERCIAL USES~~

~~SECTION 10.500 INDUSTRIAL, RESEARCH, AND LABORATORY USES~~

~~SECTION 10.600 OTHER USES~~

SECTION 10.05 NON-RESIDENTIAL USES

SECTION ~~10.100~~10.03
RURAL USES

A. Volatile Farm-Based Bio-Fuel Production.

In accordance with Section 3513 of the Michigan Zoning Enabling Act, limited, farm-based production of certain biofuels shall conform to the following requirements:

1. General Standards.

   The following standards shall apply to all such facilities:

   a. The biofuel production facility shall be accessory to and located on the same zoning lot as an active farm operation lawfully operating in the Township.

   b. Biofuel production authorized by this Section shall be limited to a renewable fuel product, such as ethanol and biodiesel, derived from recently living organisms or their metabolic byproducts. Farm-based production of methane or any fuel product from an anaerobic digester shall be prohibited.

   c. No part of a biofuel production facility, including driveways and other site improvements, shall be located within any required yard setback area per Section 4.07 (Dimensional Standards). In addition, such facilities and improvements shall be set back a minimum of one hundred (100) feet from all lot boundaries and road rights-of-way.

   d. Structures, facilities, and equipment used in the production or storage of biofuel shall comply with this Ordinance, other ordinances, and applicable state and federal laws and regulations.

   e. Prior to the start of operation and upon any written request from the Township, the owner or operator of the biofuel production facility shall provide to the Zoning Inspector documentation of all necessary permits and approvals from applicable federal, state, and local authorities with jurisdiction over any of the following:

      (1) Air pollution emissions.

      (2) Transportation of biofuel or another product or by-product of production.

      (3) Use or reuse of additional products resulting from biofuel production.

(4) Storage of raw materials, fuel or additional products used in or resulting from biofuel production.

(5) Verification that the facility includes sufficient storage for raw materials, fuel, and additional products resulting from biofuel production; or the capacity to dispose of additional products through land application, livestock consumption, sale or other lawful means.

(6) Compliance with federal requirements associated with ethanol production of more than ten thousand (10,000) proof gallons annually.

f. The operator of the facility shall keep a written record of the source(s) of the feedstock for the biofuel production facility, and the end users of the biofuel or another product or by-product produced by the biofuel production facility.

g. The operator of a facility with an annual production capacity of not more than one hundred thousand (100,000) gallons of biofuel operating as a permitted use in the zoning district (without Conditional Use Permit approval) shall also provide an annual written report to the Zoning Inspector which demonstrates that:

(1) At least seventy-five percent (75%) of the feedstock was produced on the farm where the biofuel production facility is located; and

(2) At least seventy-five percent (75%) of the biofuel or another product or byproduct produced by the biofuel production facility is used on that farm.

Operation of a biofuel production facility with an annual production capacity of not more than one hundred thousand (100,000) gallons that does not conform to the percentage limitations of this subsection shall be subject to Conditional Use Permit approval in accordance with this Section and Ordinance.

2. Additional Standards For Certain Facilities.

In accordance with Section 3513 of the Michigan Zoning Enabling Act, the following additional standards shall apply only to biofuel production facilities with an annual production capacity of more than one hundred thousand (100,000) gallons of biofuel, and to any biofuel production facility subject to Conditional Use Permit approval in accordance with this Section or Ordinance:

a. Such facilities shall be limited to a maximum annual biofuel production capacity of not more than five hundred thousand (500,000) gallons.

b. Any application for approval of a such a facility shall include all of the following, in addition to the other applicable requirements of this Ordinance:

(1) A detailed description of the process to be used to produce the biofuel.

(2) The number of gallons of biofuel anticipated to be produced annually.

(3) An emergency access and fire protection plan, subject to review and recommendation by emergency response agencies serving the Township.

(4) Documentation of compliance with applicable requirements of this Ordinance, other ordinances, and state and federal laws and regulations.

3. Limitations On Conditional Use Permit Review.

Per Section 3513 of the Michigan Zoning Enabling Act, Township review of a Conditional Use Permit application for a biofuel production facility shall be modified as follows:

a. **60-day time limit for a public hearing.** For any Conditional Use Permit application subject to the requirements of this Section, the Planning Commission shall hold a public hearing on the application in accordance with Section 3.11 (Public Hearing Procedures) within sixty (60) calendar days after the filing date of a complete and accurate application.

b. The application shall be deemed to have been rejected as incomplete if no public hearing is held within this sixty (60) calendar day period. An application deemed incomplete per this subsection may be resubmitted as a new application for the purpose of completing the review process. Such applications shall not be subject to the requirements of Section 9.08 (Re-Application).

c. **Limitation on conditions of approval.** The Planning Commission's authority to impose conditions on the approval of a biofuel production facility subject to this Section shall be limited to conditions necessary to verify that the facility conforms to all of the requirements of this Section [amended 12/16/2013, Ord. 174-14]

B.~~Section10.101~~ Agricultural Services and Farm Supply Stores.

Agricultural service establishments, bulk feed and fertilizer supply outlets, farm supply stores, and similar uses shall be subject to the following:

1. Any retail store component of such uses shall conform with all parking, loading, screening, and other site development standards that apply to COMMERCIAL USES.

2. Farm products offered for sale shall include those grown or produced on land in Michigan or made from products grown or produced on land in Michigan.

3. Any outdoor sales or display areas shall conform to the standards of Section 10.06 U (Outdoor Sales or Display Areas).

4. Outdoor storage areas shall be adequately contained and shall be screened from adjacent lots and road rights-of-way per Section 12.03 (Landscaping, Screening and Land Use Buffers ~~Methods of Screening~~).

5. Storage, distribution, and processing of farm products as part of a permitted agricultural service establishment shall comply with the following:

   a. Such uses shall not create a health or safety hazard, a nuisance, or have deleterious impact on the surrounding area either due to appearance or operation.

   b. Such uses shall be maintained so that odor, dust, or noise shall not constitute a nuisance or hazard to adjoining lots and uses.

   c. The storage of loose materials shall be contained and covered to prevent it from blowing onto adjacent properties and from access by small animals.

6. A site plan, drawn to scale, showing all intended site uses, shall be submitted for review and approval per Article 8 (Site Plan Review).

C.~~Section 10.102~~ Farm-Based Tourism/Entertainment Activities.

Farms providing tourism or entertainment-oriented facilities or activities for promotion of agriculture, rural lifestyle or farm product sales shall be subject to the following:

1. Uses. The following agricultural commercial/tourism businesses may be permitted after conditional land use review:

   a. Cider mills or wineries selling product in a tasting room, containing at least 50% of crops or produce grown on-site.

   b. Seasonal outdoor mazes of agricultural origin, such as straw bales or corn.

   c. The processing, storage and retail or wholesale marketing of agricultural products into a value-added agricultural product in a

farming operation if at least 50% of the stored or processed, or merchandised products are produced by the farm operator.

d. U-pick operations.

e. Uses listed in Subsection A(1) through (4) above may include any or all of the following ancillary agriculturally related uses and some non-agriculturally related uses so long as the general agricultural character of the business is maintained and the income from these activities represents less than 50% of the gross receipts from the business.

(1) Value-added agricultural products or activities, such as education tours of processing facilities, etc.

(2) Playgrounds or equipment typical of a school playground, such as slides, swings, etc. (not including motorized vehicles or rides).

(3) Petting farms, animal display, and pony rides

(4) Wagon, sleigh, and hayrides.

(5) Nature trails.

(6) Open air or covered picnic area with restrooms.

(7) Educational classes, lectures, seminars.

(8) Historical agricultural exhibits.

(9) (Kitchen facilities, for the processing, cooking, and/or baking of goods containing at least 50% produce grown on site.

(10) Gift shops for the sale of agricultural products and agriculturally related products. Gifts shops for the sale of non-agriculturally related products, such as antiques or crafts, limited to 25% of gross sales.

f. Other commercial/tourism business that are complementary and accessory to the primary agricultural land use of the subject property, including but not limited to: a) small-scale entertainment (e.g., music concert, car show, art fair), b) designated, permanent parking for more than 20 vehicles.

2. Site Plan Required:

a. A site plan, drawn to scale, showing all intended site uses, shall be submitted for review and approval per Article 8 (Site Plan Review). Such plan shall show the intended use and location of all

structures, growing areas, parking facilities, roads and drives to be utilized by the public, pedestrian circulation, location of necessary sanitary facilities and service areas, and transition plantings or screening devices.

b. The following additional operational information must also be provided as applicable:

(1) Ownership of the property.

(2) Months (season) of operation.

(3) Hours of operation.

(4) Anticipated number of customers.

(5) Maintenance plan for disposal, etc.

(6) Any proposed signs.

(7) Any proposed lighting.

(8) Maximum number of employees at any one time.

(9) Restroom facilities.

~~1.~~(10) Verification that all required permits have been granted, i.e., federal, state, and local permits.

3. Standards:

~~2.~~a. Screening shall be provided per Section ~~_____~~ 12.03 (Landscaping, Screening and Land Use Buffers ~~Methods of Screening~~) where off-site abutting residential properties are occupied with dwelling structures within two hundred (200) feet of any area on the site occupied with sales or entertainment facilities. Crop growing areas of a depth of not less than three hundred (300) feet may be permitted to satisfy this requirement.

~~3.~~b. All facilities and improvements for permitted farm-based tourism or entertainment activities shall be located outside of all road rights-of-way and required yard setback areas.

~~4.~~c. Noise levels shall not exceed sixty-five (65) decibels at any lot boundary or road right-of-way.

~~5.~~d. All exterior lighting for permitted farm-based tourism or entertainment activities shall be fully shielded and directed downward to minimize off-site glare and light pollution. Such lighting shall not exceed 0.5

footcandles in intensity as measured at any lot boundary or road right-of-way.

~~6.~~e. The hours of operation of any outdoor entertainment facilities shall be subject to Planning Commission approval.

f. Farm-based tourism or entertainment activities shall conform to the applicable requirements of the Township's Outdoor Assemblies Ordinance (Ord. No. 23).

g. Must provide off-street parking to accommodate the use as outlined in Article 11.

(1) Parking facilities may be located on a grass or gravel area for seasonal uses, such as roadside stands, u-pick operations, and agricultural mazes. All parking areas shall be defined by either gravel, cut lawn, sand, or other visible marking.

(2) All parking areas shall be located in such a manner as to avoid traffic hazards associated with entering and exiting the public roadway.

~~7.~~(3) Parking shall not be located in required setback or buffer areas. Paved parking areas must meet all design and landscape screening requirements as set forth in this chapter.

D.~~Section 10.103~~ Farm Products Direct Marketing Business.

~~Where f~~Farm products direct marketing businesses~~,~~ ~~are~~ listed in ~~Article ____~~ Section 4.09 (Use Regulations ~~Land Use Table~~) ~~as a permitted accessory use, such uses~~ shall be accessory to an active farm operation. Such businesses shall ~~include "U-Pick" commercial agriculture operations~~, direct sales to area restaurants, residents, and retail stores, Internet-based sales of farm products, and similar businesses.

E. ~~Section 10.104~~ Greenhouse, Nursery, Or Tree Farm.

The following shall apply to greenhouses, nurseries, and tree farms:

1. Storage, sales, and display areas shall comply with the minimum setback requirements for the zoning district in which the establishment is located.

2. Plant growing areas shall be located outside of all road rights-of-way and corner clearance areas as defined in Section ~~_____~~ 7.13 (Corner Clearance Zones).

3. The storage of loose materials shall be contained and covered to prevent it from blowing onto adjacent properties and from access by small animals.

4. ~~Where g~~Greenhouses, nurseries, and tree farms~~,~~ ~~are~~ listed in ~~Article ____ (Land Use Table)~~ Section 4.09 (Use Regulations) ~~as a permitted accessory use, such uses~~ shall be accessory to an active farm operation.

5. Retail sales of greenhouse and nursery products shall be permitted as an accessory use, subject to site plan approval per Article ~~____~~8 (Site Plan Review) and compliance with all parking, loading, screening, and other site development standards that apply to COMMERCIAL USES.

F. ~~Section 10.105~~ Keeping of Animals, Non-Farm.

The standards of this Section shall not apply to keeping of animals as part of an active farm operation maintained in conformance with the Right to Farm Act (P.A. 93 of 1981, as amended) and Generally Accepted Agricultural Management Practices (GAAMPS) established by the Michigan Department of Agriculture. Non-farm raising and keeping of domesticated animals and livestock shall be subject to the following:

1. Non-farm raising and keeping of such animals shall be clearly incidental to a single-family dwelling and not for income generation or remuneration.

2. The raising and keeping of fowl, rabbits, and similar small, domesticated animals shall require a minimum lot area of one (1) acre, a certificate of zoning compliance and must comply with the following standards.

   a. The activity shall remain an accessory use, incidental to the principal use of the lot for the principal dwelling of the property owner or their tenants.

   b. No more than six (6) fowl, rabbits, or similar small domesticated animals are permitted.

   c. Roosters or male chickens are not permitted.

   d. The animals shall be provided with a predator-proof enclosure that is thoroughly ventilated, of sufficient size to admit free movement of the animals, designed to be easily accessed, cleaned, and maintained by the owners, and be at least two (2) square feet per animal in size. All enclosures for the keeping of animals shall be so constructed or repaired as to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure.

   e. All feed shall be stored in a rodent and predator-proof container.

   f. The animals shall be shut into the enclosure at night, from sunset to sunrise.

   g. Animals shall not be kept in any yard other than the rear yard.

   h. Slaughtering of animals on premises is prohibited.

~~2.~~i. Structures or fenced areas for the keeping of small, domesticated animals shall be located not less than ~~five~~ ten (~~5~~10) feet from adjacent lots and road rights-of-way.

3. The raising and keeping of horses, cows, sheep, goats, llamas and similar domesticated livestock shall require a minimum lot area of four (4) acres, and shall be subject to the following:

   a. Lots between four (4) and five (5) acres in gross land area shall be limited to a maximum of three (3) such animals. Raising and keeping of such animals on lots five (5) acres and larger shall conform to Generally Accepted Agricultural Management Practices (GAAMPS) established by the Michigan Department of Agriculture.

   b. Structures for keeping such animals shall be located not less than seventy-five (75) feet from adjacent properties.

4. All animals shall be properly housed and fenced so as not to be a public nuisance.

5. All animal waste shall be properly disposed of so as not to jeopardize the public health, safety, or welfare, or create a detrimental effect on the environment or on neighboring properties.

6. Stables, barns, pens, and pastures shall be kept clean, and waste shall be treated and handled in such a manner as to control flies and odor.

G.~~Section 10.106~~ Kennel.

The standards of this Section shall apply to the keeping, housing or raising of six (6) or more dogs over six (6) months old for breeding, showing, boarding, training, competition, or as pets.

Kennels shall be licensed as required by Washtenaw County or other outside agency with jurisdiction, and shall be subject to the following additional standards:

1. **Maximum Number of Animals.** Five (5) animals are permitted for every one-quarter (.25) acre of land. When calculations for the number of animals permitted produces a fraction, the number of animals shall be rounded down to the nearest whole number.

~~1.~~2. Kennels shall have a minimum lot area of ~~ten~~ two (2~~10~~) acres.

~~2.~~3. The Planning Commission shall establish a limit on the maximum number of dogs that may be kept, housed or raised at one time as part of any Conditional Use Permit approval for a kennel.

~~3.~~4. Structures or pens where dogs are kept, outdoor runs, exercise areas, and similar facilities shall not be located in any required yard setback areas. Such facilities shall be:

a. Set back a minimum of three hundred (300) feet from road rights-of-way, one hundred (100) feet from side and rear lot boundaries, and fifty (50) feet from any watercourse.

b. Screened in accordance with Section ~~____~~12.03 (Landscaping, Screening, and Land Use Buffers ~~Methods of Screening~~).

~~4.~~5. The facility shall be so constructed and maintained that odors, dust, noise, and drainage shall not constitute a nuisance or hazard to adjoining lots and uses.

~~5.~~6. The kennel shall be established and maintained in accordance with applicable sanitation regulations. The applicant shall submit a waste management plan for review as part of the Conditional Use Permit application.

~~6.~~7. Dogs shall be adequately housed, fenced, and maintained so as not to be or become a public or private nuisance.

8. Structures in which animals are kept, as well as animal runs and exercise areas, shall not be located in any required front or rear setback area and shall be located at least 50 feet from any dwelling or building used by the public on adjacent land. All dogs shall be enclosed within a building at night. ~~7.~~

9. All outdoor dog pens shall be enclosed with a six (6) foot high safety fence. Dog pen surfaces shall be of concrete pitched to contain and drain run-off from cleaning to a septic tank or other County approved system.

10. Pet grooming (including bathing, fur and nail trimming, brushing, flea and tick treatment, and similar treatment) shall be permitted for animals being boarded; for animals not being boarded, pet grooming shall be permitted if specifically authorized in the conditional use permit.

11. The sale of pet and veterinary products shall be incidental to the kennel unless specifically authorized in the conditional use permit.

~~8.~~12. Veterinary care shall be incidental to the kennel unless specifically authorized in the conditional use permit.

~~9.~~13. Preliminary and final site plans shall be required in accordance with Article ~~____~~8 (Site Plan Review). The Planning Commission may impose other conditions and limitations deemed necessary to prevent or mitigate possible nuisances related to noise or odor [amended 5/21/2012, Ord. 174-07].

H.~~Section 10.107~~ Private Riding Arenas And Boarding Stables.

All stables and facilities for the private rearing, schooling and housing of horses, mules, ponies and similar equine riding animals shall be subject to the following:

1. Stables and facilities for the private rearing, schooling and housing of horses, mules, ponies and similar equine riding animals shall require a minimum lot area of four (4) acres, and shall be subject to the following:

    a. Lots between four (4) and five (5) acres in gross land area shall be limited to a maximum of three (3) such animals. Private rearing, schooling and housing of such animals on lots five (5) acres and larger shall conform to Generally Accepted Agricultural Management Practices (GAAMPS) established by the Michigan Department of Agriculture.

    b. All stable and arena buildings, corrals, and similar structures shall be located not less than seventy-five (75) feet from all side and rear lot boundaries.

    c. Stable and arena buildings, corrals, and similar structures shall not be located within any required front yard setback and shall be located no closer to any road rights-of-way than rear building line of any dwelling on the subject lot. For lots without a principal dwelling, such structures shall be set back a minimum of three hundred (300) feet from all road rights-of-way.

2. A fenced area for pasturing, exercising or riding such animals may extend to the front, rear or side lot boundaries. All such animals shall be kept confined within a fenced area when not being ridden, under harness, or when not in their stable and arena building, corral or similar structure.

3. The facility shall be so constructed and maintained that odors, dust, noise, and drainage shall not constitute a nuisance or hazard to adjoining lots and uses.

4. There shall be no commercial activity, other than incidental sales not unusual for permitted RURAL USES or RESIDENTIAL USES.

5. Establishment or enlargement of such a facility shall be subject to approval of a certificate of zoning compliance per Section 3.02 (Certificates of Zoning Compliance). Approval of a building permit may be required if the facility is open to the public [amended 6/18/2012, Ord. 174-10].

I. ~~Section 10.108~~ Public Or Commercial Riding Stables.

Public or commercial riding stables and academies for the rearing, schooling and housing of horses, mules, ponies and similar equine riding animals available or intended for use by the public or for hire on a per diem, hourly, or weekly basis shall be subject to the following:

1. An accessory dwelling in a principal building for the property owner or operator of the facility shall be permitted per Section 7.03 C (Accessory Dwelling).

2. The lot area shall not be less than twenty (20) contiguous acres under single ownership.

3. Such public or commercial riding stables and academies shall conform to Generally Accepted Agricultural Management Practices (GAAMPS) established by the Michigan Department of Agriculture.

4. Stable and arena buildings, corrals, and similar structures for public or commercial riding stables and academies shall be located not less than seventy-five (75) feet from adjacent properties.

5. ~~Stable and arena buildings, corrals, and similar structures for public or commercial riding stables and academies shall not be located within any required front yard setback and shall be located no closer to any road rights-of-way than rear building line of any dwelling on the subject lot.~~ A 200-foot open buffer shall be provided on all sides of the property not abutting a roadway. Stable and arena buildings, corrals, and similar structures shall not be located within this buffer.

~~5.~~

6. Fenced areas for pasturing, exercising or riding such animals may extend to the front, rear or side lot lines. All such animals shall be kept confined within a fenced area when not being ridden, under harness, or when not in their stable and arena building, corral or similar structure.

7. The facility shall be so constructed and maintained that odors, dust, noise, and drainage shall not constitute a nuisance or hazard to adjoining lots and uses.

8. Parking for patrons and employees shall be provided in compliance with Article 11 (Off-Street Parking and Loading Regulations). Such areas shall be screened per Section 12.03 (Landscaping, Screening, and Land Use Buffers ~~Methods of Screening~~).

9. Such uses shall be subject to site plan approval per Article 8 (Site Plan Review).

J.~~Section 10.109~~ Roadside Stands.

Roadside stands up to four hundred (400) square feet in gross floor area shall be permitted accessory to any RURAL USES, subject to the following:

1. Suitable trash containers shall be placed on the premises for public use.

2. Locally/regionally grown farm products. Agriculture products distributed or sold at such facility shall be locally/regionally grown and obtained from Michigan farms within a radius of no more than 100 miles from the facility. For value-added products sold at any facility, at least 50% of the products' namesake ingredient must be produced by a Michigan farm within 100 miles of the facility.

~~2.~~3. The roadside stand structure(s) shall be set back outside of all road right-of-way. Such stands shall be removed from the roadside location during seasons when not in use.

~~3.~~ Any roadside stand shall have at least five (5) off-street parking spaces, which need not be paved with asphalt or concrete. Parking spaces shall be located outside of road rights-of-way.

4. Nuisances. The roadside stand shall not create nuisances for adjacent property owners. Such nuisances include, but are not limited to, amplified music or sounds, excessive dust or odors, and/or traffic that cannot be accommodated on-site.

~~4.~~5. All signs used in connection with the use shall be temporary and shall comply with the requirements of Article ~~____~~14 (Signs). Such signs shall be removed when the stand is not in use.

~~5.~~6. Any roadside stand exceeding the limitations of this Section shall be subject to Conditional Use Permit approval as a farm-based tourism or entertainment facility per Section ~~____~~10.04 C (Farm-Based Tourism/Entertainment Activities).

~~K. Section 10.110~~ Veterinary Clinics And Hospitals.

