CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
3040 N. PROSPECT ROAD, SUPERIOR TOWNSHIP, MI 48198
JUNE 15, 2026
7:00 P.M.
AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. CITIZEN PARTICIPATION
6. SUPERVISOR COMMENTS
7. PRESENTATIONS AND PUBLIC HEARINGS
   A. Priority Waste - Sam Caramagno
8. CONSENT AGENDA
   A. APPROVAL OF MINUTES
      1. May 18, 2026, Special Meeting
      2. May 18, 2026, Regular Meeting
   B. REPORTS
      1. Departmental Reports: Assessing, Building, Fire, Parks & Recreation Commission Minutes, Planning and Zoning, Utilities
      2. Beautification Committee
      3. Treasurer's Reconciliation - April 2026
      4. Monthly Financial Reports - April 2026
   C. COMMUNICATIONS
      1. Committee to Promote Superior Township (C2PST) - June 2026
9. ITEMS REMOVED FROM THE CONSENT AGENDA
10. UNFINISHED BUSINESS
    A. Ordinance No. 199 – An Ordinance to Amend the Zoning Map of Charter Township of Superior and to Approve the Area Plan Amendment for STPC 25-09, Clay Hill Farm and Market, First Reading
    B. Ordinance No. 201 – An Ordinance to Amend the Zoning Map of Charter Township of Superior and to Approve the Area Plan for STPC 26-01, Timber Creek Flats, Second Reading
    C. Ordinance No. 202 – Burning Ordinance, Repealing and Replacing Ordinance No. 185, Second Reading
    D. Ordinance No. 203 – Consumers Energy Company Gas Franchise Ordinance, Repealing and Replacing Ordinance No. 136, Second Reading
11. NEW BUSINESS
    A. Resolution 2026-26, Resolution to Approve the Purchase of Self-Contained Breathing Apparatus on a FEMA AFG for the Superior Township Fire Department
    B. Resolution 2026-27, Resolution Declaring July 2026 as Parks and Recreation Month in the Charter Township of Superior

C. Resolution 2026-28, Resolution to Approve Purchase and Installation of a Water Softening System for the Dixboro Schoolhouse
D. Resolution 2026-29, Resolution to Approve a Codification Agreement with General Code LLC for the Creation, Review, Publication, and Maintenance of the Charter Township of Superior Code of Ordinances
E. Resolution 2026-30, Resolution to Appoint Members to the Superior Township Beautification Committee
F. Resolution 2026-31, Resolution to Approve a Contract with Belfor Property Restoration for Destruction of Flood-Damaged Township Documents

12. DISCUSSION
13. BILLS FOR PAYMENT AND RECORD OF DISBURSEMENTS
    A. Michigan Township Association Dues
14. PLEAS AND PETITIONS
15. ADJOURNMENT

Angela Robinson, Clerk,
Charter Township of Superior, 3040 N. Prospect, Superior Township, MI 48198
Telephone: 734-482-6099; Email: arobinson@superior-twp.org

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road Ypsilanti, MI 48198
Telephone (734) 482-6099 Fax (734) 482-3842
Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Supervisor's Office

DATE SUBMITTED: 6/2/26

BOARD MEETING DATE: 6/15/26

ITEM TITLE: Priority Waste Updates from Sam Caramagno, VP of Municipal Relations

TYPE OF AGENDA ITEM (SELECT ONE):

☐ Resolution ☐ Discussion ☑ Presentation ☐ Appointment
☐ First Reading ☐ Policy Amendment ☐ Ordinance Amendment
☐ Other _____

DESCRIPTION OF ITEM/RESOLUTION:
Provide a clear/concise summary of the item being presented.
Sam will provide an oral presentation regarding recent organizational changes within Priority Waste, including leadership transitions, operational improvement initiatives, and other matters relevant to the provision of waste collection services within the Township.

Presentation: 15 minutes
Question and Answer Session: 15 minutes

REQUESTED BOARD ACTION:
Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).
Review oral presentation and prepare questions

BACKGROUND/JUSTIFICATION:
Provide relevant history, previous board actions, community input, or project developments.
Priority Waste has demonstrated improvements in certain areas of service; however, challenges remain in maintaining consistent collection operations throughout the Township. Sam will provide an overview of the organizational and operational changes that have recently been implemented within the company, as well as how these changes are expected to support improved service delivery and reliability for Township residents moving forward.

IMPACT ON TOWNSHIP BUDGET (if applicable):

N/A

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

List any departments or external entities responsible for or impacted by this item.

N/A

DEADLINES OR URGENCY (if applicable):

Include any timelines, deadlines or reasons for urgency.

N/A

SUPPORTING DOCUMENTS ATTACHED:

Include number of attachments and a brief title of each file.

N/A Will be oral presentation without supporting presentation materials.

CONTACT PERSON FOR QUESTIONS:

Name: Steve Kraft

Title: Deputy Supervisor

Phone: 734 896 3532

Email: Steve.Kraft@superior twp.org

Submit this form as part of one (1) combined PDF — Submission Form, Resolution, and Supporting Documents — and email it to the Clerk's Office within the applicable deadline. Send to: arobinson@superior-twp.org, CC: sizzo@superior-twp.org, krankin@superior-twp.org, and edy@superior-twp.org

1. CALL TO ORDER

The special meeting of the Charter Township of Superior Board of Trustees was called to order by Supervisor Dabish Yahkind at 5:30 p.m. on May 18, 2026, at the Charter Township of Superior Hall, 3040 N. Prospect Road, Superior Township, Michigan 48198.

2. ROLL CALL

The members present were Supervisor Dabish Yahkind, Clerk Robinson, Treasurer Lewis, Trustee Devereaux, and Trustee McKinney.

Absent: Trustee Greene and Trustee Schwartz.

Trustee Schwartz arrived at 5:55 p.m.

3. ADOPTION OF AGENDA

It was moved by Trustee Devereaux and supported by Clerk Robinson to adopt the agenda as presented.

The motion carried unanimously.

4. CITIZEN PARTICIPATION

None.

5. NEW BUSINESS

A. REVIEW AND DISCUSSION OF THE ZONING ORDINANCE REWRITE AND ASSOCIATED SUMMARY MATERIALS

Representatives from Carlisle Wortman Associates reviewed and discussed the proposed Zoning Ordinance Rewrite and associated summary materials with the Board.

Discussion included proposed updates to zoning districts, permitted uses, planned community standards, mixed-use and commercial zoning classifications, data center regulations, renewable energy provisions, and general modernization of the Township Zoning Ordinance. Board members asked questions and provided feedback regarding ordinance structure, land use compatibility, implementation concerns, and opportunities for additional public input and community engagement.

The meeting was held for discussion and informational purposes only. No formal action was taken.

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6. PUBLIC COMMENTS

- **Leanne Wade** provided comments regarding the proposed Zoning Ordinance Rewrite and expressed concerns regarding potential impacts of data centers on public health, safety, natural resources, electrical infrastructure, and water usage within the Township.

- **Jack Smiley** provided comments regarding farmland preservation, agricultural zoning classifications, and concerns regarding the long-term loss of farmland within the Township.

- **Brenda Baker** provided comments encouraging additional public outreach and engagement opportunities related to the Zoning Ordinance Rewrite process, including consideration of an additional open house in the northern portion of the Township.

- **Jeff Yoder** expressed appreciation for the ongoing zoning ordinance review process and requested that updated draft versions of the ordinance be made available online for public review.

7. ADJOURNMENT

It was moved by Trustee Schwartz and supported by Trustee McKinney to adjourn the meeting. The motion carried unanimously and the meeting adjourned at 6:35 p.m.

Respectfully submitted,

_____ _____

Angela Robinson, Clerk Date

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1. CALL TO ORDER

The regular meeting of the Charter Township of Superior Board of Trustees was called to order by Supervisor Dabish Yahkind at 7:00 p.m. on May 18, 2026, at the Charter Township of Superior Hall, 3040 N. Prospect Road, Superior Township, Michigan 48198.

2. PLEDGE OF ALLEGIANCE

Supervisor Dabish Yahkind led the assembly in the Pledge of Allegiance.

3. ROLL CALL

The members present were Supervisor Dabish Yahkind, Clerk Robinson, Treasurer Lewis, Trustee Devereaux, Trustee Greene, Trustee McKinney, and Trustee Schwartz.

Absent: None.

4. ADOPTION OF AGENDA

It was moved by Trustee Greene and supported by Trustee Schwartz to adopt the agenda as amended. The amendment reordered the New Business items by moving Items F and G to the beginning of the New Business section and relettering the remaining items accordingly.

The motion carried unanimously.

Documents submitted at the table will appear at the end of these minutes.

5. CITIZEN PARTICIPATION

- **Julie Spellman**, a resident of Prospect Park, submitted comments on behalf of residents of Lakeview Estates, Prospect Park, and Prospect Woods expressing opposition to the proposed Prospect Pointe South development and requesting that a public hearing be held prior to any Township Board decision regarding the project.

- **Nanette Perrine**, representing Prospect Woods, provided comments regarding the proposed density and housing configuration for the Prospect Pointe South development and requested that a public hearing be held prior to any Township Board action.

- **Paula Dana** provided comments regarding traffic capacity and congestion concerns related to Prospect Road, Berkshire Road, and Geddes Road in connection with the proposed Prospect Pointe South development.

- **Donna Russell** provided comments regarding existing and anticipated traffic congestion associated with current and proposed residential developments in the area and requested that a public hearing be conducted prior to action on the Prospect Pointe South project.

- **Gayle Glazier** provided comments regarding environmental impacts, tree preservation, open space, and neighborhood character concerns related to the proposed Prospect Pointe South development and requested that a public hearing be conducted prior to Township Board action.

- **Susan Kellermier** provided comments regarding electrical infrastructure reliability and concerns about the impact additional residential development may have on the existing power grid serving the area.

- **Lynne Rose** provided comments regarding environmental protection, traffic congestion, infrastructure capacity, neighborhood compatibility, and consistency with the Township Master Plan in relation to the proposed Prospect Pointe South development and requested that a public hearing be held prior to Board action.

- **Irma Golden** provided comments regarding contractor oversight, ordinance enforcement, sidewalk program concerns, and Township governance matters.

- **Brenda Baker** provided an update on activities and outreach efforts conducted by the Committee to Promote Superior Township.

6. SUPERVISOR COMMENTS

Supervisor Dabish Yahkind thanked residents for their participation and comments, provided updates regarding community cleanup and beautification efforts, blight enforcement activities, storm response coordination, the Dixboro Schoolhouse project, police services contract discussions, Zoning Ordinance Rewrite discussions, and ongoing traffic and pedestrian safety concerns within the Township.

7. PRESENTATIONS AND PUBLIC HEARINGS

A. MEALS ON WHEELS YPSILANTI – BARBARA NIESS-MAY

Barbara Niess-May, President and CEO of Meals on Wheels Ypsilanti, provided a presentation regarding services provided to Superior Township residents, including meal delivery, wellness checks, Safe at Home services, and senior support programs. Discussion included increasing demand for services within Superior Township, senior millage funding, volunteer opportunities, and a request for consideration of additional Township financial support in future budget discussions.

8. CONSENT AGENDA

It was moved by Trustee Devereaux and supported by Trustee Greene to approve the Consent Agenda, as amended to remove Item B4, Planning and Zoning Department, from the Consent Agenda for discussion, and to receive and file the remaining items.

A. APPROVAL OF MINUTES
1. **MARCH 16, 2026, REGULAR MEETING (APPROVE WITH EDITS)**
2. **APRIL 20, 2026, REGULAR MEETING**

B. REPORTS
1. **BUILDING DEPARTMENT**
2. **FIRE DEPARTMENT**
3. **PARKS & RECREATION COMMISSION MINUTES**
4. **PLANNING AND ZONING DEPARTMENT**
5. **SHERIFF'S DEPARTMENT**
6. **BEAUTIFICATION COMMITTEE**
7. **TREASURER'S RECONCILIATION - MARCH 2026**
8. **TREASURER'S INVESTMENT PRELIMINARY REPORT – PERIOD ENDING MARCH 31, 2026**
9. **MONTHLY FINANCIAL REPORTS - MARCH 2026**

C. COMMUNICATIONS
1. **TREASURER'S OFFICE – "SAVE THE DATE" NOTICE FOR SUPERIOR DAY 2026 (JUNE 13, 2026)**
2. **RESIDENT CORRESPONDENCE – EQUITY AND RESPONSIBLE GOVERNANCE**
3. **RESIDENT CORRESPONDENCE – WHO IS THE TOWNSHIP PROTECTING?**
4. **COMMITTEE TO PROMOTE SUPERIOR TOWNSHIP (C2PST) - MAY 2026**

The motion carried unanimously.

9. ITEMS REMOVED FROM THE CONSENT AGENDA

The following item was removed from the Consent Agenda for discussion:

B. REPORTS
4. Planning and Zoning Department

Discussion included requests for additional information regarding the Clay Hill Farm and Market project, including outstanding site plan review items, as well as discussion regarding DTE Granada Substation noise and electromagnetic field study materials. Trustee Devereaux also requested an updated status report regarding Garrett's Space.

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10. UNFINISHED BUSINESS

A. RESOLUTION APPROVING THE TOWNSHIP'S WASHTENAW COUNTY ROAD COMMISSION 2026 SUPERIOR TOWNSHIP ROAD IMPROVEMENT AGREEMENT – OAKBROOK AND WASHINGTON SQUARE STREET SWEEPING

The following resolution was moved by Trustee Schwartz and supported by Trustee McKinney.

Discussion included alternative options for addressing flooding and debris concerns within Oakbrook and Washington Square subdivisions, including potential rental or shared use of vacuum equipment intended to remove leaves and debris from stormwater infrastructure at a lower projected cost than the proposed street sweeping agreement.

Roll Call

Ayes: None

Nays: Supervisor Dabish Yahkind
Trustee Devereaux
Treasurer Lewis
Trustee McKinney
Trustee Greene
Trustee Schwartz
Clerk Robinson

Absent: None

The motion failed unanimously.

11. NEW BUSINESS

A. AN ORDINANCE TO AMEND THE ZONING MAP OF CHARTER TOWNSHIP OF SUPERIOR AND TO APPROVE THE AREA PLAN FOR STPC 25-05, PROSPECT POINTE SOUTH, FIRST READING

Treasurer Lewis stated for the record that she would recuse herself from discussion and voting on the item due to the matter directly impacting her residence.

It was moved by Trustee Devereaux and supported by Trustee Greene to approve the first reading of the ordinance as presented.

Discussion included concerns regarding housing density, housing product type, neighborhood compatibility, environmental preservation, site layout, and consistency with Township planning objectives and the Master Plan. Discussion also included comments from Township planning consultants regarding the distinction between area plan approval and future site plan review.

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Roll Call

Ayes: None

Nays: Supervisor Dabish Yahkind
Trustee Devereaux
Trustee McKinney
Trustee Greene
Trustee Schwartz
Clerk Robinson

Recused: Treasurer Lewis

Absent: None

The motion failed (6-0), with Treasurer Lewis recused.

B. AN ORDINANCE TO AMEND THE ZONING MAP OF CHARTER TOWNSHIP OF SUPERIOR AND TO APPROVE THE AREA PLAN FOR STPC 26-01, TIMBER CREEK FLATS, FIRST READING

It was moved by Treasurer Lewis and supported by Trustee Greene to approve the first reading of the ordinance.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

ORDINANCE NUMBER 201

AN ORDINANCE TO AMEND THE ZONING MAP OF CHARTER TOWNSHIP OF SUPERIOR AND TO APPROVE THE AREA PLAN FOR STPC 26-01, TIMBER CREEK FLATS

FIRST READING: DATE: MAY 18, 2026

SUPERIOR CHARTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, HEREBY ORDAINS:

SECTION 1. PURPOSE AND INTENT
The purpose of this Ordinance is to amend the Superior Charter Township Zoning Map and approve the associated area plan for STPC 26-01, Timber Creek Flats, in accordance with the Superior Charter Township Zoning Ordinance and the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

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SECTION 2. FINDINGS
The Township Board hereby finds and determines the following:

A. The applicant submitted a petition for rezoning and area plan approval for STPC 26-01, Timber Creek Flats.
B. The subject property consists of approximately 37.42 acres identified as Parcel ID J-10-35-300-003, located on MacArthur Boulevard in Superior Charter Township.
C. The Superior Township Planning Commission held a public hearing on April 22, 2026, following notice provided in accordance with the Michigan Zoning Enabling Act, MCL 125.3101 et seq.
D. The Planning Commission reviewed the application materials, including concept plans, supporting documentation, and public comment.
E. On May 6, 2026, the Planning Commission adopted a resolution recommending approval of the rezoning and area plan petition for STPC 26-01, Timber Creek Flats, subject to conditions.
F. The Township Board finds that the proposed rezoning and area plan are consistent with the intent of the Township Master Plan, compatible with surrounding land uses, and consistent with the public health, safety, and welfare.
G. The Township Board further finds that adequate public infrastructure, utilities, drainage, and access can be provided to serve the proposed development.

SECTION 3. REZONING APPROVAL
The Official Zoning Map of Superior Charter Township is hereby amended to rezone Parcel ID J-10-35-300-003, consisting of approximately 37.42 acres located on MacArthur Boulevard. The Township Clerk is hereby directed to amend the Official Zoning Map to reflect the rezoning approved herein.

SECTION 4. AREA PLAN APPROVAL
The Township Board hereby approves the area plan for STPC 26-01, Timber Creek Flats, subject to the following conditions:

1. Compliance with all applicable Township ordinances, regulations, and requirements.
2. Submission and approval of final site, engineering, grading, stormwater, utility, and construction plans.
3. Provision of adequate utilities, drainage, access, and other public improvements as required by Township standards.
4. Compliance with all applicable county, state, and federal agency requirements and permits.
5. Any additional conditions determined necessary by the Township Board during the development review process.

SECTION 5. SEVERABILITY
Should any section, clause, or provision of this Ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

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SECTION 6. REPEAL
All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 7. EFFECTIVE DATE
This Ordinance shall become effective immediately following adoption, as provided by law.

Roll Call

Ayes: Supervisor Dabish Yahkind
Trustee Devereaux
Treasurer Lewis
Trustee McKinney
Trustee Greene
Trustee Schwartz
Clerk Robinson

Nays: None

Absent: None

The motion carried unanimously.

C. RESOLUTION TO APPROVE CONTRACT WITH GARRETT LANDSCAPE GROUP FOR FIRE STATION 1 LANDSCAPING

The following resolution was moved by Treasurer Lewis and supported by Clerk Robinson.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE CONTRACT WITH
GARRETT LANDSCAPE GROUP FOR FIRE STATION 1 LANDSCAPING

RESOLUTION NUMBER: 2026-22

DATE: MAY 18, 2026

WHEREAS, the Superior Township Board is authorized under the laws of the State of Michigan, including the Charter Township Act, to enter into contracts for services necessary for Township operations; and

WHEREAS, Superior Township has identified the need for landscaping improvements at Fire Station 1, located at 7999 Ford Road, Ypsilanti, Michigan; and

WHEREAS, Garrett Landscape Group, located at 950 North River Street, Ypsilanti, Michigan 48198, submitted a bid proposal to perform said landscaping services; and

WHEREAS, the Superior Township Fire Department has included and appropriated funds in the amount of $12,000.00 within the 2026 Township budget for this project; and

WHEREAS, the Township Board has reviewed the submitted bid in the amount of $11,371.25, which is within the approved budget allocation, and finds the proposal to be reasonable and in the best interest of the Township.

NOW, THEREFORE, BE IT RESOLVED THAT the Superior Township Board hereby approves the contract with Garrett Landscape Group for landscaping improvements at Fire Station 1, in the amount of $11,371.25, consistent with the submitted bid.

CERTIFICATION STATEMENT
I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on May 18, 2026, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson, Township Clerk — 5/19/2026 Date Certified

Roll Call

Ayes: Supervisor Dabish Yahkind
Treasurer Lewis
Trustee Greene
Trustee Schwartz
Clerk Robinson

Nays: Trustee Devereaux
Trustee McKinney

Absent: None

The motion carried (5-2).

D. <u>RESOLUTION TO APPROVE THE LEASE-TO-PURCHASE A NEW FIRE TRUCK TO REPLACE ENGINE 11-2 FOR THE CHARTER TOWNSHIP OF SUPERIOR FIRE DEPARTMENT</u>

The following resolution was moved by Treasurer Lewis and supported by Trustee Greene.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

DRAFT

RESOLUTION 2026-23, RESOLUTION TO APPROVE THE LEASE-TO-PURCHASE A NEW FIRE TRUCK TO REPLACE ENGINE 11-2 FOR THE CHARTER TOWNSHIP OF SUPERIOR FIRE DEPARTMENT

RESOLUTION NUMBER: 2026-23

DATE: MAY 18, 2026

WHEREAS, the Superior Township Board is authorized under the laws of the State of Michigan, including the Charter Township Act, to take actions necessary to protect the public health, safety, and welfare of its residents; and

WHEREAS, the Superior Township Fire Department responds to approximately 1,835 emergency calls annually across a 36-square-mile service area, requiring reliable and operational apparatus at all times; and

WHEREAS, the Superior Township Fire Department has adopted a long-range Apparatus Replacement Plan (2026–2046), which recommends that engines and tankers serve 15 years in frontline service, followed by up to 5 years in reserve status; and

WHEREAS, Engine 11-2, a 2015 KME pumper currently operating with 94,650 miles, has experienced significant and ongoing maintenance issues since its acquisition, resulting in increased repair costs, excessive downtime, and reduced reliability compared to other apparatus in the fleet; and

WHEREAS, the Department's fire apparatus mechanic has confirmed that Engine 11-2 presents the highest maintenance burden in the current fleet and recommends prioritizing its replacement over other apparatus that have reached standard end-of-life thresholds; and

WHEREAS, the continued operation of Engine 11-2 poses risks including increased maintenance costs and downtime, reduced reliability during emergency response, and greater potential for out-of-service incidents that could impact public safety coverage; and

WHEREAS, the estimated cost to replace Engine 11-2 with a standard 1,500 GPM pumper is $984,428, which is consistent with current market pricing for apparatus of this specification; and

WHEREAS, replacing Engine 11-2 will also support operational consistency across the fleet, improve training efficiency, and reduce maintenance complexity for Department personnel; and

WHEREAS, this replacement request is aligned with the Township's broader capital improvement strategy, including the establishment of a dedicated apparatus replacement fund and the pursuit of applicable grant opportunities; and

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WHEREAS, the Township has identified a financing plan for the replacement of Engine 11-2 with a total financed amount of $984,428, to be repaid over a 10-year term at an interest rate of 4.92%, resulting in annual payments of $126,982.57 and a total repayment amount of $1,269,825.70; and

WHEREAS, Board approval at this stage will authorize the Department to commence planning, specification development, vendor solicitation, and financing arrangements necessary to ensure a timely and cost-effective procurement process;

NOW, THEREFORE, BE IT RESOLVED THAT the Superior Township Board hereby approves the replacement of Engine 11-2 and authorizes the Superior Township Fire Department to proceed with the procurement of a replacement 1,500 GPM pumper, to be financed in the amount of $984,428 over a 10-year term at an interest rate of 4.92%, with annual payments of $126,982.57 and a total repayment amount of $1,269,825.70, consistent with the Department's long-range Apparatus Replacement Plan.

CERTIFICATION STATEMENT
I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on May 18, 2026, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson, Township Clerk — 5/19/2026 Date Certified

Roll Call

Ayes: Supervisor Dabish Yahkind
Trustee Devereaux
Treasurer Lewis
Trustee McKinney
Trustee Greene
Trustee Schwartz
Clerk Robinson

Nays: None

Absent: None

The motion carried unanimously.

DRAFT

E. RESOLUTION TO APPROVE AN AMENDMENT TO THE 2012 WASHTENAW COUNTY POLICE SERVICES CONTRACT

The following resolution was moved by Trustee Devereaux and supported by Trustee Schwartz.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE AN AMENDMENT TO THE 2012 WASHTENAW COUNTY POLICE SERVICES CONTRACT

RESOLUTION NUMBER: 2026-24

DATE: MAY 18, 2026

WHEREAS, the Charter Township of Superior entered into a Police Services Contract with the County of Washtenaw and the Washtenaw County Sheriff on January 1, 2012 (the "2012 PSC") for the provision of contractual police services to the Township; and

WHEREAS, it is in the best interest of the Township and its residents to continue receiving police services from the Washtenaw County Sheriff's Department beyond the current term of the 2012 PSC; and

WHEREAS, the parties desire to extend the term of the 2012 PSC through December 31, 2027, and to update the PSU compensation rates for the years 2016 through 2027; and

WHEREAS, the Amendment replaces Article II of the 2012 PSC in its entirety to set forth updated PSU compensation rates, to preserve the Township's obligation to pay overtime costs incurred by contracted PSUs on Township-related matters, and to retain the County's right to adjust prices upon six (6) months' written notice of significant unforeseen cost increases in Direct Cost categories; and

WHEREAS, the Amendment replaces Article V of the 2012 PSC in its entirety to extend the term of the contract through December 31, 2027.

NOW, THEREFORE, BE IT RESOLVED THAT the Superior Township Board hereby approves the Amendment to the 2012 Washtenaw County Police Services Contract and authorizes the Township Supervisor to execute the Amendment on behalf of the Charter Township of Superior.

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CERTIFICATION STATEMENT
I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on May 18, 2026, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson, Township Clerk — 5/19/2026 Date Certified

Roll Call

Ayes: Supervisor Dabish Yahkind
Trustee Devereaux
Treasurer Lewis
Trustee McKinney
Trustee Greene
Trustee Schwartz
Clerk Robinson

Nays: None

Absent: None

The motion carried unanimously.

F. <u>RESOLUTION TO APPROVE ENTERING INTO A PARTICIPATION AGREEMENT WITH THE CITY OF ANN ARBOR FOR BIRDSONG NATURE PRESERVE FUNDING</u>

The following resolution was moved by Trustee McKinney and supported by Treasurer Lewis. Trustee Schwartz offered an amendment clarifying that execution of the Participation Agreement and related closing documents would remain subject to Township Attorney review and Township Board approval. The amendment was accepted by the maker and supporter of the motion.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE ENTERING INTO A PARTICIPATION AGREEMENT WITH THE CITY OF ANN ARBOR FOR BIRDSONG NATURE PRESERVE FUNDING

RESOLUTION NUMBER: 2026-25

DATE: MAY 18, 2026

WHEREAS, the Charter Township of Superior is acquiring approximately 161.84 acres from the Michigan Land Conservancy for the BirdSong Nature Preserve project; and

WHEREAS, the City of Ann Arbor approved contributing $193,000.00 toward the acquisition of the property pursuant to a Participation Agreement with the Charter Township of Superior; and

WHEREAS, the Township Board finds it to be in the best interest of the Township to enter into the Participation Agreement with the City of Ann Arbor to facilitate completion of the acquisition.

NOW, THEREFORE, BE IT RESOLVED, that the Township Board of the Charter Township of Superior hereby approves entering into a Participation Agreement with the City of Ann Arbor for the BirdSong Nature Preserve funding in the amount of $193,000.00.

BE IT FURTHER RESOLVED, that the Township Supervisor and Township Clerk are hereby authorized to execute the Participation Agreement and any related closing documents on behalf of the Charter Township of Superior, subject to Township Attorney review and Township Board approval.

CERTIFICATION STATEMENT
I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on May 18, 2026, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Angela Robinson, Township Clerk — 5/19/2026 Date Certified

Roll Call

Ayes: Supervisor Dabish Yahkind
Trustee Devereaux
Treasurer Lewis
Trustee McKinney
Trustee Greene
Trustee Schwartz
Clerk Robinson

Nays: None

Absent: None

The motion carried unanimously.

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G. AN ORDINANCE TO AMEND THE ZONING MAP OF CHARTER TOWNSHIP OF SUPERIOR AND TO APPROVE THE AREA PLAN AMENDMENT FOR STPC 25-09, CLAY HILL FARM AND MARKET, FIRST READING

It was moved by Trustee Greene and supported by Clerk Robinson to postpone consideration of the first reading of the Ordinance.

Discussion included concerns regarding outstanding site plan review items, engineering and planning review comments, and the need for additional information prior to Board consideration of the proposed area plan amendment.

Roll Call

Ayes: Supervisor Dabish Yahkind
Treasurer Lewis
Trustee Greene
Trustee Schwartz
Clerk Robinson

Nays: Trustee Devereaux
Trustee McKinney

Absent: None

The motion to postpone carried 5-2.

H. BURNING ORDINANCE, REPEALING AND REPLACING ORDINANCE NO. 185, FIRST READING

It was moved by Trustee Schwartz and supported by Treasurer Lewis to approve the first reading of the ordinance.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

ORDINANCE NUMBER 202

BURNING ORDINANCE, REPEALING AND REPLACING ORDINANCE NO. 185

FIRST READING: DATE: MAY 18, 2026

SUPERIOR CHARTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, HEREBY ORDAINS:

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SECTION 202.01. PURPOSE
The purpose of this ordinance is to provide for the protection of the health, safety, and welfare of Township residents; to protect property from exposure to the dangers of fire; to minimize unnecessary runs by the Township Fire Department; to provide for the enforcement of this ordinance; and to establish penalties and fines for violations of the provisions of this ordinance. Township residents are strongly encouraged to consider recycling, composting and curbside pick-up as alternatives to open burning.

SECTION 202.02. SCOPE
1. This ordinance shall apply to open burning, prescribed burns, burn barrels, outdoor wood furnaces/boilers, and patio wood burning units.
2. This ordinance shall not apply to outdoor grilling or cooking food using charcoal, wood, propane or natural gas in a cooking/grilling appliance or in an approved container.
3. This ordinance shall not apply to the use of propane, natural gas, kerosene, gasoline, or acetylene in a device intended for agricultural or construction heating and maintenance activities.
4. This ordinance shall not apply to agricultural flame weeding or flame sanitizers.
5. This ordinance shall not apply to burning for the purpose of generating heat in a stove, furnace, fireplace or other heating device within a building used for human or animal habitation.

SECTION 202.03. DEFINITIONS
"Brush" means loose branches and twigs generated by trimming or storms on the property.

“Clean wood” means natural wood which has not been painted, varnished or coated with a similar material; has not been pressure treated with preservatives; and does not contain resins or glues as in plywood or other composite wood products.

