SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, SUPERIOR TOWNSHIP, MI 48198
AGENDA
March 25, 2026 - 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 February 25, 2026, Regular Meeting Minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
   A. Ann Arbor Township – Adoption of Master Plan
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
9. REPORTS
   A. February Planning & Zoning Report to the Board of Trustees
10. OLD BUSINESS
    A. STPC #25-05 Area Plan Petition and Rezoning – Prospect Pointe South (PC and R4 Districts)
11. NEW BUSINESS
    A. Zoning Ordinance Amendment: Energy Systems and Facilities Regulations
    B. Zoning Ordinance Amendment: Security Cameras
12. POLIY DISCUSSION
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
February 25, 2026, 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
Dr. Robert Steele, Vice Chair
Patrick McGill
Nahid Sanii-Yahyai
Curt Wolf – left at 7:25pm
Brenda McKinney, Board Representative

Absent: Thomas Brennan, Secretary

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

3. DETERMINATION OF QUORUM

A quorum was present.

4. ADOPTION OF AGENDA

MOTION by McKinney, supported by Sanii-Yahyai, to adopt the February 25, 2025, agenda as presented.

Motion passed unanimously by voice vote.

5. APPROVAL OF MEETING MINUTES

MOTION by Sanii-Yahyai, supported by McKinney, to adopt the January 28, 2025, regular meeting minutes as presented.

Motion passed unanimously by voice vote.

6. CITIZEN PARTICIPATION

None.

7. CORRESPONDANCE

MOTION by McKinney, supported by Sanii-Yahyai, to accept the correspondence from the MacFarlane family and from Nabil Akhras.

Motion passed unanimously by voice vote.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

MOTION by McKinney, supported by Steele, to open the public hearing for the full draft of the proposed zoning ordinance rewrite.

Motion passed unanimously by voice vote.

Marin summarized the four substantive changes from the full draft that was reviewed and discussed at the January Planning Commission meeting: Tree surveys must be completed by a licensed landscape architect or arborist. Previously, land surveyors were permitted to complete these surveys. "Event barn" has been renamed to "Private event venue." Drive-through facilities are limited to 1 ordering station and 1 stacking lane per building. Dual stacking lanes are not permitted. For accessory structures placed in front of the principal structure, the minimum setback from the front property line and any road right-of-way is 75 feet, but the 5-foot setback from the side and rear property lines may be maintained.

Chair Garnder asked about the projects that can be subject to administrative site plan review. Carlisle summarized how this process would work and indicated that the ability to review projects administratively is used very discretionarily.

Chair Gardner asked about the data center regulations, questioning why large scale data centers could not be permitted in the commercial zoning districts. Carlisle provided a summary of the data center regulations provided, indicating that these standards have been reviewed by multiple municipal attorneys and that the regulations protect the environment, existing surrounding properties. Carlisle highlighted the standard that would require 25% of the power generation be met with on-site generation or other comparable renewable energy sources. Carlisle indicated that a percentage above that might not be defensible. Steele and Chair Gardner commented that the 25% might be too higher. Carlisle emphasized that it is an attempt to mitigate the impact of their high energy generation. Steele discussed the impact on neighbors. It was noted among the Commissioners and staff that the regulations may advice. Steele questioned whether properties in the Ann Arbor Greenbelt are able to develop as a commercial scale renewable energy project.

Sharon MacFarlane of 3443 Napier spoke against the rezoning of her parcels at 10970 and 10980 Ford Road, both zoned C-2. She expressed that she is unhappy with the change from C-2 to V-C and believes the procedure was rushed. She emphasized that her family has been in the Township for over 100 years. She supports the rural nature of the Township. She thinks the change is trying to be pushed through too quickly.

Carlisle responded with a summary of the process to update the Master Plan and then the Zoning Ordinance. He reiterated that the change from C-2 to V-C does not create any nonconformities on the property and opens up the opportunity to develop their property with more uses, should they choose to do so.

Brenda Baker requested that the Planning Commission hold a second public hearing rather than rush through the final steps of the process that involve the public input. Baker indicated that the public has not been notified enough in advance. Baker emphasized that the Board relies on the Planning

Commission to review the details of the zoning ordinance, and that the Board of Trustees does not have the capacity to conduct a thorough review of the zoning ordinance prior to adoption.

Natalie Arico 6075 Ford Road. Her property is adjacent to a property that will be getting rezoned from Neighborhood Shopping Center to Village Commercial, and she wonders how this will impact her property. Marin responded with a summary of the difference between the Neighborhood Shopping District and the new Village Commercial District. Carlisle mentioned that the change supports the Master Plan

Property Owner of 5135 Plymouth Road. His property is proposed to get rezoned from C-2 to VC. He had questions about constructing a residential structure on his property that already has a commercial building on it.

Robert (nonresident) owns one of the vacant properties on Stamford Road impacted by the updated Neighborhood Commercial zoning district. He expresses strong support in the new rules south of Geddes Road. He said that the new rules would allow more commercial opportunities south of Geddes Road where it is needed.

McKenzie Smith 1714 Leforge. She identified the 3 vacant parcels south of the Hyundai plant and asked about the change from R-4 to NC. Marin gave background on the rationale for the change. Smith indicated that she agrees with Baker that a second public hearing could be helpful.

Michelle Barr 5091 Plymouth Road. On the Dixboro Design Review Board. Expressed that people probably need more time to review the draft zoning ordinance.

Linda Robinson 1701 Leforge Road. She identified the 3 vacant parcels south of the Hyundai plant that are being changed from R-4 to NC. She expressed concern about the traffic.

The Commission discussed the public engagement practices that have occurred to date and considered that additional public engagement may be required.

Steele mentioned that the intent of the Village Commercial District could be altered to reflect that fact that the area includes the commercial properties north of Geddes Road.

McGill commented that two Commissioners are not present, so postponing an additional month would allow them the ability to engage in the vote.

Trustee Sarah Devereaux mentioned that the Board of Trustees can hold information sessions. She mentioned that more public input can be burdened onto the Board rather than the Planning Commission.

Carlisle mentioned the process that is required before final adoption, including the ability to make changes from the version of the ordinance that was recommended for approval by the Planning Commission. Devereaux mentioned that there is a lack of communications system in the Township, and passing along to the Board at this point may be the best course of action. Devereaux mentioned some provisions in the zoning ordinance that should be adopted sooner rather than later.

Brender Baker mentioned that members in the public today have some ideas on how to conduct outreach. She mentioned that the outreach that was conducted was thorough but the time restraint made it challenging given the volume of the zoning ordinance. Brenda mentioned that there used to be a sign posting required for properties proposed for rezoning or lawn signs that the Parks and Commission posts in the ROW.

Jan Olrich 8304 Lakeview Drive mentioned that she learns about local issues on WEMU or Concentrate Media.

MOTION by McKinney, Supported by McGill to close the public hearing.

Motion passed unanimously by voice vote.

The Commission discussed the process of improving communications and determined that making a recommendation of approval to pass the draft zoning ordinance along to the Board is appropriate.

MOTION by Steele, Supported by McGill, to adopt a resolution recommending approval to the Township Board of the newly rewritten Superior Township Zoning Ordinance, as amended.

WHEREAS, Superior Charter Township is authorized under the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended (MCL 125.3101 et seq.), to adopt and amend zoning regulations; and

WHEREAS, the Superior Charter Township Planning Commission is authorized and directed to review and make recommendations to the Superior Township Board regarding the adoption and amendment of the Township Zoning Ordinance; and

WHEREAS, the Superior Charter Township Planning Commission has undertaken a process to prepare a newly rewritten Superior Township Zoning Ordinance, intended to modernize, clarify, reorganize, and improve the Township's zoning regulations; and

WHEREAS, the Superior Charter Township Planning Commission held a public hearing on the proposed newly rewritten Zoning Ordinance on February 25, 2026, after providing notice in the manner required by law; and

WHEREAS, the Superior Charter Township Planning Commission has reviewed the proposed newly rewritten Zoning Ordinance, considered public comments received, and finds that the proposed ordinance is consistent with the Township's Master Plan and is intended to promote the public health, safety, and general welfare.

NOW, THEREFORE BE IT RESOLVED: that the Superior Charter Township Planning Commission hereby recommends approval and adoption of the newly rewritten Superior Township Zoning Ordinance, including all maps and text, as amended at the February 25, 2026, meeting and as may be revised to incorporate any non-substantive edits, corrections, formatting changes, or clarifications as directed by the Township Attorney and Township staff.

BE IT FURTHER RESOLVED: that the Superior Township Planning Commission further recommends that the Superior Township Board proceed with adoption of the newly rewritten Zoning Ordinance

following all required procedures, including any final review, publication, and effective date requirements under applicable law and to ask the Board to continue to work on communications methodology for all communications regarding Superior Township residents.

Motion passed unanimously by roll call vote.

9. OLD BUSINESS

None.

10. NEW BUSINESS

None.

11. POLICY DISCUSSION

None**.**

12. ADJOURNMENT – *next regularly scheduled meeting on March 25, 2026.*

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

Motion passed unanimously by voice vote.
The meeting was adjourned at 8:30 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
Kristine Bolhuis, 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: February 23, 2026

RE: **ADOPTION OF MASTER PLAN**

In accordance with the Michigan Planning Enabling Act (PA 33 of 2008 as amended), the Ann Arbor Township Planning Commission has adopted the 2025 Master Plan on November 3, 2025, and the Board of Trustees has accepted the 2025 Master Plan on January 20, 2026.

The Final 2025 Master Plan is available for review on our website: aatwp.org. A paper (hard) copy is available by request. Pursuant to MCL 125.3841, costs for reproduction and postage may be billed to your organization.

We appreciate your continued cooperation and input regarding public utilities, infrastructure, and future development in our community.

If you have any questions or comments on the Ann Arbor Township Master Plan update process, please contact:

Master Plan 2025
Ann Arbor Charter Township
3792 Pontiac Trail
Ann Arbor, MI 48105-9656
planning@aatwp.org

MEMO

TO: Superior Charter Township Board of Trustees

FROM: Michelle Marin, Planning & Zoning Administrator

RE: Planning & Zoning Department Report

DATE: March 2, 2026

Below is a summary of the planning and zoning activities for the month of February 2026.

ZONING ORDINANCE REWRITE

At the February 25th regular meeting, the Planning Commission passed a resolution to recommend to the Township Board approval of the rewritten zoning ordinance and zoning map. The recommendation came after the public hearing and the culmination of a nearly 2-year review process. For over 1 year, the Planning Commission reviewed the draft ordinance article at a time, with several articles being discussed at multiple Planning Commission meetings. The full zoning ordinance is scheduled to go to the Board for their first review and discussion at the March 16th meeting.

DTE GRENADA SUBSTATION

Conditional Use Permit/Preliminary Site Plan - DTE Grenada Substation Expansion (STPC #25-02). The applicant submitted a revised application, including a revised site plan, noise study, EMF study, environmental impact statement, and site renderings. in November. The project appeared on the December 17, 2025, Planning Commission agenda. Following a lengthy discussion of the changes, the Planning Commission postponed action and directed the applicant to address the following items:

1. Township to independently review the following:
    i. Environmental Impact Study
    ii. Electromagnetic Field Study
    iii. Noise Study
2. Provide graphics to confirm if the combination of a berm and landscaping is sufficient to screen all site operations from all property lines.
    i. If deficient, increase berm and landscaping.
3. Confirm ability to obtain 12-foot-tall evergreens.
4. Clarify tree replacement shortfall (97 required vs. 63 proposed) and how remaining replacement obligations will be satisfied (additional on-site trees, off-site planting, or other Township-acceptable mitigation).
5. Provide more detailed tree preservation analysis to confirm viability of “to remain” trees whose critical root zones may be disturbed.
6. Provide formal landscape maintenance plan (practices, products, schedule, and replacement of dead/diseased plant material).

7. Confirm whether site lighting will be used only for emergencies and maintenance normal condition: lights off) and ensure any operating schedule is clearly documented.
8. Confirm feasibility of brick wall around facility.

Following a meeting with DTE staff and relevant staff, we await the resubmission of their revised site plan. OHM is currently reviewing the environmental reports and subconsultants are reviewing the noise and EMF studies provided by DTE.

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 (STPC #25-05) 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.
A public hearing was held at the August 27th Planning Commission meeting, at which time the Commission postponed action on the area plan application and directed the applicant to address the following items:

a. Traffic study, including coordination with the Washtenaw County Road Commission
b. Road connections, including private roads
c. Stormwater management
d. Landscape buffer
e. Power grid capacity
f. Density concerns

The applicant submitted revised plans, following a meeting with the development review team. Carlisle Wortman provided a review of the revised plans, and many of the suggested site layout changes were not taken into consideration by the applicant. The applicant appeared again on the December 17th Planning Commission meeting. Following a lengthy discussion, the Planning Commission postponed action and directed the application to address the following items:

1. Provide increased landscaping buffer along Lakeview Estates and between Park Lane.
2. Consider alternative site layouts including access and reconfiguration of houses fronting on Berkshire.
3. Consider alternative housing products such as duplexes or townhomes.
4. Address stormwater management concerns.

The applicant again submitted revised plans on January 29th. The postponement items have been addressed to a degree. We anticipate the project being scheduled for the March Planning Commission meeting.

TIMBER CREEK AREA PLAN

The Planning Commission discussed a concept plan for a mixed density housing development located on MacArthur Blvd at parcel ID #J -10-35-300-003 at the December 17, 2025, meeting. The applicant has not formally submitted an area plan application, but provided a concept plan that was reviewed by Ben Carlisle for the housing project, aimed to be completed by the end of 2028. The developer, Elmington Capital, develops, owns, and operates income-restricted housing units financed through tax credits. For the proposed Timber Creek project, 20 acres of the site will be developed by Elmington, and the remainder of the site will be developed as a single-family housing community by another TBD developer. 80% of the units will be 60% AMI, which is $70,000-$90,000 annual household income. 10% of units will be at 70% AMI, which is up to $102,000 annual income, and 10% will be at 40% AMI. The applicant indicated that there will be no housing vouchers tied to the project.

The area plan application was fully submitted on February 27th and distributed to the plan reviewers. Following staff review of the application, a public hearing will be scheduled for a regular Planning Commission meeting: April 22nd at the earliest.

TRINITY HEALTH – ER ADDITION/RENOVATION

On October 29th, the Planning Commission approved a site plan (STPC #25-07) for a renovation/addition project to the Trinity Health Emergency Department. The site plan includes alterations to the parking and drop off area as well as a building addition to allow additional ER rooms. The approval was conditioned upon the applicant addressing minor outstanding planning and engineering items. The conditions of approval were satisfied in December 2025. Construction is scheduled to begin in March 2026.

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. The development agreement was approved by the Township Board of Trustees at the September 15th meeting.

The applicant submitted a final site plan application for Prospect Pointe West Phase 4 (STPC #25-08) in September. The final site plan was approved, without conditions, at the December 17, 2025, Planning Commission meeting.

MEADOWS 2 AT HAWTHORNE MILL AREA PLAN

Lombardo and Atwell have submitted an application for an area plan for 12 single family detached homes at 7330 Geddes Road, directly adjacent to the Meadows at Hawthorne Mill development. The Meadows 2 (STPC #25-10) includes interior connections to the original Meadows at Hawthorne Mill and proposes no new entrances from Geddes Road. The planning review of the proposed area plan questions how the 12 homes will be connected to the original Meadows at Hawthorne Mill homes, particularly with respect to a single HOA. The public hearing for the proposed area plan occurred at the November 19th Planning Commission meeting, where the Planning Commission had a lengthy discussion regarding the ways in which the proposed project is supported by some of the Master Plan goals but conflicts with others. Ultimately, the Planning Commission determined that the area plan was warranted and approved a resolution recommending approval to the Township Board of the proposed area plan and rezoning. The Township Board approved the Area Plan at their December 15, 2025, meeting.

TRINITY HEALTH - EMERGENCY FAMILY SHELTER

Following a public hearing on August 27th, the Planning Commission approved the 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 (STPC #25-04) 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 Alpha House grand opening occurred in November 2025.

HYUNDAI FUEL LOADING SYSTEM

On August 27th, the Planning Commission approved 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 (STPC #25-06) 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. Construction began on the project in September.

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 temporary C of O was issued for the Phase 1 portion of the project on December 19th.

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.

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 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 was approved by the Board of Trustees at the August meeting, conditioned upon finalizing the Right-of-Way Dedication. The applicant is aiming to begin construction in Spring 2026.

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.

The applicant submitted a site plan application, omitting the fees. The Board of Trustees discussed waiving the fees at the October 2025 meeting but took no further action. To date, the applicant has not submitted application fees.

ZONING BOARD OF APPEALS

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
- William Schoefield
- Austin Anderson (alternate)

The Township has regularly scheduled ZBA meetings on the 2nd Wednesday of the month; if there are no agenda items, the meeting is cancelled. The February 2026 meeting was canceled due to a lack of agenda items. The March meeting has similarly been canceled.

PLANNING COMMISSION

At the regular February 25th, 2026, meeting, the Planning Commission again reviewed the complete draft of the rewritten zoning ordinance.

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) reviewed and approved 9 Certificates of Zoning Compliance and Burn Permits in February. One burn permit was denied due to the property being less than 1 acre in area.

   Michelle 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 also hosted appointments throughout February for property owners impacted by the zoning map changes as part of the zoning ordinance rewrite. She prepared the packet and staffed the February Planning Commission meeting. Michelle works with Accounts Payable to ensure all escrow accounts are balanced at the end of each month.

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: March 9, 2026

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
Revised:	October 29, 2025
Revised:	January 28, 2026
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 107 single-family detached homes, a retention basin on the east side, and a conservation easement area on 16.64 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

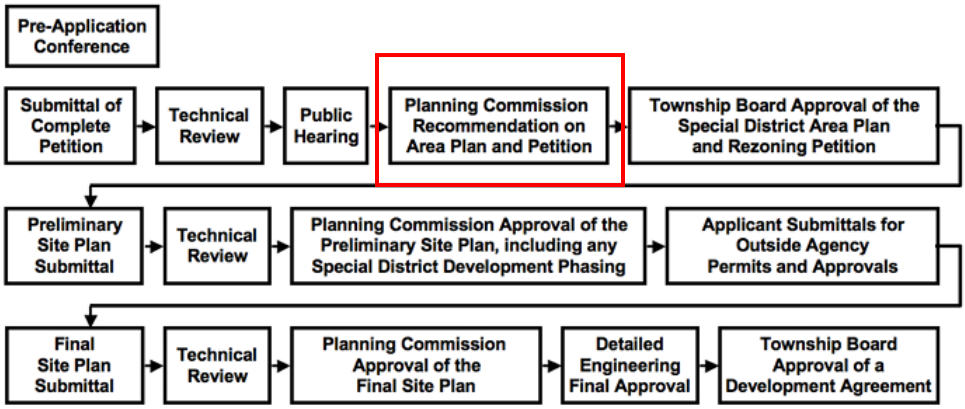
The process to rezone a property to a PC, Planned Community District is outlined in Section 7.100. At this point in the process, the applicant is seeking approval of the Area Plan, which

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, which occurred on August 27, 2025, and is the recommending body on the Area Plan. The Township Board has ultimate authority or approval or denial upon the Area Plan.

Effective Date: August 14, 2008 **Article 7**
Special District Regulations

SECTION 7.100
REVIEW PROCEDURES



At the December 17, 2025, meeting, the Planning Commission postponed action on the proposed site plan and directed the application to address the following items:

a. Consider alternative site layouts including access and reconfiguration of houses fronting on Berkshire.

CWA Response: The applicant has adjusted the layout such that no lots front Berkshire Drive. Instead, all 107 lots are accessed from the new segment of the private Lakeview Drive, as shown in the following "Area Plan" section of this report. The adjusted site layout reduces the conservation easement area by 0.56-acres in order to create greater buffers between the subject site and both the southwestern most Lakeview Estates properties and the homes on the east end of Park Lane.

b. Provide increased landscaping buffer along Lakeview Estates and between Park Lane.

CWA Response: The revised landscape plan along Lakeview Drive includes four (4) additional tree plantings and more shrub plantings. The site layout has also been altered to

remove the two (2) lots on the southwest corner of Berkshire Drive and Lakeview Drive and instead include a larger retention basin with additional plantings.

c. Consider alternative housing products such as duplexes or townhomes.

CWA Response: The home product remains the same as the previous site plan submittal. All home styles are two-story single-family homes. Several of the individual lot sizes have been reduced.

d. Address stormwater management concerns.

CWA Response: The retention basin has been redesigned to increase the capacity from 660,316 cubic feet to 668,935 cubic feet of stormwater retention. To accommodate this retention basin redesign, the 17.942 square foot open space area on the west side of the retention basin has been removed, and the pathway now runs directly alongside the proposed eastern side lot line of lot 62.

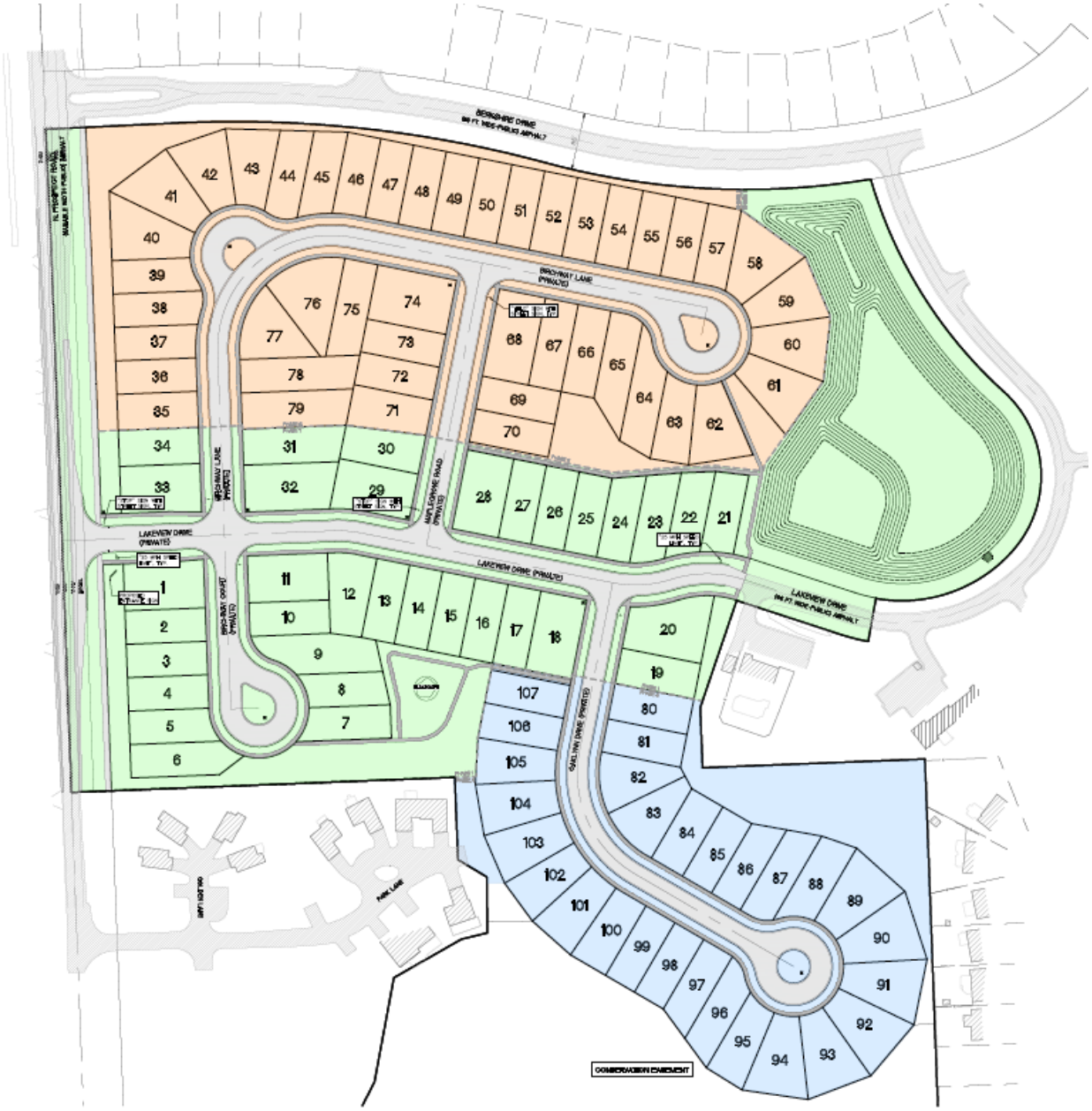
AREA PLAN

The Area Plan includes 107 single family residential units on lots that range from 6,000 square feet to 9,935 square feet. The revised area plan indicates that all homes will be accessed from the extension of Lakeview Drive. The applicant has removed the proposed breakaway gate between the existing Lakeview Drive and the new road extension, and the new segment is indicated as “private”.

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

- 16.64-acre conservation easement area across the majority of the southern parcel, which is currently wooded.
- 38,539 square foot open space area with playscape, an increase from the previous submission (32,381 sq ft). Additionally, the 17.942 square foot open space area that was located to the southwest of the retention basin on the previous area plan submission has been removed to accommodate the adjusted site layout.
- 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 2.4 units per acre 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 with 30% maximum lot coverage. 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. Additionally, the provided elevations continue to show side facades with vinyl siding and few or no windows.

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.

   <u>CWA Finding:</u> 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 16.64 wooded acres as a conservation easement. The planned density is 2.21 acres/lot with minimum lot sizes of 6,000 square feet. The minimum lot size in the R4 zoning district is 7,200 square feet. The lot size, however, varies considerably.

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 one open space area 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 are necessary to ensure an adequate recreation area system, such as ADA compliant playground features or inclusive design. In the revised area plan submission, the reduction of the conservation easement area along with the reduction from two to one open space areas does limit the open space and recreation areas compared with previous submittals. A simple trail through the conservation easement or other passive recreation amenity might enhance the benefit of the project with respect to open space and recreation areas.

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 one points of access to the site: an extension of the private "Lakeview Drive" to North Prospect Road. Onsite circulation appears sufficient for vehicular traffic, but 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 open space area and to connect Birchway Lane to Lakeview Drive along the west side of the retention basin.

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 16.64 wooded acres as a conservation easement. The planned density is

2.21 acres/lot with minimum lot sizes of 6,000 square feet. The minimum lot size in the R4 zoning district is 7,200 square feet. The lot size, however, varies considerably.

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 the development is proposed from one private road entrance from North Prospect Road. One private access road serving 107 units may create a choke point. In our meeting with the applicant after the September Planning Commission meeting, we had suggested that the applicant consider reconfigure the site layout and flip the proposed homes along Berkshire Drive such that the rear yards face Berkshire Drive. To accommodate this change, we recommended, in our previous report, providing another access drive within the development, south of lots 1 through 21. The revised area plan does reconfigure the plan such that no lots front Berkshire, but no additional access point has been provided. 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 open space area and the western edge of the retention basin. A sidewalk along the existing portion of Lakeview Drive could provide a scenic pathway along the planned retention basin. As previously mentioned, a trail through the conservation easement could be a simple way to enhance the pedestrian facilities of the property while enhancing the open space and recreation benefits of the project.

SUMMARY OF ALL FINDINGS

In the latest area plan submission, the applicant has made substantial attempts to address many of the concerns previously raised by the Planning Commission, as discussed throughout this report. 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. Does the proposed site layout offer strong road connections that support the Master Plan objectives?
3. Can the community benefit of the proposed conservation easement and open space areas be enhanced in some way, such as with additional pathways?
4. Has the applicant completed a utility capacity assessment?
5. Is the one vehicle access point sufficient for the proposed development?

RECOMMENDATION

We recommend that the Planning Commission 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
Dan Kimball, Fire Marshall
Bill Balmes, Building Official
George Tsakof, Township Engineer
Mariah Cummings, Township Engineer

February 23, 2026

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. 3
OHM Job No. 0140-25-1030

Dear Ms. Dabish Yahkind,

On behalf of the Township, we have reviewed the revised Area Plan submittal for the above referenced project, as provided to the Township by the Applicant on January 30, 2026. We understand that the application will be considered by the Planning Commission at their regular meeting on March 25th 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. The OHM Transportation Group previously reviewed the plan and the Prospect Pointe South Traffic Impact Study (TIS) prepared by Fishbeck dated November 20, 2025. As there was no revised TIS included with this submission, our review comments remain and are provided again in the attached memo. In addition to these comments regarding the TIS itself, it is noted that improvements are being recommended which would be coordinated through the Washtenaw County Road Commission (WCRC).

4. 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.

5. 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.

6. The stormwater management design on the site plan will be required to meet Washtenaw County Water Resources Commissioner (WCWRC) Standards. It is noted that a Retention Basin is indicated on this Area Plan which has 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.

   The WCWRC reviewed plans dated November 20, 2025, and provided a review letter dated December 10, 2025. Their review letter contained several comments, most of which are items that would need to be addressed prior to future stages of the project if a site plan were to move forward. But two comments deal with the viability of the proposed Retention Basin:

   - The engineer's certificate of outlet, accompanied by corresponding calculations and documentation, should be submitted to our office for review. Repeat Comment.
     - Plan approval at all levels of WCWRC review require a certificate of outlet.
     - The retention basin overflow receiving channel appears to be a structure within Lakeview Drive. It is unclear where the stormwater pipe network goes from that structure along Lakeview Court. The certificate of outlet must include detailed route and course information along with pipe capacity information for this receiving channel.
   - The response to comments 4 and 10 in our previous review letter indicated that the sediment forebays would be eliminated and replaced with mechanical pre-treatment devices. This is not acceptable for the proposed development.

   The revised plans dated January 28, 2026, do not appear to address these two comments.

7. 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.

8. 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) 466-4439.

Sincerely,
OHM Advisors

_____
George Tsakoff, PE
Principal

cc: Angela Robinson, Township Clerk
Bill Balmes, Building Department
Ben Carlisle, CWA, Township Planner
Michelle Marin, CWA, Township Planner
Mariah Cummings, OHM Advisors
Gary Streight, WCRC
Brad Botham, M/I Homes
Jason Rickard, SKE Group

P:\0126_0165\SITE_SuperiorTwp\2025\0140251030_Prospect Pointe South_1038 Area Plan\Reviews\2026.02.16_Prospect Pointe South_Area Plan Rev3.docx

memorandum

Date: December 9, 2025

To: Cresson Slotten, PE

From: Stephan Maxe, PE, PTOE & Emma Ritchie

Re: Prospect Pointe South
Traffic Impact Study Review

We have reviewed the traffic impact study for the proposed Prospect Pointe South development in Superior Township, a residential neighborhood development consisting of 118 single-family detached dwelling units. The development is located in the southeast quadrant of Prospect Road and Berkshire Drive in Superior Township. The traffic impact study was prepared by Fishbeck and is dated November 20th, 2025.

At this time, OHM does not object to the findings of the traffic impact study but would note a few minor items that are not likely to make a significant impact to the study's validity.

OHM's comments are as follows:

1. Traffic Impact Study:

    a. Include the mentioned WCRC scope of the TIS in the report appendix.

    b. The TIS indicates that there is an emergency access gate separating the newly constructed portion of Lakeview Drive from the existing Lakeview Drive to the east. This does not appear to be present in the latest version of the Site Plan dated 11-20-25. If the gate is not present there will be minor changes in the trip distribution as some traffic from the existing neighborhood may access Prospect Road to or from the new Lakeview Drive intersection.

    c. Table 4 shows the existing 2025 conditions, but these conditions are not acceptable with many LOS E and F at the Prospect Road and Geddes Road intersection. Please correct verbiage to indicate these unacceptable LOS.

    d. Section 2.3 indicates that data from January 1, 2022, to December 31, 2025, was utilized, but tables show that 2025 was not used. Please update accordingly.

    e. Please include which edition of the ITE Trip Generation Manual was utilized for background and future trip generations.

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

CHARTER TOWNSHIP OF SUPERIOR FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

7999 Ford Rd, Ypsilanti, MI 48198

March 2, 2026

Michelle Marin
Associate Planner, AICP
Carlisle/Wortman
Associates, INC.
117 N. 1st Street, Suite 70
Ann Arbor, MI 48104

RE: Site Plan

Project Name:	Prospect Pointe South
Project Location:	
Plan Revision Date:	1/28/2026
Project Job Number:	25-002
Applicable Codes:	IFC 2024
Consultant:	SKE engineering/Planning Land Development
Consultant Address:	39205 Country Club Dr. STE C8 Farmington Hill, MI, 48331

Status of Review

Status of review: Approved as Submitted

Site Coverage - Access

Comments: Meets IFC 2024

IFC 503.4.1 2024

Has been met and the knock down traffic impediment will not be approved if installed.

Sincerely,

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

M/I HOMES

Welcome to Better

January 29, 2026

Ben Carlisle
Township Planner
117 North First Street, Suite 70
Ann Arbor, MI 48104

RE: Prospect Pointe South – Planned Community Area Plan Resubmittal

Good afternoon, Ben:

M/I Homes is pleased to present for review and commentary the 2nd set of revisions to the Prospect Pointe South Area Plan. The attached plan set is reflective of the following, taking into consideration feedback from the neighboring HOAs and members of the Planning Commission:

- Unit count has been reduced from 118 to 107 units.
- All units that previously had frontage on Berkshire Drive have been reconfigured such that no units front along Berkshire Drive.
- Grading limits along the southwestern, southeastern, and eastern property boundaries have been pulled towards the interior of the site to create significant natural buffers to the neighbors located in those areas.
- Based upon Washtenaw County Drain Commission standards, the stormwater management design in our previous plan required 658,884 cubic feet of stormwater retention and we had designed for 660,316 cubic feet of stormwater retention. Our revised plan requires 668,935 cubic feet of stormwater retention, and we've redesigned the basin to retain 724,963 cubic feet of stormwater retention, resulting in excess storage volume of 56,028 cubic feet.

As mentioned in our previous cover letter, 5 different floorplans, each with multiple façade choices, will be offered. Homes will be in the 1,950-2,600 sq. ft. range, and will allow prospective residents more attainably priced new homes with starting prices in the high $300,000s-low $400,000s, inclusive of brick masonry on at least 50% of the front and side elevations.

We look forward to presenting our project, and we respectfully request to be placed on the next available Township Planning Commission meeting agenda.

Brad Botham
M/I Homes of Michigan LLC
40950 Woodward Avenue, Suite 203
Bloomfield Hills, MI 48304
P: (248) 990-6514
E: bbotham@mihomes.com

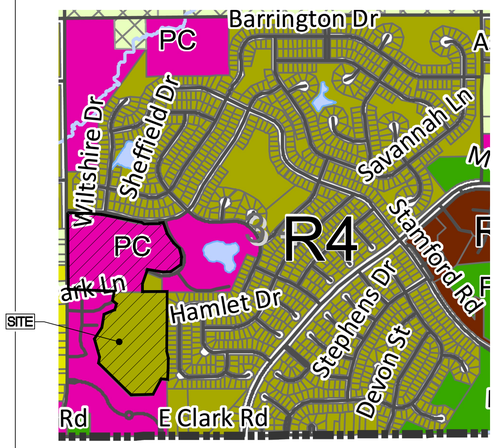
SITE PLAN FOR
PROSPECT POINTE SOUTH

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)

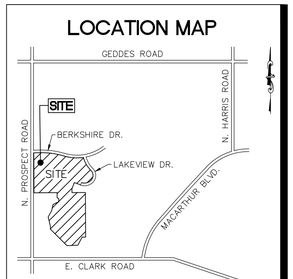
BENCHMARK #3
RAILROAD SPIKE IN SOUTH FACE OF UTILITY POLE AT THE SOUTHEAST CORNER OF PROSPECT ROAD AND PARK LANE.
ELEV.=794.11 (NAVD88)

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
C8	OVERALL SITE PLAN
C9	SITE PLAN - NORTH
C10	SITE PLAN - SOUTH
C11	GRADING PLAN - NORTH
C12	GRADING PLAN - SOUTH
C13	STORM WATER MANAGEMENT PLAN
C13A	STORM WATER MANAGEMENT CALCS
C14	EMERGENCY VEHICLE ROUTE
C15	NOTES AND DETAILS
LANDSCAPE:	
L1-L3	LANDSCAPE PLAN
L4	GREENBELT PLAN
L5	LANDSCAPE DETAILS
L6-L8	WOODLAND PLAN
L9-L12	TREE LIST
ARCHITECTURE:	
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	4,946	L.F.
2	8" PVC SDR 26 SANITARY SEWER	4,227	L.F.
3	4' DIA. MANHOLE	31	EA.

WATER MAIN

	ITEM	QUANTITY	
1	8" WATER MAIN D.I. CL 54	4,412	L.F.
2	1.5" DOMESTIC WATER-SERVICE-TYPE "K" COPPER	4,916	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	2,788	L.F.
2	15" C-76 CL. 4	1,373	L.F.
3	18" C-76 CL. 4	424	L.F.
4	24" C-76 CL. 4	1,488	L.F.
5	36" C-76 CL. 4	459	L.F.
6	2' DIA. INLET	15	EA.
7	4' DIA. CATCH BASIN	49	EA.
8	4' DIA. MANHOLE	4	EA.
9	12" CONC. END SECTION WITH RIP RAP	2	EA.
10	15" CONC. END SECTION WITH RIP RAP	1	EA.
11	36" CONC. END SECTION WITH RIP RAP	1	EA.

PAVING

	ITEM	QUANTITY	
1	24" MOUNTABLE CONC. CURB & GUTTER	7,238	L.F.
2	24" REVERSE F 6 STRAIGHT FACE CONC. CURB AND GUTTER	698	L.F.
3	30" MDOT B2 ROLL CONC. CURB AND GUTTER	170	L.F.
4	ASPHALT PAVEMENT	16,104	S.Y.
5	5' WIDE CONCRETE SIDEWALK	4,115	S.Y.
6	8' WIDE ASPHALT PATH	859	S.Y.

SOIL EROSION

	ITEM	QUANTITY	
1	SILT FENCE	5,792	L.F.
2	SILT SACKS	64	EA.

ENGINEERING | PLANNING
LAND DEVELOPMENT CONSULTING
39205 COUNTRY CLUB DR. STE C8
FARMINGTON HILLS, MI 48331
248.308.3331

SKE GROUP

SUBMITTAL DATE:

NO.	REVISION	DATE
1.	REV PER TOWNSHIP REVIEW	10-23-25
2.	REV PER COUNTY REVIEW	11-20-25
3.	REV PER TOWNSHIP REVIEW	01-28-26

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

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

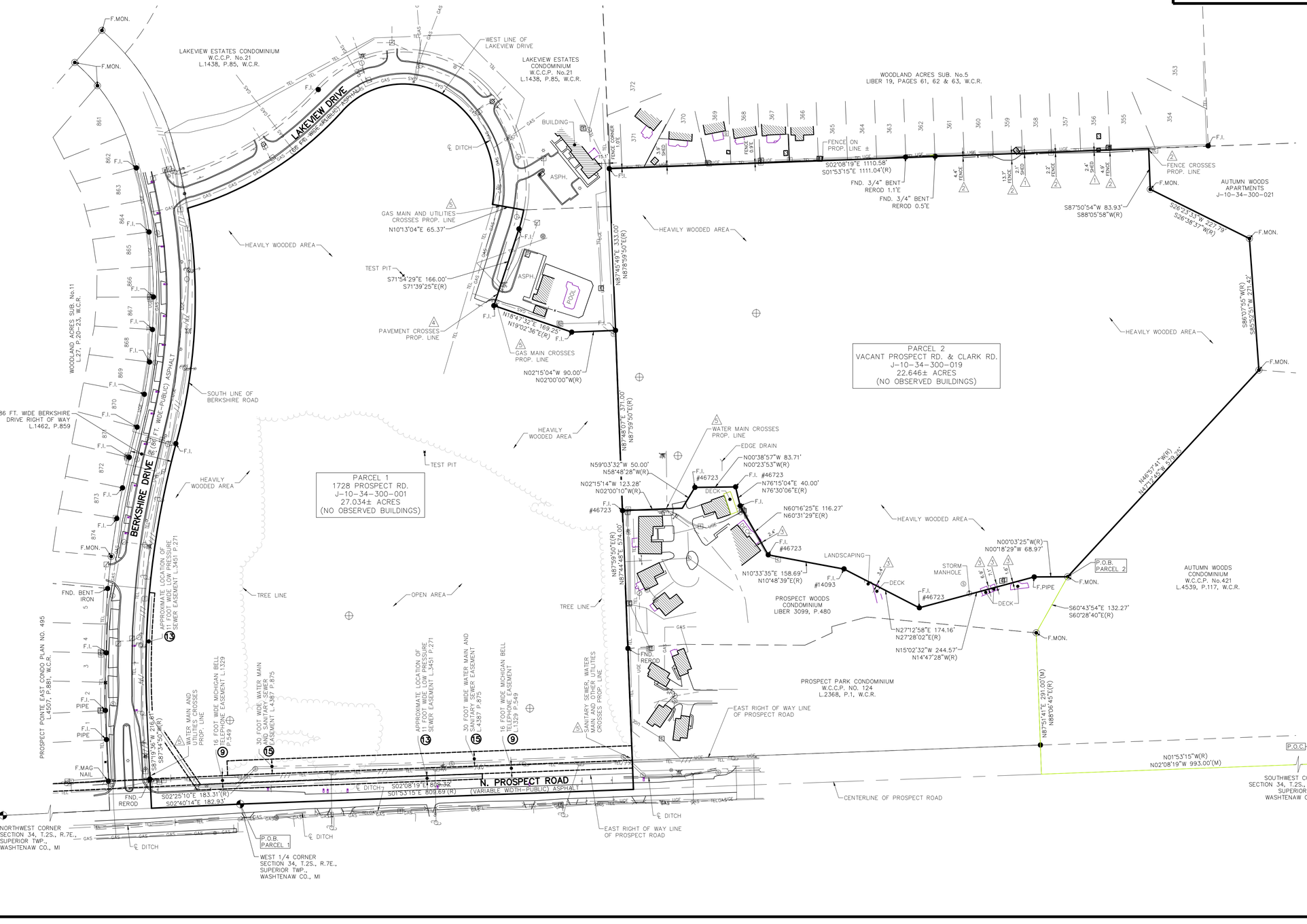
SHEET TITLE:
COVER SHEET

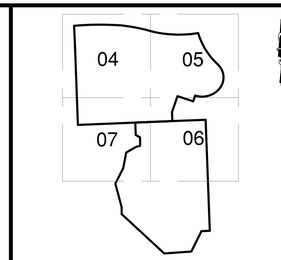
PROJECT NUMBER:
25-002

PAGE No.:
C1

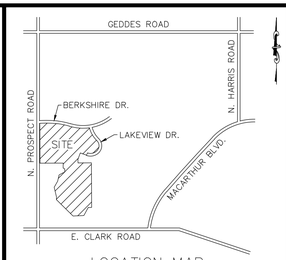
G:\25\25-002 MI Homes - Prospect Road\CAD DRAWINGS\SITE PLAN\25-002SP-Cover.dwg 1/28/2026 12:10 PM Corey Bielawski

"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 PF01C 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.

ENGINEERING | PLANNING
LAND DEVELOPMENT CONSULTING
39205 COUNTRY CLUB DR. STE C8
FARMINGTON HILLS, MI 48331
248.308.3331

SKE GROUP

NO.	REVISION	DATE
1.	REV PER TOWNSHIP REVIEW	10-23-25
2.	REV PER COUNTY REVIEW	11-20-25
3.	REV PER TOWNSHIP REVIEW	01-28-26

SUBMITTAL DATE:

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

CLIENT:
M/I HOMES OF MICHIGAN, LLC
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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

PROJECT NUMBER:
25-002

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 PF01C 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@SKE-ENG.COM
PROFESSIONAL LAND SURVEYOR
REGISTRATION/LICENSE NO. 4001056860

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

ENGINEERING | PLANNING
LAND DEVELOPMENT CONSULTING
39205 COUNTRY CLUB DR, STE C8
FARMINGTON HILLS, MI 48331
248.308.3331
SKE GROUP

SUBMITTAL DATE:

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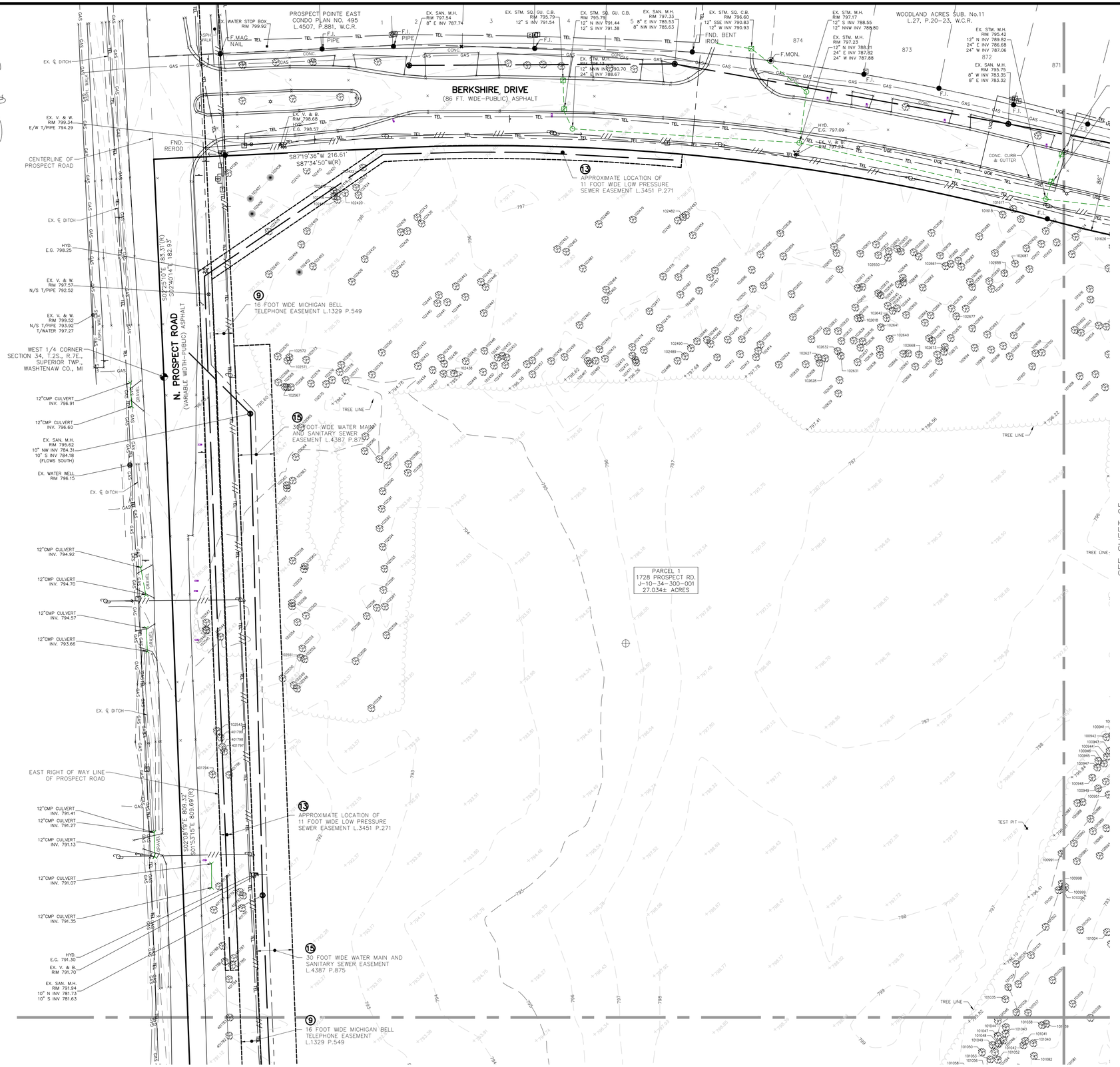

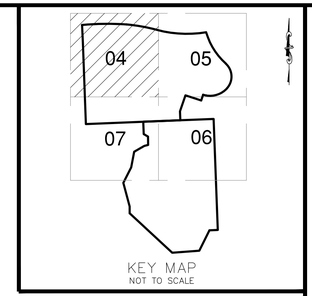

KEY MAP
NOT TO SCALE

EXISTING LEGEND

- EASEMENT
- GAS MAIN
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- OVERHEAD UTILITY LINES
- UGE UNDERGROUND UTILITY LINES
- FENCE
- DITCH CENTERLINE
- CBL UNDERGROUND CABLE
- TEL UNDERGROUND TELEPHONE
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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
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BENCHMARK #5
ARROW ON HYDRANT AT COMMUNITY CENTER W/POOL #8300 LAKEVIEW DRIVE.
ELEV.=788.94 (NAVD88)

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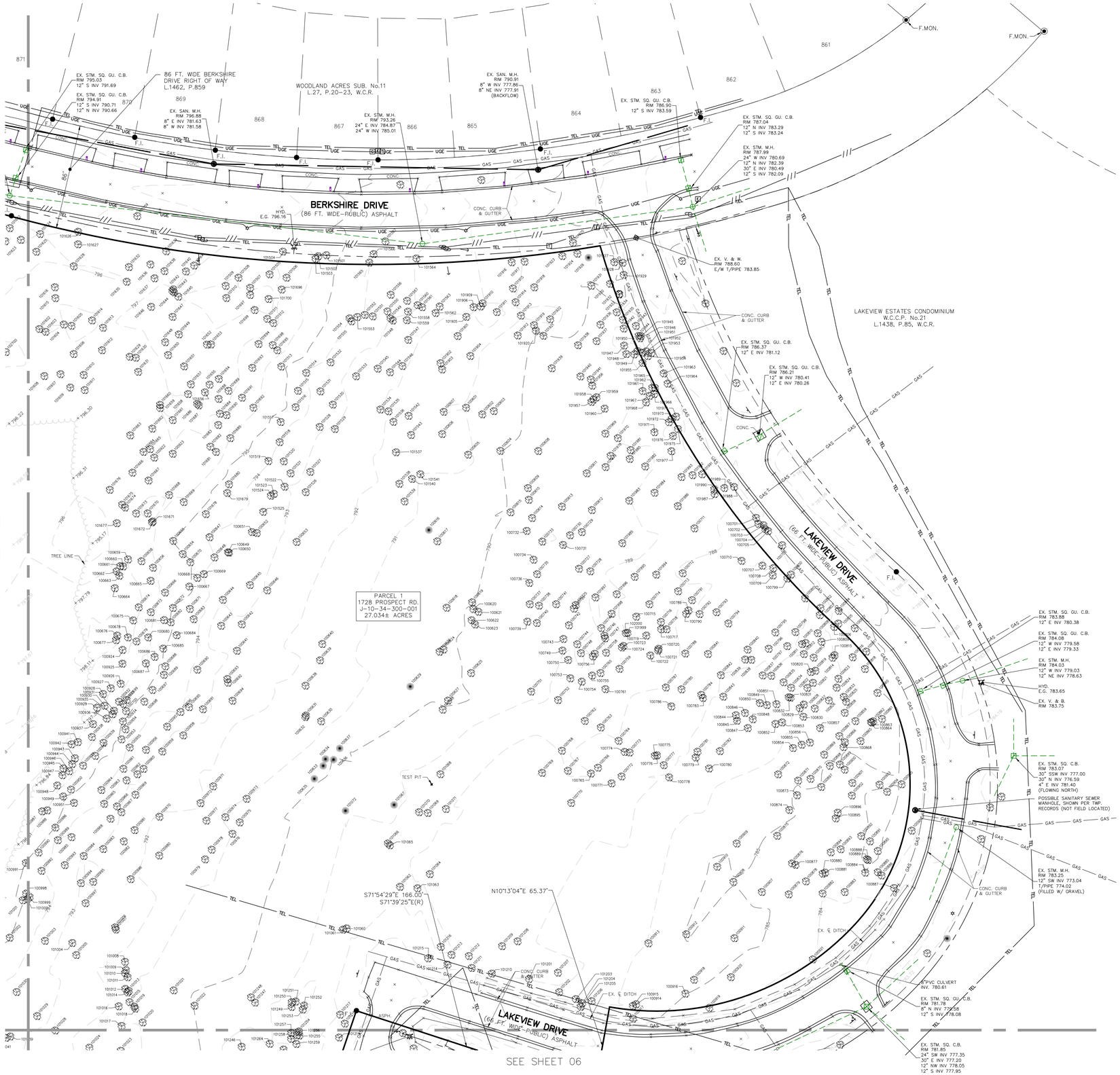

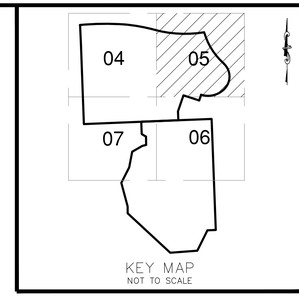

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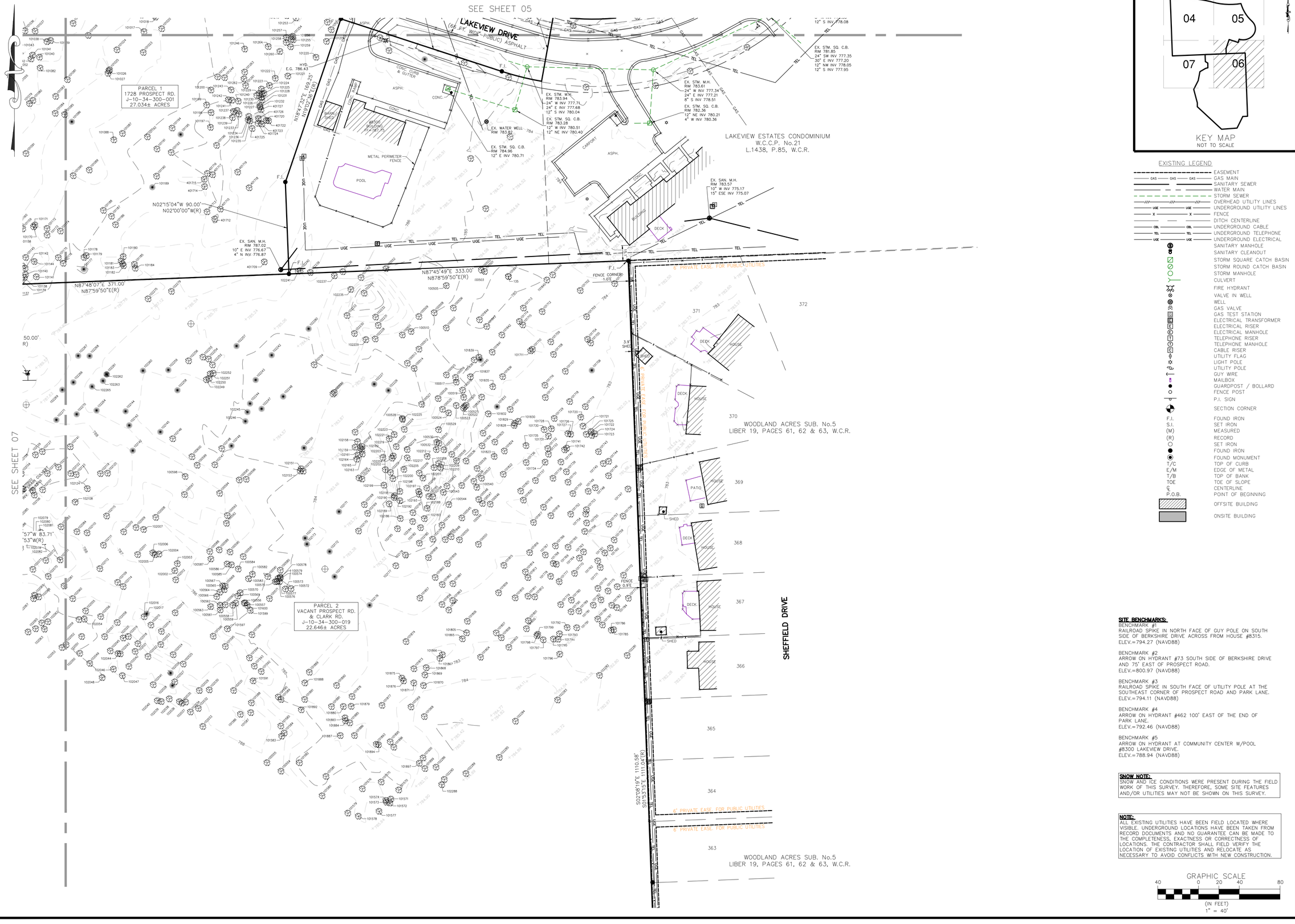

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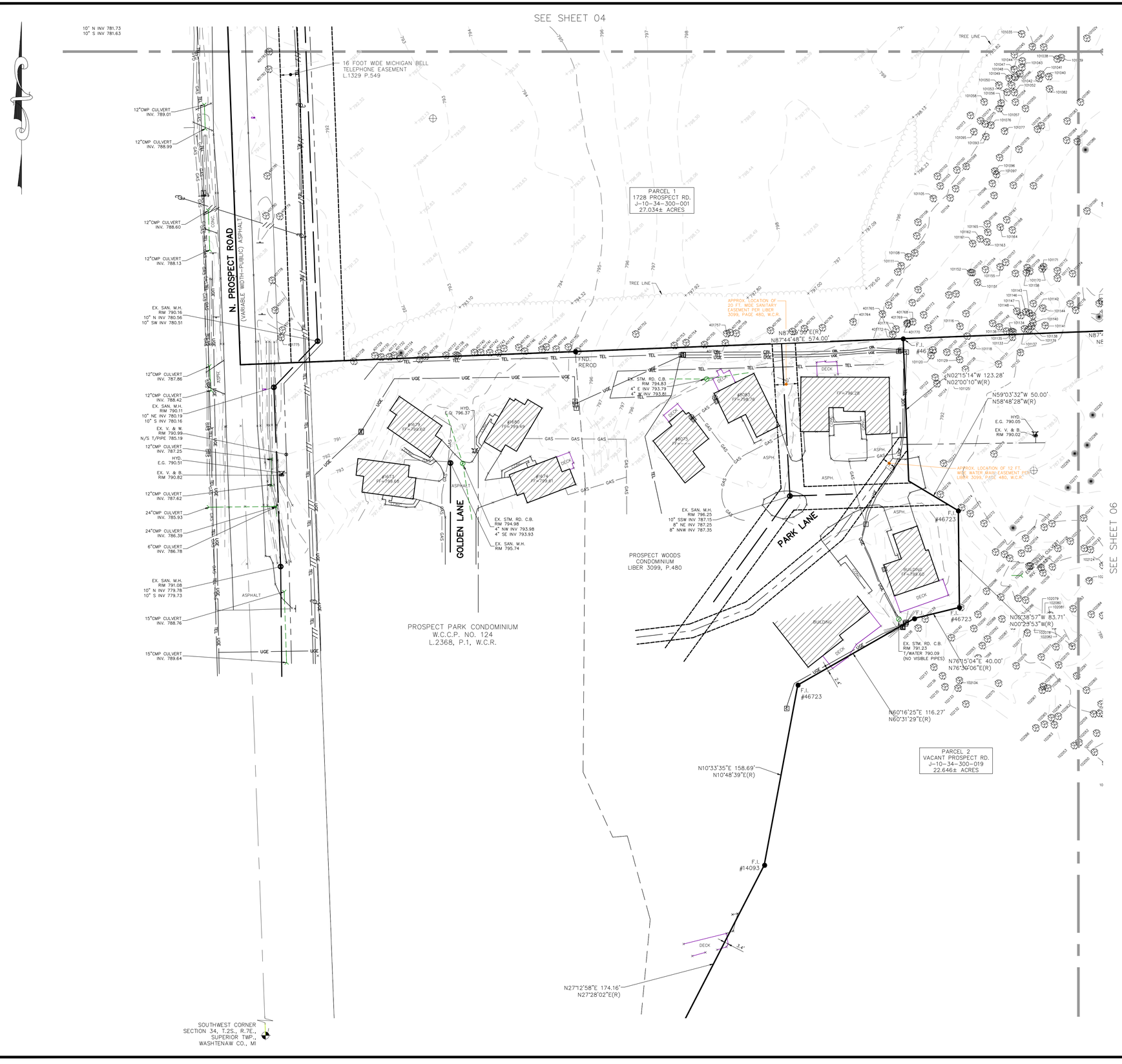

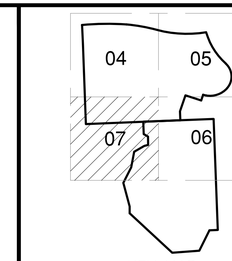

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- GAS VALVE
- GAS TEST STATION
- ELECTRICAL TRANSFORMER
- ELECTRICAL RISER
- ELECTRICAL MANHOLE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- CABLE RISER
- UTILITY FLAG
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- MAILBOX
- GUARDPOST / BOLLARD
- FENCE POST
- 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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248.308.3331
SKE GROUP

SUBMITTAL DATE:		
NO.	REVISION	DATE
1.	REV PER TOWNSHIP REVIEW	10-23-25
2.	REV PER COUNTY REVIEW	11-20-25
3.	REV PER TOWNSHIP REVIEW	01-28-26

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CLIENT:
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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

PROJECT NUMBER:
25-002

PAGE No.:
C7

PHASING

PHASE 1: 1–34	= 34 LOTS	
PHASE 2: 35–79	= 45 LOTS	
PHASE 3: 80–107	= 28 LOTS	
	107 LOTS TOTAL	

NOTES:

NO CHEMICALS ARE ALLOWED IN STORMWATER FEATURES OR NATURAL BUFFER ZONES WITH THE FOLLOWING EXCEPTION: INVASIVE SPECIES MAY BE TREATED WITH CHEMICALS BY A CERTIFIED APPLICATOR.