Veterinary clinics and hospitals shall comply with the following:

a. All activities shall be conducted within a completely enclosed building, except that an outdoor exercise area shall be permitted, subject to the following:

   a. Such areas shall be enclosed by a six (6) foot high safety fence.

   b. Such exercise areas shall not be located in any required yard setback areas and shall be set back a minimum of fifty (50) feet from road rights-of-way, side and rear lot boundaries, and any watercourse.

   c. Such areas shall be screened in accordance with Section ~~____~~ 12.03 (Landscaping, Screening, and Land Use Buffers ~~Methods of Screening~~).

b. The facility shall be so constructed and maintained that odors, dust, noise, exterior lighting, and drainage shall not constitute a nuisance or hazard to adjoining lots and uses.

c. Keeping of animals for overnight care shall be limited to the interior of the principal building. Treatment of non-domesticated animals shall be permitted.

d. Operation shall include proper control of animal waste, odor, and noise.

e. A site plan, drawn to scale, showing all intended site uses, shall be submitted for review and approval per Article 8 (Site Plan Review).

SECTION 10. ~~2000~~4
RESIDENTIAL USES

~~Section 10.201 Accessory Dwelling.~~ [Note – moved to Sec. 7.03]

~~It is the intent of this Section to permit dwellings accessory to certain non-residential uses under limited circumstances and subject to specific standards. The standards of this Section are intended to preserve the character and appearance of principal buildings that include one (1) or more accessory dwelling units. Accessory dwellings shall be subject to the following standards:~~

~~A. Accessory To Office And Service Uses And Commercial Uses.~~

~~The following standards shall apply to accessory dwelling units permitted in the O-1 (Office) District, and the NSC (Neighborhood Shopping Center) and VC (Village Center) Special Districts:~~

~~a. The accessory dwelling unit(s) shall be located within the same building occupied or intended to be occupied by one (1) more principal OFFICE AND SERVICES USES or COMMERCIAL USES, as permitted in the zoning district.~~

~~b. Accessory dwelling units shall be prohibited on the ground floor or street level of the building and shall be constructed with adequate sound and firewall separation from the principal use(s).~~

~~c. Each accessory dwelling unit shall have separate kitchen, bath, and toilet facilities and a private entrance. Where there is more than one (1) accessory dwelling unit in a building, such entrances may be provided from a common hallway.~~

~~d. Parking shall be provided for each accessory dwelling unit per Article ____ (Off-Street Parking and Loading Regulations).~~

~~e. Construction of new accessory dwelling units shall be subject to site plan approval per Article _____ (Site Plan Review). The application shall include submittal of floor plans for the accessory dwelling and principal building.~~

~~f. Alteration of existing, approved accessory dwelling units shall be subject to administrative approval per Section _____ (Certificates of Zoning Compliance).~~

~~B. Accessory Dwelling In The Pm Special District.~~

~~A dwelling may be permitted accessory to principal INDUSTRIAL, RESEARCH, AND LABORATORY USES permitted in the PM (Planned Manufacturing) Special District, subject to the following:~~

~~a. The accessory dwelling shall be located in a separate residential building on the same parcel or an abutting parcel under the same ownership as the principal INDUSTRIAL, RESEARCH, AND LABORATORY USES permitted on the site.~~

~~b. Use of the accessory dwelling shall be limited to the owner, operator or manager of the principal use(s) of the parcel, or to on-site security personnel.~~

~~c. Approval of a new accessory dwelling in the PM Special District shall be subject to the procedures and requirements of Article ____ (Special District Regulations). The application shall include submittal of floor plans and elevation drawings for the accessory dwelling.~~

~~d. Alteration of an existing, approved accessory dwelling in the PM Special District shall be subject to administrative approval per Section _____ (Certificates of Zoning Compliance).~~

~~C. Caretaker's Residence.~~

~~Where a provision of this Article permits an accessory dwelling for use as a caretaker's residence, the following standards shall apply:~~

~~a. The caretaker's residence may be located within the principal building or may be a separate residential building on the same parcel as the principal use(s).~~

~~b. The caretaker's residence shall have separate kitchen, bath, and toilet facilities and a private entrance. If located within the principal building, the caretaker's residence shall be constructed with adequate sound and firewall separation from the principal use(s).~~

~~c. Use of the accessory dwelling shall be limited to the owner, operator or manager of the principal use(s) of the parcel.~~

~~d. Construction of a caretaker's residence shall be subject to site plan approval per Article ____ (Site Plan Review). The application shall include submittal of floor plans and elevation drawings for the accessory dwelling.~~

~~e. Alteration of an existing, approved accessory dwelling in the PM Special District shall be subject to administrative approval per Section ____ (Certificates of Zoning Compliance).~~

A. ~~Section 10.202~~ Bed and Breakfast Inn.

Bed and breakfast inns shall comply with the following:

1.~~A.~~ General Regulations.

A bed and breakfast inn shall be permitted only in a single-family detached dwelling unit that is the principal dwelling unit on the property.

a. A dwelling unit containing a bed and breakfast operation shall be the principal residence of the operator and the operator shall live in the principal dwelling unit during the time that the bed and breakfast operation is active.

b. A dwelling unit containing a bed and breakfast operation shall be maintained in compliance with fire safety codes, the State Construction Code, and other applicable regulations. The bed and breakfast operation shall comply with all applicable state laws and regulations.

c. Not more than one (1) person, other than members of the resident family, shall be employed in a bed and breakfast operation.

~~c.~~

2.~~B~~. Specifications.

A dwelling to be used for a bed and breakfast operation shall have a minimum floor area of one thousand-six hundred (1,600) square feet, excluding basement and garage floor areas.

~~b.~~ a. Each bedroom shall have a minimum floor area of one hundred-twenty (120) square feet and shall be occupied by not more than two (2) persons.

~~c.~~b. Not more than four (4) bedrooms shall be provided for bed and breakfast operations in any one single-family detached dwelling.

~~d.~~c. Lavatories, toilets, and bathing facilities shall be available within the principal structure to all persons using the bed and breakfast operation in that structure. At least one (1) bathroom containing a lavatory, toilet, and bathtub or shower shall be provided for each four (4) guests. Each such bathroom shall be separate from the living quarters of the resident family.

~~e.~~d. No kitchen or other food preparation area or facilities shall be provided in or available to the rooms in a bed and breakfast inn. Cooking facilities in a dwelling containing a bed and breakfast inn shall be limited to the residential kitchen.

3.~~C~~. Scope Of Operation.

a. No retail sales or other COMMERCIAL USES shall be permitted, except incidental sales associated with the bed and breakfast operation.

b. Full breakfasts or continental breakfasts may be served to registered guests only. No other meals shall be provided to such guests.

c. Service of alcoholic beverages in a bed and breakfast operation shall be prohibited.

d. Bed and breakfast facilities shall not be used for receptions, weddings, and similar celebrations and parties, other than private events for members of the resident's immediate family.

e. The maximum length of stay for any occupant of a bed and breakfast operation shall be fourteen (14) days in any period of ninety (90) consecutive days.

4.~~D~~. Signs, Parking, And Exterior Appearance.

A single-family detached dwelling unit containing a bed and breakfast operation shall have no outside appearance of the presence of the operation, except as permitted by this Section.

~~1.~~ a. One (1) ground sign, not more than four (4) square feet in area and four (4) feet in height, shall be permitted for the bed and breakfast operation; in addition to signs permitted for the principal dwelling per Article ____ (Signs). The ground sign shall be set back a minimum of ten (10) feet from road rights-of-way.

~~2.~~b. A minimum of one (1) off-street parking space shall be provided per sleeping room in a bed and breakfast inn; in addition to spaces required for the dwelling unit per Article ~~____~~11 (Off-Street Parking and Loading Regulations). Parking for the bed and breakfast inn shall not be located in any required front yard and stacking of more than two (2) vehicles in a driveway shall be prohibited.

5.~~E.~~ Site Plan Approval.

Bed and breakfast inns shall be subject to site plan approval per Article ~~____~~8 (Site Plan Review). The site plan application shall include floor plans with the dimensions and floor areas of all rooms and areas to be used by guests (sleeping rooms, bathrooms, dining areas, etc.), and the locations of required exits, emergency exit routes, tornado protection locations, smoke detectors, and carbon monoxide detectors.

6.~~F.~~ Inspection And Certificate Of Occupancy.

An approved Conditional Use Permit for a bed and breakfast inn shall not become effective and a bed and breakfast inn shall not be operated for business until the premises has been inspected by the Building Inspector and a certificate of occupancy has been issued with a finding of no safety violations. The Certificate shall be valid unless suspended by the Building Inspector upon a subsequent re-inspection disclosing violations, or until expiration of the time stated on the Certificate.

B.~~Section 10.203~~ Farm Labor Housing.

Single-family dwelling units for temporary housing for workers and their families during the season in which they are employed in the planting, harvesting, or processing of crops or other essential but temporary agriculturally related employment associated with an active farm operation shall comply with the following:

1. Construction, expansion, and alteration of farm labor housing shall be subject to site plan approval per Article ~~____~~8 (Site Plan Review).

2. All structures for farm labor housing shall comply with the standards of Article ~~____~~ 4.07 (Dimensional Standards) for the zoning district, and all provisions of state laws regulating farm labor or migrant labor housing. The following additional required setbacks shall apply to farm labor housing:

   a. Such housing shall be set back a minimum of one hundred (100) feet from all side and rear property lines and seventy-five (75) feet from road rights-of-way.

   b. Such housing shall be set back a minimum of one hundred-fifty (150) feet from any off-site single-family dwelling located on a separate parcel of property and owned by another individual or entity.

   c. Legal nonconforming farm labor housing may be expanded or enlarged, provided such expansion or enlargement does not increase the nonconformity with respect to required setback distances.

3. The maximum number of permitted farm labor housing units shall be based upon the total gross land area of the associated farm operation, as follows:

   a. ~~a.~~ One (1) single-family dwelling unit per ~~100~~2-249 acres;

   b. ~~b.~~ Two (2) single-family dwelling units per 250-399 acres;

   c. ~~c.~~ Three (3) single-family dwelling units per 400-599 acres; and

   d. Four (4) single-family dwelling units per 600 acres or more.

4. Farm labor housing may be permitted as a principal use on a parcel that contains a minimum of two (2) acres and complies with all other requirements of this Section. This parcel shall be adjacent to the farm parcel where the laborers are employed and both parcels shall be under the same ownership.

5. The occupants shall be employed for farm labor by the farm operation owner at least fifty percent (50%) of the time while they occupy the housing.

6. Farm labor housing shall comply with the Michigan Public Health Code (P.A. 368 of 1978, as amended), including any related state or county rules and regulations. Such housing shall comply with the State Construction Code and other codes and standards that apply to the type of construction. Proof of all required outside agency permits and approvals for construction, expansion or alteration of farm labor housing shall be provided to the Township, prior to the start of construction on the site.

C. Family and Group Day Care Homes

1. State licensed family day care homes shall be considered a residential use of property and a permitted use in all residential districts,

2. The following regulations shall apply to group day care homes and day care centers, except licensed group day-care homes that lawfully operated before March 30, 1989:

   1. In accordance with applicable state laws, such facilities shall be registered with or licensed by the State of Michigan.

   2. Group day care homes shall be located a minimum of one thousand-five hundred (1,500) feet from the lot boundaries for any of the following facilities, as measured along public or private road rights-of-way between the nearest boundaries of the group day care home lot and the facility lot. The subsequent establishment of any of the facilities listed in this subsection shall not affect any approved Conditional Use Permit for a group day-care home:

      (1) Another licensed group day-care home.

      (2) An adult foster care small group home, large group home or congregate care facility.

      (3) A facility offering substance abuse treatment and rehabilitation service to seven (7) or more people as licensed under the State public health code.

      (4) A community correction center, resident home, halfway house, or other similar facility that houses an inmate population under the jurisdiction of the Michigan Department of Corrections.

3. All outdoor play areas for group day care homes and day care centers shall be enclosed and secured by a fence not less than four (4) feet nor more than six (6) feet in height that conforms to the requirements of Section ____ (Fence Regulations) and is capable of containing the children within the play area.

4. The group day care home premises shall be maintained consistent with the visible character of single-family dwellings.

   (1) No signs shall be permitted for such uses, other than that permitted for a single-family dwelling in the zoning district.

   (2) A group day-care home shall not require the modification of the dwelling exterior nor the location of playground equipment in the front yard.

5. The operation of a group day care home shall not exceed sixteen (16) hours during any twenty-four (24) hour period. The Planning Commission may limit but not prohibit the operation of a group day-care home between the hours of 10 p.m. and 6 a.m.

6. One (1) off-street parking space shall be provided per non-resident employee of the group day care home, in addition to required parking for the dwelling.

7. Construction, expansion, and alteration of such uses shall be subject to site plan approval per Article 8 (Site Plan Review).

8. In accordance with Section 206 of the Michigan Zoning Enabling Act, the Planning Commission shall approve a Conditional Use Permit for a group day care home upon determination that the proposed use conforms to the requirements of this Section and Ordinance. The Planning Commission shall not impose additional conditions on an approved group day care home beyond those listed in this Section.

[amended 8/16/2010, Ord. 174-04; and amended 2/21/2017, Ord. No. 174-19]

D.~~Section 10.204~~ Home Occupations.

Home occupations shall be permitted as a use accessory to a single-family dwelling in any zoning district where such dwellings are permitted, subject to the following:

1.~~A.~~ Use Standards.
Home occupations shall conform to the following requirements:

a. The home occupation shall qualify for and receive all applicable local, state, and federal licenses, certificate, and permits.

b. No persons shall be employed in the home occupation other than members of the immediate family residing on the premises.

c. Home occupations shall be limited to single-family detached dwellings, and to other owner-occupied dwellings. The home occupation shall be conducted only within the dwelling or within an accessory structure on the parcel.

d. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes.

~~(2)~~(1) The total floor area used by the home occupation, whether the home occupation is conducted within the dwelling unit or within an accessory building, shall not exceed twenty percent (20%) of the floor area of the dwelling unit.

~~(3)~~(2) There shall be no change in the appearance of the structure or premises, or other visible evidence of the home occupation. External and internal alterations not customary for a single-family dwelling shall be prohibited.

e. Traffic generated by a home occupation shall not be greater in volume than that normally expected within the neighborhood.

f. Parking for the home occupation shall not exceed two (2) spaces. Such spaces shall not be located in any required yard and shall be subject to the standards of Article ~~—~~11 (Off-Street Parking and Loading Regulations).

g. No signs shall be permitted for the home occupation, other than a nameplate as permitted for a dwelling per Article ~~____~~ 14 (Signs).

h. No article shall be sold on the premises except that which is prepared on-site or provided as incidental to the service or profession conducted therein.

i. Exterior display and storage of equipment or materials associated with or resulting from a home occupation shall be prohibited.

j. Customer or client visits, and deliveries associated with the home occupation shall be limited to between the hours of 7:00 a.m. and 8:00 p.m.

2.~~B.~~ Permitted Home Occupations.

The following uses shall be permitted as home occupations:

~~b.~~ a. Home offices for such professionals as architects, doctors, brokers, engineers, insurance agents, lawyers, realtors, accountants, writers, salespersons, and similar occupations.

~~c.~~b. Personal services, including beauty and barbershops (one-chair operations only) and animal grooming (provided there is no overnight keeping of animals).

~~d.~~c. Home office for a massage therapist, subject to the standards of Section ____ (Therapeutic Massage).

~~e.~~d. Music, dance, arts and crafts classes, and private tutoring and instruction for a maximum of five (5) pupils at any given time.

~~f.~~e. Studios and workshops for artists, sculptors, musicians, and photographers; and for weaving, lapidary, jewelry making, cabinetry, woodworking, weaving, sewing, tailoring and similar crafts.

~~g.~~f. Repair services, limited to watches and clocks, small appliances, computers, electronic devices, and similar small devices.

~~h.~~g. A yard or garage sale for household or personal items of the principal residents of the dwelling shall be permitted as a temporary home occupation, provided that such activities shall not exceed fifteen (15) days per calendar year.

~~i.~~h. Any home occupation not specifically listed may be approved by the Planning Commission with a Conditional Use Permit, subject to the provisions of this Section and Article ~~____~~ 9 (Conditional Uses).

3.~~C.~~ Prohibited Uses.

The following uses are expressly prohibited as a home occupation:

~~b.~~ a. Motor vehicle and recreational vehicle repair, body and paint shops, welding shops, and storage or dismantling yards.

~~c.~~b. Kennels and veterinary clinics.

d.c. Medical or dental clinics.

e.d. Retail sales of merchandise and eating or drinking establishments.

f.e. Mortuary and funeral homes.

g.f. Controlled uses and sexually oriented businesses.

h.g. Any use or process that creates noise, vibration, glare, fumes, odor, electrical interference, or similar nuisances to persons off the premises; or any use involving electrical equipment processes that create visual or audible interference with any radio or television receivers off the premises or which cause fluctuations in line voltages off the premises.

i.h. Any use involving outdoor display or storage of materials, goods, supplies, or equipment; or the use of machinery, equipment or facilities not commonly incidental or accessory to a residential dwelling.

j.i. Any use that would potentially create or exacerbate any hazard of fire, explosion, or radioactivity.

k.j. Uses similar to the above listed uses, or any use which would, in the determination of the Planning Commission, result in nuisance factors as defined by this Ordinance.

4.D. Inspection And Enforcement.

All home occupations may be subject to inspection by the Zoning Inspector to verify compliance with this Section and Ordinance. Failure to comply with this Section and Ordinance may result in Township action to seek closure of the home occupation, and such other penalties as provided for in this Ordinance.

E. ~~Section 10.205~~ Manufactured Housing Parks.

Manufactured housing parks shall be subject to all the rules and requirements of the Mobile Home Commission Act (P.A. 96 of 1987, as amended), the Manufactured Housing Commission General Rules, and the following minimum requirements:

1.A. Lot Area And Height Regulations.

~~b.~~ a. **Lot area.** The minimum area of the lot that comprises the manufactured housing park shall be twenty (20) acres.

c.b. **Height requirements.**

~~(2)~~ (1) Except as otherwise provided in Paragraph b below, no building or structure shall exceed a height of two (2) stories or twenty-five (25) feet.

~~(3)~~(2) The maximum height of accessory structures in a manufactured housing park shall be fifteen (15) feet. The height of a storage building on a manufactured housing park site shall not exceed the lesser of fifteen (15) feet or the height of the manufactured housing.

d.c. **Landscaping.**

~~(2)~~(1) A landscape strip at least twenty (20) feet wide shall be located and continually maintained along all park borders not adjacent to public streets. This strip shall consist of such plant materials as trees and shrubs to provide privacy for the manufactured housing park residents and to provide a transition area between the manufactured housing park and surrounding properties. A fence may be required by the Planning Commission as part of the site plan approval to protect the manufactured housing park or adjacent properties from trespassing.

~~(3)~~(2) Such landscape strip shall not contain carports, recreation shelters, storage shelters, or any other structures, parking spaces, or active recreation areas.

2.~~B.~~ Planning And Development Regulations for Manufactured Housing Parks.

~~b.~~ **a. Sale of homes.** The business of selling new and/or used manufactured housings as a commercial operation in connection with the operation of manufactured housing parks shall be prohibited. New or used manufactured homes located on lots within the manufactured housing park to be used and occupied on that site may be sold by a licensed dealer or broker. This Section shall not prohibit the sale of a used manufactured home by a resident of the manufactured housing park provided the park's regulations permit the sale.

~~c.~~b. **Minimum distances.** A manufactured home shall be in compliance with the following minimum distances:

~~a.~~ (1) Twenty (20) feet from any part of an attached or detached structure, which is used for living purposes, on an adjacent manufactured housing park site.

~~b.~~ (2) Ten (10) feet from an attached or detached structure or accessory, which is not used for living purposes, of an adjacent manufactured home.

~~c.~~ (3) Ten (10) feet from an on-site parking space of an adjacent site.

~~d.~~ (4) Fifty (50) feet from any permanent building.

~~e.~~ (5) Ten (10) feet from the edge of an internal street.

~~f.~~ (6) Twenty (20) feet from the right-of-way line of a dedicated public street within the manufactured housing park.

~~g.~~ (7) Seven and one-half (7.5) feet from a parking bay.

~~h.~~ (8)Seven (7) feet from a common pedestrian walkway.

~~d.~~c. **Parking requirements.**

~~a.~~ (1) A minimum of two (2) parking spaces shall be provided for each manufactured housing park site.

~~b.~~ (2) Additional parking facilities shall be provided:

~~(1)~~ (a) for storage of maintenance vehicles;

~~(2)~~ (b) at the park office location for office visitors; and

~~(3)~~ (c) for general visitor parking, at the ratio of one (1) parking space for every three (3) manufactured housing park sites in the park, in a convenient location for the manufactured housing park sites served thereby.

~~c.~~d. **Streets.**

~~a.~~ (1) Vehicular access to a manufactured housing park shall be provided by at least one hard-surface public road as designated in the adopted Growth Management Plan.

~~b.~~ (2) Only streets within the manufactured housing park shall provide vehicular access to individual manufactured housing park sites in the manufactured housing park.

~~c.~~ (3) Two-way streets shall have a minimum width of twenty-one (21) feet where no parallel parking is permitted, thirty-one (31) feet where parallel parking is permitted along one (1) side of the street, and forty-one (41) feet where parallel parking is permitted along both sides of the street.

~~d.~~ (4) The minimum width of a one-way street shall be thirteen (13) feet where no parallel parking is permitted, twenty-three (23) feet where parallel parking is permitted along one (1) side, and thirty-three (33) feet where parallel parking is permitted along both sides.

~~e.~~ (5) A dead-end road shall terminate with an adequate turning area. A blunt-end road is prohibited. Parking shall not be permitted within the turning area. Adequate turning radii for emergency vehicles, including fire trucks, shall be provided.

~~f.~~e. **Outdoor storage.** Common storage areas for the storage of boats, motorcycles, recreation vehicles, and similar equipment may be provided in a manufactured housing park but shall be limited for use only by residents of the manufactured housing park. The location of such storage area shall be shown on the site plan. No part of such storage area shall be located in any yard setback required on the perimeter of the manufactured housing park. Such storage area shall be screened from view from adjacent residential properties, public streets, and roads.

~~g.~~f. **Site-constructed buildings.** All buildings constructed on site within a manufactured housing park must be constructed in compliance with applicable building, electrical, plumbing, and mechanical and cross-

connection codes. Any addition to a manufactured housing unit that is not certified as meeting the standards of the U.S. Department of Housing and Urban Development for manufactured housing shall comply with applicable building, electrical, plumbing, and mechanical codes. Certificates and permits shall be required as provided in Article ~~____~~3 (Administration and Enforcement). A final site plan shall be approved prior to construction of any principal structure, not including manufactured housing park units, in accordance with Article ~~____~~8 (Site Plan Review).

~~h.~~g. **Placement of a manufactured housing park unit.**

~~a.~~ (1) It shall be unlawful to park a manufactured housing park unit so that any part of such unit will obstruct a street or pedestrian walkway.

~~b.~~ (2) A building permit shall be issued by the Township Building Department before a manufactured home may be placed on a site in a manufactured housing park.