"Food waste" means rejected food waste including waste accumulations of animal, fruit, or vegetable matter used or intended for food; or waste that attends the preparation, use, cooking, dealing in, or storing of meat, fowl, fish, fruit, or vegetable matter. Typical waste from home gardens shall not be considered food waste.

"Open burning" means kindling or maintaining a fire where the products of combustion are emitted directly into the ambient air without passing through a stack or chimney. This includes burning in a burn barrel.

“Patio wood burning unit” means a chiminea, patio warmer, or other portable wood-burning device used for outdoor recreation and/or heating.

“Prescribed burn” means open burning of a continuous cover of fuels, in compliance with an approved prescription to meet planned land management objectives. “Prescription” means a written plan establishing the criteria and elements necessary for starting, controlling, and extinguishing a specific prescribed burn.

"Property" means one or more adjacent real estate parcels under common ownership or lease agreement.

"Recreational fire" means a small outdoor fire burning materials permitted by section 202.05 that has a total fuel area of 3 feet or less in diameter and 2 feet or less in height. Recreational fires include, but are not limited to fires for pleasure, ceremonial, cooking, warmth, or similar purposes.

SECTION 202.04. PROHIBITED FIRES

1. Open burning of leaves and grass clippings is prohibited as per PA 102 of 2012 except when such burning is incidental to a permitted open or prescribed burn.
2. Open burning of animal carcasses and manure is prohibited.
3. Open burning of food waste is prohibited.
4. Open burning of household waste that contains plastic, rubber, foam, chemically treated wood, textiles, electronics, chemicals, or hazardous materials is prohibited as per PA 102 of 2012.
5. Open burning of construction and demolition waste is prohibited.
6. Open burning of waste from a commercial or industrial establishment is prohibited.

SECTION 202.05. PERMISSIBLE FIRES

1. Open burning of logs, stumps, trees, brush, agricultural and beekeeping waste.
   A. A person shall not ignite, cause or permit to be ignited, allow or maintain an open burn or outdoor fire except as provided in this section. All open burning requires compliance with all applicable provisions of this section and any additional special restrictions deemed necessary by the Fire Chief or other authorities who have jurisdiction. The Fire Chief may deny or suspend burning permits when weather or other conditions warrant. All open burning shall be conducted in a safe nuisance-free manner, when wind and weather conditions minimize adverse effects and do not create a health or visibility hazard.
   B. Permit required. The property owner or owner's authorized representative shall submit an open burning permit application to the Township Clerk's office on such form as may be approved by the Township Board. The application will be accepted after administrative review confirms that the property size and location meets the requirements of the ordinance. An aerial map showing the location of the proposed area where open burning is to occur is required to be submitted with the application. Upon acceptance, the application will be forwarded to the Fire Department for review and approval or denial by the Superior Township Fire Chief or his/her representative. If denied, a reason for the denial must be given. If approved, the application will be retained on file at the Fire Department and subsequent, similar burn permit requests may be phoned into the Fire Department for verbal approval. In all cases, on the day of the intended burn, the applicant shall contact the Fire Department for permission to initiate the burn as permitted by calling 734-484-1996. The applicant shall give his/her name, address and phone number, a description of the materials to be burned and the time of the intended burning. The Fire Department will either authorize or deny the burn permit depending upon Fire Department resources, weather, or other factors.

1) Due to the density and the danger of fires spreading and smoke and fumes creating a nuisance, no permits shall be issued for any location in Section 7 (south of M14), 8 (south of M14), 18, 33, 34, and 35, and parcels of land within 1,500 feet of a city or village.
2) Due to the density and the danger of fires spreading and smoke and fumes creating a nuisance, no permits shall be issued for any property less than one acre in size unless an exemption is provided by the Superior Township Fire Chief.
3) The Township Board may, by resolution, set reasonable application fees and insurance requirements as deemed appropriate.

C. Conditions. After first obtaining a burn permit, open burning of logs, stumps, trees, brush, agricultural and beekeeping waste is permitted if conducted in accordance with the following:
1) The fire will be required to be extinguished if it creates a hazardous or objectional situation due to smoke or odor emissions caused by atmospheric local conditions. The fire shall be constantly attended until it is extinguished. A minimum of one portable fire extinguisher (4-A) rating, dirt, sand, water barrel, garden hose or water truck shall be available for immediate utilization to extinguish the open burning operation. Conditions that could cause fire to spread to nearby combustibles shall be eliminated prior to the ignition of any open burning operation.
2) No material may be brought onto a property for the express purpose of burning it, except seasoned dry firewood for recreational fires.
3) The open burning of logs, stumps, trees, brush, agricultural and beekeeping waste is permitted only during daylight hours except when a special permit has been issued. The Fire Chief or his/her representative may issue special permits for agricultural open burns that will last more than one day.
4) Adult supervision of open fires is required.
5) Open fires must be located fifty (50) feet or more from any structure, property line, trees, shrubs, or other flammable vegetation.
6) The fuel area of open fires shall not exceed 3 feet or less in diameter and 2 feet or less in height without approval of the Superior Township Fire Chief or his/her representative.

2. Prescribed burning for forest, prairie, habitat management, and agricultural purposes.

A. Permit required. The property owner or owner's authorized representative shall submit a prescribed burn permit application to the Fire Chief's office on such form as may be approved by the Township Board. Upon receipt, the application shall be reviewed by, and approved or denied by the Fire Chief or his/her representative. If denied, a reason for the denial must be given. If approved, the application will be retained on file at the Fire Department and subsequent similar prescribed burn permit requests may be issued based upon the initially submitted application and plan.

1) The property owner or owner's authorized representative shall include a map of the area prescribed burn.
2) Prescribed burns may be on property less than one acre in size, contingent on Fire Chief review and approval.

B. On the day of the intended prescribed burn, the applicant or his/her representative shall contact the Fire Department for permission to initiate the burn by calling 734-484-1996. The applicant shall give his/her name, address, and phone number and the time of the intended burn. The Fire Department will either authorize or deny the prescribed burn permit depending upon Fire Department resources, weather, or other factors.
1) The Township Board may, by resolution, set reasonable application fees and insurance requirements as deemed appropriate.

SECTION 202.06. PERMISSIBLE FIRES EXEMPT FROM PERMITS

1. The following types of fires are permitted without obtaining a burn permit if they occur on property of one-half acre or more and are placed more than twenty-five feet from any structure or property line.
   A. A recreational fire, as defined in this ordinance.
   B. Burning of small amounts of household dry waste paper in an enclosed burn barrel or container constructed of metal or masonry that has a metal covering device and does not have an opening larger than ¾ of an inch.

2. Patio wood burning units may be used without obtaining a burn permit if they burn clean wood, are used in accordance with the manufacturer's instructions, and are placed not less than 15 feet from a structure.

3. Outdoor wood furnaces/boilers installed on or after the effective date of this ordinance may be installed and operated without obtaining a burn permit but shall:
   A. Have a permanently attached stack with a minimum height of 15 feet above the ground that also extends at least two feet about the highest peak of any residence not served by the furnace/boiler located within 300 feet.
   B. Be located on the property in accordance with the Township Zoning Ordinance and no closer than 100 feet from the nearest property line.
   C. Not be installed unless a mechanical permit has been obtained from the Township Building Department prior to commencing installation.
   D. Only burn clean wood or other listed fuels specifically permitted by the manufacturer's installation/operation instructions.

4. Notwithstanding section 202.04 and 05. of this ordinance, structures and other materials may be burned without permit for fire prevention training so long as conducted in accordance with the National Fire Protection Association (NFPA) Standard 1403 as it may from time to time be amended, and in compliance with rules and regulations of other authorities having jurisdiction. Such burning shall be outlined in writing and approved by the Fire Chief at least 48 hours prior to the training burn.

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SECTION 202.07. APPEALS
The Charter Township of Superior Board shall hear and decide appeals where there is a unique hardship or error alleged in any order, requirement, decision or determination made by the Chief of the Fire Department or his/her representative in the enforcement of this ordinance.

Such an appeal shall be in writing, citing the nature of the original request, the reason such request was denied a permit, and the remedy sought through the appeal. The appeal shall be made within seven (7) days of the denial, and the Board shall receive and respond to the appeal at their next regularly scheduled Township Board meeting.

SECTION 202.08. LIABILITY
A person utilizing or maintaining an outdoor fire regulated by this ordinance may be responsible for all fire suppression costs and any other liability resulting from damage caused by the fire.

SECTION 202.09. RIGHT OF ENTRY AND INSPECTION
The Fire Chief or any authorized officer, employee, or representative of Superior Township carrying proper identification may inspect any property in order to ascertain compliance with and enforce the provisions of this ordinance.

SECTION 202.10. ENFORCEMENT
This ordinance shall be deemed an exercise of the police powers of Superior Charter Township for the preservation and protection of the public health, safety, and welfare. It shall be the duty of the Fire Chief or his/her representative to enforce the provisions of this ordinance. Citizen complaints and reports of violations shall be directed to the Fire Department.

SECTION 202.11. PENALTIES AND REMEDIES FOR VIOLATIONS
1. Any person violating any provision of this Ordinance shall be deemed:
   A. Guilty of a misdemeanor. Penalties may be imposed including up to ninety (90) days incarceration in the Washtenaw County Jail and/or fines up to five hundred ($500.00) dollars plus the cost of prosecution.
   B. Responsible for a civil infraction. Penalties may be imposed in fines as set forth in Section 162.07 of Superior Charter Township Ordinance 162, Civil Infraction Penalty Ordinance, which assesses fines for a first offense of a minimum of one hundred ($100.00) and a maximum of five hundred ($500.00).

   In addition to the penalties, any person deemed responsible for a civil infraction shall also be liable for the cost to the Township to prosecute any such violation

2. The decision to charge the alleged violator with a misdemeanor and/or civil infraction as a result of a violation of this Ordinance shall be at the sole discretion of the Township.

3. In addition to the foregoing, any violation of the Ordinance shall be deemed a nuisance per se, permitting the Township Board, its officers, agents or any private citizen to take such action in any court of competent jurisdiction to cause the abatement of such nuisance, including injunctive relief. Further, upon a determination by a court that a person has violated this Ordinance, thereby creating a nuisance per se, the Township shall be entitled to its actual attorney fees incurred in seeking abatement of the nuisance.

SECTION 202.12. ABROGATION AND CONFLICT OF AUTHORITY
Nothing in this Ordinance shall be interpreted to conflict with present or future State statutes in the same subject matter; conflicting provisions of this Ordinance shall be abrogated to, but only to, the extent of the conflict. Moreover, the provisions of this Ordinance shall be construed, if possible, to be consistent with relevant State regulations and statutes. If any part of this Ordinance is found to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision. Such holding shall not affect the validity of the remaining portions thereof, and the remainder of the Ordinance shall remain in force. Rights and duties which have matured, penalties which have been incurred, proceedings which have begun and prosecutions for violations of law occurring before the effective date of this Ordinance are not affected or abated by this Ordinance.

SECTION 202.13. REPEAL
All ordinances or parts of an ordinance in conflict with this ordinance are hereby repealed. The existing Ordinance No. 185, being an ordinance for the regulation of burning in the Township effective March 18, 2013 is hereby repealed. The repeal provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation or prosecution of any right established, occurring prior to the effective date hereof.

SECTION 202.14. EFFECTIVE DATE; PUBLICATION
This Ordinance shall be published pursuant to Section 8 of the Charter Township Act, being MCL 42.8(b), by posting in the Office of the Clerk, 3040 N. Prospect Rd., Ypsilanti, 48198, and on the Township website – www.superior-twp.org – with notice of such in the Ann Arbor News, a newspaper of general circulation in the Township, qualified under state law to publish legal notices within 30 days following the final adoption thereof. This Ordinance shall become effective immediately upon said publication and the same shall be recorded in the Ordinance Book of the Township, and such recording authenticated by the signatures of the Supervisor and Clerk.

Roll Call

Ayes: Supervisor Dabish Yahkind
Trustee Devereaux
Treasurer Lewis
Trustee McKinney
Trustee Greene
Trustee Schwartz
Clerk Robinson

Nays: None

Absent: None

The motion carried unanimously.

I. CONSUMERS ENERGY COMPANY GAS FRANCHISE ORDINANCE, REPEALING AND REPLACING ORDINANCE NO. 136, FIRST READING

It was moved by Treasurer Lewis and supported by Trustee Schwartz to approve the first reading of the ordinance.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

ORDINANCE NUMBER 203

CONSUMERS ENERGY COMPANY GAS FRANCHISE ORDINANCE, REPEALING AND REPLACING ORDINANCE NO. 136

FIRST READING: DATE: MAY 18, 2026

AN ORDINANCE, granting to CONSUMERS ENERGY COMPANY, its successors and assigns, the right and authority to lay, maintain and commercially operate gas lines and facilities including but not limited to mains, pipes, services and valves on, under, along, and across public places including but not limited to highways, streets, alleys, bridges, and waterways, and to conduct a local gas business in the CHARTER TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, MICHIGAN, for a period of thirty years.

THE CHARTER TOWNSHIP OF SUPERIOR ORDAINS:

203-01. GRANT and TERM. The CHARTER TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, MICHIGAN, hereby grants to Consumers Energy Company, its successors and assigns, hereinafter called “Consumers" the right and authority to lay, maintain and commercially operate gas lines and facilities including but not limited to mains, pipes, services and valves on, under, along, and across public places including but not limited to highways, streets, alleys, bridges, and waterways, and to conduct a local gas business in the CHARTER TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, MICHIGAN, for a period of thirty years.

203-02. CONDITIONS. No public place used by Consumers shall be obstructed longer than necessary during construction or repair, and shall be restored to the same order and condition as when work was commenced. All of Consumers’ gas lines and related facilities shall be placed as not to unnecessarily interfere with the public’s use of public places. Consumers shall have the right to trim or remove trees and vegetation if necessary in the conducting of such business.

203-03. HOLD HARMLESS. Consumers shall save the Charter Township free and harmless from all loss, costs and expense to which it may be subject by reason of the negligent construction and maintenance of the lines and related facilities hereby authorized. In case any action is commenced against the Charter Township on account of the permission herein given, Consumers shall, upon notice, defend the Charter Township and its representatives and hold them harmless from all loss, costs and damage arising out of such negligent construction and maintenance.

203-04. EXTENSIONS. Consumers shall construct and extend its gas distribution system within said Charter Township, and shall furnish gas service to applicants residing therein in accordance with applicable laws, rules and regulations.

203-05. FRANCHISE NOT EXCLUSIVE. The rights, power and authority herein granted, are not exclusive.

203-06. RATES and CONDITIONS. Consumers shall be entitled to provide gas service to the inhabitants of the Charter Township at the rates and pursuant to the conditions as approved by the Michigan Public Service Commission. Such rates and conditions shall be subject to review and change upon petition to the Michigan Public Service Commission.

203-07. REVOCATION. The franchise granted by this ordinance is subject to revocation upon sixty (60) days written notice by either party. Upon revocation this ordinance shall be considered repealed and of no effect past, present or future.

203-08. MICHIGAN PUBLIC SERVICE COMMISSION JURISDICTION. Consumers remains subject to the reasonable rules and regulations of the Michigan Public Service Commission applicable to gas service in the Charter Township and those rules and regulations preempt any term of any ordinance of the Charter Township to the contrary.

203-09. REPEALER. This Ordinance No. 203, when enacted, shall repeal and supersede the provisions of any previous Consumers' gas franchise ordinance adopted by the Charter Township including any amendments, and specifically repeals and replaces the original Consumers' gas franchise ordinance adopted by the Charter Township in October 1996, which is hereby declared null and void and of no further force or effect upon the effective date of this ordinance.

203-10. EFFECTIVE DATE. This Ordinance shall be published pursuant to Section 8 of the Charter Township Act, being MCL 42.8(b), by posting in the Office of the Clerk, 3040 N. Prospect Rd., Ypsilanti, 48198, and on the Township website – www.superior-twp.org – with notice of such in the Ann Arbor News, a newspaper of general circulation in the Township, qualified under state law to publish legal notices within 30 days following the final adoption thereof. This Ordinance shall become effective immediately upon said publication and the same shall be recorded in the Ordinance Book of the Township, and such recording authenticated by the signatures of the Supervisor and Clerk.

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Roll Call

Ayes: Supervisor Dabish Yahkind
Trustee Devereaux
Treasurer Lewis
Trustee McKinney
Trustee Greene
Trustee Schwartz
Clerk Robinson

Nays: None

Absent: None

The motion carried unanimously.

12. DISCUSSION

None.

13. BILLS FOR PAYMENT AND RECORD OF DISBURSEMENTS

It was moved by Trustee Schwartz and supported by Trustee Devereaux to approve the bills for payment and the record of disbursements.

Roll Call

Ayes: Supervisor Dabish Yahkind
Trustee Devereaux
Treasurer Lewis
Trustee McKinney
Trustee Greene
Trustee Schwartz
Clerk Robinson

Nays: None

Absent: None

The motion carried unanimously.

14. PLEAS AND PETITIONS

None.

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15. ADJOURNMENT

It was moved by Treasurer Lewis and supported by Trustee Greene to adjourn the meeting. The motion carried unanimously and the meeting adjourned at 9:32 p.m.

Respectfully submitted,

_____ _____

Angela Robinson, Clerk Date

DRAFT

MAY 2026 ASSESSING DEPARTMENT REPORT

TO: Superior Township Board of Trustees

FROM: Paula Calopisis, Assessor

SUBJECT: Assessing Department Activity Report for the June 2026 Meeting
(not a complete list)

The assessor conducted the following business activities during the month of May:

- Announced May 19th that I will be retiring, and that my last day will be June 30th, 2026
- Created new login information to access the MISUITES government website
- Assisted the county and an attorney with a poverty exemption from March Board of Review
- Attended the joint treasurer/assessor meeting which was very informative
- Received the January through April registered deeds from the county and updated the spreadsheet, then forwarded it to the appraisers for entry into the system
- After receiving information from the state, I ran a report that removed the disabled veteran's taxable value from the totals and sent it to the county
- Corrected a legal description after receiving information from a title company
- Assisted residents with split information
- Researched easement information for the Clay Hill Farm
- Worked with the county to create 101 new parcels for The Meadows at Hawthorne Mill subdivision
- We all three began reviewing the 45 day free trial of the new Oblique Imagery mapping system that the county would like us to purchase
- Worked with Washtenaw County Equalization and the Road Commission changing a right of way from a residential ownership to the County Road Commission ownership
- Assisted many residents through email and phone calls

The appraisers conducted the following business activities during the month of March:

- Assisted residents with assessing questions at the counter and on the phone
- Assisted 1 resident with poverty exemption paperwork
- Completed site visits for 22 final building inspections which included new construction
- Received and entered 90 property transfers, principal residence exemptions, and rescinds
- Assisted 1 veteran with exemption paperwork
- Updated the mobile home park ownership records
- Assisted with 3 FOIA requests
- Finalized paperwork for the June 1st deadline
- Prepared a mailing list for the Superior Scenes summer mailing

Building Department Report

6-09-2026

1) New home construction continues at Prospect Pointe West. Phase 3 is near completion, Roads and infrastructure are in place for phase 4.

2) For the Kinsley subdivision, there are 8 finished and occupied homes. There are 4 under construction, and 4 other permits issued.

3) We currently have 10 separate custom homes being built in the Township.

4) There is a new Cranbrook Homes development off Curtis Rd. north of Warren. This is a 17-parcel property with lot size minimums of 5 acres. 1 homes is finished and occupied, 4 are under construction.

5) Woodside Village, south of Geddes off Ridge Rd., is nearing completion. There are 7 under construction, with 5 more to go.

6) There is a new development starting site work on Geddes west of Prospect Pointe West. This is called “The Meadows at Hawthorne Mills”. Pulte Homes is the Builder.

7) As for Blight cases:
   The property at 9400 Geddes is in contempt of court and a Warrant has been issued for the owner.
   The property at 3398 Dixboro has made significant progress. However it is not complete so I have instructed Fred Lucas to file a show cause. Though it is likely that this blight will be cleaned up by the hearing date.

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
May 2026

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Other Building	*$36,471.00*	*$237.00*	*1*
Electrical	*$0.00*	*$5,845.00*	*30*
Mechanical	*$0.00*	*$10,510.00*	*55*
Plumbing	*$0.00*	*$5,730.00*	*26*
Res-Additions (Inc. Garages)	*$500,000.00*	*$3,250.00*	*1*
Res-Manufactured/Modular	*$50,000.00*	*$150.00*	*1*
Res-New Building	*$3,820,409.00*	*$24,833.00*	*7*
Res-Other Building	*$283,148.00*	*$2,098.00*	*16*
Res-Other Non-Building	*$3,708.00*	*$100.00*	*1*
Res-Renovations	*$86,500.00*	*$565.00*	*2*
Totals	***$4,780,236.00***	***$53,318.00***	***140***

Building

Permit #	Contractor	Job Address	Fee Total	Const. Value
PB26-0092	LAWSON DIANE L & GIFFORD	7593 ABIGAIL DR	$251.00	$38,560
Work Description:	Replacing 18'x20' deck with new composite deck, same footprint.			
PB26-0115	CASHMAN BRETT & KIMBERLY	1931 ANDOVER DR	$100.00	$10,748
Work Description:	Installing 50 ft of interior drain. New sump pump. Sump must discharge to storm drain or other approved means.			
PB26-0132	MOURO DENISE L	9663 W AVONDALE CIR	$100.00	$15,000
Work Description:	Repair/Replace rotted portions of existing deck. No change in footprint.			
PB26-0112	SERCEL CHRISTOPHER	8972 BRISTOL CT	$109.00	$16,754
Work Description:	Tear off and re-roof house and attached garage			
PB26-0106	CHAMAS RAED & HOIDA	8903 CHERRY HILL RD	$2,924.00	$449,791
Work Description:	Construct new 1 story SFD on unfinished walk-out basement with 4 car attached garage			
PB26-0107	S E MICHIGAN LAND HOLDIN(	1931 ELIZABETH LN	$100.00	$14,765
Work Description:	Construct an approximately 12'3"x12'3" freestanding composite deck. Guard rail spindle space shall be LESS THAN 4" per R312.1.3 of 2015 Michigan Residential Code.			
PB26-0118	S E MICHIGAN LAND HOLDIN(	1935 ELIZABETH LN	$2,448.00	$376,687
Work Description:	Construct new 2 story SFD on unfinished "garden view" basement with chef's kitchen and 2 car side entry attached garage "Austin" model			
PB26-0104	IACCO ANDREW	6560 FORD RD	$3,250.00	$500,000
Work Description:	Expanding existing SFD. Adding 2,609 SF of living space on 1,490 SF new basement with 2 car attached garage.			
PB26-0113	OSANTOWSKI HOLLY	1514 HARVEST LN	$100.00	$9,976
Work Description:	Tear off and re-roof house and attached garage			
PB26-0129	HP FORECLOSURE SOLUTION I	8648 HEATHER CT	$100.00	$6,418
Work Description:	Tear off and re-roof			
PB26-0127	YOUNG SHAOBO & JAN Z	5533 KARAKUL LN	$100.00	$15,000
Work Description:	Remodel Bonus room over garage. Create theater room. Electrical and Mechanical permit required.			
PB26-0119	CP LAND HOLDINGS LLC	3657 KINSLEY BLVD	$3,108.00	$478,199
Work Description:	Construct new 1 story SFD on unfinished basement with 3 car side entry attached garage "Traditions Series" - Biscayne European Elevation			
PB26-0121	CP LAND HOLDINGS LLC	3727 KINSLEY BLVD	$3,144.00	$483,633
Work Description:	Construct new 2 story SFD on unfinished basement with 144 SF kitchen nook extension and 2 car attached garage "Hampton" model			

PB26-0120	CP LAND HOLDINGS LLC	3731 KINSLEY BLVD	$3,745.00	$576,141

Work Description: Construct new 2 story SFD on unfinished basement with 3 car side entry garage
"Traditions Series" - 'Charleston European' elevation

PB26-0122	CP LAND HOLDINGS LLC	3763 KINSLEY BLVD	$3,906.00	$600,958

Work Description: Construct new 2 story SFD on unfinished basement with 3 car side entry garage.
"Traditions Series" - Sequoia Craftsman Elevation

PB26-0124	GRULKE GALEN E & PATRICIA	1952 MAGGIE LN	$100.00	$11,500

Work Description: Construct new 16'x14' freestanding composite deck

PB26-0123	EDWARDS DELONAKA L & LUI	1958 MAGGIE LN	$410.00	$63,000

Work Description: Construct new in-ground pool. Must provide proper barriers per Section 305 of the International Swimming Pool and Spa code.

PB26-0108	WU ANDREW L & YUEQI	1963 MAGGIE LN	$100.00	$12,500

Work Description: Construct 10'x19' freestanding deck 56" above grade. Guard rails, stairs, and handrails per R512 and R517 of the 2015 Michigan Residential Code.

PB26-0130	TRINITY CONTINUING CARE S	5341 MCAULEY DR	$237.00	$36,471

Work Description: Tear off and Re-roof

PB26-0111	COX GARY	1865 RIDGEVIEW	$150.00	$50,000

Work Description: Install new 24" piers for a new manufactured home.
Installation of a new manufactured home.
Make: Champion
Model: Champion
Year: 2024

PB26-0102	CRANBROOK CUSTOM HOMES,	4970 SADDLERIDGE TRL	$5,558.00	$855,000

Work Description: Construct new single story SFD on partially finished basement with 4 car, side entry attached garage
"Champlain - Custom Plan" model

PB26-0116	GRONDIN JEFFREY & XAVIER I	8606 SOMERSET LN	$100.00	$3,708

Work Description: Installing 2 new jackposts in basement

PB26-0110	DAHABRA RENTALS LLC	1310 STAMFORD RD	$100.00	$12,000

Work Description: Deck replaced without permit. No change in footprint.

PB26-0109	NOLLEN MEGHAN	1439 WEEPING WILLOW CT	$100.00	$12,300

Work Description: Construct 10'x20' freestanding composite deck

PB26-0105	LUCHINI NAN & NIXON DEAN	1695 WEEPING WILLOW CT	$465.00	$71,500

Work Description: Finishing basement adding 1 bedroom and a 1/2 bath

PB26-0103	VAWTWERS KIMBERLY	1982 WHITE OAK LN	$124.00	$19,000

Work Description: Complete tear off, replace 18 squares roof.
Repair double 4" siding & skirt.

PB26-0125	VAWTWERS KIMBERLY	1982 WHITE OAK LN	$100.00	$14,200

Work Description: Tear off roof
Install underlayment
Install new shingles

PB26-0097	EL RAMY YOUSSEF	8408 YORK CT	$100.00	$10,400

Work Description: Install (2) emergency egress windows

PB26-0114	ESTEVA ANAMARIE	8415 YORK CT	$104.00	$16,027

Work Description: Installing 151 LF of interior drain

Total Permits For Type:	**29**
Total Fees For Type:	**$31,233.00**
Total Const. Value For Type:	**$4,780,236**

Report Summary

Population: All Records

Permit.PermitType = Building
AND
Permit.DateIssued in <Previous month> [05/01/26 - 05/31/26]

Grand Total Fees:	**$31,233.00**
Grand Total Permits:	**29**
Grand Total Const. Value:	**$4,780,236**

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
YEAR-TO-DATE REPORT

January 2026 To Date

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Other Building	*$113,081.00*	*$735.00*	*2*
Com/Multi-Family Renovations	*$11,708,726.00*	*$75,716.00*	*7*
Com-Other Non-Building	*$5,000.00*	*$150.00*	*1*
Electrical	*$0.00*	*$32,110.00*	*123*
Mechanical	*$0.00*	*$36,386.00*	*217*
Plumbing	*$0.00*	*$23,495.00*	*110*
Res-Additions (Inc. Garages)	*$803,100.00*	*$5,239.00*	*6*
Res-Manufactured/Modular	*$195,000.00*	*$900.00*	*6*
Res-New Building	*$17,352,493.00*	*$112,789.00*	*32*
Res-Other Building	*$1,119,185.00*	*$8,143.00*	*56*
Res-Other Non-Building	*$44,313.00*	*$366.00*	*3*
Res-Renovations	*$1,462,930.00*	*$9,711.00*	*19*
Totals	***$32,803,828.00***	***$305,740.00***	***582***

CHARTER TOWNSHIP OF SUPERIOR FIRE DEPARTMENT

7999 Ford Road, Ypsilanti, MI 48198 Office (734) 340-3923

MEMO

To: Emily Dabish-Yahkind, Angela Robinson, Lisa Lewis

CC: Kristina Rankin

From: Dan Kimball, Fire Chief

Date: 6/12/2026

Re: Fire Chief/Fire Marshal Activity Report May 2026

The following is the May 2026 activity report for the Fire Chief and Fire Marshal.