PLANTING SOILS USED WITHIN THE STORMWATER FEATURES MUST BE AMENDED WITH A COMPOSTED ORGANIC MATERIAL. SOILS MUST BE FREE OF CONSTRUCTION DEBRIS AND SUBSOILS. SOIL BLEND MUST INCLUDE 20–30 PERCENT COMPOST.

AT THE TIME OF PLANT AND SEED DELIVERY, A WCWRC LANDSCAPE REVIEWER MUST BE PRESENT. THE QUANTITY AND SPECIES DELIVERED WILL BE REVIEWED ON SITE.

N

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

LOT COVERAGE & FAR REQUIREMENT

R-4 ZONING

MINIMUM LOT SIZE	7200	SF
LOT COVERAGE 25%	1800	SF
FAR 0.40	2880	SF

PROPOSED ZONING PC

MINIMUM LOT SIZE	6000	SF
MAXIMUM LOT COVERAGE	1800	SF
MAXIMUM LOT COVERAGE	30	%
MAXIMUM FAR SF	2880	SF
MAXIMUM FAR	0.48	

UNIT AREA TABLE

UNIT #	AREA (SF)	LOT WIDTH
1	8,459	71.18'
2	6,000	50.00'
3	6,000	50.00'
4	6,000	50.00'
5	6,252	51.40'
6	7,534	56.23'
7	6,418	52.13'
8	6,099	51.44'
9	9,373	91.67'
10	6,015	50.30'
11	8,400	70.00'
12	7,368	68.81'
13	6,000	50.00'
14	6,000	50.00'
15	6,000	50.00'
16	6,000	50.00'
17	6,000	50.00'
18	8,400	70.00'
19	6,480	54.00'
20	9,935	68.33'

UNIT AREA TABLE

UNIT #	AREA (SF)	LOT WIDTH
21	6,008	50.32'
22	6,254	52.95'
23	6,663	53.64'
24	6,343	50.02'
25	6,000	50.00'
26	6,000	50.00'
27	6,000	50.00'
28	8,400	70.00'
29	8,520	70.00'
30	6,561	57.03'
31	8,022	54.00'
32	9,370	70.00'
33	8,459	71.18'
34	6,480	54.00'
35	6,480	54.00'
36	6,000	50.00'
37	6,072	50.19'
38	6,543	50.47'
39	6,158	51.99'
40	8,630	50.00'

UNIT AREA TABLE

UNIT #	AREA (SF)	LOT WIDTH
41	8,771	50.00'
42	7,516	51.27'
43	7,224	51.55'
44	6,571	50.01'
45	6,323	52.06'
46	6,046	50.10'
47	6,000	50.00'
48	6,000	50.00'
49	6,000	50.00'
50	6,000	50.00'
51	6,000	50.00'
52	6,000	50.00'
53	6,000	50.00'
54	6,000	50.00'
55	6,000	50.00'
56	6,000	50.00'
57	6,024	50.06'
58	8,476	50.00'
59	7,783	50.00'
60	7,783	50.00'

UNIT AREA TABLE

UNIT #	AREA (SF)	LOT WIDTH
61	7,783	50.00'
62	7,783	50.00'
63	6,486	50.00'
64	7,679	69.16'
65	7,930	57.28'
66	6,635	50.00'
67	6,635	50.00'
68	9,289	70.00'
69	6,000	50.00'
70	6,000	50.00'
71	6,965	55.68'
72	6,000	50.00'
73	6,000	50.00'
74	9,882	82.35'
75	7,173	50.00'
76	9,775	104.20'
77	7,688	95.22'
78	8,683	50.00'
79	8,712	54.00'
80	6,480	54.00'

UNIT AREA TABLE

UNIT #	AREA (SF)	LOT WIDTH
81	6,000	50.00'
82	6,736	76.81'
83	7,173	78.05'
84	6,480	54.00'
85	6,000	50.00'
86	6,459	50.00'
87	7,262	54.13'
88	7,073	57.93'
89	8,542	54.00'
90	8,636	51.27'
91	8,261	50.00'
92	8,261	50.00'
93	8,261	50.00'
94	8,261	50.00'
95	6,792	50.00'
96	6,945	60.52'
97	6,544	50.01'
98	6,000	50.00'
99	6,000	50.00'
100	6,785	54.00'

UNIT AREA TABLE

UNIT #	AREA (SF)	LOT WIDTH
101	7,389	54.00'
102	6,826	50.00'
103	7,491	55.00'
104	7,491	55.00'
105	6,832	50.00'
106	6,137	50.00'
107	6,000	50.00'

SIGN QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY PANEL	QUANTITY POST
	R1-1 30"x30" "STOP" SIGN	5	5
	R1-2 30" "YIELD" SIGN	1	1
	12" D3-1 STREET NAME ATOP SIGN	6	0
	R2-1(25) "25 MPH SPEED LIMIT" SIGN	2	2

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	16.64 Ac
TOTAL LOTS	107
LOT DENSITY	2.21 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	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	1000.00	GRADE

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SHEET TITLE:
OVERALL SITE PLAN

PROJECT NUMBER:
25-002

PAGE No.:
C8

R:\25\25-002 MI Homes - Prospect Road\CAD DRAWINGS\SITE PLAN\25-002SP-OVERALL.dwg, 1/28/2026 12:13 PM, Cody Pohlmeyer

BERKSHIRE DRIVE
(86 FT. WIDE-PUBLIC) ASPHALT

PROPOSED 30' STORM SEWER AND DRAINAGE EASEMENT

PROPOSED STORM SEWER, TYP.

PROPOSED 10' PUBLIC UTILITY EASEMENT

PROPOSED 5' CONC. WALK, TYP.

BIRCHWAY LANE (PRIVATE)

PROPOSED WATER MAIN, TYP.

PROPOSED 15' SANITARY SEWER EASEMENT

PROPOSED SANITARY SEWER, TYP.

PROPOSED 20' STORM SEWER EASEMENT

MAPLEGROVE ROAD (PRIVATE)

PROPOSED 30' STORM SEWER AND DRAINAGE EASEMENT

LAKEVIEW DRIVE (PRIVATE)

PROPOSED 10' PUBLIC UTILITY EASEMENT, TYP.

OAKLYNN DRIVE (PRIVATE)

PROPOSED PROSPECT ROAD 66' R.O.W.

N. PROSPECT ROAD
(VARIABLE WIDTH-PUBLIC) ASPHALT

APPROXIMATE LOCATION OF 11 FOOT WIDE LOW PRESSURE SEWER EASEMENT L 3451 P 973

30 FOOT WIDE WATER MAIN AND SANITARY SEWER EASEMENT L 4387 P 875

PROPOSED 8' ASPHALT PATH

CONNECT TO EXISTING WATERMAIN WITH TAPPING SLEEVE VALVE IN WELL

REMOVE EXISTING CULVERT

RELOCATE EXISTING HYDRANT

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

PROPOSED SANITARY SEWER TIE INTO EXISTING

PROPOSED ENTRANCE SIGN

PROPOSED SANITARY SEWER, TYP.

PROPOSED WATER MAIN, TYP.

PROPOSED STORM SEWER, TYP.

PLAYSCAPE

PROPOSED OPEN SPACE: 38,539 S.F.

PROPOSED 30' STORM SEWER AND DRAINAGE EASEMENT

PROPOSED 5' CONC. WALK, TYP.

PHASE 1
PHASE 2
PHASE 3
PHASE 4

APPROX. LOCATION UNDERGROUND TELEPHONE (PER MISSDIG UTILITY MAPS)

SEE SHEET C10 FOR CONTINUATION

RETENTION BASIN

LAKEVIEW DRIVE
(66 FT. WIDE-PUBLIC) ASPHALT

EMERGENCY SPILLWAY

LW: 779
HW: 787 - FB: 788

PROPOSED WATERMAIN TIE INTO EXISTING

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. MH
RIM 785.09
10" E INV 771.67
4" N INV 774.87

N

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

NOTES:
THE MAXIMUM ENCROACHMENT FOR PORCHES OR DECKS IN THE SETBACK IS LIMITED TO TEN (10) FEET IN DEPTH AND 200 SQUARE FEET IN AREA.

TYPICAL LOT DATA

35' REAR SETBACK
5' TYP.
120' TYP.
7' TYP.
50' MIN. R.O.W. LINE
5' CONC. WALK
25' FRONT SETBACK

LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		WATER MAIN
		STORM SEWER
		DITCH/SWALE
		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

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SHEET TITLE:
SITE PLAN - NORTH

PROJECT NUMBER:
25-002

PAGE No.:
C9

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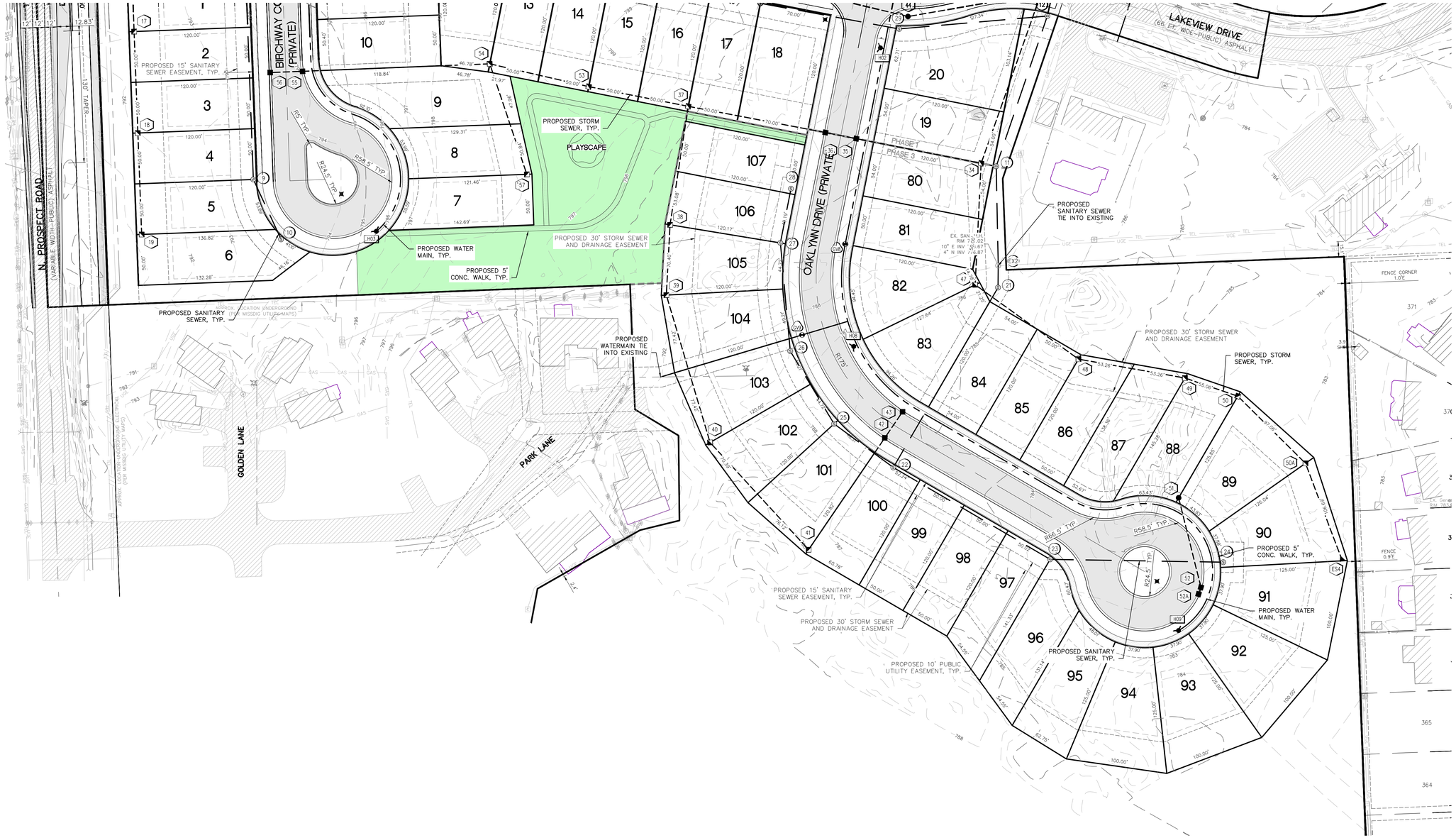
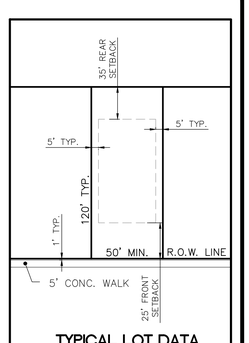
SEE SHEET C9 FOR CONTINUATION



N

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



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

PROJECT NUMBER:
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PAGE No.:
C10

G:\25\25-002 M Homes — Prospect Pointe\CAD\ DRAWINGS\SITE PLAN\25-002SP-09.dwg, 1/28/2026 12:13 PM, Carly Rahmuche

BERKSHIRE DRIVE
(86 FT. WIDE-PUBLIC) ASPHALT

BERKSHIRE DRIVE
(86 FT. WIDE-PUBLIC) ASPHALT

N. PROSPECT ROAD
(VARIABLE WIDTH-PUBLIC) ASPHALT

THRU
CTE
THRU
DECEL

BIRCHWAY LANE

BIRCHWAY COURT

MAPLEGROVE ROAD

OAKLYNN DRIVE

LAKEVIEW DRIVE
(66 FT. WIDE-PUBLIC) ASPHALT

PROPOSED STORM SEWER, TYP.

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.

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

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
GAS	GAS	EASEMENT
GAS	GAS	GAS MAIN
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		GATE VALVE AND WELL
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		PAVEMENT (CONCRETE SIDEWALK)
		DIRECTION SURFACE WATER FLOW OVERFLOW ROUTE
1000.00		GRADE

SEE SHEET C12 FOR CONTINUATION

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SHEET TITLE:
GRADING PLAN - NORTH

PROJECT NUMBER:
25-002

PAGE No.:
C11

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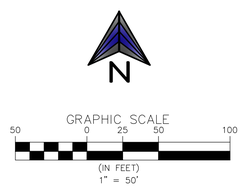
SEE SHEET C11 FOR CONTINUATION



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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
100	100	CONTOUR
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		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
x 1000.00	1000.00	GRADE

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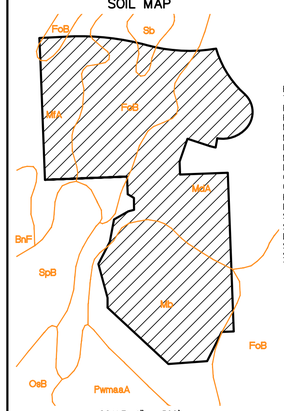
STORM WATER NARRATIVE

THE DEVELOPER HAS PROPOSED A STORM WATER DRAINAGE AND RETENTION SYSTEM THAT INCLUDES A RETENTION BASIN, PRE-TREATMENT DEVICES, STORM SEWER PIPE, CATCH BASINS AND MANHOLES. THE STORM WATER MANAGEMENT SYSTEM COLLECTS RUNOFF IN THE ROAD CATCH BASINS AND REAR YARD CATCH BASINS AND THEN REACHES THE PRE-TREATMENT STRUCTURES. THE PRE-TREATMENT STRUCTURES SEPARATES SEDIMENT AND POLLUTANTS FROM THE STORM WATER RUNOFF BEFORE ENTERING THE RETENTION BASIN. THE STRUCTURES AND SEWER PIPES SHALL BE INSPECTED DURING AND AFTER LARGE RAIN EVENTS TO ENSURE THE STORM WATER MANAGEMENT SYSTEM OPERATES AS INTENDED.

SOIL MAP



SCALE: 1" = 500'

SOIL CLASSIFICATIONS

SOILS CLASSIFICATIONS WERE DETERMINED FROM THE SOIL SURVEY OF WASHTENAW COUNTY, MICHIGAN. PUBLISHED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE.

BnF – SOIL GROUP A – BOYER LOAMY SAND, 25 TO 50 PERCENT SLOPES
FoB – SOIL GROUP B – FOX SANDY LOAM, TILL PLAIN, 2 TO 6 PERCENT SLOPES
Mb – MADE LAND
MdA – SOIL GROUP B/D – MATHERTON SANDY LOAM, 0 TO 4 PERCENT SLOPES
MfA – SOIL GROUP C/D – METAMORA SANDY LOAM, 0 TO 4 PERCENT SLOPES
OsB – SOIL GROUP A – OSHTEMO LOAMY SAND, 0 TO 6 PERCENT SLOPES
PwmaaA – SOIL GROUP C/D – PEWAMO CLAY LOAM, DENSE SUBSTRATUM, 0 TO 1 PERCENT SLOPES
Sb – SOIL GROUP B/D – SEBEWA LOAM, DISINTEGRATION MORAINE, 0 TO 2 PERCENT SLOPES
SpB – SOIL GROUP A – SPINKS LOAMY SAND, 0 TO 6 PERCENT SLOPES

LEGEND

EXISTING	PROPOSED	
430		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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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

PROJECT NUMBER:
25-002

PAGE No.:
C13

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RETENTION BASIN CALCS

WORKSHEET 1

C -Factor Determination (POST CONST.)

Tributary Area =			29.31 Acres	
Impervious Areas				
Bldgs, Roads and S/W =	8.44	Ac.	at C =	0.95
Pervious Areas				
Lawn Areas =	19.57	Ac.	at C =	0.34
Low Water	1.30	Ac.	at C =	1.00
		C Avg.	**=**	**0.54**

PERVIOUS COVER CURVE NUMBER CALCULATIONS

Pervious Cover Type	Soil Type	Area	Curve Number	CN x Area
Lawn	**B**	**6.85**	61	417.8195
Lawn	**C**	**4.89**	74	362.045
Lawn	**D**	**7.83**	80	626.24
Total CN x Area	=			1406.105
Total Area	=			19.57
Weighted CN	=			72

IMPERVIOUS COVER CURVE NUMBER CALCULATIONS

Impervious Cover Type	Soil Type	Area	Curve Number	CN x Area
Bldg,Road,Walk		**8.44**	98	827.12
Basin LW		1.30	98	127.4
Total CN x Area	=			954.52
Total Area	=			9.74
Weighted CN	=			98

PRE-DEVELOPMENT

PERVIOUS COVER CURVE NUMBER CALCULATIONS

Pervious Cover Type	Soil Type	Area	Curve Number	CN x Area
Lawn	**B**	10.2585	61	625.77
Lawn	**C**	7.3275	74	542.24
Lawn	**D**	**11.72**	80	937.92
Total CN x Area	=			2105.92
Total Area	=			29.31
Weighted CN	=			72

IMPERVIOUS COVER CURVE NUMBER CALCULATIONS

Impervious Cover Type	Soil Type	Area	Curve Number	CN x Area
Bldg,Road,Walk	**B**	**0.00**	98	0
Basin LW	B	0.00	98	0
Total CN x Area	=			0
Total Area	=			0.00
Weighted CN	=			0

WEIGHTED CURVE NUMBER CALCULATIONS

Total CN x Area	=	2105.92
Total Area	=	29.31
Weighted CN	=	72

C -Factor Determination (PRE - CONST.)

Tributary Area =			29.31 Acres	
Impervious Areas				
Bldgs, Roads and S/W =	0.00	Ac.	at C =	0.95
Pervious Areas				
Lawn Areas =	29.31	Ac.	at C =	0.34
Low Water	0.00	Ac.	at C =	1.00
		C Avg.	**=**	**0.34**

VOLUME PROVIDED IN NORTH FOREBAY

Elevation	Area	Vol (ft³)	Total Vol (ft³)
779	986		
780	2184	1585	1585
781	3642	2913	4498
782	5362	4502	9000

VOLUME PROVIDED IN SOUTH FOREBAY

Elevation	Area	Vol (ft³)	Total Vol (ft³)
779	15507		
780	18022	16765	16765
781	20723	19373	36137
782	23609	22166	58303

VOLUME PROVIDED IN RETENTION BASIN

Elevation	Area	Vol (ft³)	Forbay Vol (ft³)	Total Vol (ft³)
779	40541			
780	45468	43005	18350	61354
781	50592	48030	22286	131670
782	55912	53252	26668	211590
783	93897	74905		286494
784	101550	97724		384218
785	109455	105503		489720
786	117588	113522		603242
787	125855	121722		724963

	Percentage	C
SOIL GROUP B	35%	0.25
SOIL GROUP C	25%	0.30
SOIL GROUP D	40%	0.45
	Weighted Average	0.34

SUPERIOR TWP
WASHTENAW CO. SWM STANDARDS

WORKSHEET 2

FIRST FLUSH RUNOFF CALCULATIONS V_{FF}

A= 29.31 Ac
C= 0.54

V_{FF} =(1")x(1'/12)x(43560/1ac)xCxA= 57,453 ft³

WORKSHEET 3

Bankfull Runoff Calculations

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

A.	2 year/24 hour storm event	P=	2.35	in
B.	Pre-development = Meadow	CN=	58	
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 (ft²)	A=	1276743.6	ft²
F.	$V_{BF\text{-}PRE}$=Q(1/12) x A	$V_{BF\text{-}PRE}$=	10,624	ft³

WORKSHEET 4

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

A.	2 year/24 hour storm event	P=	2.35	in
B.	Pervious Cover CN	CN=	72	
C.	S = (1000/CN)-10	S=	3.89	in
D.	Q = (P-0.2S)²/(P+0.8S)	Q=	0.45	in
E.	Pervious Cover Area (ft²)	A=	852469.2	ft²
F.	$V_{BF\text{-}post\text{-}per}$ =Q(1/12) x A_{per}	$V_{BF\text{-}post\text{-}per}$ =	32,155	ft³

WORKSHEET 5

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

A.	2 year/24 hour storm event	P=	2.35	in
B.	Impervious Cover CN	CN=	98	
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 (ft²)	A=	424274.4	ft²
F.	$V_{BF\text{-}Post\text{-}imp}$ =Q(1/12) x A_{imp}	$V_{BF\text{-}Post\text{-}imp}$	75,014	ft³

WORKSHEET 6

100-year Storm Runoff Calculations

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

A.	100-Year Storm Event	P=	5.11	in
B.	Pervious Cover CN	CN=	72.00	
C.	S = (1000/CN)-10	S=	3.89	in
D.	$Q_{100\text{-}per}$ = (P-0.2S)²/(P+0.8S)	Q=	2.28	in
E.	Pervious Cover Area (ft²)	A=	852469.2	ft²
F.	$V_{100\text{-}per\text{-}post}$ =Q(1/12) x A	$V_{100\text{-}per\text{-}post}$=	162,177	ft³

WORKSHEET 7

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

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.	$Q_{100\text{-}imp}$ = (P-0.2S)²/(P+0.8S)	Q=	4.87	in
E.	Impervious Cover Area (ft²)	A=	424274.4	ft²
F.	$V_{100\text{-}imp\text{-}post}$ =Q(1/12) x A	$V_{100\text{-}imp\text{-}post}$=	172,291	ft³

WORKSHEET 8

Determine Time of Concentration for Applicable Flow Types

Based on Storm Sewer Calculations 21.88 min

WORKSHEET 9

Runoff Summary

First Flush Volume (V_{ff})	=	57,453	ft³
Pre-Development Bankfull Runoff Volume ($V_{bf\text{-}pre}$)	=	10,624	ft³
Pervious Cover Post-Development Bankfull Runoff Volume	=	32,155	ft³
Impervious Cover Post-Development Bankfull Runoff Volume	=	75,014	ft³
Total BF Volume	=	107,169	ft³
Pervious Cover Post-Development 100-Year Runoff Volume	=	162,177	ft³
Impervious Cover Post-Development 100-Year Runoff Volume	=	172,291	ft³
Total 100-Year Volume	=	334,467	ft³

WORKSHEET 10

Retention Requirement

V_{RET}= 2 (V_{100}) = **668,935** ft³ REQUIRED
724,963 ft³ PROVIDED

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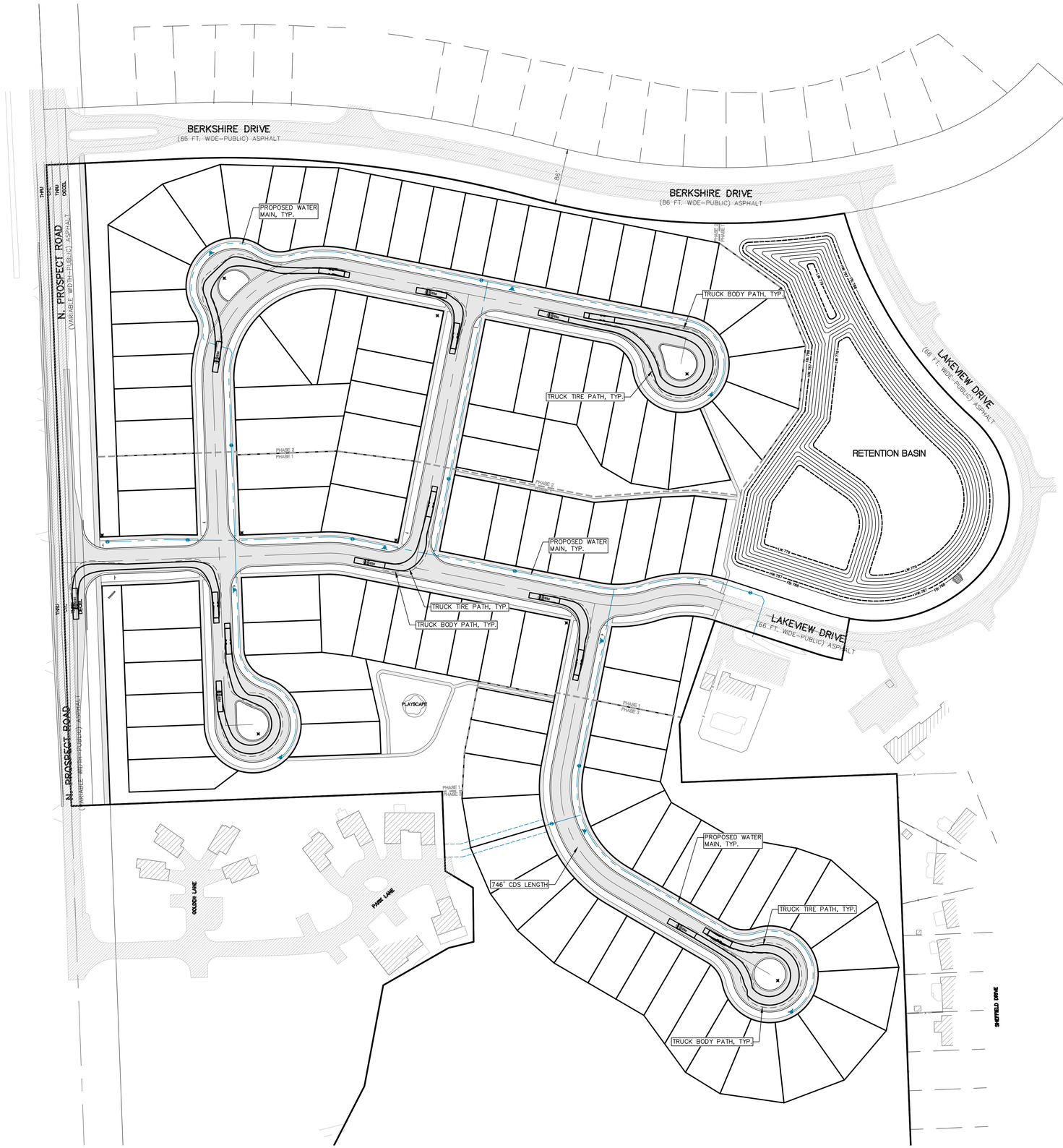
SHEET TITLE:
STORM WATER MANAGEMENT CALCS

PROJECT NUMBER:
25-002

PAGE No.:
C13a



N

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)

1" = 80'

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
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		DIRECTION SURFACE WATER FLOW
		OVERFLOW ROUTE
1000.00	1000.00	GRADE

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SHEET TITLE:
EMERGENCY VEHICLE ROUTE

PROJECT NUMBER:
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PAGE No.:
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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

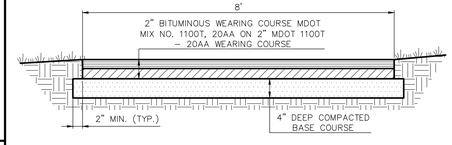
1. INSTALL ALL SOIL EROSION AND TREE PROTECTION FENCING AS PER APPROVED PLANS. CLEAR ONLY WHAT IS NECESSARY TO INSTALL FENCING. INSTALL TRACKING MAT.
2. STRIP AND STOCKPILE TOPSOIL IN A LOCATION APPROVED BY THE OWNER/ENGINEER. PLACEMENT OF ADDITIONAL CONTROL MEASURES MUST BE INSTALLED ON AND AROUND THE 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

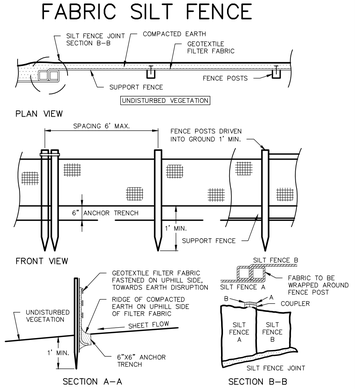
SEEDED, SODDED OR MULCHED AREAS SHOULD BE CHECKED FOLLOWING EACH RAIN TO ENSURE THE MATERIAL IS STAYING IN PLACE. ADDITIONAL TACKING MATERIALS OR NETTING MAY BE NEEDED TO BE APPLIED TO HOLD THE AFOREMENTIONED MATERIALS IN PLACE. MAINTENANCE PROCEDURES SHOULD ALSO BE FOLLOWED FOR THE BMP'S WHICH WERE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



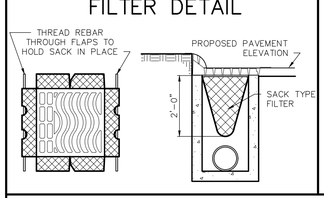
ASPHALT PATHWAY DETAIL

CONCRETE SIDEWALK DETAIL

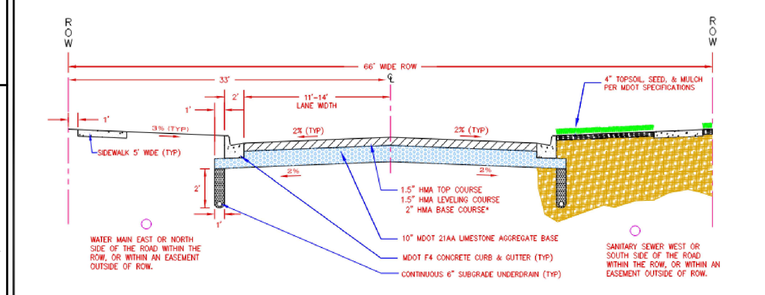
FABRIC SILT FENCE



SILT SACK INLET FILTER DETAIL



HMA PAVEMENT CROSS-SECTION



* REFER TO CURRENTLY APPROVED WCRC HMA MIX DESIGNS & BINDER REQUIREMENTS.

TYPICAL RESIDENTIAL - 66' ROW

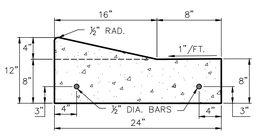
SCALE: N.T.S.

Washtenaw County Road Commission

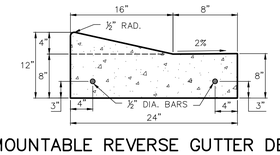
8-6-14

SANITARY BASIS OF DESIGN

NUMBER OF UNITS	107	UNITS
POPULATION	3.5	PEOPLE/UNITS
	374.5	PEOPLE
AVERAGE FLOW		
PEOPLE X 100 GAL/CAP/DAY	37450	GAL/DAY
	0.058	CFS
PEAK FLOW		
PEAK FACTOR (< 500 PEOPLE)	4	
PEAK FACTOR X AVERAGE FLOW	0.232	CFS
	104.02	GPM
Q PROVIDED (8" sanitary)	0.764	CFS
	342.88	GPM



MOUNTABLE STANDARD GUTTER DETAIL CONCRETE CURB AND GUTTER



MOUNTABLE REVERSE GUTTER DETAIL CONCRETE CURB AND GUTTER

ENGINEERING | PLANNING
LAND DEVELOPMENT CONSULTING
39205 COUNTRY CLUB DR. STE C8
FARMINGTON HILLS, MI 48331
248.308.3331

SKE GROUP

SUBMITTAL DATE:

NO.	REVISION	DATE
1.	REV PER TOWNSHIP REVIEW	10-23-25
2.	REV PER COUNTY REVIEW	11-20-25
3.	REV PER TOWNSHIP REVIEW	01-28-26

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

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:
NOTES AND DETAILS

PROJECT NUMBER:
25-002

PAGE No.:
C15

G:\25\25-002 MI Homes – Prospect Bond\CAD DRAWINGS\SITE PLAN\25-002SP-ASP.dwg, 1/28/2026 10:14 AM, Corey Parkhurst

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Landscape Summary - This Sheet

Street Trees

Street Frontage Length	6,244'
Trees Required	104.1 Trees (6,244 / 60)
Trees Provided	104 Trees
Woodland Replacement Required	2,917 Trees
Woodland Replacement Provided	257 Trees
Sheet L-1	152 Trees
Sheet L-2	102 Trees
Sheet L-3	3 Trees
Sheet L-4	0 Trees

Plant List - This Sheet

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Woodland Replacement							
ARR	11	Acer rubrum 'Red Pointe'	Red Pointe Maple	2.5"	as shown	B&B	
ASR	2	Acer saccharum 'Green Mountain'	Sugar Maple	2.5"	as shown	B&B	
BNR	7	Betula nigra	Multi-Stem River Birch		as shown	B&B	10'-12'
PAR	30	Picea abies	Norway Spruce		as shown	B&B	6'-7'
PGR	28	Picea glauca var. densata	Black Hills Spruce		as shown	B&B	6'-7'
PSR	20	Pinus strobus	White Pine		as shown	B&B	6'-7'
QMR	13	Quercus macrocarpa	Bur Oak	2.5"	as shown	B&B	
TAR	17	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B	
TPR	5	Thuja p. 'Green Giant'	Green Giant Arborvitae		as shown	B&B	6'-7'
UPR	19	Ulmus x holandica 'Pioneer'	Pioneer Elm	2.5"	as shown	B&B	
	152	Woodland Replacement Trees Provided					

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Street Trees							
AF	10	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	17	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
GT	12	Gleditsia tiacanthos var. Inermis	Honeylocust	2.5"	as shown	B&B	
PE	10	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	2.5"	as shown	B&B	
TA	7	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B	
UP	22	Ulmus x holandica 'Pioneer'	Pioneer Elm	2.5"	as shown	B&B	
	104	Street Trees Provided					

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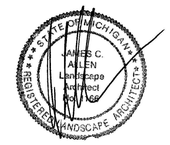
557 Carpenter
Northville, Michigan 48167
e. jca@wideopenwest.com
t. 248.467.4668

Seal:



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
Revised	September 25, 2025
Revised	January 29, 2026

Job Number:

25-035

Drawn By:	Checked By:
jca	jca

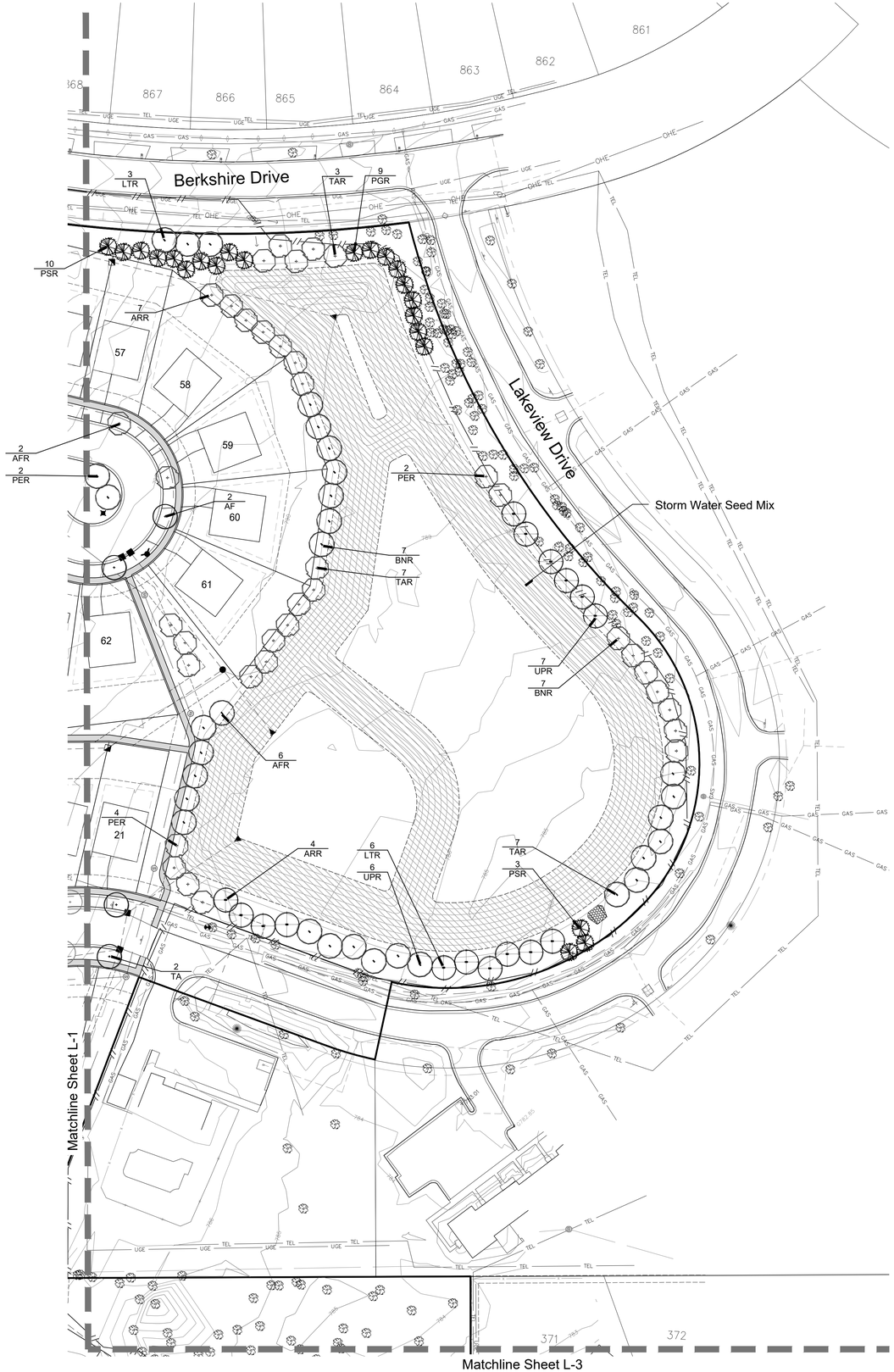
0' 25' 50'

NORTH
1"=50'

Know what's below. Call before you dig.

Sheet No.

L-1



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Landscape Summary - This Sheet

Street Trees	
Street Frontage Length	243'
Trees Required	4 Trees (243 / 60)
Trees Provided	4 Trees
Woodland Replacement Provided	102 Trees

Plant List - This Sheet

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Woodland Replacement							
AFR	8	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B	
ARR	11	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	9	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
PER	8	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	2.5"	as shown	B&B	
PGR	9	Picea glauca var. densata	Black Hills Spruce		as shown	B&B	6'-7'
PSR	13	Pinus strobus	White Pine		as shown	B&B	6'-7'
TAR	17	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	
	102	Woodland Replacement Trees Provided					

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Street Trees							
AF	2	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B	
TA	2	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B	
	4	Street Trees Provided					

Storm Water Seed Mix

Native Connections
3815 N Westnedge Ave, Kalamazoo, MI 49004
(P) 269.459.9360
info@nativeconnections.net
www.nativeconnections.net

Stormwater Mix

An economical mix specifically designed to withstand the low water quality and highly-variable conditions associated with stormwater features. Approximately half of the species are salt tolerant and most species will do well in mesic to wet hydrology with others filling in the wettest and driest ends of the spectrum. The high native seed count and heavy annual nurse crop in this mix ensure full and aggressive establishment in a wide range of site conditions.

Total Seeding Rate: 34.2 lbs per acre
2.61 lbs grasses + 1.59 lbs forbs + 30 lbs nurse crop
105 native seeds per sq ft

Call, email or visit our website for pricing.

Grasses, Sedges & Rushes		PLS Oz/acre	Seeds/sq ft
Andropogon gerardii	Big Bluestem	4.00	0.92
Carex bebbii	Bebb's oval sedge	2.00	1.56
Carex vulpinoidea	Fox Sedge	2.50	5.74
Pleuricharis pauciflora	Great Spike Rush	1.00	1.17
Elymus virginicus	Virginia Wild Rye	16.00	1.74
Juncus effusus	Soft Rush	0.50	11.48
Juncus tenuis	Path Rush	0.50	11.48
Juncus torreyi	Torrey's Rush	0.25	9.18
Panicum virgatum	Switchgrass	7.00	2.25
Scirpus pungens (S. americanus)	Three square Rush	1.00	0.71
Scirpus validus (S. fuberosmumorsi)	Soft Stem Bulrush	1.00	0.71
Sorghastrum nutans	Indian Grass	4.00	1.10
	Total Grasses	41.75	50.30

Forbs		PLS Oz/acre	Seeds/sq ft
Alisma subcordatum	Common Water Plantain	2.00	2.32
Asclepias incarnata	Swamp Milkweed	1.00	0.11
Aster novae-angliae	New England Aster	0.25	0.38
Aster umbellatus (Doellingeria u.)	Flat-topped Aster	0.25	0.38
Bidens cernua	Nodding Bur Marigold	1.00	0.48
Echinacea purpurea	Purple Coneflower	4.00	0.81
Eupatorium perfoliatum	Boneset	0.50	0.64
Liatris spicata	Marsh Blazingstar	1.25	0.32
Lycopus americanus	Water Horehound	0.50	1.49
Mimulus ringens	Monkey Flower	0.25	13.20
Monarda fistulosa	Wild Bergamot	0.50	0.80
Oenothera biennis	Common Evening Primrose	1.00	0.92
Penthorum sedoides	Ditch Stonecrop	0.50	14.92
Physostegia virginiana	Obedient Plant	0.50	0.13
Polygonum persicaria/acuum (Persicaria a.)	Pennsylvania Smartweed	2.75	0.82
Rudbeckia hirta	Black-eyed Susan	4.00	8.45
Verbena hastata	Blue Vervain	2.50	5.34
Zizia aurea	Golden Alexander	2.50	0.92
	Total Forbs	25.00	54.12

Temporary Grass Cover		Oz/acre	Seeds/sq ft
Lolium multiflorum	Annual Ryegrass	56.00	17.92
Avena sativa	Seed Oats	184.00	4.22
	Total Temp Grasses	240.00	21.98

Note to Contractor:
1. Annual Ryegrass and Seed Oats has been Reduced by 50% and is Reflected in Above Quantities.

68,821 s.f. Total Area
34.2 lbs. per Acre Application Rate
54.0 lbs. of Storm Water Seed Mix Required

Notes

1. No Chemicals are Allowed in Stormwater Features or Buffer Zones with the Following Exception: Invasive Spacies may be Treated with Chemicals by a Certified Applicator. Mowing is Allowed Only Twice a Year.
2. Soils Must be Amended with a Composted Organic Material. Soils Must be Free of Construction Debris and Subsoils. Soils Must Contain 20%-30% Compost.
3. Infiltration Basin Soils must Contain 20%-30% Compost, 70%-80% Topsoil with a Maximum of 10% Clay.
4. At the time of plant and seed delivery, a WCWRC landscape reviewer must be present. The quantity and species delivered will be reviewed on site. Contact Catie Wytychak at wytychakc@ewashtenaw.org or (734) 222-6813 to coordinate.
5. All Seeded Areas to Receive Bio-degradable Seed Mats.
6. Prior to Spreading Planting Soil or Planting Seeds and/or Live Plugs, Infiltration Testing Must be Performed to Confirm that the Design for the Infiltration Rate has been Achieved.

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557 Carpenter
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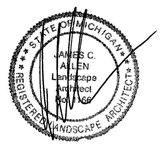
e. jca@wideopenwest.com
t. 248.467.4668

Seal:



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
Revised	September 25, 2025
Revised	January 29, 2026

Job Number:

25-035

Drawn By:	Checked By:
jca	jca

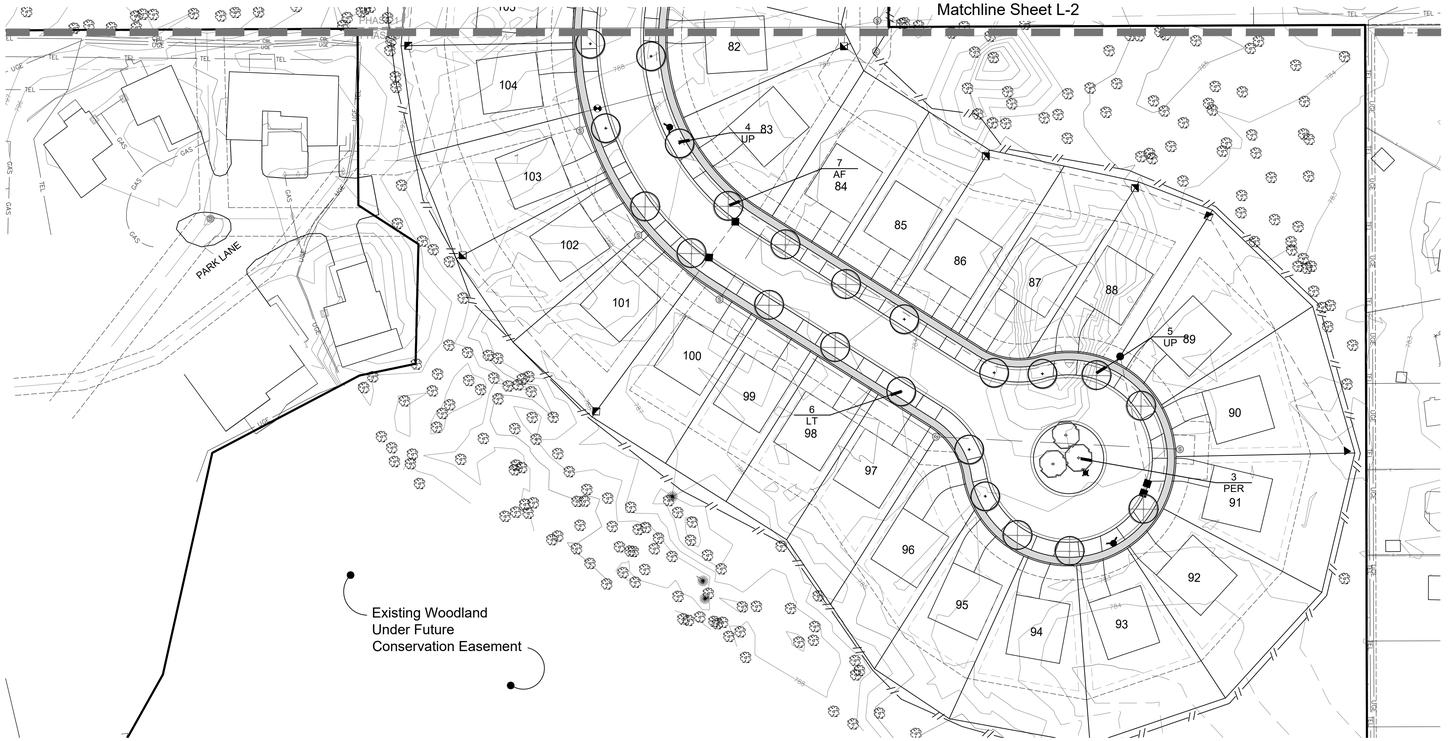
0' 25' 50'

NORTH
1"=50'

Know what's below. Call before you dig.

Sheet No.

L-2



Landscape Summary - This Sheet

Street Trees

Street Frontage Length	1,308'
Trees Required	21.8 Trees (1,308 / 60)
Trees Provided	22 Trees
Woodland Replacement Provided	22 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	
	3	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	6	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
UP	9	Ulmus x holandica 'Pioneer'	Pioneer Elm	2.5"	as shown	B&B	
	22	Street Trees Provided					

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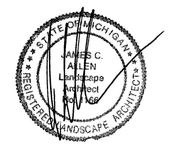
t. 248.467.4668

Seal:



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Drawn By:	Checked By:
jca	jca

0' 25' 50'

NORTH
1"=50'

Know what's below. Call before you dig.

Sheet No.

L-3

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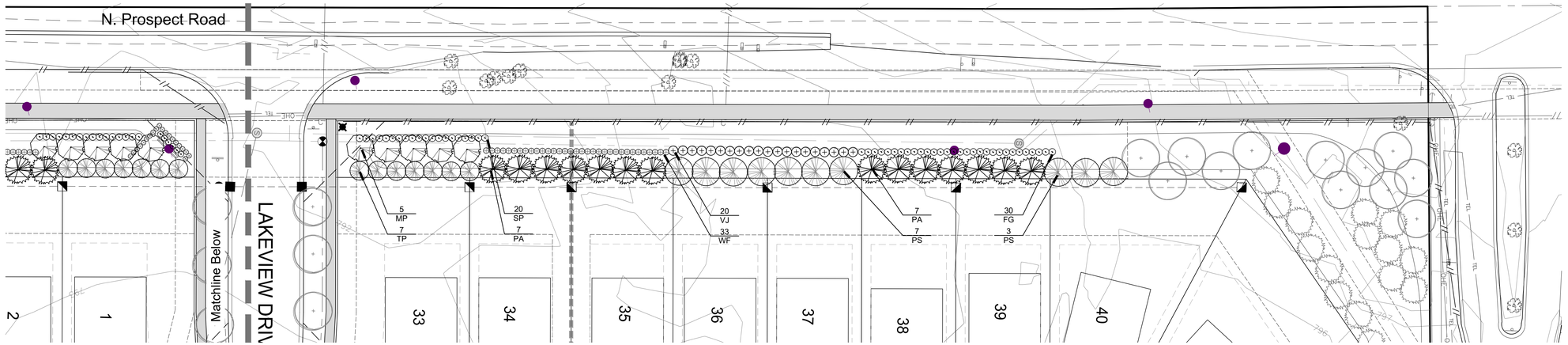
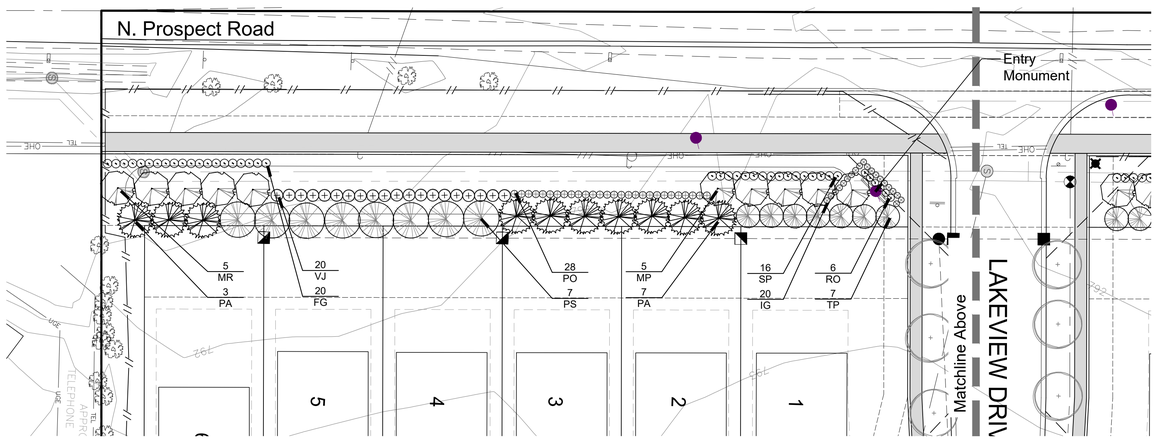
North Greenbelt



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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25-035

Drawn By:	Checked By:
jca	jca

0' 15' 30'

NORTH
1"=30'

Know what's below. Call before you dig.

Sheet No.

L-4

NOTE:
GUY DECIDUOUS TREES ABOVE 3"CAL.. STAKE DECIDUOUS TREES BELOW 3" CAL.

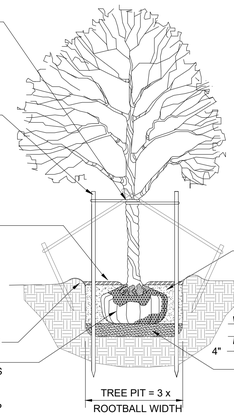
STAKE TREES AT FIRST BRANCH USING 2"-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. ALLOW FOR SOME MINIMAL FLEXING OF THE TREE. REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES, MIN. 36" ABOVE GROUND FOR UPRIGHT, 18" IF ANGLED. DRIVE STAKES A MIN. 18" INTO UNDISTURBED GROUND OUTSIDE ROOTBALL. REMOVE AFTER ONE YEAR.

MULCH 4" DEPTH WITH SHREDDED HARDWOOD BARK. NATURAL IN COLOR. LEAVE 3" CIRCLE OF BARE SOIL AT BASE OF TREE TRUNK. PULL ANY ROOT BALL DIRT EXTENDING ABOVE THE ROOT FLARE AWAY FROM THE TRUNK SO THE ROOT FLARE IS EXPOSED TO AIR.

MOUND EARTH TO FORM SAUCER

REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN BURLAP FROM TOP 1/2 OF THE ROOTBALL.



NOTE:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

PLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL.

SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" DEPTH.

DECIDUOUS TREE PLANTING DETAIL

Not to scale

NOTE:
GUY EVERGREEN TREES ABOVE 12' HEIGHT. STAKE EVERGREEN TREE BELOW 12' HEIGHT.

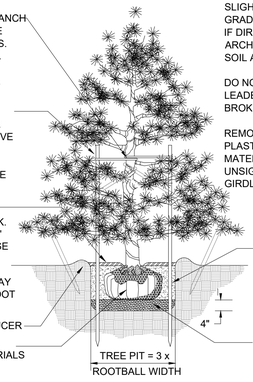
STAKE TREES AT FIRST BRANCH USING 2"-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. ALLOW FOR SOME MINIMAL FLEXING OF THE TREE. REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES, MIN. 36" ABOVE GROUND FOR UPRIGHT, 18" IF ANGLED. DRIVE STAKES A MIN. 18" INTO UNDISTURBED GROUND OUTSIDE ROOTBALL. REMOVE AFTER ONE YEAR.

MULCH 4" DEPTH WITH SHREDDED HARDWOOD BARK. NATURAL IN COLOR. LEAVE 3" CIRCLE OF BARE SOIL AT BASE OF TREE TRUNK. PULL ANY ROOT BALL DIRT EXTENDING ABOVE THE ROOT FLARE AWAY FROM THE TRUNK SO THE ROOT FLARE IS EXPOSED TO AIR.