~~i.~~h. **Site plan review required.** Construction of a manufactured housing parking shall require prior approval of a site plan by the Township Planning Commission in accordance with Article 8 (Site Plan Review).

~~a. (Construction of a manufactured housing park shall require prior approval of a site plan by the Township Planning Commission.~~

~~b. The site plan shall be prepared on standard twenty four (24) inch by thirty six (36) inch sheets and shall be of a scale not greater than one (1) inch equals twenty (20) feet or less than one (1) inch equals two hundred (200) feet, and of such accuracy that the Planning Commission can readily interpret the plan.~~

~~c. For purposes of this Section only, a site plan shall provide the following information:~~

~~(1) Scale, north arrow, name and date, and date of any revisions.~~

~~(2) Name and address of property owner and applicant; interest of applicant in the property; name and address of developer.~~

~~(3) Name and address of designer. A site plan shall be prepared by a community planner, architect, landscape architect, engineer, or land surveyor registered in the State of Michigan.~~

~~(4) A vicinity map; legal description of the property; dimensions and area; lot line dimensions and bearings. A metes and bounds description shall be based on a boundary survey prepared by a registered surveyor.~~

~~(5) Existing topography, at a minimum of two (2) foot contour intervals; existing natural features such as trees, wooded areas, streams, and wetlands; natural features to remain or to be removed; one hundred (100) year flood hazard area.~~

~~(6) Existing buildings, structures, and other improvements, including drives, utility poles and sewers, easements, pipelines, excavations, ditches, bridges, culverts; existing improvements to remain or to be removed; deed restrictions, if any.~~

~~(7) Name and address of owners of adjacent properties; use and zoning of adjacent properties; location and outline of buildings, drives, parking lots, and other improvements on adjacent properties.~~

~~(8) Locations and size of existing public utilities on or surrounding the property; location of existing fire hydrants; inverts of sanitary and storm sewers; location of existing manholes and catch basins; location of existing wells, septic tanks, and drain fields, if applicable.~~

~~(9) Names and rights-of-way of existing streets on or adjacent to the property; surface type and width; spot elevations of street surface at intersections with streets and drives of the proposed development.~~

~~(10) Zoning classification of the subject property; location of required yards; total property area; dwelling unit density; schedule of dwelling units, by type; phasing information.~~

~~(11) Grading plan, at a minimum contour interval of two (2) feet.~~

~~(12) Location and exterior dimensions of proposed buildings and structures other than manufactured housing unit dwellings; height and finished floor elevations of such buildings and structures; location of the manufactured home and parking spaces on each manufactured housing park site.~~

~~(13) Location and alignment of all proposed streets and drives; rights-of-way, where applicable; surface type and width; typical street sections; location and details of curbs; curb radii.~~

~~(14) Location and dimensions of all proposed parking areas; number of spaces in each; dimensions of spaces and aisles; typical cross section of parking surface.~~

~~(15) Location, width, and surface of proposed sidewalks and pedestrian paths, including notations on the site plan depicting handicapped access.~~

~~(16) Location, use, size, and proposed improvements of open space and recreation areas.~~

~~(17) Location and type of proposed screens and fences; height, typical elevations, and vertical section of screens, showing materials and dimensions.~~

~~(18) Location, type, size, area, and height of proposed signs.~~

~~(19) General proposed utility layout for sanitary sewer, water and storm water systems.~~

~~(20) Landscape plan showing location, type, and size of plant materials.~~

~~(21) Location, dimension, and materials of proposed retaining walls; fill materials; typical vertical sections.~~

~~(22) An overall map shall be developed on a twenty-four (24) inch by thirty-six (36) inch sheet showing how this property ties in with all other surrounding properties, including:~~

~~(a) existing and proposed water mains and sanitary and storm sewers in the area, including sanitary sewer service areas;~~

~~(b) the road network in the area; and~~

~~(c) the relationship of existing and proposed drainage courses and retention bases in the general area that impact or are impacted by this development as well as an area-wide drainage map showing all the sub-areas that affect this site (all drainage must be directed to retention ponds).~~

~~j.~~i. **Building permits required.** No manufactured home may be placed on a manufactured housing park site until a Building Permit has been issued by the Superior Township Building Department. A Building Permit shall not be issued until all required state approvals have been obtained.

~~k.~~j. **Occupancy.** A manufactured home in a manufactured housing park shall not be occupied until all required approvals have been obtained from the State of Michigan and a Certificate of Occupancy is issued by the Superior Township Zoning Inspector.

F. ~~Section 10.206~~ Multiple-Family Housing.

All multiple-family dwellings and developments, townhouses, stacked flats, senior and independent elderly housing, nursing homes, assisted living facilities, dependent elderly housing, dormitory housing, and other state-licensed and other managed residential facilities shall comply with the following:

~~A~~1. General Standards.

a. Distances between buildings. In addition to the required yard setbacks for the zoning district, the following minimum distance shall be provided between two (2) or more residential buildings on a lot:

In addition to the required setback lines provided elsewhere in this chapter, in multiple-family dwellings (including semidetached and multiple dwellings) the following minimum distances shall be required:

Minimum Distance Between Buildings

Minimum Setback From:				
Building Height (feet)	Internal Drive (feet)	Building Side to Building Side (feet)	Building Side to Building Front or Building Rear (feet)	Building Front to Building Front or Building Rear to Building Rear (feet)
35 or under	10	20	30	40
36 and higher	10	30	36	50

~~b.~~

~~a. (1) Where buildings are front to front or front to rear, three (3) times the height of the taller building, but not less than seventy (70) feet.~~

~~b. (2) Where buildings are side to side, one and one-half (1 1/2) times the height of the taller building, but not less than twenty (20) feet.~~

~~c.~~ ~~(3) Where buildings are front to side, rear to side, or rear to rear, two (2) times the height of the taller building but not less than forty five (45) feet~~.

In applying the above regulations, the front of the building shall mean that face of the building having the greatest length; the rear shall be that face opposite the front; and the sides shall be the faces between the front and rear faces.

~~c.~~b. **Pedestrian access.** Concrete sidewalks or paved pathways shall be provided from all building entrances to adjacent parking areas, public sidewalks, and recreation areas, along with barrier-free access ramps. Permanent barrier free access shall be provided to primary building entrances where a difference in elevation exists between an entrance and grade level.

~~d.~~c. **Recreation areas.** Passive or active recreation areas (such as seating areas, playgrounds, swimming pools, walking paths and other recreational elements) shall be provided in accordance with the intended character of the development. Such areas shall be centrally and conveniently located to be physically and visibly accessible to residents and shall not be located within any required yard setbacks or required building separation areas.

~~e.~~d. **Compatibility.** Multiple-family buildings shall be aesthetically compatible in design and appearance with housing in the neighborhood and the intended character of area per the Growth Management Plan. Compatibility shall be determined by the Planning Commission according to the following standards:

~~a.~~ (1) Multiple-family buildings shall comply with the standards of Section 12.02 (Building Form and Composition).

~~b.~~ (2) Exterior walls shall be finished with materials common to dwellings in the Township, such as, but not limited to, beveled siding or brick.

~~c.~~ (3) Roof designs and roof materials shall be similar to those commonly found on dwellings in the Township.

~~f.~~e. **Site plan approval.** Construction, expansion, and alteration of multiple-family housing shall be subject to site plan approval per Article ~~7~~ 8 (Site Plan Review).

~~B~~2. Senior Housing and Elderly Housing and Dormitory Housing.

The following additional standards shall apply to senior and independent elderly housing, nursing homes, assisted living facilities, dependent elderly housing, dormitory housing, and other state-licensed and other managed residential facilities:

~~1.~~ a. **Accessory uses.** Accessory retail, restaurant, office, and service uses may be permitted within the principal building(s) for the exclusive use of residents, employees, and guests. No exterior signs of any type are permitted for these accessory uses.

~~2.~~ b. **Compliance with regulations.** Such facilities shall be constructed, maintained, and operated in conformance with applicable local, state, and federal laws, and applicable licensing and certification requirements.

~~3.~~ c. **Density.** Nursing homes, assisted living facilities, dependent elderly housing, and permitted dormitory housing shall be exempt from the maximum dwelling unit density standards for the zoning district. Such standards shall apply to senior and independent elderly housing, and other state-licensed and other managed residential facilities.

~~C~~3. ~~Multiple-Family Residences In The O-1 (Office) District.~~

~~THE FOLLOWING ADDITIONAL STANDARDS SHALL APPLY TO MULTIPLE-FAMILY RESIDENCES, WHERE PERMITTED IN THE O-1 (OFFICE) DISTRICT:~~

~~1. .....A~~

~~. MULTIPLE-FAMILY RESIDENCES PROPOSED TO BE LOCATED WITHIN THE SAME BUILDING OCCUPIED OR INTENDED TO BE OCCUPIED BY ONE (1) MORE PRINCIPAL OFFICE AND SERVICES USES OR COMMERCIAL USES PERMITTED IN THE ZONING DISTRICT SHALL BE SUBJECT TO APPROVAL AS ACCESSORY DWELLING UNITS PER SECTION ____ 7.03 C (ACCESSORY DWELLING).~~

~~2. .....B~~

~~. MULTIPLE-FAMILY RESIDENCES PROPOSED TO BE DEVELOPED AS THE PRINCIPAL USE OF A PARCEL IN THE O-1 DISTRICT SHALL BE SUBJECT TO THE STANDARDS OF THIS SECTION, AND THE STANDARDS OF THE R-7 (MULTIPLE-FAMILY RESIDENTIAL) DISTRICT AS SPECIFIED IN ARTICLE ____ 4.07 (DIMENSIONAL STANDARDS).~~

G. ~~Section 10.207~~ Single-Family Dwellings, Detached

The intent of this Section is to ensure compliance of single-family detached dwellings on individual lots with all applicable Ordinance standards for the protection of the public health, safety, and welfare; and to ensure that new dwellings on individual lots are aesthetically compatible with existing single-family dwellings in the surrounding area. The standards of this Section are not intended to apply to dwellings located within a licensed and approved manufactured housing park in the R-6 (Manufactured Housing Park) District. New single-family detached dwellings and additions to existing dwellings constructed or installed on lots in the Township, without regard to the type of construction, shall be subject to the following:

1. The dwelling shall meet all applicable federal and state design, construction, and safety codes for the type of construction.

~~2. The dwelling shall be placed on a permanent foundation wall meeting all requirements of the State Construction Code, subject to the following:~~

~~a. The dwelling shall be secured to the ground by an anchoring system that meets all State Construction Code and other applicable requirements before a Certificate of Occupancy is issued.~~

~~b. Wheels, tongue, hitch, or similar appurtenances attached to a manufactured dwelling shall be removed before anchoring the dwelling.~~

~~3.~~2. The dwelling shall be connected to potable water and sanitary sewerage facilities per Section 14.06 (Water Supply and Sanitary Sewerage Facilities).

~~4.~~3. The single-family detached dwelling shall be aesthetically compatible in design and appearance with housing in the neighborhood and other single-family dwellings in Superior Charter Township. Compatibility shall be determined according to the following standards:

a. Single-family dwellings shall comply with the standards of Section 12.02 (Building Form and Composition).

b. Exterior walls shall be finished with materials common to dwellings in the Township, such as, but not limited to, beveled siding or brick.

c. Roof designs and roof materials shall be similar to those commonly found on dwellings in the Township.

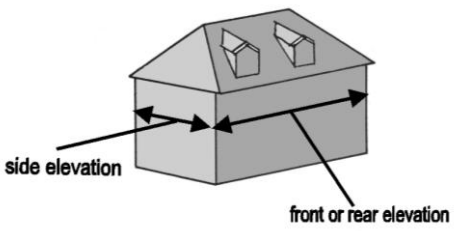
~~d. The dwelling, prior to any additions or expansions, shall have a minimum width across all front, side, and rear elevations of twenty six (26) feet see "Dwelling Elevations" illustration.~~

~~5.~~4. A building permit shall be required for construction of the foundation wall, for placement of the single-family detached dwelling on the lot, and for any addition(s) to the dwelling. A building permit shall not be issued until a Certificate of Zoning Compliance has been issued in accordance with Section 3.02 (Certificates of Zoning Compliance).

~~6.~~5. Not more than one (1) single-family detached dwelling shall used as a dwelling on a lot, nor shall a new dwelling be placed on any lot where an existing dwelling or other principal use is located. A single-family detached dwelling shall not be used as an accessory building in any residential district.

~~7.~~6. Single-family dwellings shall have a minimum floor area, not including basement or attached garage floor area, of one thousand-two hundred (1,200) square feet. [amended 4/20/2009, Ord. 174-02]

~~ILLUSTRATION~~



Dwelling Elevations

~~H.~~ ~~Section 10.208~~ Adult Foster Care Facilities.

The following shall apply to all adult foster care facilities as defined in ~~Section~~ Article 2 (Definitions):

~~A~~1. General Standards.

The following standards shall apply to all adult foster care facilities in the Township:

~~1.~~ a. **Licensing.** In accordance with applicable state laws, all adult foster care facilities shall be licensed by the State of Michigan and shall be maintained in compliance with the minimum standards for such facilities.

~~2.~~ b. **Outdoor recreation area.** For each person cared for in an adult foster care facility there shall be provided and maintained a minimum of one hundred-fifty (150) square feet of usable outdoor recreational area, which shall be enclosed and secured by a fence not less than four (4) feet nor more than six (6) feet in height that conforms to the requirements of Section 7.02 (Fence Regulations).

~~3.~~ c. **Appearance.** Where adult foster care facilities are located in the Residential Districts or a Special District planned for RESIDENTIAL USES, the premises shall be maintained consistent with the visible character of single-family dwellings.

~~B~~2. Additional Standards For Larger Facilities.

The following additional standards shall apply to all adult foster care large group homes and congregate care facilities in the Township, as well as to any adult foster care small group home for care of seven (7) or more people:

~~1.~~ a. **Location.** These facilities shall have direct frontage on and vehicle access to a primary or collector road as classified by the master transportation plans of the Township, or county or state road authorities.

~~2.~~ b. **Pick-up and drop-off areas.** These facilities shall provide adequate off-street space and facilities for safe pick-up and drop-off of residents.

~~3.~~ c. **Concentration of facilities.** These facilities shall be located a minimum of one thousand-five hundred (1,500) feet from the lot boundaries for any of the following facilities, as measured along public or private road rights-of-way between the nearest lot boundaries:

~~a.~~ (1) A licensed group day-care home.

~~b.~~ (2) Another adult foster care small group home, large group home or congregate care facility.

~~c.~~ (3) A facility offering substance abuse treatment and rehabilitation service to seven (7) or more people as licensed under the State public health code.

~~d.~~ (4) A community correction center, resident home, halfway house, or other similar facility that houses an inmate population under the jurisdiction of the Michigan Department of Corrections.

~~4.~~ d. **Screening.** The Planning Commission may require any outdoor recreation or off-street parking area for these facilities to be screened from adjacent RESIDENTIAL USES or lots in the Residential Districts per Section ~~(Methods of Screening)~~ 12.02 (Landscaping, Screening and Land Use Buffers).

~~5.~~ e. **Site plan approval required.** Construction, expansion, and alteration of these facilities shall be subject to site plan approval per Article ~~_____~~ 8 (Site Plan Review). [amended 2/21/201709, Ord. 174-19]

~~SECTION 10.300~~

SECTION 10.05 ~~OFFICE, SERVICE, AND COMMUNITY~~ NON-RESIDENTIAL USES

~~Section 10.301 Accessory Office, Service, And Community Uses.~~ [Note – moved to Sec. 7.03]

~~Where specific OFFICE, SERVICE, AND COMMUNITY USES are proposed accessory to another principal use in a zoning district, such uses shall be subject to the following restrictions, in addition to any other applicable use standards:~~

~~1. Such uses shall be located and designed so as to be clearly intended primarily for use by the occupants of the building and not for the use of the general public.~~

~~2. No signs for such accessory uses shall be permitted that are visible from a road right-of-way or adjacent lot.~~

~~3. In the Planned Community (PC), Medical Services (MS), and Planned Manufacturing (PM) Special Districts, such uses shall be located either in a building containing the principal use that will be served, or in a service center consisting of one (1) or more buildings designed with common drives, parking and loading areas, and landscaping.~~

~~4. In all other zoning districts where accessory OFFICE, SERVICE, AND COMMUNITY USES are permitted, such uses shall be located in a building containing the permitted principal use that will be served.~~

~~5. Where an accessory pharmacy, drugstore or medical supply store is located within a hospital or other principal building, the building shall have sixty five percent (65%) or more of its usable floor area devoted to principal medical or dental uses. Not more than eight percent (8%) of the building's usable floor area shall be occupied by the pharmacy, drugstore or medical supply store.~~

A. ~~Section 10.402~~ Amusement Center.

Amusement centers that provide space for patrons to engage in the playing of mechanical amusement devices, recreational games, and similar recreational activities of a commercial character shall be subject to the following:

1. All amusement centers shall have direct vehicle access to a primary road as classified by the master transportation plans of the Township, or county or state road authorities.

2. Outdoor amusement centers also shall be subject to the standards of Section ____ (Outdoor Sales and Display Areas).

3. Pool and billiard parlors, pinball/video game parlors, and arcades shall be permitted as an amusement center.

4. Such uses shall comply with the applicable standards and licensing requirements of the Township's Public Amusements Ordinance (Ord. No. 67).

~~**Section 10.403 Bakeries.**~~

~~Bakeries shall be subject to the following standards by zoning district:~~

~~1. **Planned Manufacturing (PM) Special District.** The principal use of the premises shall be for the preparation and manufacturing of bakery products to be distributed and sold at off-site locations. Any area(s) for sales of products prepared on the premises shall be limited to no more than ten percent (10%) of the usable floor area occupied by the principal use.~~

~~2. **Business Districts.** The principal use of the premises shall be for the preparation and sale of bakery products on the premises. Distribution of products made on the premises to off-site locations shall be prohibited.~~

B. ~~Section 10.404 Big Box COMMERCIAL USES~~Large Scale Retail and Entertainment.

~~"Big Box"~~Large Scale Retail and Entertainment shall include stores, supermarkets, and wholesales stores, multi-tenant shopping centers, and similar COMMERCIAL USES with more than fifty thousand (50,000) square-feet of total gross floor area in a single building footprint) shall be subject to the following:

1. Building design and materials.

   a. Facades and exterior walls. The maximum length of an uninterrupted building facade facing public streets, residentially zoned or used property, and/or parks shall be 30 feet. Facade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance. Building wall offsets (projections and recesses), cornices, varying building materials, or pilasters shall be used to break up the mass of a single building.

   b. Roofs. Roofs shall exhibit one or more of the following features depending upon the nature of the roof and building design:

      (1) Flat roof. Parapets concealing flat roofs and rooftop equipment or screening surrounding rooftop equipment such as HVAC units from public view are required. Parapets shall not exceed 1/3 of the height of the supporting wall at any point.

(2) Pitched roof.

(a) Overhanging eaves, extending no less than three feet past the supporting walls;

(b) An average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run and less than or equal to one foot of vertical rise for every one foot of horizontal run;

(c) Three or more roof slope planes.

2. Site design.

a. Parking lot location. No more than 50% of the off-street parking area devoted to the large-scale retail establishment shall be located within the front yard and between the front facade of the principal building and the abutting streets.

b. Primary entrance. The primary building entrance shall be clearly identifiable and usable and located facing the right-of-way.

c. Pedestrian connection. A pedestrian connection shall provide a clear, obvious, publicly accessible connection between the primary street upon which the building fronts and the building. The pedestrian connection shall comply with the following:

(1) Fully paved and maintained surface not less than five feet in width.

(2) Unit pavers or concrete distinct from the surrounding parking and drive lane surface.

(3) Located in a separated sidewalk, within a raised median, or between wheel stops to protect pedestrians from vehicle overhangs where parking is adjacent.

d. Additional entrances. In addition to the primary facade facing front facade and/or the right-of-way, if a parking area is located in the rear or side yard, it must also have a direct pedestrian access to the parking area that is of a level of materials, quality, and design emphasis that is at least equal to that of the primary entrance.

e. Delivery/loading operations. Loading docks, trash collection, outdoor storage, and similar facilities and functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Use of screening

materials that are different from or inferior to the principal materials of the building and landscape is prohibited.

~~1.~~f. **Access and circulation.** Vehicular circulation patterns shall be designed to eliminate potential conflicts between traffic generated by the site, and traffic and adjacent streets and streets, and the number and location of curb cuts shall be the minimum necessary to provide adequate access to the site.

~~a.~~g. Sites shall have frontage on a primary road as classified by the master transportation plans of the Township, or county or state road authorities. Vehicle access to private, local or unpaved roads shall be prohibited.

~~b.~~h. A traffic impact study and proposed mitigation measures shall be required.

~~2.~~3. **Outlots.** The site design, circulation, parking layout and building architecture of any outlots shall be complementary to and fully integrated with the design of the overall site. Separate curb cuts for any outlots shall be prohibited, except where determined to be necessary by the Planning Commission.

~~3.~~4. **Screening.** Screening shall be required from adjacent Rural, Rural Residential, and Urban Residential Districts and existing RESIDENTIAL USES per Section ~~(Methods of Screening)~~12.03 (Landscaping, Screening and Land Use Buffers), along with adequate screening for all loading facilities, trash dumpsters, and mechanical equipment.

~~4.~~5. **Pedestrian connectivity.** Building entrances, sidewalks, and outlots shall be arranged and designed to allow for convenient and safe pedestrian access and connectivity through the site. A minimum six (6) foot wide concrete sidewalk shall be provided through the parking areas to all public entrances in a manner that effectively separates pedestrians from vehicular traffic. Driveway crossings shall be clearly delineated with pavement striping.

D.~~Section 10.302~~ Campgrounds and Recreational Vehicle Parks.

Recreational vehicle parks and campgrounds shall be subject to the following:

1. **Lot area.** Minimum site area shall be ten (10) acres.

2. **Screening and security.** The Planning Commission may require a fence up to six (6) feet in height around the perimeter of the site and may require screening from road rights-of-way and abutting RESIDENTIAL USES in accordance with Section ~~(Methods of Screening)~~ 12.03 (Landscaping, Screening and Land Use Buffers).

3. **Setbacks.** Structures and areas designated for camping shall be located a minimum of one hundred (100) feet from all lot boundaries.

4. **Temporary storage of recreational vehicles and trailers.** Temporary off-season storage of recreational vehicles and camping trailers not set up for occupancy shall be permitted as an accessory use, subject to the following:

   a. Such storage shall be incidental to the principal use of the parcel as a campground or recreational vehicle park.

   b. Storage of such vehicles and trailers shall be limited to the off-season when the campground or recreational vehicle park is closed.

   c. Such vehicles and trailers shall be stored on the individual campsites and shall be limited to one (1) recreational vehicle or trailer per campsite.

   d. Such vehicles and trailers shall be secured and shall not be occupied while in storage.