FOIA Request: 1

CMS Reporting: 1

Meetings Attended: Department Head meetings. Washtenaw Area Mutual Aid monthly meeting. Township Baord Meeting, HVA/Dispatch meeting, HUVCO meeting, Officers Meeting, Swift water rescue meeting, Delivered E 11-2 to mechanic, Assistance to Firefighters grant (AFG) for Air packs, New Fire Truck inspection, Report to FEMA SAFER grant, Fire Truck committee meetings

Code Review: 23

Knox Box Inspection: 3

Training: Leadership Symposium

Food truck Inspections: 3

Burn Permits Issued: 1

Investigations: 3

Fire Inspections: 5

Building Inspections: 4

ESO reporting meeting: 2

Fire Marshal Dan Kimball

Total calls for service: May 2026: 125

Total calls for service for the year 2026: 657

Property Loss by Fire: $0

Mutual Aid Given: 19

Mutual Aid Received: 29

Respectfully Submitted,

Dan Kimball, Fire Chief

Filter statement

Filters **Incident onset** 5/1/26 to 5/31/26 | **Incident status** Locked

Incident Types (NERIS)

Count of Incidents	Count of Medical Incidents...	Count of Fire Incidents (Pri...	Count of Other Incidents (...	Mutual Aid Given or Receiv...
Count of Incidents	Count of EMS Calls	Count of Fire Calls	Count of Other Calls	Aid Given
125	80	9	36	19
Count of Exposures **0**	Percent of EMS Calls **64.00%**	Percent of Fire Calls **7.20%**	Percent of Other Calls **28.80%**	Aid Received **29**

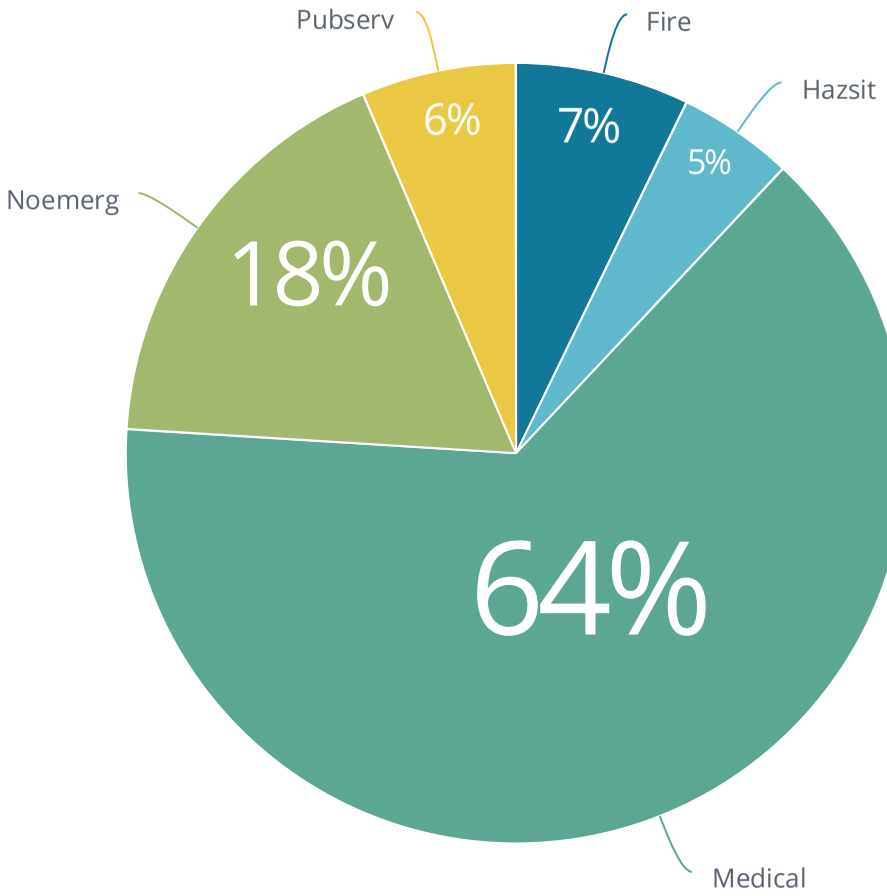
Incident Types (NERIS)

Jun 7, 2026 6:27:25 PM Fire Incidents (NERIS)

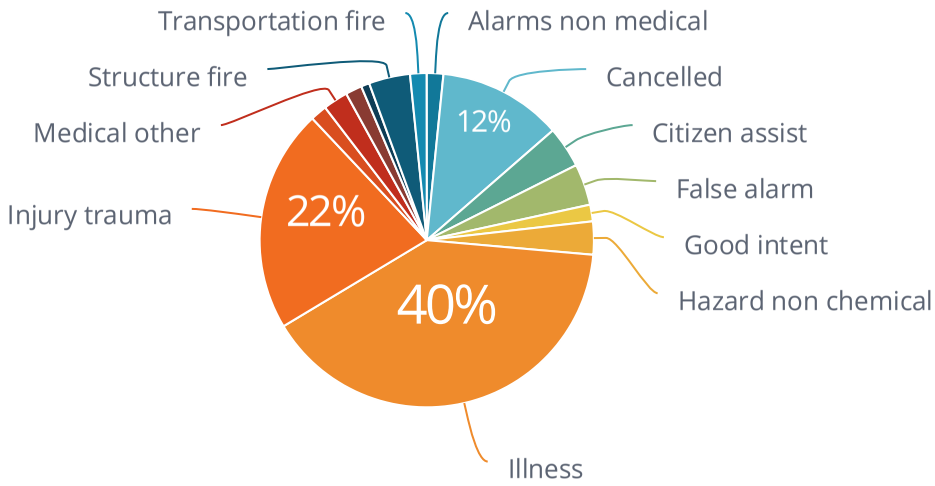
Filter statement

Filters **Incident onset** 5/1/26 to 5/31/26 | **Incident status** Locked

Primary Incident Type by Category



Primary Incident Types by Subcategory



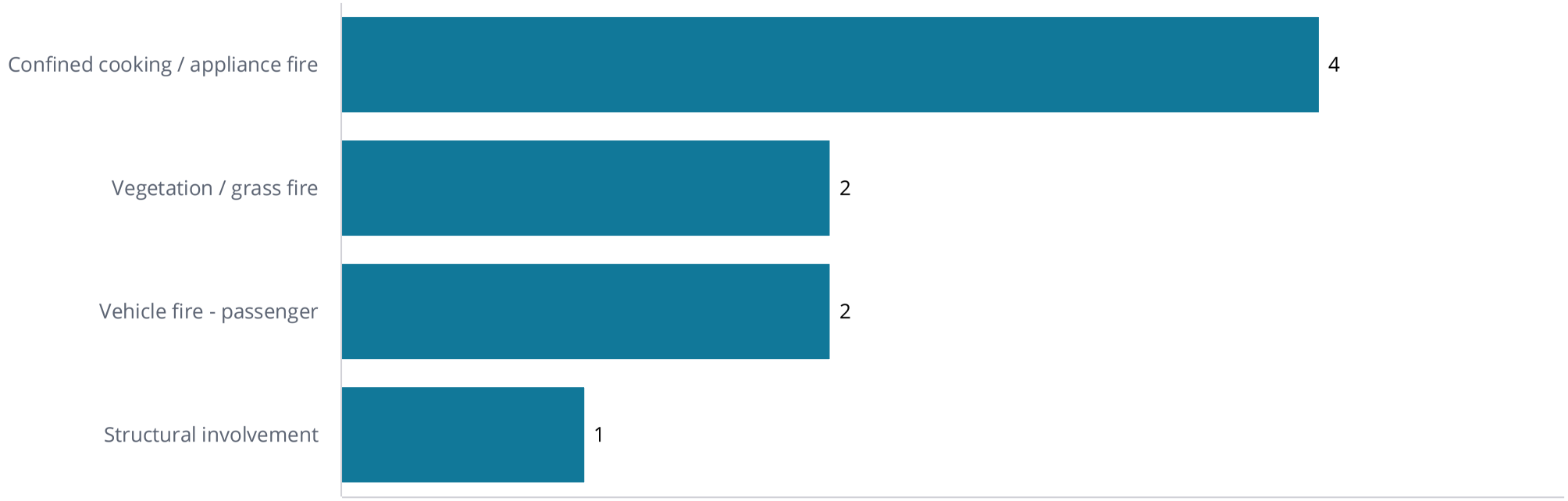
Incident Types (NERIS)

Jun 7, 2026 6:27:25 PM Fire Incidents (NERIS)

Filter statement

Filters **Incident onset** 5/1/26 to 5/31/26 | **Incident status** Locked

Count of Fire Incidents



Incident Types (NERIS)

Jun 7, 2026 6:27:25 PM Fire Incidents (NERIS)

Filter statement

Filters **Incident onset** 5/1/26 to 5/31/26 | **Incident status** Locked

Primary Incident Types (by month)

Primary Incident Type	Incidents	
	05/2026	Grand Total
Abdominal pain / problems	3	
Accidental alarm	3	
Allergic reaction / stings	1	
Altered mental status	1	
Assault	6	
Breathing problems	6	
Cancelled	15	
Carbon monoxide / other inhalation injury	1	
Cardiac arrest	1	
Chest pain (non-trauma)	5	
Citizen assist / service call	2	
Confined cooking / appliance fire	4	
Convulsions / seizures	2	
Electrical hazard / short circuit	1	
Fall	13	
Fire / smoke alarm	2	
Hemorrhage / laceration	1	
Lift assist	2	

Additional Incident Types (by month)

Additional Incident Type	Incidents	
	05/2026	Grand Total
Unconscious victim	1	1
Grand Total	1	1

Incident Types (NERIS) Jun 7, 2026 6:27:25 PM Fire Incidents (NERIS)

Filter statement

Filters **Incident onset** 5/1/26 to 5/31/26 | **Incident status** Locked

Incident Details

Incident Number	Onset Date	Onset Time	Street Address	Incident Type	Additional Incident Ty
4284748	5/1/26	12:19	1900 N Harris Road	Accidental alarm	N\A
4284811	5/1/26	15:15	1736 Cardiff Row	Fall	N\A
4284623	5/1/26	05:05	3792 Pontiac Trail	Move-up	N\A
4285005	5/2/26	00:12	N Dixboro Road	Motor vehicle collision	N\A
4285409	5/3/26	00:12	510 Villa Drive	Smoke investigation	N\A
4285434	5/3/26	02:34	8932 Macarthur Boulevard	Unknown problem (medical)	N\A
4286008	5/4/26	11:32	Plymouth Road	Motor vehicle collision	N\A
4285582	5/3/26	12:42	1156 Georgina Drive	Confined cooking / appliance fire	N\A
4285769	5/3/26	20:30	4200 Whitehall Drive	Confined cooking / appliance fire	N\A
4286232	5/4/26	21:00	Leforge Road	Motor vehicle collision	N\A
4286274	5/4/26	22:48	8912 Macarthur Boulevard	Assault	Unconscious victim
4286181	5/4/26	18:32	10	Motor vehicle collision	N\A
4286644	5/5/26	20:44	8574 Avon Court	Fall	N\A
4286359	5/5/26	07:41		Person in distress	N\A
4286912	5/6/26	14:12	3168 N Prospect Road	Vegetation / grass fire	N\A
4286851	5/6/26	11:28	6515 Cherry Hill Road	Medical alarm	N\A
4287039	5/6/26	19:53	9042 Macarthur Boulevard	Allergic reaction / stings	N\A
4287080	5/6/26	21:48	1515 Ridge Road	No appropriate choice (medical response)	N\A
4287231	5/7/26	09:57	5341 Mcauley Drive	Fall	N\A

Superior Charter Township Parks & Recreation Commission
Regular Meeting
April 27, 2026

Approved Minutes

1. Call to Order
   The meeting was called to order by Chair Nahid Sanii-Yahyai at 6:32 pm.

2. Roll Call
   Park Commissioners present: Nahid Sanii-Yahyai, Martha Kern-Boprie, Jack Smiley, Sharon Bryant-Phillips, Curtis Freeman, Matthew Yahyai

   Park Commissioners absent: Greg Vessels

   Others present: Juan Bradford, Parks & Recreation Director; Willy Secrest, Brenda Baker

3. Flag Salute
   Chair Nahid Sanii-Yahyai led those assembled in the Pledge of Allegiance to the Flag.

4. Agenda Approval
   It was moved by Curtis Freeman and supported by Matthew Yahyai to approve the agenda as drafted. The motion carried.

5. Prior Meeting Minutes Approval
   A. March 23, 2026
      It was moved by Curtis Freeman and supported by Matthew Yahyai to approve the minutes of March 23, 2026, as drafted. Jack Smiley requested corrections to the text in New Business Item C. In the second sentence of the first paragraph, insert the words “for the closing” after the words “title company” so that the sentence reads “…into an escrow account with the title company for the closing.” In the third and final sentence of the first paragraph delete the words “escrow deposit” after the words “release the $102,000.00” so the sentence reads “…the MDNR will release the $102,000.00 back to Superior Township.” These changes were acceptable to the maker and supporter of the motion. The motion carried and the minutes were approved with the noted changes.

6. Citizen Participation
   Willy Secrest informed the Park Commission he is preparing the obituary for Ellen Kurath covering the 61 years she lived in Superior Township. Ellen’s brother prepared the portion of her obituary covering the years before she moved to Superior Township.

7. Reports
   A. Chairperson
      Nahid Sanii-Yahyai reported she attended the Superior SPOT meeting on March 28 in Fireman’s Park after the Easter Egg Hunt. SPOT is a gathering about community events. Not many people attended on March 28. She attended a meeting at Moonwinks Café in Dixboro along with State Representative Jason Morgan and Township Supervisor Emily Dabish-Yahkind. She also attended the Township Board meeting on April 20.

   B. Director’s Report
      Juan Bradford submitted a written report. He added to it news that Blue Sky Tennis had eight children walk over from Sycamore Meadows to Community Park and enroll in the free tennis lessons provided on Sunday, April 26. Blue Sky Tennis also participated in Kite and Rocket Day, providing a temporary tennis net, rackets and balls and many children had fun playing tennis.

C. Board Liaison
No report.

D. Board Meeting Attendee
Sharon Bryant-Phillips was scheduled to attend the April 20 Township Board meeting, but did not attend. Martha Kern-Boprie and Nahid Sanii-Yahyai did attend the meeting. Martha reported that two firefighters were hired, the new fire chief was confirmed and two employees in the Utility Department were hired. Contracts were approved for grass cutting of township properties, both lawns abutting the non-motorized paths and other municipal properties. A "Transient and Amusement Enterprise" permit was approved for the Willow Run Acres farm stand, with the condition that all produce sold must come from external suppliers until soil testing is complete, and confirmed safe to grow produce for human consumption. Soil testing agreements were approved. She also reported that she sent a memo to the Township Board informing that board of the Park Commission's action to authorize taking the $102,000.00 deposit on purchase of 162 acres of the Birdsong Preserve from the Park Fund Balance, which will be reimbursed to the township by the Michigan Department of Natural Resources after closing. The Township Board accepted the memo as a communication, but did not take any action on the memo's request. Martha spoke during Pleas and Petitions to ask what the status was of the Township Board's position on this endeavor. Township Supervisor Emily Dabish-Yahkind replied discussions and review by the township's legal counsel and Juan Bradford were underway, and she expected resolution would occur within a few months.

E. Park Steward – No report. Juan Bradford will reach out to someone that may be interested in serving as Park Steward. Martha Kern-Boprie asked that the person attend a Park Commission meeting to introduce themselves and tell the commission why they are interested in serving.

F. Safety
Juan Bradford reported there were no accidents or injuries in the past month.

It was moved by Sharon Bryant-Phillips and supported by Martha Kern-Boprie to receive the reports. The motion carried.

8. Communications
   A. May 2026 Full Moon Forest Immersion
   B. C2PST April 2026 Infographic
   C. Blue Sky Tennis: Try Tennis Program
   D. Oakbrook Sports
   E. Dixboro Digest

It was moved by Martha Kern-Boprie and supported by Matthew Yahyai to receive the communications. During discussion, Nahid Sanii-Yahyai asked that in the future, the full name of a communication be listed in the agenda, rather than an abbreviation such as C2PST. The motion carried.

9. Old Business
   A. Birdsong Nature Preserve Update
   Jack Smiley reported that signatures and approval action by the City of Ann Arbor are needed before closing can take place. The City of Ann Arbor will meet in May on this issue. A letter from the National Fish and Wildlife Service was issued in February, but later amended. This may impact the closing date.

   B. Roadside Clean-up Day: new date
   The Roadside Clean-up Day has been rescheduled to Saturday May 9 from 9:00 am to 1:00 pm. Check-in and the lunch will be held at the township hall.

C. Disc Golf Course (Squatch Creek)
The Disc Golf Course is nearly complete, thanks to the many hours contributed by volunteer Steve Albert. It will be a 9 hole course. The completed course with all equipment installed will probably be ready by mid-June. Juan Bradford informed the park commission that a grant of $7,500.00 from Greater Metropolitan Association of Realtors (GMAR) was awarded to help fund the disc golf course. Steve Albert has suggested naming the disc golf course "Squatch" which is a shortened form of Sasquatch. Sharon Bryant-Phillips suggested naming the course "Sasquatch".

10. New Business
    A. Bird Watching for Beginners on May 9: Volunteers
    The Bird Watching for Beginners event is scheduled on May 9 in Cherry Hill Nature Preserve (CHNP). This is the same day as the Roadside Clean-up. One park commission volunteer would be helpful to get the Bird Watching event started. This volunteer should be at CHNP by 9:30 am. Once the group starts walking with the leader, the park commission volunteer could leave and go to township hall to help with the Roadside Clean-up. None of the park commissioners volunteered.

    B. 2028-2032 Parks, Recreation & Open Space Master Plan Proposal
    The 2028-2032 Parks, Recreation & Open Space Master Plan for 2028 – 2032 will be prepared in 2027. A proposal for professional services in developing the 2028-2032 plan was submitted by Carlisle-Wortman Associates. The proposal contains a detailed timeline and project cost of $22,120.00. A consensus of the Park Commissioners was to defer detailed discussion of this project and proposal to later in 2026. Jack Smiley noted that he thought the Township Board should absorb at least some of the cost.

11. Bills for Payment
    It was moved by Martha Kern-Boprie and supported by Curtis Freeman to approve payment of the bills totaling $40,241.55 through April 27, 2026. The motion carried.

12. Financial Statements
    A. March 2026 Revenue & Expenditure Report PRE-AUDIT
    B. March 2026 Balance Sheet PRE-AUDIT
    It was moved by Curtis Freeman and supported by Sharon Bryant-Phillips to receive the March 2026 financial reports. The motion carried.

13. Pleas and Petitions
    There were none.

14. Adjournment
    It was moved by Matthew Yahyai and supported by Curtis Freeman to adjourn at 7:10 pm. The motion carried.

Submitted by,
Martha Kern-Boprie
Park Commissioner and Secretary

MEMO

TO: Superior Charter Township Board of Trustees

FROM: Michelle Marin, Planning & Zoning Administrator

RE: Planning & Zoning Department Report

DATE: June 1, 2026

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

HYUNDAI COOLING SYSTEM

Background: In May 2026, the applicant submitted a site plan for a cooling tower and water pump building on an existing lawn area between the principal building and parking. The site plan is subject to administrative review and approval. Planning, engineering, and fire department reviews are ongoing.

DTE GRENADA SUBSTATION

Update: The preliminary site plan and conditional use application is expected to reappear on the June or July Planning Commission meeting agenda. OHM reviewed the environmental reports and subconsultants reviewed the noise and EMF studies provided by DTE. The applicant submitted revised plans on April 6, 2026 and indicated that another plan submission is forthcoming.

Background: 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.

CLAY HILL COMMUNITY FARM AND GARDEN

Update: None.

Background: 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 that substantially deviated from the approved area plan. As such, the applicant is applying for an area plan amendment as well as site plan approval.

A public hearing for the area plan amendment was held at the April 22nd Planning Commission meeting. Following the Planning Commission recommendation, the Board postponed action on the area plan amendment at the May 2026 Board meeting.

TIMBER CREEK AREA PLAN

Update: None.

Background: 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.

After a public hearing and lengthy discussion at the regular April meeting, the Planning Commission held a special meeting at the applicant's request on May 6, 2026 to adopt a resolution recommending approval to the Township Board of the proposed area plan for the Timber Creek Flats.

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. A public open house to educate folks on the zoning ordinance occurred on April 23rd 6:30 – 8pm at the Library. Following internal discussions with individual board members and additional public feedback, a second Board of Trustees work session to discuss the zoning ordinance update is scheduled for June 15th at 5:30pm.

THE MEADOWS AT HAWTHORNE MILLS

Update: Pre-construction meeting held in May 2026.

Background: 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 Development Agreement was approved by the Board of Trustees at the August 2025 meeting, conditioned upon finalizing the Right-of-Way Dedication which was finalized in early 2026.

TRINITY HEALTH – ER ADDITION/RENOVATION

Update: Construction began in April 2026.

Background: 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.

PROSPECT POINTE WEST

Update: Construction on Phase 3 is ongoing.

Background: 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 28, 2025, 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

Update: Construction has not yet begun.

Background: 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.

HYUNDAI FUEL LOADING SYSTEM

Update: Construction began on the project in September 2025.

Background: 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.

GARRETT'S SPACE

Update: Site work ongoing.

Background: 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. 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 19, 2025.

BROOKWOOD

Update: Development Agreement was drafted and sent to applicant for review. Pre-construction meeting not yet scheduled. SESC and WCWRC permits required prior to scheduling pre-con meeting.

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 Final Site Plan for Brookwood Estates (STPC #23-05) was approved by the Planning Commission at the May 2025 meeting. The engineering plans have been reviewed by OHM.

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 May 2026 meeting was canceled due to a lack of agenda items. The June meeting has similarly been canceled.

PLANNING COMMISSION

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 2/28/2029)
- 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 2/28/2029)
- Curt Wolf (Term expires 1/01/2028)

OTHER BUSINESS/NEWS

1) Michelle Marin of Carlisle Wortman Associates (CWA) reviewed and approved 24 Certificates of Zoning Compliance and Burn Permits in May.

   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. She prepared the packet and staffed the May Planning Commission meeting. Michelle works with Accounts Payable to ensure all escrow accounts are balanced at the end of each month. Michelle also began using the PZE module on BS&A to track all development projects and zoning permits.

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.

Utility Department Memorandum

To: Superior Township Board of Trustees
From: Mary Burton, Utility Director
Date June 15, 2026
Re: Utility Department Report

- **Sycamore Sewer Back-up:**
  There was sewer back-ups reported at two buildings at the Sycamore Meadows apartment complex during May and early June. Since this is private property, maintenance and repairs for sewer/water are the owner's responsibility. The Utility Department was able to provide underground infrastructure maps of the mains to management and Washtenaw County. The mains have been jetted and cleaned out of blockage and debris.

- **Water Service Leak:**
  A water service leak was reported on June 5th for Oxford Ct. Maintenance crews were able to throttle down gate valves to maintain water pressure. The repair was completed on June 8th and all water service has been restored to normal.

- **Hydrant Painting:**
  Fire hydrant painting for several subdivisions will begin this month and continue throughout the Summer. Brookside and Oak Brook are scheduled to be the first subdivisions for the paint jobs.

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road Ypsilanti, MI 48198
Telephone (734) 482-6099 Fax (734) 482-3842
Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Sarah Devereaux

DATE SUBMITTED: 6/3/26

BOARD MEETING DATE: 6/15/26

ITEM TITLE: Beautification Committee Board of Trustees Report (June)

TYPE OF AGENDA ITEM (SELECT ONE):

☐ Resolution ☐ Discussion ☐ Presentation ☐ Appointment
☐ First Reading ☐ Policy Amendment ☐ Ordinance Amendment
☑ Other Reports

DESCRIPTION OF ITEM/RESOLUTION:
Provide a clear/concise summary of the item being presented.

Monthly report on the activities and progress for the Beautification Committee.

REQUESTED BOARD ACTION:
Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

None, visibility only

BACKGROUND/JUSTIFICATION:
Provide relevant history, previous board actions, community input, or project developments.

The Board has requested regular reports and the Beautification Committee is reporting monthly so the Board stays informed.

IMPACT ON TOWNSHIP BUDGET (if applicable):

None

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:
List any departments or external entities responsible for or impacted by this item.

Building Department (Blight Assessment & Enforcement)
Parks & Rec (Roadside Cleanup)

DEADLINES OR URGENCY (if applicable):
Include any timelines, deadlines or reasons for urgency.

N/A

SUPPORTING DOCUMENTS ATTACHED:
Include number of attachments and a brief title of each file.

None

CONTACT PERSON FOR QUESTIONS:

Name: Sarah Devereaux

Title: Township Trustee

Phone: 734353-0389

Email: sdevereaux@superior-twp.org

Submit this form as part of one (1) combined PDF — Submission Form, Resolution, and Supporting Documents — and email it to the Clerk's Office within the applicable deadline. Send to: arobinson@superior-twp.org, CC: sizzo@superior-twp.org, krankin@superior-twp.org, and edy@superior-twp.org

Beautification Committee BoT Update

June 2026 | Prepared by: Trustee Sarah Devereaux

Committee Membership

- Interviews have been completed for **three applicants** — two community applicants and one Board nomination. All three applicants are included in the June Board of Trustees packet for consideration and **formal approval.**
- A new application cycle is now open. **Five seats remain** to be filled. The current cycle closes **June 30, 2026**. Applications are accepted on a rolling basis thereafter until all seats are filled.

Documentation & Tracking

- The committee has launched a **Master Blight Tracker** to centralize all blight cases reported by Township staff, Beautification volunteers, and residents. The tracker ensures consistent and accurate reporting on an ongoing basis.
- Blight assessments continue in the field with volunteers Brenda McKinney and Laurette Walsh, who filed **23 reports in May**. Additional days in the field are scheduled for June.
- Action has been taken on a longstanding blight case at **955 E. Clark Rd.** The committee has completed a site visit, documented the violations, and agreed to a remediation plan with the property owner. The Board will be kept informed of progress on this case.
- Residents may notice vehicles with a “Beautification Volunteer” car magnet driving slowly through neighborhoods — these are our volunteers conducting field assessments on behalf of the committee.
- The Committee is working with the Deputy Supervisor and Building Department to **streamline and standardize processes for addressing blight** after it is reported. A progress report will be included in the July Board meeting.

Township Website

- The Township website has been updated with a **dedicated Beautification Committee section**, providing residents with a central resource for committee information, forms, and updates.
- Additional information about the committee’s activities, initiatives, and progress is also available at www.BeautifySuperior.com.

Events & Outreach

- The annual roadside cleanup was a **tremendous success**: volunteers filled **117 bags** with an estimated **5,000 lbs of trash** across the Township. Our roadsides are looking great, and we are grateful to every volunteer who participated.
- The committee is exploring ways to make roadside cleanups a more regular activity, with additional dates and a flexible individual cleanup option available throughout the year.
- We are drafting a **cleanup playbook** to document our processes and scale the model to other communities. We have already received interest from residents in Ann Arbor, Canton, Plymouth, and Saline.

- The Beautification Committee will host a **booth at Superior Day**, engaging with residents and sharing information about the committee's goals, upcoming initiatives, and how neighbors can get involved.
- We are **recruiting volunteers on an ongoing basis** — there is something for everyone, no minimum contribution requirement, and plenty of ways to make a real impact while having fun doing it. Residents interested in getting involved are encouraged to sign up through the Township website, or via www.BeautifySuperior.com.