MOUND EARTH TO FORM SAUCER

REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN BURLAP FROM TOP 1/2 OF THE ROOTBALL.



NOTE:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

PLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL.

SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" DEPTH.

EVERGREEN TREE PLANTING DETAIL

Not to scale

NOTE:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.

PRUNE ONLY DEAD OR BROKEN BRANCHES.

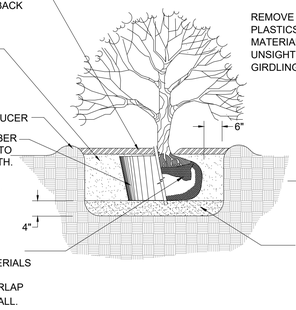
REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

MULCH 3" DEPTH WITH SHREDDED HARDWOOD BARK. NATURAL IN COLOR. PULL BACK 3" FROM TRUNK.

PLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL.
MOUND EARTH TO FORM SAUCER

REMOVE COLLAR OF ALL FIBER POTS. POTS SHALL BE CUT TO PROVIDE FOR ROOT GROWTH. REMOVE ALL NONORGANIC CONTAINERS COMPLETELY.

REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. FOLD DOWN BURLAP FROM TOP $\frac{1}{3}$ OF THE ROOTBALL.



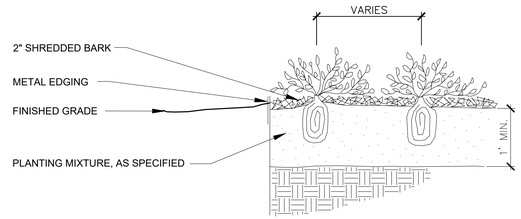
SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" DEPTH.

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, fertilized 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 fertilizer 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 reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
15. Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities 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 equal, 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

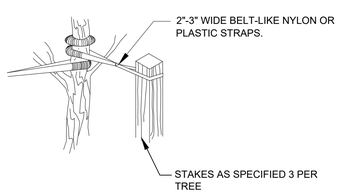
Not to scale

NOTE:
ORIENT STAKING/GUYING TO PREVAILING WINDS, EXCEPT ON SLOPES GREATER THAN 3:1 ORIENT TO SLOPE.

USE SAME STAKING/GUYING ORIENTATION FOR ALL PLANTS WITHIN EACH GROUPING OR AREA

STAKING/GUYING LOCATION

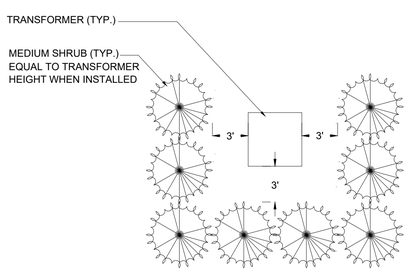
GUYING DETAIL



STAKING DETAIL

TREE STAKING DETAIL

Not to scale



TRANSFORMER SCREENING DETAIL

Not to scale

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LAND PLANNING / LANDSCAPE ARCHITECTURE
557 Carpenter
Northville, Michigan 48167
e. jca@wideopenwest.com
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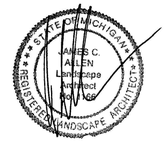
Seal:



Title:

Landscape Details

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
Revised	September 25, 2025
Revised	January 29, 2026

Job Number:

25-035

Drawn By:	Checked By:
jca	jca

Know what's below. Call before you dig.

Sheet No.

L-5

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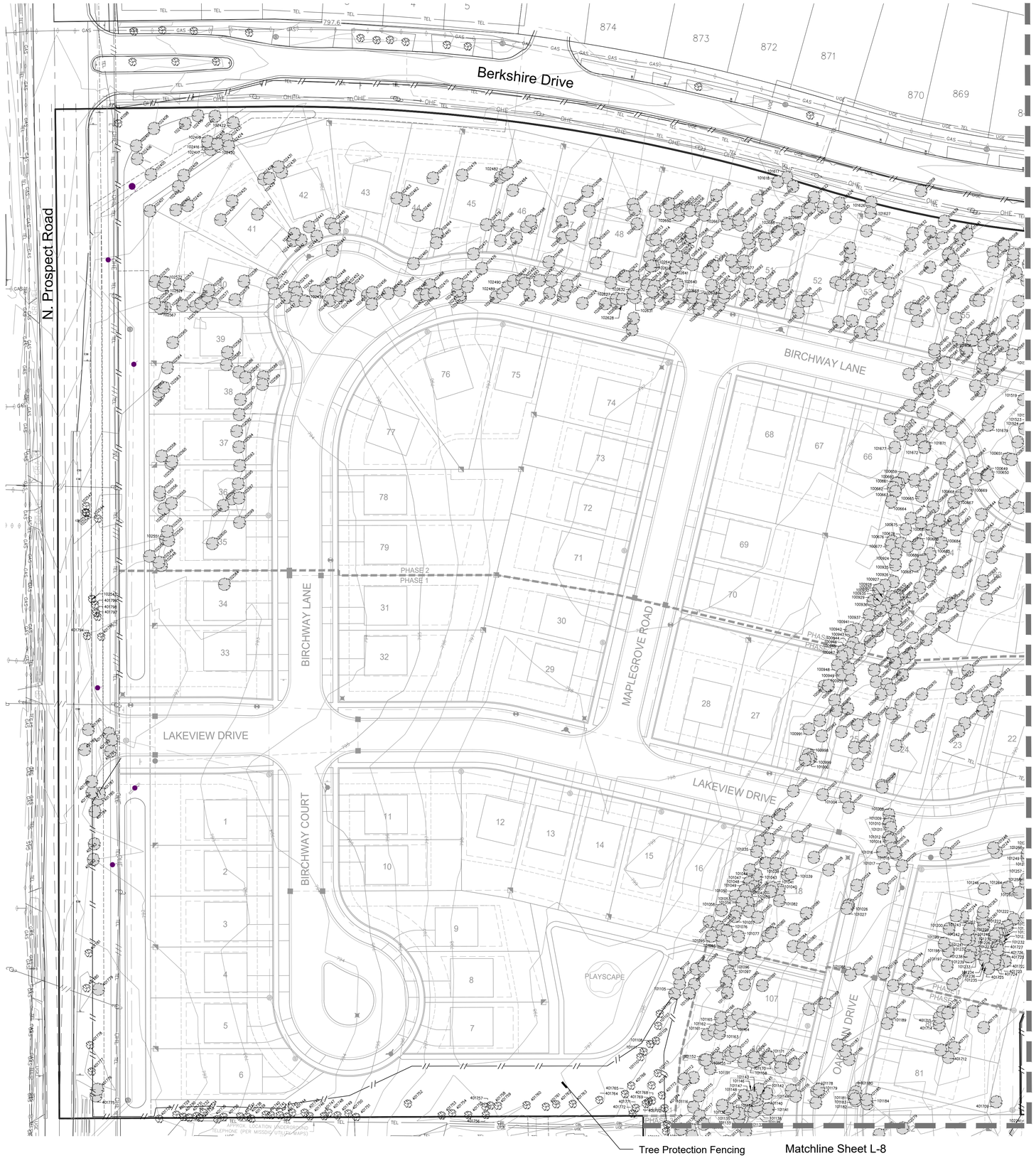
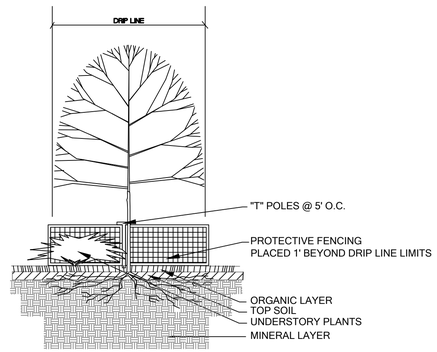


Tree Protection Detail



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

ALLENDESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE
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Northville, Michigan 48167
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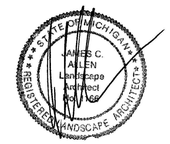
t. 248.467.4668

Seal:



Title:

Woodland 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
Revised	September 25, 2025
Revised	January 29, 2026

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-6

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Note:
Shaded Trees to be Removed

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Northville, Michigan 48167
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t. 248.467.4668

Seal:

STATE OF MICHIGAN
JAMES C. ALLEN
Landscape Architect
6/1/06
REGISTERED LANDSCAPE ARCHITECT

Title:

Woodland 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:
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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-7

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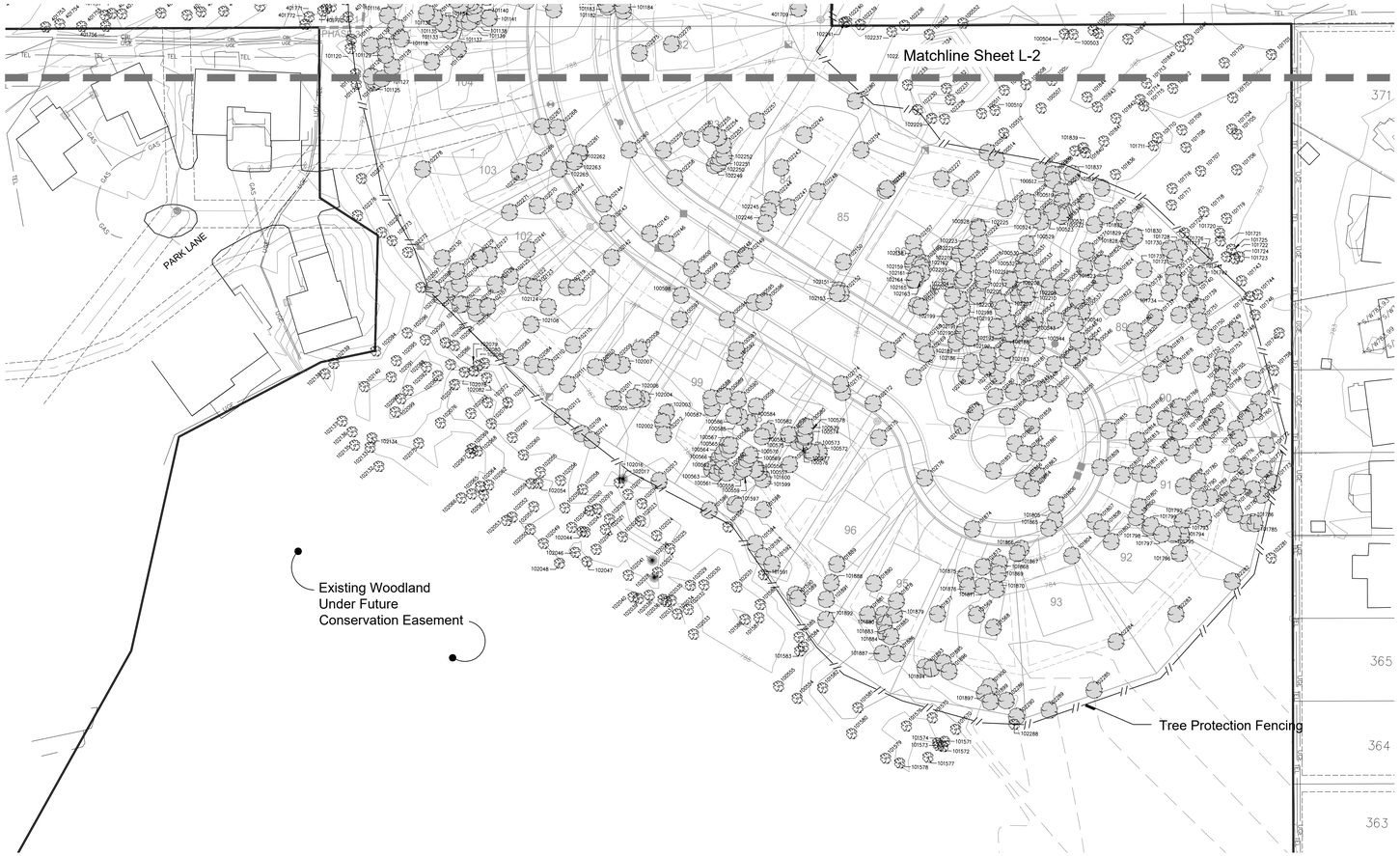

Note:
Shaded Trees to be Removed

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

Seal:

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

Title:

Woodland Plan

Project:

Prospect Point South
Superior Township, Michigan

Prepared for:

M/I Homes of Michigan, LLC
40950 Woodward Avenue, Suite 203
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Job Number:

25-035

Drawn By:	Checked By:
jca	jca

0' 25' 50'

NORTH
1"=50'

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

Sheet No.

L-8

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Tree List

TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	REMOVE	LANDMARK	REGULATED REPLACEMENTS	LANDMARK REPLACEMENT
100501	6	Prunus serotina	BLACK CHERRY	FAIR	NO			
100502	7	Ulmus americana	AMERICAN ELM	GOOD	NO			
100503	6	Betula papyrifera	WHITE BIRCH	GOOD	NO			
100504	6	Betula papyrifera	WHITE BIRCH	FAIR	NO			
100505	38	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO	YES		
100506	8	Fraxinus pennsylvanica	GREEN ASH	FAIR	NO			
100507	8, 7, 9	Acer negundo	BOX ELDER	FAIR	NO			
100508	6	Quercus alba	WHITE OAK	FAIR	NO			
100509	14	Juglans nigra	BLACK WALNUT	FAIR	NO			
100510	13	Fraxinus pennsylvanica	GREEN ASH	FAIR	NO			
100511	8	Prunus serotina	BLACK CHERRY	FAIR	NO			
100512	12	Prunus serotina	BLACK CHERRY	FAIR	NO			
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	NO	YES		
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	YES		0	
100561	8	Prunus serotina	BLACK CHERRY	FAIR	YES		1	
100562	24, 14	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES	YES		24
100563	7	Prunus serotina	BLACK CHERRY	FAIR	YES		0	
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	
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100594	6, 15	Juglans nigra	BLACK WALNUT	FAIR	YES		3	
100595	6	Juglans nigra	BLACK WALNUT	FAIR	YES		0	
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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		3	
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	
100797	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100798	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
100799	17	Juglans nigra	BLACK WALNUT	GOOD	YES		6	
100800	10	Juglans nigra	BLACK WALNUT	GOOD	NO			
100801	10	Juglans nigra	BLACK WALNUT	GOOD	NO			
100802	12	Juglans nigra	BLACK WALNUT	GOOD	NO			
100803	12	Juglans nigra	BLACK WALNUT	GOOD	NO			
100804	8	Juglans nigra	BLACK WALNUT	GOOD	NO			
100805	11	Juglans nigra	BLACK WALNUT	GOOD	NO			
100806	8	Juglans nigra	BLACK WALNUT	GOOD	NO			
100807	11	Juglans nigra	BLACK WALNUT	GOOD	NO			
100808	6	Juglans nigra	BLACK WALNUT	GOOD	NO			
100809	8	Juglans nigra	BLACK WALNUT	GOOD	NO			
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	NO			
100817	11	Juglans nigra	BLACK WALNUT	GOOD	NO			
100818	10	Juglans nigra	BLACK WALNUT	GOOD	NO			
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	
100822	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
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		0	
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	NO			
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		1	
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 nigra	BLACK WALNUT	GOOD	YES		1	
100870	10,12,9,

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	DEAD	YES		1	
101054	10	Ulmus americana	AMERICAN ELM	GOOD	YES		1	
101055	12,13	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
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	YES		3	
101101	10	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101102	7	Morus	MULBERRY	GOOD	YES		1	
101103	22,30	Juglans nigra	BLACK WALNUT	GOOD	YES	YES		30
101104	7	Prunus serotina	BLACK CHERRY	GOOD	YES		0	
101105	12	Juglans nigra	BLACK WALNUT	GOOD	YES			
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	YES		1	
101113	6	Prunus serotina	BLACK CHERRY	GOOD	NO			
101114	8	Prunus serotina	BLACK CHERRY	GOOD	YES		1	
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	NO	YES		
101120	13	Ulmus americana	AMERICAN ELM	FAIR	NO			
101121	20	Ulmus americana	AMERICAN ELM	FAIR	YES	YES		20
101122	28,13	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO	YES		
101123	18, 14	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
101124	7	Ulmus americana	AMERICAN ELM	FAIR	YES		0	
101125	10	Ulmus americana	AMERICAN ELM	FAIR	YES		1	

TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	REMOVE	LANDMARK	REGULATED REPLACEMENTS	LANDMARK REPLACEMENT
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		6	
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	8,7,8	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		3	
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	

TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	REMOVE	LANDMARK	REGULATED REPLACEMENTS	LANDMARK REPLACEMENT
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

Tree List

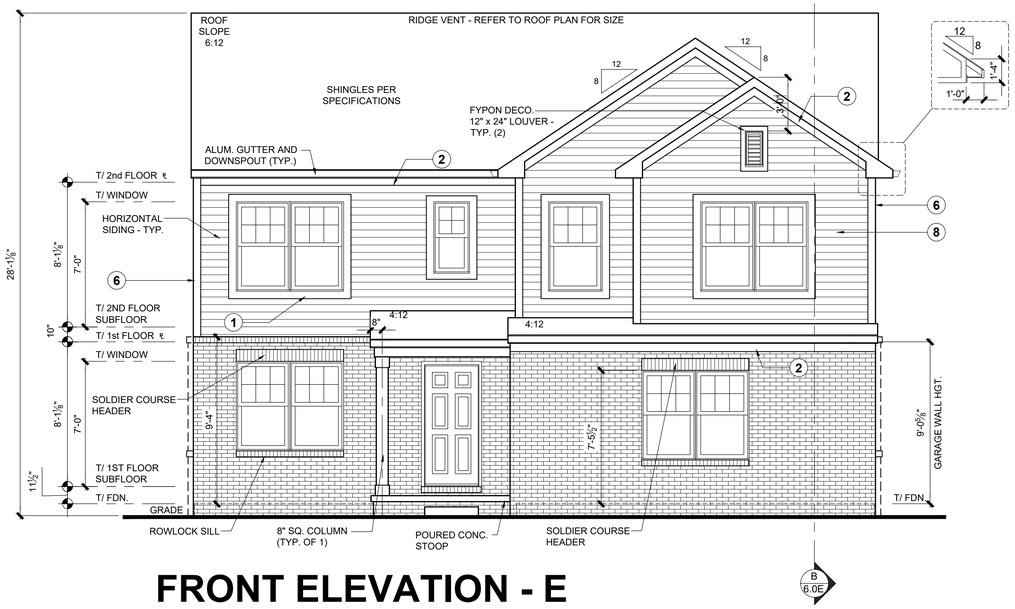
TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	REMOVE	LANDMARK	REGULATED REPLACEMENTS	LANDMARK REPLACEMENT
101676	8	Carya ovata	SHAGBARK HICKORY	GOOD	YES		1	
101677	11	Acer negundo	BOX ELDER	GOOD	YES		1	
101678	17	Juglans nigra	BLACK WALNUT	GOOD	YES		6	
101679	12	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
101680	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	NO	YES		
101702	38	Prunus serotina	BLACK CHERRY	FAIR	NO	YES		
101703	8	Fraxinus americana	WHITE ASH	FAIR	NO			
101704	9	Carya laciniosa	SHELLBARK HICKORY	FAIR	NO			
101705	8, 14	Carya laciniosa	SHELLBARK HICKORY	FAIR	NO			
101706	8	Juniperus virginiana	EASTERN RED CEDAR	FAIR	NO			
101707	7, 9, 10	Fraxinus americana	WHITE ASH	FAIR	NO			
101708	11	Fraxinus americana	WHITE ASH	FAIR	NO			
101709	11	Fraxinus americana	WHITE ASH	FAIR	NO			
101710	11	Prunus serotina	BLACK CHERRY	FAIR	NO			
101711	11	Prunus serotina	BLACK CHERRY	FAIR	NO			
101712	39	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO	YES		
101713	9	Prunus serotina	BLACK CHERRY	FAIR	NO			
101714	9	Carya glabra	PIGNUT HICKORY	FAIR	NO			
101715	6	Prunus serotina	BLACK CHERRY	FAIR	NO			
101716	30	Carya laciniosa	SHELLBARK HICKORY	FAIR	NO	YES		
101717	11	Carya glabra	PIGNUT HICKORY	FAIR	NO			
101718	12	Carya glabra	PIGNUT HICKORY	FAIR	NO			
101719	19	Quercus alba	WHITE OAK	FAIR	NO	YES		
101720	14	Carya glabra	PIGNUT HICKORY	FAIR	NO			
101721	8	Carya ovata	SHAGBARK HICKORY	FAIR	NO			
101722	11	Carya glabra	PIGNUT HICKORY	FAIR	NO			
101723	11	Carya glabra	PIGNUT HICKORY	FAIR	NO			
101724	11	Fraxinus americana	WHITE ASH	FAIR	NO			
101725	10	Carya glabra	PIGNUT HICKORY	FAIR	NO			
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	NO	YES		
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	NO	YES		
101744	8	Carya glabra	PIGNUT HICKORY	FAIR	NO			
101745	10	Carya glabra	PIGNUT HICKORY	FAIR	NO			
101746	9	Carya glabra	PIGNUT HICKORY	FAIR	NO			
101747	12, 13, 18	Quercus alba	WHITE OAK	FAIR	NO	YES		
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	NO			
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	YES	YES		28
101774	13	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
101775	7	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
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	YES	YES		28
101785	10	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
101786	11	Carya ovata	SHAGBARK HICKORY	FAIR	YES		1	
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		2	
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			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	NO			
101837	9	Prunus serotina	BLACK CHERRY	FAIR	NO		1	
101838	13	Ulmus americana	AMERICAN ELM	FAIR	NO			
101839	8	Prunus serotina	BLACK CHERRY	FAIR	NO			
101840	8	Pinus sylvestris	SCOTT PINE	FAIR	NO			
101841	8	Prunus serotina	BLACK CHERRY	FAIR	NO			
101842	11	Prunus serotina	BLACK CHERRY	FAIR	NO			
101843	9	Prunus serotina	BLACK CHERRY	FAIR	NO			
101844	14	Prunus serotina	BLACK CHERRY	FAIR	NO			
101845	11	Acer negundo	BOX ELDER	FAIR	NO			
101846	11	Acer negundo	BOX ELDER	FAIR	NO			
101847	13	Acer rubrum	RED MAPLE	FAIR	NO			
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		1	
101877	19, 6	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		6	
101878	20	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		6	
101879	20	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		6	
101880	14	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		3	
101881	26	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES	YES		26
101883	17	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		6	
101884	25	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES	YES		25
101885	7	Acer negundo	BOX ELDER	FAIR	YES		1	
101886	19, 17	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		6	
101887	6	Juglans nigra	BLACK WALNUT	FAIR	YES		0	
101888	31	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES	YES		31
101889	19	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		6	
101890	24, 18, 8	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES	YES		24
101891	7	Acer negundo	BOX ELDER	FAIR	YES		1	
101892	7	Acer negundo	BOX ELDER	FAIR	YES		1	
101893	8	Acer negundo	BOX ELDER	FAIR	YES		1	
101894	10	Acer negundo	BOX ELDER	FAIR	YES		1	
101895	20	Ulmus americana	AMERICAN ELM	FAIR	YES	YES		20
101896	7	Acer negundo	BOX ELDER	FAIR	YES		1	
101897	32	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES	YES		32
101899	23	Populus deltoides	EASTERN COTTONWOOD	FAIR	YES		6	
101900	10	Acer negundo	BOX ELDER	FAIR	YES		1	
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	NO			
101917	7	Juglans nigra	BLACK WALNUT	GOOD	NO			
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	NO			
101924	7	Juglans nigra	BLACK WALNUT	GOOD	NO			
101925	8	Acer negundo	BOX ELDER	FAIR	NO			
101926	9	Pinus sylvestris	SCOTT PINE	GOOD	NO			
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	NO			
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	NO			
101935	14,11,10,8	Ulmus americana	AMERICAN ELM	FAIR	NO			
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	NO			
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	NO			
101948	7	Carya ovata	SHAGBARK HICKORY	GOOD	NO			
101949	11	Carya ovata	SHAGBARK HICKORY	GOOD	NO			
101950	9	Carya ovata	SHAGBARK HICKORY	GOOD	NO			
101951	9	Carya ovata	SHAGBARK HICKORY	GOOD	NO			
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	NO			
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	NO			
101962	11	Carya ovata	SHAGBARK HICKORY	GOOD	NO			
101963	10		UNKNOWN TREE	DEAD	NO			
101964	17	Populus deltoides	EASTERN COTTONWOOD	GOOD	NO			
101965	10	Carya ovata	SHAGBARK HICKORY	GOOD	NO			
101966	6	Carya ovata	SHAGBARK HICKORY	GOOD	NO			
101967	7	Carya ovata	SHAGBARK HICKORY	GOOD	NO			
101968	10	Carya ovata	SHAGBARK HICKORY	GOOD	NO			
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	NO			
101972	7	Fraxinus americana	WHITE ASH	FAIR	NO			
101973	8	Ulmus americana	AMERICAN ELM	GOOD	NO			
101974	8	Acer negundo	BOX ELDER	FAIR	NO			
101975	11	Acer negundo	BOX ELDER	GOOD	NO			
101976	10	Acer negundo	BOX ELDER	GOOD	NO			
101977	7	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
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	NO			
101988	11	Acer negundo	BOX ELDER	GOOD	NO			
101989	10	Ulmus americana	AMERICAN ELM	POOR	NO			
101990	10	Juglans nigra	BLACK WALNUT	GOOD	NO			
101991	8	Prunus serotina	BLACK CHERRY	POOR	NO			
101992	6	Ulmus americana	AMERICAN ELM	GOOD	NO			
101993	7	Juglans nigra	BLACK WALNUT	GOOD	NO			
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	NO			
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	YES		0	
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	AMERICAN ELM	FAIR	NO			
102061	10	Juglans nigra	BLACK WALNUT	FAIR	NO			
102062	6	Acer negundo	BOX ELDER	FAIR	NO			
102063	14	Juglans nigra	BLACK WALNUT	FAIR	NO			
102064	6

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	NO			
102229	15	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
102230	16	Juglans nigra	BLACK WALNUT	FAIR	NO			
102231	6	Juglans nigra	BLACK WALNUT	DEAD	NO			
102232	7	Acer platanoides	NORWAY MAPLE	DEAD	NO			
102233	12	Juglans nigra	BLACK WALNUT	DEAD	NO			
102234	13	Juglans nigra	BLACK WALNUT	DEAD	NO			
102235	11	Juglans nigra	BLACK WALNUT	FAIR	NO			
102236	12, 16, 16	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO			
102237	24, 26	Populus deltoides	EASTERN COTTONWOOD	FAIR	NO	YES		
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	NO			
102273	8	Juglans nigra	BLACK WALNUT	FAIR	NO			
102274	13	Juglans nigra	BLACK WALNUT	FAIR	NO			
102275	7	Juglans nigra	BLACK WALNUT	FAIR	YES		0	
102276	17	Juglans nigra	BLACK WALNUT	FAIR	NO			
102277	4,8,6,5,6,6	Juglans nigra	BLACK WALNUT	FAIR	NO			
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	YES		1	
102283	12	Juglans nigra	BLACK WALNUT	FAIR	YES		1	
102284	11	Carya glabra	PIGNUT HICKORY	FAIR	YES		1	
102285	6	Juglans nigra	BLACK WALNUT	FAIR	YES		0	
102286	6	Acer negundo	BOX ELDER	FAIR	YES		0	
102288	8	Acer negundo	BOX ELDER	FAIR	NO			
102289	12, 6	Acer negundo	BOX ELDER	DEAD	YES		0	
102290	16	Juglans nigra	BLACK WALNUT	GOOD	YES		3	
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	

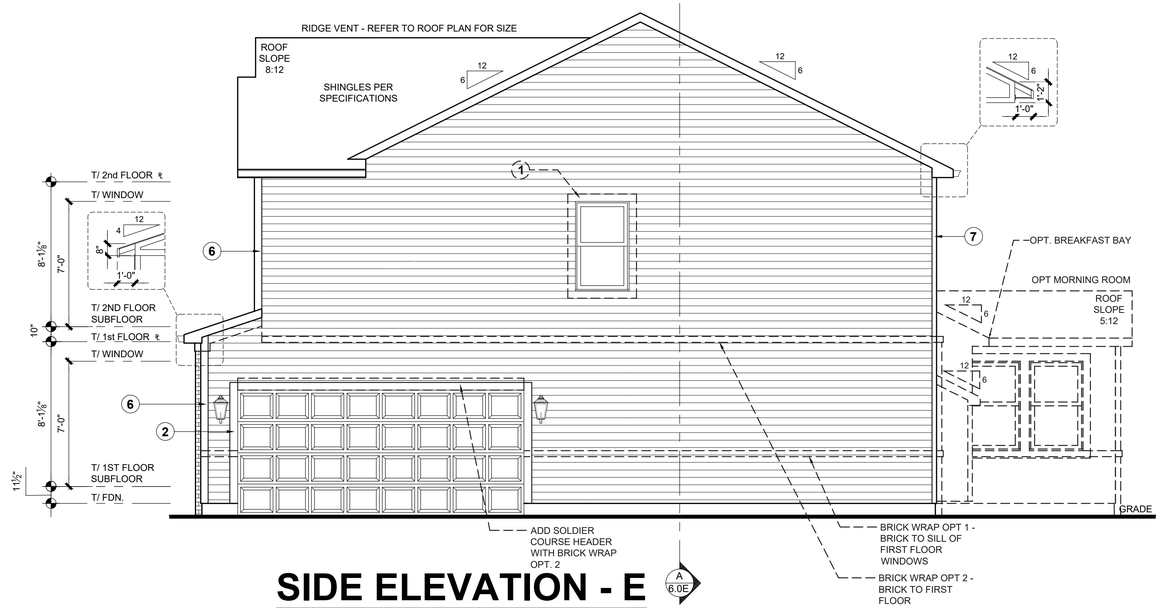
TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	REMOVE	LANDMARK	REGULATED REPLACEMENTS	LANDMARK REPLACEMENT
102438	8	Juglans nigra	BLACK WALNUT	GOOD	YES		1	
102439	26	Juglans nigra	BLACK WALNUT	GOOD	YES	YES		26
102440	9	Fraxinus americana	WHITE ASH	GOOD	YES		1	
102441	20	Populus deltoides	EASTERN COTTONWOOD	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		0	
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	

TAG#	SIZE	SPECIES	COMMON NAME	CONDITION	REMOVE	LANDMARK	REGULATED REPLACEMENTS	LANDMARK REPLACEMENT
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 COTTON



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 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

BASE PLAN REVISION:

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

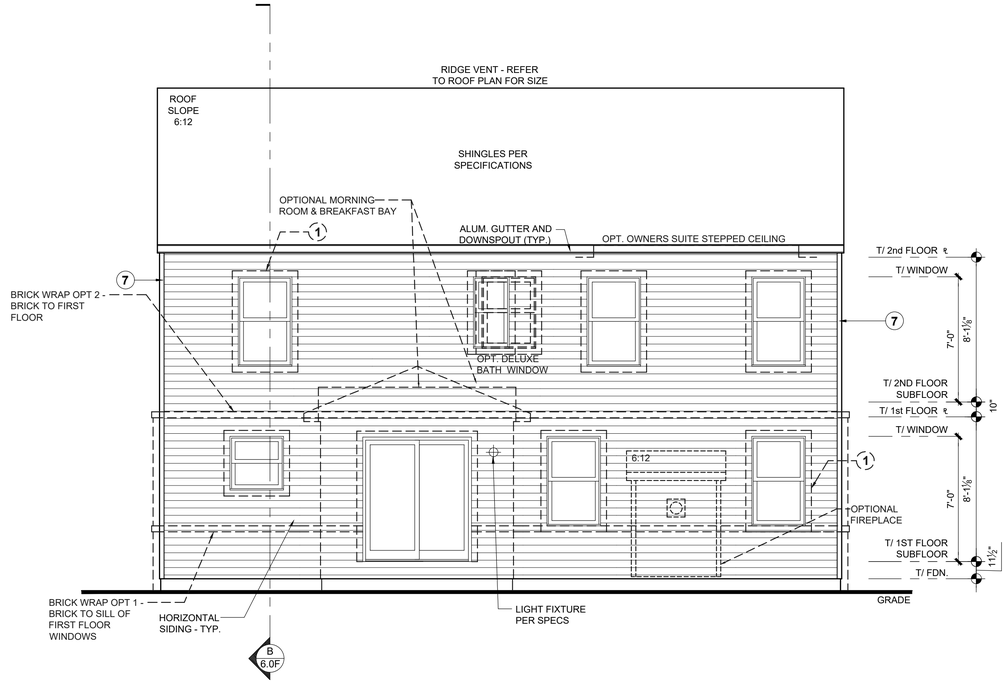
M/I HOMES

11x17 PRINTS ARE ½ SCALE

Aubrey SL

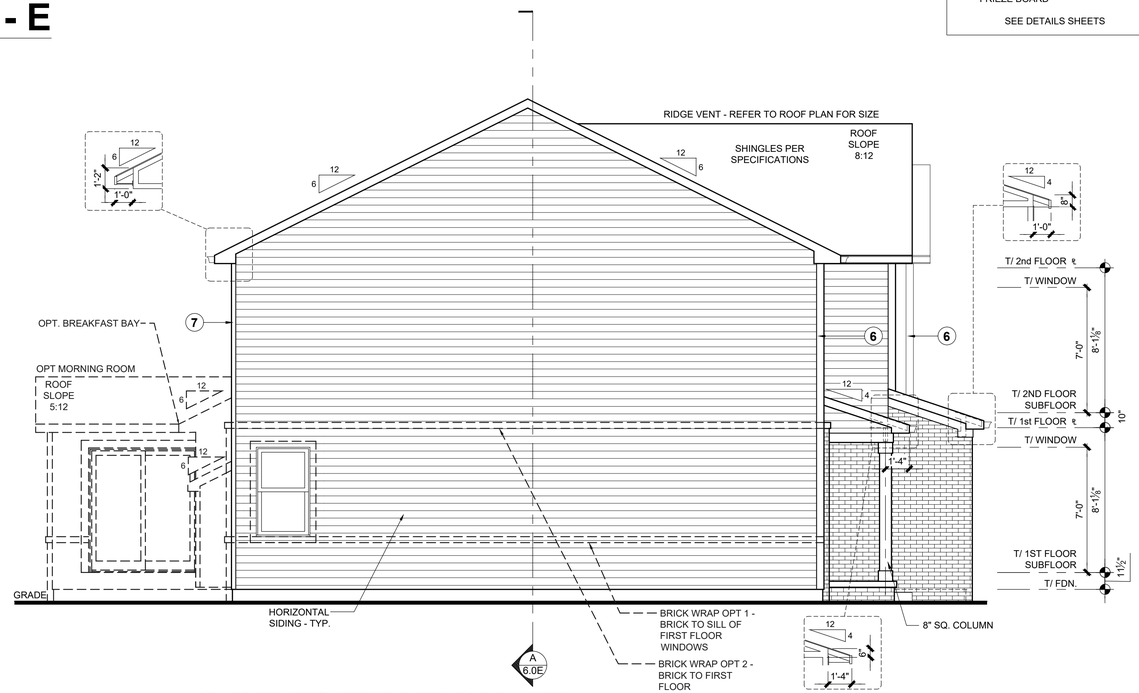
Lot # - Subdivision
Address, City, MI Zip Code

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
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7	REAR CORNERS = 4" TRIM PER DIVISION - SEE SPECS
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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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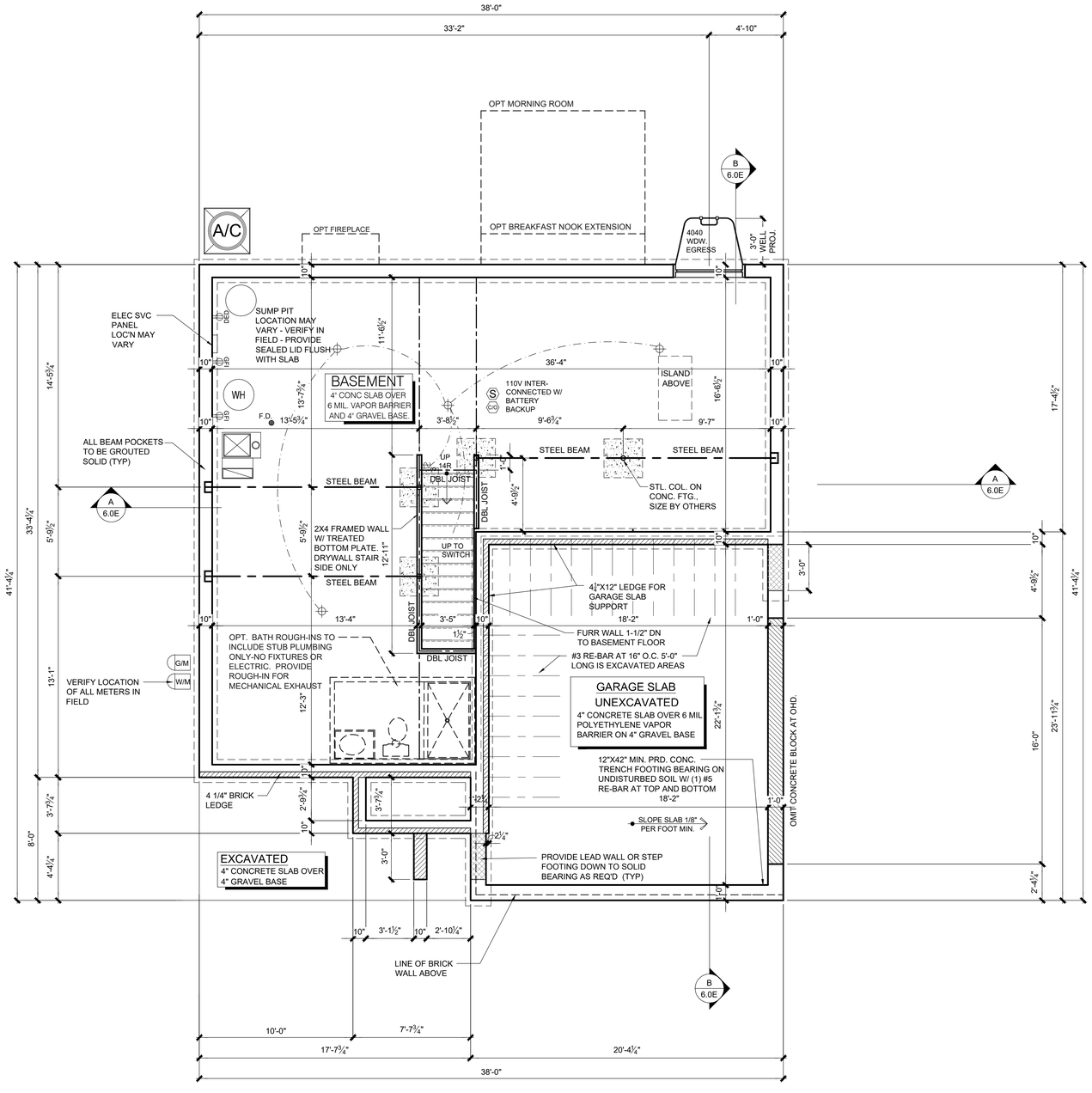
Aubrey SL

Lot # - Subdivision
Address, City, MI Zip Code

Job #:	XXX
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 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.

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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ESSENTIAL BRICK SERIES

Plan Issued Date: 1-30-24

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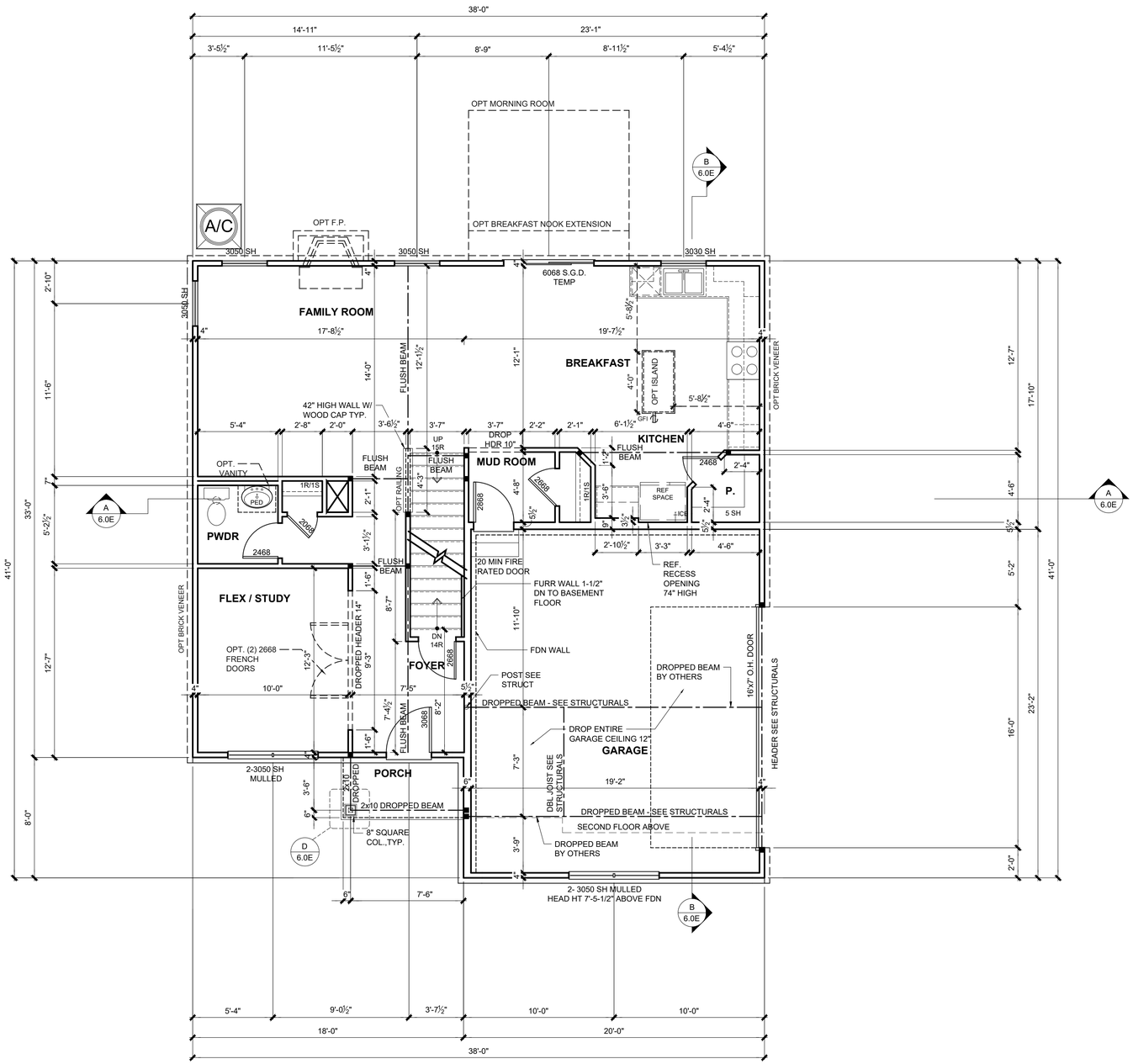
Aubrey SL

Lot # - Subdivision
Address, City, MI Zip Code

Job #:	XXX
LSP Date:	XX/XX /XX
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
- ☐ 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

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 FRAMING AND HEADER SIZES

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

11x17 PRINTS ARE ½ SCALE

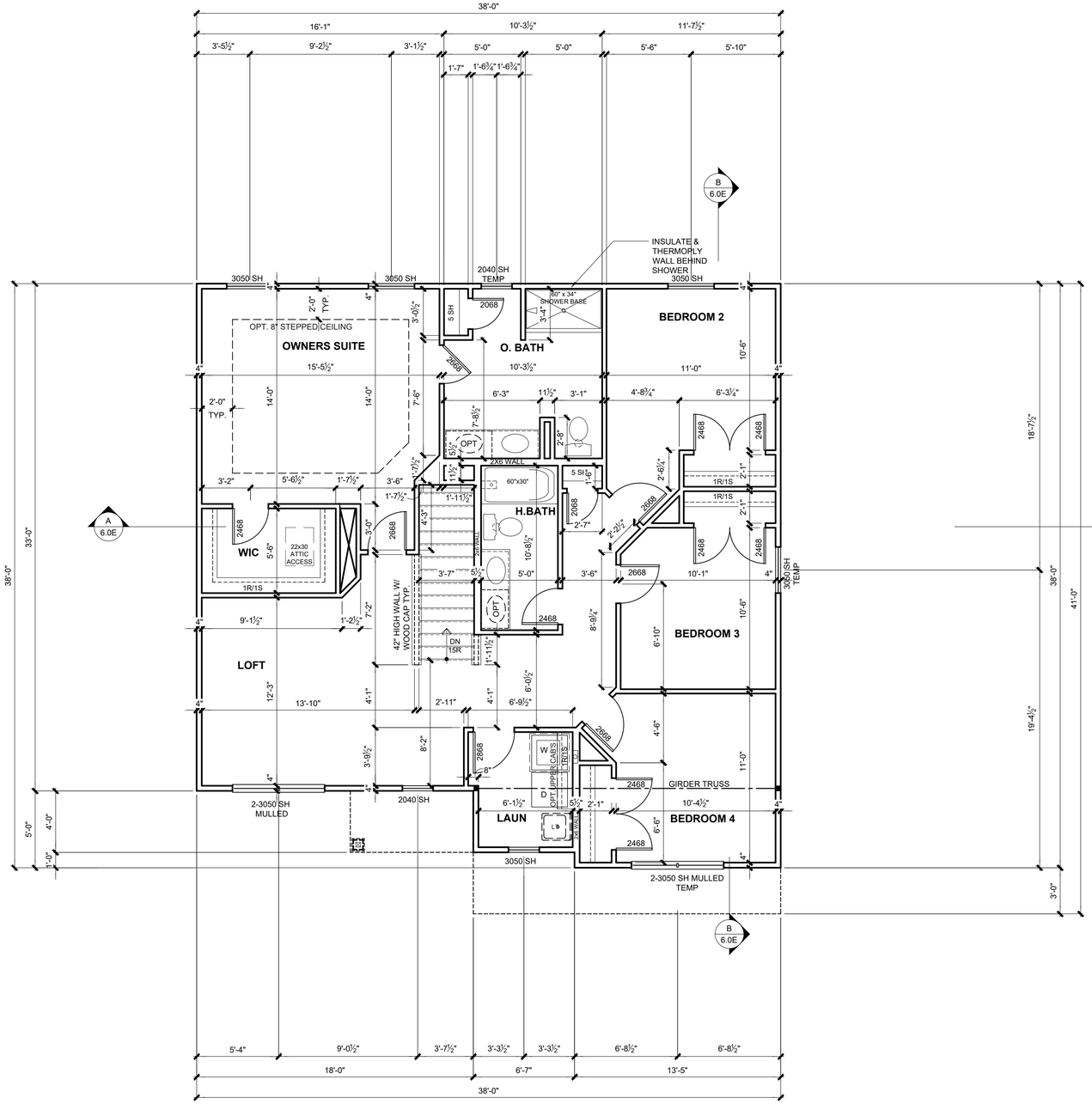
Aubrey SL

Lot # - Subdivision
Address, City, MI Zip Code

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

Sheet Title :
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

Floor Plan Notes

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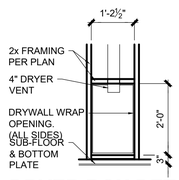

DRYER BOX DETAIL
SCALE: 1/2" = 1'-0"

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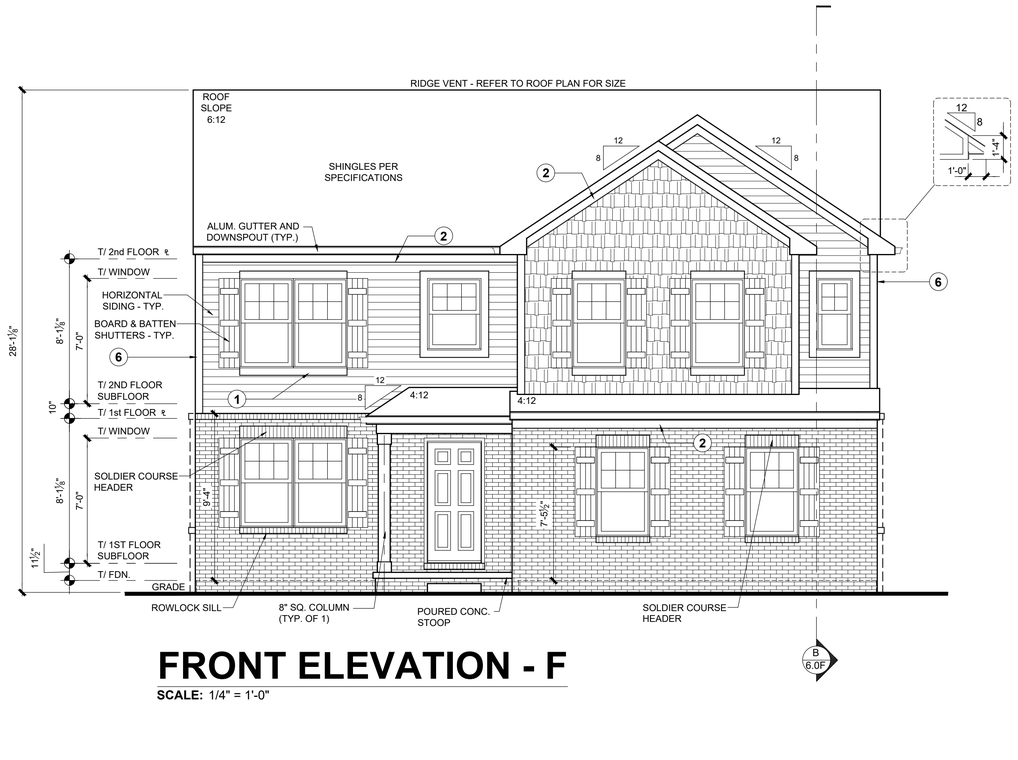
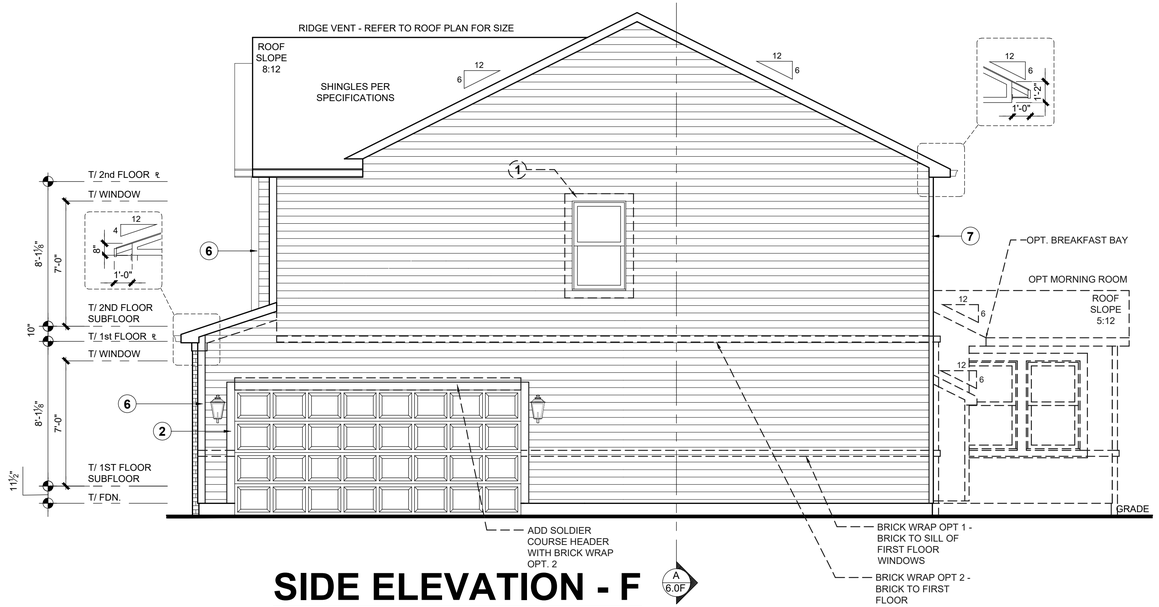
LSP Rev:	
Sheet Title :	Second Floor Plan
Sheet:	3.1E



FRONT ELEVATION - F

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



SIDE ELEVATION - F

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

Division Note

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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

SEE DETAILS SHEETS

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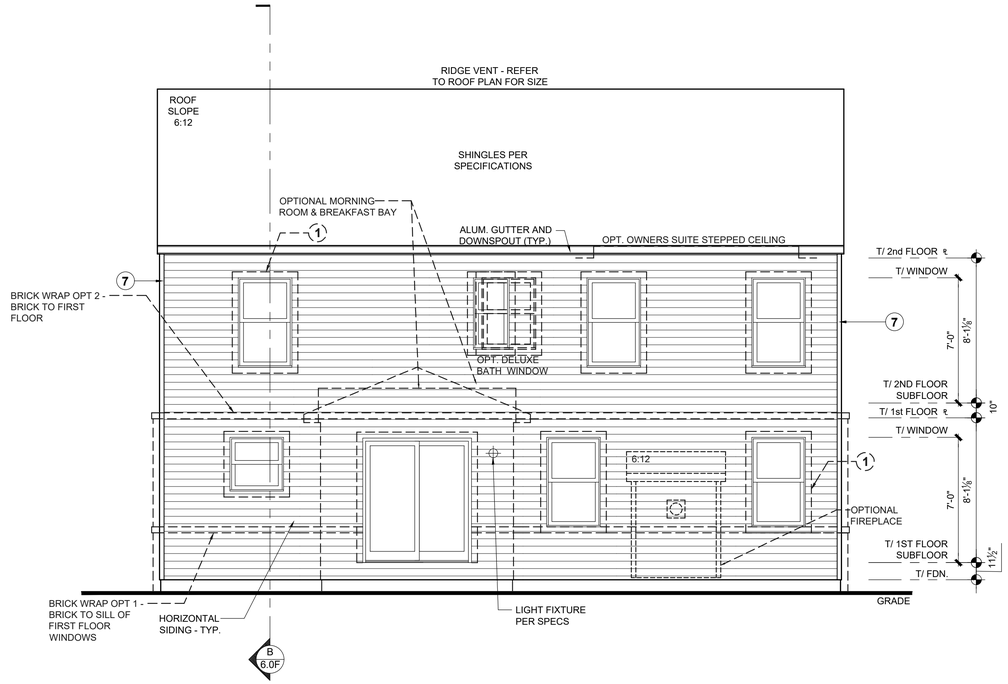
LSP Rev:	

Sheet Title : Front & Garage Side Elevations

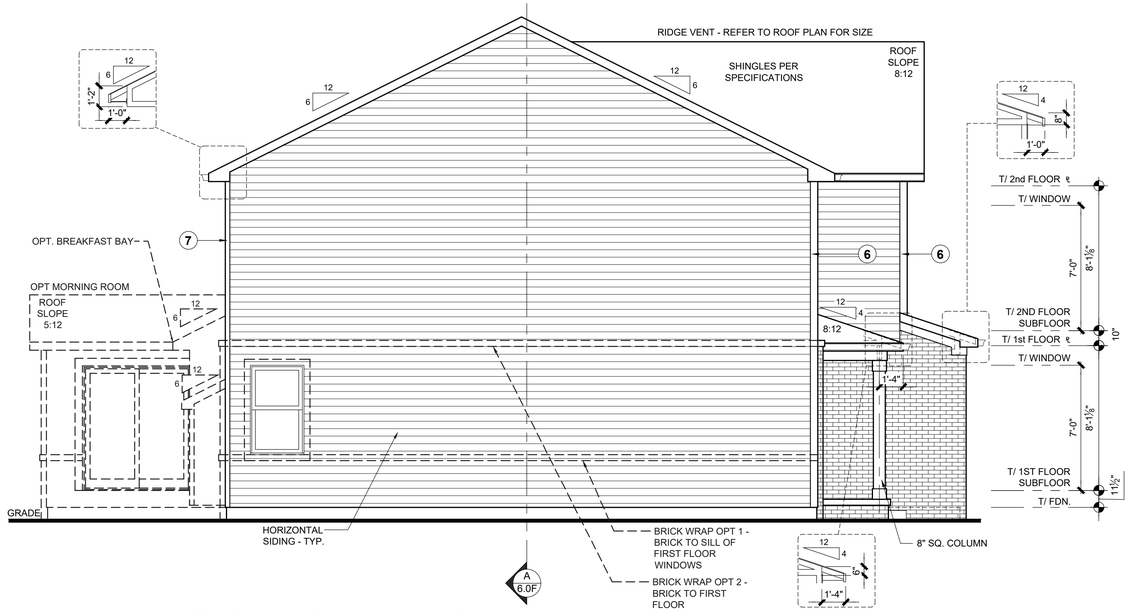
Sheet:

1.0F



REAR ELEVATION - F

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



SIDE ELEVATION - F

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

Division Note

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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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Aubrey SL

Lot # - Subdivision
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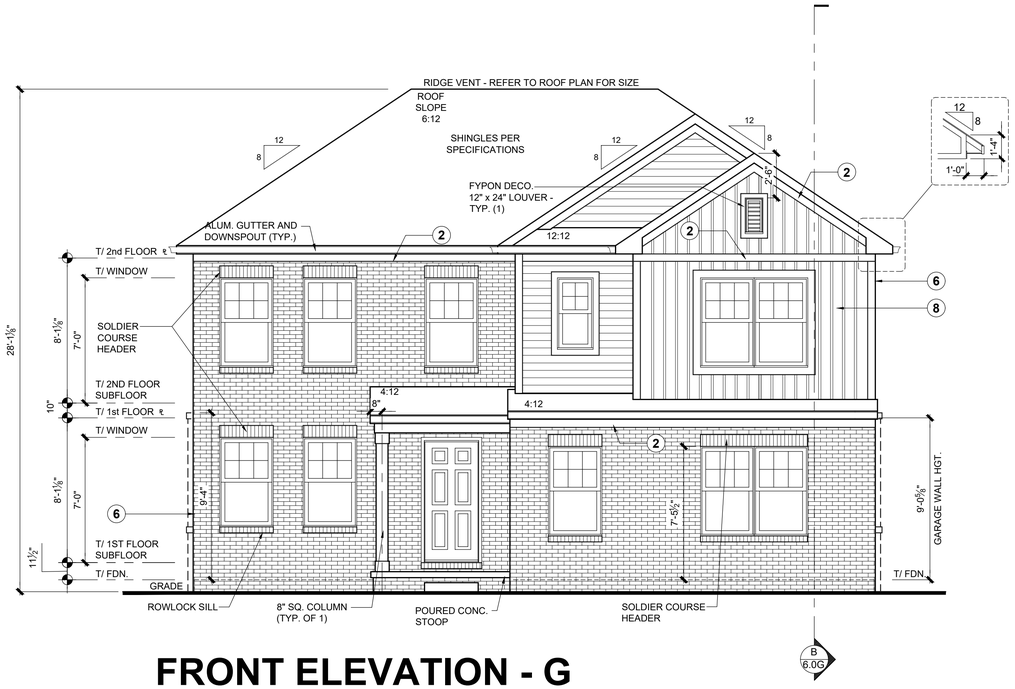
LSP By:	XXX
LSP Rev:	