5. **Use standards.** The location, layout, design, or operation of campgrounds and recreational vehicle parks shall not impair the continued enjoyment, use, and future orderly development of adjacent and nearby lots. Such uses shall not generate excessive noise, odors, dust, exterior lighting, or other impacts that impair the continued use and enjoyment of adjacent lots.

   a. All recreational vehicles and trailers must be operable and licensed to operate on the highways of the State of Michigan.

   b. Each campsite shall either be provided with approved potable water and sanitary sewer or septic hookups, or shall have convenient access to approved bathrooms, toilets, and shower facilities.

   c. Campgrounds and recreational vehicle parks shall be for seasonal recreation use. Permanent residency on a campsite shall be prohibited.

   d. A caretaker's residence shall be permitted accessory to a campground or recreational vehicle park, subject to the requirements of Section 7.03 C (Accessory Dwelling).

   e. Limited retail uses shall be permitted accessory to a campground or recreational vehicle park, provided that such uses are designed to serve only campground or park patrons.

E.~~Section 10.405~~ Car Washes.

Automobile, truck, and recreational vehicle wash facilities shall be subject to the following:

A1. Use Standards.

~~1.~~ a. All washing facilities shall be completely within an enclosed building and exit lanes shall be designed to prevent runoff from impacting adjacent properties or road rights-of-way.

~~2.~~ b. Steam used in the cleaning process shall be contained within an enclosed building.

~~3.~~ c. Vacuuming facilities shall be prohibited within the front yard, and shall be set back a minimum of one hundred (100) feet from any RESIDENTIAL USES. The hours of operation of any vehicle wash facility shall be subject to Planning Commission approval.

~~4.~~ d. The facility shall be so constructed and maintained that odors, dust, noise, exterior lighting, and drainage shall not constitute a nuisance or hazard to adjoining lots and uses.

~~5.~~ e. The hours of operation of the car wash shall be subject to Planning Commission approval.

~~B~~2. Ingress/Egress.

~~1.~~ a. Sites shall have frontage on a primary road as classified by the master transportation plans of the Township, or county or state road authorities.

~~2.~~ b. Driveways serving a wash facility shall be set back a minimum of one hundred (100) feet from the intersection of any two (2) public roads.

~~3.~~ c. Road rights-of-way shall not be used for maneuvering or parking by vehicles to be serviced by the car wash.

~~4.~~ d. To minimize traffic conflicts and road icing caused by runoff from vehicles, sufficient space shall be provided on the lot so that vehicles do not exit the wash building directly into the road right-of-way.

~~5.~~ e. All maneuvering areas and stacking lanes shall be located within the car wash lot.

~~C~~3. Screening.

Screening shall be required from adjacent Rural, Rural Residential, and Urban Residential Districts and existing RESIDENTIAL USES per Section ~~(Methods of Screening)~~ 12.03 (Landscaping, Screening and Land Use Buffers), along with adequate screening for all loading facilities, trash dumpsters, and mechanical equipment.

~~F. Section 10.601~~ Composting Centers.

Composting centers and support facilities shall be subject to the following:

~~A~~1. Site Plan Requirements for Composting Facilities.

Establishment, expansion, and alteration of a composting facility shall be subject to site plan approval. In addition to the requirements of Article ~~8~~ (Site Plan Review), the following information shall be included on a site plan for a composting facility:

~~1.~~ a. Access route traffic patterns as well as on-site traffic patterns.

~~2.~~ b. A detailed maintenance plan for all outdoor areas where compost materials are received, processed, cured or stored; and impacts on public road rights-of-way. The maintenance plan shall include the following minimum provisions:

~~a.~~ (1) Methods and practices by which the tracking of mud or compost materials from composting areas into public road rights-of-way will be minimized.

~~b.~~ (2) Location(s) of truck cleaning areas, and methods of cleaning trucks to prevent the occurrence of nuisances resulting from the tracking of mud or compost materials.

~~c.~~ (3) An on-site traffic control pattern, including a bypass road around the truck cleaning area if applicable.

~~d.~~ (4) Method for removing soil, dust, and/or compost materials attributable to the composting operations from public roads within 1,500 feet of the composting area entrance and exits.

~~3.~~ c. Written documentation of an operation plan addressing the following:

~~a.~~ (1) Hours of operation.

~~b.~~ (2) Methods of controlling fugitive dust, noxious odors, noise, vibration, light, and blowing debris.

~~c.~~ (3) Method of receiving compost materials.

~~d.~~ (4) Method of sorting and handling composting materials on-site.

~~e.~~ (5) Measures to be taken should anaerobic conditions arise.

~~f.~~ (6) Expected frequency of removal of composted materials.

~~g.~~ (7) Expected frequency for turning of composting windrows.

~~h.~~ (8) Fire protection.

~~i.~~ (9) Description of daily cleanup procedures.

~~j.~~ (10) Measures to be taken should surface or groundwater contamination take place.

~~k.~~ (11) The capacity of the composting facility in terms of cubic yards, and the maximum amount of compost material to be accepted annually.

~~4.~~ d. A closure plan shall be submitted with the application, which shall detail the final end use of the property should use of the facility be discontinued for more than three hundred sixty-five (365) consecutive days. The plan shall describe:

~~a.~~ (1) How the existing site will be cleaned up.

~~b.~~ (2) How and where the existing surface debris will be disposed.

~~c.~~ (3) What the final disposition of the land will be.

~~d.~~ (4) A cost estimate for clean-up and restoration of the site.

~~B~~2. Size And Location.

Composting facilities shall have a minimum lot area of twenty (20) acres~~,~~ and shall not be allowed in any one hundred (100) year floodplain, groundwater recharge area, or regulated wetland.

~~C~~3. Ground And Surface Water Quality.

To ensure that ground or surface waters are not contaminated, such facilities shall be subject to the following:

~~1.~~ a. The surface and ground waters at a composting facility shall comply with the water quality requirements of applicable state and federal laws.

~~2.~~ b. Monitoring wells shall be installed by the owner, operator or lessee on site prior to construction of the composting facility. The location of such wells shall be determined on a site-by-site basis, subject to review and approval by a professional acceptable to the Township. All review costs shall be assumed by owner/operator or lessee.

~~a.~~ (1) Sampling of groundwater monitoring wells must start before operations begin, continue quarterly during the active life of operations, and quarterly for a two (2) year period after operations cease for compliance with applicable state and federal laws. The monitoring shall be done by a professional acceptable to the Township. All costs for such monitoring shall be assumed by owner/operator or lessee.

~~b.~~ (2) Should test wells reveal violation of the water quality requirements of applicable state and federal laws, the petitioner shall be required to install a groundwater remediation system. The system shall be subject to review and approval by a professional acceptable to the Township. All costs shall be assumed by owner/operator or lessee.

~~3.~~ c. If any stream or swale is present on the site, it shall be buffered by a one hundred (100) foot open space setback measured from the outer edge

of the floodplain or all alluvial soils to ensure that the stream is adequately protected from pollution.

~~4.~~ d. Surface water monitoring shall also be required to assess the adequacy of leachate containment and runoff control, and for compliance with applicable state and federal laws. Such monitoring shall be required quarterly. The monitoring shall be done by a professional acceptable to the Township. All costs for such monitoring shall be assumed by the owner/operator or lessee.

~~5.~~ e. Documentation of the analysis for all ground and surface water monitoring events shall be submitted to the Township within sixty (60) days after completion.

~~6.~~ f. Discharge of water from an on-site stormwater retention basin shall only be reintroduced into the compost pile, directed into a publicly owned and operated sanitary sewerage system, or transported and disposed of off-site by a liquid industrial waste hauler. Discharges into the Township's sanitary sewerage system shall comply with the Township's utility and sewer ordinances.

~~D~~4. Anaerobic Conditions Prohibited.

Compost materials shall not be accepted on site in an anaerobic conditions. Such facilities shall be closed when anaerobic conditions arise, with operations limited to correcting the condition. Determination of anaerobic conditions may be made by the Zoning Inspector, Washtenaw County, or authorized consultant.

If anaerobic conditions arise more than two (2) times during any thirty (30) calendar day period, the Planning Commission may rescind approval of any Conditional Use Permit or require closure of the facility for up to sixty (60) calendar days. After two (2) such closures within one (1) calendar year, the Planning Commission may take action to rescind approval of any Conditional Use Permit and require closure of the facility permanently.

~~E~~5. Screening And Separation Standards.

To ensure proper buffering of the composting facility from nearby land uses that may be adversely affected by the facility, the following requirements shall apply:

~~1.~~ a. No composting facility shall be constructed or expanded within five hundred (500) feet of the boundary of any Rural Residential or Urban Residential Districts, or Planned Community (PC) special district incorporating RESIDENTIAL USES, as measured by a straight line along the shortest distance between the zoning district boundary and the boundary of the subject lot for the facility.

~~2.~~ b. The site shall be screened from all road rights-of-way and abutting uses in accordance with Section ~~(Methods of Screening)~~12.03 (Landscaping, Screening and Land Use Buffers) [amended 8/16/2010, Ord. 174-04].

~~F~~6. Fugitive Dust, Noxious Odors, Noise, Vibration, Light, And Blowing Debris.

The operation of a composting facility shall not result in unreasonable off-site deterioration of air quality, cause unreasonable interference with the comfortable enjoyment of life and property, or cause injurious effects to human health, safety, and welfare.

~~1.~~ a. All composting facilities shall be designed, constructed and operated so that fugitive dust, noxious odors, noise, vibration, light, and blowing debris are controlled and do not cause off-site problems or nuisances.

~~2.~~ b. Failure to meet minimum performance standards or maintain the site in compliance with the approved plans shall be considered a use violation of this Ordinance, subject to all applicable penalties

~~G~~7. Compost Storage.

The height of compost material shall not exceed eight (8) feet, and storage of any material, other than compost, shall not be allowed on-site. No sludge of any kind shall be stored or deposited on composting facility property.

~~H~~8. Right Of Entry and Inspection.

All composting areas are subject to inspection by the Zoning Inspector, Township Planner, Township Engineer or other designated Township agent during regular business hours. The designated Township agent shall be empowered to collect and examine samples as deemed necessary to perform such inspections, and to take photographic, videotape, or other representation of conditions in the composting facility. No person shall hinder, obstruct, delay, resist, or prevent any inspection made or any sample collected and examined.

G.~~Section 10.602~~ Controlled Uses.

~~It is hereby recognized by the Township Board that controlled uses, as defined in this Ordinance, have serious and inherent objectionable operational characteristics, particularly when several such uses are concentrated under certain circumstances. The Board acknowledges the specific consequences that adult uses, and sexually oriented businesses have caused for the adjoining City of Ypsilanti, including lost business opportunities, increased costs for police services in the neighborhood of such uses, and significant financial costs associated with mitigation and removal of such blighting influences.~~

~~Controlled uses are hereby recognized as an impediment to stable growth and development and full implementation of the Growth Management Plan in the Township. Such uses create or exacerbate disruptive and deleterious conditions that impact adjacent properties; especially when constructed in proximity to other controlled uses, residential zoning districts, and public and other institutional uses. Special regulation of these uses is necessary to minimize adverse impacts on the public health, safety, and welfare of persons and property; and to ensure that such impacts will not cause or contribute to blighting conditions or downgrading of property values in the Township. Accordingly, it is the intent and purpose of Superior Charter Township to adopt reasonable regulations for controlled~~

~~uses. Operation or expansion of any controlled use, whether conducted as a separate business activity or in conjunction with another use, shall conform to the following:~~

1. **Intent and Purpose**. The purpose and intent of this Section is to regulate the location and operation of certain adult businesses identified in this Section within the Township, and to minimize the negative secondary effects of such businesses. Based upon studies undertaken and reported by numerous other communities in Michigan and across the United States, which have been studied by the Township and found to have relevance and application to the Township, it is recognized that the adult businesses identified in this Section, because of their very nature, have serious objectionable operational characteristics that cause negative secondary effects upon nearby residential, educational, religious, and other similar public and private uses. The regulation of such businesses is necessary to ensure that their negative secondary effects will not contribute to the blighting or downgrading of surrounding areas and will not negatively impact the health, safety, and general welfare of Township residents.

   The provisions of this Section are not intended to offend the guarantees of the First Amendment to the United States Constitution, or to deny adults access to these types of businesses and their products, or to deny such businesses access to their intended market. Neither is it the intent of this Section to legitimize activities that are prohibited by Township Ordinance or state or federal law. If any portion of this Section relating to the regulation of adult businesses is found to be invalid or unconstitutional by a court of competent jurisdiction, the Township intends said portion to be disregarded, reduced, and/or revised so as to be recognized to the fullest extent possible by law. The Township further states that it would have passed and adopted what remains of any portion of this Section relating to regulation of adult businesses following the removal, reduction, or revision of any portion so found to be invalid or unconstitutional.

~~A~~2. Controlled Uses Defined.

The following uses are defined as "controlled uses" for the purposes of this Ordinance:

~~1.~~ a. Adult drive-in motion picture theater; adult motion picture theater; adult supply store; adult physical culture establishment; adult cabaret; or similar adult or sexually oriented business, as defined in Section 2.0 (Definitions);

~~2.~~ b. Pawnshop or collateral loan and/or exchange establishment; and

~~3.~~ c. Specially designated distributor's establishment or specially designated merchant's establishment, as licensed by the Michigan Liquor Control Commission.

~~B~~3. Application.

Any person with a legal interest in a lot zoned for such uses may apply for a Controlled Use Permit, subject to the following:

~~1.~~ a. If the applicant is not the fee simple owner of the property, the applicant shall submit a statement signed by all of the owners consenting to the application for a Controlled Use Permit.

~~2.~~ b. Application shall be made by filing all completed forms and the required review fee and escrow deposit with the Township Clerk.

~~3.~~ c. Submittal of preliminary and final site plans shall be required for establishment, expansion or alteration of a controlled use in accordance with the requirements of Article ~~8~~ (Site Plan Review).

d. The Township Clerk, upon receipt of all application materials, shall forward the materials to the Planning Commission.

~~C~~4. Planning Commission Action

The Planning Commission shall study the application and, within one hundred-eighty (180) calendar days after receipt of a complete and accurate application, shall approve, approve with conditions, or reject the application.

~~1.~~ a. If the applicant has submitted a written request with the application for a Controlled Use Permit to waive one (1) or more requirements of Section ____ (Restrictions on Location), then the Planning Commission shall hold a public hearing on the request in accordance with Section ~~3.11~~ (Public Hearing Procedures). Public notice signage shall be required in accordance with the requirements for a Conditional Use Permit application.

~~2.~~ b. Planning Commission action on any request to waive one (1) or more requirements of Section ~~10.06 G. 5.~~ (Restrictions on Location) shall be in accordance with the standards of Section ~~10.06 G. 7.~~ (Waiver of Restrictions on Location).

~~3.~~ c. Prior to the granting of approval for the establishment of any controlled use, the Planning Commission may impose any such conditions or limitations upon the establishment, location, construction, maintenance, or operation of the controlled use as in its judgment may be necessary for the protection of the public interest.

~~4.~~ d. The Planning Commission may require the applicant to submit a performance guarantee to the Township per Section ~~3.09~~ (Performance Guarantees) to ensure that such conditions will be fulfilled.

~~D~~5. Restrictions On Use.

The following use restrictions shall apply to controlled uses:

~~1.~~ a. All controlled uses shall be contained in a freestanding building. Enclosed malls, commercial strip stores, common wall structures, and multi-tenant buildings shall not constitute a freestanding building.

~~2.~~ b. No adult use or sexually oriented business shall be conducted in any manner that permits the observation of any material depicting, describing, or

relating to specified sexual activities or specified anatomical areas from any road right-of-way or from any property not regulated as a controlled use. This provision shall apply to any display, decoration, sign, window or other opening.

~~E~~6. Restrictions On Location.

The following minimum separation distances shall be measured by a straight line between a point on the boundary of a zoning district listed below or a lot occupied by a use listed below nearest to the contemplated structure or contemplated location of the structure containing the controlled use:

~~a. No controlled use shall be located within one thousand (1,000) feet of any other controlled uses.~~

~~b. No controlled use shall be located within one thousand (1,000) feet of any institutional uses as defined in Section ____ (Definitions), child day care center, public park or playground.~~

~~c. No controlled use shall be located within five hundred (500) feet of the boundary of any Rural Residential or Urban Residential Districts or PC (Planned Community) Special District incorporating RESIDENTIAL USES.~~

a. No adult business use may be located within one thousand (1,000) feet from the property line of another adult business use. For purposes of this subsection, the distance between any two (2) adult business uses shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which the business is located.

b. No adult business use may be located within five hundred (500) feet from the property line of any residential zoning district, lot or parcel in residential use, school property, church or other place of worship, public park, childcare facility, nursery school, preschool or other use which is primarily oriented to youth (less than 18 years of age) activities. For the purpose of this subsection, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where an adult business use is conducted, to the nearest property line of any lot or parcel in residential use, school property, church or place of worship, public park, child care facility, nursery school, preschool or other use which is primarily oriented to youth (less than 18 years of age) activities.

c. No adult business use shall be located in any principal or accessory structure already containing an adult business use.

~~F~~7. Waiver Of Restrictions O~~o~~n Location.

Upon written request from the applicant submitted with the application for a Controlled Use Permit, the Planning Commission may waive or reduce one (1) or more

of the restrictions in Section 10.06 G. 6. (Restrictions on Location), subject to the following:

~~b.~~ a. No waivers shall be given to permit a controlled use ~~to locate within one thousand (1,000) feet of any institutional uses as defined in Section (Definitions), child day care center, public park or playground~~ which does not comply with Section 10.06 G. 6.

~~c.~~b. A public hearing shall be held per Section 9.11 (Public Hearing Procedures).

~~d.~~c. To waive or reduce one (1) or more of the restrictions in Section 10.06 G. 6. (Restrictions on Location), the Planning Commission shall find that the following conditions exist:

~~(2)~~ (1) The proposed use will not be contrary to the public interests or injurious to nearby properties in the proposed location, and the spirit and intent of the purpose of the spacing requirement will still be observed;

~~(3)~~(2) The proposed use will not cause or exacerbate a deleterious impact upon adjacent areas through causing or encouraging blight, or disrupting normal development or use of land;

~~(4)~~(3) The establishment of an additional controlled use at the proposed location will not be contrary to or interfere with implementation of the Growth Management Plan or any related improvement program or plan; and

~~(5)~~(4) All other applicable Township regulations and state or federal laws will be observed.

~~H.Section10.303~~ Cemetery.

Cemeteries and similar uses shall comply with all applicable federal, state and local laws and regulations, and shall be subject to the following:

1. The minimum gross lot area for any new cemetery shall be ten (10) acres.

2. All access shall be provided from a primary road as classified by the master transportation plans of the Township, or county or state road authorities.

3. The cemetery shall be secured by a fence and screened from abutting Rural Residential and Urban Residential Districts or existing RESIDENTIAL USES per Section 12.03 (Landscaping, Screening and Land Use Buffers ~~Methods of Screening~~).

4. Crypts, mausoleums, and other buildings containing human remains, other than a subterranean grave, shall be set back a minimum of one hundred (100) feet from lot boundaries.

5. Assembly. The use shall be so arranged that adequate assembly area is provided off-street for vehicles to be used in a funeral procession. This assembly area shall be provided in addition to any required off-street parking are

6. a.

7. Ingress and egress. Points of ingress and egress for the site shall be designed so as to minimize possible conflicts between traffic on adjacent major thoroughfares and funeral processions or visitors entering or leaving the site.

8.

~~5.~~9. The location shall not disrupt the convenient provision of utilities to adjacent properties, nor disrupt the continuity of the public road system.

~~6.~~10. A caretaker's residence shall be permitted accessory to a cemetery, subject to the requirements of Section 7.03 C. (Accessory Dwelling).

~~7.~~11. Establishment, expansion, and alteration of a cemetery shall be subject to site plan approval per Article ____ (Site Plan Review). A maintenance plan shall be submitted with the application for site plan approval, which shall include the following minimum information:

a. The entity responsible for long-term maintenance of the cemetery, and methods and anticipated funding sources for such maintenance.

b. Details of the proposed landscape and lawn care maintenance program, which shall include the best available practices for protection of abutting properties and the environment of the Township.

I.~~Section 10.304~~ Day Care Facilities.

The following regulations shall apply to day care centers: ~~The following regulations shall apply to group day care homes and day care centers, except licensed group day care homes that lawfully operated before March 30, 1989:~~

1. A safe means of drop-off and pick-up of children shall be provided adjacent to the main building entrance, located off of a public street and the parking access lane, and shall be of sufficient size so as to not create congestion on the site or within a public roadway;

2. Off-street parking shall be provided at a rate of one (1) space per employee plus one (1) space for every five (5) children intended for maximum enrollment at the facility;

3. There shall be an outdoor play area of twelve hundred (1,200) square feet in area or fifty (50) square feet per child, whichever is greater. The play area shall not be located within a required front setback area. This requirement may be waive by the Planning Commission if public play area is available five hundred (500) feet from the subject parcel;

~~1. In accordance with applicable state laws, such facilities shall be registered with or licensed by the State of Michigan.~~

~~2. Group day care homes shall be located a minimum of one thousand five hundred (1,500) feet from the lot boundaries for any of the following facilities, as measured along public or private road rights-of-way between the nearest boundaries of the group day care home lot and the facility lot. The subsequent establishment of any of the facilities listed in this subsection shall not affect any approved Conditional Use Permit for a group day care home:~~

~~(1) Another licensed group day care home.~~

~~(2) An adult foster care small group home, large group home or congregate care facility.~~

~~(3) A facility offering substance abuse treatment and rehabilitation service to seven (7) or more people as licensed under the State public health code.~~

~~(4) A community correction center, resident home, halfway house, or other similar facility that houses an inmate population under the jurisdiction of the Michigan Department of Corrections.~~

~~3.~~4. All outdoor play areas for group day care homes and day care centers shall be enclosed and secured by a fence not less than four (4) feet nor more than six (6) feet in height that conforms to the requirements of Section ____ (Fence Regulations) and is capable of containing the children within the play area.

~~4.~~5. The group day care home premises shall be maintained consistent with the visible character of single-family dwellings.

(1) No signs shall be permitted for such uses, other than that permitted for a single-family dwelling in the zoning district.

(2) A group day-care home shall not require the modification of the dwelling exterior nor the location of playground equipment in the front yard.

~~5.~~6. The operation of a group day care home shall not exceed sixteen (16) hours during any twenty-four (24) hour period. The Planning Commission may limit but not prohibit the operation of a group day-care home between the hours of 10 p.m. and 6 a.m.

~~6.~~7. One (1) off-street parking space shall be provided per non-resident employee of the group day care home, in addition to required parking for the dwelling.

~~7.~~8. Construction, expansion, and alteration of such uses shall be subject to site plan approval per Article ____ (Site Plan Review).