GENERAL BANK - APRIL 2026 RECONCILIATION

Fund Account	Description	Beginning Balance 04/01/2026	Total Debits	Total Credits	Ending Balance 04/30/2026
Fund 101 GENERAL					
001.001	CHASE 5503 - DAILY OPERATING CHECKING	$ 479,404.17	$ 274,778.75	$ 416,872.16	$ 337,310.76
Fund 203 SIDE STREET MAINTENANCE					
001.001	CHASE 5503 - DAILY OPERATING CHECKING	$ 361.74	$ 0.35	$ -	$ 362.09
Fund 211 LEGAL DEFENSE FUND					
001.001	CHASE 5503 - DAILY OPERATING CHECKING	$ 25,787.52	$ 24.78	$ -	$ 25,812.30
Fund 219 STREET LIGHT FUND					
001.001	CHASE 5503 - DAILY OPERATING CHECKING	$ 8,777.16	$ 0.04	$ 8,734.70	$ 42.50
Fund 249 BUILDING					
001.001	CHASE 5503 - DAILY OPERATING CHECKING	$ 85,178.57	$ 115,250.88	$ 22,669.77	$ 177,759.68
Fund 266 LAW ENFORCEMENT FUND					
001.001	CHASE 5503 - DAILY OPERATING CHECKING	$ 217,064.33	$ 79,969.30	$ 152,297.99	$ 144,735.64
Fund 508 PARKS & RECREATION					
001.001	CHASE 5503 - DAILY OPERATING CHECKING	$ 67,275.12	$ 28,795.42	$ 30,256.22	$ 65,814.32
	TOTAL - ALL FUNDS	$ 883,848.61	$ 498,819.52	$ 630,830.84	$ 751,837.29

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Bank Balance per statement	$749,875.16
Outstanding Checks	-$753.87
Deposits/CC in Transit	$2,034.00
Misc Items	$682.00
Total	**$751,837.29**

Fund 101 GENERAL

GL Number	Description	PERIOD ENDED 04/30/2025	PERIOD ENDED 04/30/2026
*** Assets ***			
Cash			
101-000-001.001	CHASE 5503 - DAILY OPERATING CHECKING	605,083.39	337,310.76
101-000-001.002	HUNT 0768 CHK - DIXBORO SCHOOL HOUSE	12,520.41	0.00
101-000-001.003	HUNT 6873 HYB - FIRE INSURANCE WITHHOLD	9,657.32	9,642.32
101-000-001.004	COMERICA 9108 CHKG - CREDIT CARDS	5,106.58	5,636.75
101-000-001.005	COMERICA 5286 CHKG - ACCRUED ABSENCES	19,427.33	19,427.33
101-000-001.009	HUNT 4758 CHK - ARPA	0.00	36,777.45
101-000-002.002	COMERICA 6074 JFUND DIXBORO SCHOOL HOUSE	26,859.83	27,914.18
101-000-004.001	PETTY CASH	100.00	100.00
101-000-004.002	REGISTER DRAWER CASH	300.00	500.00
101-000-009.000	MICHIGAN CLASS -0002	0.00	560,961.60
101-000-009.001	MICHIGAN CLASS -0006 ARPA	0.00	723,259.68
Cash		679,054.86	1,721,530.07
Accounts Receivable			
101-000-020.001	A/R - TAXROLL REVENUE	28,186.43	13,983.31
101-000-040.001	A/R - CABLE FEES AT&T AND COMCAST	175,372.87	159,187.66
101-000-040.002	A/R - OTHER	228,352.14	140,050.16
101-000-078.001	A/R - STATE OF MICHIGAN	30,000.00	0.00
101-000-078.003	A/R - STATE OF MICHIGAN EVIP	45,697.00	46,206.00
101-000-089.001	A/R - HCSP FORFEITURE RECEIVABLE	41,553.00	9,004.50
Accounts Receivable		549,161.44	368,431.63
Fixed Assets			
101-000-188.000	LEASE RECEIVABLE - LONG TERM	366,724.00	0.00
Fixed Assets		366,724.00	0.00
Other Assets			
101-000-056.000	A/R - ACCRUED INCOME	90.48	79.62
101-000-062.000	LEASE RECEIVABLE - CURRENT	13,837.00	0.00
101-000-123.000	PRE-PAID EXPENSES MISC.	256.28	379.76
101-000-123.050	PREPAID INSURANCE	28,872.65	31,566.97
Other Assets		43,056.41	32,026.35
Due From Other Funds			
101-000-084.203	DUE FROM SIDE STREET MAINTENANCE	0.00	14,000.00
101-000-084.206	DUE FROM FIRE FUND	0.00	222,034.24
101-000-084.249	DUE FROM BUILDING FUND	0.00	82,620.72
101-000-084.266	DUE FROM LAW FUND	0.00	213,428.00
101-000-084.508	DUE FROM PARK FUND	0.00	76.83
101-000-084.592	DUE FROM UTIL	959.88	107,211.70
101-000-084.701	DUE FROM TRUST & AGENCY	3,112.00	0.00
101-000-084.704	DUE FROM PAYROLL FUND	4,937.79	203,923.14
Due From Other Funds		9,009.67	843,294.63
Total Assets		**1,647,006.38**	**2,965,282.68**
*** Liabilities ***			
Accounts Payable			
101-000-202.000	A/P - VENDORS	38,367.71	61,208.86
101-000-202.200	A/P - CREDIT CARD ACCOUNT	1,730.65	1,842.84
Accounts Payable		40,098.36	63,051.70
Liabilities-ST			
101-000-237.001	FIRE INSURANCE WITHHOLD PROGRAM	9,500.00	9,500.00
101-000-257.000	ACCURED WAGES PAYABLE	40,157.00	13,595.41
101-000-258.001	ACCRUED TAXES PAYABLE	0.00	2,184.68
101-000-260.000	ACCRUED PTO	3,333.00	0.00
Liabilities-ST		52,990.00	25,280.09

Fund 101 GENERAL

GL Number	Description	PERIOD ENDED 04/30/2025	PERIOD ENDED 04/30/2026
	*** Liabilities ***		
	Liabilities-LT (under 1 year)		
101-000-360.000	DEFERRED REVENUE	0.00	763,005.95
	Liabilities-LT (under 1 year)	0.00	763,005.95
	Liabilities-LT (over 1 year)		
101-000-361.000	DEFERRED INFLOW - LEASES	363,316.00	0.00
101-000-362.000	DEFERRED INFLOW - UNAVAILABLE REVENUE	0.00	6,050.16
	Liabilities-LT (over 1 year)	363,316.00	6,050.16
	Due To Other Funds		
101-000-214.206	DUE TO FIRE FUND	35.00	0.00
101-000-214.592	DUE TO UTILITY FUND	0.00	409.69
101-000-214.704	DUE TO PAYROLL FUND	0.00	(17.00)
	Due To Other Funds	35.00	392.69
	Total Liabilities	**456,439.36**	**857,780.59**
	*** Fund Balance ***		
	Unassigned		
101-000-380.000	FUND BALANCE - COMMITTED FOR ARPA PROJ	0.00	683,836.32
101-000-390.000	FUND BALANCE - UNDESIGNATED	524,172.41	(80,538.67)
	Unassigned	524,172.41	603,297.65
	Assigned		
101-000-385.001	FUND BALANCE - DIXBORO SCHOOL HOUSE	38,966.28	40,220.21
101-000-385.002	FUND BALANCE - NM TRAILS MAINT.	30,193.74	9,891.80
101-000-385.003	FUND BALANCE - RIGHT OF WAY	26,915.76	38,571.64
101-000-385.004	FUND BALANCE - ACCRUED ABSENCES	71,733.11	0.00
101-000-385.005	FUND BALANCE - TREE PRESERVATION FUND	241,425.00	241,425.00
	Assigned	409,233.89	330,108.65
	Committed		
	Committed	0.00	0.00
	Total Fund Balance	**933,406.30**	**933,406.30**
	Beginning Fund Balance	**933,406.30**	**933,406.30**
	Net of Revenues VS Expenditures - 2025		**1,136,505.62**
	***2025 End FB/2026 Beg FB**	**2,069,911.92**	
	Net of Revenues VS Expenditures - Current Year	**257,160.72**	**37,590.17**
	Ending Fund Balance	**1,190,567.02**	**2,107,502.09**
	Total Liabilities And Fund Balance	**1,647,006.38**	**2,965,282.68**

* Year Not Closed

Fund 203 SIDE STREET MAINTENANCE

GL Number	Description	PERIOD ENDED 04/30/2025	PERIOD ENDED 04/30/2026
	*** Assets ***		
	Cash		
203-000-001.001	CHASE 5503 - DAILY OPERATING CHECKING	12,822.50	362.09
	Cash	12,822.50	362.09
	Accounts Receivable		
203-000-020.000	A/R - TAXROLL REVENUE	25,436.00	51,937.73
	Accounts Receivable	25,436.00	51,937.73
	Total Assets	**38,258.50**	**52,299.82**
	*** Liabilities ***		
	Accounts Payable		
	Accounts Payable	0.00	0.00
	Liabilities-LT (under 1 year)		
203-000-360.000	DEFERRED REVENUE	0.00	26,501.73
	Liabilities-LT (under 1 year)	0.00	26,501.73
	Due To Other Funds		
203-000-214.101	DUE TO GENERAL FUND	0.00	14,000.00
	Due To Other Funds	0.00	14,000.00
	Total Liabilities	**0.00**	**40,501.73**
	*** Fund Balance ***		
	Unassigned		
203-000-390.000	FUND BALANCE - UNDESIGNATED	12,822.50	12,822.50
	Unassigned	12,822.50	12,822.50
	Total Fund Balance	**12,822.50**	**12,822.50**
	Beginning Fund Balance	**12,822.50**	**12,822.50**
	Net of Revenues VS Expenditures - 2025		**(1,028.02)**
	***2025 End FB/2026 Beg FB**	**11,794.48**	
	Net of Revenues VS Expenditures - Current Year	**25,436.00**	**3.61**
	Ending Fund Balance	**38,258.50**	**11,798.09**
	Total Liabilities And Fund Balance	**38,258.50**	**52,299.82**

* Year Not Closed

Fund 206 FIRE OPERATING FUND

GL Number	Description	PERIOD ENDED 04/30/2025	PERIOD ENDED 04/30/2026
	*** Assets ***		
	Cash		
206-000-001.001	HUNT 6014 - DAILY OPERATING CHECKING	1,518,744.56	57,443.94
206-000-002.001	COMERICA 5587 J-FUND - ACCRUED ABSENCES	482,685.42	501,629.37
206-000-002.002	COMERICA 5588 J-FUND - DAILY OPERATING	673,876.20	700,323.94
206-000-009.000	MICHIGAN CLASS - 0003	918,171.06	2,483,288.13
206-000-017.001	HUNT 4740 - GOVERNMENT T-BILLS	2,624.45	2,728.48
206-000-017.002	COMERICA - GOVERNMENT T-BILLS	305,298.69	0.00
	Cash	3,901,400.38	3,745,413.86
	Accounts Receivable		
206-000-020.000	A/R - TAXROLL REVENUE	123,492.38	224,628.49
206-000-089.001	A/R - HCSP FORFEITURE RECEIVABLE	2,119.00	0.00
	Accounts Receivable	125,611.38	224,628.49
	Other Assets		
206-000-056.000	A/R - ACCRUED INCOME	3,894.69	3,427.57
206-000-123.000	PRE-PAID EXPENSES MISC.	802.50	1,888.49
206-000-123.050	PREPAID INSURANCE	58,233.53	51,470.78
206-000-126.000	UNREALIZED GAINS/LOSSES	44,432.88	0.00
	Other Assets	107,363.60	56,786.84
	Due From Other Funds		
206-000-084.101	DUE FROM GENERAL FUND	35.00	0.00
206-000-084.704	DUE FROM PAYROLL FUND	103.36	0.00
	Due From Other Funds	138.36	0.00
	Total Assets	**4,134,513.72**	**4,026,829.19**
	*** Liabilities ***		
	Accounts Payable		
206-000-202.000	A/P - VENDORS	7,954.63	56,412.25
	Accounts Payable	7,954.63	56,412.25
	Liabilities-ST		
206-000-257.000	ACCURED WAGES PAYABLE	74,747.00	22,931.88
206-000-258.001	ACCRUED TAXES PAYABLE	0.00	5,402.16
206-000-260.000	ACCRUED PTO	28,503.00	0.00
	Liabilities-ST	103,250.00	28,334.04
	Liabilities-LT (under 1 year)		
	Liabilities-LT (under 1 year)	0.00	0.00
	Liabilities-LT (over 1 year)		
206-000-339.000	DEFERRED REVENUE	0.00	3,342,723.45
	Liabilities-LT (over 1 year)	0.00	3,342,723.45
	Due To Other Funds		
206-000-214.101	DUE TO GENERAL FUND	0.00	222,005.33
206-000-214.704	DUE TO PAYROLL FUND	0.00	(59.50)
	Due To Other Funds	0.00	221,945.83
	Total Liabilities	**111,204.63**	**3,649,415.57**
	*** Fund Balance ***		

Fund 206 FIRE OPERATING FUND

GL Number	Description	PERIOD ENDED 04/30/2025	PERIOD ENDED 04/30/2026
	*** Fund Balance ***		
	Unassigned		
206-000-390.000	FUND BALANCE - UNDESIGNATED	839,835.49	1,381,300.03
	Unassigned	839,835.49	1,381,300.03
	Assigned		
206-000-385.000	FUND BALANCE - BUILDING RESERVE	471,875.84	471,875.84
206-000-385.001	FUND BALANCE - TRUCK RESERVE	12,084.19	12,084.19
206-000-385.002	FUND BALANCE - ACCRUED ABSENCES	541,464.54	0.00
206-000-385.003	FUND BALANCE - BOND PAYMENT RESERVE	123,160.30	123,160.30
	Assigned	1,148,584.87	607,120.33
	Total Fund Balance	**1,988,420.36**	**1,988,420.36**
	Beginning Fund Balance	**1,988,420.36**	**1,988,420.36**
	Net of Revenues VS Expenditures - 2025		**(164,301.13)**
	***2025 End FB/2026 Beg FB**	**1,824,119.23**	
	Net of Revenues VS Expenditures - Current Year	**2,034,888.73**	**(1,446,705.61)**
	Ending Fund Balance	**4,023,309.09**	**377,413.62**
	Total Liabilities And Fund Balance	**4,134,513.72**	**4,026,829.19**

* Year Not Closed

Fund 211 LEGAL DEFENSE FUND

GL Number	Description	PERIOD ENDED 04/30/2025	PERIOD ENDED 04/30/2026
*** Assets ***			
Cash			
211-000-001.001	CHASE 5503 - DAILY OPERATING CHECKING	176,288.98	25,812.30
211-000-009.000	MICHIGAN CLASS - 0011	0.00	154,878.16
Cash		176,288.98	180,690.46
Other Assets			
Other Assets		0.00	0.00
Total Assets		**176,288.98**	**180,690.46**
*** Liabilities ***			
Accounts Payable			
Accounts Payable		0.00	0.00
Other Liabilities			
Other Liabilities		0.00	0.00
Due To Other Funds			
Due To Other Funds		0.00	0.00
Total Liabilities		**0.00**	**0.00**
*** Fund Balance ***			
Unassigned			
211-000-390.000	FUND BALANCE - UNDESIGNATED	177,538.98	177,538.98
Unassigned		177,538.98	177,538.98
Total Fund Balance		**177,538.98**	**177,538.98**
Beginning Fund Balance		**177,538.98**	**177,538.98**
Net of Revenues VS Expenditures - 2025			**1,573.24**
***2025 End FB/2026 Beg FB**		**179,112.22**	
Net of Revenues VS Expenditures - Current Year		**(1,250.00)**	**1,578.24**
Ending Fund Balance		**176,288.98**	**180,690.46**
Total Liabilities And Fund Balance		**176,288.98**	**180,690.46**

* Year Not Closed

Fund 219 STREET LIGHT FUND

GL Number	Description	PERIOD ENDED 04/30/2025	PERIOD ENDED 04/30/2026
	*** Assets ***		
	Cash		
219-000-001.001	CHASE 5503 - DAILY OPERATING CHECKING	1,598.59	42.50
219-000-009.000	MICHIGAN CLASS -0013	0.00	7,864.51
	Cash	1,598.59	7,907.01
	Accounts Receivable		
219-000-020.000	A/R - TAXROLL REVENUE	94,150.63	89,743.01
	Accounts Receivable	94,150.63	89,743.01
	Other Assets		
	Other Assets	0.00	0.00
	Due From Other Funds		
	Due From Other Funds	0.00	0.00
	Total Assets	**95,749.22**	**97,650.02**
	*** Liabilities ***		
	Accounts Payable		
219-000-202.000	A/P - VENDORS	8,167.22	8,506.15
	Accounts Payable	8,167.22	8,506.15
	Liabilities-LT (under 1 year)		
	Liabilities-LT (under 1 year)	0.00	0.00
	Due To Other Funds		
	Due To Other Funds	0.00	0.00
	Total Liabilities	**8,167.22**	**8,506.15**
	*** Fund Balance ***		
	Unassigned		
219-000-390.000	FUND BALANCE - UNDESIGNATED	120,812.99	120,812.99
	Unassigned	120,812.99	120,812.99
	Total Fund Balance	**120,812.99**	**120,812.99**
	Beginning Fund Balance	**120,812.99**	**120,812.99**
	Net of Revenues VS Expenditures - 2025		**2,010.90**
	***2025 End FB/2026 Beg FB**	**122,823.89**	
	Net of Revenues VS Expenditures - Current Year	**(33,230.99)**	**(33,680.02)**
	Ending Fund Balance	**87,582.00**	**89,143.87**
	Total Liabilities And Fund Balance	**95,749.22**	**97,650.02**

* Year Not Closed

Fund 249 BUILDING

GL Number	Description	PERIOD ENDED 04/30/2025	PERIOD ENDED 04/30/2026
*** Assets ***			
Cash			
249-000-001.001	CHASE 5503 - DAILY OPERATING CHECKING	798,175.33	177,759.68
249-000-004.001	PETTY CASH	100.00	100.00
249-000-009.000	MICHIGAN CLASS - 0007	0.00	1,036,091.53
249-000-017.002	COMERICA - GOVERNMENT T-BILLS	131,876.30	0.00
	Cash	930,151.63	1,213,951.21
Accounts Receivable			
	Accounts Receivable	0.00	0.00
Other Assets			
249-000-123.050	PREPAID INSURANCE	752.18	46.34
249-000-126.000	UNREALIZED GAINS/LOSSES	19,210.29	0.00
	Other Assets	19,962.47	46.34
Due From Other Funds			
	Due From Other Funds	0.00	0.00
	Total Assets	**950,114.10**	**1,213,997.55**
*** Liabilities ***			
Accounts Payable			
249-000-202.000	A/P - VENDORS	1,083.93	3,515.39
	Accounts Payable	1,083.93	3,515.39
Liabilities-ST			
249-000-257.000	ACCURED WAGES PAYABLE	8,228.00	2,159.10
249-000-258.001	ACCRUED TAXES PAYABLE	0.00	420.30
249-000-260.000	ACCRUED PTO	301.00	0.00
	Liabilities-ST	8,529.00	2,579.40
Due To Other Funds			
249-000-214.101	DUE TO GENERAL FUND	0.00	82,420.72
249-000-214.704	DUE TO PAYROLL FUND	0.00	(4.25)
	Due To Other Funds	0.00	82,416.47
	Total Liabilities	**9,612.93**	**88,511.26**
*** Fund Balance ***			
Unassigned			
249-000-390.000	FUND BALANCE - UNDESIGNATED	915,527.56	924,243.58
	Unassigned	915,527.56	924,243.58
Assigned			
249-000-385.000	FUND BALANCE - ACCRUED ABSENCES	8,716.02	0.00
	Assigned	8,716.02	0.00
	Total Fund Balance	**924,243.58**	**924,243.58**
	Beginning Fund Balance	**924,243.58**	**924,243.58**
	Net of Revenues VS Expenditures - 2025		**110,426.09**

Fund 249 BUILDING

GL Number	Description	PERIOD ENDED 04/30/2025	PERIOD ENDED 04/30/2026
	***2025 End FB/2026 Beg FB**	**1,034,669.67**	
	Net of Revenues VS Expenditures - Current Year	**16,257.59**	**90,816.62**
	Ending Fund Balance	**940,501.17**	**1,125,486.29**
	Total Liabilities And Fund Balance	**950,114.10**	**1,213,997.55**

* Year Not Closed

Fund 266 LAW ENFORCEMENT FUND

GL Number	Description	PERIOD ENDED 04/30/2025	PERIOD ENDED 04/30/2026
	*** Assets ***		
	Cash		
266-000-001.001	CHASE 5503 - DAILY OPERATING CHECKING	3,298,879.65	144,735.64
266-000-009.000	MICHIGAN CLASS - 0001	2,006,752.20	6,769,462.37
266-000-017.002	COMERICA - GOVERNMENT T-BILLS	174,196.32	0.00
	Cash	5,479,828.17	6,914,198.01
	Accounts Receivable		
266-000-020.000	A/R - TAXROLL REVENUE	103,722.26	175,869.93
266-000-040.000	ACCOUNTS RECEIVABLE	0.00	72,386.60
266-000-040.002	A/R - SYCAMORE REG PATROLS	128,654.24	197,696.48
266-000-040.003	A/R - DANBURY REG PATROLS	7,726.89	0.00
	Accounts Receivable	240,103.39	445,953.01
	Other Assets		
266-000-123.050	PREPAID INSURANCE	2,400.00	2,400.00
266-000-126.000	UNREALIZED GAINS/LOSSES	25,321.17	0.00
	Other Assets	27,721.17	2,400.00
	Due From Other Funds		
	Due From Other Funds	0.00	0.00
	Total Assets	**5,747,652.73**	**7,362,551.02**
	*** Liabilities ***		
	Accounts Payable		
266-000-202.000	A/P - VENDORS	3,232.89	324,780.16
	Accounts Payable	3,232.89	324,780.16
	Liabilities-ST		
	Liabilities-ST	0.00	0.00
	Liabilities-LT (over 1 year)		
266-000-339.000	DEFERRED REVENUE	0.00	2,626,372.52
266-000-362.000	DEFERRED INFLOW - UNAVAILABLE REVENUE	0.00	197,696.48
	Liabilities-LT (over 1 year)	0.00	2,824,069.00
	Due To Other Funds		
266-000-214.101	DUE TO GENERAL FUND	0.00	211,673.00
266-000-283.000	DUE TO BUILDING FUND	0.00	65.00
	Due To Other Funds	0.00	211,738.00
	Total Liabilities	**3,232.89**	**3,360,587.16**
	*** Fund Balance ***		
	Unassigned		
266-000-390.000	FUND BALANCE - UNDESIGNATED	3,666,109.30	3,666,109.30
	Unassigned	3,666,109.30	3,666,109.30
	Total Fund Balance	**3,666,109.30**	**3,666,109.30**
	Beginning Fund Balance	**3,666,109.30**	**3,666,109.30**

Fund 266 LAW ENFORCEMENT FUND

GL Number	Description	PERIOD ENDED 04/30/2025	PERIOD ENDED 04/30/2026
	Net of Revenues VS Expenditures - 2025		**937,963.63**
	***2025 End FB/2026 Beg FB**	**4,604,072.93**	
	Net of Revenues VS Expenditures - Current Year	**2,078,310.54**	**(602,109.07)**
	Ending Fund Balance	**5,744,419.84**	**4,001,963.86**
	Total Liabilities And Fund Balance	**5,747,652.73**	**7,362,551.02**

* Year Not Closed

Fund 508 PARKS & RECREATION

GL Number	Description	PERIOD ENDED 04/30/2025	PERIOD ENDED 04/30/2026
*** Assets ***			
Cash			
508-000-001.001	CHASE 5503 - DAILY OPERATING CHECKING	398,537.19	65,814.32
508-000-009.000	MICHIGAN CLASS - 0010	0.00	465,659.99
508-000-017.002	COMERICA - GOVERNMENT T-BILLS	172,487.14	0.00
Cash		571,024.33	531,474.31
Accounts Receivable			
Accounts Receivable		0.00	0.00
Other Assets			
508-000-123.050	PREPAID INSURANCE	6,507.92	8,234.23
508-000-126.000	UNREALIZED GAINS/LOSSES	25,098.77	0.00
Other Assets		31,606.69	8,234.23
Due From Other Funds			
Due From Other Funds		0.00	0.00
Total Assets		**602,631.02**	**539,708.54**
*** Liabilities ***			
Accounts Payable			
508-000-202.000	A/P - VENDORS	447.37	8,802.42
Accounts Payable		447.37	8,802.42
Liabilities-ST			
508-000-257.000	ACCURED WAGES PAYABLE	9,908.00	2,427.48
508-000-258.001	ACCRUED TAXES PAYABLE	0.00	358.93
508-000-260.000	ACCRUED PTO	2,354.00	0.00
Liabilities-ST		12,262.00	2,786.41
Liabilities-LT (under 1 year)			
Liabilities-LT (under 1 year)		0.00	0.00
Other Liabilities			
Other Liabilities		0.00	0.00
Due To Other Funds			
Due To Other Funds		0.00	0.00
Total Liabilities		**12,709.37**	**11,588.83**
*** Fund Balance ***			
Unassigned			
508-000-390.000	FUND BALANCE - UNDESIGNATED	21,667.34	104,978.37
Unassigned		21,667.34	104,978.37
Assigned			
508-000-385.000	FUND BALANCE - BUILDING RESERVE	355,730.53	355,730.53
508-000-385.001	FUND BALANCE - ACCRUED ABSENCES	23,261.03	0.00
508-000-385.002	FUND BALANCE - SCHROETER	50.00	0.00
508-000-385.003	PARKS & PRESERVES IMPROVEMENT FUND	80,000.00	80,000.00
508-000-385.006	VEHICLE & LARGE EQUIPMENT REPLACEMENT	60,000.00	0.00

Fund 508 PARKS & RECREATION

GL Number	Description	PERIOD ENDED 04/30/2025	PERIOD ENDED 04/30/2026
*** Fund Balance ***			
508-000-385.007	PROGRAM DEVELOPMENT FUND	20,000.00	20,000.00
508-000-385.008	EMERGENCY REPAIRS	16,196.16	16,196.16
Assigned		555,237.72	471,926.69
Restricted			
Restricted		0.00	0.00
Total Fund Balance		**576,905.06**	**576,905.06**
Beginning Fund Balance		**576,905.06**	**576,905.06**
Net of Revenues VS Expenditures - 2025			**(52,677.42)**
***2025 End FB/2026 Beg FB**		**524,227.64**	
Net of Revenues VS Expenditures - Current Year		**13,016.59**	**3,892.07**
Ending Fund Balance		**589,921.65**	**528,119.71**
Total Liabilities And Fund Balance		**602,631.02**	**539,708.54**

* Year Not Closed

Fund 592 WATER AND SEWER FUND

GL Number	Description	PERIOD ENDED 04/30/2025	PERIOD ENDED 04/30/2026
	*** Assets ***		
	Cash		
592-000-001.006	CHECKING - CHASE 5529	0.00	461,666.84
592-000-001.007	CHECKING - CHASE 8234	0.00	114,424.87
592-000-002.003	SAVINGS - HUNTINGTON 5151	0.00	517,091.47
592-000-009.100	MICHIGAN CLASS - O&M	0.00	221,014.48
592-000-009.200	MICHIGAN CLASS - CAP RESERVE	0.00	125,309.72
592-000-009.300	MICHIGAN CLASS - A/C	0.00	1,801,865.77
592-000-012.000	PETTY CASH	0.00	100.00
	Cash	0.00	3,241,473.15
	Accounts Receivable		
592-000-033.000	UTILITY BILLS RECEIVABLE	0.00	1,080,106.30
592-000-035.000	UNBILLED UTILITIES	0.00	111,499.21
592-000-040.000	ACCOUNTS RECEIVABLE	0.00	217,682.90
	Accounts Receivable	0.00	1,409,288.41
	Fixed Assets		
592-000-130.000	LAND	0.00	210,462.50
592-000-132.000	LAND IMPROVEMENTS	0.00	31,400.00
592-000-136.000	BUILDINGS & IMPROVEMENTS	0.00	3,332,204.74
592-000-137.000	ACCUM. DEPR.- BUILDING & IMPR	0.00	(1,992,429.52)
592-000-146.000	OFFICE EQUIPMENT AND FURNITURE	0.00	76,578.51
592-000-147.000	ACCUM. DEPR. - OFFICE EQUIP & FURNTIURE	0.00	(74,105.74)
592-000-148.000	VEHICLES	0.00	901,424.44
592-000-149.000	ACCUM. DEPR. - VEHICLES	0.00	(580,556.12)
592-000-156.000	WATER & SEWER SYSTEM	0.00	30,771,408.85
592-000-158.000	CONSTRUCTION IN PROGRESS	0.00	53,665.28
592-000-163.000	ACCUM. DEPR. - METERS	0.00	(457.75)
592-000-164.000	EQUIPMENT & IMPROVEMENTS	0.00	74,083.76
592-000-165.000	ACCUM. DEPR. - EQUIPMENT & IMPROVEMENTS	0.00	(14,235.19)
592-000-166.000	ACCUM. DEPR. - WATER & SEWER SYSTEM	0.00	(11,518,630.38)
592-000-168.000	OFFICE IMPROVEMENTS	0.00	136,360.16
592-000-169.000	ACCUM. DEPR - OFFICE IMPROVEMENTS	0.00	(66,668.00)
	Fixed Assets	0.00	21,340,505.54
	Other Assets		
592-000-008.000	UNDEPOSITED FUNDS	0.00	(10,888.04)
592-000-101.000	INVENTORY	0.00	33,341.53
592-000-123.000	PRE-PAID EXPENSES MISC.	0.00	95,590.12
	Other Assets	0.00	118,043.61
	Due From Other Funds		
592-000-084.508	DUE FROM PARK FUND	0.00	7,000.00
	Due From Other Funds	0.00	7,000.00
	Deferred Outflows		
592-000-195.000	DEFERRED OUTFLOWS - PENSION	0.00	57,891.00
	Deferred Outflows	0.00	57,891.00
	Total Assets	**0.00**	**26,174,201.71**
	*** Liabilities ***		
	Accounts Payable		
592-000-202.000	A/P - VENDORS	0.00	24,298.69
	Accounts Payable	0.00	24,298.69
	Liabilities-ST		
592-000-251.000	ACCRUED INTEREST PAYABLE	0.00	13,161.77
592-000-257.000	ACCURED WAGES PAYABLE	0.00	9,336.53

Fund 592 WATER AND SEWER FUND

GL Number	Description	PERIOD ENDED 04/30/2025	PERIOD ENDED 04/30/2026
	*** Liabilities ***		
592-000-258.001	ACCRUED TAXES PAYABLE	0.00	2,052.54
592-000-260.000	ACCRUED PTO	0.00	156,359.37
	Liabilities-ST	0.00	180,910.21
	Liabilities-LT (over 1 year)		
592-000-300.000	BONDS PAYABLE	0.00	2,487,353.00
592-000-334.000	NET PENSION LIABILITY	0.00	486,722.00
592-000-364.000	DEFERRED INFLOWS - PENSION	0.00	54,190.00
	Liabilities-LT (over 1 year)	0.00	3,028,265.00
	Due To Other Funds		
592-000-214.101	DUE TO GENERAL FUND	0.00	105,145.98
592-000-214.704	DUE TO PAYROLL FUND	0.00	38.25
	Due To Other Funds	0.00	105,184.23
	Total Liabilities	**0.00**	**3,338,658.13**
	*** Fund Balance ***		
	Unassigned		
592-000-399.000	NET POSITION - UNRESTRICTED	0.00	23,802,936.00
	Unassigned	0.00	23,802,936.00
	Total Fund Balance	**0.00**	**23,802,936.00**
	Beginning Fund Balance	**0.00**	**23,802,936.00**
	Net of Revenues VS Expenditures - 2025		**(1,293,185.83)**
	***2025 End FB/2026 Beg FB**	**22,509,750.17**	
	Net of Revenues VS Expenditures - Current Year	**0.00**	**325,793.41**
	Ending Fund Balance	**0.00**	**22,835,543.58**
	Total Liabilities And Fund Balance	**0.00**	**26,174,201.71**

* Year Not Closed

Fund 701 TRUST AND AGENCY

GL Number	Description	PERIOD ENDED 04/30/2025	PERIOD ENDED 04/30/2026
*** Assets ***			
Cash			
701-000-001.002	DAILY CHECKING - CHASE	785,847.64	247,671.17
701-000-009.000	MICHIGAN CLASS - 0014	0.00	748,062.76
Cash		785,847.64	995,733.93
Accounts Receivable			
Accounts Receivable		0.00	0.00
Other Assets			
Other Assets		0.00	0.00
Due From Other Funds			
Due From Other Funds		0.00	0.00
Total Assets		**785,847.64**	**995,733.93**
*** Liabilities ***			
Accounts Payable			
701-000-202.000	A/P - VENDORS	18,577.75	38,413.00
Accounts Payable		18,577.75	38,413.00
Liabilities-ST			
701-000-283.035	DELINQUENT PERSONAL/MANUF PROP TAX	45,391.93	198,507.66
701-000-283.037	PARK PAVILLION SECURITY DEPOSIT	300.00	0.00
Liabilities-ST		45,691.93	198,507.66
Other Liabilities			
701-000-283.001	9220 FORD ROAD WETLAND ESCROW	675.00	675.00
701-000-283.002	CONSTRUCTION BONDS	8,000.00	8,000.00
701-000-283.003	DG RES.-WOODSIDE VILLAGE SURETY BOND	40,000.00	0.00
701-000-283.004	WOODSIDE VILLAGE	(465.00)	(686.75)
701-000-283.007	TEMPORARY OCCUPANCY	15,160.00	13,160.00
701-000-283.008	HYUNDAI SITE EXPANSION	19,611.75	18,857.75
701-000-283.010	SELECTIVE GROUP 2003 UNCLAIMED BOND	42,000.00	42,000.00
701-000-283.013	ARBOR HILLS ANIMAL CLINIC CUP	3,209.50	3,209.50
701-000-283.014	YPSI DISTRICT LIBRARY SUPERIOR BRANCH	1,619.00	1,619.00
701-000-283.015	PROSPECT PT WEST SITE PLAN PH1	(11,919.00)	0.00
701-000-283.018	HSHV SHED ADDITION	1,363.75	1,363.75
701-000-283.019	KINSLEY DEVELOPMENT	36,130.27	35,114.27
701-000-283.020	DIXBORO HOUSE RESTAURANT	1,578.00	1,578.00
701-000-283.021	CR DEVCO - PROSPECT & BERKSHIRE	7.50	7.50
701-000-283.022	HYUNDAI PARKING LOT 2021	7,605.00	7,605.00
701-000-283.023	BROMLEY PARK CONDOS	1,122.50	1,122.50
701-000-283.024	THE MEADOWS	13,722.25	2,350.25
701-000-283.025	AUTUMN WOODS ESCROW	1,788.92	1,788.92
701-000-283.026	HUMANE SOCIETY PARKING LOT	3,919.00	3,919.00
701-000-283.027	DG RES.(MCTAVISH) BROOKSIDE 3 TREE BOND	10,000.00	6,570.00
701-000-283.028	DG RES.(MCTAVISH) BROOKSIDE 3 UTIL. BOND	34,630.00	34,630.00
701-000-283.030	JACK SMILY WETLAND MITIGATION 2016	0.00	5.00
701-000-283.031	TAX COLLECTION 2020	2,020.72	2,020.72
701-000-283.032	CLOVER GROUP	80.00	80.00
701-000-283.036	GARRETT'S SPACE	30,400.75	15,167.00
701-000-283.038	ARBOR HILLS PERFORMANCE BOND	15,000.00	15,000.00
701-000-283.039	5288 GEDDES RD WATER MAIN	(1,204.75)	0.00
701-000-283.041	BROOKWOOD	43,921.25	961.25
701-000-283.044	HURON DENTAL	21,287.50	17,097.75
701-000-283.045	PLYMOUTH & NAPIER REZONING	440.00	440.00
701-000-283.046	PPW PH 1 UTILITY REPAIR BOND	341,715.00	341,715.00
701-000-283.047	PROSPECT PTE WEST PH 2	5,615.50	(3,273.75)
701-000-283.048	DTE SUBSTATION	(1,053.75)	(2,531.00)