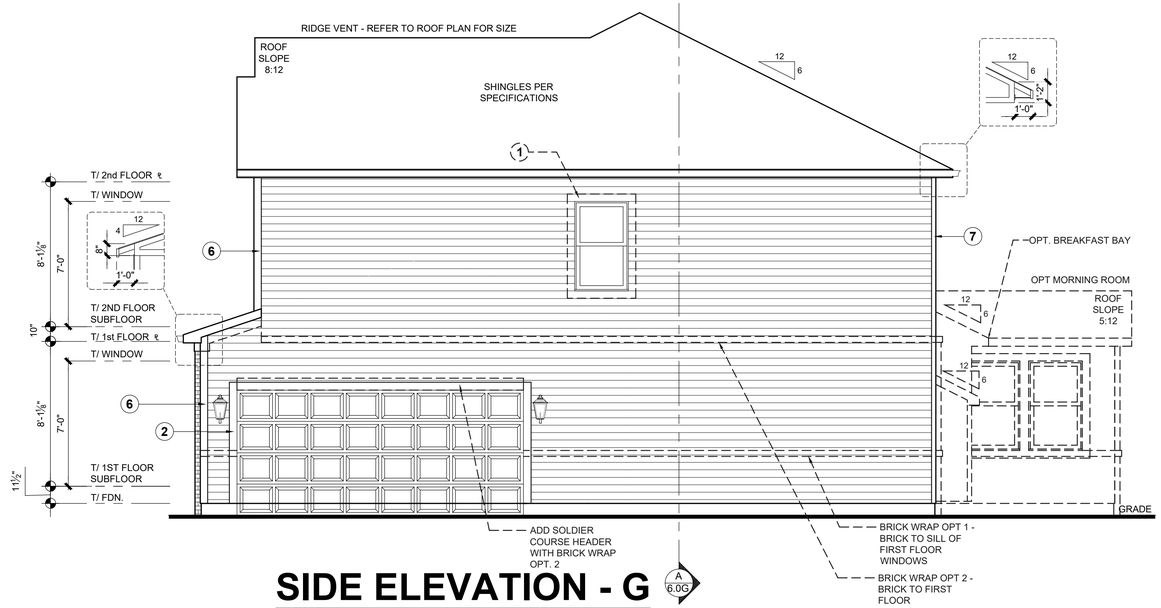
Sheet Title : Rear & Side Elevations

Sheet: 1.1F



FRONT ELEVATION - G

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



SIDE ELEVATION - G

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

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Window Grid Note

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SEE DETAILS SHEETS

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Sheet Title :	Front & Garage Side Elevations
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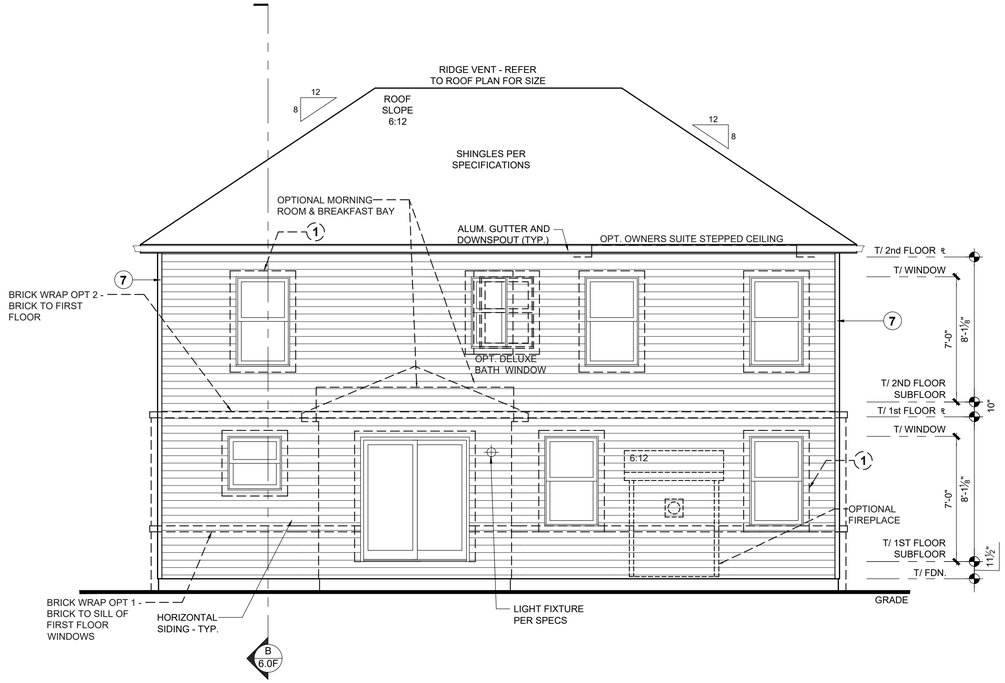

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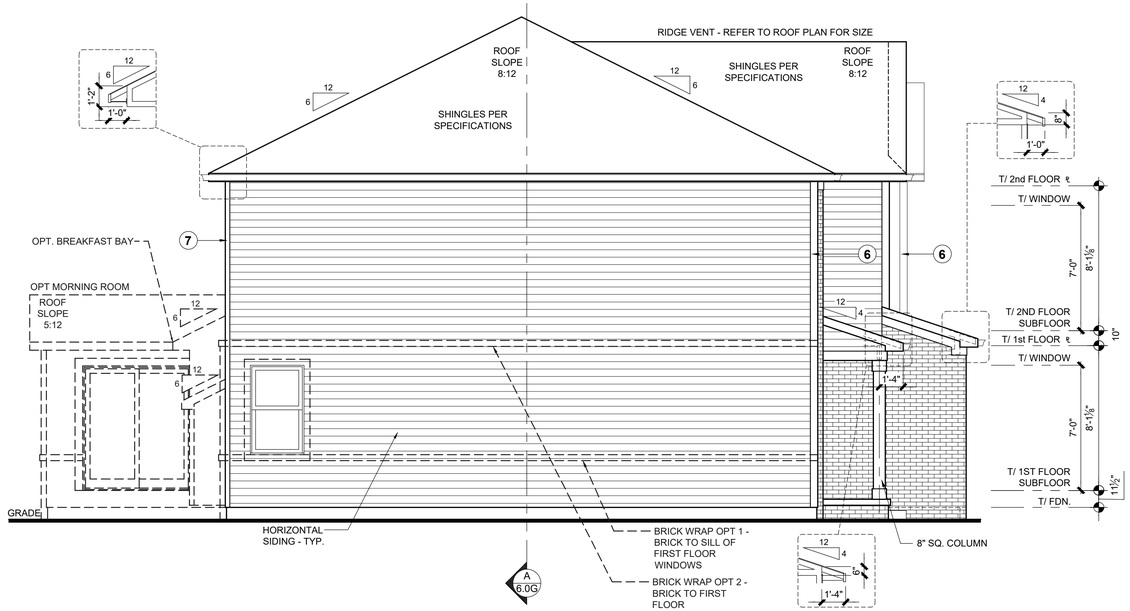

SIDE ELEVATION - G

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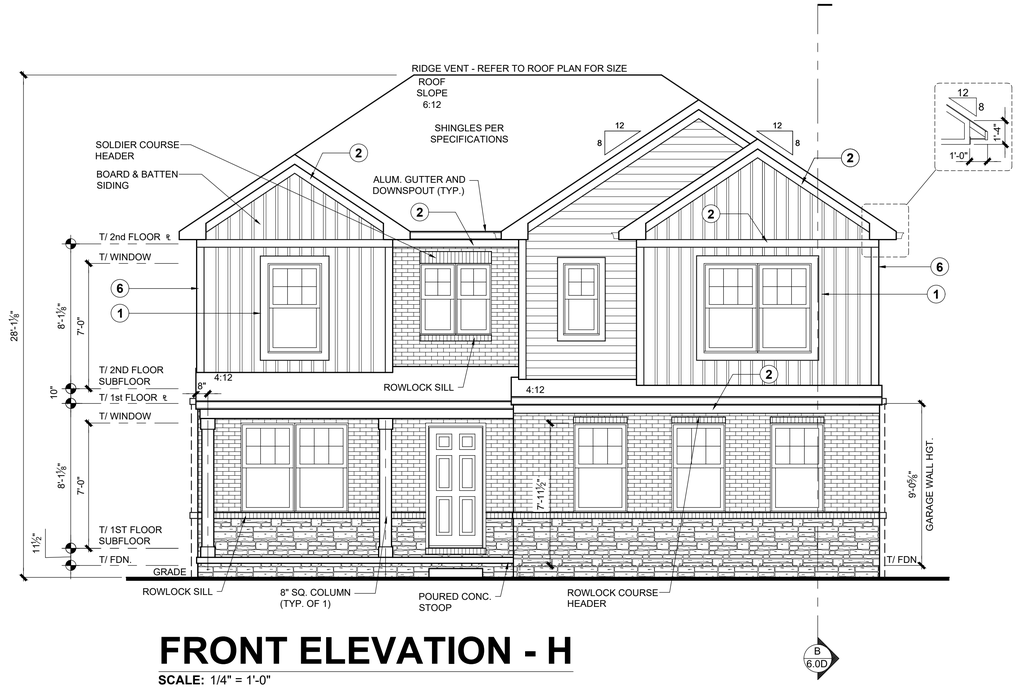
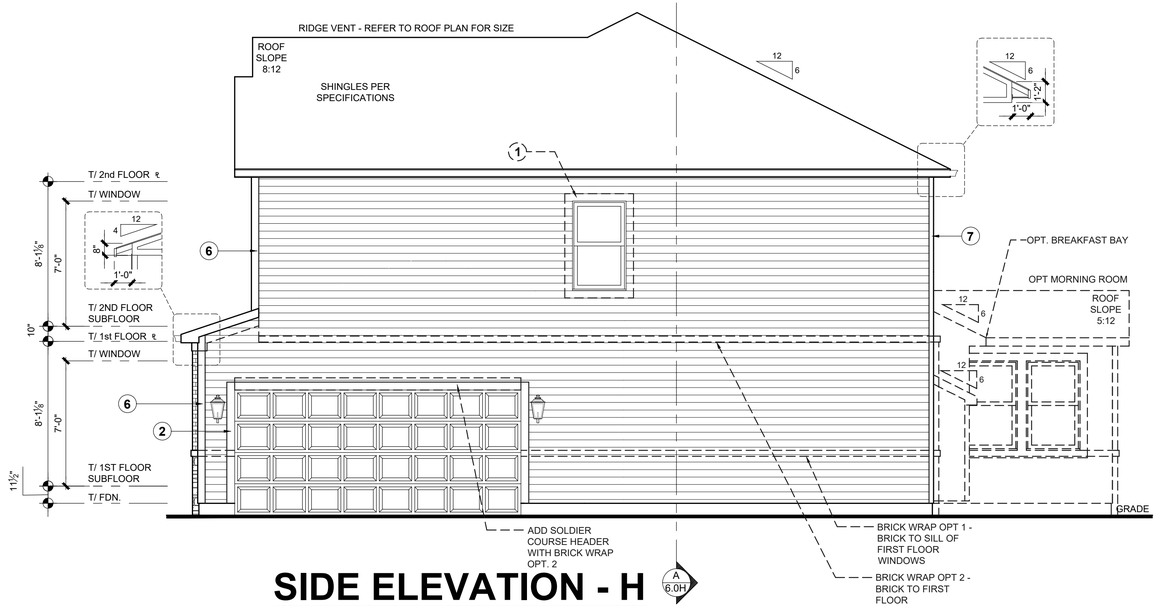


FRONT ELEVATION - H

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

B 6.0D



SIDE ELEVATION - H

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

A 6.0H

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11x17 PRINTS ARE ½ SCALE

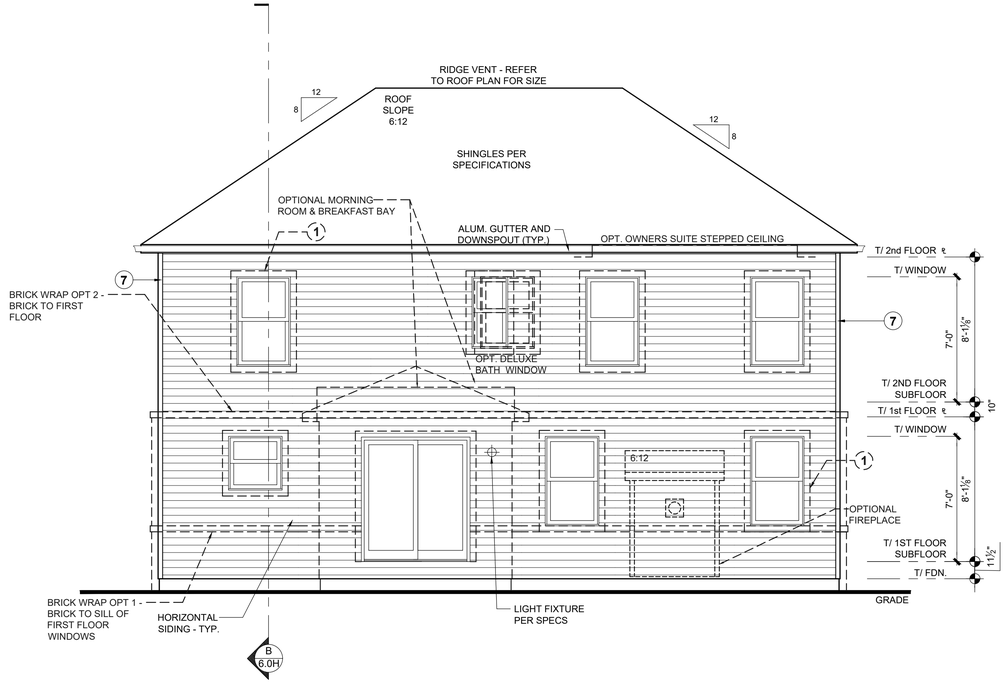
Aubrey SL

Lot # - Subdivision
Address, City, MI Zip Code

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

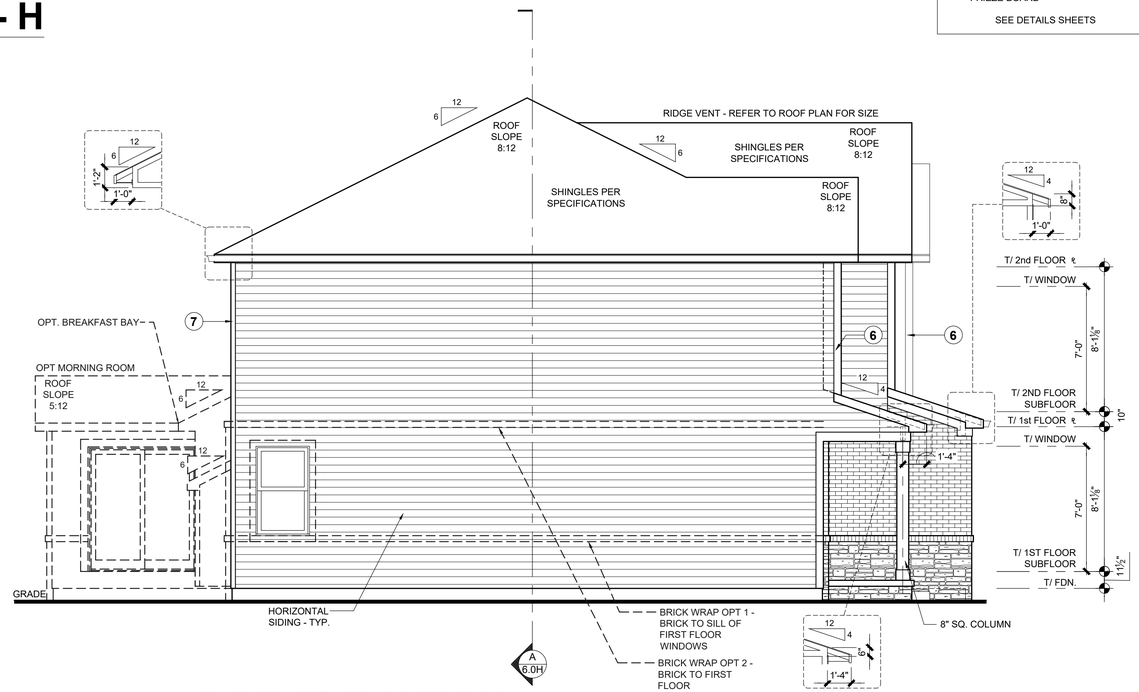
Sheet Title : Front & Garage Side Elevations

Sheet: 1.0H



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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Bloomfield Hills, MI 48302
Phone#: 248-221-5000

M / I HOMES

11x17 PRINTS ARE ½ SCALE

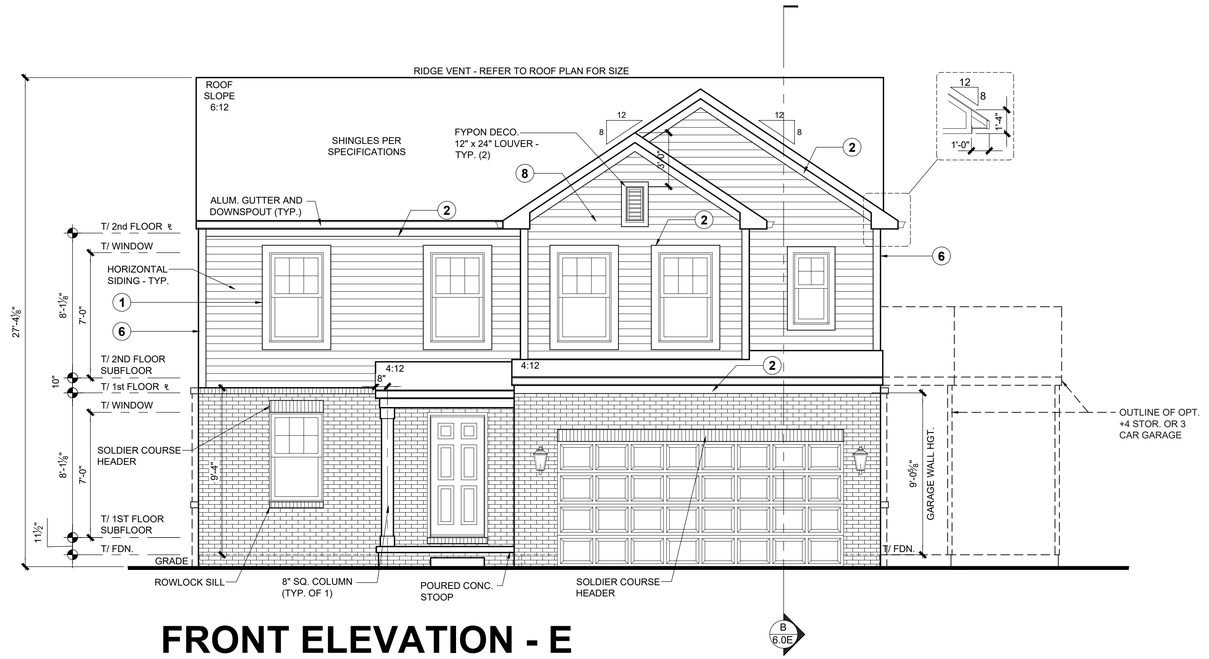
Aubrey SL

Lot # - Subdivision
Address, City, MI Zip Code

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

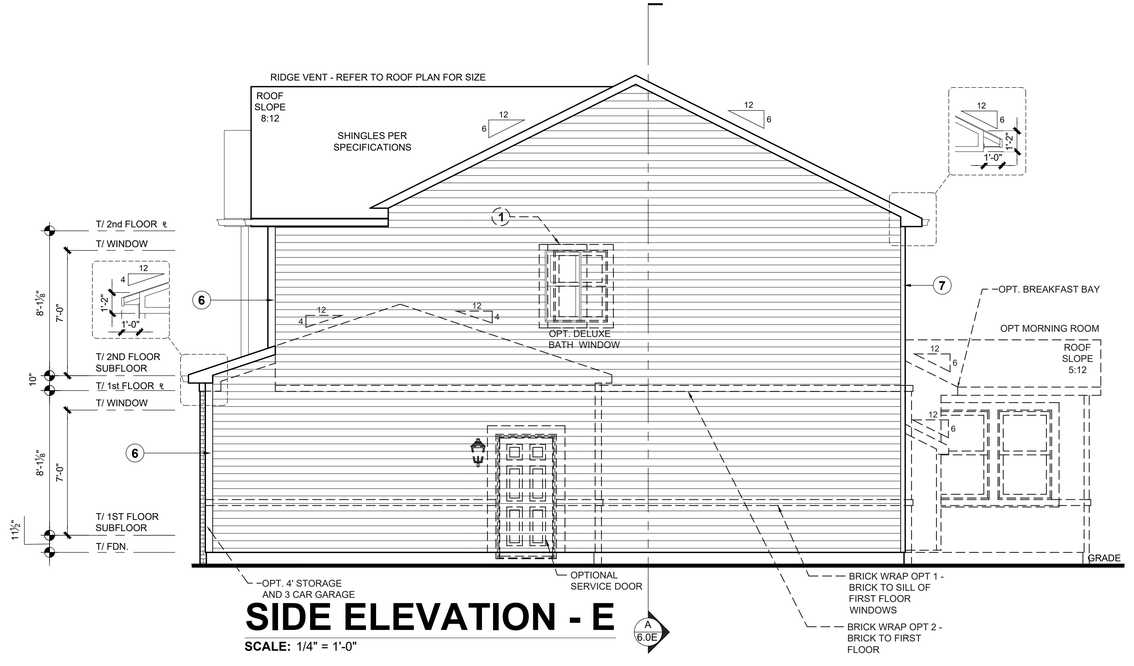
Sheet Title : Rear & Side Elevations

Sheet: 1.1H



FRONT ELEVATION - E

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



SIDE ELEVATION - E

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

Division Note

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SEE DETAILS SHEETS

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ESSENTIAL BRICK SERIES

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Phone#: 248-221-5000

M/I HOMES

Brooklyn

Lot # - Subdivision
Address, City, MI Zip Code

11x17 PRINTS ARE ½ SCALE

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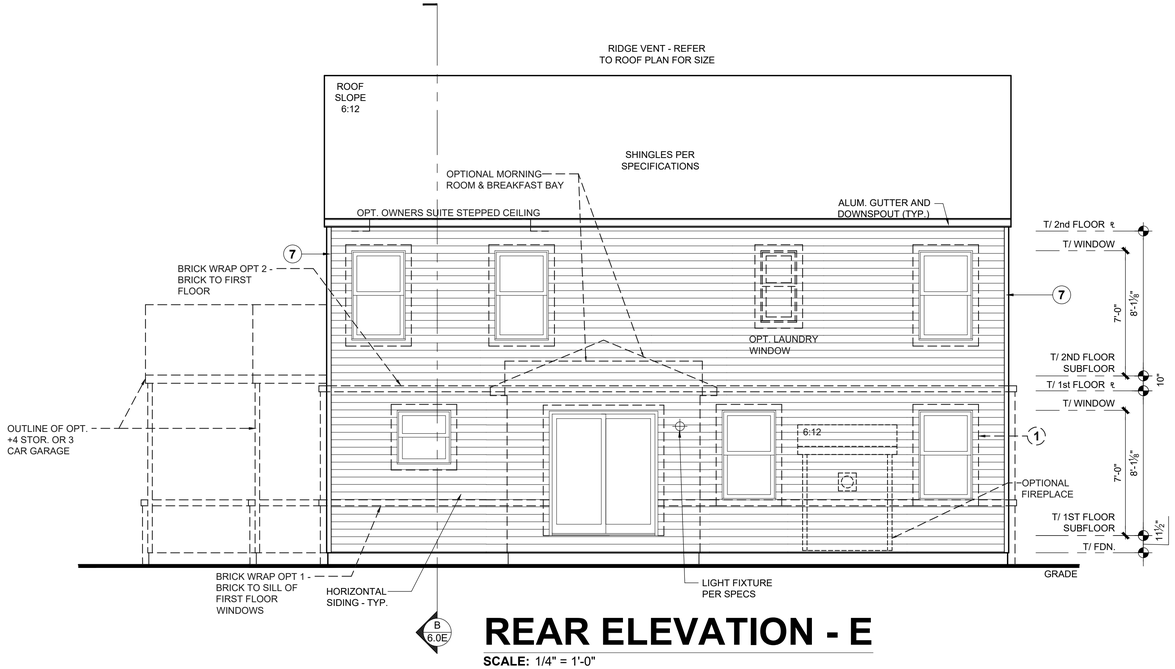

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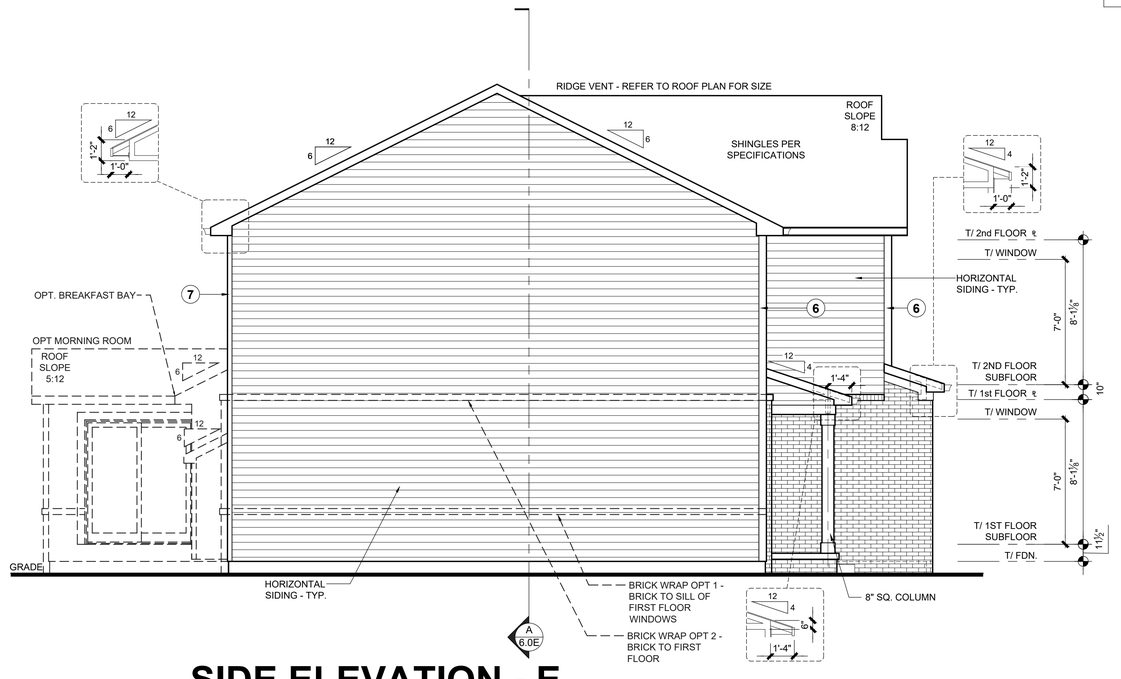

SIDE ELEVATION - E

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

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M/I HOMES

Brooklyn

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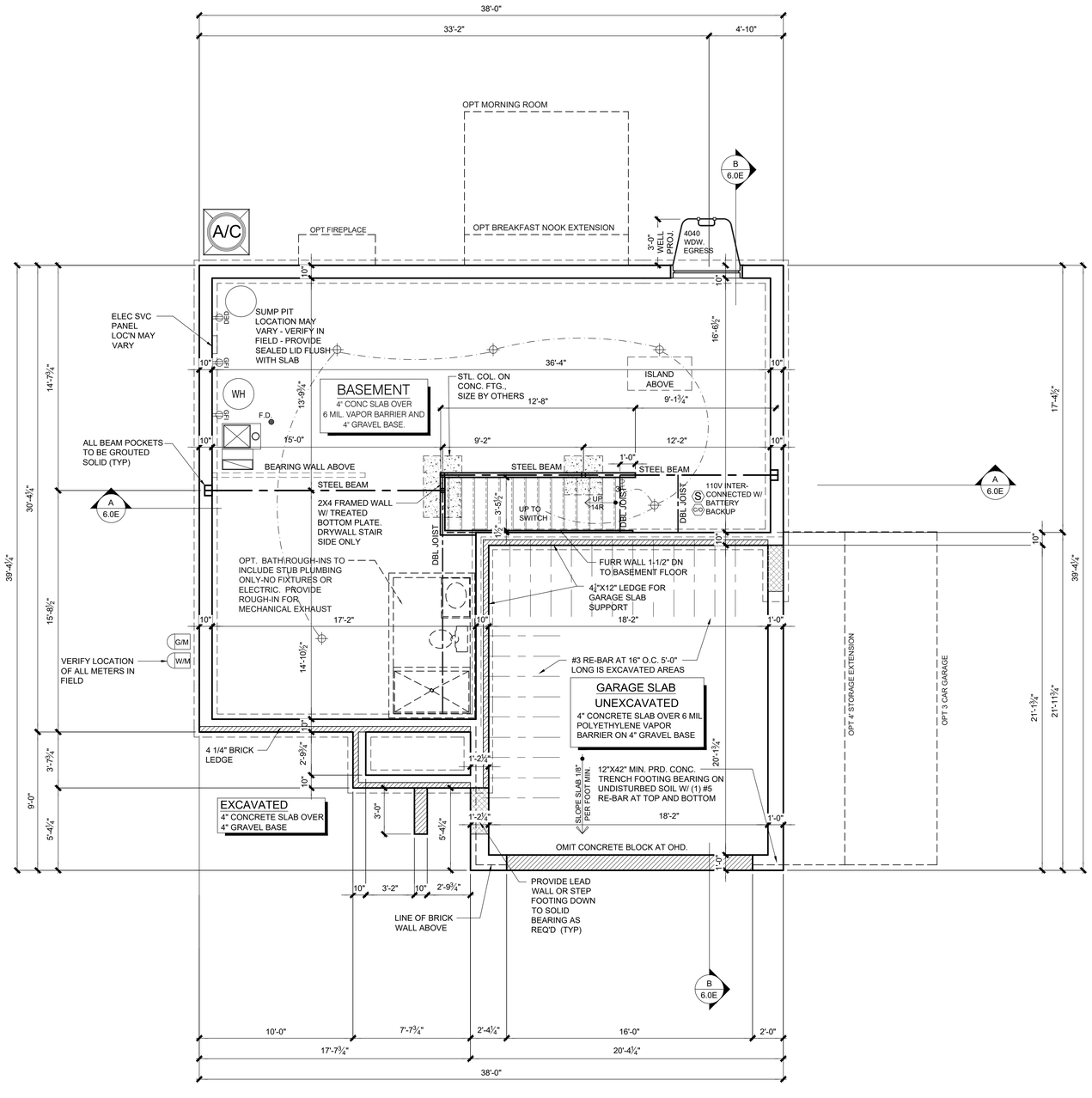
LSP Rev:	

Sheet Title : Rear & Side Elevations

Sheet: 1.1E



ELEVATION E
FOUNDATION PLAN

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

☒ OPTIONAL EXTRA

- ☐ 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

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

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Bloomfield Hills, MI 48302
Phone#: 248-221-5000

ESSENTIAL BRICK SERIES

M/I HOMES

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Brooklyn

Lot # - Subdivision
Address, City, MI Zip Code

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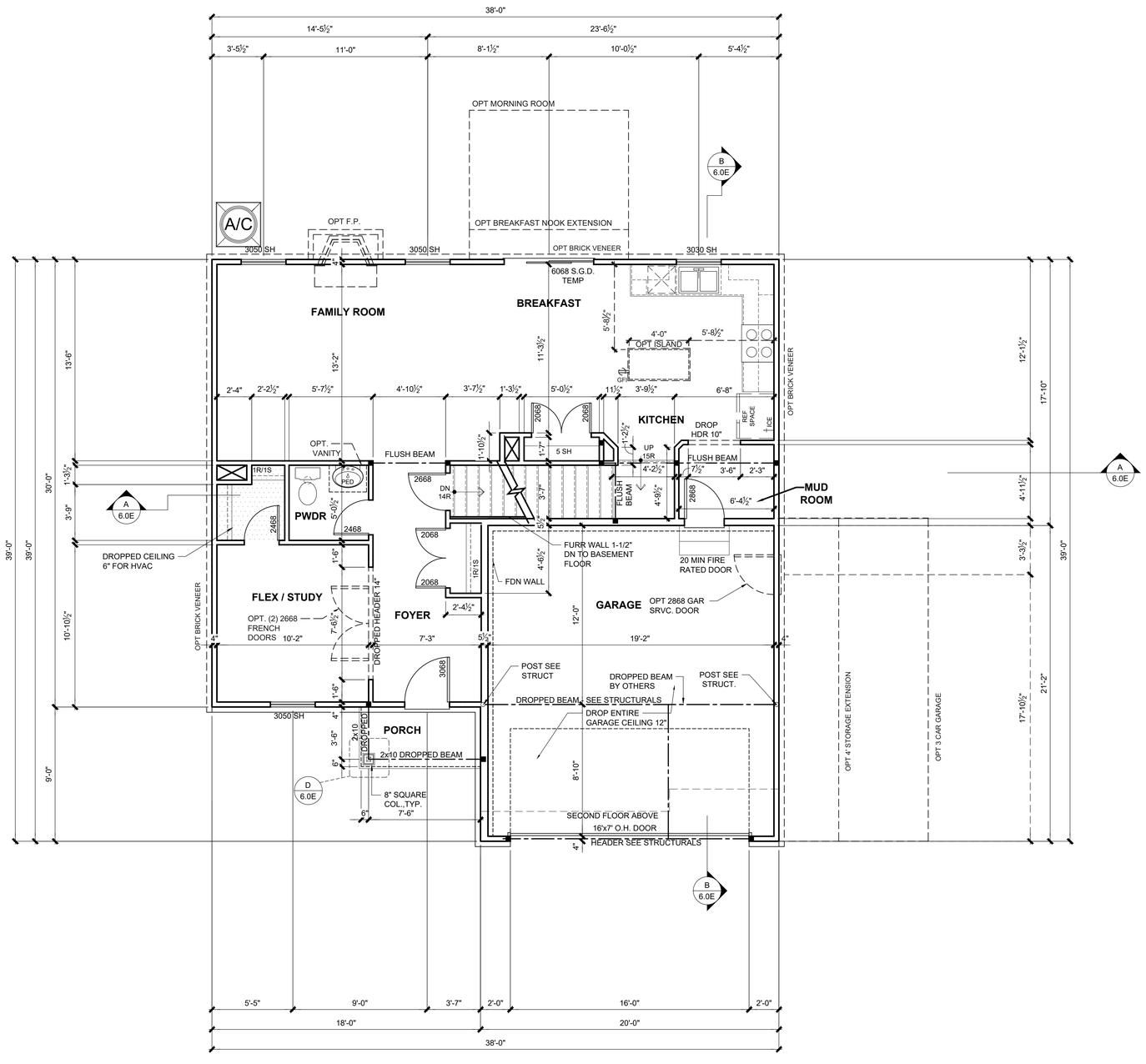
LSP By:	XXX
LSP Rev:	

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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M/I HOMES

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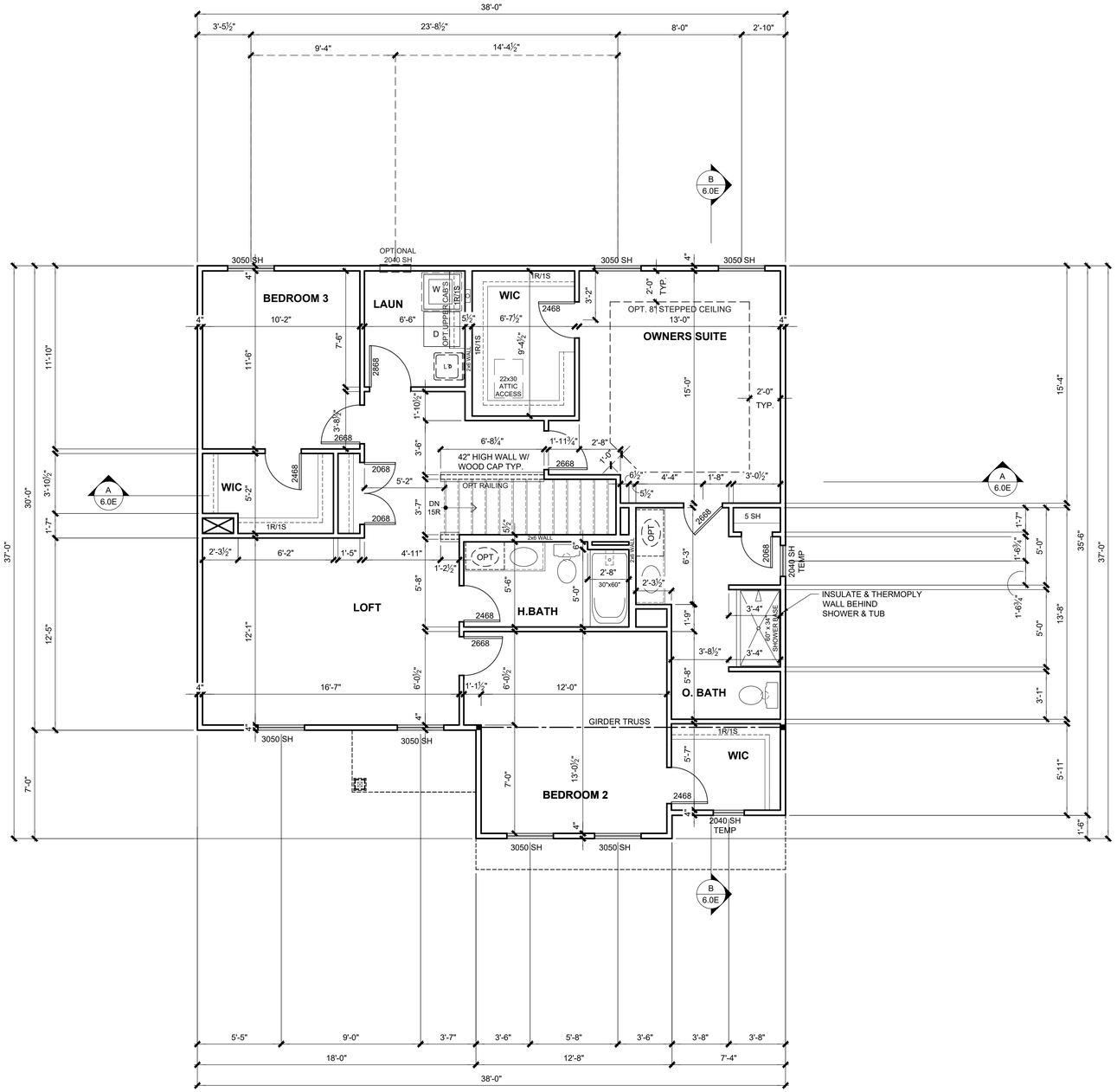
LSP Rev:	

Sheet Title :

First Floor Plan

Sheet:

3.0E

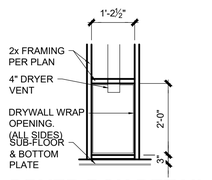


FRAMING PLAN
SECOND FLOOR PLAN - E

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

PLAN OPTIONS

- LAUNDRY SINK ONLY
- LAUNDRY UPPER CABINETS (CABINETS ABOVE WASHER AND DRYER)
- 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"

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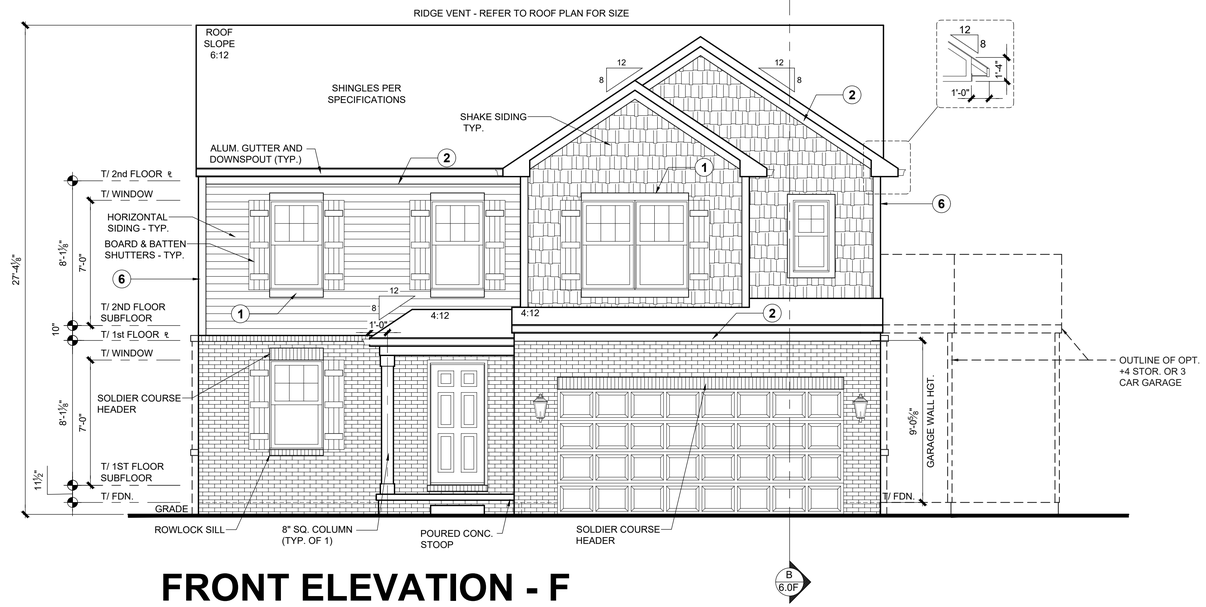
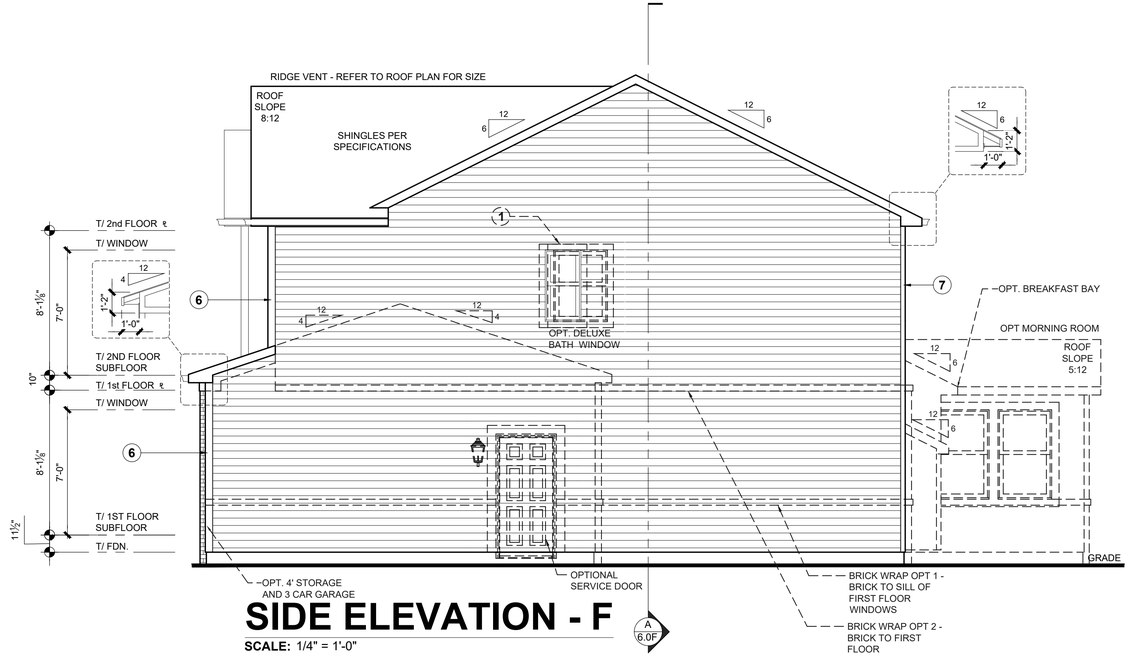
Sheet Title :	Second Floor Plan
Sheet:	3.1E



FRONT ELEVATION - F

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



SIDE ELEVATION - F

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

Division Note

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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

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Phone#: 248-221-5000

M/I HOMES

11x17 PRINTS ARE ½ SCALE

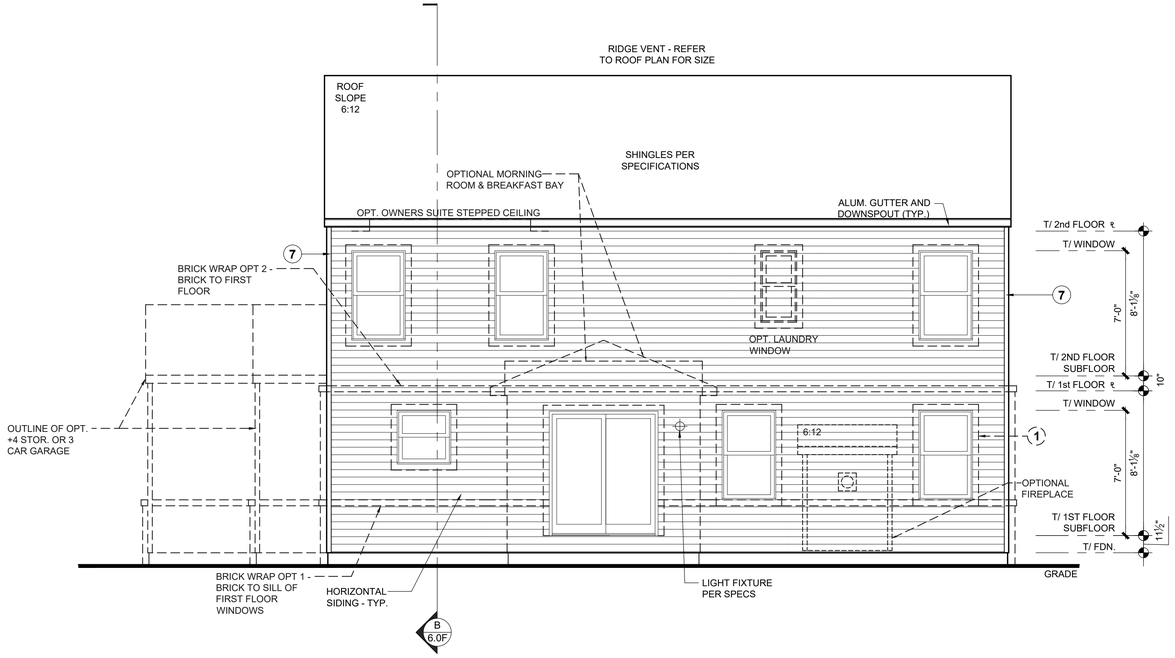
Brooklyn

Lot # - Subdivision
Address, City, MI Zip Code

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

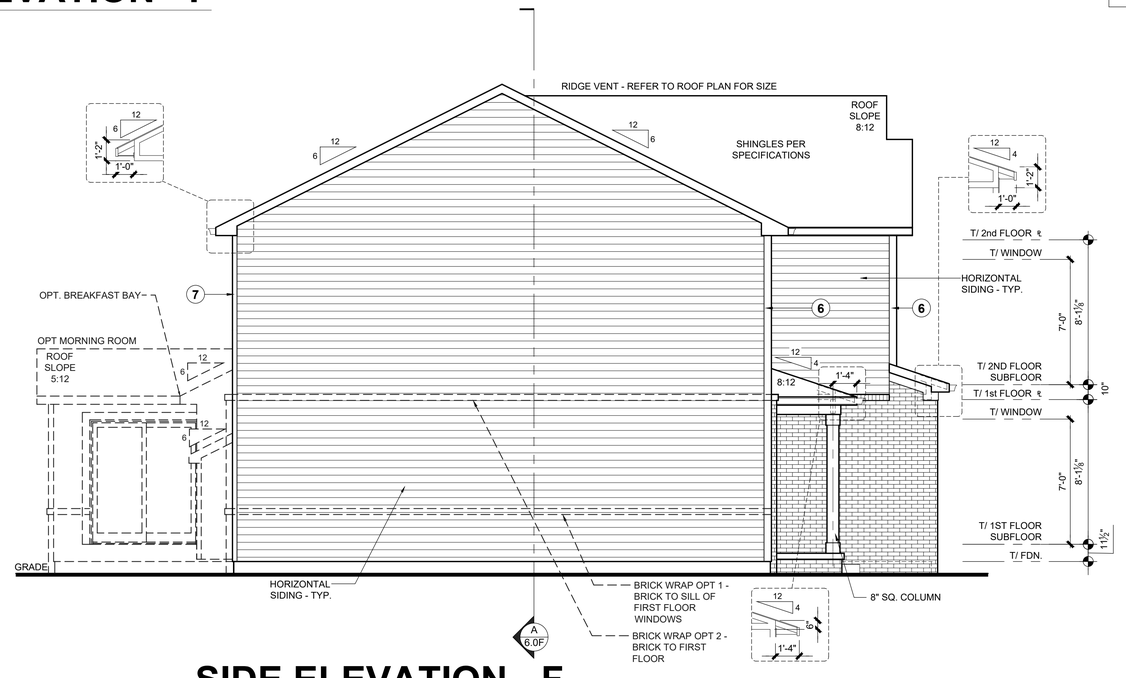
Sheet Title :
Front & Garage Side Elevations

Sheet:
1.0F



REAR ELEVATION - F

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



SIDE ELEVATION - F

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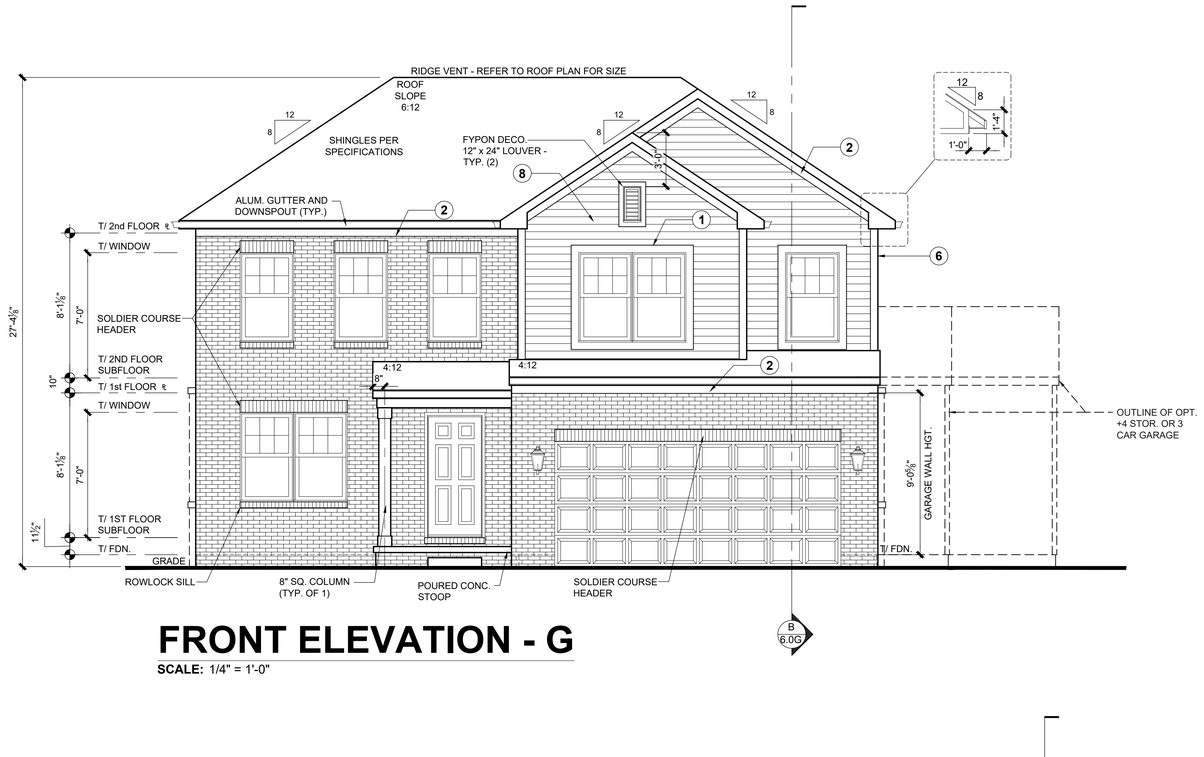
LSP By:	XXX
LSP Rev:	

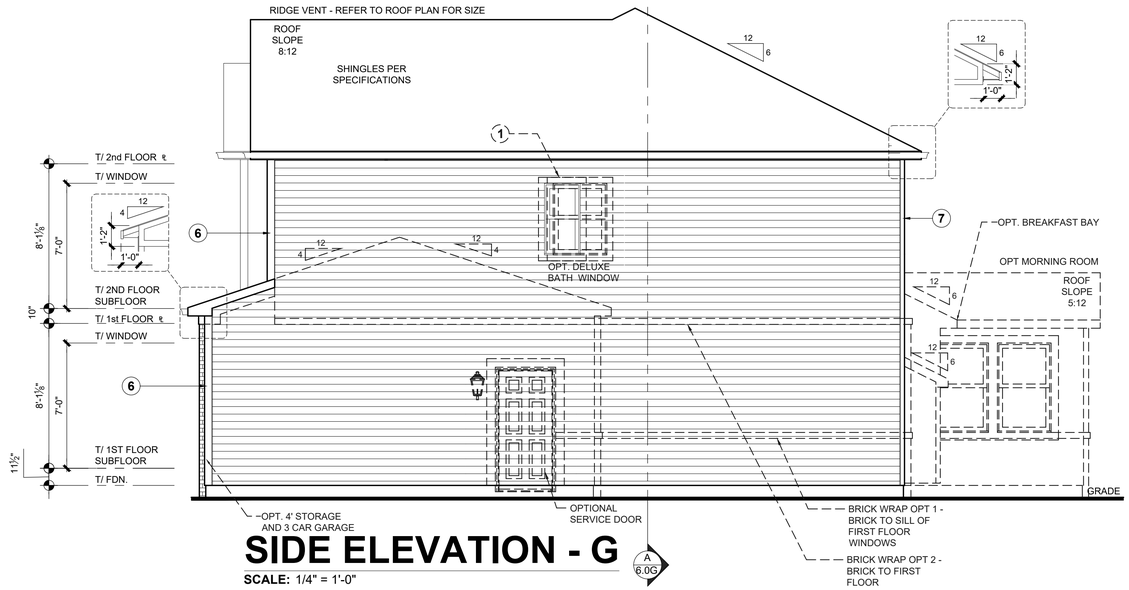
Sheet Title : Rear & Side Elevations

Sheet: 1.1F



FRONT ELEVATION - G

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



SIDE ELEVATION - G

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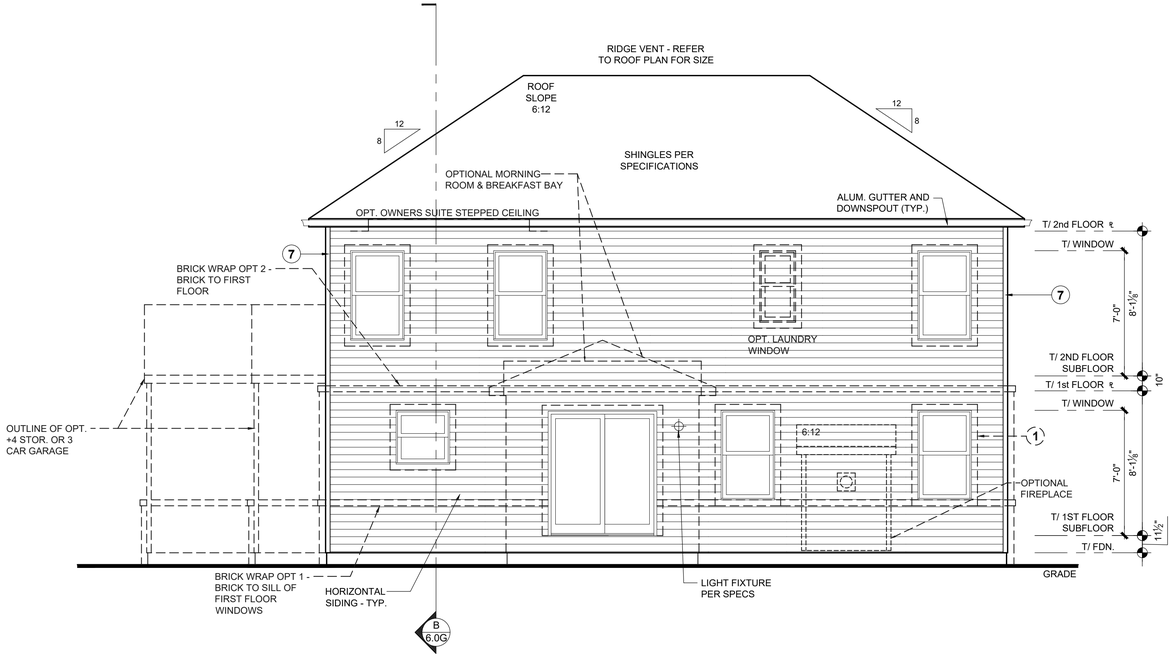
Sheet Title :	Front & Garage Side Elevations
Sheet:	1.0G