~~8.~~9. In accordance with Section 206 of the Michigan Zoning Enabling Act, the Planning Commission shall approve a Conditional Use Permit for a group day care home upon determination that the proposed use conforms to the requirements of this Section and Ordinance. The Planning Commission shall not impose additional conditions on an approved group day care home beyond those listed in this Section.

~~[amended 8/16/2010, Ord. 174-04; and amended 2/21/2017, Ord. No. 174-19]~~

J.~~Section 10.406~~ Drive-In or Drive-Through Facilities.

Drive-in and drive-through lanes, facilities or establishments shall be subject to the following:

1. ~~Adequate o~~On-site stacking space for vehicles shall be provided for each drive-in window so that vehicles will not interfere with vehicular circulation or parking maneuvers on the site, will not interfere with access to or egress from the site, and will not cause standing of vehicles in a public right-of-way.

   a. Access to and egress from the site shall not interfere with peak-hour traffic flow on the street serving the property.

   b. Projected peak-hour traffic volumes that will be generated by the proposed drive-in or drive-through service shall not cause undue congestion during the peak hour of the street serving the site.

2. Each drive-through facility shall provide adequate stacking space meeting the following standards:

   a. Each stacking lane shall be one (1) way, and each stacking lane space shall be a minimum of ten (10) feet in width and twenty (20) feet in length.

   b. Each drive-through facility shall have an escape lane a minimum of ten (10) feet in width to allow other vehicles to pass those waiting to be served.

   c. The number of stacking spaces per service lane shall be provided for the uses limited below. Each stacking space shall be computed at twenty (20) feet in length. When a use is not specifically mentioned, the requirements for off-street stacking space for the use with similar

needs, as determined in the discretion of the Planning Commission, shall apply.

Table
Drive-Through Stacking Requirements

Use	Stacking Space Per Service Lane/Stall
Banks, Pharmacy, Photo service, and Dry Cleaning	4
Restaurants with drive-through	10
Auto Washes (self service)	
Entry	4
Exit	2
Auto Washes (automatic/drive-through)	
Entry	6
Exit	2
Quick Oil Change	3

~~2.~~3. Such facilities shall be set back a minimum of one hundred (100) feet from abutting RESIDENTIAL USES. Screening shall be required from adjacent Rural, Rural Residential, and Urban Residential Districts and existing RESIDENTIAL USES per Section ~~____~~ 12.03 (Landscaping, Screening and Land Use Buffers ~~Methods of Screening~~), along with adequate screening for all loading facilities, trash dumpsters, and mechanical equipment.

~~3.~~4. Driveways serving a drive-in or drive-through facility shall be set back a minimum of one hundred (100) feet from the intersection of any two (2) public roads. No more than one (1) driveway shall be permitted per road frontage.

~~4. A bypass lane or similar means of exiting or avoiding the drive-through facility shall be provided, subject to Planning Commission approval.~~

5. Devices for the transmission of voices shall be directed and designed to prevent transmitted sound from being audible beyond the lot boundaries.

6. Sales of alcoholic beverages through any drive-through or drive-in service window or facility shall be prohibited.

7. Menu boards may be installed and maintained for the drive-through facility, subject to the following:

   a. Such signs shall be located on the interior of the lot and shall be shielded to minimize visibility from all road rights-of-way and abutting lots. The total sign area of all permitted menu boards shall not exceed forty-eight (48) square feet.

   b. The location, size, and manner of illumination shall not create or exacerbate a traffic or pedestrian hazard or impair vehicular or pedestrian traffic flow.

K.~~Section 10.603~~ Extractive And Earth Removal Operations.

1. Purpose and Intent

   a. The purpose of this Section is to provide for the proper development and utilization of mineral resources existing within the Township, while at the same time making proper provisions for the present and future health, safety and welfare of the residents of the Township. The development and utilization of mineral resources in the Township shall be subject to appropriate regulations of the Township and other agencies with jurisdiction.

   Such regulations shall consider the conduct of the extractive and earth removal operation and the reuse of the site upon termination of the activity. It is the intent of this Section that parcels subject to the extractive and earth removal operations shall, upon termination of such operations, be reclaimed and rendered fully useful for one (1) or more of the uses permitted as principal uses within the various districts included in this Ordinance. Extractive and earth removal operations shall be subject to the following.~~:~~

   b. It is also the intent of this Section to ensure that no very serious consequence would result from the extraction of valuable natural resources where they have been naturally deposited. Natural resources shall be considered valuable for the purposes of this section if a person, by extracting the natural resources, can receive revenue and reasonably expect to operate at a profit.

   c. A person challenging a zoning decision under this Section has the initial burden of showing that there are valuable natural resources located on the relevant property, that there is a need for the natural resources by the person or in the market served by the person, and

that no very serious consequences would result from the extraction, by mining, of the natural resources.

d. In determining under this Section whether very serious consequences would result from the extraction, by mining, of natural resources.

e. In determining under this Section where very serious consequences would result from the extraction, by mining, or natural resources, the standards set forth in Silva v. Ada Township, 416 Mich. 153 (1982), shall be applied and all of the following factors may be considered, if applicable:

(1) The relationship of extraction and associated activities with existing land uses.

(2) The impact on existing land uses in the vicinity of this property.

(3) The impact on property values in the vicinity of the property and along the proposed hauling route serving the property.

(4) The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.

(5) The impact on other identifiable health, safety, and welfare interests in the local unit of government.

(6) The overall public interest in the extraction of the specific natural resources on the property.

~~A~~2. Scope.

THE FOLLOWING TYPES OF EXTRACTIVE AND EARTH REMOVAL ACTIVITIES SHALL BE SUBJECT TO THE REGULATIONS OF THIS SECTION:

~~1.~~ a. The removing or extracting of any soil, sand, peat, marl, clay, gravel, stone, or similar materials.

~~2.~~ b. The processing, storage, loading, and transportation of the above-mentioned materials.

The regulations of this Section shall apply in conjunction with the Township's Soil Removal and Deposit Ordinance (Ord. No. 147). Where the standards of this Section may conflict or overlap with Ordinance No. 147, the more restrictive standards shall govern. These regulations shall not affect excavation work for the construction of foundations for dwellings and other structures, roads, utilities, and related site improvements pursuant to the State Construction Code.

~~B~~3. General Requirements.

In addition to other requirements set forth in this Ordinance, the removal of soil, including topsoil, sand, gravel, stone, and other earth materials shall conform to all applicable federal, state, county, and local laws and regulations, and to the following requirements:

~~1.~~ a. There shall be not more than one (1) entranceway from a public road to a parcel of land used for such operations for each six hundred-sixty (660) feet of frontage on a public road right-of-way. Entranceways shall be located not less than five hundred (500) feet from an intersection of two (2) or more public roads.

~~2.~~ b. Such operations shall be permitted only between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, and between 8:00 a.m. and 12:00 noon on Saturday and Sunday.

~~3.~~ c. No digging, stockpiling, excavating, or equipment storage and/or repairs shall take place closer than 100 feet from any lot line, and three hundred (300) feet from the boundary of any Rural Residential or Urban Residential Districts, and any Planned Community (PC) Special District incorporating Residential Uses. Stockpiles of stripped topsoil shall be seeded with grass or similar plant materials approved by the Planning Commission to prevent erosion onto other properties.

~~4.~~ d. The operator shall be responsible for keeping all public roads upon which trucks haul materials to or from the premises in a condition at least equal to that which would have existed in the absence of the earth removal operations; to keep the roads free of dust or other windblown debris from the operations; and to clean any and all spillage of materials and dirt, rock, mud, and any other debris carried onto these roads by these trucks or other equipment.

~~5.~~ e. Noise levels shall not exceed sixty (60) dBA as measured at the property line of the nearest residentially zoned or occupied property, or otherwise shall not exceed seventy (70) dBA. No dust, fumes, smoke, vibration, or odor above ambient levels shall be detectable on neighboring properties.

~~6.~~ f. Such operations shall not be conducted so as to cause the pollution by any material of any surface or subsurface watercourse or body of water outside the lines of the lot on which such use shall be located, or of any existing body of water located within the premises.

~~7.~~ g. Such operations shall not be conducted so as to cause or threaten to cause the erosion by water or wind of any land outside of the lot on which such use is located, or of any land on said lot in such manner that earth materials are carried outside of the lines of said lot. Such removal shall not be conducted as to alter the drainage pattern of surface or subsurface waters on adjacent property. In the event that such removal shall cease to be

conducted, it shall be the continuing responsibility of the owner(s) and operator(s) to ensure that no erosion or alteration of drainage patterns shall take place after the date of the cessation of operation.

~~8.~~ h. All fixed equipment and machinery shall be located at least one hundred (100) feet from any lot line and five hundred (500) feet from the boundary of any Rural Residential or Urban Residential Districts, and any Planned Community (PC) Special District incorporating Residential Uses. If the zoning classification of any land within five hundred (500) feet of such equipment or machinery shall be changed to a residential classification or to a PC Special District incorporating residential uses subsequent to the operation of such equipment or machinery, the operation of such equipment or machinery may continue but may not expand in intensity of use and in no case shall be less than one hundred (100) feet from any lot line adjacent to such zoning district.

~~9.~~ i. A fence not less than six (6) feet high shall be erected around the area being excavated, which shall be adequate to prevent trespass.

~~10.~~ j. Areas within an operation shall be rehabilitated progressively as they are worked out or abandoned. Such areas shall be improved to be completely hazard-free, and to appear natural and blend with the surrounding area.

~~11.~~ k. Travel routes for trucks entering and leaving the operation shall not pass through residential areas, unless such travel routes are on paved primary roads.

~~12.~~ l. Only equipment owned or leased by the operator of the operation and used in the operations of the facility shall be stored overnight or longer on the premises of the facility. Storage of other equipment on the premises shall be prohibited [amended 8/16/2010, Ord. 174-04].

~~C~~4. Site Plan Requirements.

At the time of the application for a Conditional Use Permit, the applicant shall submit a site plan for the use of the property during the excavation or earth removal operations. Such plan shall conform to the requirements of Article ~~—~~8 (Site Plan Review) and shall include the following additional information:

~~1.~~ a. Name and address of the person, firm, or corporation who or which will be conducting the actual removal operations.

~~2.~~ b. Type of materials or resources to be removed or to be brought to the site.

~~3.~~ c. An aerial photograph showing the subject property and adjacent areas, location and outline of trees, wooded areas, streams, marshes, ponds and other wetlands, and other natural features.

~~4.~~ d. Clear indication of all natural features to remain and to be removed.

~~5.~~ e. Existing topography at contour levels of two (2) feet.

~~6.~~ f. Existing and proposed site improvements such as buildings, drives, wells, utility poles and towers, pipelines, and drain fields, showing location, outline, general dimensions, and distances between such improvements, with a clear indication of all improvements to remain and to be removed.

~~7.~~ g. Extent of future earth removal areas and depth thereof.

~~8.~~ h. Location and nature of structures and stationary equipment to be located on the site during earth removal operations.

~~9.~~ i. Location and description of soil types.

~~10.~~ j. An estimate of the kind and amount of material to be withdrawn from the site and the expected termination date of earth removal operations.

~~11.~~ k. Description of all operations to be conducted on the premises, such as, but not limited to, digging, sorting, and washing operations and crushing, and the type, size, and nature of equipment to be used with each operation, and whether blasting or use of explosives is required or contemplated.

~~12.~~ l. Location and width of drives, sight distances, and lane widening on public roads at intersections of same with drives.

~~13.~~ m. Description of pollution and erosion control measures, including a dust control program that includes, at a minimum, the following:

~~a.~~ (1) Paving, watering regularly, or treating with dust suppressant chemicals all roads, drives, parking areas, storage piles, and loading and unloading areas on the parcel so as to limit nuisances caused by windborne dust on neighboring properties and on public roads.

~~b.~~ (2) Directing engine exhaust gases that are generated by the machine used on the piles for loading or unloading upwards;

~~c.~~ (3) Covering open body trucks before they leave the site;

~~d.~~ (4) Cleaning the wheels and body of trucks as needed to remove spilled materials after the truck has been loaded;

~~e.~~ (4) Restricting the speed of vehicles used on site as necessary to minimize dust generation;

~~f.~~ (5) Minimizing the drop distance from which the material is discharged into a pile or a truck; and

~~g.~~ (6) Maintaining records adequate to demonstrate compliance with the approved dust control plan.

~~14.~~ n. Certified statement by a qualified engineer, with supporting data and analyses, concerning expected impact on the water table and water supply wells in the vicinity of the site.

~~15.~~ o. Map showing truck routes to and from the site.

~~16.~~ p. Owner, use, and zoning classification of land uses and location(s) of adjacent buildings, drives, and road rights-of-way within five hundred (500) feet of the subject parcel(s).

~~17.~~ q. General description of existing and proposed water, sewer or septic, and storm drainage systems.

~~18.~~ r. Location and type of proposed screens and fences; height, typical elevation, and vertical section of screens and fences, showing materials and dimensions.

~~19.~~ s. Location, type, direction, and intensity of outside lighting.

~~D~~5. Restoration Plan Requirements.

At the time of the application for Conditional Use Permit, the applicant shall submit a plan for restoring the site to a safe, attractive, and usable condition. The plan shall satisfy the requirements for a preliminary site plan per Article ~~8~~ 8 (Site Plan Review), and shall include the following additional information:

~~1.~~ a. Location and extent of all natural features to be retained during operations.

~~2.~~ b. Contour lines at intervals of two (2) feet of the proposed, restored surface, clearly showing connection to existing undisturbed contour lines.

~~3.~~ c. Schedule and areas of progressive rehabilitation.

~~4.~~ d. Proposed ground cover and other plantings to stabilize the soil surface and to beautify the restored area.

~~5.~~ e. Conceptual layout of proposed site improvements and a description of the proposed use(s) of the site when restored.

~~6.~~ f. Description of methods and materials to be used in restoring the site.

~~E~~6. Performance Guarantees.

The applicant shall provide a performance guarantee in accordance with Section ~~3.09~~ 3.09 (Performance Guarantees) to ensure restoration of the site. Such guarantee shall not be released until the Township Engineer certifies that restoration is complete, and until the Planning Commission accepts such certification as accurate. The performance guarantee may be

used by the Township to restore the site if the applicant does not fulfill the restoration requirements of the approved permit.

The applicant shall provide a bond, letter of credit, cash deposit, or other performance guarantee when required by the Planning Commission to maintain, repair, and replace public roads traversed by trucks associated with such operations. The performance guarantee shall be deposited with the Washtenaw County Road Commission in the form and amount required by the Road Commission and release shall be subject to joint approval by the Planning Commission and the Road Commission.

~~F~~7. Expiration Of Extractive and Earth Removal Operation Approval.

The applicant shall provide a date for completing earth removal operations, based upon the estimated volume of material to be extracted and average annual extraction rates.

~~1.~~ a. Authorization allowing such operations shall expire on that date or such other reasonable date specified by the Planning Commission. Any extension of operations beyond that date shall require a new Conditional Use Permit.

~~2.~~ b. The approved restoration plan, conditions of approval, and Conditional Use Permit for the restoration and re-use of the site shall remain in force and effect.

~~3.~~ c. Preliminary site restoration shall begin immediately upon expiration of authorization for excavation or earth removal operations. Approval of a final site plan per Article ~~_____~~8 (Site Plan Review) shall be required for final redevelopment and re-use of the site.

~~G~~8. Right Of Entry and Inspection.

All extractive and earth removal operations are subject to inspection by the Zoning Inspector, Township Planner, Township Engineer, or other designated Township agent during regular business hours. The designated Township agent shall be empowered to collect and examine samples as deemed necessary to perform such inspections, and to take photographic, videotape, or other representation of conditions within the operation. No person shall hinder, obstruct, delay, resist, or prevent any inspection made or any sample collected and examined.

L.~~Section 10.305~~ Funeral Parlor or Mortuary.

Funeral parlors and mortuaries shall be subject to the following standards [crematoriums are an INDUSTRIAL, RESEARCH, AND LABORATORY USE as permitted in ~~Article _____~~ Section 4.11 (Land Use Table)]:

1. **Assembly area.** An adequate assembly area shall be provided off-street for funeral processions and activities. All maneuvering areas shall be located

within the site and may be incorporated into the required off-street parking. Road rights-of-way shall not be used for maneuvering or parking of vehicles.

2. **Screening.** The service and loading area shall be screened from adjacent Rural Residential and Urban Residential Districts or existing RESIDENTIAL USES per Section ~~———~~12.03 (Landscaping, Screening and Land Use Buffers ~~Methods of Screening~~).

3. **Caretaker's residence.** A caretaker's residence shall be permitted accessory to a funeral home or mortuary, subject to the requirements of Section ~~———~~7.03 A (Accessory Dwelling).

M.~~Section 10.306~~ -Institutional Uses.

The following shall apply to all educational, social and religious institutions, public and private elementary and secondary schools, institutions for higher education, auditoriums, and other places for assembly, and centers for cultural activities defined as institutional uses per Section ~~———~~2.0 (Definitions):

1. **Height.** The maximum height of the principal building containing an institutional use shall be subject to the following conditions and exceptions:

   a. The building height shall be permitted to exceed the maximum height requirements of the district up to a maximum height equal to twice the permitted maximum height of the zoning district, provided that the minimum required front, side and rear yard setbacks shall be increased by one (1) foot for each foot of additional building height above the maximum.

   b. The highest point of chimneys, stage towers of scenery lofts, church spires, cupolas, and domes may be erected to a height not exceeding one hundred-fifty percent (150%) of the height of the building, provided that no such structure shall occupy more than twenty percent (20%) of the roof area of the building.

2. **Frontage and access.** Institutional uses shall have direct vehicle access to a primary road as classified by the master transportation plans of the Township, or county or state road authorities.

3. **Traffic impacts.** A traffic impact study and proposed mitigation measures may be required by the Planning Commission for facilities that have a seating capacity of over five hundred (500) persons.

~~3.~~4. Parking location. Parking shall not be permitted in the required yards adjacent to any public street or adjacent to any land zoned for residential purposes, other than that which is developed or committed for uses other than the construction of residential dwellings. Such yards shall be maintained as landscaped open space.

~~N. Section 10.501~~ Intensive Industrial Operations.

Intensive industrial operations shall be subject to the following:

~~A~~1. General Standards.

Such uses shall comply with all standards of this Ordinance, the Township's utility and sewer ordinances, and all standards established by the U.S. Environmental Protection Agency, U.S. Department of Agriculture, Michigan Department of Environmental Quality, Michigan State Police, Washtenaw County Environmental Health Division, and other agencies with jurisdiction.

~~B~~2. Impact Assessment.

The applicant shall submit an impact assessment with any plan submitted for review, which shall describe the expected impacts associated with the use and any mitigation measures to be employed. The assessment shall include the following minimum information and documentation:

~~b.~~ a. Description of all planned or potential discharges of any type of wastewater to a storm sewer, drain, river, stream, wetland, other surface water body or into the groundwater.

~~c.~~b. Description of storage area for any salt, oil or other potentially hazardous materials including common name, name of chemical components, location, maximum quantity expected on hand at any time, type of storage containers or base material, and anticipated procedure for use and handling.

~~d.~~c. Description of any transportation, on-site treatment, cleaning of equipment, and storage or disposal of hazardous waste or related containers.

~~e.~~d. Description of all secondary containment measures, including design, construction materials and specifications, and security measures

~~f.~~e. Description of the process for maintaining and recording of all shipping manifests.

All mitigation measures shall be subject to Planning Commission approval. The Planning Commission may impose conditions on the proposed use to the extent that the Commission determines are necessary to minimize any adverse impact of the facility on nearby properties, in addition to the conditions of approval specified in Article ~~1~~9 (Conditional Uses).

~~C~~3. Development Standards.

Intensive industrial operations shall not be located within five hundred (500) feet of the boundary of any Rural Residential or Urban Residential Districts, or Planned Community (PC) special district incorporating RESIDENTIAL USES.

~~b.~~ a. This separation distance shall be measured by a straight line along the shortest distance between the zoning district or lot boundary and the boundary of the subject lot for the intensive industrial operation.

~~c. In accordance with Section ____ (Regulatory Flexibility) the Planning Commission may recommend, and the Township may authorize measurement of this separation distance to the near edge of the operation's development area within a larger parcel. The planned uses and/or method of open space preservation for land within the required separation distance shall be shown on the Planned Manufacturing (PM) district Area Plan for the project.~~

b. Such uses shall be screened from all road rights-of-way and abutting uses in accordance with Section ~~____~~ 12.03 (Landscaping, Screening and Land Use Buffers ~~Methods of Screening~~) [amended 8/16/2010, Ord. 174-04].

O. ~~Section 10.307~~ Landscape Operations and Snowplow Businesses.

Landscape maintenance and installation operations, snowplowing and removal businesses, and similar uses shall be subject to the following:

1. **Minimum lot area.** A minimum lot area of five (5) acres shall be required for landscape maintenance and installation operations, and snowplowing and removal businesses.

2. **Site plan approval.** Establishment, expansion or alteration of such businesses shall be subject to site plan approval per Article ~~____~~ 8 (Site Plan Review).

3. **Use standards.** The use ~~shall~~ may be accessory to ~~and remain secondary to~~ a principal farm operation or single-family dwelling on the same parcel, and shall be subject to the following requirements:

   a. Employees of the business not residing on the lot shall work primarily off-site.

   b. The Planning Commission may limit hours of operation for the business to minimize impacts on adjacent residents and uses.

   c. The character or appearance of the dwelling shall not change. The total floor area of the dwelling used for the business shall not exceed twenty percent (20%) of the dwelling's total floor area.

   d. The business shall not generate vehicular traffic above that normally associated with similar agricultural operations in the Rural Districts.

e. Such businesses may occupy all or part of any accessory buildings on the lot that conform to the minimum required yard setbacks for the zoning district, subject to Planning Commission approval.

4. **Outside storage.** Outdoor display or storage of equipment, vehicles, and materials shall be subject to the following:

   a. A maximum of two (2) commercial trucks or similar vehicles may be parked outside, provided such vehicles are located outside of all road rights-of-way, required yard setback areas, and corner clearance areas. All other vehicles and equipment associated with the business shall be stored within a completely enclosed building.

   b. Outside storage shall conform to the standards of Section 10.06 V (Outside Storage, General).

5. **Screening.** To ensure compatibility between land uses, the Planning Commission may require screening of storage building(s), outside storage areas, and business vehicle parking area(s) occupied or intended to be used by the business from road rights-of-way and abutting parcels per Section 12.03 (Landscaping, Screening and Land Use Buffers ~~Methods of Screening~~).

6. **Parking.** Parking of vehicles or other activity associated with the business shall be prohibited within road rights-of-way and the minimum required yard setbacks for the zoning district. Parking for the business shall be subject to Article 11 (Off-Street Parking and Loading Regulations).