Fund 701 TRUST AND AGENCY

GL Number	Description	PERIOD ENDED 04/30/2025	PERIOD ENDED 04/30/2026
*** Liabilities ***			
701-000-283.049	PPW PH 2 UTILITY REPAIR BOND	23,600.00	23,600.00
701-000-283.050	TIMBER CREEK	(140.00)	460.00
701-000-283.052	9101 CHERRY HILL LOT SPLIT	1,480.00	1,480.00
701-000-283.053	PROSPECT POINTE WEST PHASE 3	3,620.00	1,879.50
701-000-283.055	PULTE - THE MEADOWS	1,925.00	(581.75)
701-000-283.056	PROSPECT PT SOUTH - M/I HOMES	0.00	2,153.25
701-000-283.057	HYUNDAI FUEL FARM	0.00	(719.50)
701-000-283.058	TRINITY HEALTH EMERGENCY FAMILY SHELTER	0.00	2,667.50
701-000-283.059	TRINITY HEALTH ER ADDITION	0.00	(2,316.00)
701-000-283.060	THE MEADOWS 2 AT HAWTHORNE MILL	0.00	2,995.75
701-000-283.061	PROSPECT PT WEST PHASE 4	0.00	(6,673.50)
701-000-283.062	PROSPECT PT WEST PHASE 3 CONSTRUCTION	0.00	(811.25)
701-000-283.063	PPT WEST 3 - PUBLIC UTILITY REPAIR BOND	0.00	3,665.00
701-000-283.064	PROSPECT PT WEST PH 2 DEVELOPMENT BOND	0.00	92,500.00
701-000-283.065	WILLOW RUN ACRES	0.00	5,583.00
701-000-283.066	TIMBERCREEK	0.00	4,327.00
701-000-283.067	TRINITY EMERGENCY DEPT CONSTRUCTION	0.00	34,025.00
	Other Liabilities	718,465.66	733,799.66
Due To Other Funds			
701-000-214.101	DUE TO GENERAL FUND	3,112.00	15,120.63
	Due To Other Funds	3,112.00	15,120.63
	Total Liabilities	**785,847.34**	**985,840.95**
*** Fund Balance ***			
Unassigned			
701-000-390.000	FUND BALANCE - UNDESIGNATED	0.30	0.00
	Unassigned	0.30	0.00
	Total Fund Balance	**0.30**	**0.00**
	Beginning Fund Balance	**0.30**	**0.00**
	Net of Revenues VS Expenditures - 2025		**0.00**
	***2025 End FB/2026 Beg FB**	**0.00**	
	Net of Revenues VS Expenditures - Current Year	**0.00**	**9,892.98**
	Ending Fund Balance	**0.30**	**9,892.98**
	Total Liabilities And Fund Balance	**785,847.64**	**995,733.93**

* Year Not Closed

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Committee to Promote Superior Township

A Volunteer Committee

Fostering pride, unity and a sense of place among Superior Township residents

Est. 2008

C2PST June Highlights

- **Superior Day:** C2PST supported Superior Day through social media promotion, a featured library display, and participation with its own community booth at the event.
- **C2PST at the Dixboro Farmers' Market:** The C2PST information booth officially opened alongside the market on May 22, helping connect residents with community resources and initiatives throughout the season.
- **New Giveaways:** C2PST redesigned its 2026 reusable shopping bags, which will be distributed at the Dixboro Farmers' Market and Superior Day. New branded lip balms will also be available as giveaways at upcoming community events.
- **Roadside Cleanup Follow-Up:** C2PST provided feedback and recommendations to help strengthen and support future Roadside Cleanup efforts following another successful community event.
- **Community Communication Efforts:** The C2PST Social Media Team continues collaborating with the Township Supervisor to expand and strengthen communication across Facebook, Instagram, and Nextdoor.

Special Thank you to our Working Committee

Brenda Baker, Margery Dosey,
Carole Hann, Nancy Caviston, Haneen Alaouie

Join our committee – just email us!

C2PST@superior-twp.org

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CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

ORDINANCE NUMBER 199

AN ORDINANCE TO AMEND THE ZONING MAP OF CHARTER TOWNSHIP OF SUPERIOR AND TO APPROVE THE AREA PLAN AMENDMENT FOR STPC 25-09, CLAY HILL FARM AND MARKET

FIRST READING: JUNE 15, 2026

SUPERIOR CHARTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, HEREBY ORDAINS:

SECTION 1. PURPOSE AND INTENT

The purpose of this Ordinance is to approve the Area Plan Amendment for STPC 25-09, Clay Hill Farm and Market, in accordance with the Superior Charter Township Zoning Ordinance and the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

SECTION 2. FINDINGS

The Township Board hereby finds and determines the following:

A. On August 21, 2023, Willow Run Acres received approval from Superior Charter Township for the Clay Hill Community Farm & Garden project through the Special District Area Plan process (STPC 23-04), resulting in the rezoning of three parcels.

B. Since the original approval, significant progress has been made in developing the site.

C. On June 16, 2025, Willow Run Acres received approval from Superior Charter Township for a 365-day extension of the approved Area Plan.

D. The applicant submitted a request for an Area Plan Amendment for the Clay Hill Farm and Market project.

E. The Superior Township Planning Commission reviewed the proposed Area Plan Amendment in accordance with the Michigan Zoning Enabling Act and the Superior Township Zoning Ordinance.

F. A public hearing was duly noticed and held on April 22, 2026, at which interested persons were provided an opportunity to comment on the proposed amendment.

G. On April 22, 2026, the Planning Commission adopted a resolution recommending approval of the Area Plan Amendment for STPC 25-09, Clay Hill Farm and Market, subject to conditions.

H. The Township Board finds that the proposed Area Plan Amendment is generally consistent with the goals and objectives of the Superior Township Master Plan, compatible with surrounding land uses, and will not adversely impact public health, safety, and welfare.

I. The Township Board further finds that the proposed amendment represents a reasonable and appropriate modification to the previously approved plan.

SECTION 3. AREA PLAN AMENDMENT APPROVAL

The Township Board hereby approves the Area Plan Amendment for STPC 25-09, Clay Hill Farm and Market, as requested by Willow Run Acres and in accordance with Section 7.107D of the Superior Township Zoning Ordinance, subject to the following conditions:

1. Completion of comprehensive soil testing by duly qualified professionals.
2. Submission and implementation of a due care plan and/or completion of any remediation determined necessary by duly qualified professionals.
3. Compliance with all applicable Township ordinances, regulations, and requirements.
4. Compliance with all applicable county, state, and federal agency requirements and permits.
5. Any additional conditions determined necessary by the Township Board during the development review process.

SECTION 4. SEVERABILITY

Should any section, clause, or provision of this Ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION 5. REPEAL

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 6. EFFECTIVE DATE

This Ordinance shall become effective immediately following adoption, as provided by law.

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road Ypsilanti, MI 48198
Telephone (734) 482-6099 Fax (734) 482-3842
Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Michelle Marin, CWA

DATE SUBMITTED: 6/3/26

BOARD MEETING DATE: 6/15/26

ITEM TITLE: Timber Creek Flats Area Plan Petition

TYPE OF AGENDA ITEM (SELECT ONE):

☐ Resolution ☐ Discussion ☐ Presentation ☐ Appointment
☐ First Reading ☐ Policy Amendment ☑ Ordinance Amendment
☐ Other _____

DESCRIPTION OF ITEM/RESOLUTION:
Provide a clear/concise summary of the item being presented.

Area Plan petition for Timber Creek Flats on a 37-acre parcel on MacArthur Blvd. The project includes 2 different area: a multiple-family component that is income-restricted and a single-family detached component. Memo summary on following page. A PILOT (payment in lieu of taxes) proposal for the project will be introduced for Board consideration at a future meeting.

REQUESTED BOARD ACTION:
Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

Approval of the rezoning and area plan petition for Timber Creek Flats.

BACKGROUND/JUSTIFICATION:
Provide relevant history, previous board actions, community input, or project developments.

Planning Commission held public hearing on April 22, 2026. Following a May 6, 2026, special meeting, the Planning Commission unanimously approved a resolution recommending adoption. First reading of ordinance occurred at May 18 Board meeting.

IMPACT ON TOWNSHIP BUDGET (if applicable):

N/A

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:
List any departments or external entities responsible for or impacted by this item.

N/A

DEADLINES OR URGENCY (if applicable):
Include any timelines, deadlines or reasons for urgency.

SUPPORTING DOCUMENTS ATTACHED:
Include number of attachments and a brief title of each file.

6: Ordinance; Introduction memo; Planning Commission resolution recommending adoption; Planners' review; Engineers' review; Area Plan application including area plan and supporting documents

CONTACT PERSON FOR QUESTIONS:

Name: Michelle Marin

Title: Planning & Zoning Administrator

Phone: 909-762-6736

Email: planning@superior-twp.org

Submit this form as part of one (1) combined PDF — Submission Form, Resolution, and Supporting Documents — and email it to the Clerk's Office within the applicable deadline. Send to: arobinson@superior-twp.org, CC: sizzo@superior-twp.org, krankin@superior-twp.org, and edy@superior-twp.org

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

ORDINANCE NUMBER 201

AN ORDINANCE TO AMEND THE ZONING MAP OF CHARTER TOWNSHIP OF SUPERIOR AND TO APPROVE THE AREA PLAN FOR STPC 26-01, TIMBER CREEK FLATS

FIRST READING: MAY 18, 2026
SECOND READING: JUNE 15, 2026

SUPERIOR CHARTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, HEREBY ORDAINS:

SECTION 1. PURPOSE AND INTENT

The purpose of this Ordinance is to amend the Superior Charter Township Zoning Map and approve the associated area plan for STPC 26-01, Timber Creek Flats, in accordance with the Superior Charter Township Zoning Ordinance and the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

SECTION 2. FINDINGS

The Township Board hereby finds and determines the following:

A. The applicant submitted a petition for rezoning and area plan approval for STPC 26-01, Timber Creek Flats.

B. The subject property consists of approximately 37.42 acres identified as Parcel ID J-10-35-300-003, located on MacArthur Boulevard in Superior Charter Township.

C. The Superior Township Planning Commission held a public hearing on April 22, 2026, following notice provided in accordance with the Michigan Zoning Enabling Act, MCL 125.3101 et seq.

D. The Planning Commission reviewed the application materials, including concept plans, supporting documentation, and public comment.

E. On May 6, 2026, the Planning Commission adopted a resolution recommending approval of the rezoning and area plan petition for STPC 26-01, Timber Creek Flats, subject to conditions.

F. The Township Board finds that the proposed rezoning and area plan are consistent with the intent of the Township Master Plan, compatible with surrounding land uses, and consistent with the public health, safety, and welfare.

G. The Township Board further finds that adequate public infrastructure, utilities, drainage, and access can be provided to serve the proposed development.

SECTION 3. REZONING APPROVAL

The Official Zoning Map of Superior Charter Township is hereby amended to rezone Parcel ID J-10-35-300-003, consisting of approximately 37.42 acres located on MacArthur Boulevard.

The Township Clerk is hereby directed to amend the Official Zoning Map to reflect the rezoning approved herein.

SECTION 4. AREA PLAN APPROVAL

The Township Board hereby approves the area plan for STPC 26-01, Timber Creek Flats, subject to the following conditions:

1. Compliance with all applicable Township ordinances, regulations, and requirements.
2. Submission and approval of final site, engineering, grading, stormwater, utility, and construction plans.
3. Provision of adequate utilities, drainage, access, and other public improvements as required by Township standards.
4. Compliance with all applicable county, state, and federal agency requirements and permits.
5. Any additional conditions determined necessary by the Township Board during the development review process.

SECTION 5. SEVERABILITY

Should any section, clause, or provision of this Ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION 6. REPEAL

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 7. EFFECTIVE DATE

This Ordinance shall become effective immediately following adoption, as provided by law.

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

TO: Superior Township Board of Trustees

FROM: Benjamin Carlisle and Michelle Marin, Planning Consultants

DATE: May 6, 2026

RE: Timber Creek Flats Area Plan / Rezoning Petition

Background:

An application has been submitted for a rezoning and area plan approval to construct a mixed residential development on approximately 37-acres of land on a parcel. The property is situated on the south side of MacArthur Blvd, east of Danbury Park, in Section 35. The site is currently undeveloped and is controlled by an existing PC, Planned Community Area Plan. The site consists of woodlands, wetlands, and Bazley-Foster Drain. The applicant has arranged the site to develop around the wetlands and drain in order to maintain a significant amount of the existing natural features.

The proposed plan includes 210 multiple-family units, varying from 2 to 4 bedrooms, situated on the northern half of the parcel. The southern half of the parcel is intended for detached single-family homes. All 210 multiple-family units will be income-restricted under MSHDA's Low Income Housing Tax Credit program for at least 15 years. The affordability mix is:

- 21 units at 40% AMI.
- 166 units at 60% AMI
- 23 units at 70% AMI

This means about 90% of the units are targeted to households at 60–70% AMI. Anticipated average rents are approximately $1,500 for 2-bedroom, $1,750 for 3-bedroom, and $2,000 for 4-bedroom units.

Planning Commission Action:

This proposal was reviewed by the Planning Commission over the course of two meetings, including the regular April meeting and a special meeting on May 6th. Throughout these discussions, the Commission evaluated the petitioner's materials, site design, and consistency with the Township's planning objectives. The review process included consideration of land use compatibility, infrastructure implications, and overall alignment with the Township's Master Plan.

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*

Following these discussions and deliberations, the following motion was made:

> *Motion to adopt a resolution recommending approval to the Township Board of the rezoning and area plan petition for STPC 26-01, Timber Creek Flats.*
>
> *The motion carried unanimously.*

The Resolution recommending approval included the following conditions:

1. Compliance with all applicable Township ordinances and regulations.
2. Submission of final engineering and construction plans for review and approval.
1. Provision of adequate utilities, drainage, and access as required by Township standards.
2. Any additional conditions deemed necessary by the Township Board.

The item is now before the Board of Trustees for consideration. Staff and the petitioner will be present to provide an overview of the proposal and respond to any questions you may have.

Please feel free to reach out in advance of the meeting if you would like any additional information.

Sincerely,

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

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

Attachments:

1. Planning Commission Resolution
2. Area plan/rezoning reviews from planners and engineers
3. Proposed area plan and supporting documents

SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

A PLANNING COMMISSION RESOLUTION TO RECOMMEND APPROVAL TO THE TOWNSHIP BOARD OF THE AREA PLAN AND REZONING PETITION FOR STPC #26-01, TIMBER CREEK FLATS

RESOLUTION NUMBER: 2026-__

DATE: MAY 6, 2026

WHEREAS, the applicant has submitted a petition for rezoning and area plan approval for STPC 26-01 Timber Creek Flats; and

WHEREAS, the subject property is a 37.42-acre parcel identified as Parcel ID J-10-35-300-003, located on MacArthur Boulevard; and

WHEREAS, a public hearing was held on April 22, 2026, which was noticed in accordance with the Michigan Zoning Enabling Act, MCL 125.3101 *et seq*; and

WHEREAS, the Planning Commission has reviewed the application materials, including concept plans, supporting documentation, and public input; and

WHEREAS, the Planning Commission has considered the standards of the Superior Township Zoning Ordinance; and

WHEREAS, the proposed rezoning and area plan are found to be consistent with the intent of the Master Plan and compatible with surrounding land uses; and

WHEREAS, the Planning Commission finds that the proposed development will not adversely impact public health, safety, and welfare, and that adequate infrastructure and services can be provided;

NOW, THEREFORE, BE IT RESOLVED that the Superior Township Planning Commission hereby recommends APPROVAL to the Township Board of the rezoning and area plan petition for STPC 26-01, Timber Creek Flats, subject to the following conditions:

1. Compliance with all applicable Township ordinances and regulations.
2. Submission of final engineering and construction plans for review and approval.
3. Provision of adequate utilities, drainage, and access as required by Township standards.
4. Any additional conditions deemed necessary by the Township Board.

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

Date: April 15, 2026

Area Plan Review
For
Superior Township, Michigan

Applicant: SB Invest LP

Project Name: Timber Creek

Location: Macarthur Blvd and Wiard Road

Plan Date: February 20, 2026

Current Zoning: Area Plan PC, Planned Community

Action Requested: Area Plan Petition Approval-PC, Planned Community District

PROJECT DESCRIPTION

An application has been submitted for Area Plan amendment petition for a 260 unit, mixed residential development on 36 gross acres (26.83 net acres) on the south side of Macarthur Boulevard, just west of Wiard Road. The multiple family portion of the development includes a workforce attainable housing component. The 260-unit plan yields about 7.2 units per gross acre and 9.7 units per net acre. Access to the site is via two access points off Macarthur Boulevard.

The site is currently undeveloped and is controlled by an existing PC, Planned Community Area Plan. The site consists of woodlands, wetlands, and Bazley-Foster Drain. The applicant has arranged the site to develop around the wetlands and drain in order to maintain a significant amount of the existing natural features.

The site is currently undeveloped and is controlled by an existing PC, Planned Community Area Plan.

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

Aerial Photograph

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

Direction	Zoning	Existing Use
North	RC, Recreation Conservation District	Open Space, Maintenance Facility
South	C1, R4	Vacant, Church
East	R4, PSP	Open Space, Single Family Residential
West	PSP, R7	Township Park, Multiple Family

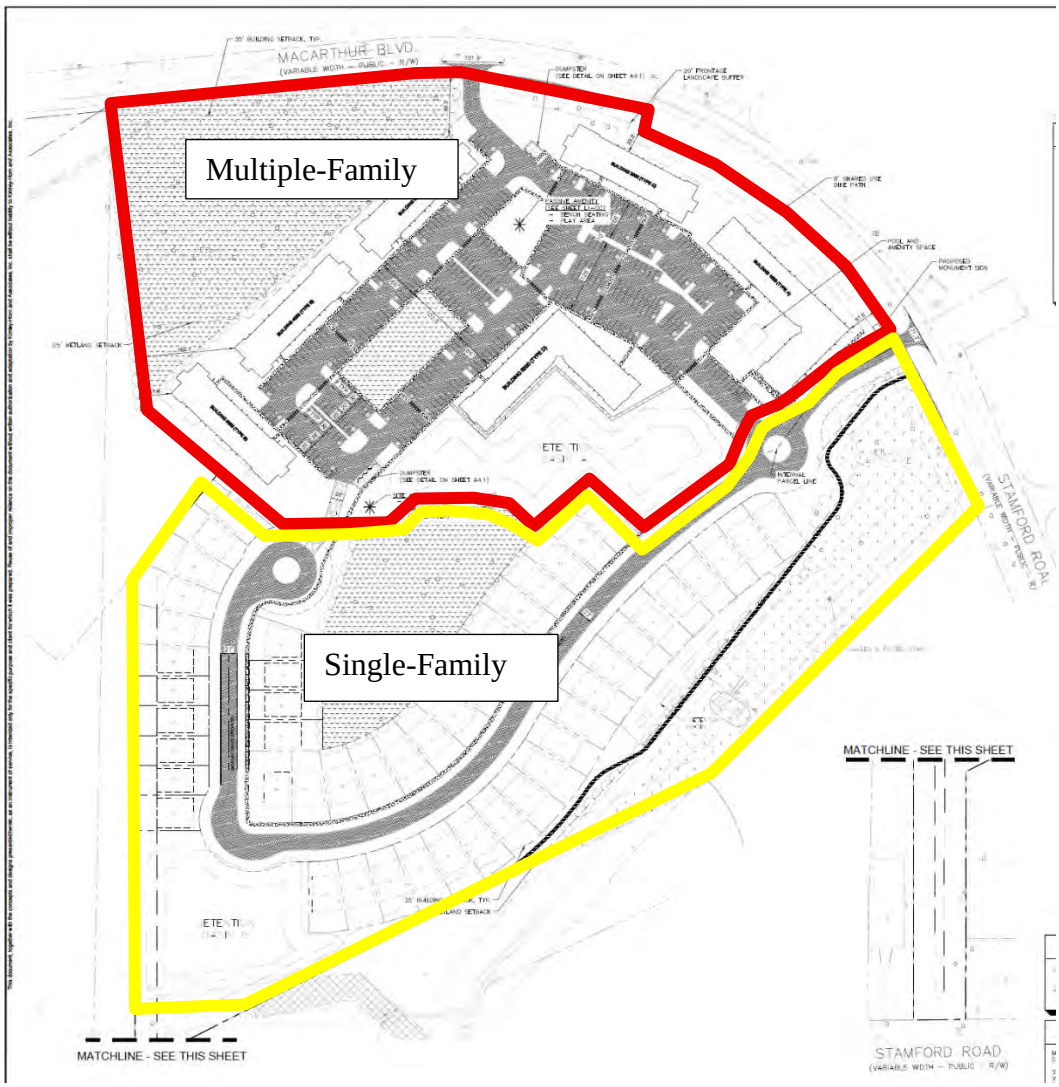
AREA PLAN

The mixed-residential portion includes a northern half of multiple family residential, and the southern portion of detached single-family residential. The unit and bedroom mix is as follows:

• Multifamily: 210 units o 2-Bedroom: 61 units o 3-Bedroom: 107 units o 4-Bedroom: 42 units	• Single-Family: 50 lots o 50 lots o 50’ x 120’ = 6,000 sq/ft

The concept plan reviewed by the Planning Commission in December included a mix of 46 townhome units. We found that the inclusion of the townhomes provided an additional housing component and broke up the massing of the overall development, especially as frontage McArthur Boulevard.

We encourage the reintroduction of the townhome units.



Overall layout

Timber Creek is organized as a mixed-density residential development with the multifamily component concentrated in the north/northwest portion of the site and the single-family lots arranged across the southern half. The project includes 210 attached rental units in 6 buildings plus 50 single-family lots. The apartment buildings are clustered with shared parking fields, while the detached lots are laid out along a curving neighborhood street system.

We have encouraged the applicant to orient the primary building frontage toward Macarthur Boulevard. However, the previous concept plan included townhomes along Macarthur that helped break up the building massing. The applicant should provide a visual representation showing how the building massing will appear from Macarthur Boulevard and, if necessary, revise the design to further break up the massing of the buildings fronting Macarthur. See the cover narrative and overall site plan, Sheet C2-200.

Circulation and access

The site is framed by Macarthur Boulevard along the east/northeast side and Stamford Road at the south edge. Internal circulation is organized around private drives, labeled Timber Creek Drive and Hickory Drive, with a main entry from Macarthur feeding into the development and a looped internal street network serving the single-family lots. A central feature is a roundabout that help organize traffic movement between the multifamily area and the southern neighborhood lots. The roundabout serves as both a traffic distribution/calming measure and also a nice, and unique design feature. See overall site plan, Sheet C2-200.

Open space and environmental structure

A major part of the layout is driven by preserved natural features. The narrative states that more than 33% of woodland areas are preserved, including a 1-acre interior tree preserve, and that approximately 5.5 acres of wetlands are preserved with no proposed impacts. These preserved areas create a strong open-space framework, especially through the west/central part of the site and along the eastern edge. See overall site plan, Sheet C2-200 and natural feature plan C1-01.

Natural Feature	Total Area	Encroached Area	Preserved Area	Percent Preserved
Trees/Woodland	27.04 acres	17.90 acres	9.14 acres	33.8%
Steep Slopes	4,287 sq.ft	0 sq.ft	4,287 sq.ft	100%
Wetlands	5.46 acres	0 acres	5.46 acres	100%

Trees and Woodlands

The site is heavily wooded. The tree survey inventoried approximately 1,960 trees. Species included Shagbark Hickory (328), Pignut Hickory (257), Red Oak (249), Bitternut Hickory (201), Basswood (150), Black Walnut (131), Silver Maple (118), White Oak (101), Cottonwood (83), and American Elm (76). Most of the trees were in fair condition.

We note that the approved plan would have required much more significant grading and less tree and natural feature preservation than the proposed plan.

Amenities and stormwater

The multifamily area includes the project's main amenity zone, which includes a pool, playground, fitness center, community room, barbecue stations, picnic tables, and shade structures. The applicant should confirm if the single-family homes have access to the multiple family amenities.

The landscape plan also shows pedestrian/open-space connections through the site. Detention basins are distributed throughout the development and are integrated into the open-space system rather than isolated at the edges. See overall site plan, Sheet C2-200, and overall landscape plan, Sheet L1-00.

Single Family

The applicant is proposing a single-family lot size of 6,000 sq.ft (50' x 120'). The most similar existing zoning district is R-4, which allows for a lot size of 7,200 sq.ft. We are supportive of modest reductions (e.g., smaller lots and setbacks) where they advance compatible, context-sensitive infill. We find that smaller lots are a desire in the current housing market. However, those reductions should remain in character with a correspondingly smaller building form. In practice, we often find that while lots become smaller, house size does not, which can introduce massing and scale inconsistencies relative to surrounding development. We note that elevations for the single-family were not provided.

The applicant should provide a diagram or 3-D model of building massing and setbacks to ensure that they are proportionate to lot size.

Items to be Addressed: *1). Add townhome units back to site plan or provide justification for their removal; 2). Provide visual massing of buildings along Macarthur or if necessary break up massing; 3). Confirm if single-family homes have access to multiple family amenities; 4). Provide elevations for single family homes; and 5). Provide a diagram or 3-D model of building massing and setbacks.*

DENSITY

In the identified urban service area there is a reference to up to eight (8) units per acre. The Township's existing higher-density development is concentrated within the urban service areas near this site. If the Township determines that a higher-density project is appropriate, this area would be the most suitable location. Using eight (8) units per acre as the underlying density allowance, the applicant is seeking a density bonus as set forth in Section 7.301.E Density Bonus for Exemplary Design Project. As set forth in Section 7.301.E, the maximum permitted dwelling unit density within a residential PC project, including permitted bonus dwelling units cannot exceed one hundred twenty percent (120%) of the planned maximum residential density for the subject land, as designated in the Growth Management Plan.

To calculate the density bonus, the residential PC project shall include a minimum of three (3) of the following elements or other elements, as accepted by the Township Board after recommendation from the Planning Commission:

a. *Provisions for a minimum of fifty percent (50%) of the gross land area of the development site to be permanently preserved as dedicated open space.*
b. *Dedicated open space areas abutting a primary road as defined in the master transportation plans of the Township, or state or county road authorities, which shall be designed to preserve the rural appearance of the site from the road right-of-way with a minimum depth of 150 feet.*
c. *On-site or off-site pedestrian walkways and access improvements substantially above the minimum required by this Ordinance.*
d. *Improvements to public facilities, access, or utilities above the minimum required by this Ordinance, other Township ordinances, or other governmental agencies with jurisdiction.*
e. *Provisions for new or improved recreation facilities substantially above the minimum required by this Ordinance.*
f. *An integrated mixture of housing types or lot sizes.*
g. *Rehabilitation and re-use of a blighted site, contamination removal or demolition of obsolete structures.*
h. *Innovations in motorist or pedestrian safety, energy efficient design, or other project design elements that would result in a material benefit to all or a significant portion of the ultimate users or residents of the project.*

Overall, we find that the applicant has effectively distributed density throughout the site through quality site planning, including the preservation of natural features, a well-designed layout, and the provision of a mix of housing options. The applicant is eligible for the proposed density, provided the Planning Commission determines that the requirements for the Density Bonus for an Exemplary Design Project have been satisfied.

Items to be Addressed: *Applicant should justify density bonus.*

WORKFORCE ATTAINABLE HOUSING COMPONENT

Timber Creek is proposed as workforce housing aimed at households in southern Superior Township that earn too much for deeply subsidized housing but still cannot afford homeownership. The narrative emphasizes larger rental units for working families who need more space than typical apartments provide.

All 210 units will be income-restricted under MSHDA's Low Income Housing Tax Credit program for at least 15 years. The affordability mix is:

- 21 units at 40% AMI.
- 166 units at 60% AMI
- 23 units at 70% AMI

This means about 90% of the units are targeted to households at 60–70% AMI. Anticipated average rents are approximately $1,500 for 2-bedroom, $1,750 for 3-bedroom, and $2,000 for 4-bedroom units.

The expected residents are described as teachers, healthcare workers, technicians, administrative staff, and other essential workers, especially those employed in nearby centers such as Ypsilanti, the Geddes corridor, and the Hyundai-Kia Technical Center.