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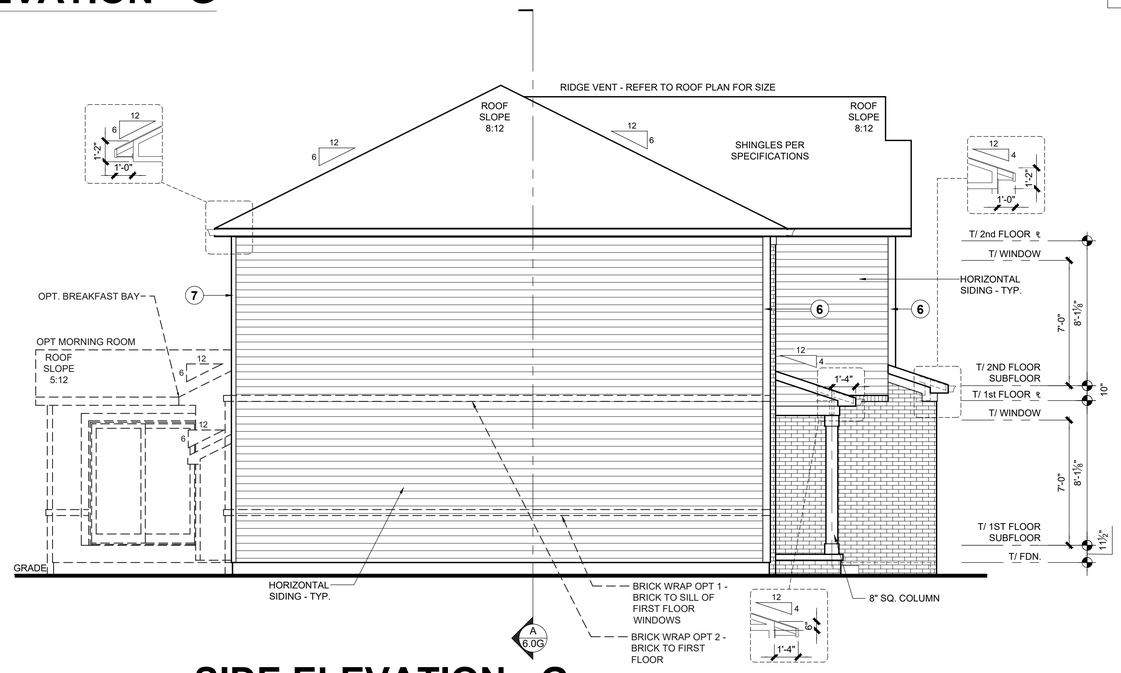

SIDE ELEVATION - G

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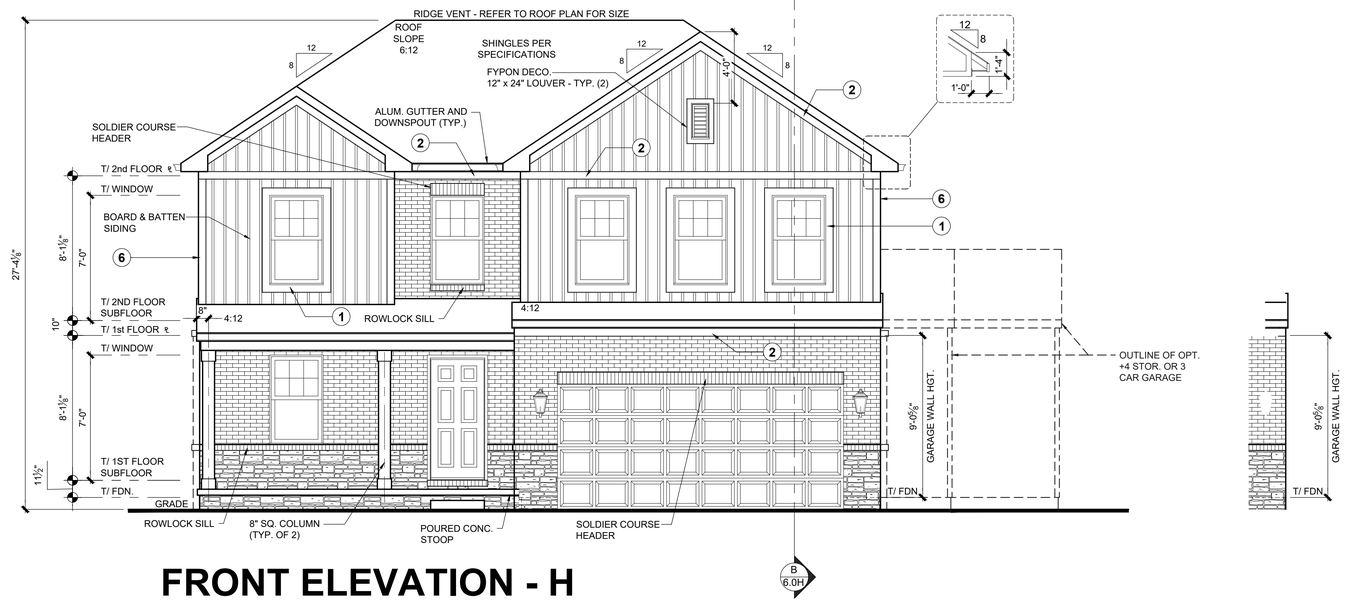
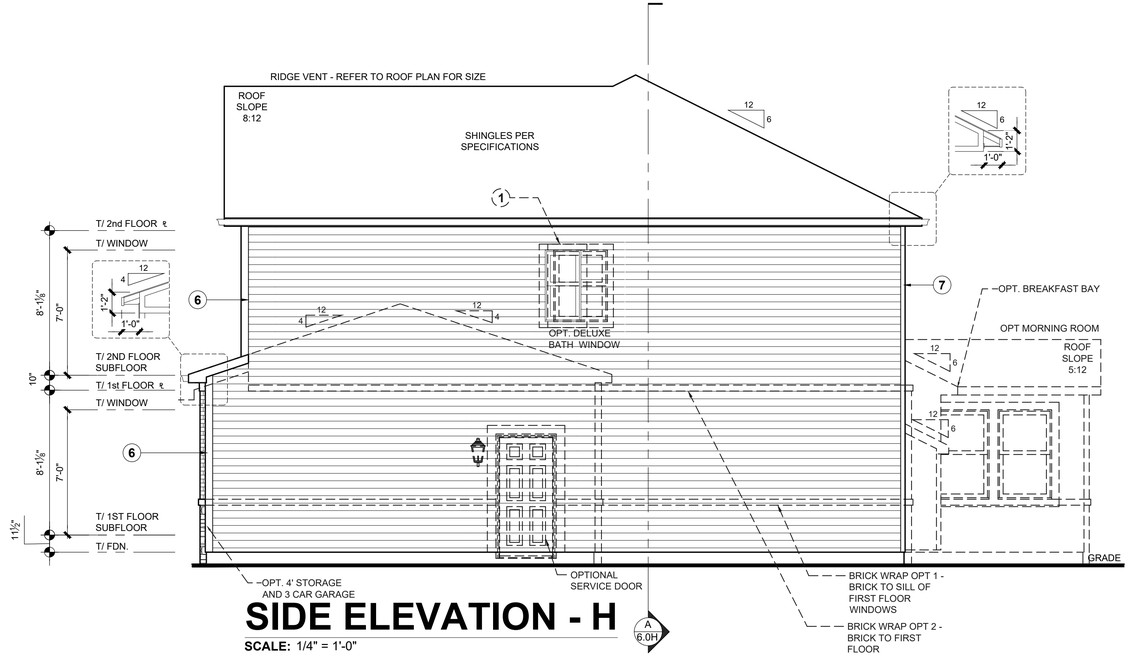


FRONT ELEVATION - H

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



SIDE ELEVATION - H

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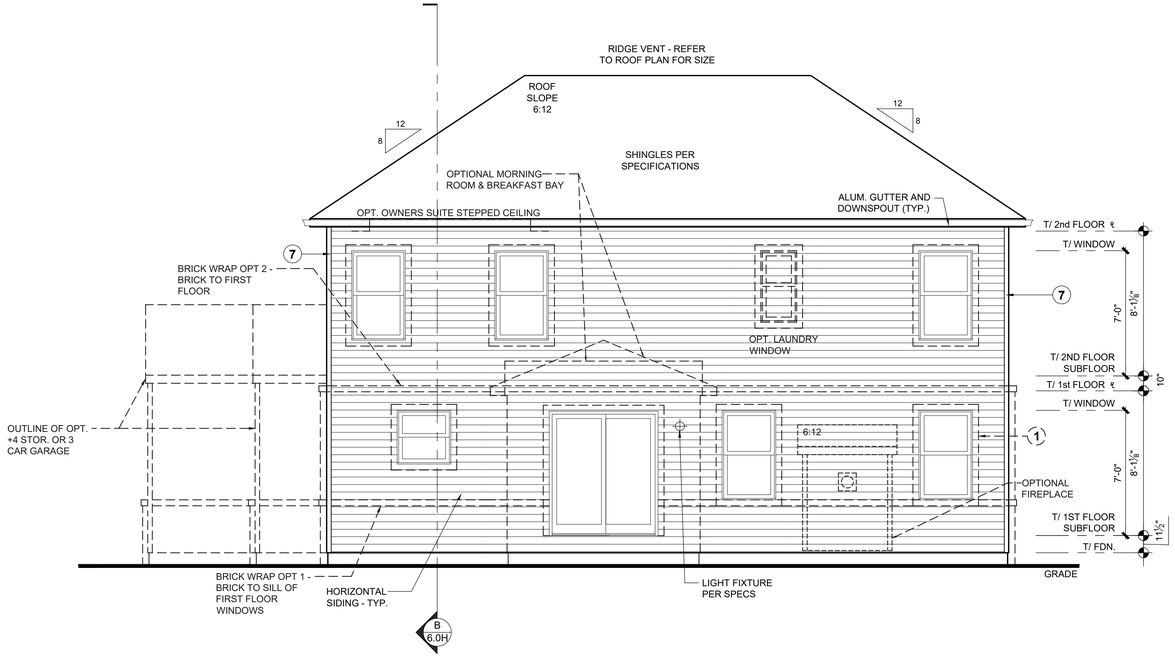

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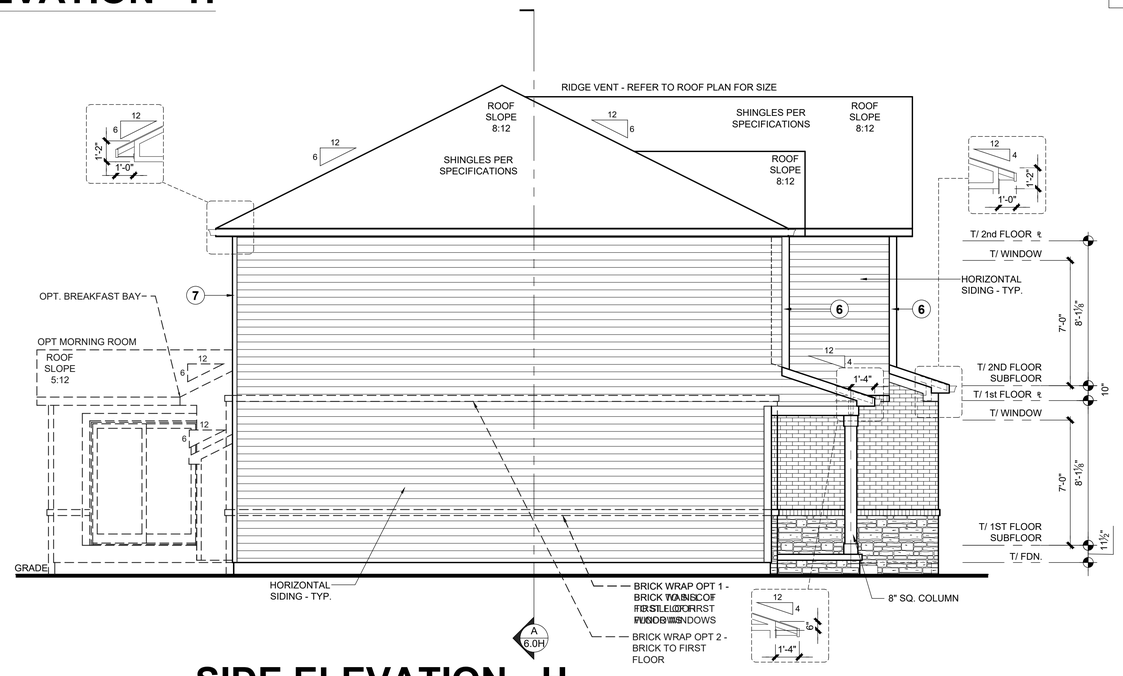

SIDE ELEVATION - H

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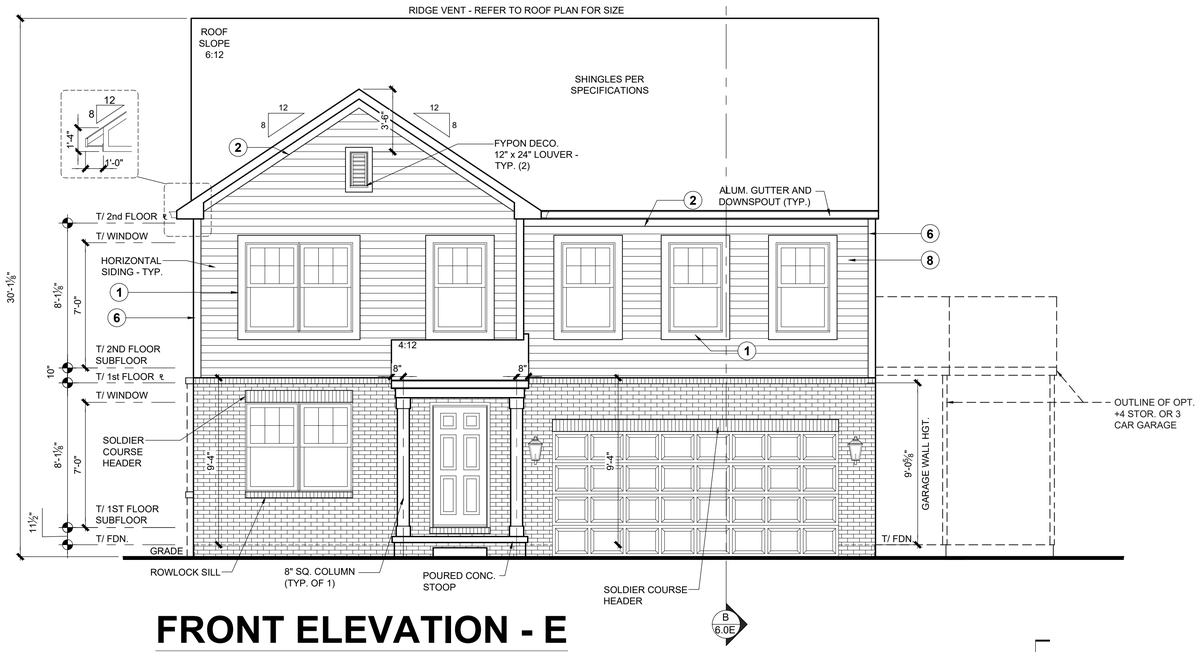

FRONT ELEVATION - E

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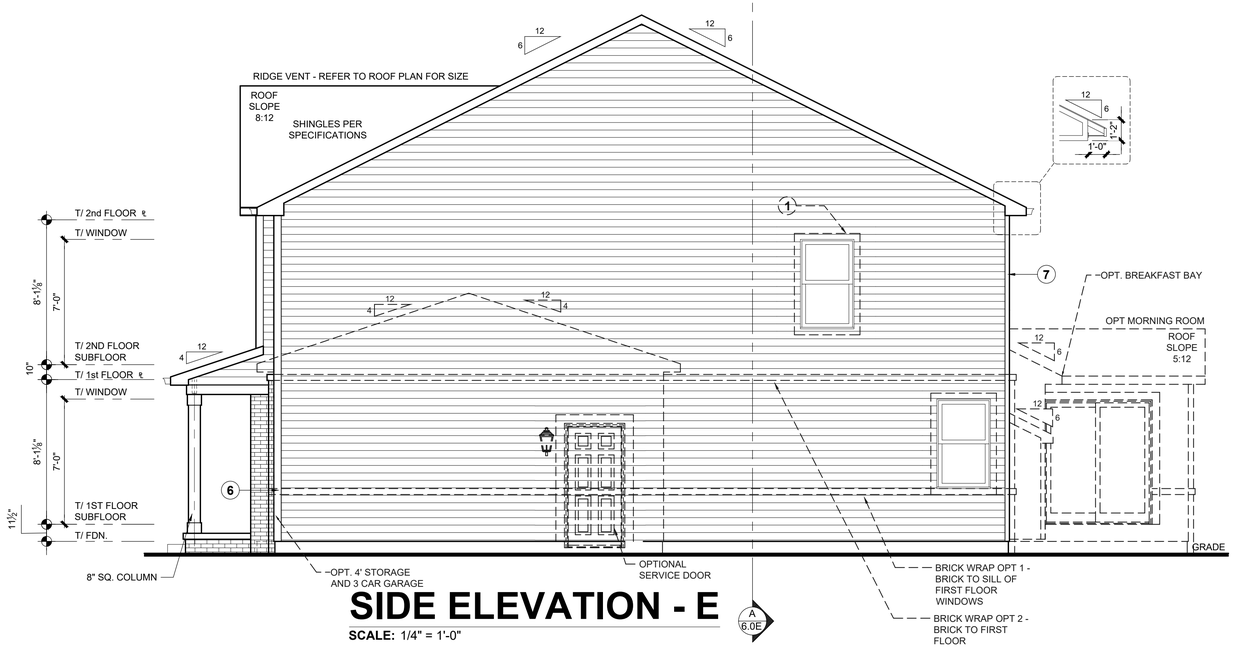

SIDE ELEVATION - E

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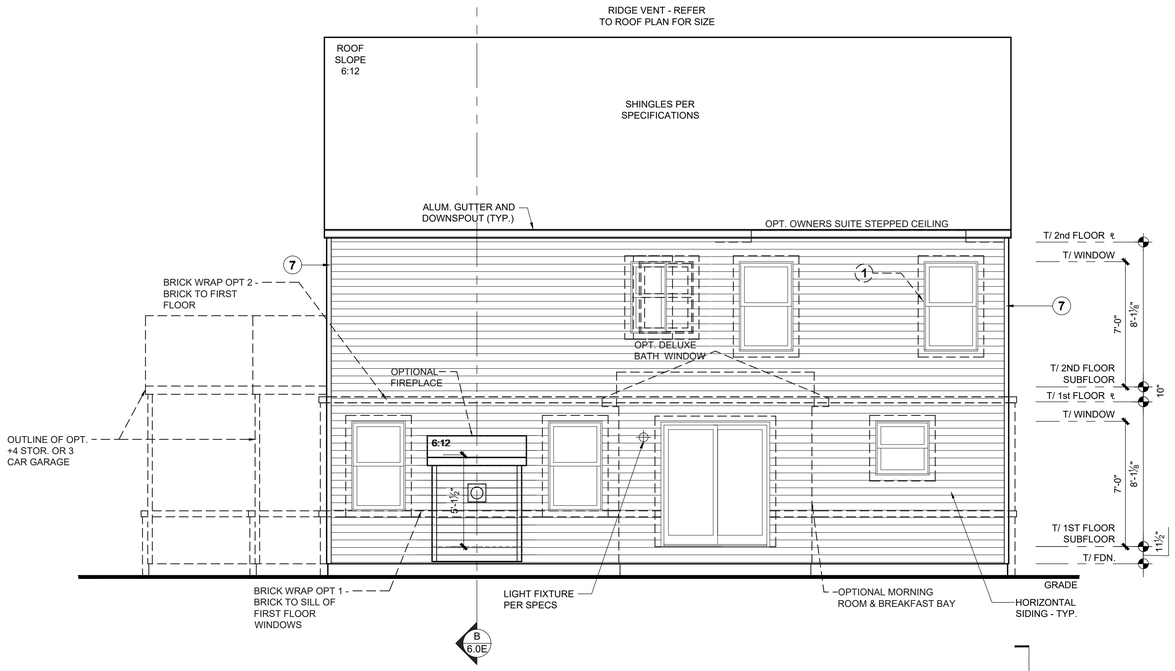

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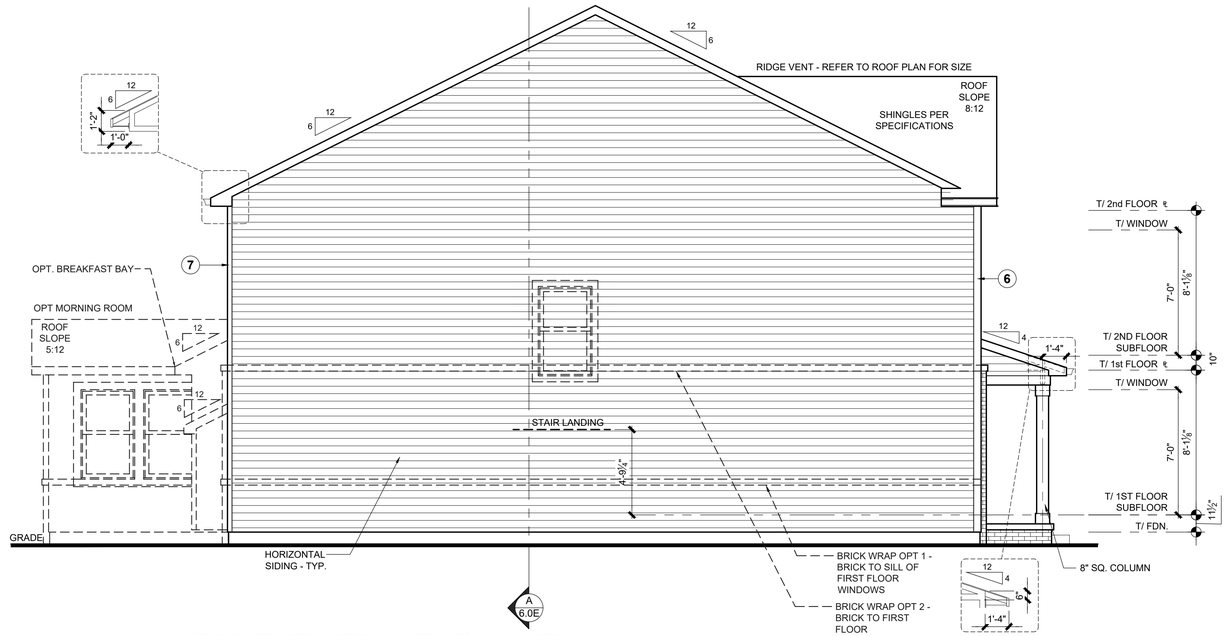

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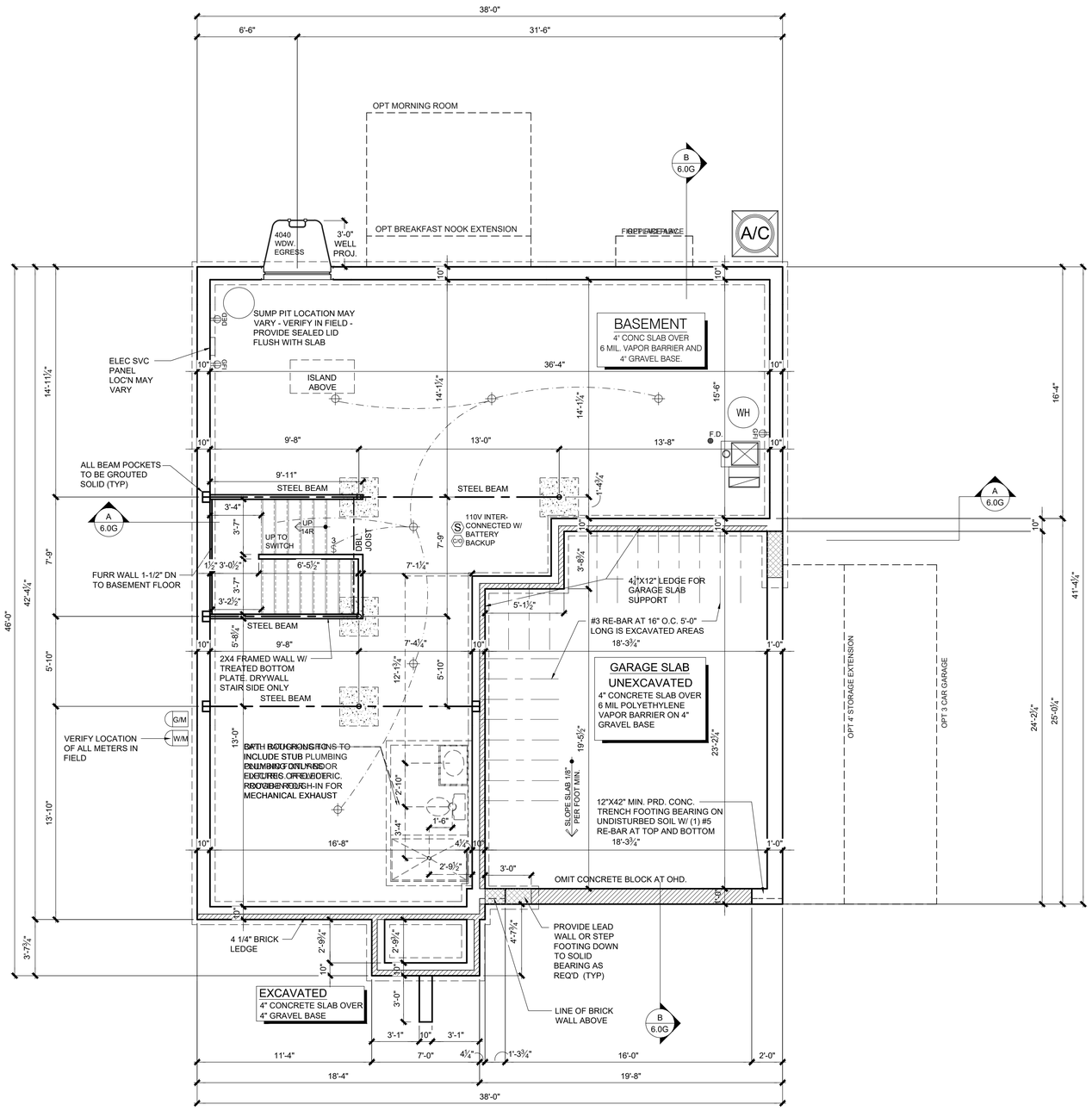
Sheet Title :
Rear & Side Elevations

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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Bloomfield Hills, MI 48302
Phone#: 248-221-5000

ESSENTIAL BRICK SERIES

M/I HOMES

11x17 PRINTS ARE ½ SCALE

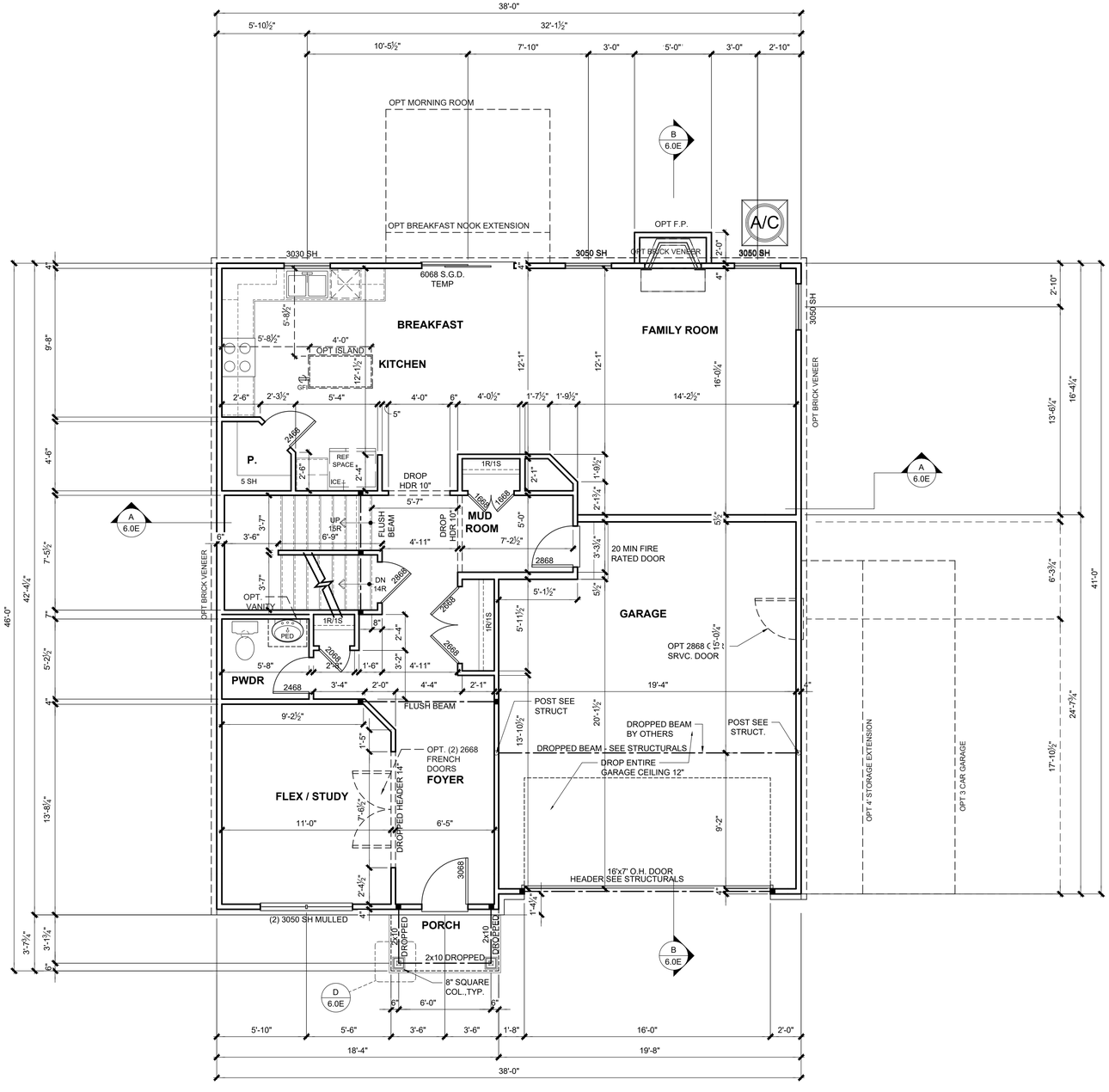
Juliet

Lot # - Subdivision
Address, City, MI Zip Code

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

Sheet Title : Foundation Plan

Sheet: 2.0E



FRAMING PLAN
FIRST FLOOR PLAN - E

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

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] MASTERPIECE
42"x 38 1/4" ROUGH OPENING

PROVIDE NON-COMBUSTIBLE HEARTH
HEARTH EXTENSION TO BE MIN. 20" 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 INTERIOR ROOMS.

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.

STAIR NOTES

GENERAL STAIRWAY HANDRAIL OPTIONAL 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

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Phone#: 248-221-5000

ESSENTIAL BRICK SERIES

M/I HOMES

11x17 PRINTS ARE ½ SCALE

Juliet

Lot # - Subdivision
Address, City, MI Zip Code

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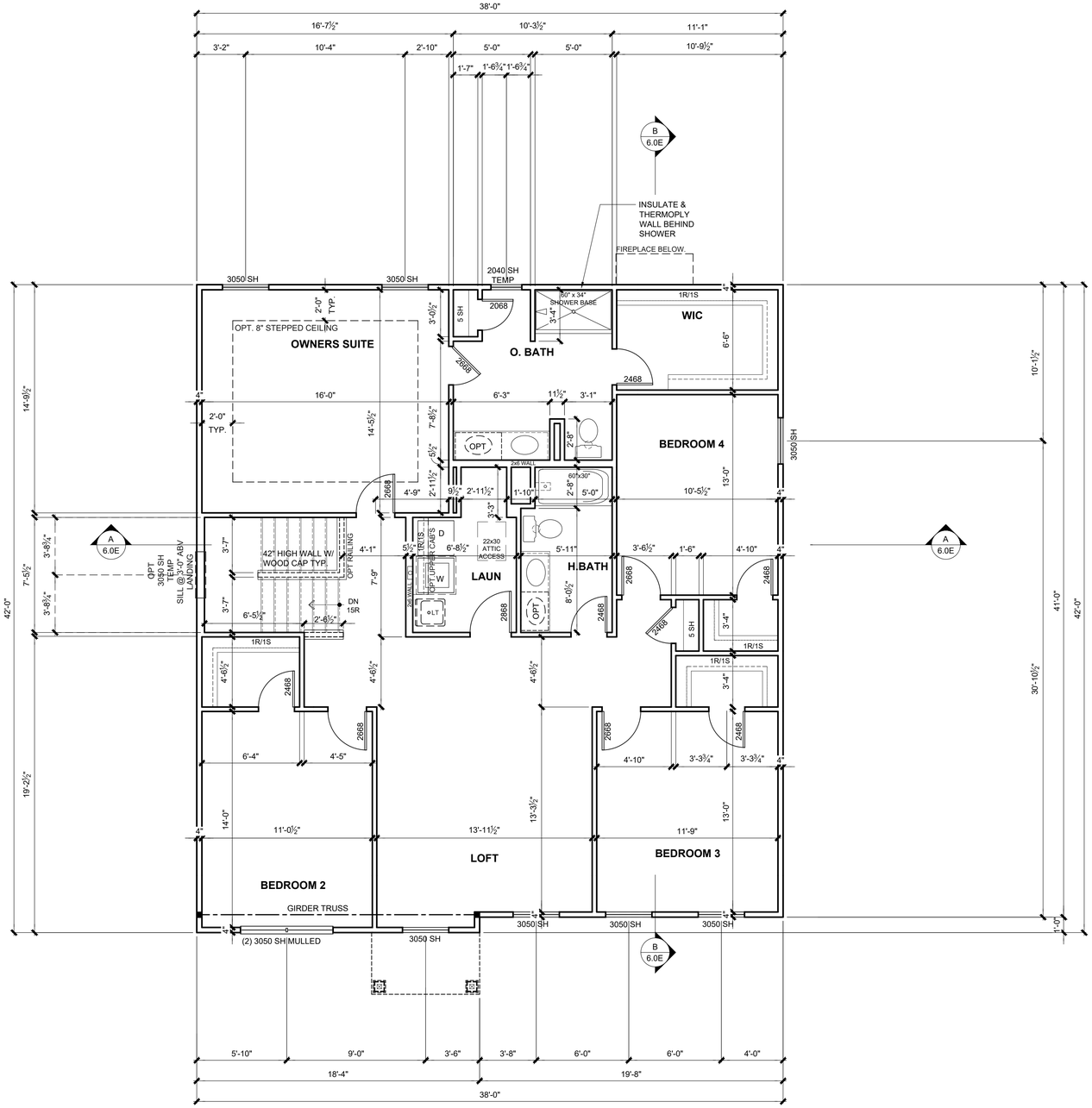
LSP By:	XXX
LSP Rev:	

Sheet Title :
First Floor Plan

Sheet:
3.0E

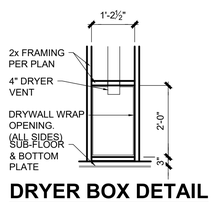


FRAMING PLAN
SECOND FLOOR PLAN - E

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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Phone#: 248-221-5000

M/I HOMES

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Juliet

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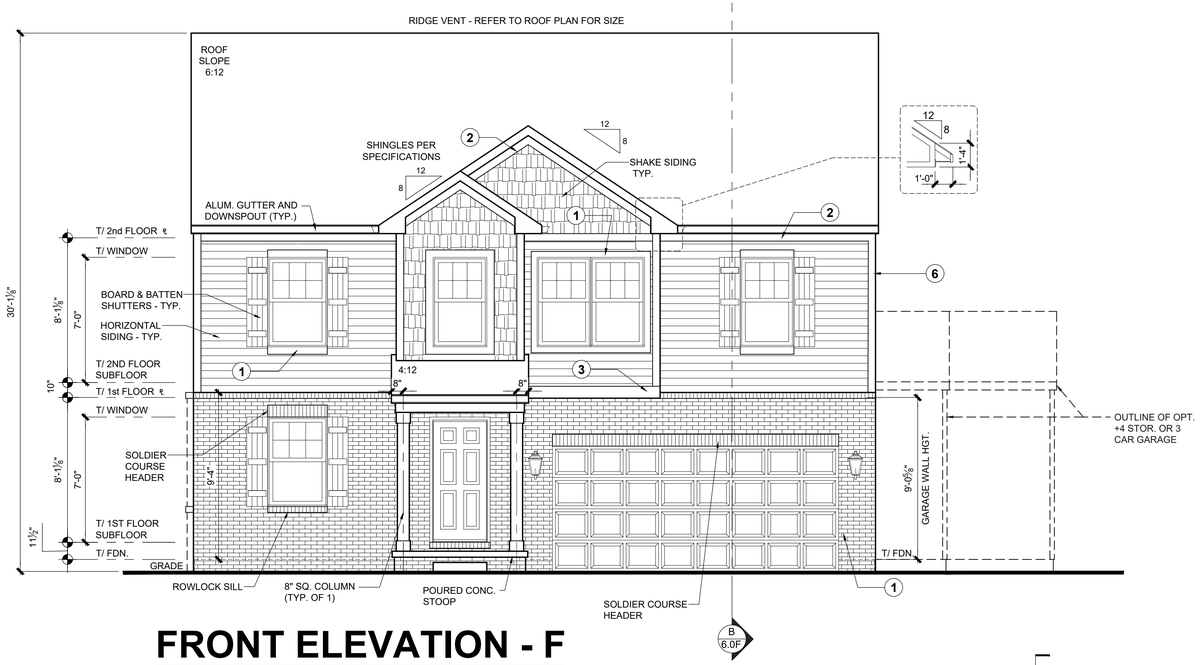
LSP Rev:	

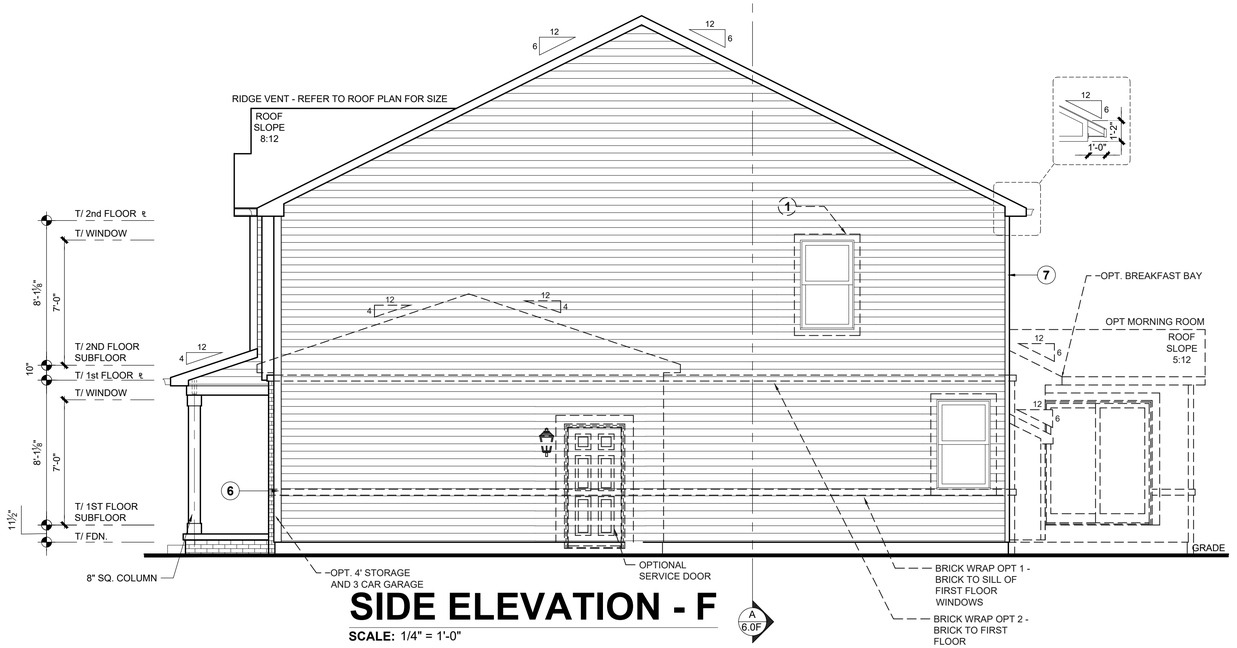
Sheet Title :
Second Floor Plan

Sheet:
3.1E



FRONT ELEVATION - F

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



SIDE ELEVATION - F

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

Division Note

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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 ⅛ 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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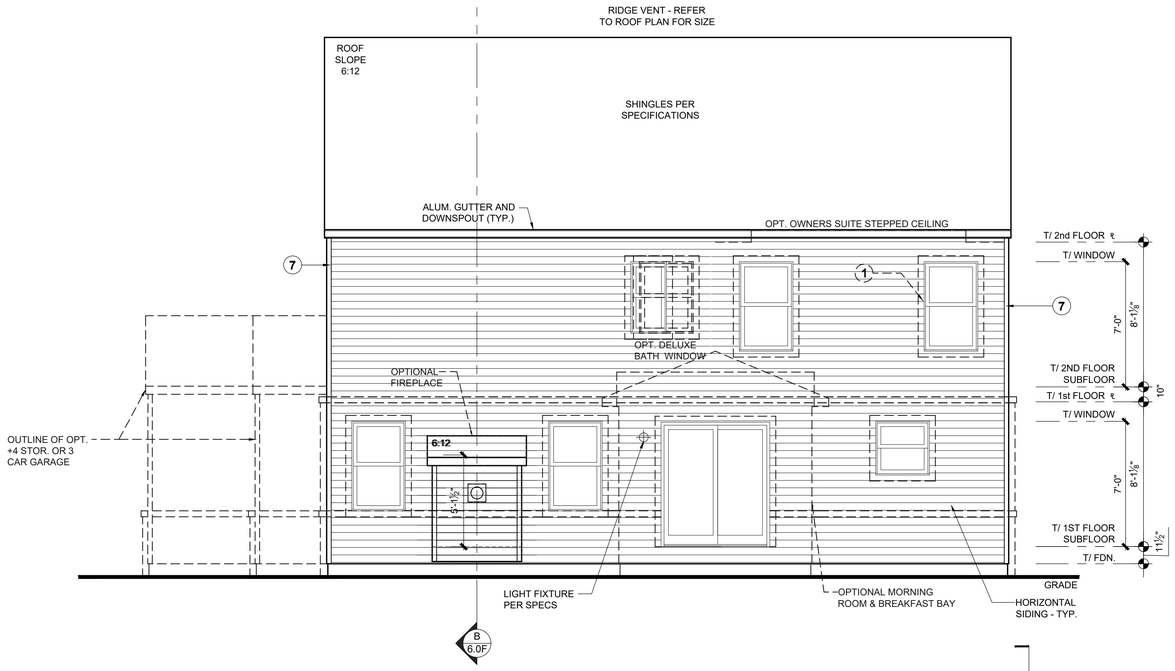
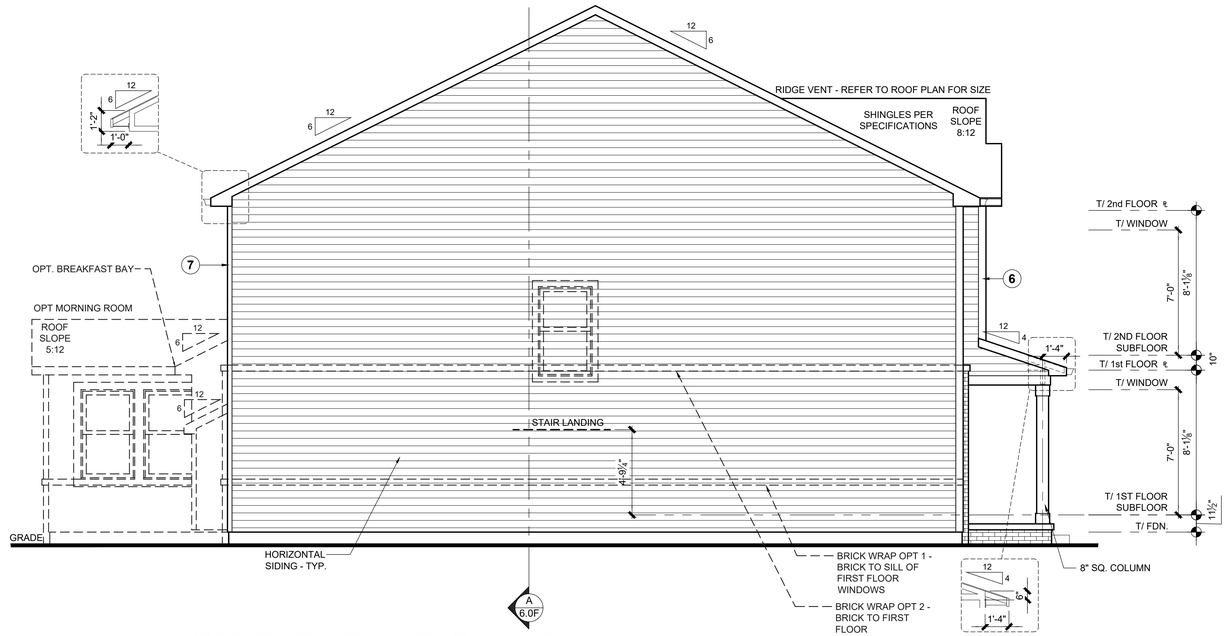
Job #:	XXX
LSP Date:	XX/XX /XX
LSP By:	XXX
LSP Rev:	
Sheet Title :	Front & Garage Side Elevations
Sheet:	1.0F



REAR ELEVATION - F

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



SIDE ELEVATION - F

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

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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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Juliet

Lot # - Subdivision
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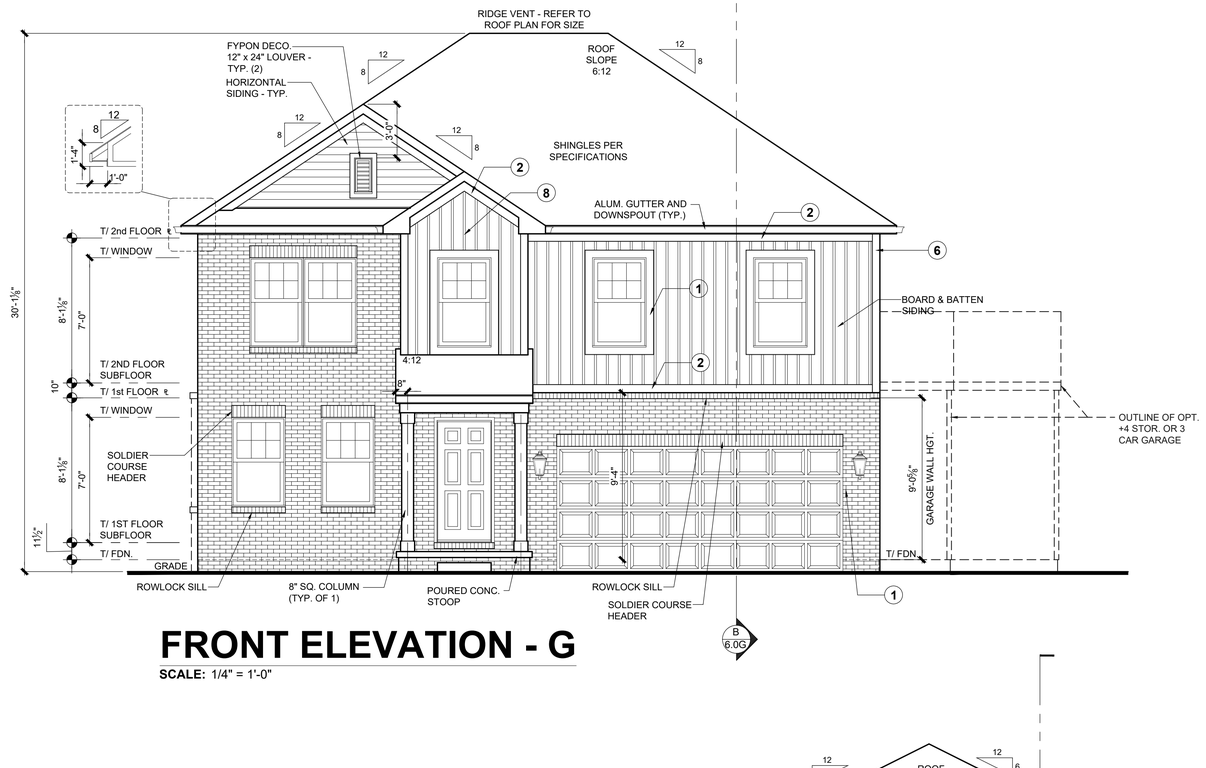
LSP Rev:	

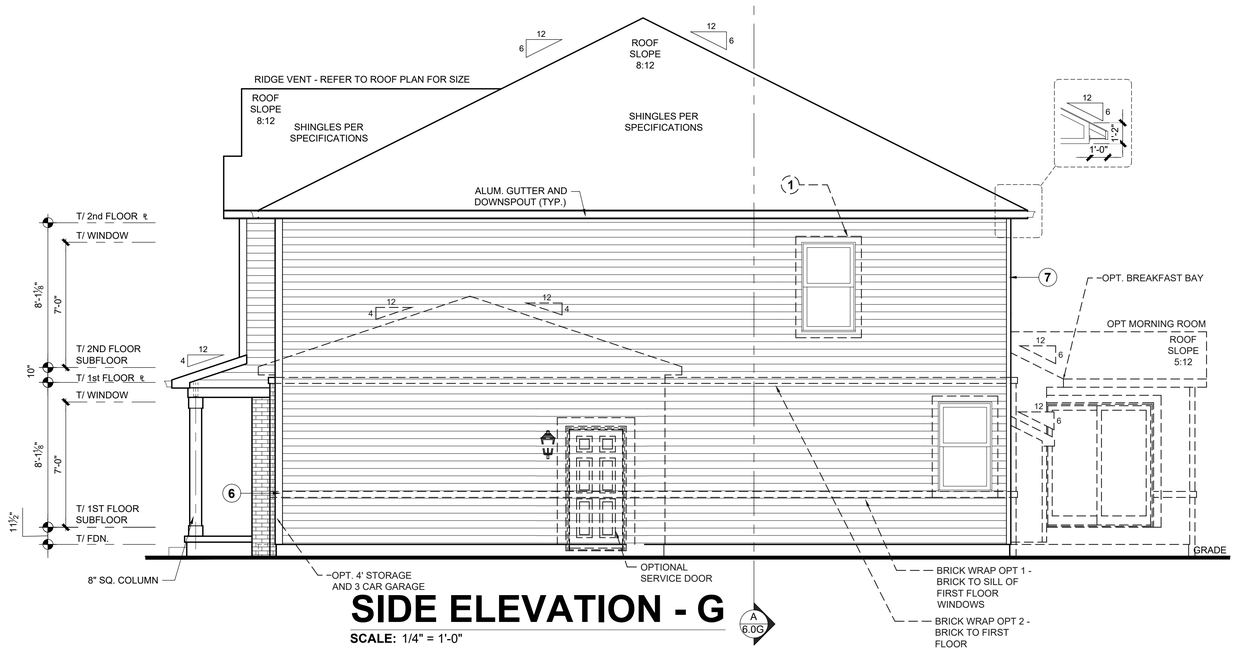
Sheet Title : Rear & Side Elevations

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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Front & Garage Side Elevations

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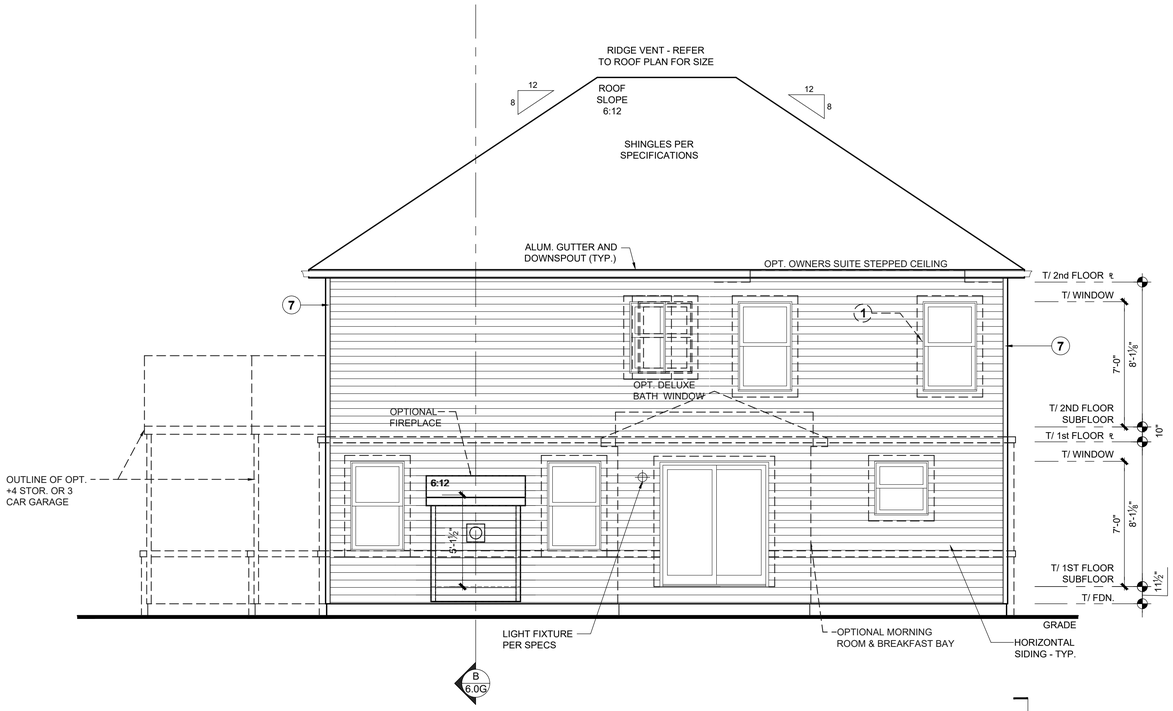
1.0G



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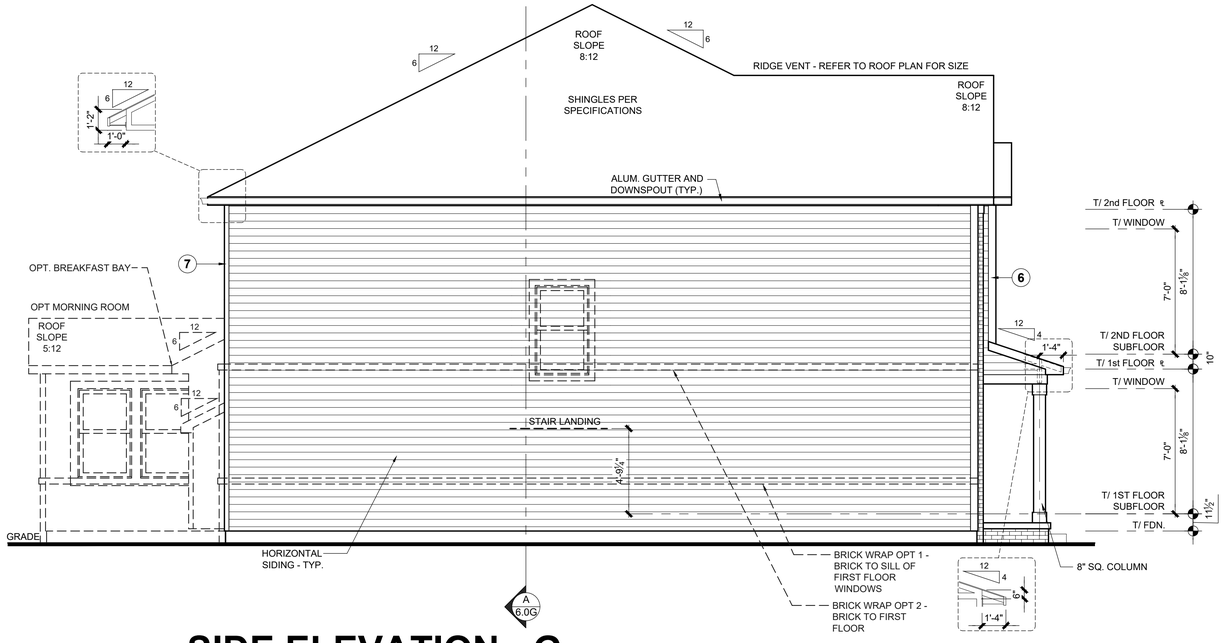

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Window Grid Note

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: 12-18-23

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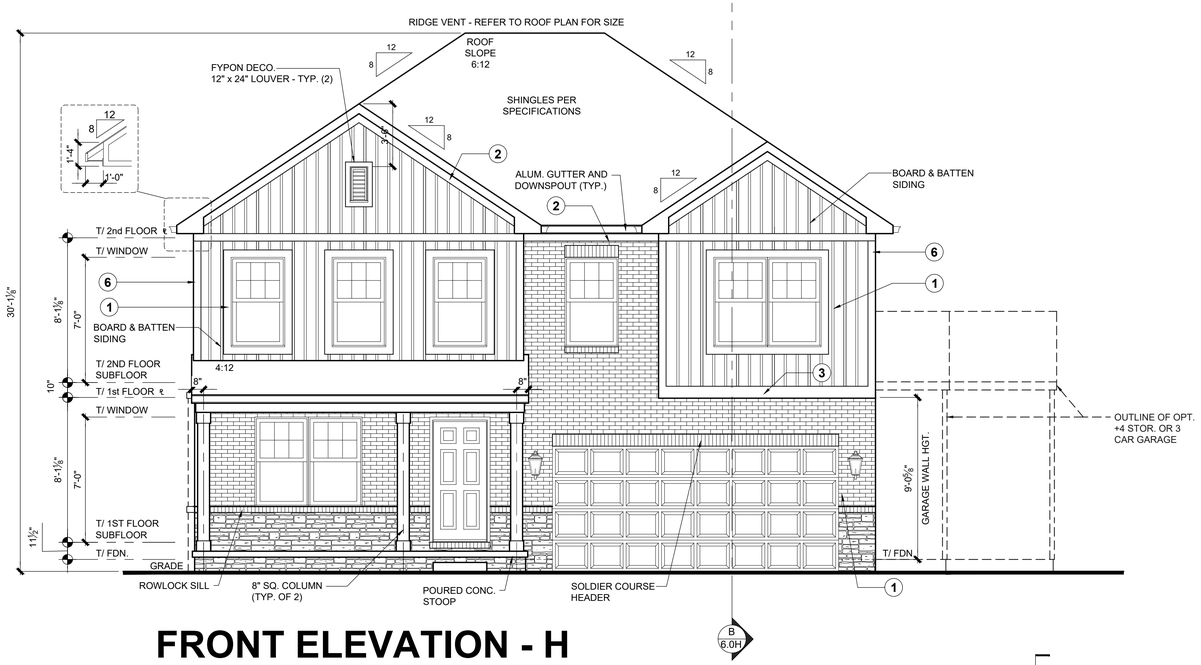
1668 S. Telegraph Road, Suite 200
Bloomfield Hills, MI 48302
Phone#: 248-221-5000