7. **Nuisances.** No nuisance shall be generated by any heat, glare, noise, exterior lighting, smoke, vibration, noxious fumes, odors, vapors, gases, or chemicals at any time. No hazard of fire, explosion or radioactivity shall exist at any time.

8. **Fuel storage.** On-site fuel storage and handling shall comply with all applicable state, county and local regulations, including the Michigan Fire Prevention Code (P.A. 207 of 1941, as amended).

P. ~~Section10.502~~ Material Recovery Facilities And Outdoor Storage, Dismantling Or Recycling Of Motor Or Recreational Vehicles, Boats, Machinery, Manufactured Houses Or Similar Items.

Material recovery facilities, junkyards, salvage yards, and similar outdoor vehicle storage, dismantling or recycling facilities shall conform to all applicable federal, state, county, and local laws and regulations and to the following requirements:

1. A site plan shall be provided at the time of the Conditional Use Permit application with the following information:

a. All information required by Article 8 (Site Plan Review);

b. A description of any materials processing, dismantling, and wrecking operations to be conducted within the facility; and of the location and nature of equipment for such operations, including any power-driven processing equipment; and

c. Travel routes within the Township for trucks entering and leaving the facility.

2. Such facilities shall be located on a paved primary road as classified by the master transportation plans of the Township, or county or state road authorities. Vehicle access to private, local or unpaved roads shall be prohibited. Truck travel routes shall not pass through residential areas, unless such routes follow paved primary roads.

3. Such facilities shall not be located on property contiguous to or across a road right-of-way from the boundary of any Rural, Rural Residential, or Urban Residential Districts.

4. The facility, when established and located within five hundred (500) feet of the boundary of any Rural Residential or Urban Residential Districts, Planned Community (PC) special district incorporating Residential Uses, or boundary of a lot occupied by existing Residential Uses, as measured by a straight line along the shortest distance between the zoning district or lot boundary and the boundary of the subject lot for the facility, shall not be open for business and shall not be operated at any time other than between the hours of 8:00 a.m. and 6:00 p.m. on weekdays, and between 8:00 a.m. and 12:00 noon on Saturday and Sunday [amended 8/16/2010, Ord. 174-04].

5. The facility shall be enclosed within a solid wall or fence at least six (6) feet and no more than eight (8) feet in height, which shall not be located within the required yard setbacks.

   a. Strips of metal, plastic or other materials inserted into wire fences shall be prohibited.

   b. Gates shall also be made of solid, opaque material.

   c. A landscape strip shall be provided along the road right-of-way, and the remaining required yard areas shall be landscaped and maintained in good condition.

6. Automobiles, trucks, and other vehicles or junk materials shall not be stacked higher than the top of the fence or wall surrounding the facility.

7. All exterior storage of recyclable or recoverable materials, other than large vehicle components, shall be in sturdy containers or enclosures which are covered, secured, and maintained in good condition, or shall be baled or

palletized. No storage, excluding truck trailers, shall be visible above the height of the fence or wall.

8. Stored vehicles and materials shall be stored in organized rows with open intervals at least twenty (20) feet wide between rows for purposes of fire protection access and visitor safety. The facility shall be maintained in such a manner as to prevent the breeding or harboring of rats, insects or other vermin.

9. All flammable liquids shall be drained immediately from automobiles and other vehicles brought to the facility. Such liquids shall be stored in containers approved by the Township Fire Chief and promptly disposed of in accordance with applicable federal, state, county, and local regulations.

10. The site shall be maintained in such a manner as to prevent the breeding or harboring of rats, insects, or other vermin. The site shall be maintained free of litter and any other undesirable materials and shall be cleaned of loose debris on a daily basis. The site shall be secured from unauthorized entry and removal of materials when attendants are not present.

11. Power driven processing, dismantling, and wrecking operations may be restricted or prohibited by the Planning Commission to minimize impacts of such operations on neighboring properties.

    a. Such operations shall operate within a wholly enclosed building or within an area enclosed on all sides by a solid fence or wall not less than eight (8) feet in height.

    b. Such operations shall be set back a minimum of one hundred-fifty (150) feet from any Rural Residential or Urban Residential Districts or existing RESIDENTIAL USES.

    c. Material recovery facility processing operations shall be limited to baling, briquette, crushing, compacting, grinding, shredding, and sorting of source-related recyclable materials.

12. All drives, parking areas, and loading/unloading areas shall be paved, watered, or treated so as to limit nuisances caused by windborne dust on neighboring properties and on public roads.

13. There shall not be more than one (1) entranceway from each public road that adjoins the facility.

14. Noise levels shall not exceed sixty (60) dBA as measured at the property line of the nearest residentially zoned or occupied property, or otherwise shall not exceed seventy (70) dBA. No dust, fumes, smoke, vibration, or odor above ambient levels shall be detectable on neighboring properties. To achieve this end, the Planning Commission may require odor-control devices or facilities.

Exterior lighting shall conform to the standards of Section 12.04 (Exterior Lighting).

15. Space shall be provided on-site for the anticipated peak load of customers to circulate, park, and deposit materials. If the facility is open to the public, space shall be provided for a minimum of ten (10) customers or the peak load, whichever is higher.

16. Any containers provided for after-hours donations of recyclable materials at a material processing facility shall be of sturdy, rustproof construction, shall have sufficient capacity to accommodate materials collected, and shall be secure from unauthorized entry or removal of materials.

    a. Donation areas shall be kept free of litter and any other undesirable materials.

    b. The containers shall be clearly marked to identify the type of material that may be deposited.

    c. The facility shall display a notice stating that no material shall be left outside the containers.

17. Signs or other advertising materials shall not be placed on any fences or walls.

Q.~~Section 10.407~~ Motion Picture Cinema.

Indoor or outdoor motion picture cinemas shall be subject to the following:

A. General Requirements.

All indoor or outdoor motion picture cinemas shall conform to the following standards:

1. **Screening.** Screening shall be required from adjacent Rural, Rural Residential, and Urban Residential Districts and existing RESIDENTIAL USES per Section 12.03 (Landscaping, Screening and Land Use Buffers ~~Methods of Screening~~).

2. **Access.** Sites shall have frontage on a primary road as classified by the master transportation plans of the Township, or county or state road authorities. Vehicle access to private, local or unpaved roads shall be prohibited.

3. **Traffic impacts.** A traffic impact study and proposed mitigation measures may be required by the Planning Commission for facilities that have a seating capacity of over five hundred (500) persons.

B. Additional Outdoor Cinema Requirements.

All outdoor cinemas and drive-in theaters shall conform to the following:

1. A drive-in theater shall not be located adjacent to any Rural Residential or Urban Residential Districts.

2. All traffic movement shall be accommodated within the site so that entering and exiting vehicles will make normal and uncomplicated movements between the site and the public road(s).

3. All points of entrance or exit for vehicles shall be located no closer than five hundred (500) feet from the intersection of any two (2) road rights-of-way.

4. Adequate stacking lanes shall be provided so that vehicles waiting to enter the theater will not occupy driving lanes, parking lanes, or road rights-of-way.

5. The facility shall be fully enclosed by a solid screen fence or wall at least six (6) feet high. Strips of metal, plastic, or other materials inserted into wire fences shall not constitute a solid, screen-type fence and shall not be permitted as a substitute for this requirement. Fences or walls shall be set back at least one hundred (100) feet from any road rights-of-way or front lot boundary.

6. Signs or other advertising material shall not be placed on any fences or walls in a manner visible from adjacent lots and road rights-of-way.

7. The facility shall be so constructed and maintained that odors, dust, noise, exterior lighting, and drainage shall not constitute a nuisance or hazard to adjoining lots and uses.

R.~~Section 10.408~~ Motor Vehicle Service Centers, Repair Stations, And Fueling Stations.

Motor vehicle service centers, repair stations, and fueling stations shall be subject to the following:

A. Use Standards.

1. Motor vehicle service centers, repair stations, and fueling stations shall be located on a primary road as classified by the master transportation plans of the Township, or county or state road authorities.

2. The minimum lot area for such uses shall be one (1) acre, and the minimum lot width for such uses shall be one hundred-seventy-five (175) feet.

3. Sales, display or rental of motor vehicles shall be prohibited, except where the service center or repair station is accessory to a permitted dealership showroom or outdoor dealership sales lot.

4. Hydraulic hoist, service pits, lubricating, greasing, washing, and repair equipment and operations shall be located within a completely enclosed structure(s), and all auto repair activities shall take place within a completely enclosed structure(s).

5. Open service bays and overhead doors shall not face towards any adjacent Rural Residential or Urban Residential Districts or RESIDENTIAL USES.

6. Display of temporary signs shall be prohibited where such signs are attached to the pump island canopy, light poles or similar structures.

7. Outdoor sales or display areas shall ~~limited~~be limited to areas identified on an approved final site ~~plan, and~~plan and shall conform to the requirements of Section ~~____~~10.06 U. (Outdoor Sales and Display Areas).

8. Required parking shall be calculated separately for each use, including any accessory convenience store or other permitted COMMERCIAL USES. Such calculations shall be based upon the floor area occupied by each use.

B. Pollution Prevention.

In addition to the requirements contained in Article __8__ (Site Plan Review), the final site plan shall contain provisions for ventilation and the dispersion and removal of fumes, for the removal of hazardous chemicals and fluids, and for the containment of accidental spills and leaks of hazardous chemicals and fluids, including a detailed description of the oil and grit separator or other measures to be used to control and contain run-off.

1. There shall be no external evidence of service and repair operations, in the form of dust, odors, or noise, beyond the interior of the service building.

2. The entire area used for vehicle service shall be paved.

3. Buildings containing service and repair activities shall have appropriate filtering systems to prevent emission of odors.

C. Fueling Station Pump Islands.

In addition to the requirements contained in Article ~~__~~ 8 (Site Plan Review), the preliminary site plan shall illustrate the height, proposed clearance, materials, and design for all pump island canopy structures (see "Pump Island Canopy Lighting" illustration).

~~1. The pump island canopy shall be architecturally and aesthetically compatible with the principal building and the surrounding area, as determined by the Planning Commission.~~

~~2.~~1. All lighting ~~fixtures under the canopy shall be fully recessed into the canopy structure. The Planning Commission may permit a maximum intensity of twenty (20.0) footcandles for lighting under the canopy as part of site plan~~

~~approval, provided that site lighting is otherwise~~ shall be in compliance with Section ~~11~~12.04 (Exterior Lighting).

2. The following minimum setbacks shall apply to canopies and pump facilities constructed in conjunction with fueling/multi-use:

Table 11.34.A-1

Setback	Canopy Support (feet)	Pump Islands (feet)	Canopy Edge (feet)
Front	35	30	25
Side	20	20	10
Rear	30	20	20

3. Fueling areas site arrangement. All fueling areas shall be arranged so that motor vehicles do not park on or extend over abutting landscaped areas, sidewalks, streets, buildings, or adjoining property while being served.

4. Canopy structures. Canopy structures shall be designed and constructed in a manner which is architecturally compatible with the principal building. The canopy structure shall be attached to and made an integral part of the principal building unless it can be demonstrated that the design of the building and canopy in combination would be more functional and aesthetically pleasing if the canopy was not physically attached to the principal building.

5. Pedestrian and vehicular safety. Vehicle fueling/multi-use stations shall be designed in a manner which promotes pedestrian and vehicular safety. The parking and circulation system within each development shall accommodate the safe movement of vehicles, bicycles, pedestrians and refueling activities throughout the proposed development and to and from surrounding areas in a safe and convenient manner.

~~3. Pump islands shall be so arranged that ample space is available for motor vehicles that are required to wait.~~

~~4.~~6. The location of gasoline storage and sales shall be reviewed by the Township Fire Department for compliance with the National Fire Prevention Code.

D. Vehicle Access.

Curb openings for drives shall not be permitted where the drive would create a safety hazard or traffic nuisance for other ingress and egress drives, or traffic generated by other buildings or uses.

1. Sidewalks shall be separated from vehicular circulation areas by curbs, wheel stops, or traffic islands. The portion of the property used for vehicular traffic shall be separated from landscaped areas by a curb.

2. The maximum width of any driveway at the right-of-way line shall be thirty-five (35) feet, and the interior angle of the driveway between the street curb line and the lot line shall be not less than forty-five (45) degrees.

3. The distance of any driveway from any property line shall be at least twenty (20) feet, measured at the tangent points of the drive edge and the street curb return.

4. The distance between curb cuts shall be no less than forty (40) feet, measured between the tangent points of the drive edges and the street curb returns. On corner lots or where the facility has frontage on more than one (1) road right-of-way, not more than one (1) driveway shall be permitted per road frontage.

E. ~~Incidental~~ Outdoor Storage.

~~Storage of vehicles rendered inoperative, either through damage or disrepair or any other cause, and vehicles without current license plates, shall be limited to a period of not more than thirty (30) calendar days, and then only for the purpose of temporary storage pending transfer to a junk yard or other premises for permanent disposition or disposal.~~

1. Outdoor storage. Dismantled, wrecked, or inoperable vehicles awaiting repair shall not be stored outdoors for a period exceeding five days. Outdoor storage shall be enclosed by an opaque fence up to eight feet in height and/or landscape screening meeting the standards set forth in Article 12.

2. Disposal containers. Suitable containers shall be provided and used for disposal of used parts, and such containers shall be screened from view.

3. Enclosed buildings. All repair and maintenance activities, including hydraulic hoists, lubrication pits, and similar activities, shall be performed entirely within an enclosed building.

4. Retail sales limitations. Retail sales shall be limited to those items necessary to carry out the vehicle repair occurring on the subject site.

5.

~~1.~~6. Outdoor storage of trash or other materials, including new or discarded vehicle parts, shall comply with the provisions of Section ~~12.01~~ (Trash Storage and Disposal Standards).

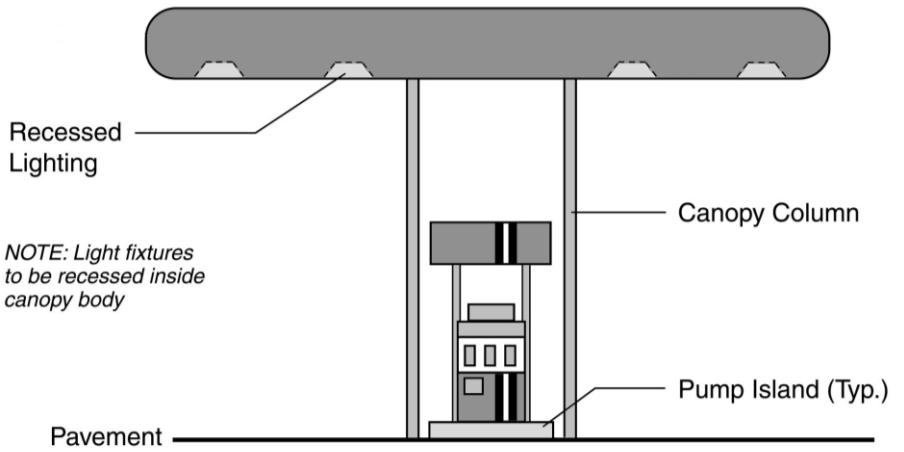
~~2.~~7. All outdoor storage shall be reviewed and approved by the Township Fire Department for compliance with the National Fire Prevention Code.

~~3. Such storage shall not occur in front of the front building line.~~

~~4.~~8. Such inoperative vehicles shall not be sold or advertised for sale on the premises.

~~5.~~9. Outdoor storage shall be prohibited accessory to a motor vehicle fueling station, unless separate approval has been granted for a vehicle repair use.

~~ILLUSTRATION~~



Pump Island Canopy Lighting

~~S.SECTION 10.409~~ OUTDOOR CAFÉS AND EATING AREAS.

Outdoor seating and/or service when associated with a restaurant shall be subject to the following requirements:

1. The site plan shall indicate the location and amount of proposed outdoor seating. Screening shall be required per Section ~~12.03~~ (Landscaping, Screening and Land Use Buffers ~~Methods of Screening~~) where seating is located in a required yard. The maximum allowable seating for an outdoor seating area shall be established as part of the Conditional Use Permit.

2. Parking shall be provided as required per Article ~~11~~ (Off-Street Parking and Loading Regulations).

3. The outdoor café shall be kept clean, litter-free, and with a well-kept appearance within and immediately adjacent to the area of the tables and chairs. Additional outdoor waste receptacles may be required.

4. Exterior lighting for the outdoor café shall not constitute a nuisance or hazard to adjoining lots and uses.

5. Broadcasting of music or any other amplified sound shall be prohibited.

6. Additional signs shall not be permitted beyond those allowed for the principal use.

7. Approval of the Washtenaw County Environmental Health Division shall be obtained as required.

T.~~Section 10.410~~ Outdoor Sales Or Display Areas.

Open air businesses and outdoor sales or display areas for sales or rentals of motor vehicles, recreational vehicles, building supplies, equipment, boats, merchandise or similar items shall be subject to the following:

1. ~~**Location.**~~ The location of all sales activity and the display of all merchandise shall be maintained in the area specified on an approved final site plan. No sales activity or display of merchandise shall be permitted in any road right-of-way or required yard setback.

2. ~~**Setbacks.**~~ Outdoor sales or display areas shall be set back a minimum of ten (10) feet from any parking area, driveway or access drive. No outdoor sales area shall be located within fifty (50) feet of any Rural Residential or Urban Residential Districts or RESIDENTIAL USES.

3. ~~**Broadcasting devices prohibited.**~~ Devices for the broadcasting of voice, telephone monitoring, music or any other amplified sound shall be prohibited outside of any building.

4. ~~**Hours of operation.**~~ Where the use abuts any Rural Residential or Urban Residential Districts, the maximum hours of operation shall be limited to between the hours of 9:00 a.m. and 9:00 p.m., Monday through Friday; and between 10:00 a.m. and 6:00 p.m. on Saturday and Sunday.

5. ~~**Exterior lighting and signs.**~~ Exterior lighting shall conform to the standards of Section ~~____~~12.04 (Exterior Lighting). Additional signs shall not be permitted beyond those permitted for the principal use.

6. ~~**Pedestrian access.**~~ The proposed activity shall be located and designed so as to ensure safe pedestrian access.

7. ~~**Grading, surfacing, and drainage.**~~ Outdoor sales lots, parking areas, and other vehicle maneuvering areas shall be hard surfaced with concrete or

bituminous material~~,~~ and shall be graded and drained so as to effectively dispose of or retain stormwater runoff.

8. ~~**Screening.**~~ Such sales or display area shall be screened from adjacent Rural, Rural Residential, and Urban Residential Districts in accordance with Section ~~____ (Methods of Screening).~~ 12.03 (Landscaping, Screening and Land Use Buffers).

U.~~SECTION 10.503~~ **Outdoor promotional activities.**

1. Days and hours. The event can only be carried on for a period not exceeding four consecutive days and only between the hours of 7:00 a.m. and 10:00 p.m.
2. Permits allowed in calendar year. In any calendar year, no more than five permits for such events may be approved for a particular business establishment.
3. Parking location. Parking for such activity is provided on same site.
4. Temporary structures. The total number, size, and location of tents or other temporary structures shall be subject to the review and approval of the Zoning Administrator based on factors, such as the size and overall layout of the site, the street frontage, and the design and occupancy of the building.
5. **T**otal area. The total square footage dedicated to the outdoor promotional activity cannot exceed 10% of the lot area.
6. Setbacks. Outdoor display and sale of merchandise is conducted at least 100 feet from any premises used or zoned for residential purposes.
7. Traffic control. The event does not occupy or utilize the street right-of-way nor block traffic movement on the street, and allows pedestrians to utilize the sidewalks.
8. Sanitation facilities. Available sanitation facilities are adequate to meet the requirements of the expected attendance, and any temporary facilities are approved for use by the Washtenaw County Health Department.
9. Fire or other hazards. Equipment and products used in the event pose no unusual fire or other hazard.
10. Nuisance. The use of any sound system shall be controlled so as not to become a nuisance to adjacent properties.
11. Application rejections. The Zoning Administrator may reject such applications for cause, including, but not limited to, the advice of the Department of Public Safety or the Township Engineer.

Outdoor Storage, General.

Outdoor storage of equipment, products, machinery, lumber, landscaping and building supplies or similar Items shall be subject to the following:

1. Such storage shall be strictly and clearly incidental to the principal use, and only products and materials owned or produced by the principal business, and equipment owned and operated by the principal use shall be permitted for storage under the subsection.

~~1.~~2. The storage area shall be enclosed within a solid wall or fence at least six (6) feet and no more than eight (8) feet in height, which shall not be located within the required yard setbacks.

   a. Strips of metal, plastic or other materials inserted into wire fences shall be prohibited.

   b. Gates shall also be made of solid, opaque material.

   c. A landscape strip shall be provided along the road right-of-way, and the remaining required yard areas shall be landscaped and maintained in good condition.

~~2.~~3. The site shall be screened from all road rights-of-way and abutting uses in accordance with Section ~~____~~12.03 (Landscaping, Screening and Land Use Buffers ~~Methods of Screening~~).

~~3.~~4. **Use standards.** Any storage area shall comply with the minimum setback requirements for the district in which the facility is located. No storage shall be permitted in any required setback areas.

   a. The storage of soil, fertilizer and similar loosely packaged materials shall be contained and covered to prevent them from blowing into adjacent lots or rights-of-way.

   b. Any outside storage area shall be paved or surfaced with a gravel or similar hard surface material and shall include an approved stormwater management system.

   c. No materials shall be stored above the height of the required wall or fence.

   d. Storage or disposal of used oil or other petrochemicals, junk vehicles, garbage, or similar materials to be dismantled or recycled shall be prohibited.

~~V.Section 10.308~~ Private Recreational Facilities.

Private parks and recreational facilities including, but not limited to private parks, country clubs, golf courses, golf driving ranges, sportsman's clubs and other privately-owned recreational facilities, shall be subject to the following:

~~A~~1. General Requirements.

The following general standards shall apply to all private recreational facilities:

~~b.~~ a. Such uses shall have direct vehicle access to a primary road as classified by the master transportation plans of the Township, or county or state road authorities.

~~c.~~b. The facility shall be so constructed and maintained that odors, dust, noise, exterior lighting, and drainage shall not constitute a nuisance or hazard to adjoining lots and uses. The hours of operation of any private recreational facilities shall be subject to Planning Commission approval.

~~d.~~c. Accessory food service operations and/or sales of recreation equipment shall be permitted, subject to the following:

~~a.~~ (1) Such accessory uses shall be clearly incidental to and subordinate to the principal private recreational use(s).

~~b.~~ (2) Such accessory uses shall be limited to hours of operation that coincide with those of the principal private recreational use(s).

~~e.~~d. Construction, expansion, and alteration of private recreational facilities shall be subject to site plan approval per Article ~~8~~ (Site Plan Review).

~~B~~2. Sportsman's Clubs and Ranges.

The following additional standards shall apply to all sportsman's clubs, shooting ranges, and similar uses, except private hunting activities:

~~b.~~ a. ~~**Minimum land area.**~~ Such facilities shall be located on a parcel of land not less than forty (40) acres in gross lot area.