The narrative also distinguishes Timber Creek from nearby affordable developments like Sycamore Meadows and Danbury Park Manor. Unlike those projects, Timber Creek would not use project-based Section 8 assistance and is intended for households with stable earned income rather than the deepest subsidy tiers. Residents would be responsible for paying their own rent.

Finally, the applicant requests a 4% Payment in Lieu of Taxes (PILOT) rent tax abatement, arguing that it is needed to support long-term project feasibility and allow better materials, landscaping, and amenities.

As part of its Area Plan consideration, the Planning Commission should consider the proposed workforce attainable housing component as part of its recommendation to the Township Board.

Items to be Addressed: *1). The Planning Commission should consider the proposed affordable housing component as part of its recommendation to the Township Board; and 2). Should the project include some internal building space for resident services?*

BUILDING DESIGN

Building design and architecture

The apartment buildings are planned as three-story, garden-style multifamily buildings organized around internal drives, parking courts, and a shared amenity core. The applicant proposes four (4) building types:

- Type A (Building 1000), which includes the leasing/clubhouse and amenity space;
- Type B (Buildings 3000, 4000, and 5000), which are standard residential buildings; and
- Type C (Building 2000), which includes a maintenance area.
- Type D (Building 6000), of which details were not provided.

Architecturally, the proposed elevations are more of a contemporary style with traditional residential cues: pitched/gabled roof forms, strong horizontal building length broken up by projecting entry elements, balconies/railings, and a base-middle-top façade composition.

It's not clear from the floor plans and architecture how Building A and Building B front elevation interact with McArthur Boulevard. Are there accessible doors or entrances facing Macarthur Boulevard? Are there design elements that make this appear and serve as a front elevation? How does the building relate to McArthur Boulevard?

Material use

The primary materials are:

- Brick at the lower portions and selected vertical accent areas
- Fiber-cement siding, panel, and trim.
- Asphalt shingles at the sloped roofs
- Vinyl windows
- Storefront windows at amenity/leasing areas
- Metal canopies
- Fabric awnings
- Metal railings at balconies and upper-level exterior spaces

That material selection gives the buildings a traditional and durable feel. The mix of brick and fiber-cement also presents the project as more residential than institutional.

Design Summary

The proposed architecture is a three-story suburban multifamily community with traditional residential massing and a contemporary material palette. The design incorporates brick + fiber-cement cladding, pitched roofs, balconies, and entry canopies/awnings to give the buildings a

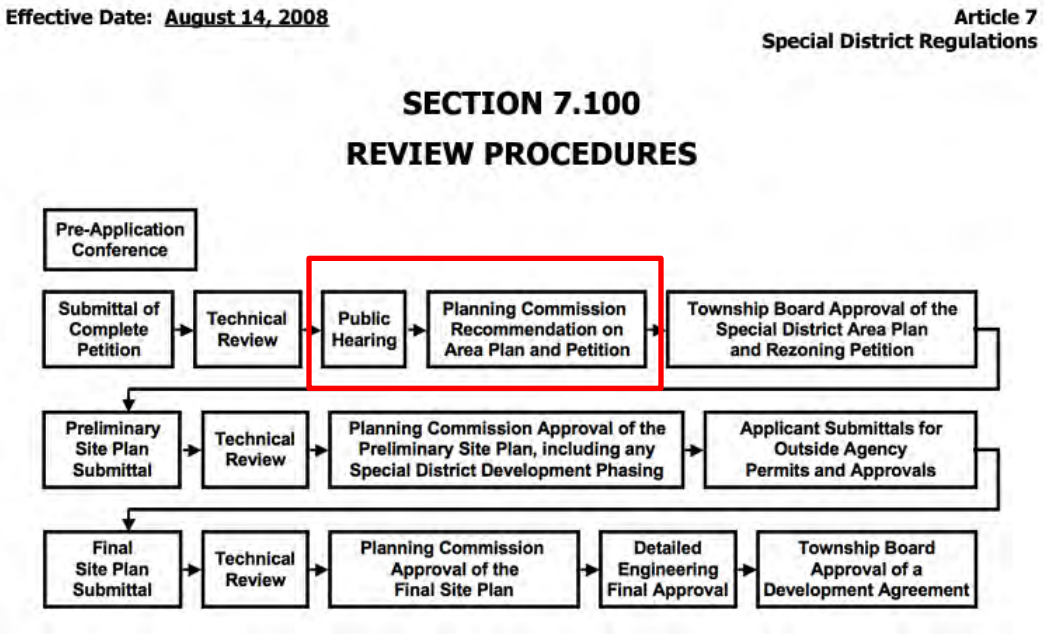
more residential character, while the site planning ties the apartment buildings to preserved open space and shared amenities.

The single-family portion is planned on the site, but its actual home architecture/material package is not detailed in this submittal

Items to be Addressed: *1).Provide details for Building Type D; 2). How do Building A and C interact to McArthur Boulevard?; and 3). Provide elevations for the proposed single-family homes.*

PROCESS

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



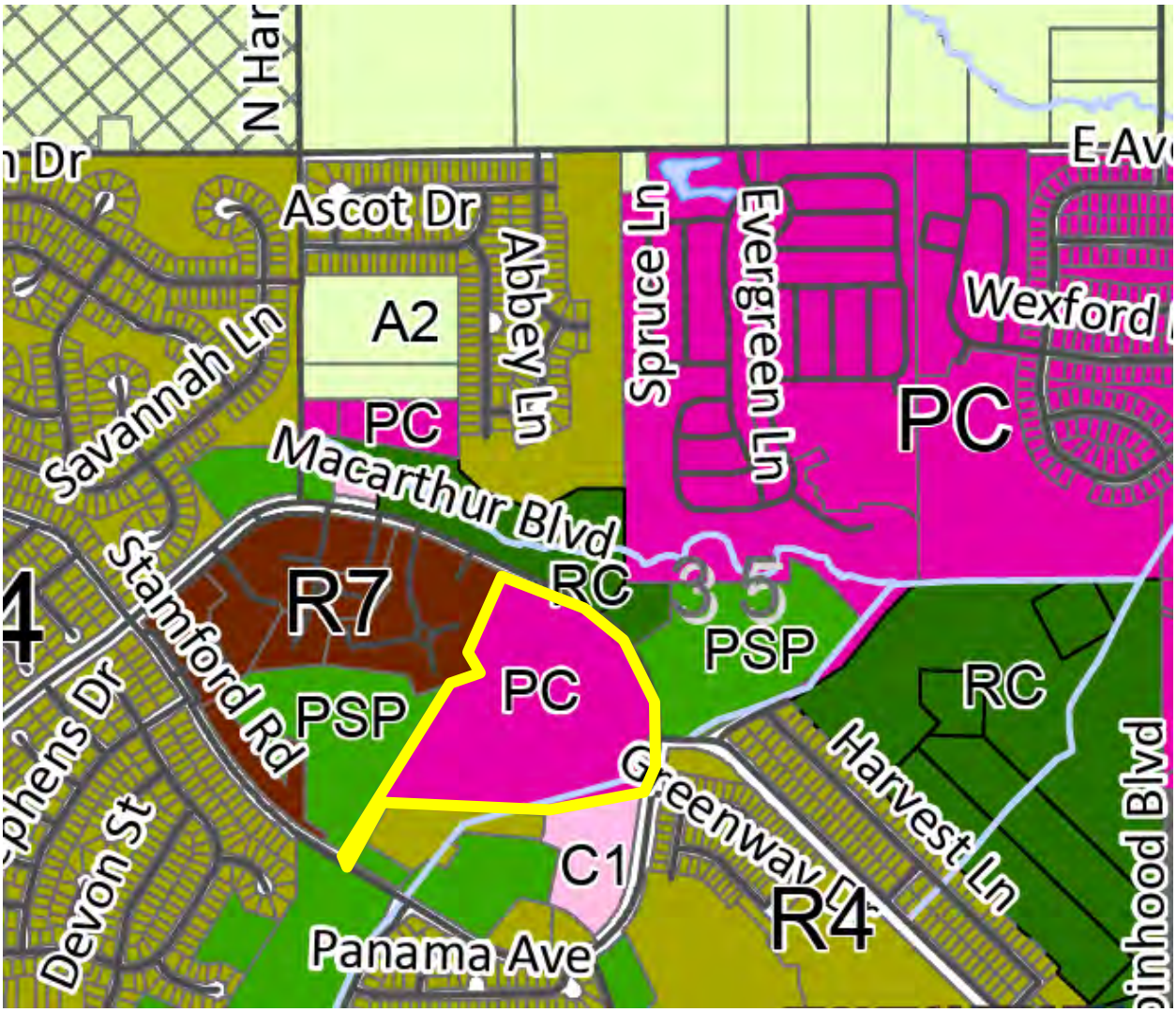
If the Area Plan is approved, the applicant will submit a preliminary site plan for technical review.

CURRENT ZONING

Surrounding Zoning

The site is currently zoned PC, Planned Community. The approved Planned Development allowed for the development of 101 single-family residential lots. See section below for more detail.

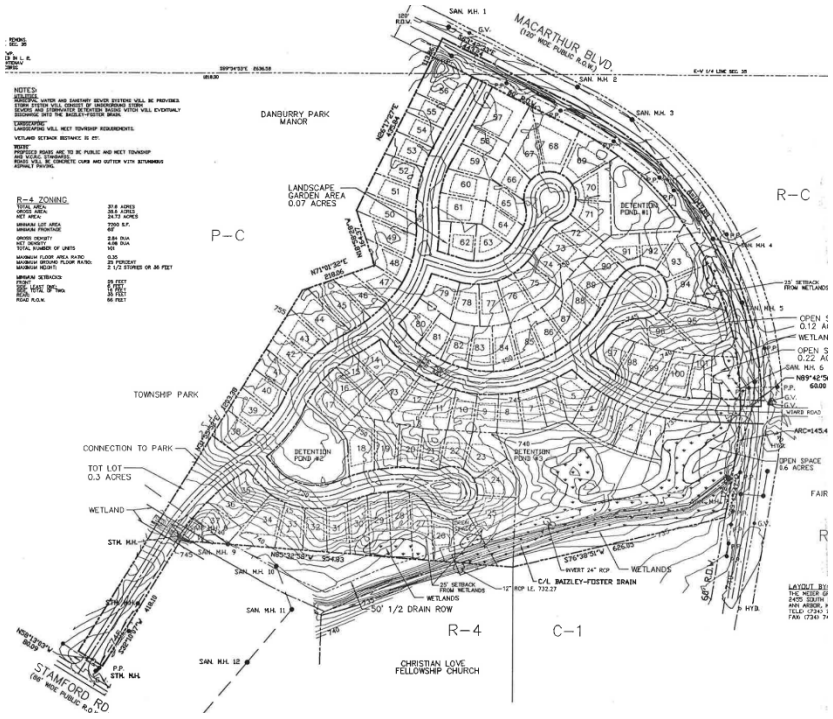
The site is adjacent to a mixture of various zoning districts including RC, PSP, R7, R4, and C1. The surrounding use includes vacant, community facilities, multiple family, and single family.



If the Planning Commission and Township Board find that the required standards have been met, rezoning the site to PC, Planned Community would not be inconsistent with zoning in the surrounding area.

Approved PC, Planned Community

A PC Area Plan was approved for this site around 2006. The Area Plan included a 101 single-family residential lots.



The approved 2006 Area Plan had less units but was more impactful to natural features including steep slopes, woodlands, and wetlands, and included less common open space. The applicant is seeking to amend the existing approved Area Plan to allow for more density with the offset benefit of greater natural resource and open preservation, providing more housing options, and providing workforce attainable housing.

MASTER PLAN

The site is located in the Geddes Road Urban Sub-area as described in the Plan (Page 6-9 through 6-10):

> *This area of about one mile by four and one-half miles contains about 65% of the Township population in a mix of single-family, multi-family, and manufactured housing. There is also a small commercial area along the southern border of Superior Township, adjacent to the northern edge of the City of Ypsilanti and Ypsilanti Township, and another small commercial area across from the Township Fire Hall on Harris near MacArthur. This sub-area also includes the majority of land designated as the Urban Service Area of the Township (see Map 6-3). Existing dwelling unit densities in some locations within the designated Urban Service Area range up to eight dwelling units per acre. Most of the undeveloped land is planned at a maximum density of approximately four dwelling units per acre to stay within available utility capacity, based on:*
>
> *(1) the amount of developable land in the Urban Service Area; and*
>
> *(2) the size and capacity of utility infrastructure and the main sewer interceptor pipe; and*
>
> *(3) anticipated flow rates and infiltration of groundwater into the system.*
>
> *Based on recent projected rates of growth and the current oversupply in new residential construction and vacant residential lots ready for development [See Table 4-1, Inventory*

of Approved but Un-built Residential Units (2009)], it is anticipated that existing undeveloped land designated for residential development within the Township's Urban Service Area (as shown on Maps 6-3 and 6-4)

- *is more than adequate to serve the future demand for urban residential development in the Township; and*
- *will not be fully developed or built out within the 20 year timeframe of this Plan (also referred to as "the planning period" of this Master Plan).*

The Future Land Use Plan (page 6-21) and Zoning Plan (page 7-3) identifies this area as a Mixture of Urban Residential Densities:

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

Page 5-36 of the Master Plan notes that *"Land capacity shall be considered when determining the appropriate density of development. Land capacity considers soil suitability for septics, basements, slope, the presence of sensitive natural features, and other factors. The density shall be established at a level that will neither damage environmental features nor intrude upon agricultural lands."*

The Township's Master Plan is a comprehensive document that includes many other elements that should be considered these include community character/quality of life, impact/preservation of natural features, growth management, and housing and neighborhood design.

<u>Community Character/Quality of Life:</u>

A stated goal of the Master Plan is to maintain community character and enhance the quality of life. The Master Plan includes the following applicable statements regarding Community Character/Quality of Life:

- In Superior Township, largescale changes to the landscape have been minimized by the consensus decision of community leaders to permit only growth that meets standards of sustainability, maintenance of the natural resource base, and visual character.
- The most common landscape view in most of Superior Township continues to be a mix of woods, meadows, wetlands, and farm fields. This is because the center area of the Township remains largely undeveloped, and settlement still retains a rural character at all but the southern edge of the Township. The rural landscape does more than simply provide scenery, as the benefits of nature to citizen mental health are recognized as very important.

- As a result (of preservation efforts), wetlands, forests, farmland, and green spaces that comprise the scenic character and ecosystem of the Township have been permanently protected in a manner that protects the property rights of landowners.

Natural Features:

A stated goal of the Master Plan is the preservation and management of natural features and creation of new natural features. This includes protection and preservation of wetlands, surface water, ground water recharge, woodlands, upland brush, landmark trees, steep slopes, and viewsheds. The Master Plan identifies a number of land use and development techniques to protect these features.

Growth Management

The Master Plan encourages land uses that are best suited to the land and existing conditions, at a rate of growth that:

- Can be financially absorbed by the Township government;
- Restricts the potential for an urban sprawl development pattern;
- Takes into full account the inventory of existing improved lots and structures for the type of land use proposed;
- Protects the value and desirability of existing housing;
- Ensures adequate public funds are available to support necessary public services; and
- Prevents the oversupply of new housing units and/or vacant residential lots.

Housing and Neighborhood Design

The Master Plan encourages a variety of housing types, located within desirable residential settings, to ensure a maximum choice of dwelling units and a mix of population within the Township. The Master Plan also notes that new residential development shall be compatible in density and character with existing residences and neighborhoods in the immediate area.

As stated in the Master Plan, all residential development that occurs at a density of one dwelling unit or more per acre, and that consists of 20 net acres or greater, shall be developed under a planned community or similar zone, thereby providing its own open space and recreational facilities. These open spaces shall be located to help provide a natural vegetative roadside view and connected to greenspaces and greenway trails on adjacent parcels or developments.

Zoning Plan in Master Plan:

As stated in the Master Plan, the Special Zoning Districts provide considerable flexibility to the land developer to provide opportunities for development designs that respect both the natural environment and efficiency in the provision of infrastructure and public facilities and provide the Township with flexibility to ensure mitigation of negative impacts on adjoining properties. A wide

range of densities and lot sizes are provided, depending on the district and specific ordinance provisions. Most new development proposals in the Township are encouraged to use one of these special districts because of the design flexibility provided to the developer and the opportunity for the Township to help fashion a design that is compatible with adjoining properties.

Master Plan Summary Findings:

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 for the following reasons:

1. *The Master Plan envisions that the densest portion of development in the Township should occur in the urban service area, in part to protect the rural and agricultural nature of the remaining portions of the township.*
2. *A mixed-residential development including multiple-family residential is consistent with the type of use envisioned in the Mixture of Urban Residential Densities future land use plan.*
3. *The Master Plan encourages a variety of housing types, located within desirable residential settings, to ensure a maximum choice of dwelling units and a mix of population within the Township. The Area Plan provides a diverse type of housing.*
4. *As stated in the Master Plan, all residential development that occurs at a density of one dwelling unit or more per acre, and that consists of 20 net acres or greater, shall be developed under a planned community, thereby providing its own open space and recreational facilities.*
5. *The applicant has proposed to develop the site to protect the sites natural resources.*
6. *The applicant is applying for a special district as encouraged in the Master Plan for flexibility in site development to help fashion a design that is compatible with adjoining properties.*
7. *The applicant has attempted to design the site to preserve the site's most signifigant natural resources.*
8. *The proposed development and use of the site is consistent with the stated goals of Growth Management Plan.*
9. *The applicant is providing an attainable housing project that will provide a necessary need in the township.*

DISTRICT INTENT

Special Districts

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

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

Planned Community District

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

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

PLANNED COMMUNITY DISTRICT REQUIREMENTS

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

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

   CWA Finding: The PC, Planned Community District is intended to allow for greater collaboration to allow for a creative approach to land use and development. Through the PC, Planned Community District the township and the applicant are able to collaborate to better protect the sites natural features and reduce impact upon adjacent properties than could be accomplished through a by-right site plan or through a conventional subdivision development. The use of a Special District for this application is appropriate by allowing creative design to protect natural features, and mixing housing types to provide the township with more housing options.

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 amend the zoning of the 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.

   In the identified urban service area there is a reference to up to eight (8) units per acre. The Township's existing higher-density development is concentrated within the urban service areas near this site. If the Township determines that a higher-density project is appropriate, this area would be the most suitable location. Using eight (8) units per acre as the underlying density allowance, the applicant is seeking a density bonus as set forth in Section 7.301.E Density Bonus for Exemplary Design Project. As set forth in Section 7.301.E, the maximum permitted dwelling unit density within a residential PC project, including permitted bonus dwelling units cannot exceed one hundred twenty percent (120%) of the planned maximum residential density for the subject land, as designated in the Growth Management Plan.

   Overall, we find that the applicant has effectively distributed density throughout the site through quality site planning, including the preservation of natural features, a well-designed layout, and the provision of a mix of housing options. The applicant is eligible for the proposed density, provided the Planning Commission determines that the requirements for the Density Bonus for an Exemplary Design Project have been satisfied.

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: Unknown at this time, particularly with regards to utilities. This will be studied and confirmed by the Township Engineer as part of the site plan review process.

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:

   A major part of the layout is driven by preserved natural features. The narrative states that more than 33% of woodland areas are preserved, including a 1-acre interior tree preserve, and that approximately 5.5 acres of wetlands are preserved with no proposed impacts. These preserved areas create a strong open-space framework, especially through the west/central part of the site and along the eastern edge. (See overall site plan, Sheet C2-200 and natural feature plan C1-01)

Natural Feature	Total Area	Encroached Area	Preserved Area	Percent Preserved
Trees/Woodland	27.04 acres	17.90 acres	9.14 acres	33.8%
Steep Slopes	4,287 sq.ft	0 sq.ft	4,287 sq.ft	100%
Wetlands	5.46 acres	0 acres	5,46 acres	100%

   As noted, we find that the applicant has appropriately blended in the proposed density with the overall preservation of the sites natural features.

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 Area Plan is both conserving open space and preserving 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 site. However, again we note that the density should be discussed with the applicant.

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 compatible 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 sites 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. The use of a Special District for this application is appropriate by allowing creative design to protect natural features, and mixing housing types to provide the township with more housing options

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: Unknown at this time, particularly with regards to utilities. This will be studied and confirmed by the Township Engineer as part of the site plan review process.

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.

   The applicant provides a significant amount of open space in the form of natural feature preservation, internal trails, and sidewalks. The multifamily area includes the project's main amenity zone, which includes a pool, playground, fitness center, community room, barbecue stations, picnic tables, and shade structures. The applicant should confirm if the single-family homes have access to the multiple family amenities.

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: Currently the site is controlled by one entity. If approved, the multiple family portion will be controlled by one entity, and the single-family portion will be sold as individual lots controlled by a HOA. If approved, a future Development Agreement will be necessary to dictate the development of the site and maintenance and control of common areas and improvements.

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 two points of access to the site. Onsite circulation appears sufficient for vehicular traffic. Traffic impacts will be reviewed by the Road Commission. The Planning Commission should confirm if additional internal pedestrian circulation is necessary.

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: The Area Plan provides for a mix of housing types that satisfy the intent of the proposed Special District and the Master Plan. As part of the deliberation, the Planning Commission should discuss if they support the mix and type of housing product provided.

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 ensure to minimize adverse impacts.

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

   CWA Finding:

   A major part of the layout is driven by preserved natural features. The narrative states that more than 33% of woodland areas are preserved, including a 1-acre interior tree preserve, and that approximately 5.5 acres of wetlands are preserved with no proposed impacts. These preserved areas create a strong open-space framework, especially through the west/central part of the site and along the eastern edge. (See overall site plan, Sheet C2-200 and natural feature plan C1-01)

Natural Feature	Total Area	Encroached Area	Preserved Area	Percent Preserved
Trees/Woodland	27.04 acres	17.90 acres	9.14 acres	33.8%
Steep Slopes	4,287 sq.ft	0 sq.ft	4,287 sq.ft	100%
Wetlands	5.46 acres	0 acres	5,46 acres	100%

   As noted, we find that the applicant has appropriately blended in the proposed density with the overall preservation of the sites natural features.

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: The proposed Area Plan shows two points of access to the site. Onsite circulation appears sufficient for vehicular traffic. Traffic impacts will be reviewed by the 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 shows some sidewalks and an interconnected pedestrian trail within the site. The Planning Commission should confirm if additional internal pedestrian circulation is necessary.

RECOMMENDATION

Overall the Planning Commission and staff were very supportive of the project as part of the concept review. We find that proposed Area Plan is consistent with the Townships Master Plan and Growth Management Strategy. The applicant is providing a development that includes a diverse mix of housing types as envisioned in the "Mixture of Urban Residential Densities" area of the Future Land Use Plan, as well as workforce attainable housing. Overall, we find that the applicant has effectively distributed density throughout the site through quality site planning, including the preservation of natural features, a well-designed layout, and the provision of a mix of housing options.

Many of the items noted in our report can be addressed in the site plan review process, however there are a few key items the Planning Commission should discuss with the applicant:

1. Does the Planning Commission support the workforce housing component and proposed PILOT.
2. Overall site density and justification for density bonus.
3. Overall does the Planning Commission support the proposed housing mix and types?
    a. Should the applicant add townhome units back into the site plan?
    b. Provide visual massing of buildings along McArthur or if necessary, break up massing
4. Are there additional natural preservation techniques, or additional site amenities that should be incorporated.

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

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

Benja R. Carlis

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

March 16, 2026

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

Attention: **Angela Robinson, Township Clerk**

Regarding: **Timber Creek Flats**
Area Plan Review
OHM Job No. 0140-25-1010

Dear Ms. Robinson,

On behalf of the Township, we have reviewed the Area Plan submittal for the above referenced project, as provided to the Township by the Applicant on February 26, 2026. We understand that the application will be considered by the Planning Commission at their regular meeting on March 25, 2026, regarding Area Plan approval. It is noted that this review is for approval of the northern portion of the development only, which proposes 210 multifamily residential units. We understand the southern portion of the development will be covered under a separate site plan application. 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.

Plan Comments

1. Please provide the professional seal of the licensed individual preparing the plans on future submittals.

2. Please provide the area and dimensions of outdoor open space and recreation areas on the plans.

3. Proposed sidewalk should meet the existing bike path in the right-of-way at both entrances to the development.

4. It is unclear where the proposed storm sewer along the northwest and southwest area of the parking lot near Buildings 3000, 4000, and 5000 outlets. Please clarify or revise the storm sewer to provide an outlet for this section of storm sewer.

The following comments may be addressed in future site plan stages:

5. Provide cleanouts where sanitary leads are over 100 feet in length or where there is a bend.

6. In general, sanitary sewer leads should connect to the sanitary sewer main instead of a sanitary manhole.

7. The sanitary laterals to Building 2000 and Building 1000 should be revised to have a manhole at the upstream end of the sewer. Sanitary leads from the buildings should connect to the sanitary lateral and not the manhole.

8. Provide a storm manhole at the downstream end of the storm sewer that runs between units 45 and 46.

9. Proposed water main gate valves & wells should be included on future plan submittals to verify valve spacing and water main isolation.

10. Consideration should be made to moving the proposed water main and sanitary sewer out of the influence of the pavement in the northern portion of the project area.

11. In the parking area between Building 2000 and Building 3000, it appears that the proposed water main, storm sewer, and sanitary sewer do not meet the minimum required 10-foot horizontal separation. Review and revise the placement of the utilities in this area to meet the required separation.

12. Along Hickory Drive and Timber Creek Drive it appears that the proposed water main and catch basins do not meet the minimum required 10-foot horizontal separation. Consider adding bends or adjusting the alignment of the water main to meet the required separation.

Summary of Future Outside Agency Approvals

1. The site would be serviced by connecting to the Superior Township public sanitary sewer system at two locations to the existing 15" sanitary sewer in the Macarthur Boulevard Right-of-way (ROW). The proposed Area Plan includes a mix of unit types that results in the following population breakdown:

Multifamily Units:	2.1 people/unit x 210 units	= 441 people
Single Family Units	3.5 people/unit x 50 units	= 175 people
	TOTAL	= 616 people

   Future review and approval of proposed sanitary sewer by the Ypsilanti Community Utilities Authority (YCUA) would be required for Part 41 application if a site plan were to move forward. Future approval and permitting would be required from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) under Part 41. The proposed sanitary sewer layout and connections to the Superior Township sanitary sewer system will require a more detailed technical review of the facilities during preliminary site plan stage but the Township sewer system capacity appears to be adequate to support this density of development.

2. The site would be serviced by connecting to the existing Superior Township 12" public water main at two locations in the Macarthur Boulevard ROW. Future review and approval of proposed water main by YCUA would be required for PA 399 application if a site plan were to move forward. Future approval and permitting would be required from EGLE under PA 399 for water main construction. The proposed water main layout and connection to the Superior Township water system appears to be viable at the conceptual level, however, a more detailed technical review of the facilities would take place during final site plan stage to verify fire flow and internal water main sizing.

3. OHM received a Traffic Impact Study (TIS) with the Area Plan submittal in February that reviewed the impact of the proposed development. The TIS should be submitted to the Washtenaw County Road Commission (WCRC) for their review and approval. OHM will also provide a technical review of the TIS for Planning Commission consideration.

4. Please note that a more detailed technical review of the site engineering would take place during a potential future preliminary site plan stage. In reviewing this current Area Plan submittal at the conceptual level, we note that the proposed layout of the site is arranged to preserve many of the existing natural features on site. Based on the proposed layout of improvements, the Natural Features Plan (Sheet C1-01) notes that approximately 33.8% of the wooded areas will be preserved, 100% of the steep slopes will not be affected, and 100% of the wetlands will be preserved. Grading details would be reviewed at future stages of the project is a site plan were to move forward.

5. The stormwater management design must meet Washtenaw County Water Resources Commissioner (WCWRC) Standards and will need to be submitted to WCWRC for review during site plan review stage. The approval of the stormwater management design needs to be reasonably assured from the WCWRC prior to the Final Site Plan being presented to the Planning Commission.

6. The soil erosion and sedimentation control (SESC) measures on the site plan would need to meet the requirements of WCWRC and would require future review and approval from WCWRC. We would not anticipate an issue for the Applicant to obtain this permit in the future.

7. Work proposed in the Stamford Road and Macarthur Boulevard ROW would need to meet the requirements of the Washtenaw County Road Commission (WCRC). Future review and approval from WCRC would be required as they have jurisdiction within the public ROW of Stamford Road and Macarthur Boulevard and for determining necessity for deceleration or acceleration tapers (or other necessary improvements) based on anticipated traffic counts.

If you have any questions regarding our review, please do not hesitate to contact me at (734) 466-4518 or George Tsakoff at (734) 466-4439.

Sincerely,
OHM Advisors

_____
Mariah Cummings, PE
Project Engineer

cc: Emily Dabish Yahkind, Township Supervisor, via email
Bill Balmes, Building Official, via email
Ben Carlilse, CWA, Township Planner, via email
Michelle Marin, CWA, via email
George Tsakoff, OHM, via email

AREA PLAN PETITION

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

APPLICANT NAME ECG MacArthur Flats LDHA, LP ATTN: Jake Hymes

NAME OF PROPOSED DEVELOPMENT Timber Creek Flats

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

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

A. REZONING PETITION AND AREA PLAN REVIEW

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

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

TOWNSHIP USE

Date Received _____ **Fee Paid** _____

Signature of Township Clerk or Designee _____

GENERAL INFORMATION

- Name of Proposed Development Timber Creek Flats
- Address of Property No current address. Wooded area north of 1601 Stamford Rd, Superior Township, MI 48198
- Current Zoning District Classification of Property PC - Planned Community District
- Has this property been the subject of a rezoning request, Zoning Board of Appeals petition or other Township action with the past five (5) years? ☐ YES ☒ NO
  Please explain _____
- Tax ID Number(s) of property PIN: J-10-35-300-003
- Site Location - Property is located on (circle one) N S E (W) side of MacArthur Blvd between Woolman Oval N and Wiard Blvd Roads.
- Legal Description of Property (please attach a separate sheet)
  Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.
- Site Area (Acreage) and Dimensions 36.182 Acres
- Are there any existing structures on the property? ☐ YES ☑ NO
  Please explain: _____

PROPOSED LAND USE

☑ Residential ☐ Office ☐ Commercial ☐ Other

If other, please specify _____

- Number of units 210 Multifamily Units and 51 single family lots
- Total floor area of each unit Varies. See Site Data Table on Area Plan for breakout for each type of unit.
- Give a complete description of the proposed development. See Use Statement on Area Plan Site Plan

APPLICANT INFORMATION

- APPLICANT'S NAME Jake Hymes
  Company Elmington
  Address 1030 16th Ave S, Suite 500, Nashville, TN 37212
  Telephone Number _____ Email jhymes@elmingtoncapital.com

- PROPERTY OWNER'S NAME David Dowling
  Company Yukon Building and Land Development
  Address 4051 Haggerty Dr. West Bloomfield, MI 48323
  Telephone Number 734.644.4556 Email ddowling@yukonbuilding.com

- DEVELOPER'S NAME Jake Hymes
  Company Elmington
  Address 1030 16th Ave S, Suite 500, Nashville, TN 37212
  Telephone Number 615.403.2332 Email jhymes@elmingtoncapital.com

- ENGINEER'S NAME Michael Hart
  Company Kimley-Horn of Michigan, Inc.
  Address 3000 Town Center, Suite 2600, Southfield, MI 48075
  Telephone Number 313.572.1627 Email michael.hart@kimley-horn.com

- ARCHITECT/PLANNER'S NAME Zach Kamerer
  Company Studio TEN30
  Address 1030 16th Ave S, Suite 500, Nashville, TN 37212
  Telephone Number 513.543.6720 Email zkamerer@elmingtoncapital.com

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16. General areas of intended filling or cutting.