M/I HOMES

11x17 PRINTS ARE ½ SCALE

Juliet
Lot # - Subdivision
Address, City, MI Zip Code

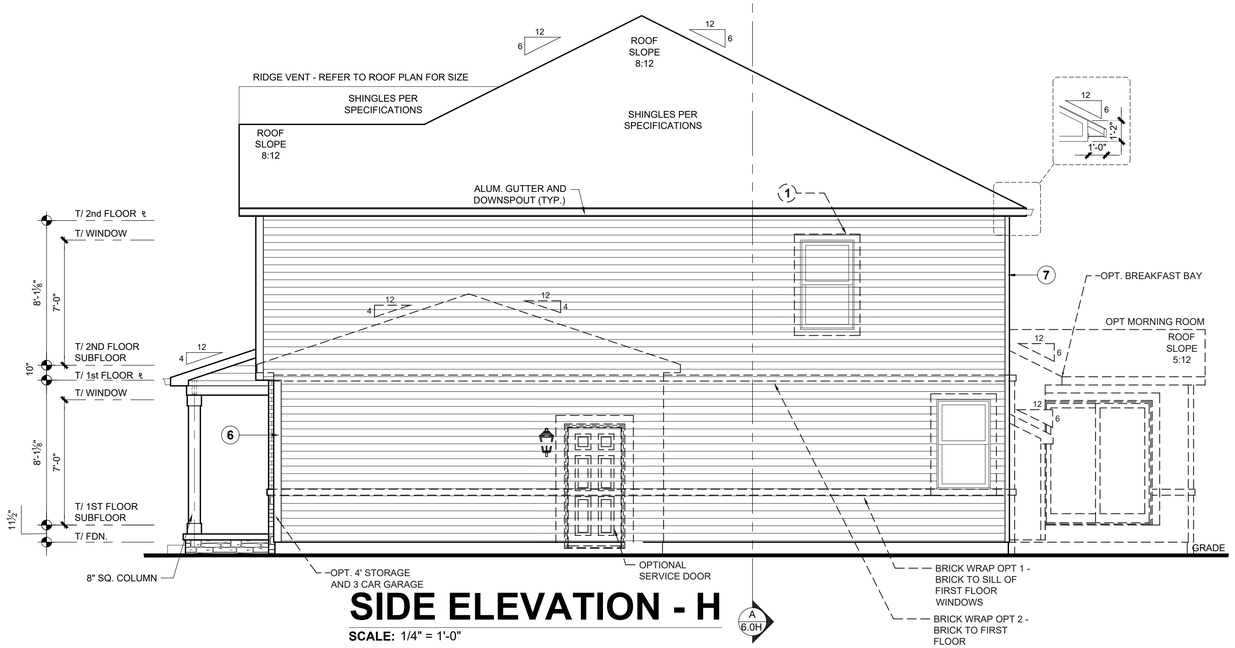
Job #:	XXX
LSP Date:	XX/XX /XX
LSP By:	XXX
LSP Rev:	
Sheet Title :	Rear & Side Elevations
Sheet:	1.1G



FRONT ELEVATION - H

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

B 6.0H



SIDE ELEVATION - H

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

A 6.0H

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

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2. RAKES: 1X6 RAKE W/ 1X6 RAKE FRIEZE BOARD

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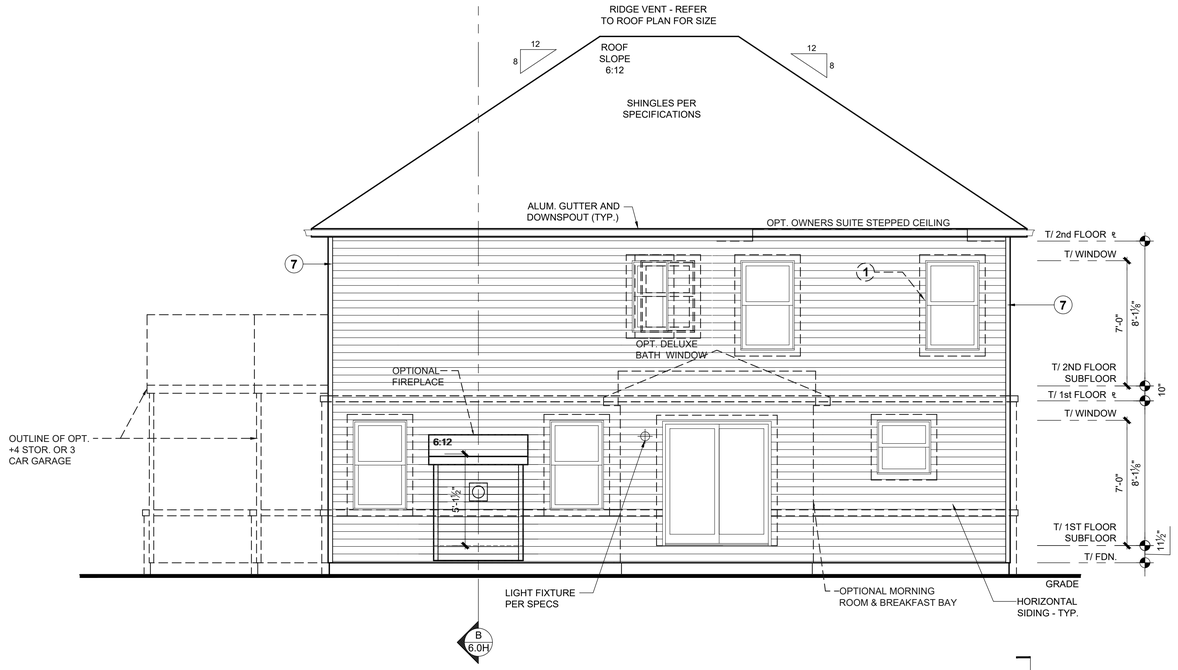
Job #:	XXX
LSP Date:	XX/XX /XX
LSP By:	XXX
LSP Rev:	

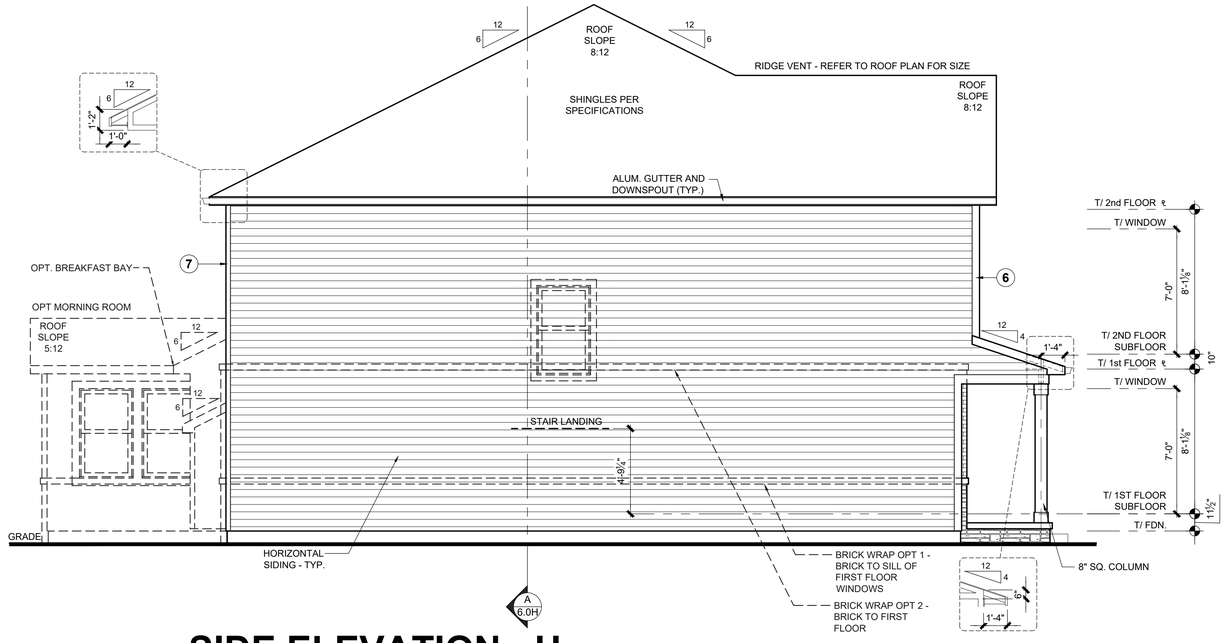
Sheet Title : Front & Garage Side Elevations

Sheet: 1.0H



REAR ELEVATION - H

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



SIDE ELEVATION - H

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

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Fascia / Rakes

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SEE DETAILS SHEETS

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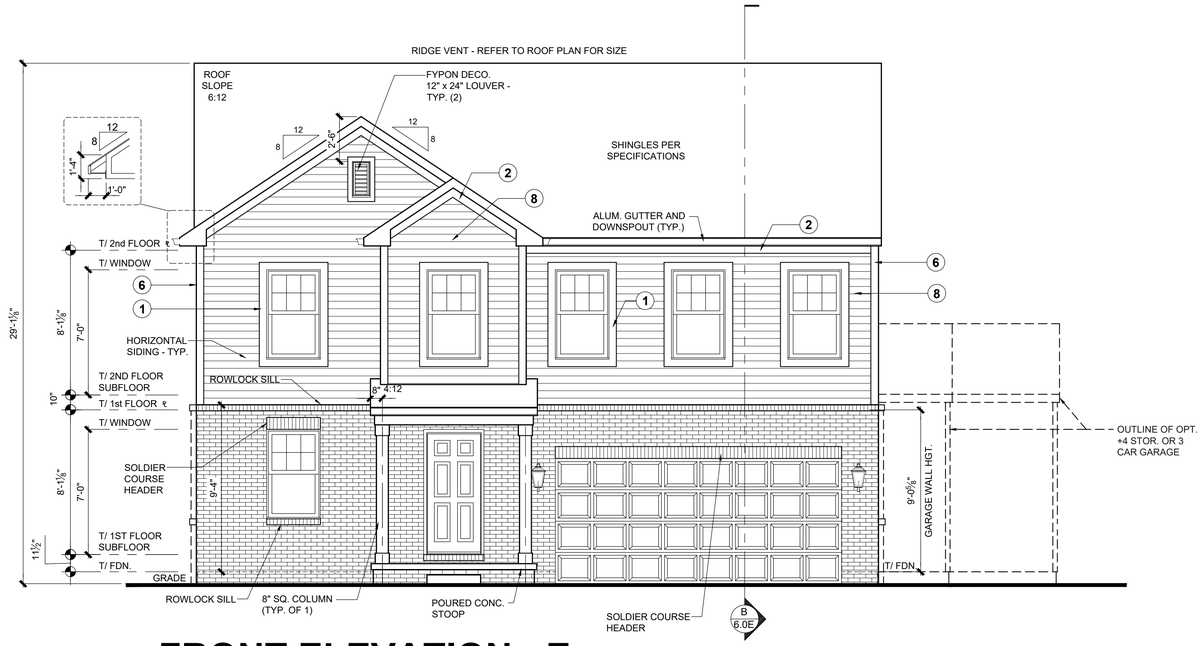
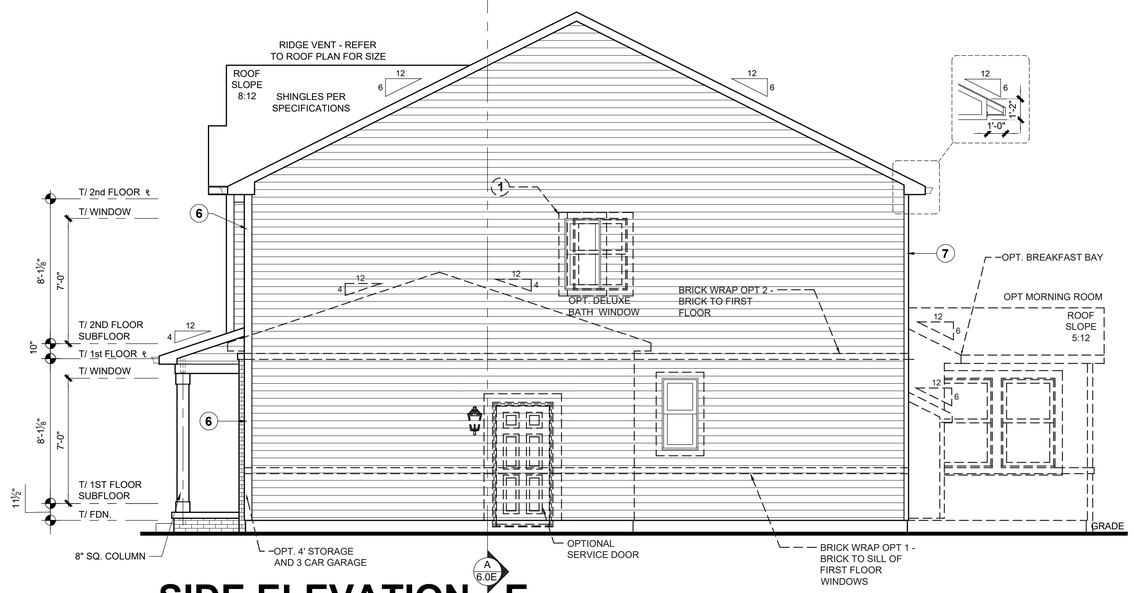


FRONT ELEVATION - E

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



SIDE ELEVATION - E

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

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SEE DETAILS SHEETS

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Peyton

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Address, City, MI Zip Code

Job #:	XXX
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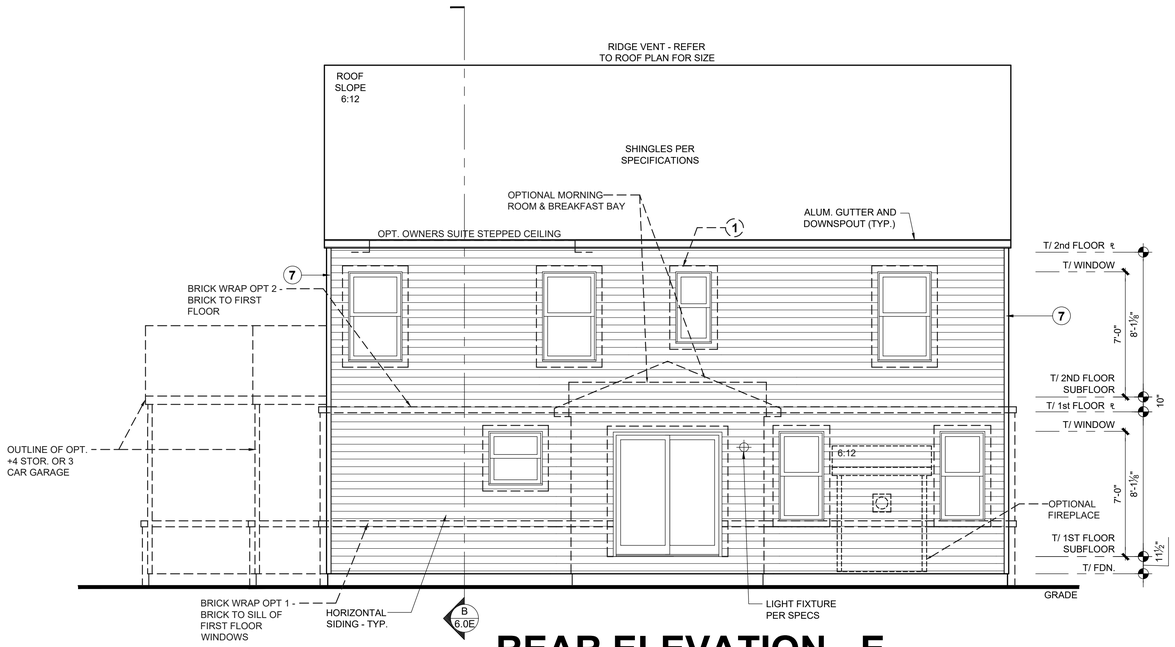
LSP By:	XXX
LSP Rev:	

Sheet Title :
Front & Garage Side Elevations

Sheet:
1.0E



REAR ELEVATION - E

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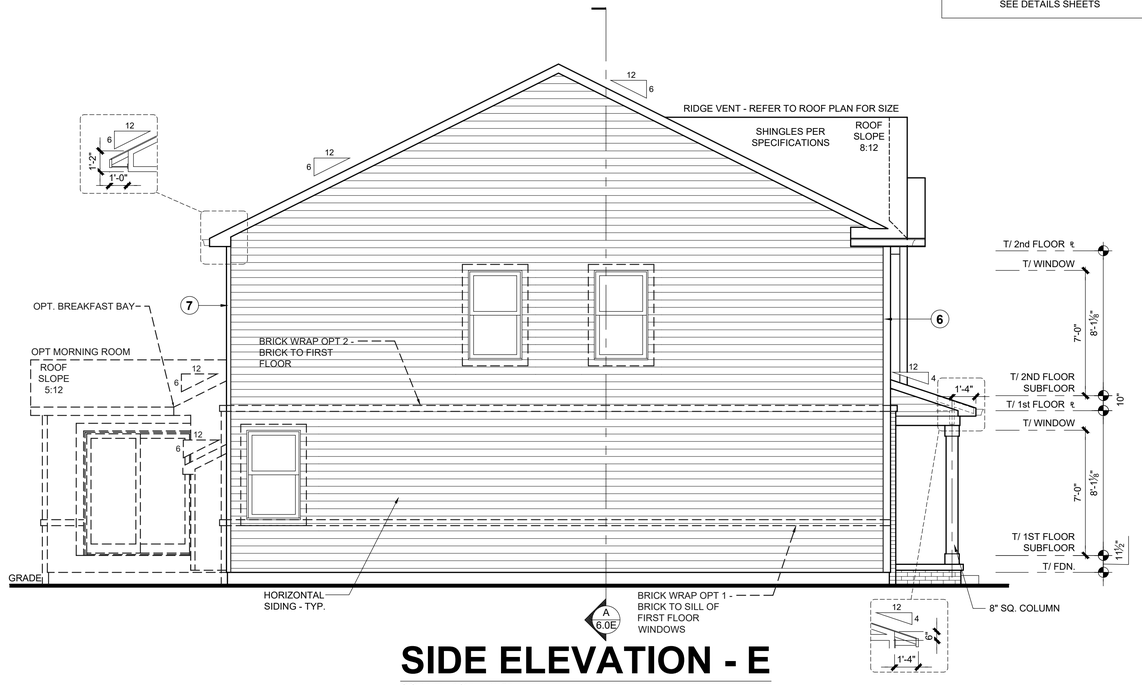

SIDE ELEVATION - E

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Peyton

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Job #:	XXX
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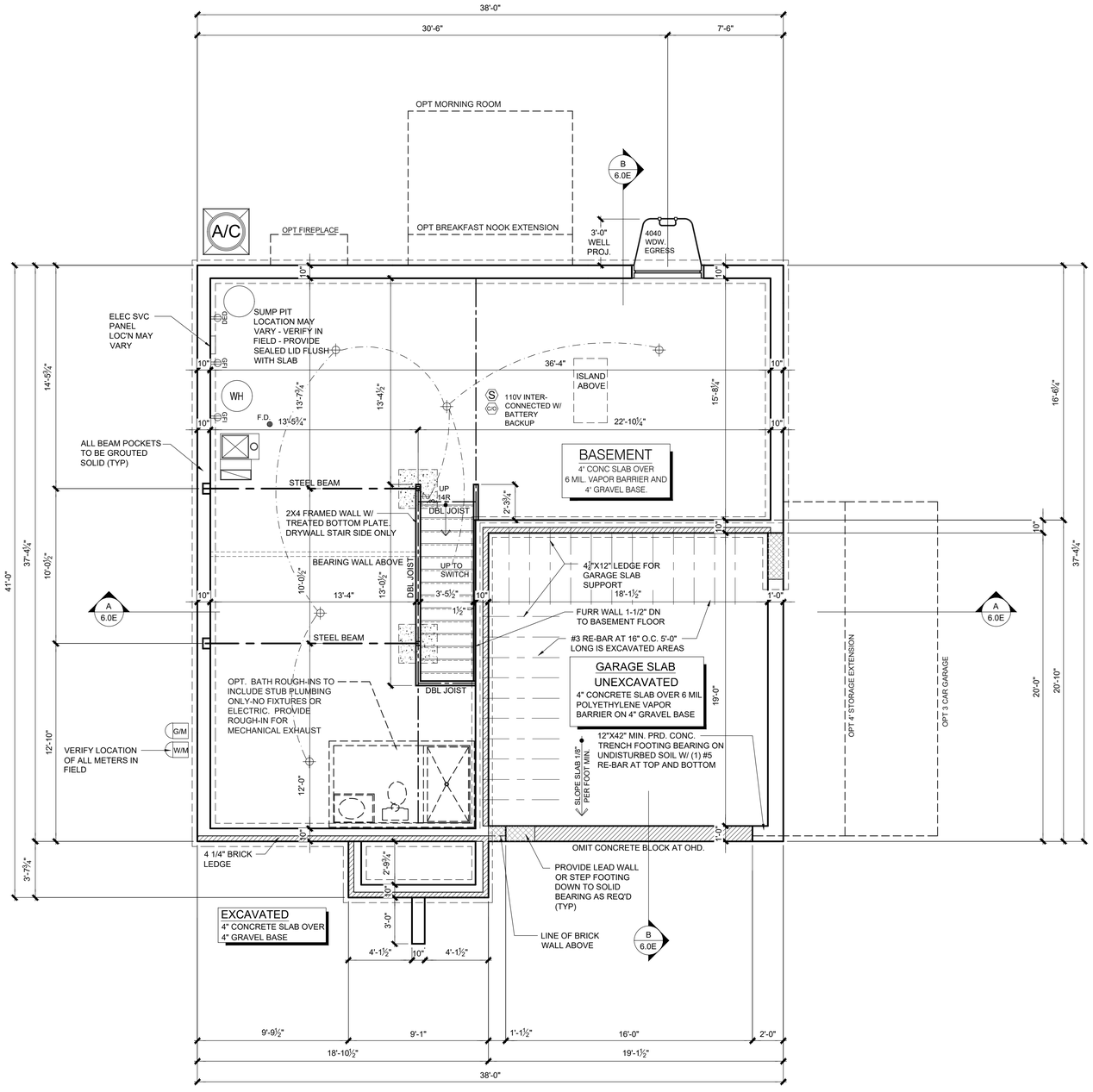
LSP By:	XXX
LSP Rev:	

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 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.

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

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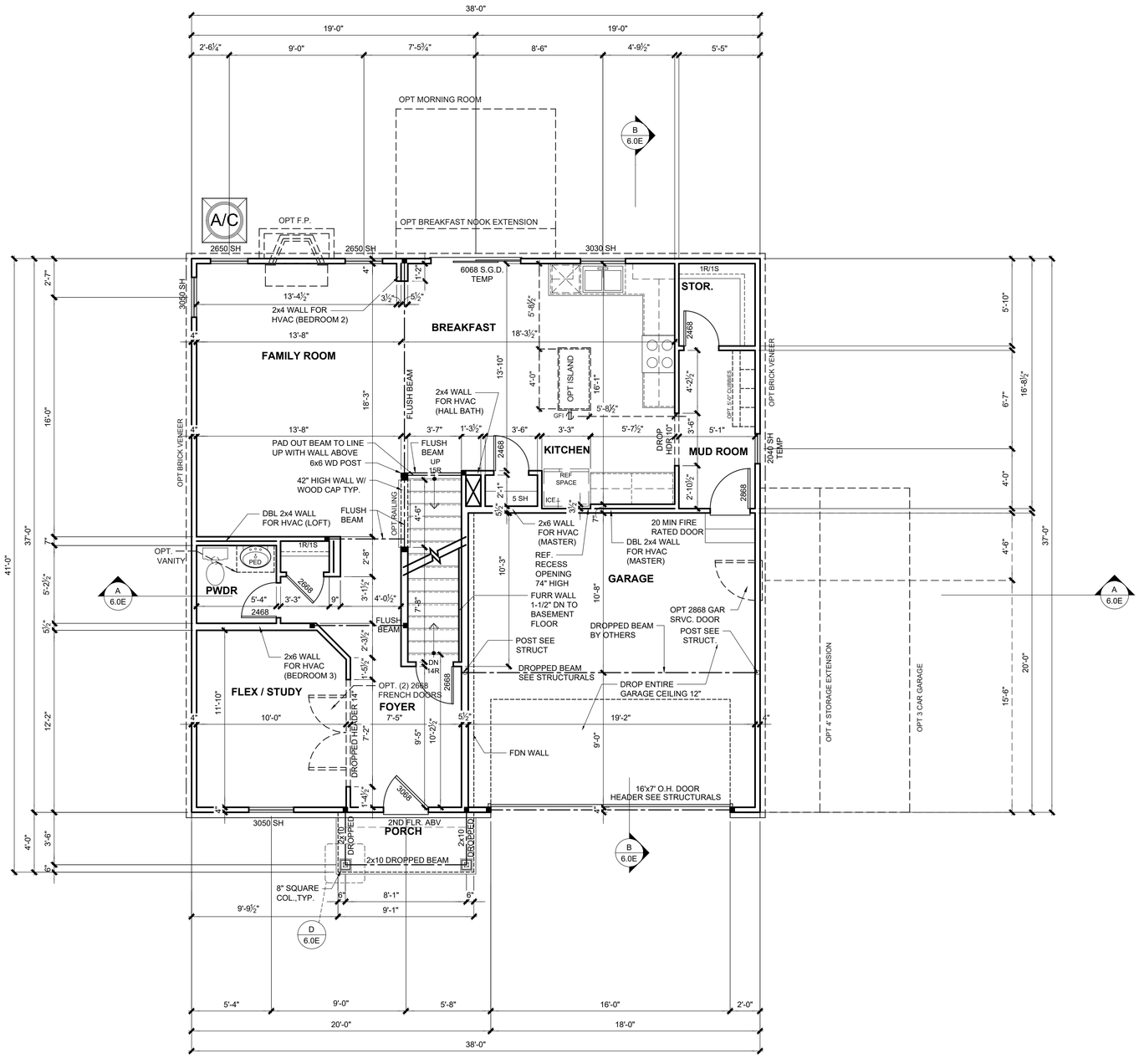
LSP By:	XXX
LSP Rev:	

Sheet Title : Foundation Plan

Sheet: 2.0E



FRAMING PLAN
FIRST FLOOR PLAN - E

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

PLAN OPTIONS

- ☒ RAILING - FIRST FLOOR
- ☐ 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 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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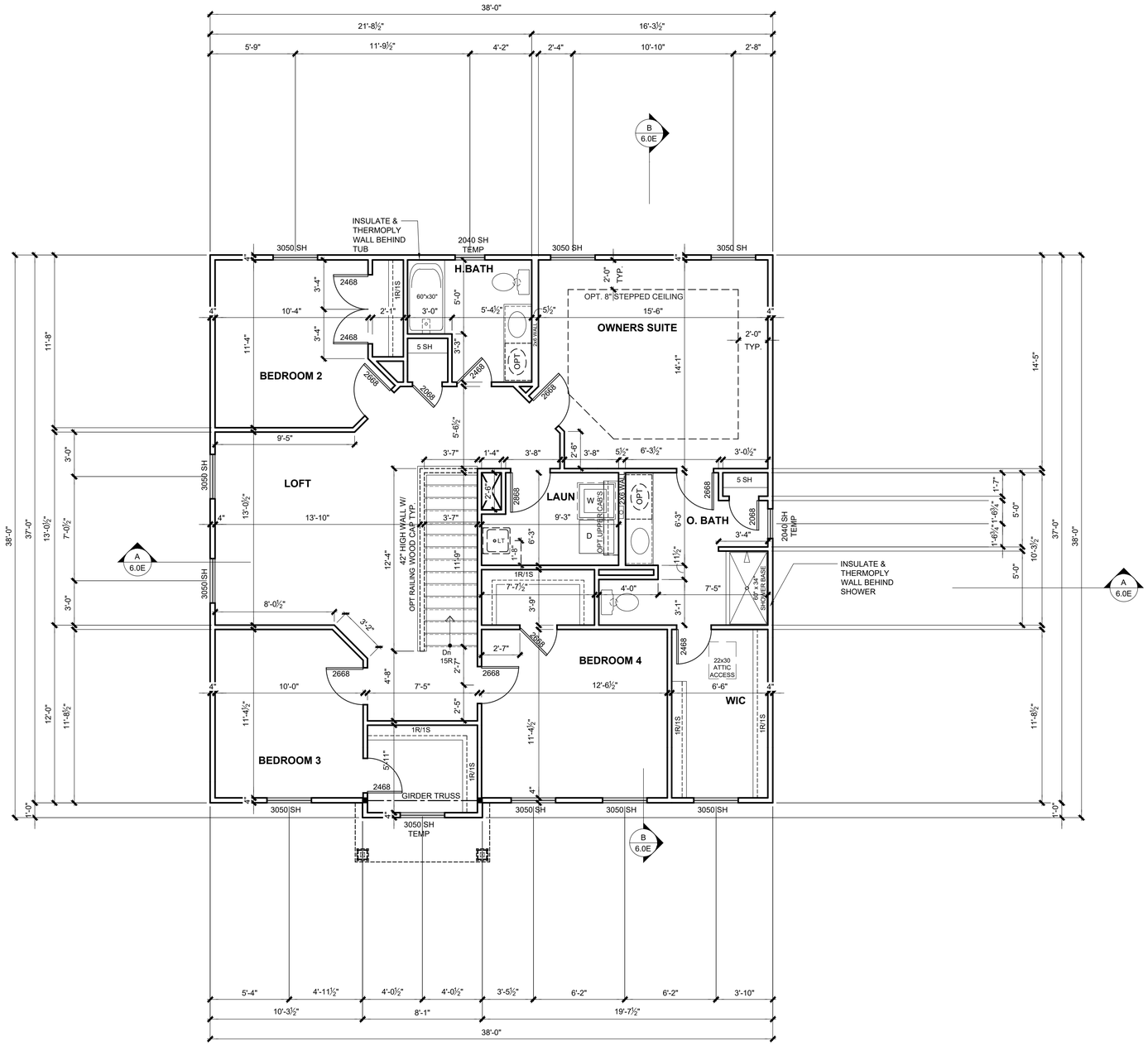
Sheet Title : First Floor Plan

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

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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'-0"
   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.

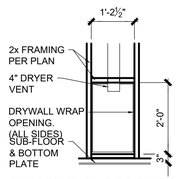
GLAZING REQUIREMENTS

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



DRYER BOX DETAIL

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

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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ESSENTIAL BRICK SERIES

Plan Issued Date: 1-15-24

BASE PLAN REVISION:

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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

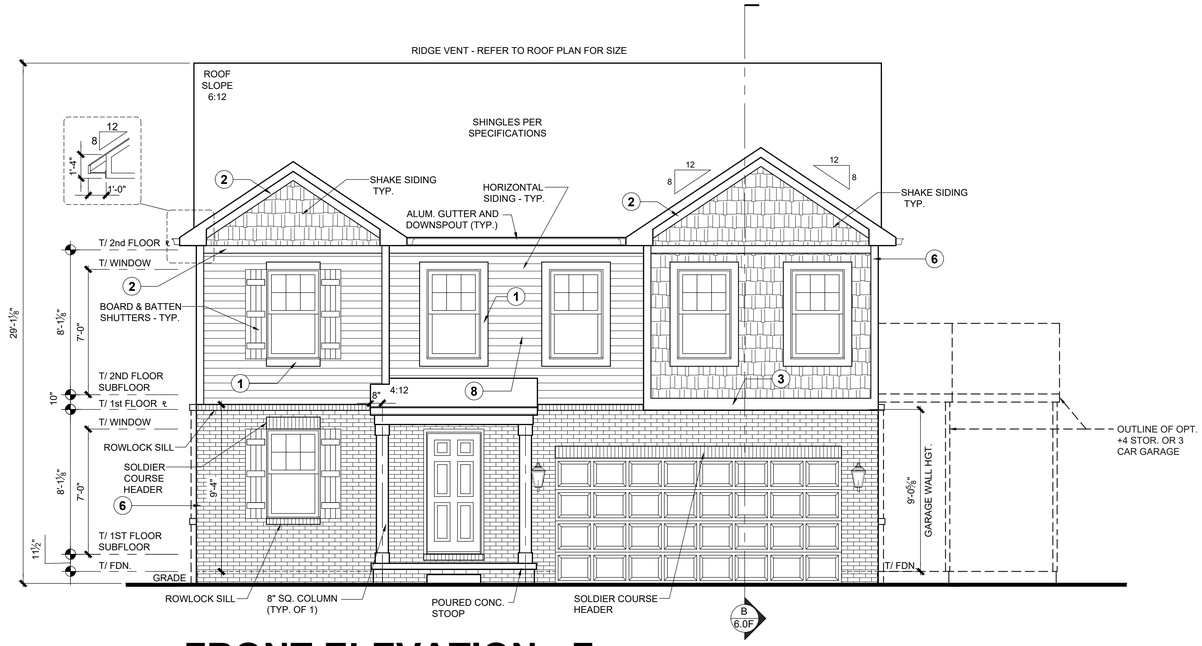
Peyton

Lot # - Subdivision
Address, City, MI Zip Code

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

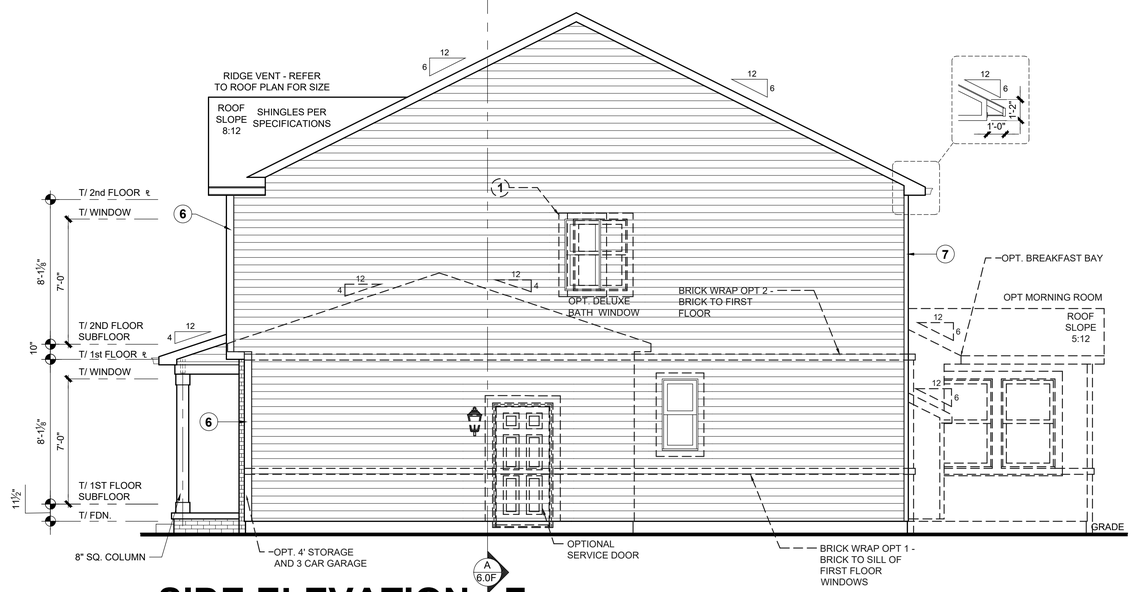
Sheet Title :
Second Floor Plan

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.

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: 1-15-24

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Bloomfield Hills, MI 48302
Phone#: 248-221-5000

M/I HOMES

11x17 PRINTS ARE ½ SCALE

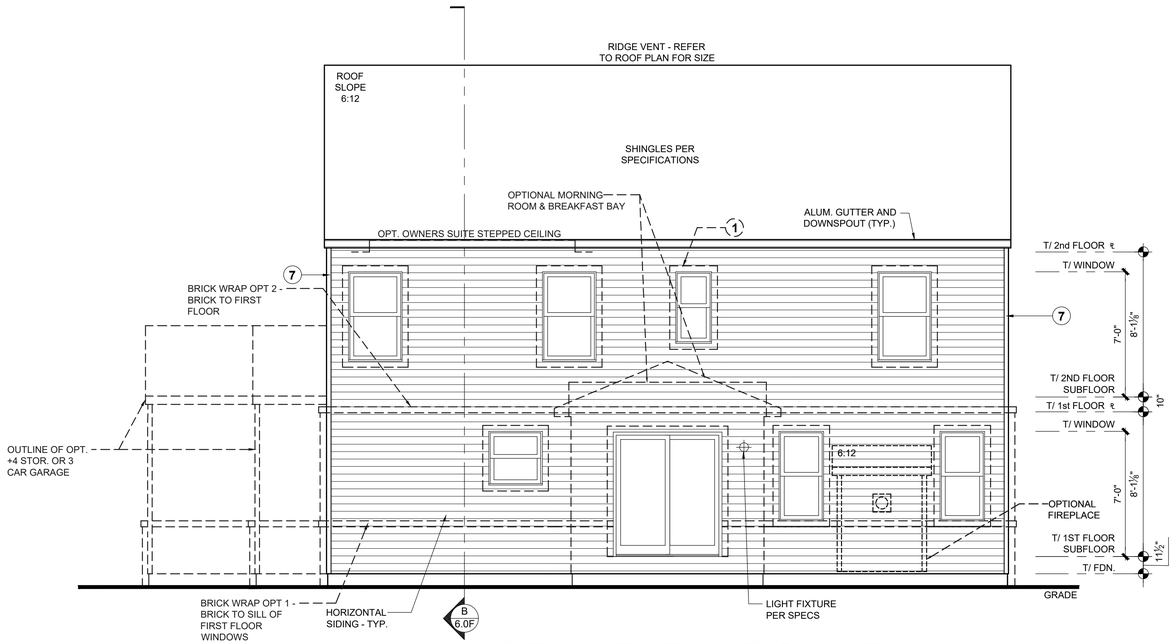
Peyton

Lot # - Subdivision
Address, City, MI Zip Code

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

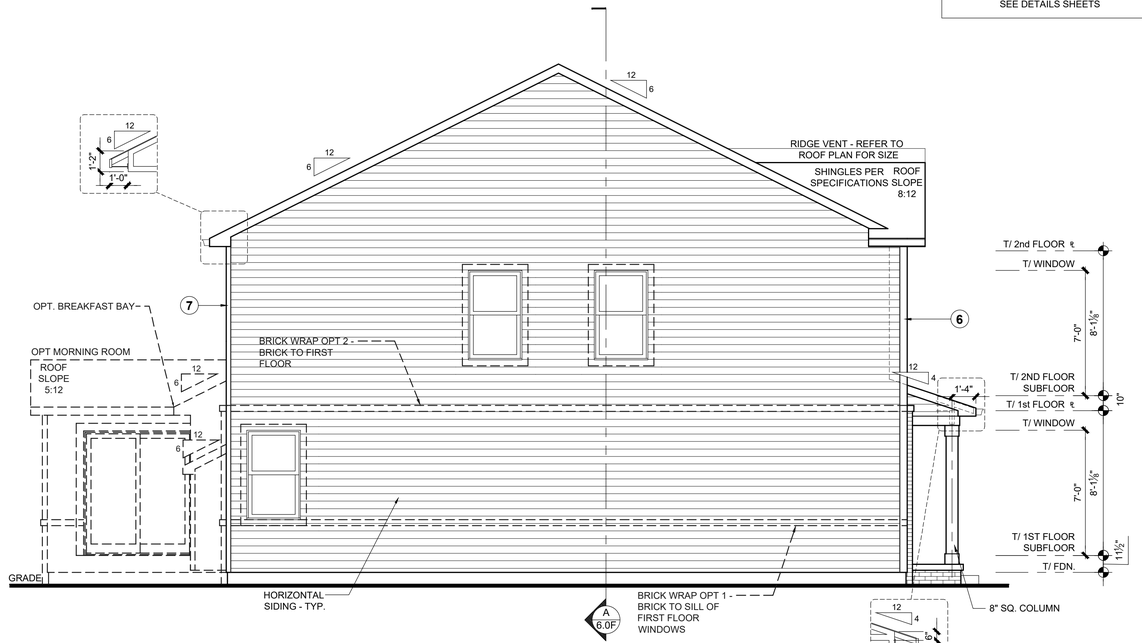
Sheet Title :
Front & Garage Side Elevations

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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Window Grid Note

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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

SEE DETAILS SHEETS

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ESSENTIAL BRICK SERIES

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1668 S. Telegraph Road, Suite 200
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Phone#: 248-221-5000

M/I HOMES

11x17 PRINTS ARE ½ SCALE

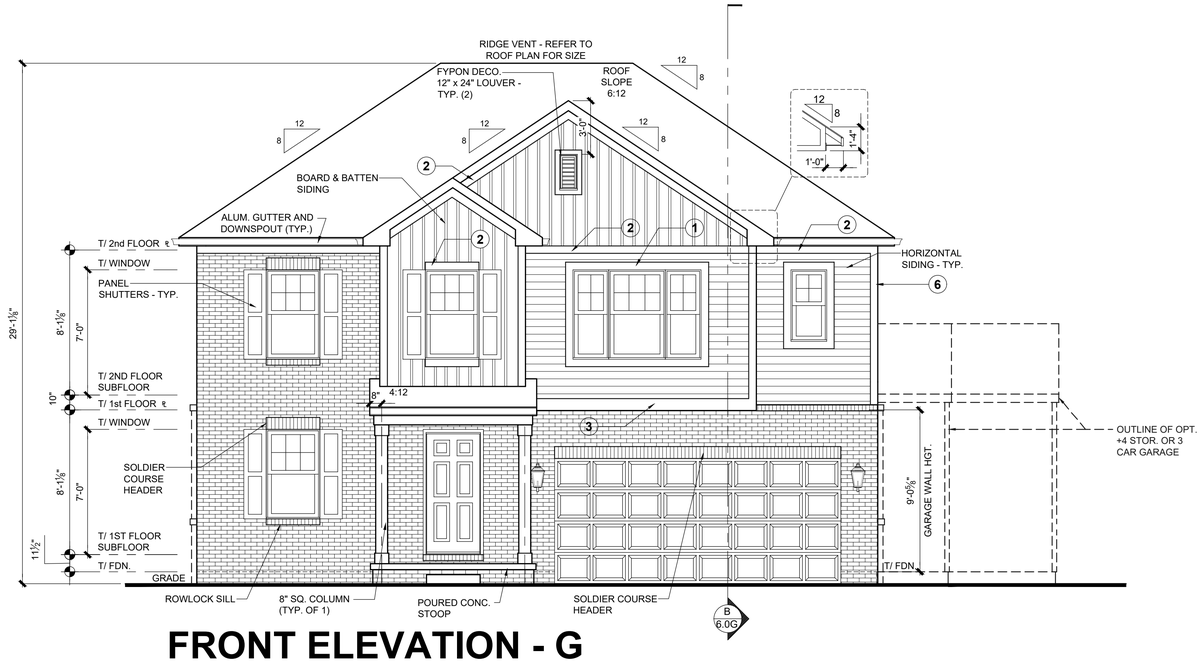
Peyton

Lot # - Subdivision
Address, City, MI Zip Code

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

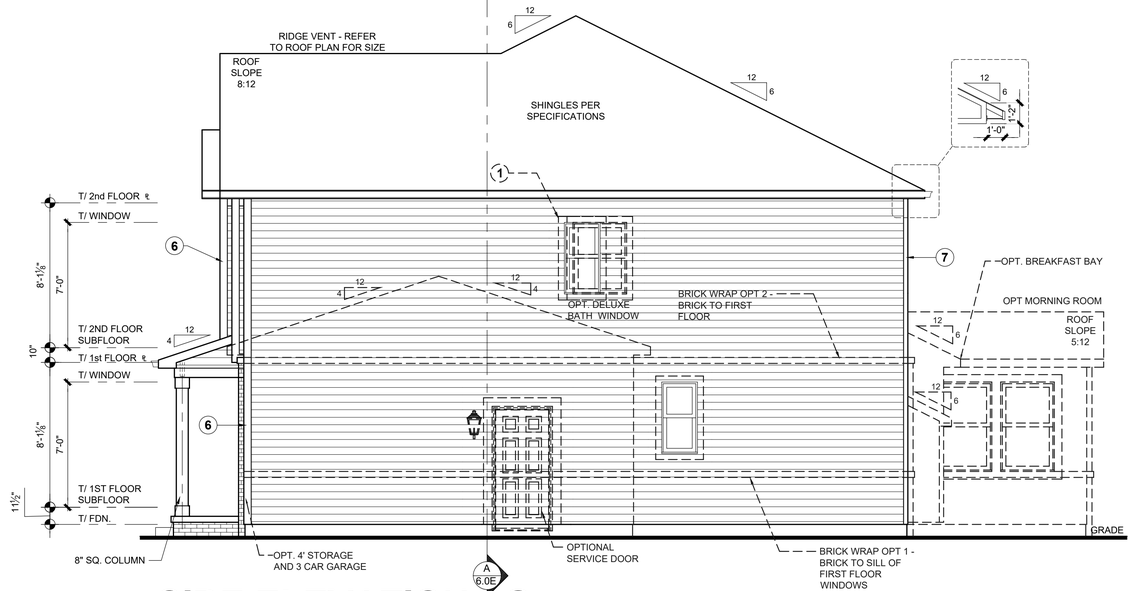
Sheet Title : Rear & Side Elevations

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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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

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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

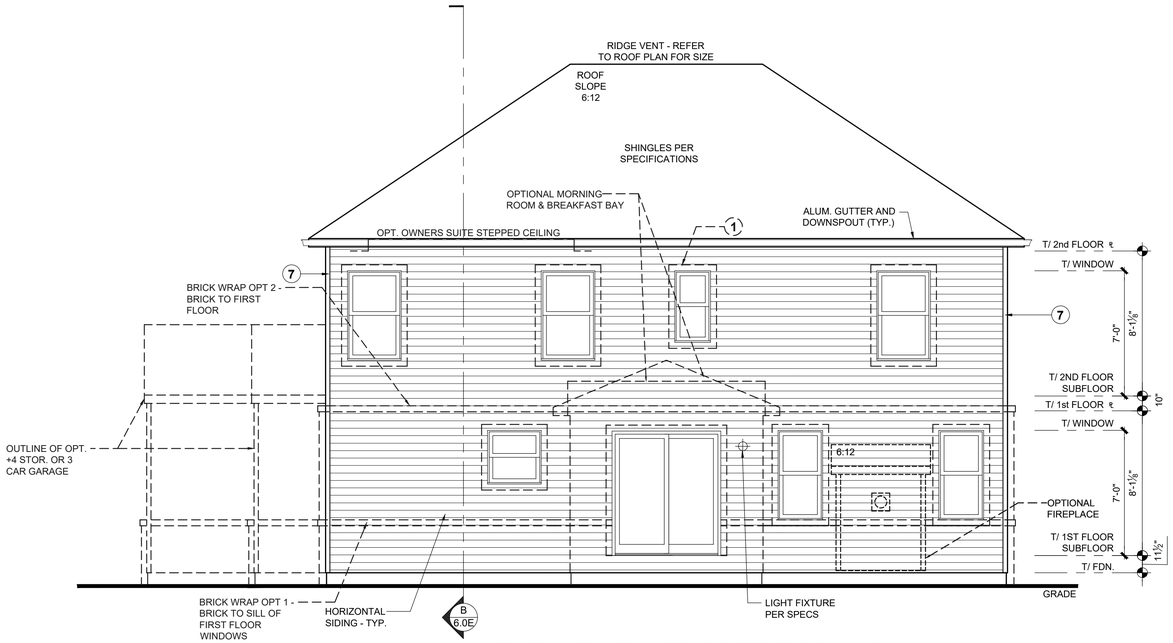
Peyton

Lot # - Subdivision
Address, City, MI Zip Code

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

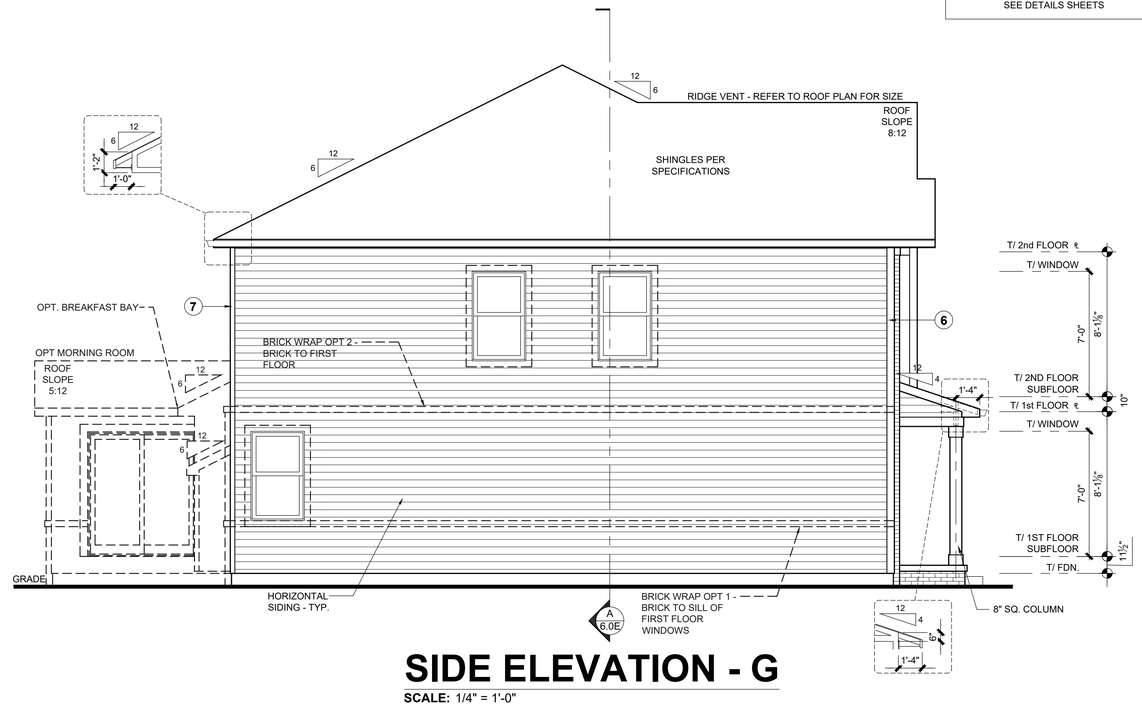
Sheet Title : Front & Garage Side Elevations

Sheet: 1.0G



REAR ELEVATION - G

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



SIDE ELEVATION - G

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

Division Note

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Window Grid Note

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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 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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Bloomfield Hills, MI 48302
Phone#: 248-221-5000

M/I HOMES

11x17 PRINTS ARE 1/2 SCALE

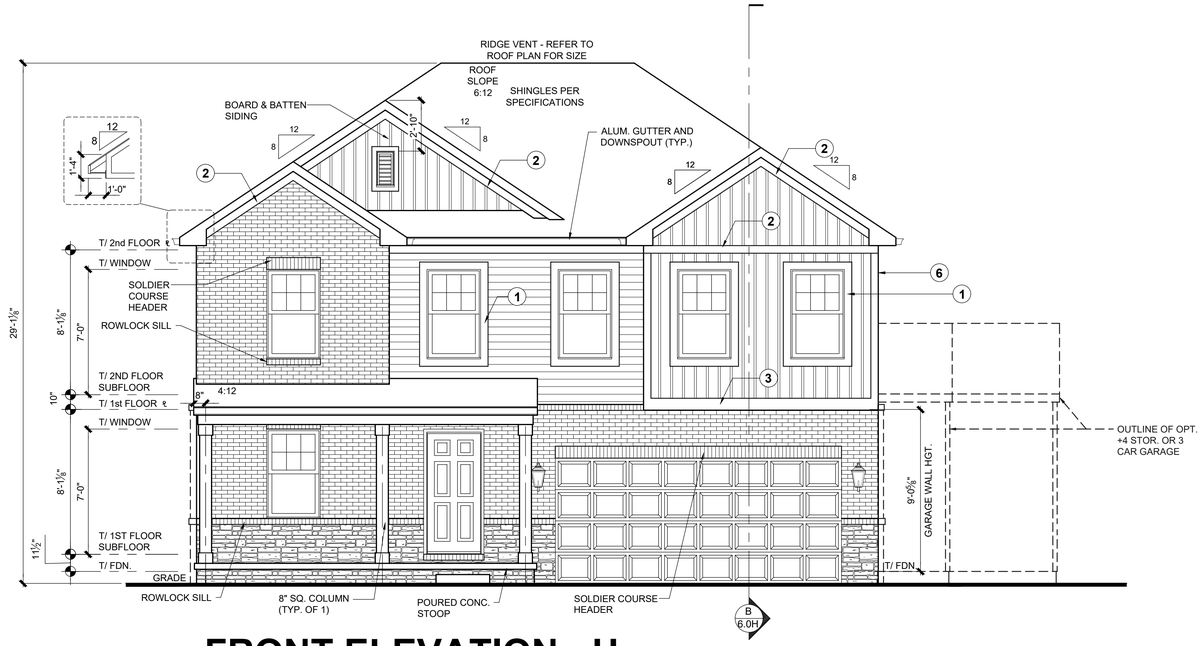
Peyton

Lot # - Subdivision
Address, City, MI Zip Code

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

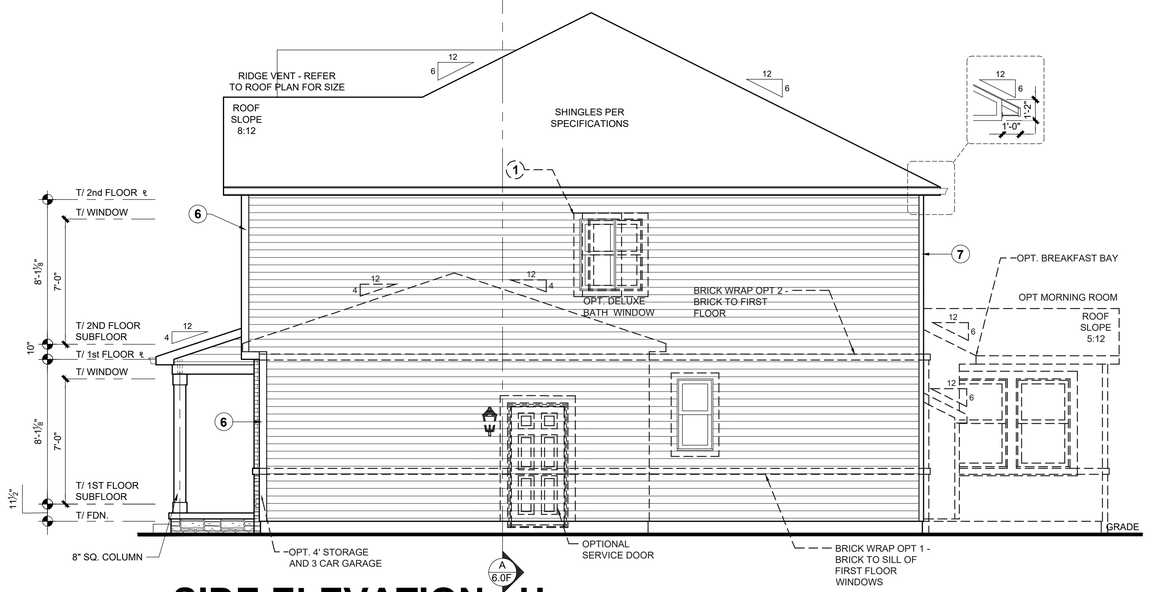
Sheet Title : Rear & Side Elevations

Sheet: 1.1G



FRONT ELEVATION - H

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



SIDE ELEVATION - H

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

Division Note

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Window Grid Note

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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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Phone#: 248-221-5000