~~c.~~b. ~~**Security fencing and signage.**~~ Such facilities shall be secured by perimeter fencing with a minimum height of six (6) feet and posted through both symbol and written statement so as to inform the public of the nature of the facility at frequent intervals not to be greater than one hundred (100) feet apart.

~~d.~~c. ~~**Compliance with standards.**~~ Design and operation of such facility shall be in accordance with applicable state and federal laws and

regulations, and current National Rifle Association specifications and practices.

~~e.~~d. **~~Indoor ranges.~~** Indoor firearms ranges shall be insulated with sound dampening materials and shall be set back a minimum of five hundred (500) feet from all lot boundaries.

~~f.~~e. **~~Outdoor ranges.~~** Outdoor firearms ranges shall be surrounded by berms or other suitable containment and noise dampening measures and set back a minimum of one thousand-five hundred (1,500) feet from all lot boundaries.

~~g.~~f. **~~Noise impacts.~~** All facilities shall be designed to contain projectiles within the site, and to minimize noise impacts on surrounding properties and uses.

~~C~~3. Golf Course and Driving Ranges.

The following requirements shall apply to all golf courses and driving ranges, in addition to the general standards above:

~~b.~~ a. Golf driving ranges shall be prohibited in the Rural Residential and Urban Residential Districts.

~~c.~~b. A maintenance plan shall be submitted with the application for site plan approval for a new or expanded golf course, which shall include the following minimum information:

~~(2)~~ (1) The entity responsible for long-term maintenance of the facility, and methods and anticipated funding sources for such maintenance.

~~(3)~~(2) Details of the proposed landscape and lawn care maintenance program, which shall include the best available practices for protection of abutting properties and the environment of the Township.

~~d.~~c. Structures associated with such uses shall be set back a minimum of one hundred (100) feet from lot boundaries that abut Rural Residential or Urban Residential Districts or existing RESIDENTIAL USES.

~~e.~~d. The facility shall be designed and maintained to contain golf balls and other course activities within the site.

~~(2)~~(1) The use of netting or similar materials to contain errant golf balls within the site shall be prohibited, except where the Planning Commission determines that it would be compatible with surrounding uses.

~~(3)~~(2) The site plan shall include illustration of expected ball trajectories and dispersion patterns along fairways and for driving ranges located within five hundred (500) feet of a building, parking lot, lot boundary or road right-of-way.

W.~~Section 10.504~~ Self-Storage Warehouses.

The following regulations shall apply to self-storage ~~warehouses~~facilities:

1. The minimum lot area for ~~mini~~ self storage ~~warehouses~~ facilities shall be two (2) acres, and the minimum lot width shall be two hundred (200) feet.

2. Such facilities shall be located on a paved primary road as classified by the master transportation plans of the Township, or county or state road authorities. Vehicle access to private, local or unpaved roads shall be prohibited.

3. A front yard setback of no less than fifty (50) feet shall be maintained ~~in~~ as landscaped open space. Side yard setbacks shall be no less than twenty-five (25) feet and rear yard setbacks shall be no less than forty (40) feet.

4. The minimum distance between self-storage buildings shall be twenty-five (25) feet.

5. All areas intended for vehicular travel shall be paved with asphalt or concrete, as approved by the Planning Commission.

6. Exterior façade walls of all storage units shall be of decorative masonry construction or similar material approved by the Planning Commission.

7. Self-storage-warehouse establishments shall be limited to storage of household goods and non-hazardous commercial goods. Storage of recreational vehicles and recreational equipment may be permitted as an accessory use, subject to the following:

   a. Such storage shall be incidental to the main use of enclosed storage.

   b. Outdoor storage of such vehicles and equipment shall be located to the rear of the lot and completely screened from road rights-of-way and abutting properties per Section ~~_____~~12.03 (Landscaping, Screening and Land Use Buffers ~~Methods of Screening~~).

   c. All such recreational vehicles and equipment storage must be operable and licensed to operate on the highways of the State of Michigan.

8. Self-storage warehouses shall be visually screened from all road rights-of-way and abutting uses in accordance with Section ~~_____~~12.03 (Landscaping, Screening and Land Use Buffers ~~Methods of Screening~~).

9. A caretaker's residence may be provided within the principal building as an accessory dwelling in accordance with Section 7.03 C. (Accessory Dwelling).

X. ~~Section 10.411~~ Showroom For Display Or Sale Of Products.

Showrooms or sales and display areas for sales of products or services created by the principal business or operation shall be limited to a maximum of ten percent (10%) of the usable floor area occupied by the principal use.

Section 10.309 Therapeutic Massage.

All massage therapy clinics and massage therapists working in the Township shall be licensed where such licenses are available and shall be certified members of the American Massage and Therapy Association or International Myomassethics Federation. Proof of such licenses or certifications shall be provided to the Township. All activities that meet the definition of a controlled use or sexually oriented business shall be prohibited.

Z. ~~Section 10.604~~ Utility Transmission and Distribution Lines.

Electricity transmission and distribution lines, gas and oil pipelines, and other utility structures, lines, and pipelines shall be subject to the following:

1. Storage of materials, equipment, vehicles, or supplies shall be prohibited on the premises, except as required during periods of maintenance and servicing.

2. No personnel shall be quartered or employed on the premises.

3. Structures or buildings shall be located, designed, constructed, and landscaped in conformance to the character of the surrounding area and zoning district.

BB Wireless Communication Facilities.

1. The purpose of this Section is to carry out the will of the United States Congress by permitting facilities within the Township that are necessary for the operation of wireless communications systems and facilitating adequate and efficient provisions for wireless communications facility sites. It is the intent of this Section to:

   a. Permit the location of wireless communication facilities within given geographical areas of the Township, while protecting the safety and character of nearby residential areas and the Township as a whole;

   b. Require collocation of transmission and receiving apparatus and antennae on existing towers, unless it can be reasonably demonstrated that such collocation is not technically feasible;

c. Require new and replacement wireless communication towers to include provisions for collocation wherever technically feasible;

d. Limit adverse visual impacts through careful design, siting, landscaping and screening elements, and innovative camouflaging techniques;

e. Prevent potential damage to adjacent properties from tower failure, and promote the timely removal of facilities upon the discontinuance of use;

f. Require wireless communication towers and antennae to be configured in a way that minimizes adverse visual impacts, through careful design, siting, landscape screening, and innovative camouflaging techniques;

g. Establish consistent review procedures and information requirements for construction, alteration, and enlargement of wireless communication facilities; and

h. Permit administrative review and approval of certain types of projects that have a limited scope and impact, such as amateur radio antennae, satellite dish antennae, and collocation of additional antennae on an existing, approved wireless communications tower.

2. Type of Review Required.

Wireless communications facilities shall be subject to review and approval in accordance with the following table:

Type of Wireless Communications Facility	Required Review and Approval		
	Conditional Use Approval	Certificate of Zoning Compliance	Exempt
NEW TOWERS AND ANTENNAE			
Construction of a new wireless communication tower or ground equipment enclosure area for a tower.	●		
Antenna(e) installation on an existing principal building or accessory structure that includes use of a ground equipment enclosure area outside of the existing building or structure.	●		
Antenna(e) installation on an existing principal building or accessory structure where all accessory equipment is installed and maintained within the existing building or structure.		●	
COLLOCATION ON EXISTING TOWERS			
Alteration or enlargement of a wireless communication tower that would continue to conform to maximum height requirements with an increase in the overall tower height by more than twenty (20) feet or ten percent (10%) of its original height, whichever is greater. **Also see Section 10.05 BB 3. d. (Special Provisions for Review of Certain Alterations and Collocations).**	●		

Type of Wireless Communications Facility	Required Review and Approval		
	Conditional Use Approval	Certificate of Zoning Compliance	Exempt
Alteration or enlargement of a wireless communication tower that would continue to conform to maximum height requirements without increasing the overall tower height by more than twenty (20) feet or ten percent (10%) of its original height, whichever is greater.		●	
Expansion of a previously approved ground equipment enclosure to a total area greater than 2,500 square feet. **Also see Section _____. (Special Provisions for Review of Certain Alterations and Collocations).**	●		
Expansion of a previously approved ground equipment enclosure area to a total area less than or equal to 2,500 square feet.		●	
Collocation of a new antenna on an existing tower that would continue to conform to maximum height requirements with an increase in the overall tower height by more than twenty (20) feet or ten percent (10%) of its original height, whichever is greater. **Also see Section _____. (Special Provisions for Review of Certain Alterations and Collocations).**	●		
Collocation of a new antenna on an existing tower that would continue to conform to maximum height requirements without increasing the overall tower height by more than twenty (20) feet or ten percent (10%) of its original height, whichever is greater.		●	
Construction or expansion of ground equipment building(s) within an approved ground equipment enclosure.		●	
Installation of new ground equipment within an approved ground equipment building or enclosure.		●	
SATELLITE DISH ANTENNAE			
Installation of a satellite dish antenna with a diameter one and one-half (1.5) meters or larger.		●	
Installation of a satellite dish antenna with a diameter less than one and one-half (1.5) meters.			●
AMATEUR RADIO ANTENNAE			
Installation of an amateur radio transmission and reception antenna or antenna structure.		●	
Installation of a citizen band radio base station antenna structure, contractor's business antenna structure, television reception antenna or wireless Internet antenna for personal use, or similar facility exceeding fourteen (14) feet in height.		●	

Type of Wireless Communications Facility	Required Review and Approval		
	Conditional Use Approval	Certificate of Zoning Compliance	Exempt
Installation of short-wave facilities, amateur radio reception-only antenna, television reception antenna or wireless Internet antenna for personal use, or similar facility up to a maximum height of fourteen (14) feet.			●
Installation of municipal and other facilities subject to federal or state preemption of local regulatory authority.			●
OTHER PROJECTS			
Repair or service of existing wireless communications facilities, provided that all work complies with applicable regulations and approved plans.			●
Telecommunication facilities as defined by the METRO Act (P.A. 48 of 2002, as amended).			●

a. **Exempt facilities.** Nothing in this Section shall be construed in such a manner to conflict with the regulatory process established for telecommunication facilities as defined and regulated by the METRO Act (P.A. 48 of 2002, as amended). Facilities exempt from review per Section ____ (Type of Review Required) shall be permitted by right, subject to the applicable federal and state regulations.

b. **Facilities subject to Zoning Inspector approval.** Facilities subject to certificate of zoning compliance approval shall require review and approval by the Zoning Inspector in accordance with the applicable standards of this Section and Section 3.02 (Certificates of Zoning Compliance).

3. Conditional Use Permit.

Wireless communications facilities subject to conditional use approval per Section 10.06 CC. 2. (Type of Review Required) shall require review and approval of a Conditional Use Permit by the Planning Commission, subject to the standards of this Section and Article 9 (Conditional Uses).

a. **Limitation on review fees.** Per Section 3514 of the Michigan Zoning Enabling Act, fees required for a Conditional Use Permit application shall not exceed the Township's actual, reasonable costs to review and process the application or $1,000.00, whichever is less.

b. **14-day time limit to determine eligibility and completeness.** Per Section 3514 of the Michigan Zoning Enabling Act, the Clerk shall immediately transmit a copy of any application materials and plans filed in accordance with this Section for a Conditional Use Permit to the Township Planner to determine whether the application is administratively complete.

(1) The Township Planner shall transmit a written response to the Clerk and the applicant within fourteen (14) business days stating either that the application is administratively complete or listing the specific information needed for a complete application.

(2) The application shall be deemed administratively complete if no written response is transmitted to the Clerk and applicant within the fourteen (14) business day period.

c. **90-day time limit on Planning Commission action.** For any Conditional Use Permit application not subject to the additional requirements of Section 10.05 BB. 3.d (Special Provisions for Review of Certain Alterations and Collocations) below, the Planning Commission shall complete its review and take final action within ninety (90) calendar days after the date that the application is considered to be administratively complete. The application shall be deemed approved if the Planning Commission takes no final action within this ninety (90) calendar day period.

d. **Special provisions for review of certain alterations and collocations.** Per Section 3514 of the Michigan Zoning Enabling Act, Township review of proposed alterations to existing wireless communication towers or ground equipment enclosures subject to Conditional Use Permit approval and referencing this subsection shall be modified as follows:

(1) 60-day time limit on Planning Commission action. The Planning Commission shall complete its review and take final action on the application within sixty (60) calendar days after the date that the application is considered to be administratively complete. The application shall be deemed approved if the Planning Commission takes no final action within this time period.

(2) Limitation on conditions of approval. Planning Commission authority to impose conditions on any approval of an application subject to the additional requirements of this subsection shall be limited to conditions intended to:

(a) Verify compliance with the applicable requirements of this Ordinance; or

(b) Ensure that the wireless communication facility meets the requirements of federal and state laws and other Township ordinances before the facility begins operation [amended 12/16/2013, Ord. 174-14].

e. **Modifications to an approved Conditional Use Permit.** The following changes to an existing wireless communication facility for which a valid Conditional Use Permit was previously approved shall be subject to review and approval as a modification to the approved Permit:

(1) Alteration or enlargement of an existing wireless communication tower; or

(2) Expansion of an approved ground equipment enclosure area.

f. **New Conditional Use Permit required.** All other wireless communication facilities subject to Conditional Use Permit approval shall require review and approval of a new Permit by the Planning Commission.

g. **Information required.** In addition to any information required by Article (Conditional Uses), applicants for a Conditional Use Permit for a wireless communication facility shall submit the following information:

(1) **Site inventory.** Each applicant shall provide an inventory of the existing towers, antennae, or sites approved for towers or antennae that are either within Superior Charter Township or within one (1) mile of the border thereof, including specific information about the location, height, and design of each tower, and the following:

(a) The separation distance between the proposed wireless communication facility and other structures shown on the site inventory. The applicant shall also identify the type of construction and owner(s)/operator(s) of existing towers, if known.

(b) A description of the feasible location(s) of future wireless communication facilities proposed or anticipated by the applicant within the Township, based on existing physical, engineering, technological, or geographical limitations in the event the proposed tower is erected.

(c) The Growth Management Plan classification of the site and all properties within the on the site inventory area.

Such information may be shared with other applicants applying for approvals under this Section or other organizations seeking to locate towers or antennae within Superior Charter Township. The sharing of such information shall not constitute a representation or warrant by the Township that such sites are available or suitable.

(2) **Site plan.** A preliminary and a final site plan shall be submitted that include the following minimum required information, and any other information deemed by the Planning Commission to be necessary to assess compliance with this Section:

(a) All applicable information required for preliminary and final site plan approval per Article 8 (Site Plan Review).

(b) The location, type and height of the proposed tower; on-site and abutting land uses and zoning, including across road rights-of-way; adjacent roadways and proposed means of

access; on-site topography and parking; setbacks from property lines; and elevation drawings of the proposed tower and any other structures.

(c) A maintenance plan to ensure long term, continuous maintenance to a reasonably prudent standard, and any applicable maintenance agreement identifying who will be responsible for maintenance of the facility, including access, landscaping, screening, and security improvements.

(d) Legal description of the parent tract and leased parcel (if applicable).

(e) Setback distances between the proposed tower and the nearest residential unit, platted residentially zoned properties, and unplatted residentially zoned properties.

(f) Fencing and screening details, proposed methods of camouflage where applicable, and details of any tower illumination.

(g) A landscape plan showing the specific sizes, species, amounts, and planting details for proposed landscape materials.

(3) Removal agreement. The applicant shall submit a signed and notarized removal agreement for the future removal of the facility in accordance with Section 10.06 BB.10 (Cessation of Operation). The applicant shall submit an estimate for the cost of removal of the facility and restoration of the site, certified by a licensed professional engineer and verified by the Township Engineer.

(4) Tax-related information. The applicant shall supply to the Township Assessor all tax-related information as requested for appraisal purposes. Upon receipt of the requested information, the Assessor shall provide notice to the Planning Commission that this condition has been satisfied.

(5) Franchise information. Written documentation shall be provided to certify that all franchises required by law for the construction and operation of the wireless communication facility have been obtained. A copy of such franchises shall be filed with the Township.

(6) Collocation information. A notarized statement by the applicant indicating whether the proposed tower will accommodate collocation of additional antennae for future users.

(7) Additional required information.

(a) Identification of the entities providing the backhaul network for the tower(s) described in the application and other sites owned or operated by the applicant in the Township.

(b) A description of the suitability of the use of existing towers, other structures, or alternative technology not requiring the use of towers or structures to provide the proposed wireless communication services.

(c) Technical analyses setting forth the minimum height necessary for reasonable communication by the applicant and evaluating alternative designs that may require fewer towers and/or lower tower heights.

(d) An environmental impact statement disclosing any potential impact on local wetlands, flood plains, wilderness areas, wildlife preserves, endangered species, historical sites, or other environmental considerations.

(8) Conditions of approval. In granting a Conditional Use Permit, the Planning Commission may impose conditions to the extent that the Planning Commission determines are necessary to minimize any adverse impact of the facility on nearby properties, in addition to the conditions of approval specified in Article (Conditional Uses). The Planning Commission may also require that a performance guarantee be posted with the Township as a condition of Conditional Use Permit approval, subject to the following:

(a) The purpose of this guarantee is to ensure the facility's future removal and site restoration if the owner or operator fails to do so as required by Section 10.06 BB.10 (Cessation of Operation).

(b) (b)The security shall be in the form of: cash, surety bond, or letter of credit, together with a written and notarized agreement in the form approved by the Township providing for the future removal of the facility.

(c) The security shall be in an amount equal to the greater of $5,000 or the cost estimate for removal of the facility and restoration of the site, as certified by a licensed professional engineer and verified by the Township Engineer.

(9) Factors to consider in granting a Conditional Use Permit. In addition to any standards for consideration of Conditional Use Permit applications contained in Article 9 (Conditional Uses), the Planning Commission shall consider the following factors in determining whether to issue a Conditional Use Permit. The Planning Commission may waive or reduce one (1) or more of these criteria upon determination that the purposes of this Section are better served thereby:

(a) Height of the proposed tower.

(b) Proximity of the tower to residential structures and residential district boundaries.

(c) Nature of uses on adjacent and nearby properties.

(d) Surrounding topography.

(e) Surrounding tree coverage and foliage.

(f) Design of the tower and ground equipment enclosure area, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.

(g) Proposed ingress and egress.

(h) Availability of suitable existing towers, other structures, or alternative technologies not requiring the use of towers or structures.

(10) Availability of suitable existing towers, other structures, or alternative technology. No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the Planning Commission that no existing tower, structure or alternative technology that does not require the use of towers or structures can accommodate the applicant's proposed antenna(e). An applicant shall submit information requested by the Planning Commission related to the availability of suitable existing towers, other structures or alternative technology.

The Township may employ specialized experts to review data submitted by the applicant. The applicant shall incur all costs associated with such review. Evidence submitted to demonstrate that no existing tower, structure or alternative technology can accommodate the applicant's proposed antenna(e) may consist of any of the following:

(a) No existing towers or structures are located within the geographic area that meet the applicant's engineering requirements.

(b) Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.

(c) Existing towers or structures do not have sufficient structural strength to support the applicant's proposed antenna and related equipment.

(d) The applicant's proposed antenna(e) would cause electromagnetic interference with antennae on existing towers or structures, or the antennae on existing towers or structures would cause interference with the applicant's proposed antenna(e).

(e) The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.

(f) The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

(g) The applicant demonstrates that an alternative technology that does not require the use of towers of structures, such as a cable microcell network using multiple low-powered transmitters/receivers attached to a wireline system, is unsuitable. Costs of alternative technology that exceed new tower or antenna development shall not be presumed to render the technology unsuitable.

3. General Regulations.

All wireless communication facilities shall be subject to the following regulations:

a. **Grounded.** Antennae and metal structures shall be grounded for protection against a direct strike by lightning. The electrical wiring and connections on all structures shall comply with all applicable local, state, and federal statutes, regulations, and standards.

b. **Wind load.** Structures with antennae shall be designed to withstand a uniform wind loading as prescribed in the State Construction Code.

c. **State and federal regulations.** All wireless communication facilities shall meet or exceed applicable federal and state regulations and standards, subject to the following:

(1) If more restrictive federal or state regulations or standards are adopted in the future, then the facility owner or operator shall bring the facility into compliance with such revised standards and regulations within one hundred0eighty (180) calendar days of their effective date, unless a different compliance schedule is mandated by the controlling state or federal agency.

(2) If, upon inspection, the Township determines that a facility constitutes a danger to persons or property, then the facility owner or operator shall have thirty (30) calendar days from the date of receipt of such notice from the Township to remove the facility or bring it into compliance with applicable standards.

(3) Failure to take such action as required shall be considered a violation of this Ordinance and shall constitute grounds for the facility's removal at the owner's expense. The facility owner and operator shall be responsible for all costs for testing and compliance verification.

d. **Franchises.** Owners or operators of wireless communication facilities shall certify that all franchises required by law for the construction or operation of a wireless communication system have been obtained and shall file a copy of all required franchises with the Township.

e. **Engineering certification.** Any civil, mechanical or structural engineering information supplied by the applicant shall be certified by a licensed professional engineer.

f. **Not essential services.** Structures and antennae shall be regulated and permitted pursuant to this Section and shall not be regulated or permitted as essential services, public utilities, or private utilities.

g. **Signage.** The wireless communication facility shall not be used for advertising purposes and shall contain no signs except a permitted nameplate and as otherwise required by the Federal Aviation Administration (FAA).

h. **Climb prevention.** All wireless communication towers and antenna structures shall be protected by anti-climbing devices, such as security fences or anti-climbing devices. Anchor points for guy wires or anchoring points shall be enclosed by a fence or shall be located within the confines of a yard that is completely fenced.

4. Standards for Wireless Communication Towers.

Wireless communication towers shall be subject to the following:

a. **Permitted zoning districts.** Wireless communications towers shall only be permitted on parcels in the A-1 (Agricultural), A-2 (Agricultural), R-1 (Single-Family Residential), R-2 (Single-Family Residential), PC (Planned Community), MS (Medical Services), PM (Planned Manufacturing), and PSP (Public/Semi-Public Services) Districts.

b. **Collocation.** The applicant shall submit evidence that there are no reasonable and suitable alternatives for location of equipment on an existing tower within the service area of the proposed tower.

c. **Location.** A tower shall have a minimum setback from all property boundaries equal to the height of the tower. Guys and accessory buildings shall satisfy minimum zoning district dimensional standards.

(1) No tower shall be located within two (2) miles of another commercial communication unless it can be demonstrated by the applicant that there is a need for an additional wireless communication tower.

(a) The Planning Commission shall make the determination of necessity based on the technical requirements of the tower, the service needs of the Township residents, and other factors as may be appropriate on a case-by-case basis.

(b) The Planning Commission may employ specialized experts to review the data submitted by the applicant to support the location. The applicant shall incur all costs associated with such review.