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

The applicant indicated on page 3 must sign this application. All correspondence regarding the application and plan will be directed to the applicant. If the applicant is not the property owner, the owner's signed consent must also be provided with this application.

APPLICANT AFFIDAVIT

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

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

APPLICANT'S PRINTED NAME: Jake Hymes

APPLICANT'S SIGNATURE _____ DATE 2/18/2026

PROPERTY OWNER'S PRINTED NAME David Dowling

PROPERTY OWNER'S SIGNATURE _____

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

16. General areas of intended filling or cutting.

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

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

APPLICANT'S PRINTED NAME: Jake Hymes

APPLICANT'S SIGNATURE _____ DATE _____

PROPERTY OWNER'S PRINTED NAME David Dowling

PROPERTY OWNER'S SIGNATURE _____ 2·18·2026

Legal Description

The Land is described as follows: Situated in the Township of Superior, County of Washtenaw, State of Michigan

An approximate 19 acre portion of the following-described parcel, the description for which is forthcoming:

Beginning 2711.79 feet North and 1463.13 feet of the Southwest corner of Section 35, Town 2 South, Range 7 East, Township of Superior, Washtenaw County, Michigan; thence South 65 degrees 44 minutes East 441.05 feet; thence 1049.90 feet on the arc of a curve to the right having a radius of 940.00 feet and a chord bearing South 33 degrees 44 minutes 15 seconds East 996.15 feet; thence South 89 degrees 55 minutes 10 seconds West 60.03 feet; thence 143.77 feet on the arc of a curve to the right having a radius of 880.00 feet and a chord bearing South 02 degrees 49 minutes 10 seconds West 143.63 feet; thence South 07 degrees 30 minutes West 171.32 feet; thence South 74 degrees 23 minutes
10 seconds West 628.85 feet; thence North 87 degrees 48 minutes 45 seconds West 951.56 feet; thence South 29 degrees 54 minutes 20 seconds west 416.70 feet; thence Northwesterly on the North line of Stamford Road to a point being South 30 degrees 59 minutes West from the Point of Beginning; thence North 30 degrees 59 minutes East to the Point of Beginning, EXCEPT that part lying Westerly of a line described as: Commencing at the Northwest corner of said Section 35; thence South 01 degrees 47 minutes 15 seconds East 2151.17 feet; thence South 82 degrees 21 minutes 05 seconds East 617.52 feet; thence South 15 degrees 49 minutes 56 seconds West 60.00 feet; thence South 73 degrees 03 minutes 55 seconds East 312.02 feet; thence South 65 degrees 44 minutes 05 seconds East 417.20 feet to the Point of Beginning; thence South 24 degrees 15 minutes 55 seconds West 506.31 feet; thence South 21 degrees East 164.63 feet; thence South 69 degrees West 218.06 feet; thence South 29 degrees 54 minutes 20 seconds West 1203.38 feet to the Point of Beginning.

NOTE: Schedule A of this commitment will be revised upon receipt by the Company of the description to be insured.

SPECIAL DISTRICT AREA PLAN

TIMBER CREEK

MACARTHUR BOULEVARD

SUPERIOR TOWNSHIP, MI 48198

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LEGAL DESCRIPTION

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

AN APPROXIMATE 19 ACRE PORTION OF THE FOLLOWING-DESCRIBED PARCEL, THE DESCRIPTION FOR WHICH IS FORTHCOMING:

BEGINNING 2711.79 FEET NORTH AND 1463.13 FEET OF THE SOUTHWEST CORNER OF SECTION 35, TOWN 2 SOUTH, RANGE 7 EAST, TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 65 DEGREES 44 MINUTES EAST 441.05 FEET; THENCE 1049.90 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET AND A CHORD BEARING SOUTH 33 DEGREES 44 MINUTES 15 SECONDS EAST 996.15 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 10 SECONDS WEST 60.03 FEET; THENCE 143.77 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 880.00 FEET AND A CHORD BEARING SOUTH 02 DEGREES 49 MINUTES 10 SECONDS WEST 143.63 FEET; THENCE SOUTH 07 DEGREES 30 MINUTES WEST 171.32 FEET; THENCE SOUTH 74 DEGREES 23 MINUTES

10 SECONDS WEST 628.85 FEET; THENCE NORTH 87 DEGREES 48 MINUTES 45 SECONDS WEST 951.56 FEET; THENCE SOUTH 29 DEGREES 54 MINUTES 20 SECONDS WEST 416.70 FEET; THENCE NORTHWESTERLY ON THE NORTH LINE OF STAMFORD ROAD TO A POINT BEING SOUTH 30 DEGREES 59 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE NORTH 30 DEGREES 59 MINUTES EAST TO THE POINT OF BEGINNING, EXCEPT THAT PART LYING WESTERLY OF A LINE DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE SOUTH 01 DEGREES 47 MINUTES 15 SECONDS EAST 2151.17 FEET; THENCE SOUTH 82 DEGREES 21 MINUTES 05

SECONDS EAST 617.52 FEET; THENCE SOUTH 15 DEGREES 49 MINUTES 56 SECONDS WEST 60.00 FEET; THENCE SOUTH 73 DEGREES 03 MINUTES 55 SECONDS EAST 312.02 FEET; THENCE SOUTH 65 DEGREES 44 MINUTES 05 SECONDS EAST 417.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 24 DEGREES 15 MINUTES 55 SECONDS WEST 506.31 FEET; THENCE SOUTH 21 DEGREES EAST 164.63 FEET; THENCE SOUTH 69 DEGREES WEST 218.06 FEET; THENCE SOUTH 29 DEGREES 54 MINUTES 20 SECONDS WEST 1203.38 FEET TO THE POINT OF BEGINNING.

VICINITY MAP
NOT TO SCALE

SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MI

PROJECT DESIGN TEAM

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
3000 TOWN CENTER DRIVE, ST 2600
SOUTHFIELD, MICHIGAN 48075
CONTACT: JOHN ACKERMAN, P.L.A.
PHONE: (313) 548-7073

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
3000 TOWN CENTER DRIVE, ST 2600
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CONTACT: MICHAEL HART, P.E.
PHONE: (313) 572-1627

SURVEY
MONUMENT ENGINEERING GROUP ASSOCIATION, INC.
298 VETERANS DRIVE
FOWLERVILLE, MICHIGAN 48836
CONTACT: MARC BUDZINSKI, P.S.
PHONE: (231) 335-4080

ARCHITECT
STUDIO TEN30
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TENNESSEE 37212
CONTACT: ZACH KAMERER
PHONE: (615) 636-6452

PROJECT NARRATIVE

ELMINGTON IS PLEASED TO PRESENT TIMBER CREEK, A 36.18 ACRE MIXED-DENSITY RESIDENTIAL COMMUNITY THAT COMPLEMENTS THE SURROUNDING RESIDENTIAL USES ALONG MACARTHUR BOULEVARD. TIMBER CREEK IS PROPOSED TO CONSIST OF 210 ATTACHED RENTAL UNITS IN 6 BUILDINGS ALONG THE NORTHERN PORTION OF THE PROPERTY AND 50 SINGLE FAMILY LOTS LOCATED ON THE SOUTHERN PORTION OF THE PROPERTY. NATURAL FEATURES PLAYED AN IMPORTANT ROLE IN THE LAYOUT OF THE OVERALL DEVELOPMENT WITH OVER 33% OF WOODLAND AREAS BEING PRESERVED, INCLUDING A 1-ACRE INTERIOR TREE PRESERVE AREA WITH BENCHES AND SHADE STRUCTURES FOR RESIDENTS TO ENJOY. APPROXIMATELY 5.5 ACRES OF WETLANDS EXIST ON THE PROPERTY AND ARE BEING PRESERVED IN THEIR ENTIRETY WITH NO WETLAND IMPACTS PROPOSED. MULTIPLE SITE AMENITIES ARE PROPOSED FOR THE USE OF THE RESIDENTS OF TIMBER CREEK, INCLUDING WALKING PATHS THROUGH PRESERVED GREEN SPACES ACROSS THE ENTIRE SITE WITH DIRECT ACCESS TO COMMUNITY PARK, A POOL, PLAYGROUND, FITNESS CENTER, COMMUNITY ROOM, AND A SHARED AMENITY AREA FOR USE BY ALL RESIDENTS OF TIMBER CREEK THAT WILL INCLUDE BARBEQUE STATIONS, PICNIC TABLES, AND SHADE STRUCTURES. MULTIFAMILY UNITS WILL INCLUDE 9-FOOT CEILINGS, GRANITE COUNTERTOPS, LVT FLOORING, CEILING FANS, AND STAINLESS-STEEL APPLIANCES. THE OVERALL SITE IS PROPOSED TO BE SERVICED BY PUBLIC WATER AND SEWER. STORMWATER MANAGEMENT IS PROPOSED WITH A SERIES OF DETENTION BASINS LOCATED THROUGHOUT THE DEVELOPMENT THAT WILL BE DESIGNED TO TOWNSHIP AND COUNTY STANDARDS. AFTER COMPLETION OF THE AREA PLAN ENTITLEMENT PROCESS WITH SUPERIOR TOWNSHIP, ELMINGTON WILL PROCEED WITH SITE PLANS FOR THE NORTHERN PORTION OF THE PROJECT AND A SEPARATE DEVELOPER WILL PROCEED WITH COMPLETION OF THE SINGLE FAMILY LOTS TO THE SOUTH ON A SEPARATE TIMELINE.

Sheet List Table

Sheet Number	Sheet Title
C0-00	COVER
C1-00	OVERALL EXISTING CONDITIONS PLAN
C1-01	NATURAL FEATURES PLAN
C2-00	OVERALL SITE PLAN
C3-00	OVERALL GRADING AND DRAINAGE PLAN
C4-00	OVERALL UTILITY PLAN
C4-01	FIRE PROTECTION PLAN
L1-00	OVERALL LANDSCAPE PLAN
L1-01	LANDSCAPE ENLARGEMENTS
L1-02	LANDSCAPE ENLARGEMENTS
L1-03	LANDSCAPE ENLARGEMENTS
L1-04	LANDSCAPE SCHEDULE

Additional Sheets by Others

Sheet Number	Sheet Title
A1.1	BLDG 1000 (TYPE A) - OVERALL FLOOR PLANS
A1.2	BLDG 1000 (TYPE A) - OVERALL FLOOR PLANS
A1.3	BLDG 1000 (TYPE A) - ELEVATIONS
A1.4	BLDG 1000 (TYPE A) - ELEVATIONS
A2.1	BLDG 2000, 3000, 4000, 5000 (TYPE B) - OVERALL FLOOR PLANS
A2.2	BLDG 2000, 3000, 4000, 5000 (TYPE B) - ELEVATIONS
A3.1	BLDG 6000 (TYPE C) - OVERALL FLOOR PLANS
A3.2	BLDG 6000 (TYPE C) - OVERALL FLOOR PLANS
A3.3	BLDG 6000 (TYPE C) - ELEVATIONS
A3.4	BLDG 6000 (TYPE C) - ELEVATIONS
A4.1	MONUMENT SIGN AND TRASH ENCLOSURE DETAILS

OWNER/DEVELOPER

ELMINGTON

ECG MACARTHUR FLATS LDHA LIMITED PARTNERSHIP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TENNESSEE 37212
PHONE: (615) 636-6452
CONTACT: JAKE HYMES
(WITH SIGNED CONSENT OF OWNER)

PLANS PREPARED BY

Kimley»Horn
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SOUTHFIELD, MI 48075
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PLAN REVISIONS

REVISION NO.	DATE	REMARKS
	02/20/2026	SPECIAL DISTRICT AREA PLAN SUBMITTAL

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
268960001	C0-00	23

Drawing name: K:\DET_DS\268960001_elmington macarthur_superior twp_mi\2 Design\CADD\plansheets\C0.0 - TITLE SHEET.dwg C0.0 Feb 25, 2026 3:49pm by: Omar.Eter

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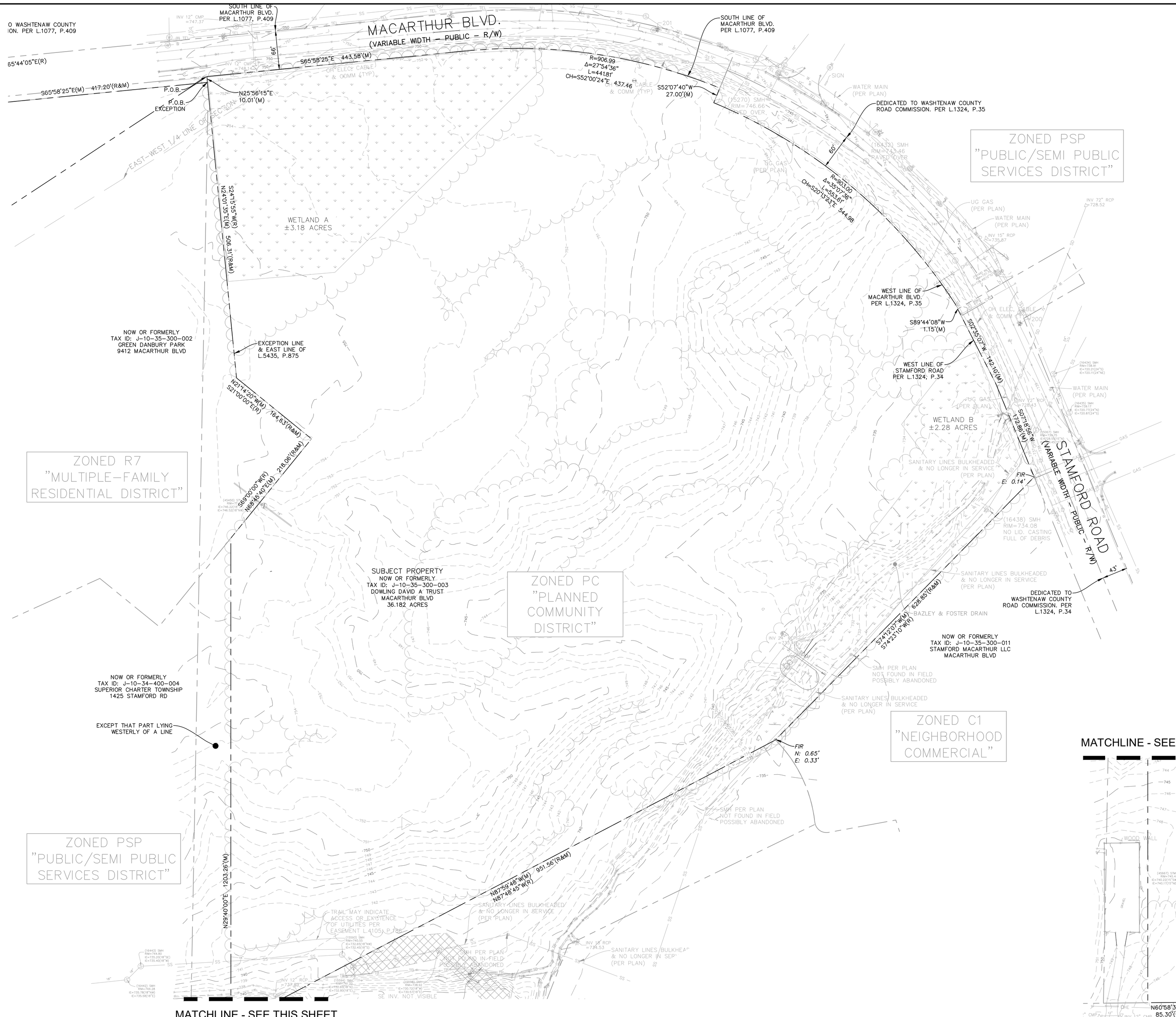

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NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

EXISTING LEGEND

BOLLARD	MISC LID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
POST	AREA LIGHT	STORM ROOF DRAIN
SOIL BORING	ELECTRICAL BOX	STORM DRAIN MANHOLE
HANDICAP SYMBOL	ELECTRICAL HAND HOLE	STORM YARD DRAIN
SIGN	ELECTRICAL METER	FIRE DEPT CONNECTION
CABLE MANHOLE	ELECTRICAL MANHOLE	FIRE HYDRANT
CABLE PEDESTAL	ELECTRICAL MARKER	IRRIGATION VALVE
TELEPHONE PEDESTAL	ELECTRICAL TRANSFORMER	POST INDICATOR VALVE
TELEPHONE HAND HOLE	GUY POLE/WIRE	WELL
TELEPHONE MARKER	POWER POLE	WATER METER
TELEPHONE MANHOLE	TRAFFIC SIGNAL POLE	WATER VALVE
FIBER OPTIC MAKER	TRAFFIC MANHOLE	TREE / STUMP
SWALE		TOE OF SLOPE
FENCE LINE		TOP OF BANK
SANITARY SEWER		UNDERGROUND FIBER OPTIC
STORM DRAIN		OVERHEAD ELECTRICAL
WATER LINE		UNDERGROUND GAS
TREE LINE		UNDERGROUND TELEPHONE

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

AREA PLAN

No.	1	1	1	1	2	3	4	5	6

DESIGNED BY:	MTH
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	02/20/2026

KIMLEY-HORN PROJECT NO. 268960001

OVERALL EXISTING CONDITIONS PLAN

SHEET NUMBER
C1-00

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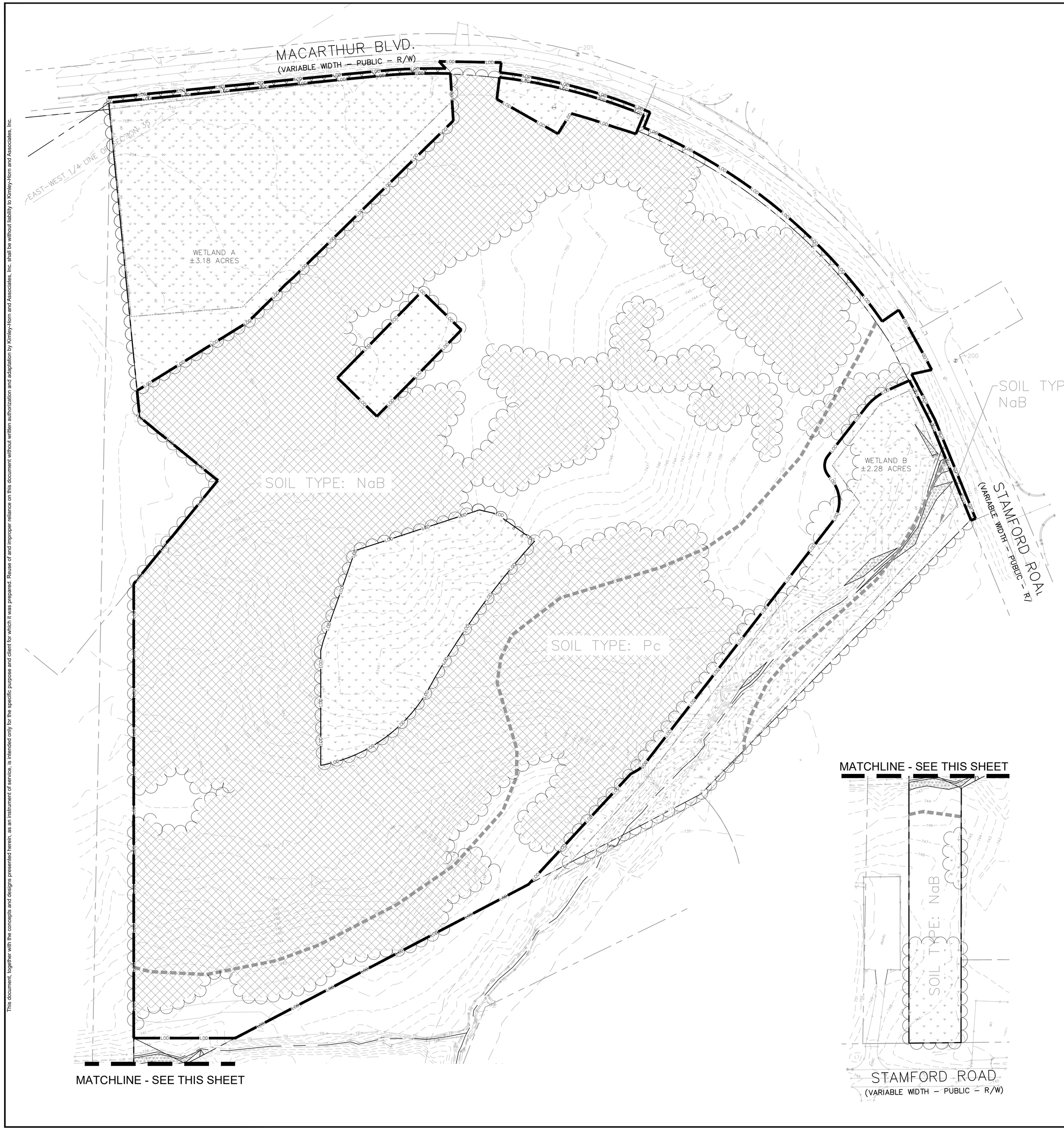

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NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

NATURAL FEATURES LEGEND

- WOODLAND REMOVAL
- WOODLAND PRESERVED
- STEEP SLOPE AREAS
- WETLANDS
- SOIL TYPE BOUNDARY
- CENTERLINE OF EXISTING DRAIN
- LIMITS OF DISTURBANCE (LOD)

FLOODPLAIN NOTE

BASED ON FEMA FIRM PANEL 0290E, THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 100 YR FLOODPLAIN

	TOTAL AREA	ENCROACHED AREA	PRESERVED AREA	PERCENT PRESERVED
TREES/WOODED AREAS	27.04 AC	17.90 AC	9.14 AC	33.80 %

	TOTAL AREA	ENCROACHED AREA
STEEP SLOPES	4,287 SF	0 SF
WETLANDS	5.46 AC	0.00 AC

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

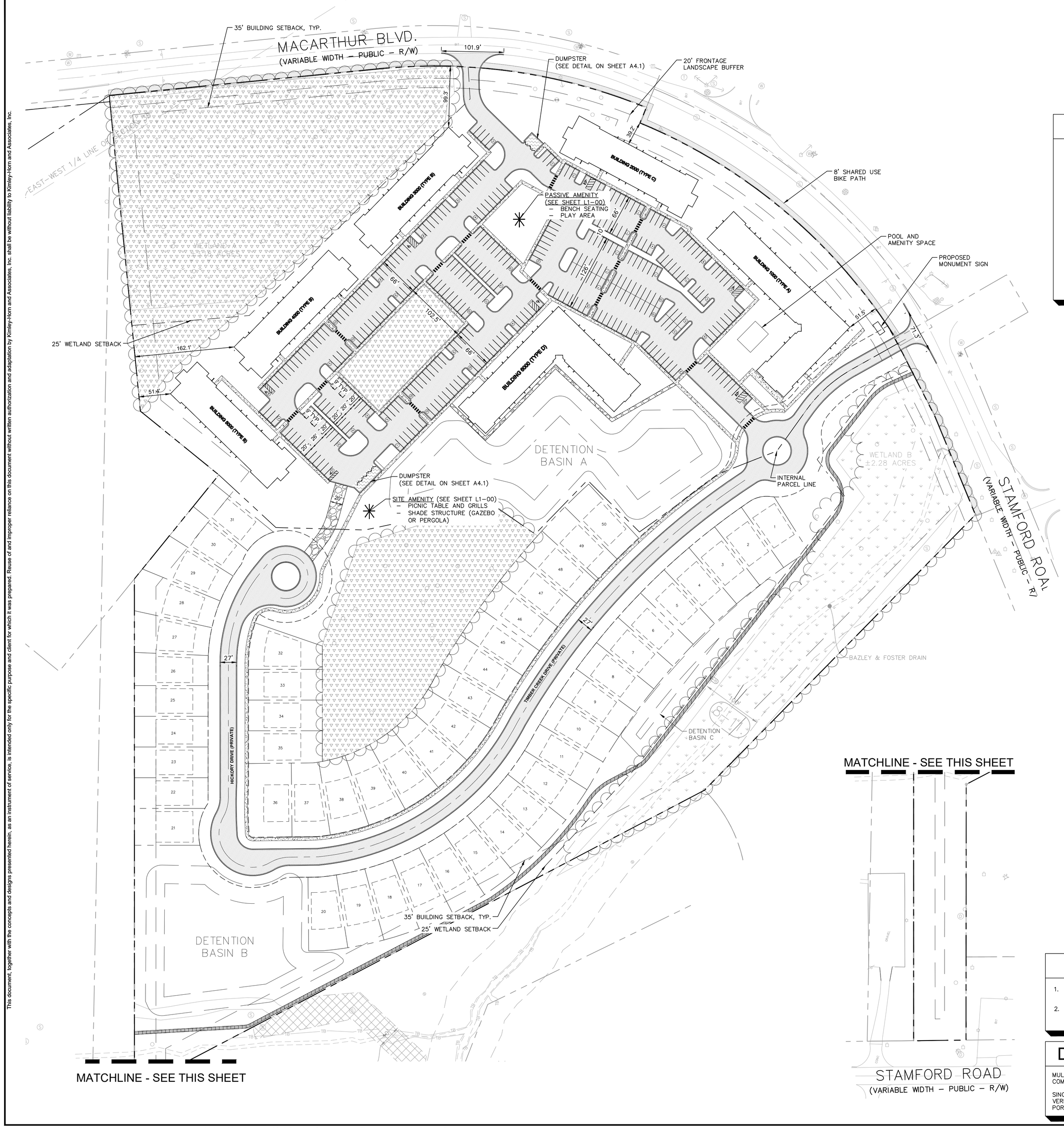
AREA PLAN

No									
	1	1	1	1	1	2	3	4	5	6

DESIGNED BY:	MTH
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	02/20/2026
KIMLEY-HORN PROJECT NO.	268960001

NATURAL FEATURES PLAN

SHEET NUMBER
C1-01



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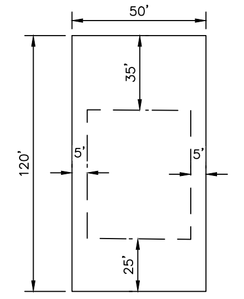
NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

PAVING LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- WOODCHIP PATH
- GRAVEL DRIVE/WALK
- TREE PRESERVATION AREA



LOT DETAIL, TYP.

SITE DATA TABLE

SITE AREA INFORMATION
TOTAL GROSS AREA = 36.18 AC
MULTIFAMILY GROSS AREA = 16.78 AC
SINGLE FAMILY GROSS AREA = 19.40 AC

MULTIFAMILY EXCLUDED AREAS:
EXISTING DRAIN EASEMENT = 0 AC
PROPOSED PRIVATE ROAD EASEMENTS = 0.33 AC
WETLAND AREAS = 3.18 AC
TOTAL EXCLUDED AREA = 3.51 AC
MULTIFAMILY NET AREA = 16.78 AC – 3.51 AC
= 13.27 AC

SINGLE FAMILY EXCLUDED AREAS:
EXISTING DRAIN EASEMENT = 1.88 AC
PROPOSED PRIVATE ROAD EASEMENTS = 3.47 AC
WETLAND AREAS = 2.20 AC
TOTAL EXCLUDED AREA = 7.55 AC
SINGLE FAMILY NET AREA = 19.40 AC – 7.55 AC
= 11.85 AC

DWELLING UNITS & BUILDING INFORMATION

MULTIFAMILY BUILDING TYPE A (BUILDING 1000)
43 UNIT BUILDING
BUILDING STORIES/HEIGHT = 3 STORIES/47'–10"
BUILDING GROUND FLOOR AREA = 21,356 GROSS SF
TOTAL BUILDING AREA = 63,736 GROSS SF
UNIT TYPES, AREA, & QUANTITY PER BUILDING:
2 BEDROOM UNITS
UNIT B1 = 848 SF
UNIT B2 = 873 SF
UNIT B3 = 935 SF
TOTAL 2 BEDROOM UNITS = 20 PER TYPE A
3 BEDROOM UNITS
UNIT C1 = 1,088 SF
TOTAL 3 BEDROOM UNITS = 20 PER TYPE A
4 BEDROOM UNITS
UNIT D1 = 1,380 SF
TOTAL 4 BEDROOM UNITS = 3 PER TYPE A

TOTAL TYPE A BUILDINGS = 1 BUILDING

MULTIFAMILY BUILDING TYPE B (BUILDING 2000, 3000, 4000, 5000)
30 UNIT BUILDING
BUILDING STORIES/HEIGHT = 3 STORIES/48'–1"
BUILDING GROUND FLOOR AREA = 13,722 GROSS SF
TOTAL BUILDING AREA = 41,166 GROSS SF
UNIT TYPES, AREA, & QUANTITY PER BUILDING:
2 BEDROOM UNITS
UNIT B1 = 848 SF
TOTAL 2 BEDROOM UNITS = 6 PER TYPE B
3 BEDROOM UNITS
UNIT C1 = 1,088 SF
UNIT C2 = 1,138 SF
TOTAL 3 BEDROOM UNITS = 15 PER TYPE B
4 BEDROOM UNITS
UNIT D2 = 1,295 SF
UNIT D3 = 1,230 SF
TOTAL 4 BEDROOM UNITS = 9 PER TYPE B

TOTAL TYPE B BUILDINGS = 4 BUILDINGS

MULTIFAMILY BUILDING TYPE C (BUILDING 6000)
47 UNIT BUILDING
BUILDING STORIES/HEIGHT = 3 STORIES/47'–7"
BUILDING GROUND FLOOR AREA = 20,657 GROSS SF
TOTAL BUILDING AREA = 61,971 GROSS SF
UNIT TYPES, AREA, & QUANTITY PER BUILDING:
2 BEDROOM UNITS
UNIT B1 = 848 SF
UNIT B3 = 935 SF
TOTAL 2 BEDROOM UNITS = 18 PER TYPE C
3 BEDROOM UNITS
UNIT C1 = 1,088 SF
UNIT C3 = 1,207 SF
TOTAL 3 BEDROOM UNITS = 26 PER TYPE C
4 BEDROOM UNITS
UNIT D4 = 1,380 SF

TOTAL TYPE C BUILDINGS = 1 BUILDING

MULIFAMILY UNIT SUMMARY
TOTAL MULTIFAMILY 2 BEDROOM UNITS = 61
TOTAL MULTIFAMILY 3 BEDROOM UNITS = 107
TOTAL MULTIFAMILY 4 BEDROOM UNITS = 42
TOTAL MULTIFAMILY UNITS = 210

TOTAL SINGLE FAMILY LOTS = 50 LOTS
LOT SIZE = 50' X 120'
LOT AREA = 6,000 SF MIN.