M/I HOMES

11x17 PRINTS ARE ½ SCALE

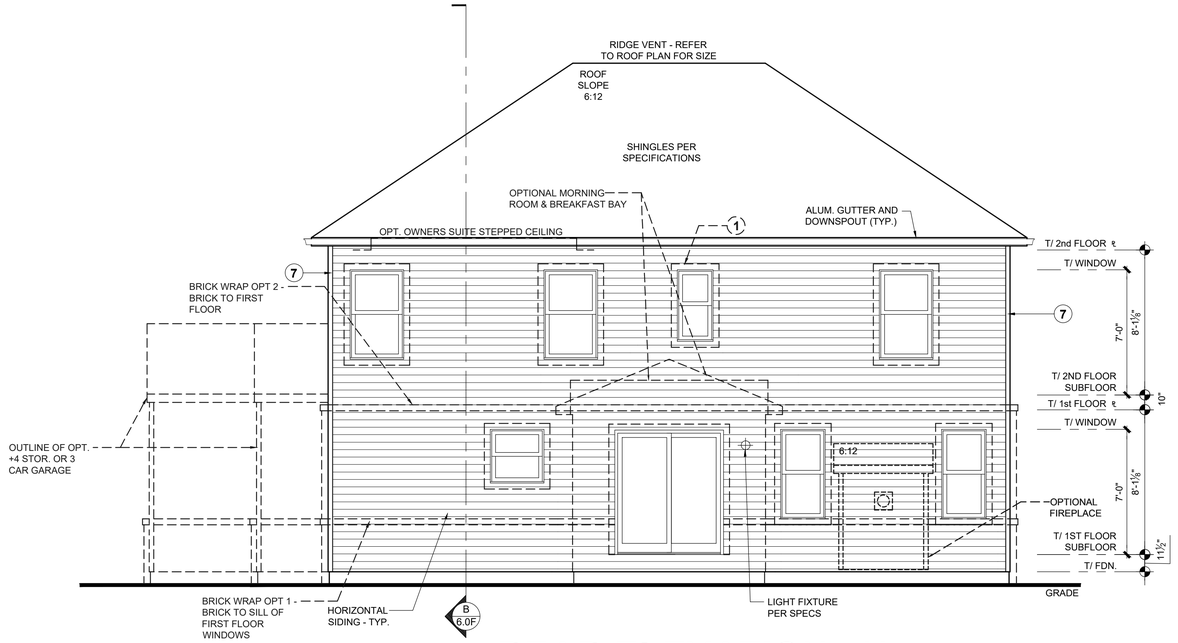
Peyton

Lot # - Subdivision
Address, City, MI Zip Code

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

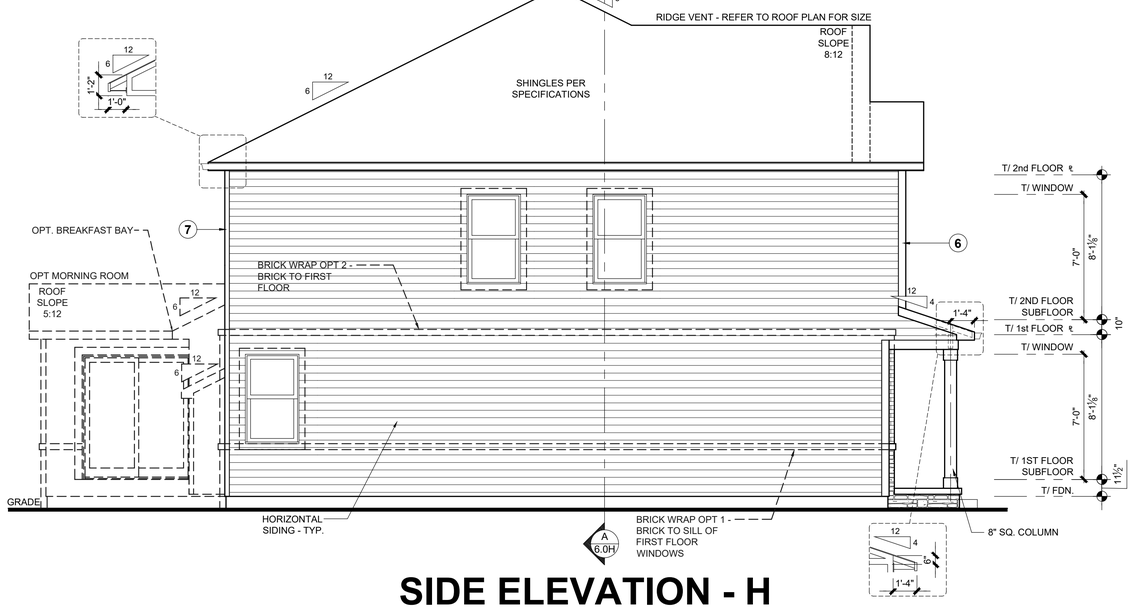
Sheet Title :
Front & Garage Side Elevations

Sheet:
1.0H



REAR ELEVATION - H

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



SIDE ELEVATION - H

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

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Window Grid Note

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SEE DETAILS SHEETS

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ESSENTIAL BRICK SERIES

Plan Issued Date: 1-15-24

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Phone#: 248-221-5000

M/I HOMES

11x17 PRINTS ARE ½ SCALE

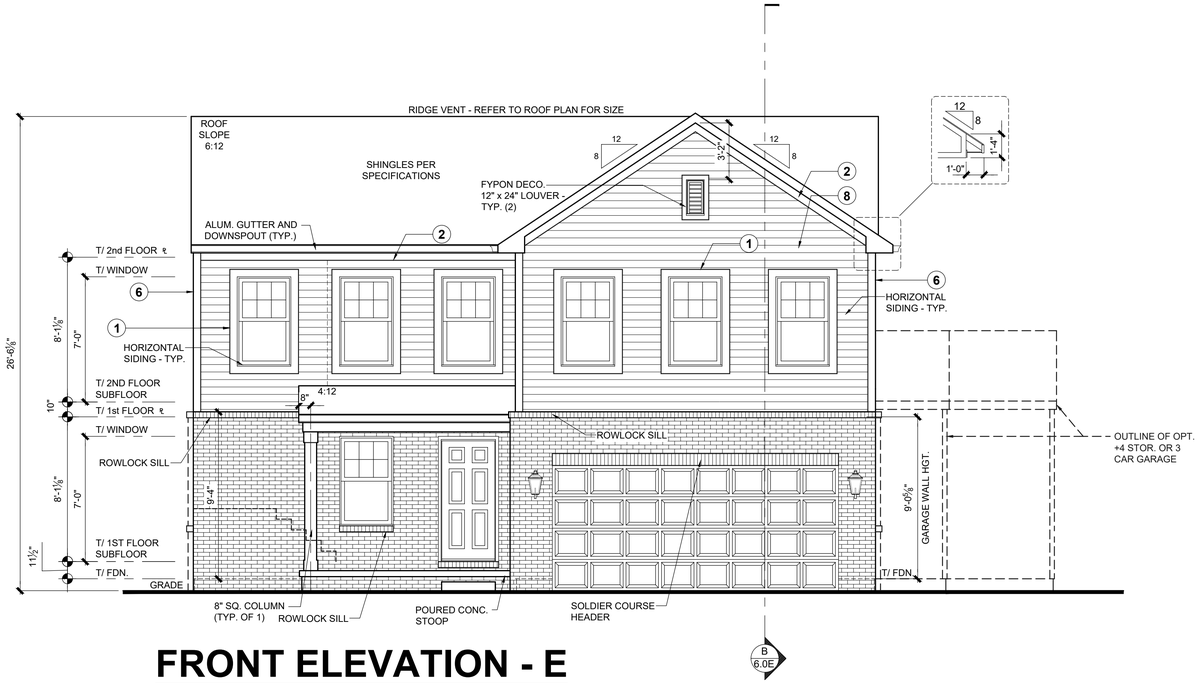
Peyton

Lot # - Subdivision
Address, City, MI Zip Code

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

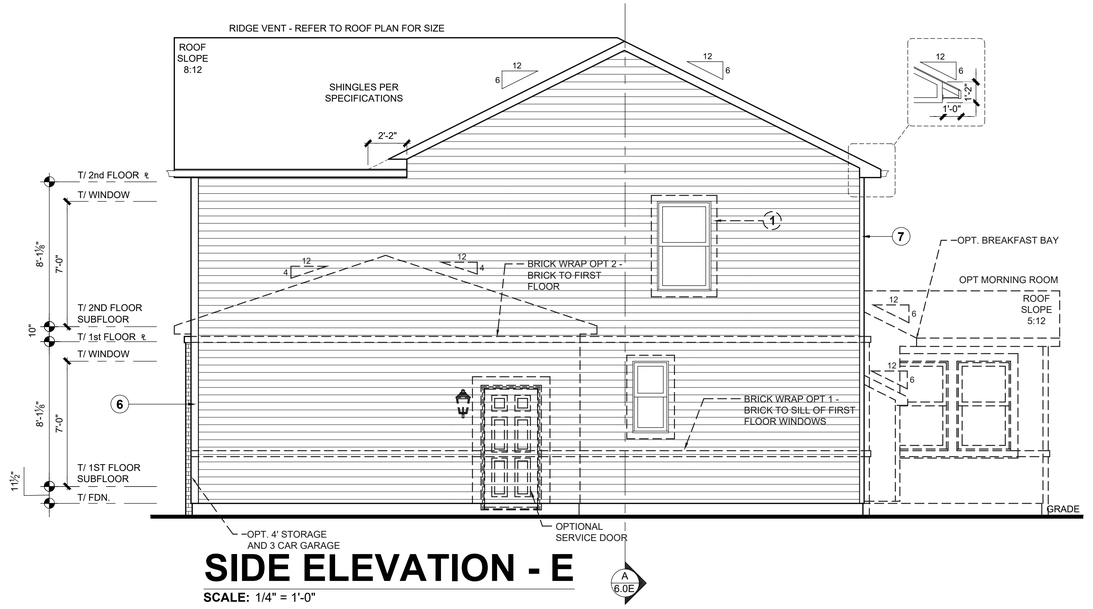
Sheet Title : Rear & Side Elevations

Sheet: 1.1H



FRONT ELEVATION - E

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



SIDE ELEVATION - E

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

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SEE DETAILS SHEETS

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ESSENTIAL BRICK SERIES

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Bloomfield Hills, MI 48302
Phone#: 248-221-5000

M/I HOMES

11x17 PRINTS ARE ½ SCALE

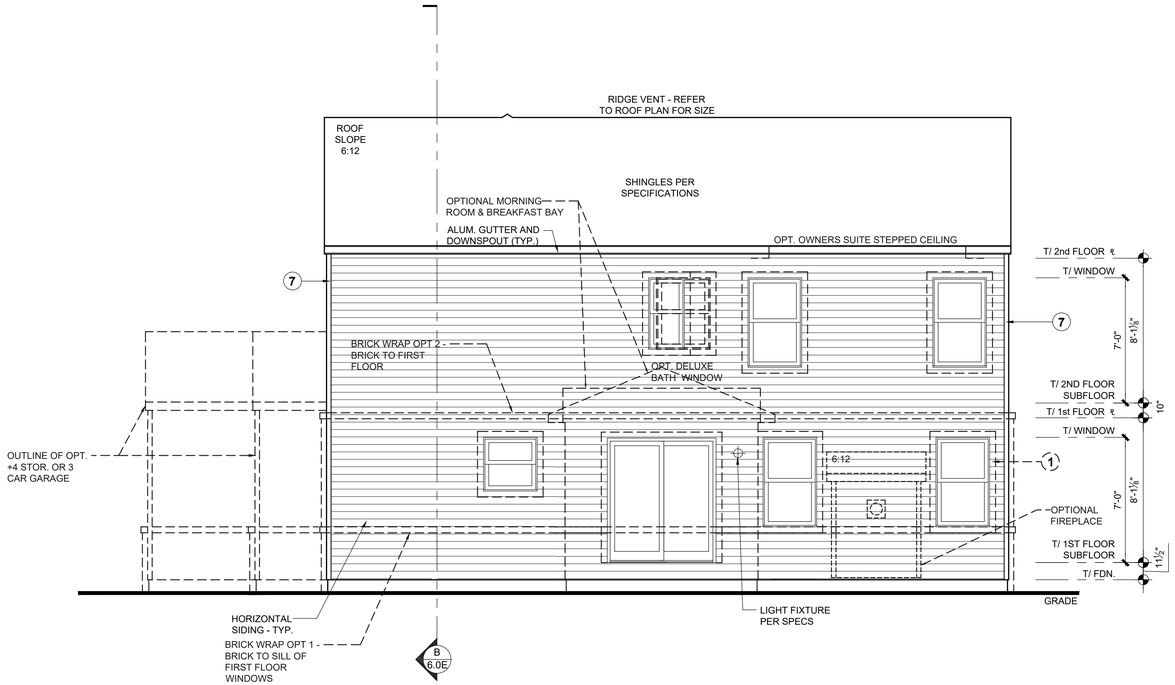
Sawyer

Lot # - Subdivision
Address, City, MI Zip Code

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

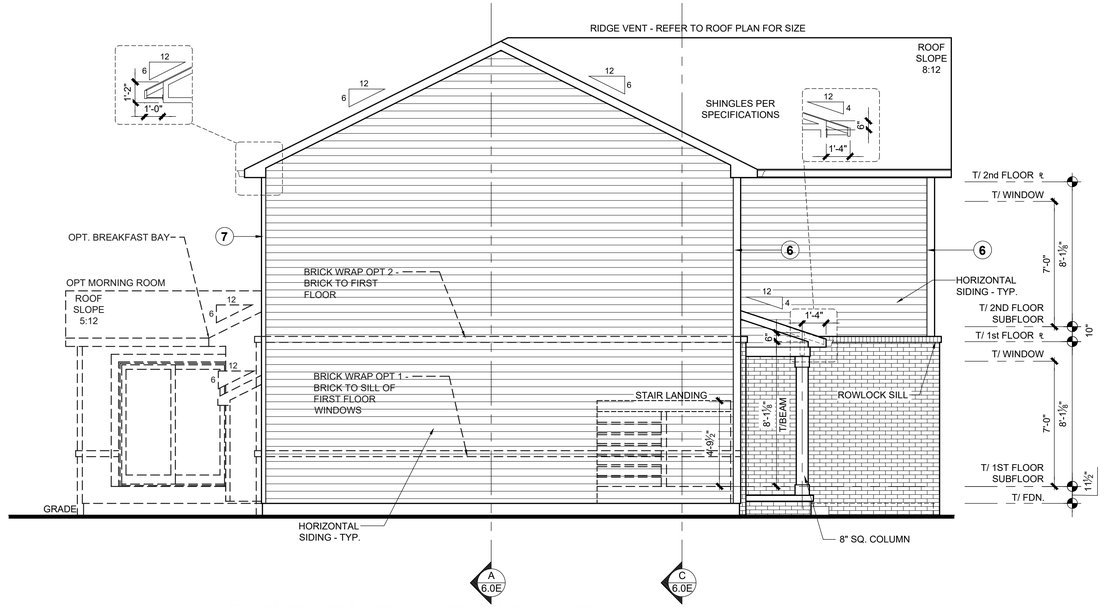
Sheet Title :
Front & Garage Side Elevations

Sheet:
1.0E



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

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Phone#: 248-221-5000

M/I HOMES

11x17 PRINTS ARE ½ SCALE

Sawyer

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Address, City, MI Zip Code

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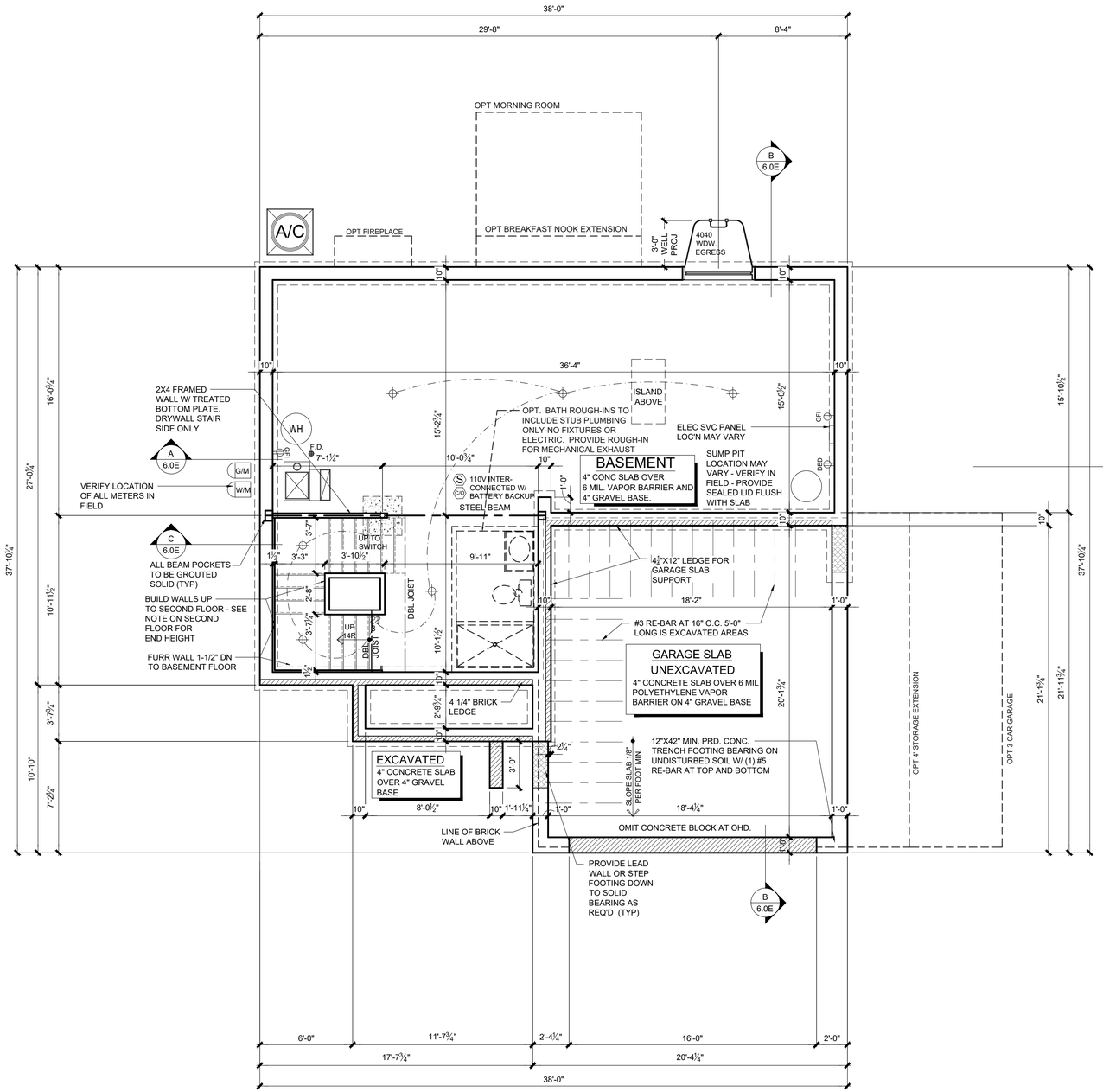
LSP By:	XXX
LSP Rev:	

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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M/I HOMES

Sawyer

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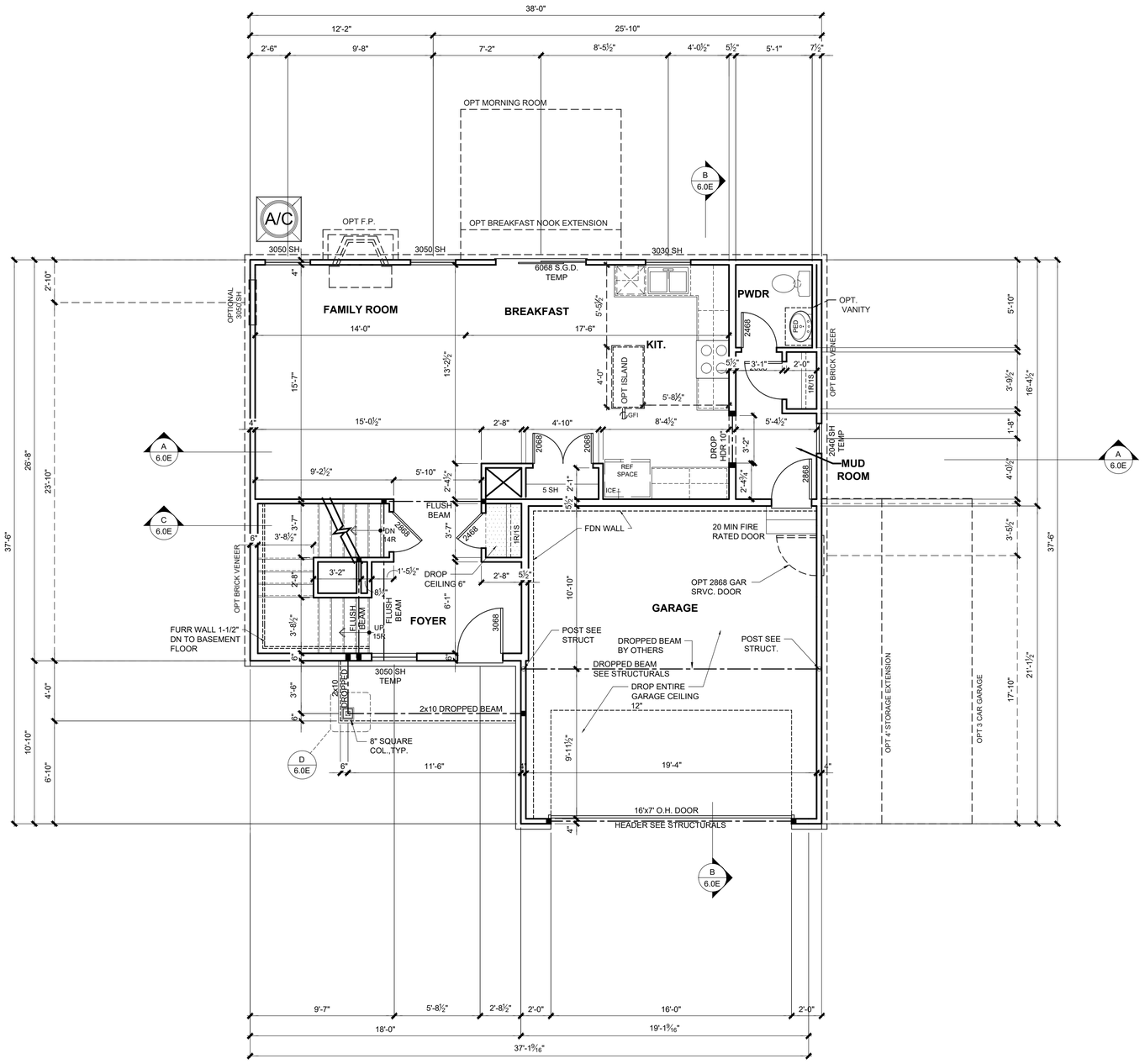
LSP By:	XXX
LSP Rev:	

Sheet Title : Foundation Plan

Sheet: 2.0E



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")
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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.
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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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Sawyer

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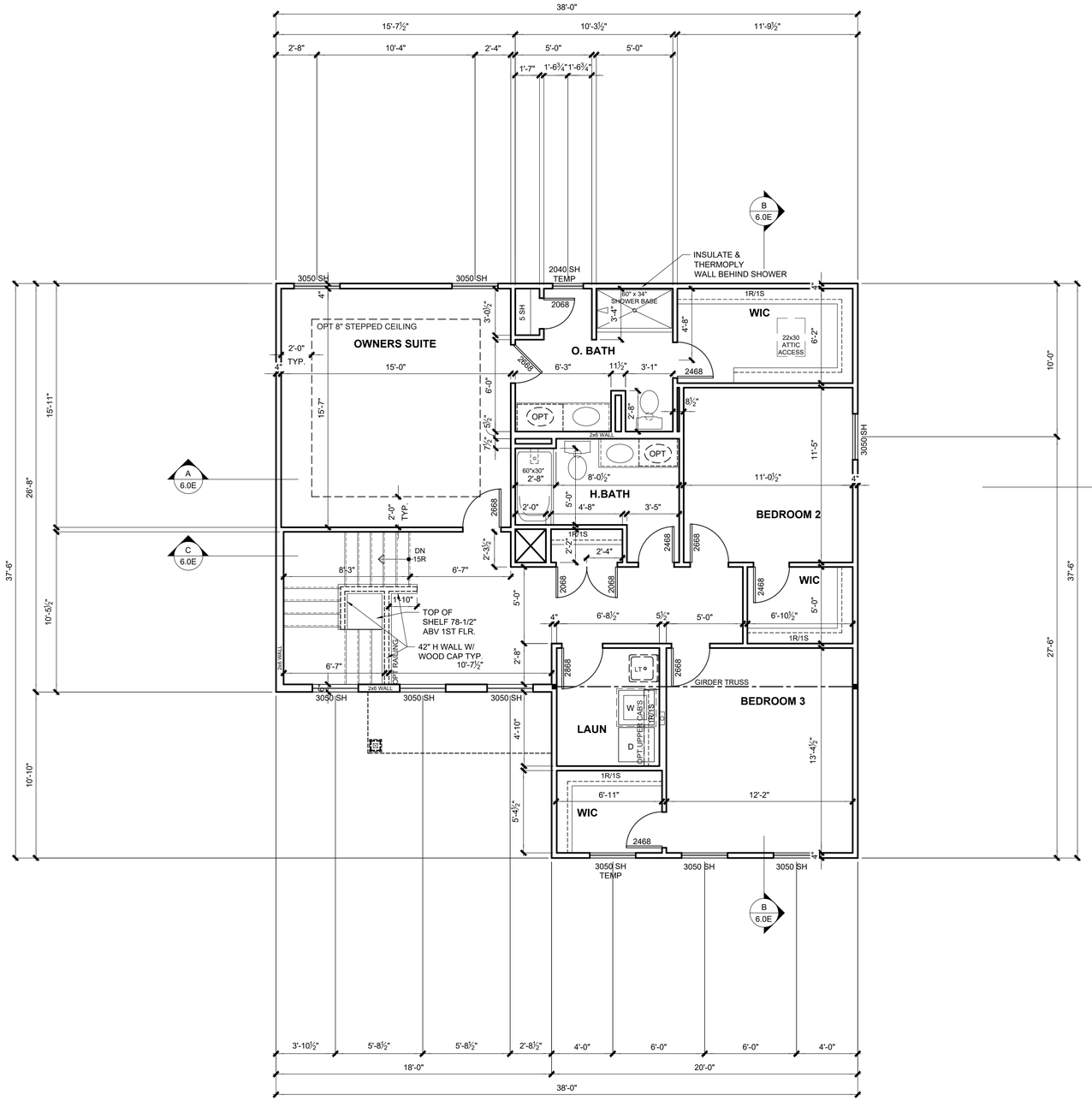
LSP By:	XXX
LSP Rev:	

Sheet Title :

First Floor Plan

Sheet:

3.0E

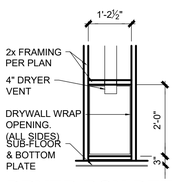


FRAMING PLAN
SECOND FLOOR PLAN - E

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

PLAN OPTIONS

- ☐ LAUNDRY SINK ONLY
- ☐ LAUNDRY UPPER CABINETS (CABINETS ABOVE WASHER AND DRYER)
- ☐ 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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M/I HOMES

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LSP Rev:	

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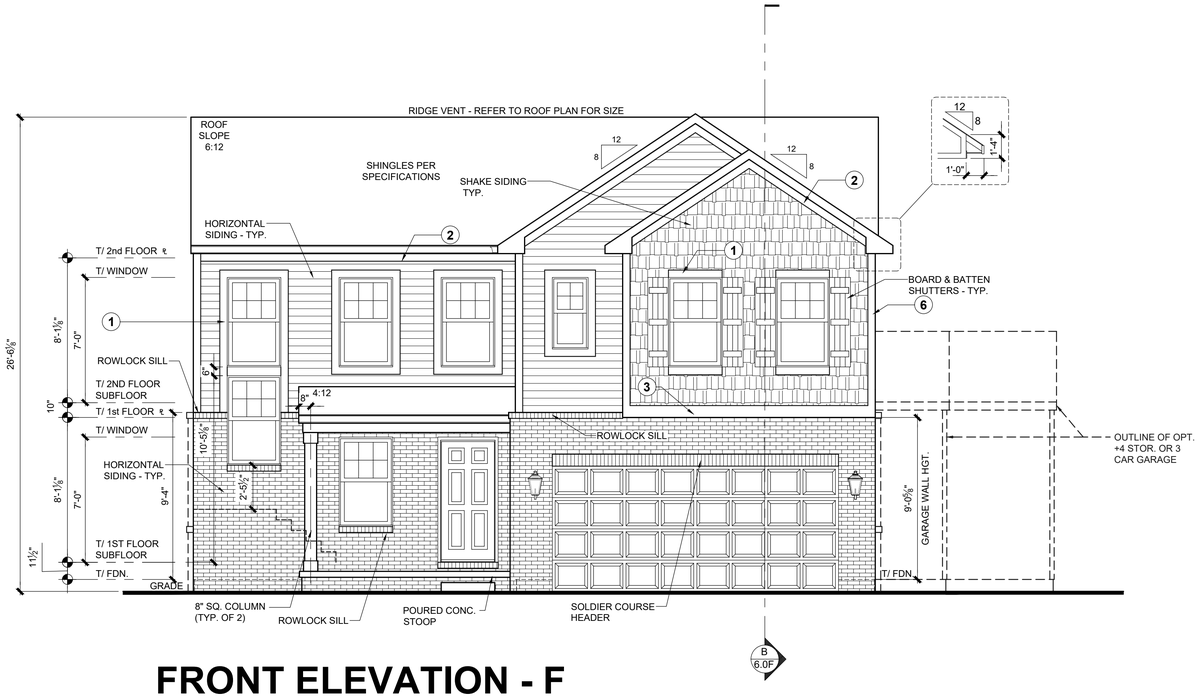
Second Floor Plan

Sheet:

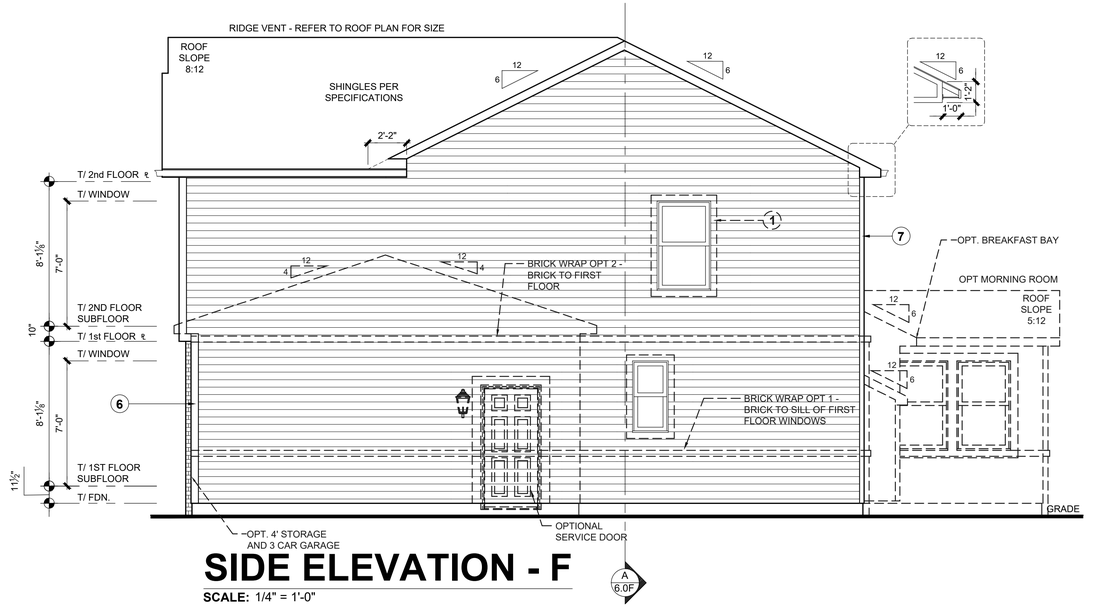
3.1E



FRONT ELEVATION - F

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

B 6.0F



SIDE ELEVATION - F

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

A 6.0F

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1. FASCIAS: ALUMINUM GUTTERS ON 1X6 FASCIA W/ 1X6 FRIEZE BOARD
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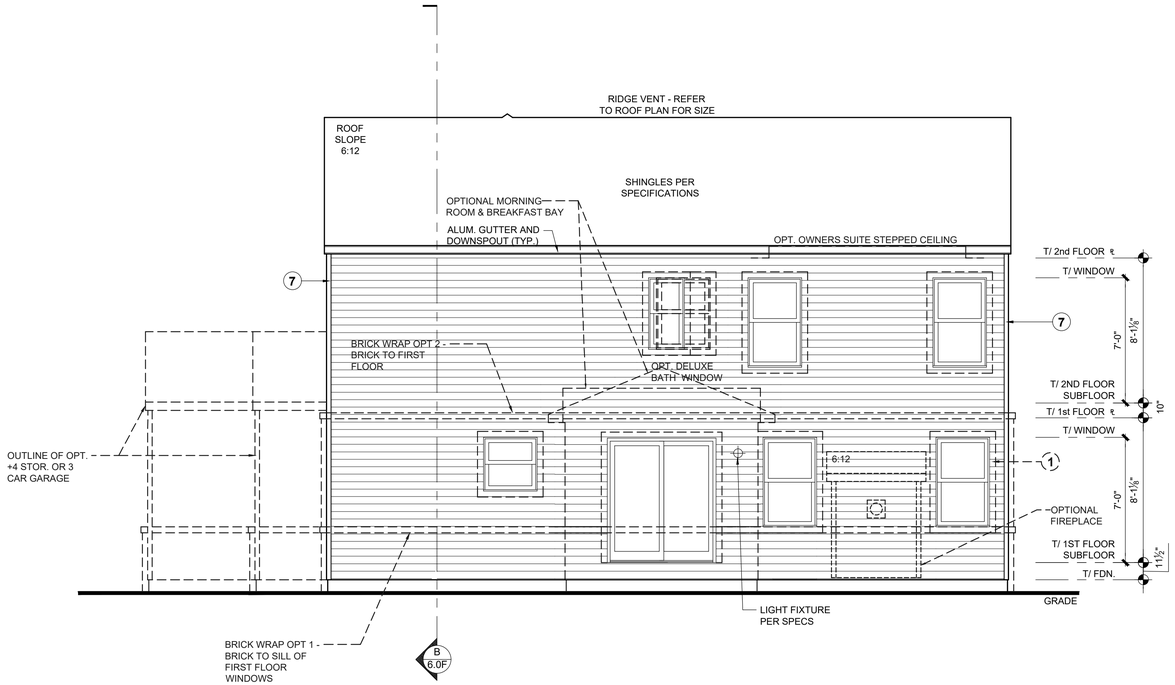
Sheet Title : Front & Garage Side Elevations

Sheet: 1.0F



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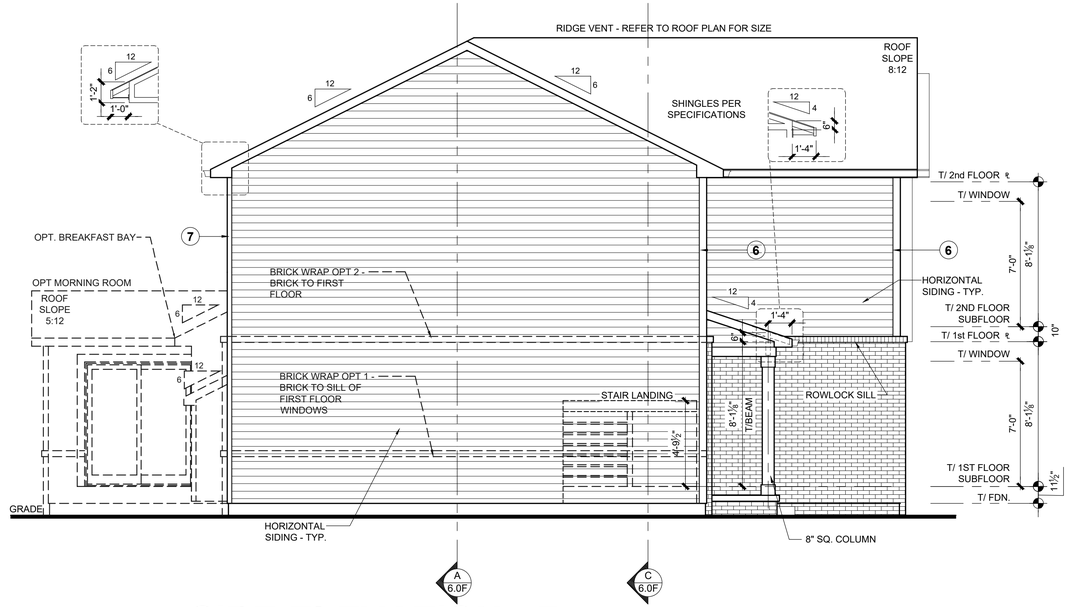

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SEE DETAILS SHEETS

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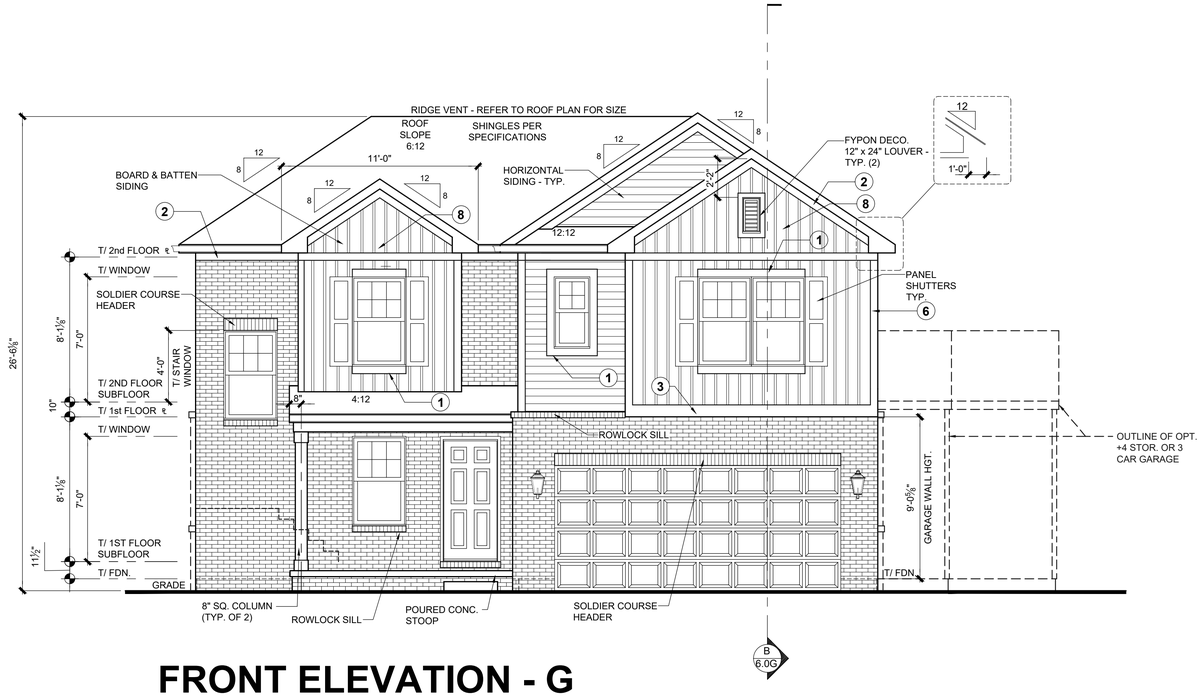
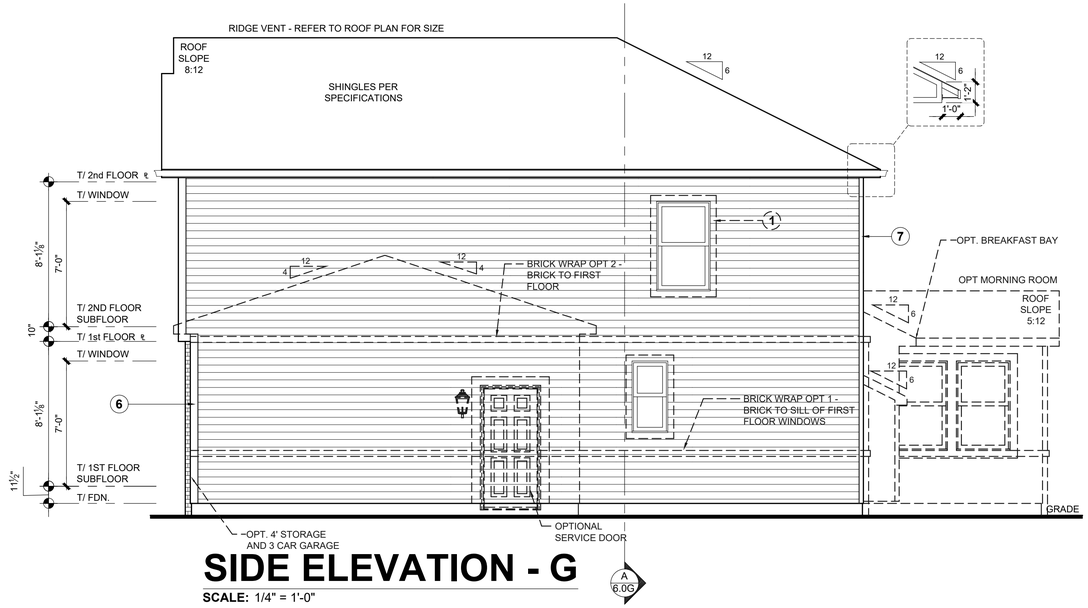
Sheet Title : Rear & Side Elevations

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

1. FRONT WINDOW GRIDS (MUNTINS) ARE STANDARD

Trim Schedule

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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: 6-23-23

BASE PLAN REVISION:

1	4-8-24
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

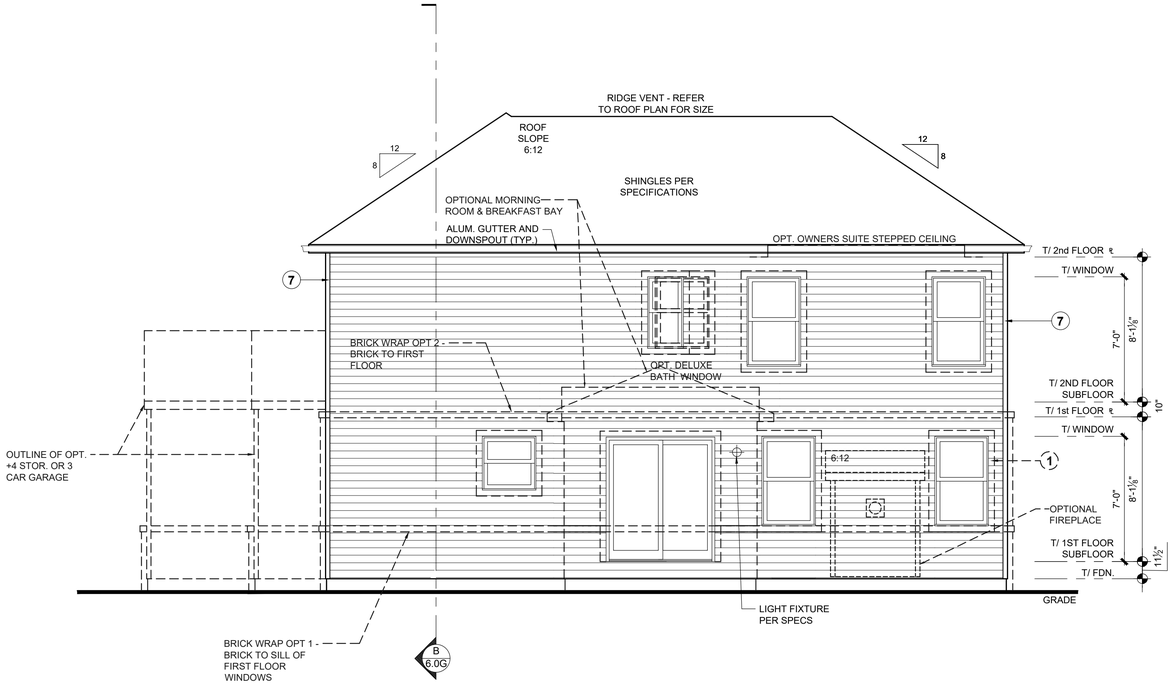
Sawyer

Lot # - Subdivision
Address, City, MI Zip Code

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

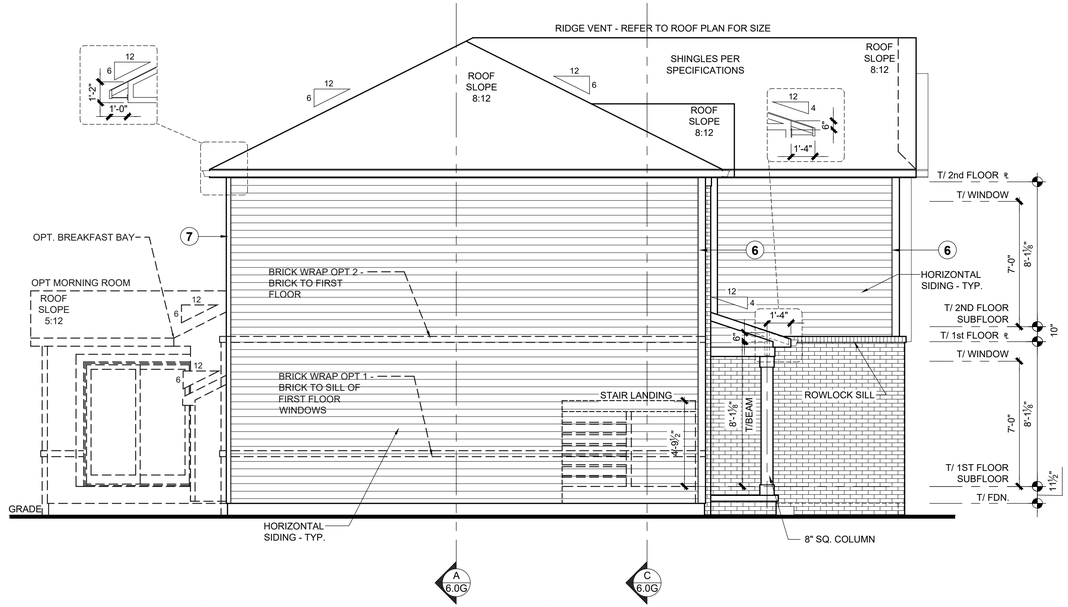
Sheet Title :
Front & Garage Side Elevations

Sheet:
1.0G



REAR ELEVATION - G

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



SIDE ELEVATION - G

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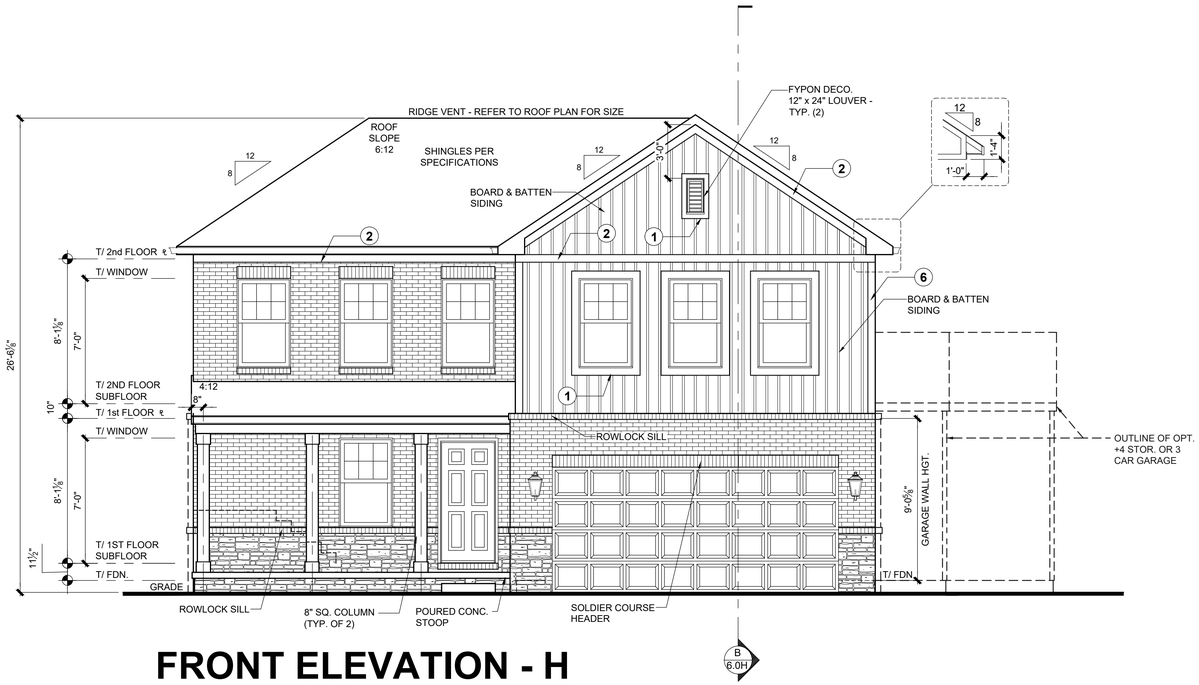
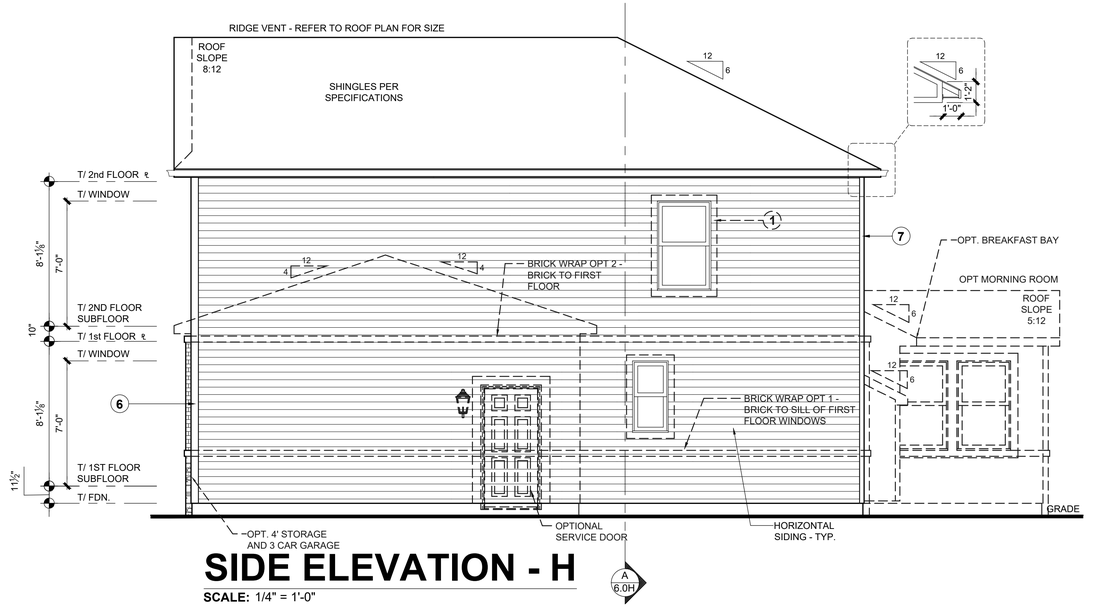


FRONT ELEVATION - H

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



SIDE ELEVATION - H

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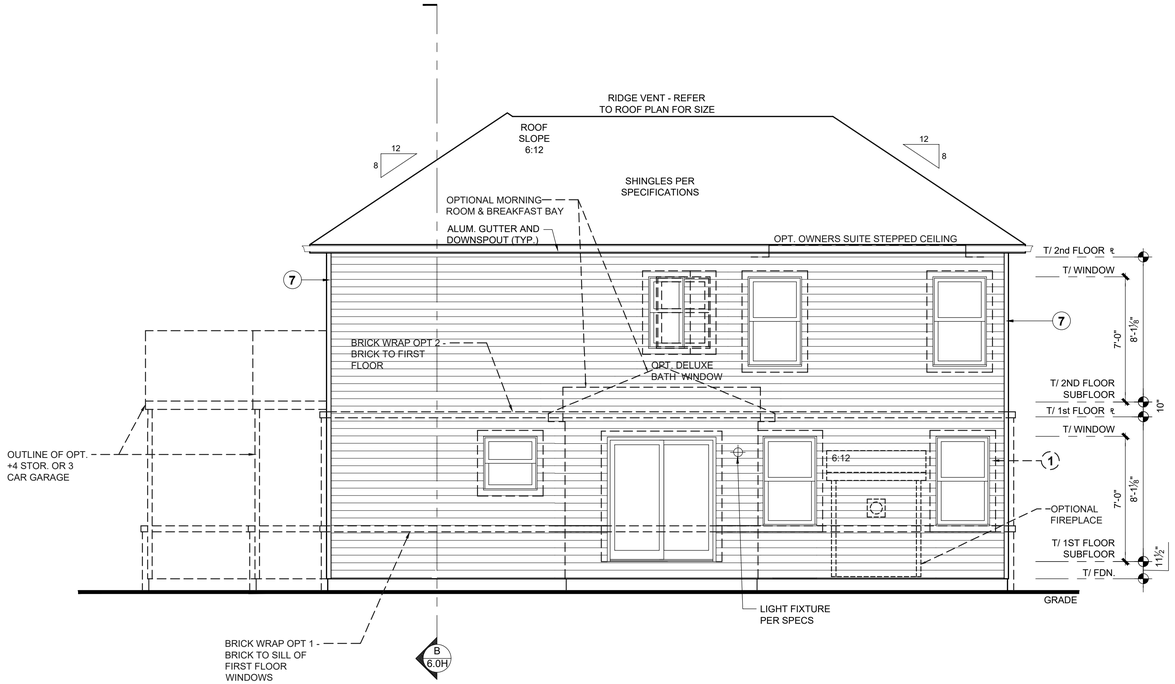

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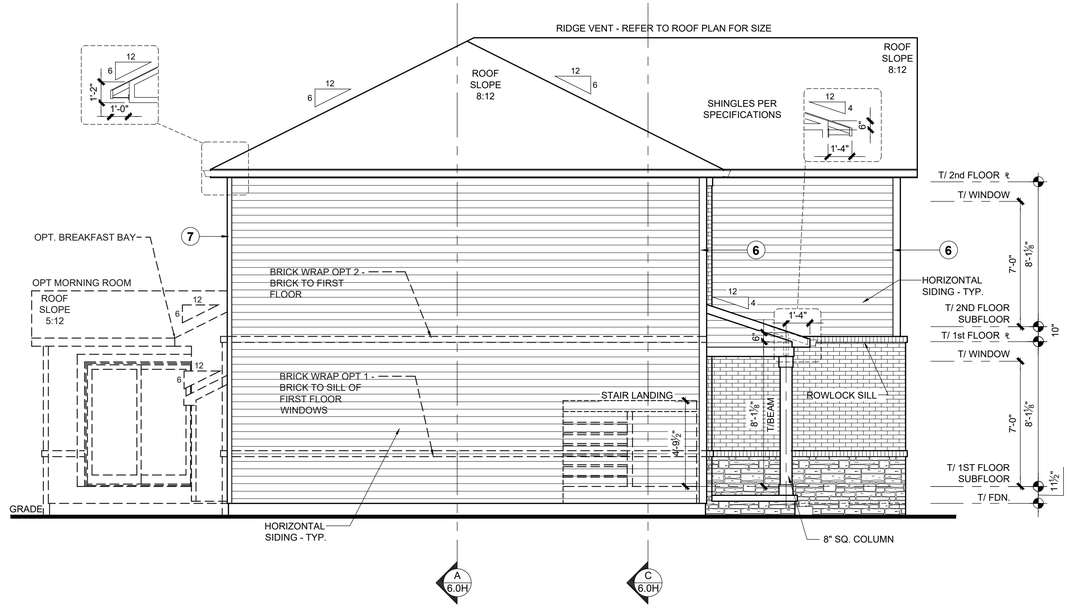

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Job #:	XXX
LSP Date:	XX/XX /XX
LSP By:	XXX
LSP Rev:	

Sheet Title :
Rear & Side Elevations

Sheet:
1.1H

Statistics							
Description	**Symbol**	**Avg**	**Max**	**Min**	**Max/Min**	**Avg/Min**	**Avg/Max**
OVERALL	+	0.0 fc	4.3 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	9	Lumenpulse	LIAM-120_277-CSL-M110-30K-CRI 80-5S	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.

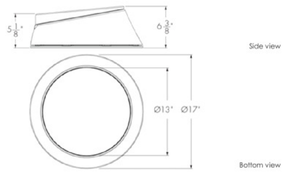
THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

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.

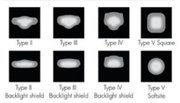
Specification Sheet — **lumenicon** Area Medium — LIAM

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



Distributions



Colors and Color Temperatures

Control
ON/OFF 0-10V

Rating
IP66 (optical chamber)

Certifications
cULus, 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 Softsite
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 | ✆ United States 617.307.5700 | Canada 1.877.937.3003 | 514.937.3003 | 🖷 514.937.6289 | www.lumenpulse.com | www.lumenpulse.com/products/3174

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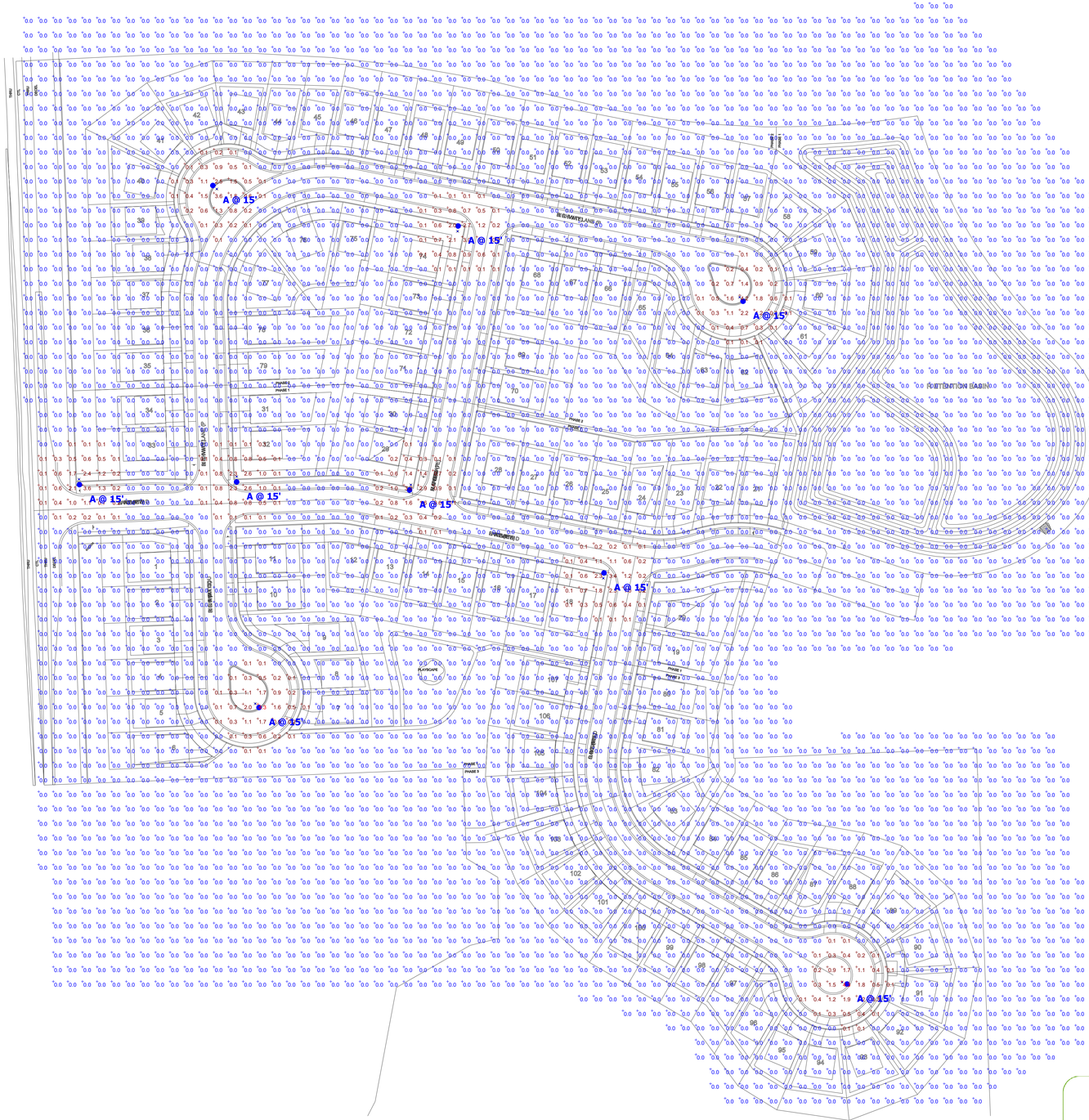
A @ 15'
A @ 15'
A @ 15'
A @ 15'
A @ 15'
A @ 15'
A @ 15'
RETENTION BASIN
BEAVER LANE
BEAVER LANE
PLAYSCAPE
PAVILION
PAVILION
PAVILION

Carlisle | Wortman
ASSOCIATES, INC.