(c) Under no circumstance shall a wireless communication tower be permitted to be located less than one (1) mile from another wireless communication tower.

(2) No tower shall be located closer than two hundred (200) feet from the boundary of any Rural, Rural Residential or Urban Residential Districts, including any Planned Community (PC) or other Special District incorporating residential uses.

(3) A tower shall be set back from all lot boundaries and road rights-of-way a minimum distance equal to the height of the tower. Guys and accessory buildings shall satisfy the minimum zoning district dimensional standards.

d. **Access.** Unobstructed access, constructed in accordance with all provisions of this Ordinance, shall be provided to the tower and ground equipment building and enclosure to ensure service by police, fire, and emergency vehicles.

e. **Structural design and installation.** The plans for the tower construction shall be certified by a registered structural engineer, and the applicant shall submit verification that the installation is in compliance with all applicable codes. All structures must meet all applicable standards of the Federal Aviation Administration (FAA) and Federal Communications Commission (FCC).

(1) To ensure its structural integrity, the owner of a tower shall ensure that it is maintained in compliance with the State Construction Code, other applicable building, fire, and electrical codes, and applicable standards for structures as published by the Electronic Industries Association.

(2) All signal and remote-control conductors extending substantially horizontally above the ground between a tower or antennae and a structure, or between structures, shall be at least eight (8) feet above the ground at all points, unless buried underground.

(3) The base of the tower shall occupy no more than five hundred (500) square feet.

f. **Lighting.** Structures shall not be artificially illuminated, unless required by the FAA or other applicable authority. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the surrounding views. The use of strobe lights on a tower shall be prohibited in the absence of a demonstrated need.

g. **Height.** Structures shall not exceed one hundred-eighty (180) feet in height, as measured from the finished grade of the parcel to the highest point on the tower or other structure, including the base pad and any antennae.

h. **Design.** The design of the tower, antennae, ground equipment building(s) and enclosure shall use, to the maximum extent possible, materials, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings.

(1) The area of the proposed ground equipment enclosure shall be the minimum necessary to accommodate all proposed and planned future users of the facility.

(2) The antennae shall be painted to match the exterior treatment of the tower.

(3) The paint scheme of the tower and antennae shall be designed to minimize off-site visibility of the facility.

(4) Advertising, signs, and identification intended to be visible from the ground or other structures shall be prohibited, except as required for emergency purposes.

(5) Metal structures shall be constructed of or treated with corrosive-resistant material.

i. **Fencing and screening.** The tower and ground equipment enclosure shall be secured by fencing a minimum of six (6) feet in height. The ground equipment enclosure area and fencing shall be screened with a dense evergreen screen per Section 12.03 (Landscaping, Screening and Land Use Buffers) along each side of such fencing and building.

(1) The screening shall be maintained in good condition at all times so as to continue its effectiveness.

(2) Existing mature on-site vegetation and natural landforms shall be preserved to the maximum extent feasible.

(3) The Planning Commission may waive the screening requirements of this subsection where natural growth around the property perimeter may provide sufficient buffer, such as facilities sited on large, wooded lots.

j. **Employees.** No employees shall be located on the site on a permanent basis to service or maintain the tower or antennae. Occasional or temporary repair and service activities are excluded from this restriction.

5. Standards for Antennae Located on Principal Buildings and Accessory Structures.

Antennae shall be permitted on principal buildings or accessory structures in any zoning district, subject to approval per Section 10.06 BB.2 (Type of Review Required) and the following standards:

a. The antenna and support structure shall not extend into any required yard setback areas and shall not exceed the structure height by more than ten (10) feet.

b. The antennae, supporting structure, and electrical and mechanical equipment shall be of a neutral color that is identical to, or closely compatible with, the color of the principal building or accessory structure, so as to make the antenna and related equipment as visually unobtrusive as possible.

c. The antenna and support structure shall not be illuminated, unless required by the FAA or other agency with jurisdiction.

d. Such antenna shall be securely attached and anchored to the structure. Structural improvements needed to support the added weight of the antenna and support structure shall conform to State Construction Code standards.

e. All accessory ground equipment shall be located within the building or structure, except where otherwise permitted as part of a Conditional Use Permit approval.

6. Standards for Satellite Dish Antennae.

Satellite dish antennae shall be permitted in any zoning district, subject to approval per Section ____ (Type of Review Required) and the following standards:

a. Such antennae shall be accessory to a principal building on the same lot and shall be located in the rear yard area.

b. Satellite dish antennae shall be limited to lots with adequate lot area to accommodate the minimum requirements setback of this subsection.

c. One (1) satellite dish antenna shall be permitted per lot. The antenna shall conform to the minimum yard setbacks of the zoning district where the antenna is located.

d. Construction and placement of satellite dish antennae shall meet manufacturers' specifications and shall conform to the State Construction Code and all applicable electrical and fire codes.

e. Satellite dish antennae with a diameter of one and one-half (1.5) meters or larger and located within one hundred (100) feet of a road right-of-way or the boundary of a lot occupied by a dwelling shall be screened by a wall, fence, berm, evergreen plantings, or combination of these elements so as not

to be visible from the neighboring residence or road. If the antenna is a mesh type, screening need not exceed six (6) feet in height.

7. Standards for Amateur Radio Antennae.

Amateur radio antennae shall be permitted in any zoning district, subject to approval per Section ____ (Type of Review Required) and the following standards:

a. Such antennae shall be accessory to a principal building on the same lot and shall be located in the rear yard area.

b. Amateur radio antennae shall be limited to lots with adequate lot area to accommodate the minimum requirements setback of this subsection.

c. A maximum of one (1) amateur radio antenna shall be permitted per zoning lot, with a maximum height of sixty (60) feet and a minimum setback from all lot boundaries equal to one hundred percent (100%) of its height.

d. For retractable, telescoping, or tilt-down antennae, the minimum required setback distance shall be equal to the height of the antenna structure in the "down" or retracted position. Such antennae shall be maintained in the "down" or retracted position when not in use.

8. Existing Wireless Communications Facilities.

Wireless communications facilities existing prior to the effective date of this Ordinance shall be allowed to continue, provided that such facilities are maintained in accordance with applicable federal, state, and county laws and regulations, and all approved plans, permits, and conditions of approval. Collocation of additional antennae on such existing towers shall be permitted in accordance with the requirements of this Section and Ordinance.

9. Rescinding Approval.

Failure of the owner, operator or leaseholder of an approved wireless communications facility to renew or replace any required performance guarantee or insurance certificates, provide information to the Township about the facility as required by this Section, or maintain and operate the facility in compliance with the provisions of this Section shall be grounds for the Township to rescind any previous approval to construct or operate the facility. Such action shall be subject to the following:

a. **Public hearing.** Such action may be taken only after a public hearing has been held by the Planning Commission in accordance with Section ____ (Public Hearing Procedures), at which time the owner or operator of the wireless communications facility shall be given an opportunity to present evidence in opposition to rescission.

b. **Determination.** Subsequent to the hearing, the decision of the Planning Commission with regard to the rescinding of approval shall be made and written notification provided to said owner, operator or designated agent.

10. Cessation of Operation.

The owner or operator shall remove a wireless communications facility for which approval has been rescinded, that has ceased operation for more than three hundred sixty-five (365) contiguous days, or that has been determined by the Township to be abandoned, subject to the following:

a. Such facilities shall be removed within ninety (90) calendar days of receipt of notice from the Township requesting such removal. Failure of the owner or operator to respond within ninety (90) calendar days of such a request shall be grounds for the Township to rescind any previous approval to construct or operate the facility.

b. Failure by the owner to remove such facilities in accordance with this Section or an approved removal agreement shall be grounds for the Township to remove the facility at the owner's expense, and to make use of any performance guarantee or other security provided for that purpose.

c. Removal of the tower shall include removal of any structures in the ground, including concrete footings, support structures, or other appurtenances such as ground radial systems. In-ground structures and appurtenances shall be removed to a depth of forty-eight (48) inches, and the land re-graded and restored to the original grade prior to the removal.

d. The Township reserves the right to require submittal of evidence of ongoing operation at any time after construction or installation of an approved wireless communication facility.

e. If there are two (2) or more antennae on a single tower, this subsection shall not take effect until all users cease using the tower.

Any wireless communication facility that is not operated for a continuous period of three hundred sixty-five (365) calendar days shall be deemed abandoned.

AGRICULTURAL PROCESSING AND FOOD STORAGE.

1. Application of regulations:

a. Administrative review.

(1) Buildings and structures used, in whole or in part, for agricultural processing or food storage that meet the following area thresholds

shall be reviewed administratively. The thresholds qualifying these uses for administrative review include:

i. Agricultural processing uses where the use occupies an area 2,000 square feet or less.

ii. Agricultural food storage uses where the use occupies an area 5,000 square feet or less.

(2) The building/structure area applies whether the subject building is existing, new, and/or an addition to an existing building.

(3) Administrative review process. The administrative review process shall be conducted as follows:

i. A property survey, drawn to scale with dimensions, and showing property lines and all structures and other improvements shall be submitted to the Township with an application for zoning compliance.

ii. The Zoning Administrator shall review the application and supporting materials, using the standards of this section and other applicable provisions of this chapter. The Zoning Administrator shall provide approval or denial within 135 days from the date the complete application is submitted. If the application is denied, the Zoning Administrator shall notify the applicant in writing of such action and reasons for such rejection.

b. **Site plan review.** Buildings and structures used, in whole or in part, for agricultural processing or food storage that exceed the area thresholds for administrative review shall be subject to the provisions of Article **8**, Site Plan Review, and reviewed by the Planning Commission.

2. Standards.

a. Locally/regionally grown materials. Raw agricultural products processed and/or stored at such facility shall be locally/regionally grown and obtained from Michigan farms within a radius of no more than 100 miles from the facility.

b. **Setbacks.** Facilities used for agricultural processing and/or food storage shall be set back a minimum of 100 feet from any adjacent residential structure.

c. **Parking.** Parking areas and surfaces shall be adequate to accommodate anticipated traffic and vehicles on-site. No parking or maneuvering lanes shall be permitted within any road right-of-way.

d. Hours of operation. The facility shall not create a nuisance to nearby property owners, and shall operate any time between the hours of 7:00 a.m. and 7:00 p.m.

e. Other permits. All other required permits shall be obtained.

FIREARM RETAIL SALES.

1. **Purpose.** The purpose and intent of this section is to regulate firearm retail sales, to promote the health, safety, morals, and general welfare of the citizens of the Township, and to establish reasonable and uniform regulations to prevent the concentration of firearm retail sales within the Township because of their disruptive and deleterious effect on adjacent properties, especially when constructed near residential zones.

    a. Application of regulations.

        i. It shall be unlawful to operate or cause to be operated a firearm retail sales establishment or firearm retail sales as an accessory use operation in any location in the Township, except as provided for in this section.

2. **Conditions of approval.** The Planning Commission may recommend that the Township Board impose such conditions or limitations upon the establishment, location, construction, maintenance or operation of firearm retail sales, as shall, in its judgment, considering the standards set forth in Article **9** of this chapter, be necessary for the protection of the public health, safety, welfare, and interest, except that any conditions imposed on any firearm retail sales as defined in this section shall be limited to those conditions necessary to assure compliance with the standards and requirements of Firearm Standards. Any evidence and guarantee may be required as proof that the conditions stipulated in connection with the establishment, maintenance and operation of a firearm retail sales business shall be fulfilled.

3. Standards.

    a. It shall be unlawful to operate or cause to be operated a firearm retail sales establishment within 500 feet (measured from the nearest lot line to the nearest lot line on a straight-line basis) of any of the following:

        i. A place of worship.

ii. A school or child-care facility.

iii. A public park (not including public trails).

iv. Any residential zoning district or any parcel used for residential purposes.

b. It shall be unlawful to cause or permit the operation of a firearm retail sales establishment within 1,000 feet of another firearm retail sales establishment. The distance between any such businesses shall be measured from the nearest lot line to the nearest lot line on a straight-line basis.

c. It shall be unlawful to cause or permit the operation or maintenance of more than one firearm retail sales establishment in the same building, structure, or portion thereof.

d. All off-street parking areas and entry door areas of firearm retail sales establishments shall be illuminated from dusk until the closing time of the business with a lighting system that provides an average maintained horizontal illumination of one footcandle of light on all parking surfaces and/or walkways. This requirement level is to help ensure the personal safety of patrons and employees and to reduce the incidence of vandalism and other criminal conduct.

e. Any firearm retail sales establishment shall be subject to all the applicable requirements of this chapter.

f. A firearm retail sales establishment lawfully operating is not rendered a nonconforming use by the subsequent location of a place of worship, school, child-care facility, public park, residential district, or a residential lot within 500 feet of the firearm retail sales establishment. However, if the firearm retail sales establishment ceases operation for a period of 180 days or more, regardless of any intent to resume operation, it may not recommence operation in that location except in conformity with the Superior Charter Township Ordinances.

g. No firearms or ammunition shall be displayed in window areas visible from a street or sidewalk.

h. A firearm retail sales establishment shall have appropriate measures to ensure the business can be secured at all times.

OPEN AIR BUSINESS.

1. **Outdoor display and sales.** Outdoor display and sales are subject to the following standards and conditions:

    a. Outdoor display and sales that is the principal use of the property is permitted as a conditional use in the C-2, General Commercial District, subject to the approval of the Planning Commission in accordance with Article 9.

    b. An outdoor display and sales that is as an accessory use to the principal use conducted on the premises is permitted within the C-2, General Commercial District, obtaining a zoning compliance permit from the Zoning Administrator. In the administration of these provisions, the Zoning Administrator may refer a request to the Planning Commission for review and approval where site conditions may create difficulty in adherence to the standards contained herein.

    c. The exterior of the premises shall be kept clean, orderly, and maintained.

    d. The Township shall not be held liable or responsible for any type of damage, theft, or personal injury that may occur as a result of an outdoor display.

    e. The location of the outdoor display shall meet all required setbacks, and shall be approved by the Zoning Administrator.

    f. An outdoor display shall not occupy or obstruct the use of any fire lane, roadway, drive aisle, drive entrance, storage area, off-street parking, or landscaped area required to meet the standards of this chapter.

    g. Outdoor sale and display areas that abut residentially zoned or used property shall be screened in accordance with Article 12.

    h. Only those products that are sold or are similar to the products sold within the principal building on the same lot may be permitted to be sold or displayed outdoors.

2. **Seasonal sales.** The outside sale of seasonal items, such as Christmas trees, flowers and plants, pumpkins, and other such seasonal items that are grown shall require a permit from the Zoning Administrator subject to the following standards and conditions:

a. Seasonal sales may be located within any required side or rear yard and shall be no closer to a public road right-of-way than the required front yard setback or existing building, whichever is less. Where outdoor displays abut residentially zoned property, landscape screening in accordance with Article 12 shall also be provided.

b. Seasonal sales shall not occupy or obstruct the use of any fire lane, required off-street parking, or landscaped area required to meet the requirements of this chapter.

c. Ingress and egress shall be provided in a manner so as not to create a traffic hazard or nuisance.

d. Such sales shall be permitted for a period not to exceed 90 days.

e. Upon discontinuance of the seasonal use, any temporary structure shall be removed.

ARTISAN FOOD AND BEVERAGE PRODUCTION.

1. Retail sales. Retail sales of the product produced on-site are allowed. If to be consumed off-site, the product must be in the original packaging. The product may also be sold and served on-site, and accessory retail sales of related items are permitted.

2. Wholesale. No more than 50% of the product may be produced for sale to a wholesaler and at least 50% of the product must be sold for retail use, to be consumed either on- or off-site.

3. Enclosed buildings. All equipment used in the production and all products produced must be located within the principal building.

4. Nuisance. The production process shall not produce odors, dust, vibration, noise, or other external impacts that are detectable beyond the property lines of the subject property.

~~SECTION 10.400~~

~~COMMERCIAL USES~~

~~Section 10.401 Accessory COMMERCIAL USES~~. [Note – moved to Sec. 7.03]

~~Where specific COMMERCIAL USES are permitted as an accessory use in a zoning district, such uses shall be subject to the following, in addition to any other applicable use standards:~~

1. ~~Such businesses shall be located and designed so as to be clearly intended primarily for use by the occupants of the building or employees of the principal use(s), and not for the use of the general public.~~

2. ~~No signs for such businesses shall be permitted that are visible from a road right-of-way or adjacent lot.~~

3. ~~In the Planned Community (PC), Medical Services (MS), and Planned Manufacturing (PM) Special Districts, such uses shall be located either in a building containing the permitted principal use that will be served, or in a service center consisting of one (1) or more buildings designed with common drives, parking and loading areas, and landscaping.~~

4. ~~In all other zoning districts where accessory COMMERCIAL USES are permitted, such uses shall be located in a building containing the permitted principal use that will be served.~~

~~Section 10.412 Temporary Outdoor Sales.~~ [Note – moved to Sec. 7.04]

~~Such sales shall be accessory to the principal use and permanent business on the premises.~~

1. ~~No part of such sales operation shall be located within any road right-of-way or corner clearance area.~~

2. ~~Temporary outdoor sales shall not be located within a required yard setback, landscape strip or transition buffer, except as permitted within an existing parking lot or developed area of a nonconforming site with the approval of the Zoning Inspector.~~

3. ~~The sales operation shall not impede or adversely affect vehicular or pedestrian traffic flow or parking maneuvers.~~

4. ~~Merchandise, equipment, and materials used in or resulting from such sales shall be removed from the premises within three (3) days of termination of the sale.~~

5. ~~Temporary outdoor sales accessory to a business operation shall not exceed a maximum of thirty (30) days per calendar year. Where multiple businesses~~

occupy a single building or zoning lot (such as in a shopping center), such sales shall not exceed a maximum total for all businesses of sixty (60) days per calendar year.

6. To inform the Township of specific sales dates during a particular calendar year, the property or business owner shall apply for administrative approval per Section ___ (Certificates of Zoning Compliance).

7. The Zoning Inspector may require a cash bond of two hundred fifty dollars ($250) to be provided to the Township prior to the start of an approved sale to guarantee site clean up.

8. Temporary outdoor sales shall comply with all applicable requirements of this Ordinance and other Township ordinances, such as noise restrictions, exterior lighting standards, etc. [amended 4/1/2011, Ord. 174-05].

SECTION 10.500

INDUSTRIAL, RESEARCH, AND LABORATORY USES

SECTION 10.600

OTHER USES

Section 10.605 Volatile Farm-Based Bio-Fuel Production. [Note – moved to Sec. 10.100]

In accordance with Section 3513 of the Michigan Zoning Enabling Act, limited, farm-based production of certain biofuels shall conform to the following requirements:

A. General Standards.

The following standards shall apply to all such facilities:

a. The biofuel production facility shall be accessory to and located on the same zoning lot as an active farm operation lawfully operating in the Township.

b. Biofuel production authorized by this Section shall be limited to a renewable fuel product, such as ethanol and biodiesel, derived from recently living organisms or their metabolic byproducts. Farm-based production of methane or any fuel product from an anaerobic digester shall be prohibited.

c. No part of a biofuel production facility, including driveways and other site improvements, shall be located within any required yard setback area per Article ____ (Dimensional Standards). In addition, such facilities and improvements shall be set back a minimum of one hundred (100) feet from all lot boundaries and road rights-of-way.

d. Structures, facilities, and equipment used in the production or storage of biofuel shall comply with this Ordinance, other ordinances, and applicable state and federal laws and regulations.

e. Prior to the start of operation and upon any written request from the Township, the owner or operator of the biofuel production facility shall provide to the Zoning Inspector documentation of all necessary permits and approvals from applicable federal, state, and local authorities with jurisdiction over any of the following:

(2) Air pollution emissions.

(3) Transportation of biofuel or another product or by-product of production.

(4) Use or reuse of additional products resulting from biofuel production.

(5) Storage of raw materials, fuel or additional products used in or resulting from biofuel production.

(6) Verification that the facility includes sufficient storage for raw materials, fuel, and additional products resulting from biofuel production; or the capacity to dispose of additional products through land application, livestock consumption, sale or other lawful means.

(7) Compliance with federal requirements associated with ethanol production of more than ten thousand (10,000) proof gallons annually.

f. The operator of the facility shall keep a written record of the source(s) of the feedstock for the biofuel production facility, and the end users of the biofuel or another product or by-product produced by the biofuel production facility.

g. The operator of a facility with an annual production capacity of not more than one hundred thousand (100,000) gallons of biofuel operating as a permitted use in the zoning district (without Conditional Use Permit approval) shall also provide an annual written report to the Zoning Inspector which demonstrates that:

(2) At least seventy-five percent (75%) of the feedstock was produced on the farm where the biofuel production facility is located; and

(3) At least seventy-five percent (75%) of the biofuel or another product or byproduct produced by the biofuel production facility is used on that farm.

Operation of a biofuel production facility with an annual production capacity of not more than one hundred thousand (100,000) gallons that does not conform to the percentage limitations of this subsection shall be subject to Conditional Use Permit approval in accordance with this Section and Ordinance.

B. Additional Standards For Certain Facilities.

In accordance with Section 3513 of the Michigan Zoning Enabling Act, the following additional standards shall apply only to biofuel production facilities with an annual production capacity of more than one hundred thousand (100,000) gallons of biofuel, and to any biofuel production facility subject to Conditional Use Permit approval in accordance with this Section or Ordinance:

a. Such facilities shall be limited to a maximum annual biofuel production capacity of not more than five hundred thousand (500,000) gallons.

b. Any application for approval of a such a facility shall include all of the following, in addition to the other applicable requirements of this Ordinance:

(2) A detailed description of the process to be used to produce the biofuel.

(3) The number of gallons of biofuel anticipated to be produced annually.

(4) An emergency access and fire protection plan, subject to review and recommendation by emergency response agencies serving the Township.

(5) Documentation of compliance with applicable requirements of this Ordinance, other ordinances, and state and federal laws and regulations.

C. Limitations On Special Use Permit Review.

Per Section 3513 of the Michigan Zoning Enabling Act, Township review of a Conditional Use Permit application for a biofuel production facility shall be modified as follows:

1. **60-day time limit for a public hearing.** For any Conditional Use Permit application subject to the requirements of this Section, the Planning Commission shall hold a public hearing on the application in accordance with Section ____ (Public Hearing Procedures) within sixty (60) calendar days after the filing date of a complete and accurate application.

The application shall be deemed to have been rejected as incomplete if no public hearing is held within this sixty (60) calendar day period. An application deemed incomplete per this subsection may be resubmitted as a new application for the purpose of completing the review process. Such applications shall not be subject to the requirements of Section ____ (Re-Application).

Limitation on conditions of approval. The Planning Commission's authority to impose conditions on the approval of a biofuel production facility subject to this Section shall be limited to conditions necessary to verify that the facility conforms to all of the requirements of this Section [amended 12/16/2013, Ord. 174-14]

f. ____