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

TO: Superior Township Planning Commission

FROM: Benjamin Carlisle and Michelle Marin, Planning Consultants

DATE: March 18, 2026

RE: Zoning Ordinance Amendment: Energy Systems and Facilities

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BACKGROUND

Based on our recommendation and the Board's request, we have prepared the attached proposed zoning ordinance amendment that would amend Section 10.05 KK, Energy Systems and Facilities, of the proposed Superior Township Zoning Ordinance. The amendment establishes standards for the siting, design, installation, and operation of Battery Energy Storage Systems (BESS), Solar Energy Systems (SES), and Wind Energy Systems (WES) within the Township.

The purpose of the amendment is to provide a clear regulatory framework for emerging energy technologies while addressing potential impacts related to safety, noise, visual character, and compatibility with surrounding land uses. The standards are intended to allow appropriate energy development while protecting the public health, safety, and welfare of Township residents.

In November 2023, the State of Michigan adopted Public Act 233 of 2023, which established a new siting framework for certain large renewable energy facilities. The law grants the Michigan Public Service Commission (MPSC) authority to approve the location of large-scale wind, solar, and battery storage facilities under certain circumstances.

Under PA 233, developers may seek state approval for qualifying renewable energy projects rather than local approval if the local zoning ordinance does not allow the facility or is considered more restrictive than the standards established by the State. As a result, local governments retain the ability to regulate renewable energy facilities through zoning; however, local standards must be consistent with the state law to avoid the possibility of state preemption.

The proposed ordinance amendment is intended, in part, to ensure that Superior Township has clear and defensible standards in place to guide the review of energy facilities while remaining consistent with the framework established by PA 233. While the proposed

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*

ordinance does not constitute a Compatible Renewable Energy Ordinance (CREO) under state law, the regulations are intended to remain workable so that a potential developer could reasonably meet Township requirements rather than seeking approval through the Michigan Public Service Commission (MPSC).

OVERVIEW OF PROPOSED AMENDMENT

Definitions and Applicability

The amendment introduces definitions for various energy technologies and related terminology, including battery energy storage systems, solar energy systems, wind energy systems, and utility-scale energy facilities. These definitions clarify the types of systems regulated by the ordinance and distinguish between small-scale systems serving on-site energy needs and utility-scale facilities intended to generate or store electricity for distribution through the electrical grid. The definition and regulations for small-scale solar systems that do not meet the 50 MW threshold were already included in the zoning ordinance that was recommended for approval in February.

The standards would apply to all BESS, SES, and WES constructed or modified after the effective date of the ordinance, including modifications that increase the nameplate capacity of existing systems.

General Standards

The amendment establishes baseline requirements that apply to energy systems and facilities regardless of size. These standards address:

- Compliance with applicable building, fire, and electrical codes
- Equipment certification and safety standards
- Site maintenance and emergency access
- Visual impact considerations
- Noise limitations

For example, the ordinance establishes a maximum noise level of 55 dBA measured at the property line for energy systems and associated equipment.

These provisions are intended to ensure safe operation and minimize impacts on adjacent properties.

Utility-Scale Energy Facilities

The amendment also establishes standards for utility-scale energy facilities, including large-scale solar arrays, battery storage installations, and wind energy systems intended to generate or store electricity for off-site distribution.

Utility-scale facilities would be permitted as conditional land uses, subject to Planning Commission review and approval. Applications must include detailed information such as site plans, environmental impact descriptions, operational plans, and emergency response procedures.

The ordinance includes standards related to setbacks, fencing, lighting, landscaping, screening, and noise to help mitigate potential impacts on surrounding properties. Additional provisions address compliance with applicable state and federal regulations.

Decommissioning and Operational Requirements

To ensure long-term site management, the amendment requires applicants to submit a decommissioning plan and provide financial assurances to cover the cost of removing the facility and restoring the site when operations cease.

The ordinance also requires operational documentation such as emergency operations plans, commissioning plans, and maintenance procedures to ensure that facilities are operated safely throughout their lifespan.

Conclusion

The proposed amendment establishes a comprehensive set of standards to guide the development of energy systems and facilities in Superior Township. The ordinance is intended to provide clear expectations for applicants while ensuring that potential impacts on surrounding properties and Township services are appropriately addressed.

We recommend that the Planning Commission review the attached draft amendment and provide feedback or recommended revisions prior to forwarding the proposed ordinance amendment to the Township Board for consideration.

Sincerely,

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

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

Section KK Energy Systems and Facilities

1. Intent.

It is the intent of Superior Township to regulate the siting, design, installation, and operation of energy systems and facilities, which include Battery Energy Storage Systems (BESS), Solar Energy Systems (SES), and Wind Energy Systems (WES). These standards permit the efficient and effective operation of energy systems and facilities within the Township while mitigating their potential negative impacts and ensuring their compatibility with adjacent land uses in order to protect public health, safety, and welfare. BESS, SES, and WES, as defined herein, are only permitted as authorized by this Section.

2. Definitions.

As used in this Section the following terms shall have the meanings indicated:

Aircraft Detection Lighting System: A sensor-based system designed to detect aircraft as they approach a wind energy facility and that automatically activates obstruction lights until they are no longer needed.

ANSI: American National Standards Institute

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighting network, as expressed as dB(A) or dBA.

Battery(ies): A single cell or a group of cells connected together electrically in series, in parallel, or a combination of both, which can charge, discharge, and store energy electrochemically. For the purposes of this law, batteries utilized in consumer products are excluded from these requirements.

Battery Energy Storage Management System: An electronic system that protects energy storage systems from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected.

Battery Energy Storage System (BESS): One or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle.

Building Code: Stille-DeRossett-Hale Single State Construction Code Act (Act No. 230, P.A. 1972, as amended)

Cell: The basic electrochemical unit, characterized by an anode and a cathode, used to receive, store, and deliver electrical energy.

Commissioning: A systematic process that provides documented confirmation that an energy facility functions according to the intended design criteria and complies with applicable code requirements.

Construction: Any substantial action taken constituting the placement, erection, expansion, or repowering of an energy facility

Dark Sky-Friendly Lighting Technology: A light fixture that is designed to minimize the amount of light that escapes upward into the sky.

dBA: The sound pressure level in decibels using the "A" weighted scale defined by the American National Standards Institute (ANSI)

Decibel: A unit used to measure the intensity of a sound or the power level of an electric signal by comparing it with a given level on a logarithmic scale.

Dedicated Use building: A building that is built for the primary intention of housing battery energy storage system equipment, is classified as Group F-1 occupancy as defined in the Building Code, and complies with the following:

1. The building's only use is battery energy storage, energy generation, and other electrical grid-related operations.

2. No other occupancy types are permitted in the building.

3. Occupants in the rooms and areas containing battery energy storage systems are limited to personnel that operate, maintain, service, test, and repair the battery energy storage system and other energy systems.

4. Administrative and support personnel are permitted in areas within the buildings that do not contain battery energy storage system, provided the following:

    a. The areas do not occupy more than 10 percent of the building area of the story in which they are located.

    b. A means of egress is provided from the administrative and support use areas to the public way that does not require occupants to traverse through areas containing battery energy storage systems or other energy system equipment.

Essential Services. The erection, construction, alteration or maintenance, by public utilities or municipal departments, of underground, surface or overhead gas, electrical, steam, fuel or water transmission or distribution systems or collection, communication, supply or disposal systems therewith that are reasonably necessary for the furnishing of adequate service for the general health, safety and welfare.

a. Poles, wires, mains, drains, sewers, pipes, conduits, transformers, splice boxes, cables, towers, fire alarm boxes, police call boxes, traffic signals, hydrants or similar equipment and accessories associated with an essential service shall be considered essential services under this Ordinance.

b. Wireless communication facilities, private community wastewater treatment and disposal systems (PCWS), privately owned energy systems and facilities as defined by this Ordinance (Battery Energy Storage Systems (BESS), Solar Energy Systems (SES), and Wind Energy Systems (WES)), utility buildings, and storage yards shall not be considered essential services under this Ordinance.

Fire Code: 2021 Edition of the International Fire Code, the Appendix chapters, including the reference standards" as published by the International Code Council, as adopted by the Township of Superior in the State of Michigan.

Independent Power Producer (IPP): A person that is not an electric provider but owns or operates facilities to generate electric power for sale to electric providers, the state, or local units of government.

Leq: The equivalent average sound level for the measurement period.

Light Intensity Dimming Solution Technology: Obstruction lighting that provides a means of tailoring the intensity level of lights according to surrounding visibility.

Light-Mitigating Technology System: An aircraft detection lighting system, a light intensity dimming solution technology, or a comparable solution that reduces the impact of nighttime lighting while maintaining night conspicuity sufficient to assist aircraft in identifying and avoiding collision with the wind energy facilities.

Maximum Blade Tip Height: The nominal hub height plus the nominal blade length of a wind turbine, as listed in the wind turbine specifications provided by the wind turbine manufacturer. If not listed in the wind turbine specifications, maximum blade tip height means the actual hub height plus the actual blade length.

Maximum Tilt: The maximum angle of a solar array (i.e. most vertical position) for capturing solar radiation as compared to the horizon line.

Nameplate Capacity: The designed full-load sustained generating output of an energy facility. Nameplate capacity shall be determined by reference to the sustained output of an energy facility even if components of the energy facility are located on different parcels, whether contiguous or noncontiguous.

Nationally Recognized Testing Laboratory (NRTL): A U.S. Department of Labor designation recognizing a private sector organization to perform certification for certain products to ensure that they meet the requirements of both the construction and general industry OSHA electrical standards.

NEC: National Electric Code.

NFPA: National Fire Protection Association.

Non-participating Property: A property that is adjacent to a battery energy storage facility and that is not a participating property.

Outdoor Installations: Outdoor installations are battery energy storage systems that are not Dedicated Use-Buildings.

Participating Property: Real property that either is owned by an applicant or that is the subject of an agreement that provides for the payment by an applicant to a landowner of monetary compensation related to a battery energy storage facility regardless of whether any part of that energy facility is constructed on the property.

Repowering: The replacement of all or substantially all of the energy facility for the purpose of extending its life. Repowering does not include repairs related to the ongoing operations that do not increase the capacity or energy output of the energy facility.

Shadow Flicker: Alternating changes in light intensity caused by the moving blade of a WES casting shadows on the ground and stationary objects, such as but not limited to a window at a dwelling.

Small-Scale Energy Equipment: A battery energy storage system (BESS), solar energy system (SES), or wind energy system (WES) with a nameplate capacity below the threshold to meet this Ordinance's definition of a Utility-Scale BESS, SES, or WES.

Sound Pressure: The difference at a given point between the pressure produced by sound energy and the atmospheric pressure, expressed as pascals (Pa).

Sound Pressure Level: Twenty times the logarithm to the base 10 of the ratio of the root-mean-square sound pressure to the reference pressure of micro pascals, expressed as decibels (dB). Unless expressed with reference to a specific weighing network (such as dBA), the unit dB shall refer to an unweighted measurement.

Solar Energy System (SES): A system that captures and converts solar energy into electricity. A solar energy system includes, but is not limited to, the following equipment and facilities: photovoltaic solar panels; solar inverters; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; overhead and underground control; communications and radio relay systems and telecommunications equipment; utility lines and installations; generation tie lines; solar monitoring stations; and accessory equipment and structures.

Utility, Private. A person, firm, corporation or private entity duly authorized to furnish and furnishing, under federal, state or municipal regulations or franchise agreements, to the public: gas, steam, electricity, communication, telegraph or transportation. Such uses as community wells, private community wastewater treatment and disposal systems (PCWS), radio stations,

privately owned energy systems and facilities as defined by this Ordinance (Battery Energy Storage Systems (BESS), Solar Energy Systems (SES), and Wind Energy Systems(WES)), and wireless communication facilities shall be considered private utilities under this Ordinance.

Utility, Public. A governmental entity or municipal department, board or commission duly authorized to furnish and furnishing, under federal, state, or municipal regulations, electricity, gas, steam, communications, telegraph, or transportation to the public. Such utility shall be regulated by a governmental pricing structure, have the right of eminent domain, be a single entity as designated by Federal or State government to provide a specified service or product, and provide a service considered essential to a public need.

c. Publicly owned and operated or municipal water distribution and sanitary sewer systems, and stormwater drainage facilities under the jurisdiction of the Washtenaw County Drain Commissioner, shall also be considered public utilities.

d. Such uses as community wells, private community wastewater treatment and disposal systems (PCWS), radio stations, privately owned energy systems and facilities as defined by this Ordinance (Battery Energy Storage Systems (BESS), Solar Energy Systems (SES), and Wind Energy Systems(WES)), and wireless communication facilities shall not be considered public utilities under this Ordinance.

Utility-Scale Energy Facility: A facility or equipment that meets this Ordinance's definition of a utility-scale battery energy storage system (BESS), utility-scale solar energy system (SES), or utility-scale wind energy system (WES). Utility-scale BESS, SES, and WES may be collocated at a single facility. A utility-scale energy facility may be located on more than 1 parcel of property, including noncontiguous parcels, but shares a single point of interconnection to the grid.

Utility-Scale Battery Energy Storage System: A Battery Energy Storage System (BESS) that has an aggregate energy capacity greater than 600kWh or is comprised of more than one battery storage technology in a room or enclosed area.

Utility-Scale Solar Energy System (SES): Utility-Scale SES shall mean a solar energy system that meets one or more of the following:

1. Primarily used for generating electricity for sale and distribution to an authorized public utility; and/or

2. The total surface area of all solar collector surfaces exceeds 1,500 square feet; and/or

3. Does not serve as an accessory use or structure.

Utility-Scale Wind Energy System (WES): A WES with a nameplate capacity of 1 MW or more for the primary purpose of off-site use through the electrical grid or export to the wholesale market.

Wind Energy System (WES): A system that captures and converts wind into electricity. Wind energy system includes, but is not limited to, the following equipment and facilities: wind towers;

wind turbines; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; overhead and underground control; communications and radio relay systems and telecommunications equipment; monitoring and recording equipment and facilities; erosion control facilities; utility lines and installations; generation tie lines; ancillary buildings; wind monitoring stations; and accessory equipment and structures.

3. Applicability

a) The requirements of this Section shall apply to all BESS, SES, and WES constructed, installed, or modified in Superior Township after the effective date of this Section, excluding general maintenance and repair.

b) Modifications to, retrofits, or replacements of an existing BESS, SES, and WES that increase the nameplate capacity shall be subject to this Section.

4. General Requirements

a) **BESS System Certification System Certification.** Battery energy storage systems and equipment shall be listed by a Nationally Recognized Testing Laboratory to UL 9540 (Standard for battery energy storage systems and Equipment) or approved equivalent, with subcomponents meeting each of the following standards as applicable:

   a. UL 1973 (Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail Applications),

   b. UL 1642 (Standard for Lithium Batteries),

   c. UL 1741 or UL 62109 (Inverters and Power Converters),

   d. Certified under the applicable electrical, building, and fire prevention codes as required.

   e. Alternatively, field evaluation by an approved testing laboratory for compliance with UL 9540 (or approved equivalent) and applicable codes, regulations and safety standards may be used to meet system certification requirements.

b) **Installation and Maintenance.** All BESS, SES, and WES shall be installed, maintained, and used only in accordance with the manufacturer's directions. A copy of such directions shall be submitted with the application for the certificate of zoning compliance, site plan, or special land use approval from the Township as applicable.

c) **Site Maintenance.** Site access shall be maintained at all sites where a BESS, SES, and WES are located, including snow removal at a level acceptable to the Township and the Superior Township Fire Department.

d) **Visual Impact.** All BESS, SES, and WES shall not have a significant adverse impact on the natural features or neighborhood character of the surrounding area and shall be located to maximize its distance and visibility from adjacent properties and roadways.

e) **Noise.** The 1-hour average noise generated from a BESS, SES, and WES, components, and associated ancillary equipment shall not exceed a noise level of fifty-five (55) dBA as measured at any point along any property line where the system is located. Applicants may submit equipment and component manufacturer's noise ratings to demonstrate compliance. The Zoning Administrator or Planning Commission may require an applicant to provide an acoustic assessment or sound study prepared by a licensed engineer from a reasonable number of sampled locations at the perimeter of the BESS, SES, or WES to demonstrate compliance with this standard.

f) **Code Compliance.** All BESS, SES, and WES, all Dedicated Use Buildings, and all other buildings or structures that (1) contain or are otherwise associated with a BESS, SES, and SES and (2) subject to the Building Code shall be designed, erected, and installed in accordance with all applicable provisions of the Building Code, all applicable state and federal regulations, and industry standards as referenced in the Building Code and the Superior Township Zoning Ordinance.

g) Compliance with Additional Codes. BESS, SES, and WES, and the installation and use thereof, shall comply with the Building Code, Fire Code, and other applicable Township, County, and State codes. Installation of a BESS, SES, and WES shall not commence until all necessary **Small-Scale Battery Energy Storage Systems (BESS)**

i. Small-scale BESS are a conditional use in the A-1, A-2, PSP, and PM districts.

ii. Unless not permitted due to fire and other applicable life safety codes, small-scale BESS shall be located inside of a building. All small-scale BESS that are located outside of a building shall be screened to the maximum extent possible without posing a fire risk. All small-scale BESS must be placed in a secure container or enclosure meeting the requirements of the Building Code and, when no longer in use, shall be disposed of in accordance with applicable laws and regulations.

iii. **Setbacks.** In all zoning districts, ground-mounted small-scale BESS shall be located only in the rear or side yard and shall conform to the setback requirements of Article 4 (Dimensional Standards).

iv. **Height**. Ground-mounted small-scale BESS shall not exceed sixteen (16) feet in height, measured from the ground at the base of the system to its highest point.

v. **Ground-Mounted Systems.** Ground-mounted small-scale BESS shall be permanently and safely attached to the ground. Proof of the safety and reliability of the means of attachment shall be submitted to the Zoning Administrator prior to installation. The Township Zoning Administrator may require an additional certification by a professional engineer or other qualified person prior to installation.

vi. **Building-Mounted Systems.** Building-mounted small-scale BESS shall only be installed if they can be safely supported by the structure. Proof of the safety and reliability of the means of attachment shall be submitted to the Zoning Inspector prior to installation. The Township Zoning Administrator may require an additional certification by a professional engineer or other qualified person prior to installation.

2. Small-Scale Solar Energy Systems (SES)

1. Criteria for the use of all solar energy equipment.

    a. Solar energy equipment shall be located in the least visibly obtrusive location where panels would be functional.

    b. Solar energy equipment shall be repaired or replaced within three months of becoming nonfunctional.

    c. Each system shall conform to applicable industry standards including those of the American National Standards Institute (ANSI).

2. **Application for administrative review.** An applicant who seeks to install building-mounted solar energy equipment shall submit an application for a certificate of zoning compliance, as provided by the Township. The application shall include the following:

    a. Photographs of the property's existing conditions.

    b. Renderings or catalogue cuts of the proposed solar energy equipment.

    c. Certificate of compliance demonstrating that the system has been tested and approved by Underwriters Laboratories (UL) or other approved independent testing agency.

    d. Plot plan to indicate where the solar energy equipment is to be installed on the property.

e. Description of the screening to be provided for ground- or wall-mounted solar energy equipment.

3. Exclusions from administrative review.

   a. The installation of one solar panel with a total area of less than eight (8) square feet.

   b. Repair and replacement of existing solar energy equipment, provided that there is no expansion of the size or coverage area of the solar energy equipment.

4. **Building-mounted solar energy collector requirements.** A building-mounted solar energy collector shall be a permitted accessory use in all zoning districts, subject to the following requirements:

   a. An administrative review is required for all building-mounted solar energy collectors permitted as an accessory use. (See exclusions in Subsection D above.)

   b. Solar energy collectors that are mounted on the roof of a building shall not project more than five feet above the highest point of the roof but, in any event, shall not exceed the maximum building height limitation for the zoning district in which it is located, and shall not project beyond the eaves of the roof.

   c. Solar energy collectors mounted on the roof of a building shall be only of such weight as can safely be supported by the roof. Proof thereof, in the form of certification by a professional engineer or other qualified person, shall be submitted to the Township Building Official prior to installation; such certification shall be subject to the Building Official's approval.

   d. Solar energy collectors that are roof-mounted, wall-mounted or are otherwise attached to a building or structure shall be permanently and safely attached to the building or structure. Proof of the safety and reliability of the means of such attachment shall be submitted to the Building Official prior to installation; such proof shall be subject to the Building Official's approval.

   e. Solar energy collectors that are wall-mounted shall not exceed the height of the building wall to which they are attached.

   f. Solar energy collectors shall not be mounted on a building wall that is parallel to an adjacent public right-of-way.

   g. The exterior surfaces of solar energy collectors that are mounted on the roof or on a wall of a building, or are otherwise attached to a building or structure, shall be generally neutral in color and substantially nonreflective of light.

h. Solar energy collectors shall be installed, maintained, and used only in accordance with the manufacturer's directions. Upon request, a copy of such directions shall be submitted to the Township Building Official prior to installation. The Building Official may inspect the completed installation to verify compliance with the manufacturer's directions.

i. Solar energy collectors, and the installation and use thereof, shall comply with the Township Construction Code, the Electrical Code, and other applicable Township construction codes.

5. **Ground-mounted solar energy collector requirements.** A ground-mounted solar energy collector system shall be a conditional use, subject to the approval of the Planning Commission under Article 9, and subject to the following requirements:

   a. Ground-mounted commercial solar energy systems and fields are permitted as a conditional use in the A-1, A-2, PSP, and PM districts only.

   b. Ground-mounted solar energy collectors shall be located only as follows:

      i. They may be located in the rear yard and the side yard, but not in the required rear yard setback or in the required side yard setback unless permitted by the Planning Commission in its approval of the conditional land use.

      ii. They may be located in the front yard only if permitted by the Planning Commission in its approval of the conditional land use but, in any event, they shall not be located in the required front yard setback.

   c. Ground-mounted solar energy collectors shall not exceed sixteen (16) feet in height, measured from the ground at the base of such equipment.

   d. The total area of ground-mounted solar energy collectors shall be included in the calculation of the maximum permitted lot coverage requirement for the parcel of land.

   e. Solar energy collectors shall be permanently and safely attached to the ground. Proof of the safety and reliability of the means of such attachment shall be submitted with the conditional use application and shall be subject to the Planning Commission's approval.

   f. Solar energy collectors shall be installed, maintained and used only in accordance with the manufacturer's directions. A copy of such directions shall be submitted with the conditional use application. The conditional use, if granted, may be subject to the Building Official's inspection to determine compliance with the manufacturer's directions.

   g. The exterior surfaces of solar energy collectors shall be generally neutral in color and substantially nonreflective of light.

h. Ground-mounted solar energy collectors, and the installation and use thereof, shall comply with the Township Construction Code, the Electrical Code, and other applicable Township construction codes.

i. The conditional use may include terms and conditions in addition to those stated in this subsection.

6. **Solar access requirements.** When a solar energy collection system is installed on a lot, accessory structures or vegetation on an abutting lot shall not be located so as to block the solar collector's access to solar energy. The portion of a solar collector that is protected is the portion which:

   a. Is located so as not to be shaded between the hours of 10:00 a.m. and 3:00 p.m. by a hypothetical twelve-foot obstruction located on the lot line; and

   b. Has an area not greater than one-half of the heated floor area of the structure, or the largest of the structures, to be served.

7. Solar access exemptions. Structures or vegetation existing on an abutting lot at the time of installation of the solar energy collection system, or the effective date of this chapter, whichever is later is exempt from Subsection G above. Said subjection described in Subsection G above controls any structure erected on, or vegetation planted in, abutting lots after the installation of the solar energy collection system.

5. Small-Scale Wind Energy Systems (WES)

a) **Approval required.** It shall be unlawful to construct, erect, install, alter, or locate any WES within the Township except in compliance with the section.

b) **Accessory use application.** Where an on-site WES is allowed as an accessory use, the Zoning Administrator shall conduct an administrative plan review. An application for such review shall be submitted to the Township, and shall include the following:

   a. Name, address, and contact information.

   b. A general, written description of the proposed project as well as a legal description (property identification number) of the property on which the project would be located.

   c. A plan showing a map with the physical features and land uses of the project area, both before and after construction of the proposed project. The plan shall include:

      i. The project area boundaries.

ii. The location, height, and dimensions of all existing and proposed structures and fencing.

iii. Distance of proposed structure from all property lines and permanent structures.

iv. The location, grades and dimensions of all temporary and permanent on-site WES access roads.

v. Existing topography.

vi. Water bodies, waterways, wetlands, and drainage ditches (county drains).

vii. All new infrastructure above ground related to the project.

viii. The location of all overhead utility wires.

d. Proof of the applicant's liability insurance covering the WES.

e. Documentation of the manufacturer's designed sound pressure levels (decibels) for unit to be installed.

f. The applicant shall provide evidence of ownership of the land on which the WES is to be located and the written consent of the landowner if different from the applicant. If the applicant is leasing land, the applicant shall provide a copy of the lease agreement and the landowner's written authorization for the applicant to construct the structure.

c) On-site WES Principal Use application.

a. **Principal Use WES application.** The application for a commercial WES shall meet all of the requirements for a conditional use permit application and shall include a complete site plan in accordance with Article 8, Site Plan Review.

b. **Standards and requirements.** All principal use WES shall meet the Conditional Use Standards and the following additional standards and requirements:

i. Property setbacks.

ii. The distance between a WES and the nearest property line shall be at least 1.5 times the height of the WES.

iii. No part of the WES structure, including guy wire anchors, may extend closer than 10 feet to the owner's property line.

iv. Height.

1. Principal use WES shall be less than 275 feet in height.

2. Height shall be measured from the existing grade to the tip of the turbine blade at its highest point.

3. The applicant shall demonstrate compliance with all FAA lighting regulations and the Michigan Tall Structures Act (MCL 259.481 et seq.) as part of the approval process, if applicable.

v. Other required setbacks.

1. The distance between a WES and a road or a public right-of-way shall be at least 1.5 times the height of the WES.

2. The distance between a WES and any WES shall be at least 1.5 times the height of the taller of the two WES.

3. Noise; sound pressure level.

4. Audible noise or the sound pressure level of an on-site WES or commercial WES shall not exceed 55 dB(A) (A-weighted decibels) at the property line closest to the WES. For commercial WES, modeling and analysis of sound pressure shall be required in accordance with the provisions outlined below.

5. This sound pressure level may be exceeded during short-term events, such as utility outages and/or severe wind storms.

c. **Shadow flicker.** The applicant shall conduct an analysis of potential shadow flicker. The analysis shall identify the locations of shadow flicker that may be caused by the project and the expected durations of the flicker at these locations from sunrise to sunset over the course of a year. The analysis shall identify impacted areas where shadow flicker may affect occupants or users of the structures or properties in the impacted area. The analysis shall describe measures that will be taken to eliminate or mitigate negative impacts.

d. Construction codes, towers, and interconnections standards.

i. Every WES shall comply with all applicable state construction codes and local building permit requirements.

ii. Every WES shall comply with Federal Aviation Administration requirements, the Airport Zoning Act, the Tall Structures Act (PA 259 of 1959) (MCL 259.431), and any other applicable state or federal laws or regulations.

iii. An on-site WES or commercial WES that is tied to the electrical grid shall comply with Michigan Public Service Commission and utility interconnection requirements. Off-grid WES are exempt from this requirement.

e. Safety.

i. **Design safety certification**. The safety of the design of every WES shall be certified by the applicant's professional engineer registered in the State of Michigan and reviewed by the Township. If WES construction is approved, the professional engineer shall certify that the construction and installation of the WES meets or exceeds the manufacturer's construction and installation standards, and any applicable state and federal laws and regulations prior to operation.

ii. **Controls and brakes.** Every WES shall be equipped with manual and automatic controls to limit rotation of blades to a speed not to exceed the design limits of the WES. The applicant's professional engineer must certify that the rotor and overspeed control design and fabrication conform to applicable design standards. No changes or alterations from certified design shall be permitted unless accompanied by a professional engineer's statement of certification approved by the Township.

iii. **Lightning protection.** Every WES shall have lightning protection.

iv. **Guy wires.** If an on-site WES is supported by guy wires, the wires shall be clearly visible to a height of a least six feet above the guy wire anchors. Every commercial WES must be of a freestanding monopole design, and guy wires shall not be used.

v. **Grade clearance.** The minimum vertical blade tip clearance from grade shall be twenty-five (25) feet for any WES employing a horizontal axis rotor.

vi. Interference. Every WES shall be designed and operated to minimize or mitigate interference with existing electromagnetic communications, such as radio, telephone, microwave, or television signals.

vii. **Color.** Towers and blades shall be painted a nonreflective neutral color designated on the application and approved by the Township or as otherwise required by law.

viii. **Climb prevention.** Every WES must be protected by anticlimbing devices such as:

1. Fences with locking portals at least eight feet high.

2. Anticlimbing devices 12 feet from base of pole including anticlimb panels, anticlimb brackets, and other similar devices.

f. **Removal of abandoned WES.** In the event a WES is abandoned or unused for a period of 180 days, or if a WES is damaged, the owner of the tower or the land shall promptly remove the tower and all related equipment. Failure to remove the tower and related equipment in accordance with the foregoing shall subject the tower owner and landowner to fines established by the Township Board. In addition, by accepting a permit for the on-site WES, the applicant and landowner agree that in the event the tower and equipment is not removed as required, after 30 days' notice from the Township, the Township may undertake such removal and bill the costs to the applicant and landowner plus an administrative fee of 15% which, if not paid within thirty (30) days, shall be assessed against the land on which the tower and equipment is located and collected in the same manner as delinquent taxes.

g. **Additional requirements for principal use WES.** The following standards and requirement shall apply to every principal use WES:

i. **Warnings.** A visible warning sign of high voltage shall be placed at the base of every principal use WES. The sign must have at least six-inch letters with three-fourths-inch stroke. Such signs shall be located a maximum of 300 feet apart and at all points of site ingress and egress.

ii. **Signage.** In addition to warning signs and signs required by law, every principal use WES shall be equipped with a sign containing owner identification and contact information. No other signs or advertising are permitted.

iii. **Liability insurance.** The owner or operator of a commercial WES shall maintain a current commercial liability and property damage insurance policy with coverage limits acceptable to the Township pertaining to installation and operation of the principal use WES. The amount and terms of the policy shall be established as a condition of conditional use

permit approval. The Township and landowner shall be named as additional insureds. Certificates of insurance shall be provided to the Township annually.

iv. **Security.** The application shall include a description of security to be posted at the time of receiving a building permit for the WES to ensure removal of the WES when it has been abandoned or is no longer needed, as provided in Subsection J(9) below. The security shall be in compliance with Article 3 for the timely removal of the commercial WES as required under this section, and payment of any costs and attorney fees incurred by the Township in connection with such removal.

v. **Visual appearance; lighting; power lines.** The design of the WES buildings and related structures shall, to the extent reasonably possible, use materials, colors, textures, screening and landscaping that will blend WES components with the natural setting and existing environment. For commercial WES exceeding minimum FAA height requirements for lighting, minimum FAA lighting standards shall not be exceeded. All tower lighting required by the FAA shall be shielded to the extent possible to reduce glare and visibility from the ground. The tower shaft shall not be illuminated unless required by the FAA. The electrical collection system shall be placed underground within the interior of each parcel at a depth designed to accommodate any existing land use to the maximum extent practicable. The collection system may be placed overhead adjacent to public roadways, at points of interconnection to the electric grid or in other areas as necessary.

vi. **Wildlife impact.** The applicant shall submit an avian study by a qualified professional, such as an ornithologist or wildlife biologist, describing the potential impact of the commercial WES on migratory birds or bats and threatened or endangered species.

vii. **Annual inspection; maintenance.** The WES and surrounding area shall be maintained in accordance with industry standards, including painting and landscaping. Every commercial WES must be inspected annually by an authorized factory representative or professional engineer to certify that the WES is in good working condition and is not a hazard to persons or property. Certification records shall be submitted annually to the Township.

viii. **Sound pressure level.** As part of the application and prior to installation of any commercial WES, the applicant shall provide modeling and analysis

that will confirm that the commercial WES will not exceed the maximum permitted sound pressure levels. Modeling and analysis shall conform to IEC 61400 and ISO 9613. After installation of the commercial WES, sound pressure level measurements shall be done by a third party, qualified professional according to the procedures in the most current version of ANSI S12.18. All sound pressure levels shall be measured with a sound meter that meets or exceeds the most current version of ANSI S1.4 specifications for a Type II sound meter. Documentation of the sound pressure level measurements shall be provided to the local government within 60 days of the operation of the project.

ix. **Removal.** A principal use WES shall be removed by the owner of the WES or land when the commercial WES has been abandoned or unused for 180 days (non-use period). For purposes of this section, the damage, destruction or removal of any part of WES equipment, or the cessation of operations shall be considered as the beginning of a non-use period. The WES owner or applicant shall notify the Township of the beginning of any non-use period or any removal of equipment. The end of the non-use period may be sooner than 180 days after commencement if the WES or any portion of the facility becomes a nuisance or is dangerous to the public health, safety, and welfare.

x. At the end of the non-use period, the owner of the WES or the land shall immediately apply for and obtain any applicable demolition or removal permit, and shall immediately proceed with and complete the demolition and removal of the WES and restoration of the land to the condition existing prior to installation, to the extent reasonably feasible.

xi. If the required demolition, removal and restoration of the WES has not been lawfully completed within 60 days after the end of the non-use period, then after fifteen (15) days' prior written notice to the landowner and the WES owner, the Township may remove or secure the removal of the WES and related equipment and the Township's costs, expenses, attorneys' fees and consultants' fees, plus a fifteen-percent administrative charge may be drawn and collected from the security described in Subsection J(4) above, and any costs and fees in excess of the amount of the security shall constitute a lien on the land on which the WES is located and may be collected in the same manner as delinquent taxes.

8. Utility-Scale Energy Facilities

Utility-Scale BESS, SES, and WES Energy Facilities may be permitted as a conditional land use subject to the following standards.

a. Prior to the construction of a Utility-Scale Energy Facility, an application for a conditional use permit must be filed and approved according to the procedures established in Article 9.

b. The construction and operation of all Utility-Scale Energy Facilities shall comply with all applicable local, state and federal requirements.

c. No Utility-Scale Energy Facility shall be constructed, installed, or modified as provided in this section without first obtaining all applicable permits.

d. Applications to build a Utility-Scale Energy Facility in Superior Township must be accompanied by the fees required for a special use permit and site plan review.

e. Utility-Scale Energy Facilities shall not be approved until evidence has been provided to the Planning Commission that the property owners and applicable utility authorities have authorized the proposed system.

9. Utility-Scale Energy Facilities Application Requirements

Applications for the installation, replacement or renewal, or commissioning of a Utility-Scale Energy Facility shall be accompanied by the following information, in addition to all of the information required for conditional uses and site plans. The Planning Commission shall have the authority to modify any of the following requirements based on information provided by applicants or recommendations of the Township Engineer, Superior Area Fire Department, or Township staff. All of the following documents must be prepared by an engineer licensed by the State of Michigan.

1. **General Application Information.**

a. The planned date for the start of construction and the expected duration of construction.

b. A description of the energy facility, including a site plan as described in Section 224 of the Clean and Renewable Energy Waste Reduction Act, 2008 PA 295, MCL 460.1224. The following items must be shown on the site plan:

i. A map of all properties upon which any component of a facility or ancillary feature would be located, and for wind energy systems, all properties within two thousand (2,000) feet of such properties, and for solar energy

or battery energy storage systems, all properties within one thousand (1,000) feet. This should indicate the location of all existing structures and shall identify such structures as occupied or vacant.

ii. Lot lines and required setbacks shown and dimensioned.

iii. Size and location of existing and proposed water utilities, including any proposed connections to public, or private community sewer or water supply systems.

iv. A map of any existing overhead and underground major facilities for electric, gas, telecommunications transmission within the facility and surrounding area

i. The location and size of all surface water drainage facilities, including source, volume expected, route, and course to final destination.

c. A description of the expected use of the energy facility.

d. Expected public benefits of the proposed energy facility.

e. The expected direct impacts of the proposed energy facility on the environment and natural resources and how the applicant intends to address and mitigate these impacts.

f. Information on the effects of the proposed energy facility on public health and safety.

g. A description of the portion of the community where the energy facility will be located.

h. A statement and reasonable evidence that the proposed energy facility will not commence commercial operation until it complies with applicable state and federal environmental laws, including, but not limited to, the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.101 to 324.90106.

i. Evidence of consultation, before submission of the application, with the Department of Environment, Great Lakes, and Energy and other relevant state and federal agencies before submitting the application, including, but not limited to, the Department of Natural Resources and the Department of Agriculture and Rural Development.

j. The Soil and Economic Survey Report under Section 60303 of the Natural Resources and Environmental Protection Act, 1994 PA 451, MCL 324.60303, for the county where the proposed energy facility will be located.

k. Interconnection queue information for the applicable regional transmission organization.

l. If the proposed site of the energy facility is undeveloped land, a description of feasible alternative developed locations, including, but not limited to, vacant industrial property and brownfields, and an explanation of why they were not chosen.

m. If the energy facility is reasonably expected to have an impact on television signals, microwave signals, agricultural global position systems, military defense radar, radio reception, or weather and doppler radio, a plan to minimize and mitigate that impact. Information in the plan concerning military defense radar is exempt from disclosure under the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246, and shall not be disclosed by the commission or the electric provider or independent power producer except pursuant to court order.

n. A stormwater assessment and a plan to minimize, mitigate, and repair any drainage impacts at the expense of the electric provider or IPP. The applicant shall make reasonable efforts to consult with the county drain commissioner before submitting the application and shall include evidence of those efforts in its application.

o. A sound study and site plan details that include modeled sound isolines extending from the sound source to the property lines to demonstrate compliance with this Ordinance.

p. A detailed landscape and buffering plan.

2. **Construction documents.** Construction documents shall include the following plans, manuals, and specifications:

a. Location and layout diagram of the room or area in which the energy equipment is to be installed.

b. Details on the hourly fire-resistance ratings of assemblies enclosing the energy equipment.

c. The quantities and types of energy equipment to be installed.

d. Manufacturer’s specifications, ratings and listings of the energy equipment.

e. Description of energy management systems and their operation.

f. Location and content of required signage.

g. Details on fire suppression, smoke or fire detection, thermal management, ventilation, exhaust and deflagration venting systems, if provided.

h. Support arrangement associated with the installation, including any required seismic restraint.

3. **Operation and Maintenance Manuals.** Documents that describe continuing energy equipment maintenance and property upkeep, as well as design, construction, installation, testing and commissioning information and shall meet all requirements set forth in the Fire Code, Building Code, and other applicable standards.

4. **Commissioning Plan.** Such plan shall document and verify that the system and its associated controls and safety systems are in proper working condition per requirements set forth in the Fire Code, Building Code, or applicable standard.

5. **Emergency Operations Plan.** A copy of the approved Emergency Operations Plan shall be given to the system owner, the local fire department, and local fire code official. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. The emergency operations plan shall include the following information:

   a. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions.

   b. Procedures for inspection and testing of associated alarms, interlocks, and controls.

   c. Procedures to be followed in response to notifications from the Energy Management System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.

   d. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.

e. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required.

f. Emergency response measures by contingency.

g. Evacuation control measures by contingency.

h. Community notification procedures by contingency.

i. An identification of potential approach and departure routes to and from the facility site for police, fire, ambulance, and other emergency vehicles.

j. A commitment to review and update the ERP with fire departments, first responders, and county emergency managers at least once every three (3) years.

k. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

l. Other procedures as determined necessary by Superior Township to provide for the safety of occupants, neighboring properties, and emergency responders.

6. **Decommission plan.** A decommissioning plan that is consistent with agreements reached between the applicant and other landowners of participating properties and that ensures the return of all participating properties to a useful condition similar to that which existed before construction, including removal of above-surface facilities and infrastructure that have no ongoing purpose. The decommissioning plan shall include, but is not limited to, financial assurance in the form of a bond, a parent company guarantee, or an irrevocable letter of credit, but excluding cash. The amount of the financial assurance shall not be less than the estimated cost of decommissioning the energy facility, after deducting salvage value, as calculated by a third party with expertise in decommissioning, hired by the applicant.

7. For energy storage systems, evidence of compliance with NFPA 855 including, but not limited to:

    a. Commissioning Plan (NFPA 855 Chapters 4.2.4 & 6.1.3.2)

    b. Emergency Operation Plan (NFPA 855 Chapter 4.3.2.1.4)

    c. Hazard Mitigation Analysis (NFPA 855 Chapter 4.4)

10. Standards for Utility-Scale Energy Facilities

All Utility-Scale Energy Facilities shall comply with the following:

a. **Fencing.** All Utility-Scale Energy Facility equipment, including all mechanical equipment, shall be enclosed by a fence with a self-locking gate to prevent unauthorized access unless housed in a dedicated-use building and not interfering with ventilation or exhaust ports. A minimum of twenty-four (24) feet of clearance shall be maintained on both sides of the perimeter fence in order to provide emergency vehicle access.

b. **Lighting.** Utility-Scale Energy Facilities shall be illuminated according to the standards of Article 12 of the Zoning Ordinance. Unless otherwise permitted by this Ordinance, lighting of a Utility-Scale Energy Facility shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties. Utility-Scale Energy Facilities shall implement dark sky-friendly lighting solutions.

c. **Noise:** The sound pressure level of a Utility-Scale Energy Facility and all ancillary equipment shall not exceed 50 dBA (Leq (1-hour)) as measured at any point along any property line where the system is located. Decibel modeling shall use the A-weighted sound level meter as designed by the American National Standards Institute.

d. **Screening and Noise Barriers.** Utility-Scale Energy Facilities shall be landscaped according to the standards of Article 12 of the Zoning Ordinance. The facility shall use architectural features, earth berms, landscaping, or other screening methods that will visually screen the facility from adjacent properties and function as a sound barrier. These elements shall be designed to harmonize the facility with the surrounding area but shall not interfere with any ventilation or exhaust ports.

e. **Utility Connections.** Utility connections and/or connection transmission lines shall not require a separate land use approval, but connection/transmission lines may be either determined and approved at the time of a Utility-Scale Energy Facility special land use approval process, or, if not finalized at the time of such approval, such lines may be approved by way of site plan approval, so long as such lines connect to an approved Utility-Scale Energy Facility project.

f. **Maximum Ground Floor Coverage.** For purposes of density and/or Maximum Ground Floor Coverage, Outdoor Installations shall be exempt from such calculation, although any Dedicated-Use Building shall be included in such calculation.

g. **Signs.** Utility-Scale Energy Facilities shall post signs in compliance with ANSI Z535 and shall include the type of technology associated with the facility, any special hazards associated, the type of suppression system installed (if any), and 24-hour emergency contact information, including reach-back phone number. As required by the NEC, disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.

i. Additional signs may be permitted subject to the requirements of Article 9 of the Zoning Ordinance.

11. Standards for Utility-Scale Battery Energy Storage Systems

a. Setbacks. Utility-Scale BESS shall be set back at least 300 hundred feet from road right-of-way lines and all property lines.

b. Height. Utility-Scale BESS enclosures shall comply with the building height limitations for principal structures of the underlying zoning district.

c. Michigan Public Service Commission Requirements. Utility-Scale BESS shall comply with any more stringent requirements adopted by the MPSC after determining that such requirements are necessary for compliance with state or federal environmental regulations as provided in MCL 460.1226(8)(c)(v).

12. Standards for Utility-Scale Solar Energy Systems (SES).

a. Setbacks. Utility-Scale SES shall be set back at least 600 hundred feet from road right-of-way lines and all property lines.

b. Height. Total height for a Utility-Scale SES shall not exceed a maximum of twenty-five (25) feet above ground when the arrays are at maximum tilt.

c. Michigan Public Service Commission requirements: Utility-Scale SES shall comply with any more stringent requirements adopted by the MPSC after determining that such requirements are necessary for compliance with state or federal environmental regulations as provided in MCL 460.1226(8)(a)(vi).

13. Standards for Utility-Scale Wind Energy Systems (WES).

a. Setbacks. Setback distance shall be measured from the stated location below to the center of the base of the wind tower as follows:

i. Occupied community buildings and residences on non-participating properties: A horizontal distance equal to 2.1 times the maximum blade tip height from the nearest point on the outside wall of the structure.

ii. Residences and other structures on participating properties: A horizontal distance equal to 1.1 times the maximum blade tip height from the nearest point on the outside wall of the structure.

iii. Non-participating property lines: A horizontal distance equal to 1.1 times the maximum blade tip height from the property line.

iv. Public road right of way: A horizontal distance equal to 1.1 times the maximum blade tip height from the center line of the public road right-of-way;

v. Overhead communication and electric transmission, not including utility service lines to individual houses or outbuildings: A horizontal distance equal to 1.1 times the maximum blade tip height from the center line of the easement containing the overhead line.

b. **Height.** Total height, measured at the wind tower blade tip, for a Utility-Scale WES shall not exceed the height allowed under a Determination of No Hazard to Air Navigation by the Federal Aviation Administration under 14 CFR Part 77.

c. **Lighting.** Utility-Scale WES shall be equipped with functioning light-mitigating technology. To allow proper conspicuity of a wind turbine at night during construction, a turbine shall be lighted with temporary lighting until the permanent lighting configuration, including the light-mitigating technology, is implemented. A temporary exemption from the requirements of this section may be granted if installation of appropriate light-mitigating technology is not feasible. A request for a temporary exemption must be in writing and state all of the following:

a. The purpose of the exemption;

b. The proposed length of the exemption;

c. A description of the light-mitigating technologies submitted to the Federal Aviation Administration;

d. The technical or economic reason a light-mitigating technology is not feasible.

d. **Shadow Flicker.** Shadow flicker shall not exceed 30 hours per year under planned operating conditions as indicated by industry standard computer modeling and measured at the exterior wall of an occupied community building or non-participating residence.

e. **Signal Interference.** Utility-Scale WES shall meet any standards concerning radar interference, lighting, or other relevant issues as determined by the Michigan Public Service Commission in any implementation or rule-making process.

f. **Michigan Public Service Commission requirements.** Utility-scale WES shall comply with any more stringent requirements adopted by the MPSC after determining that such requirements are necessary for compliance with state or federal environmental regulations as provided in MCL 460.1226(8)(b)(vii).

14. Issuance and Compliance with Permit.

a. Construction of an approved Utility-Scale Energy Facility shall not begin until the permit holder has completed the following:

   i. Submitted the funds for site decommissioning and stabilization in the full amount specified in the approved decommissioning plan in a form acceptable to the Township (bond, parent company guarantee, or an irrevocable letter of credit, but excluding cash).

   ii. Executed a development agreement, in a form approved by the Township, specifying all the terms and understandings relative to the construction and operation of the Utility-Scale Energy Facility, the permit holder's responsibilities according to this Ordinance, and the conditions of the special use permit. Development agreements following the approval of Utility-Scale Energy Facility shall be at the Township's discretion. All costs incurred by the Township, including attorney fees, in drafting and approving the development agreement shall be paid by the permit holder. The content of the agreement shall outline the specifics of the proposed Utility-Scale Energy Facility, but shall at a minimum provide the following terms:

      1. A survey of the acreage involved in the proposed development.

      2. A description of the ownership of the subject property.

      3. General description the Utility-Scale Energy Facility and all associated site improvements.

      4. The anticipated life of the Utility-Scale Energy Facility.

      5. Mechanisms to ensure the continued maintenance of the Utility-Scale Energy Facility, and that maintenance is assured by means satisfactory to the Township.

      6. The method of ensuring that funds will be available for site decommissioning and stabilization in the amount determined after each annual review as required by this Ordinance.

      7. Requirements that the applicant maintain insurance coverage during development in amounts established by the Township, naming the Township as an additional insured, and required insurance provisions after the development is completed.

      8. The approved site plan and special use permit shall be incorporated by reference and attached as an exhibit.

9. Description of the timing to complete the development of the facility. If the facility is to be developed in phases, a timeline to complete the construction of each phase.

10. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.

iii. Construction of an approved Utility-Scale Energy Facility must begin within five (5) years after approval is granted. The Township Board may extend this timeline at the request of the applicant without requiring a new application.

iv. Approved Utility-Scale Energy Facilities shall remain in compliance at all times with the standards identified for approval of the special use permit and all documentation submitted with and affirmations made in the application, including, but not limited to, the site plan, decommissioning plan, fire response plan, and emergency plan. No changes may be made to the permit by the Utility-Scale Energy Facility owner/operator without the written agreement of the Township. The Utility-Scale Energy Facility must further comply with all local ordinances, state and federal laws and regulations except as otherwise provided in Section MCL 460.1231. The Township shall not revoke a permit except for material noncompliance with the special use permit by the owner/operator.

v. A review of the amount of the decommissioning fund based on inflation, salvage value, and current removal costs shall be completed every year, for the life of the project, and approved by the Township Board.

vi. Approved Utility-Scale Energy Facility special use permits may be transferred to another owner/operator upon the filing with the Township of an attestation by the transferee that it accepts the terms of the permit and acknowledges that it is subject to this Ordinance.

vii. The permit holder shall enter into a host community agreement with the Township within 90 days after issuance of the permit. The host community agreement shall require that, upon commencement of any operation, the energy facility owner must pay the Township $2,000 per megawatt of nameplate capacity located within the Township. The payment shall be used as determined by the Township for police, fire, public safety, or other infrastructure, or for other projects as agreed to by the Township and the permit holder within said 90 days.

b. Performance guarantees.

A corrective action plan shall be developed for any open or continuing issues that are allowed to be continued after commissioning. A report describing the results of the system commissioning and including the results of the initial acceptance testing required in the Fire Code and Building Code shall be provided to the Zoning Inspector prior to final inspection and approval and maintained at an approved on-site location.

c. **Changes to Approved Utility-Scale Energy Facilities**

Minor changes to an approved Utility-Scale Energy Facility may be reviewed and approved by the Township Zoning Inspector or their designee. The Township Zoning Inspector may, at their discretion, determine that a proposed amendment constitutes a major change that requires a new special use and site plan approval.

i. The following changes shall be considered minor:

1. Technical changes to the following application documents:

a. Construction documents

b. Fire Safety Compliance Plan

c. Operation and Maintenance Manual

d. Emergency Operations Plan

2. Modifications to, retrofits or replacements of an existing Utility-Scale Energy Facility that do not substantially increase the total Utility-Scale Energy Facility nameplate capacity or increase the system lot coverage.

ii. All other changes to an approved Utility-Scale Energy Facility shall be considered major and shall require a new special land use and site plan approval.

Carlisle | Wortman
ASSOCIATES, INC.

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TO: Superior Township Planning Commission

FROM: Ben Carlisle, AICP
Michelle Marin, AICP

DATE: March 18, 2026

RE: Security Camaras Regulations

Township staff requested that we review the current Zoning Ordinance and prepare draft language addressing the use of security cameras within new developments. The purpose of the proposed regulations is to establish basic standards for the placement and operation of security cameras in order to support site safety and security, while also addressing potential concerns related to privacy, lighting, and site design.

In general, the proposed standards would apply to multi-family residential developments and non-residential properties and would require that security cameras be installed and maintained as part of site development. Camera plans would be reviewed during the site plan review process, similar to other site design elements.

The draft language also includes standards related to:

- Camera placement and mounting height
- Orientation of cameras to limit impacts on adjacent properties
- Lighting and glare from infrared or other camera lighting
- Integration with building design
- Maintenance and operation requirements
- Data retention and access for law enforcement as permitted by law
- Signage notifying visitors that an area is under video surveillance

In addition, the draft language establishes standards for freestanding camera poles, including height limits, setbacks, and design requirements. Where feasible, cameras should be mounted on buildings or existing light poles to minimize additional structures on a site. The regulations also identify prohibited practices, such as directing cameras toward private areas of neighboring properties or installing equipment that creates excessive visual or noise impacts.

As part of these regulations, we also recommend adding “Security Camera Plan” as a required submittal for site plan review so that the Planning Commission can evaluate

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Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

camera placement and related design considerations as part of the development review process.

The proposed ordinance language is provided below for the Planning Commission's review and discussion.

Section 12.05 Security Cameras

A. *Security Camaras*
   1. *Applicability*
      i. *For all multiple family residential and non-residential and properties, security cameras shall be installed, maintained, and accessible to law enforcement upon request as required by law.*
      ii. *Camara security plans shall be reviewed as part of the Site Plan Review process.*
   2. *Standards*
      i. *Location & Mounting:*
         1. *Building-mounted cameras shall be installed below the roofline and generally between eight (8) and twenty (20) feet above grade, unless required for large sites or multi-story façades.*
         2. *Freestanding poles shall meet standards of Subsection 3.*
         3. *Cameras shall not extend into public rights-of-way or obstruct sidewalks or accessibility routes.*
      ii. *Aiming, Screening & Privacy:*
         1. *Cameras shall be aimed to monitor on-site areas (entries, parking lots, drive aisles) and not be directed to focus primarily on adjacent private property, dwelling windows, or private areas. Incidental capture of areas visible from public vantage points is permitted if not the primary focus.*
         2. *Lens hoods, privacy masking, geofencing, or screen walls/landscaping may be used to avoid intrusion into private areas.*
         3. *Cameras located near property lines shall be aimed inward to minimize the capture of adjacent properties and public rights-of-way, except where necessary for legitimate site security at driveways or public entrances.*
      iii. *Illumination & Glare:*
         1. *Infrared (IR) or visible illuminators shall be oriented to prevent glare or light trespass onto adjacent residential property or public streets.*
         2. *Any associated security lighting shall comply with lighting standards in Section 12.04,Exterior Lighting, including cutoffs and luminance limits.*
      iv. *Visual Integration:*

1. *Conduit and cabling shall be concealed within walls, soffits, or painted to match the mounting surface.*
2. *Camera housings shall be neutral, non-reflective finishes.*
3. *Roof- or parapet-mounted cameras shall be set back to minimize visibility from the street.*

v. *Maintenance:*
1. *Cameras and associated equipment shall be kept in good working order, firmly affixed, and free of dangling cables.*
2. *Damaged or inoperable equipment shall be repaired or removed within 30 days.*

vi. *Audio Recording & Privacy Compliance:*
1. *Any audio recording features shall comply with applicable state and federal laws regarding recording of private conversations.*
2. *Cameras shall not be used for surveillance of areas where a reasonable expectation of privacy exists.*
3. *Use of facial recognition analytics, if any, shall comply with applicable laws.*

vii. *Data Security & Retention:*
1. *Recorded data shall be stored securely with access limited to authorized personnel or vendors.*
2. *All security cameras shall be high definition with a minimum resolution of 1080p and night vision.*
3. *The security cameras shall be in operation twenty-four (24) hours a day, seven (7) days a week, and shall be set to maintain the record of the prior thirty (30) days of continuous operation.*
4. *An alarm system is required that is operated and monitored by a recognized security company. Security cameras shall be placed to cover the entire site.*
5. *Upon request related to an active code enforcement or public safety investigation, the owner shall cooperate, consistent with applicable law.*

viii. *Signage:*
1. *When cameras monitor publicly accessible on-site areas (e.g., store entrances, parking lots), a notice sign stating "Area Under Video Surveillance" is recommended/required at primary entries.*
2. *Sign area shall be no larger than two(2) square feet and compatible with sign standards set forth in Article 14 of this ordinance.*

3. *Freestanding Poles & Enclosures*

i. *Where Allowed: Freestanding camera poles are permitted in nonresidential districts and in multi-family or mixed-use developments when building mounting is impractical.*

ii. *Height: Maximum 20 feet when within 100 feet of a residential lot line; otherwise 25 ft. The Zoning Administrator may allow up to thirty (30) feet*

for large campuses or parking fields where necessary to reduce the number of poles.

iii. Setbacks: Minimum ten (10) feet from any lot line and outside required clear sight triangles.

iv. Design: Poles shall match the site's light poles or be a matte, neutral finish. Ground equipment shall be within tamper-resistant cabinets; any enclosures shall be screened per landscape/screening standards.

v. Co-Location: Where feasible, co-locate cameras on existing light poles or structures to reduce clutter, provided that structural and electrical capacity is adequate.

4. Prohibited Practices

i. Aiming cameras to continuously monitor interior dwelling windows or other private areas on adjacent property.

ii. Mounting cameras on fences that project over a public right-of-way or onto another property.

iii. Strobes or distracting flashing lights associated with cameras.

iv. Use of decibel-producing audible alarms (sirens) associated with camera triggers except as permitted by the noise ordinance.

We look forward to discussing the proposed standards and receiving feedback from the Planning Commission.

Sincerely,

Benjamin R. Carli

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

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