DEVELOPMENT DENSITY CALCULATIONS

MULTIFAMILY
GROSS UNIT DENSITY = TOTAL UNITS/GROSS AREA = 210 UNITS/16.88 AC
= 12.44 UNITS/AC
NET UNIT DENSITY = TOTAL UNITS/NET AREA = 210 UNITS/13.37 AC
= 15.71 UNITS/AC

MULTIFAMILY LOT COVERAGE CALCULATIONS

GROUND FLOOR AREA:
MULTIFAMILY BUILDING TYPE A (1 BUILDING X 21,356 SF) = 21,356 SF
MULITFAMILY BUILDING TYPE B (4 BUILDINGS X 13,722 SF) = 54,888 SF
MULTIFAMILY BUILDING TYPE C (1 BUILDING X 20,657 SF) = 20,657 SF
TOTAL = 96,901 SF
GFA LOT COVERAGE = 96,901 SF/578,041 SF NET AREA = 0.17

FLOOR AREA RATIO:
MULTIFAMILY BUILDING TYPE A (1 BUILDING X 63,736 SF) = 63,736 SF
MULITFAMILY BUILDING TYPE B (4 BUILDINGS X 41,166 SF) = 164,664 SF
MULTIFAMILY BUILDING TYPE C (1 BUILDING X 61,971 SF) = 61,971 SF
TOTAL = 290,371 SF
FAR LOT COVERAGE = 290,371 SF/578,041 SF NET AREA = 0.50

PARKING CALCULATIONS FOR MULTIFAMILY BUILDINGS
- 1.5 SPACES PER DWELLING UNIT WITH UP TO TWO BEDROOMS, AND 2 SPACES PER THREE-BEDROOM OR LARGER DWELLING UNIT
- 61 2–BEDROOM UNITS * 1.5 = 92 SPACES
- 107 3–BEDROOM UNITS * 2 = 214 SPACES
- 42 4–BEDROOM UNITS * 2 = 84 SPACES

TOTAL REQUIRED PARKING SPACES = 390 SPACES
TOTAL PROPOSED PARKING SPACES = 393 SPACES

*LOADING AREAS TO BE WITHIN SURFACE PARKING LOTS

SITE NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.

DEVELOPMENT SCHEDULE

MULTIFAMILY UNITS WILL BE DEVELOPED IN ONE PHASE WITH ANTICIPATED COMPLETION IN FALL 2028

SINGLE FAMILY LOTS WILL BE DEVELOPED AT A FUTURE DATE, WHICH WILL BE VERIFIED AT THE TIME OF PRELIMINARY SITE PLAN SUBMITTAL FOR THIS PORTION OF THE DEVELOPMENT

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

AREA PLAN

No.	1	1	1	1	1	2	3	4	5	6

DESIGNED BY:	MTH
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	02/20/2026

KIMLEY-HORN PROJECT NO.
268960001

OVERALL SITE PLAN

SHEET NUMBER
C2-00

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Drawing name: K:\DET_DS\268960001_elmington macarthur_superior twp_mi\2 Design\CADD\plansheets\C3.0-OVERALL SITE PLAN.dwg C3.0 Feb 25, 2026 3:49pm by: Omar.Eter

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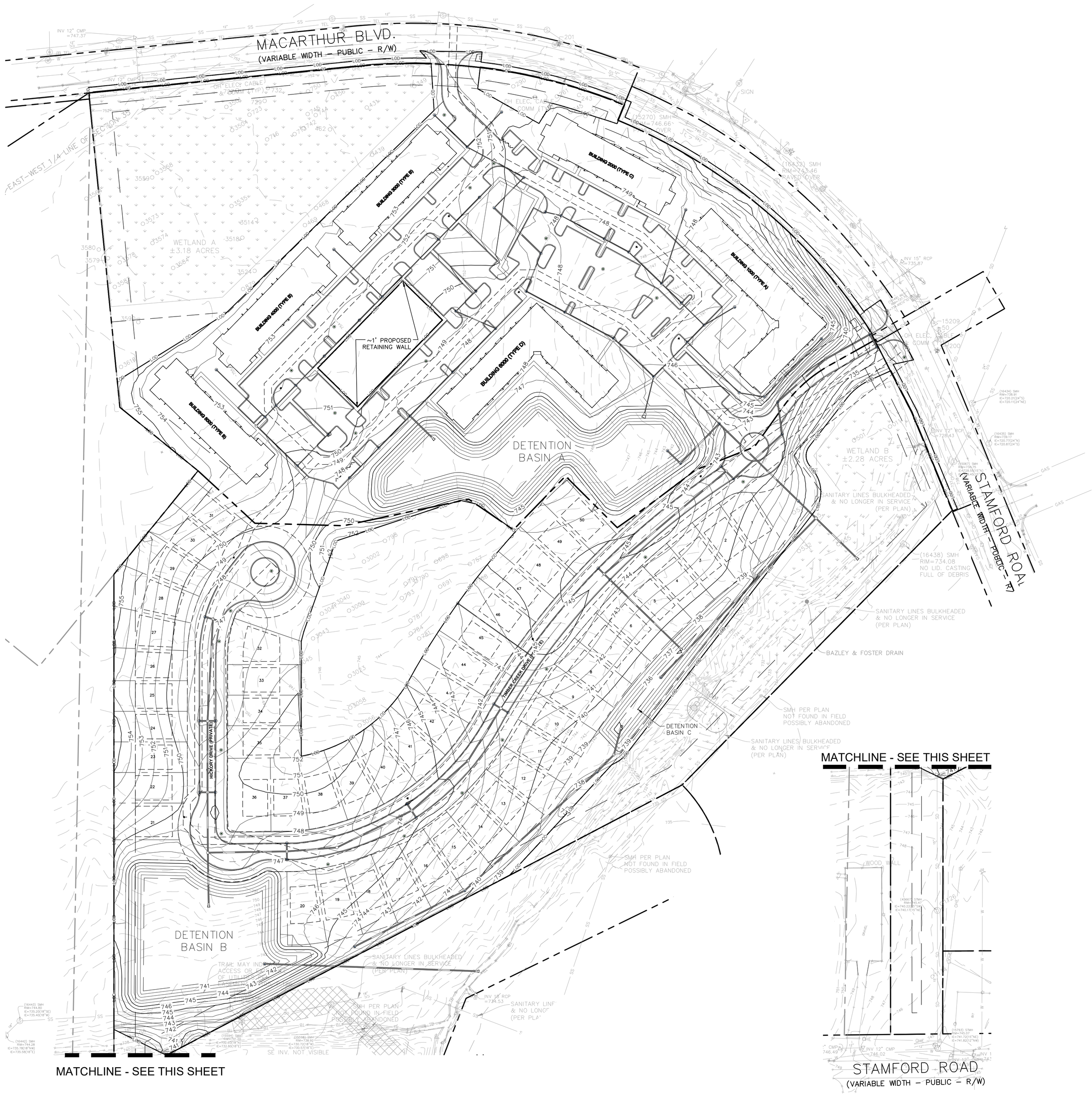

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

GRADING LEGEND

620	PROPOSED CONTOUR
620	EXISTING CONTOUR
LOD	LIMITS OF DISTURBANCE
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER STRUCTURES

GRADING NOTES

1. THERE ARE NO PROPOSED GRADING IMPACTS IN ANY WETLAND.
2. ALL GRADING ACTIVITIES SHALL REMAIN ON–SITE OR WITH THE MACARTHUR BOULEVARD AND STAMFORD ROAD R.O.W.

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of Michigan, Inc.
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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

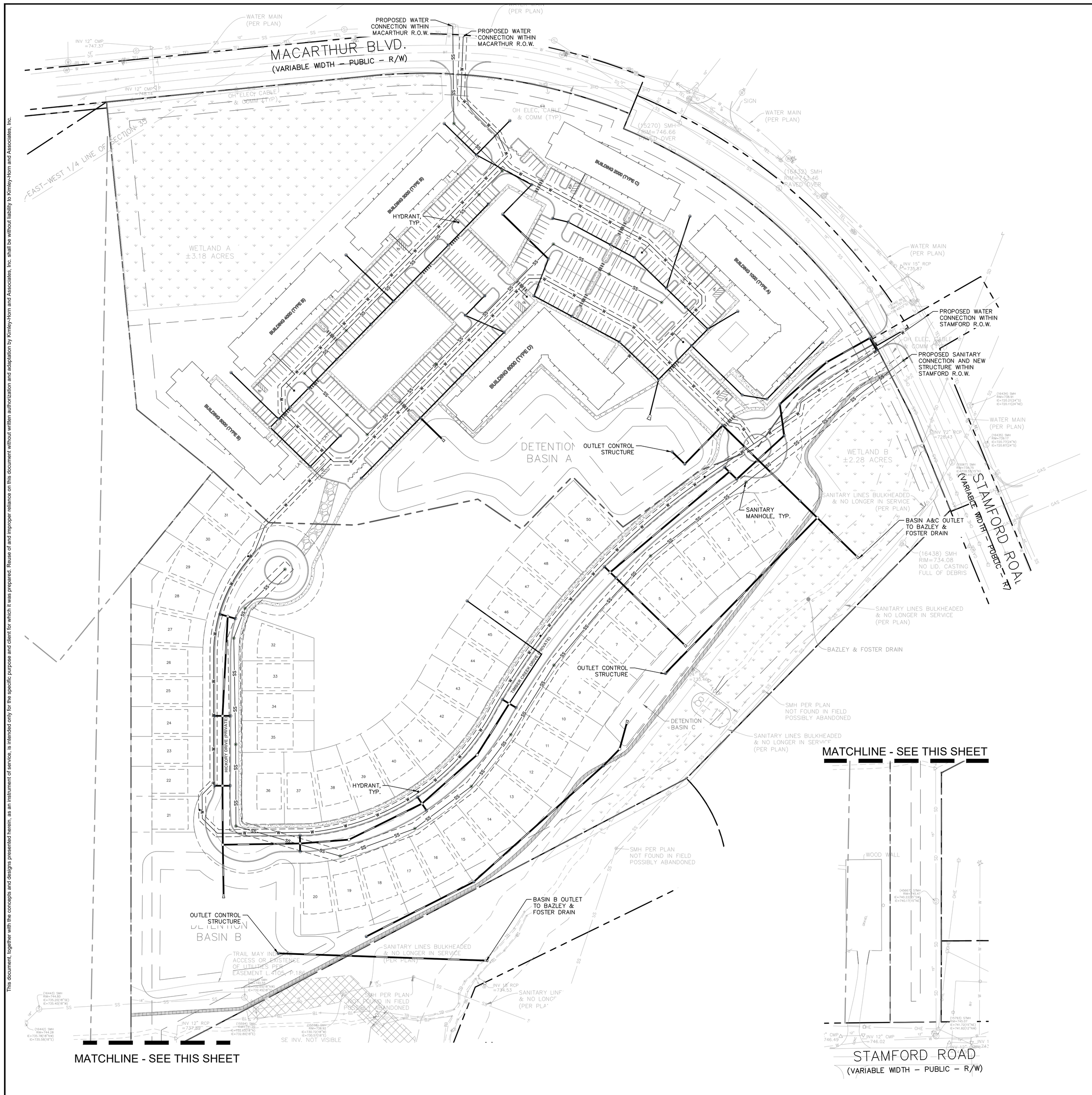
AREA PLAN

No					1	2	3	4	5	6

DESIGNED BY:	MTH
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	02/20/2026
KIMLEY-HORN PROJECT NO.	268960001

OVERALL GRADING AND DRAINAGE PLAN

SHEET NUMBER
C3-00



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NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

UTILITY LEGEND

- PROPOSED SWALE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM STRUCTURES
- SS — PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY LATERAL LINE
- W — PROPOSED SANITARY MANHOLE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE BOX, PIV, METER FIRE HYDRANT, FIRE DEPT CONN. & VAULT

EXISTING LEGEND

BOLLARD	MISC LID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
POST	AREA LIGHT	STORM ROOF DRAIN
SOIL BORING	ELECTRICAL BOX	STORM DRAIN MANHOLE
HANDICAP SYMBOL	ELECTRICAL HAND HOLE	STORM YARD DRAIN
SIGN	ELECTRICAL METER	FIRE DEPT CONNECTION
CABLE MANHOLE	ELECTRICAL MANHOLE	FIRE HYDRANT
CABLE PEDESTAL	ELECTRICAL MARKER	IRRIGATION VALVE
TELEPHONE PEDESTAL	ELECTRICAL TRANSFORMER	POST INDICATOR VALVE
TELEPHONE HAND HOLE	GUY POLE/WIRE	WELL
TELEPHONE MARKER	POWER POLE	WATER METER
TELEPHONE MANHOLE	TRAFFIC SIGNAL POLE	WATER VALVE
FIBER OPTIC MAKER	TRAFFIC MANHOLE	TREE / STUMP
SWALE		TOE OF SLOPE
X — FENCE LINE		TOP OF BANK
SS — SANITARY SEWER		FIB — UNDERGROUND FIBER OPTIC
SD — STORM DRAIN		OHE — OVERHEAD ELECTRICAL
W — WATER LINE		GAS — UNDERGROUND GAS
TREE LINE		TEL — UNDERGROUND TELEPHONE

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

AREA PLAN

No.	1	1	1	1	1	2	3	4	5	6

DESIGNED BY:	MTH
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	02/20/2026
KIMLEY-HORN PROJECT NO.	268960001

OVERALL UTILITY PLAN

SHEET NUMBER
C4-00

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Drawing name: K:\DET_DS\268960001_elmington macarthur_superior twp_mi\2 Design\CADD\plansheets\C6.0-OVERALL UTILITY PLAN.dwg C6.0 Feb 25, 2026 3:50pm by: Omar.Eter

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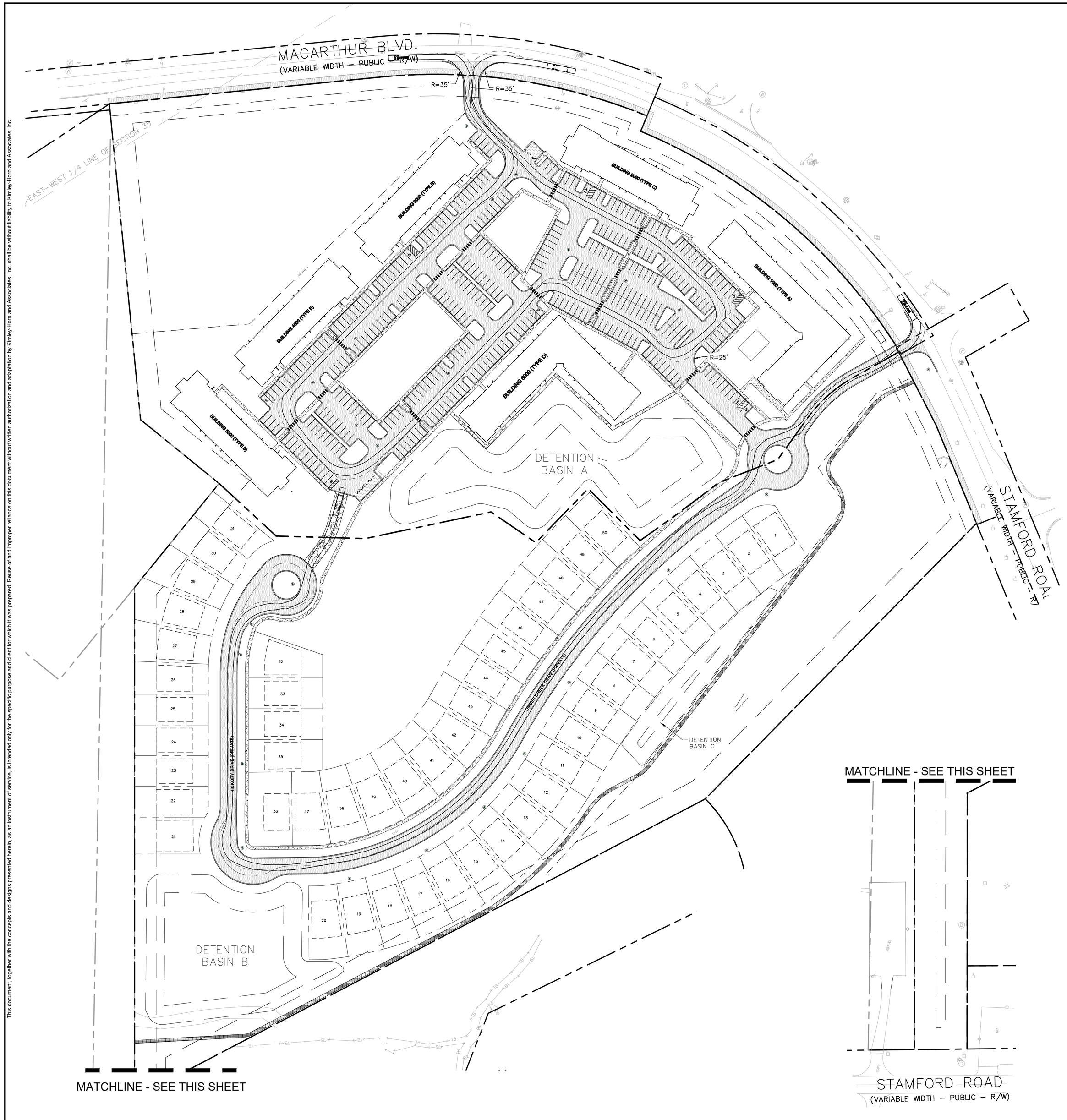
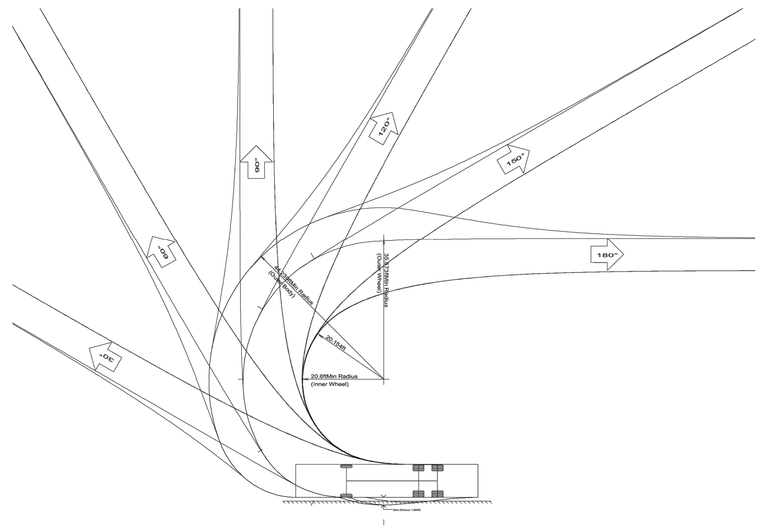
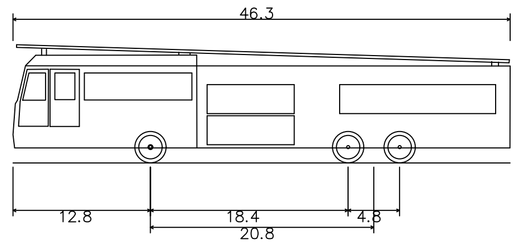


811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'





46' AERIAL FIRE APPARATUS	
Overall Length	46.300ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.387ft
Track Width	8.300ft
Lock–to–lock time	6.00s
Max Wheel Angle	45.00°

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

AREA PLAN

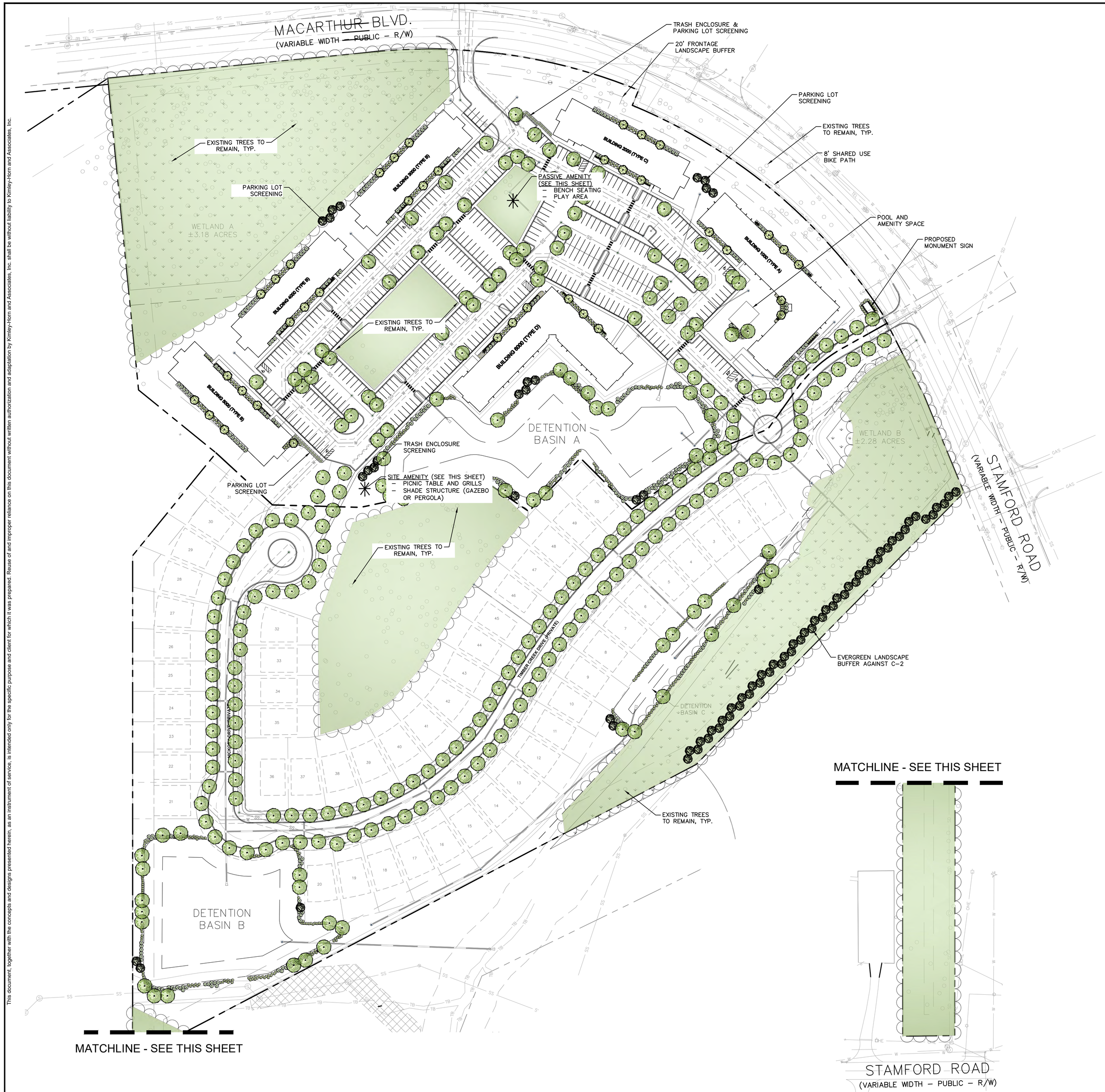
No.					1	2	3	4	5	6

DESIGNED BY:	MTH
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	02/20/2026

KIMLEY-HORN PROJECT NO.
268960001

FIRE PROTECTION PLAN

SHEET NUMBER
C4-01



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

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

EXAMPLE SITE AMENITIES

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

AREA PLAN

No.	1	1	1	1	2	3	4	5	6

DESIGNED BY:	MTH
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	02/20/2026
KIMLEY-HORN PROJECT NO. 268960001	

OVERALL LANDSCAPE PLAN

SHEET NUMBER
L1-00

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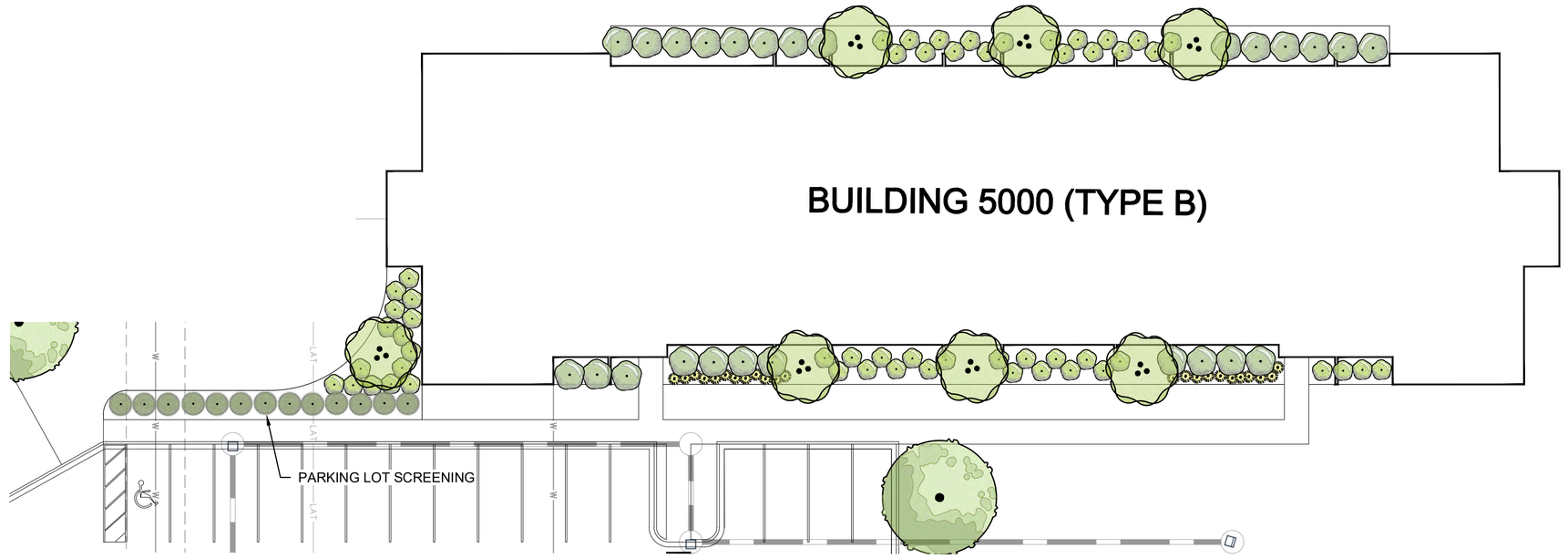
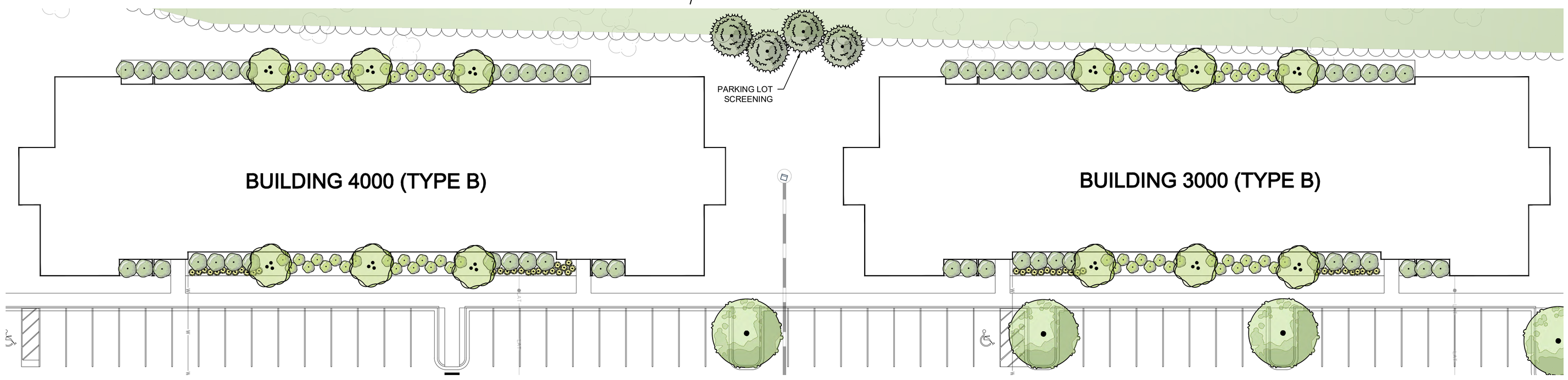
Drawing name: K:\DET_DS\268960001_elmington macarthur_superior twp_mi\2 Design\CADD\plansheets\L1.0-OVERALL LANDSCAPE PLAN.dwg L1-00 Feb 25, 2026 3:51pm by: Omar.Eter



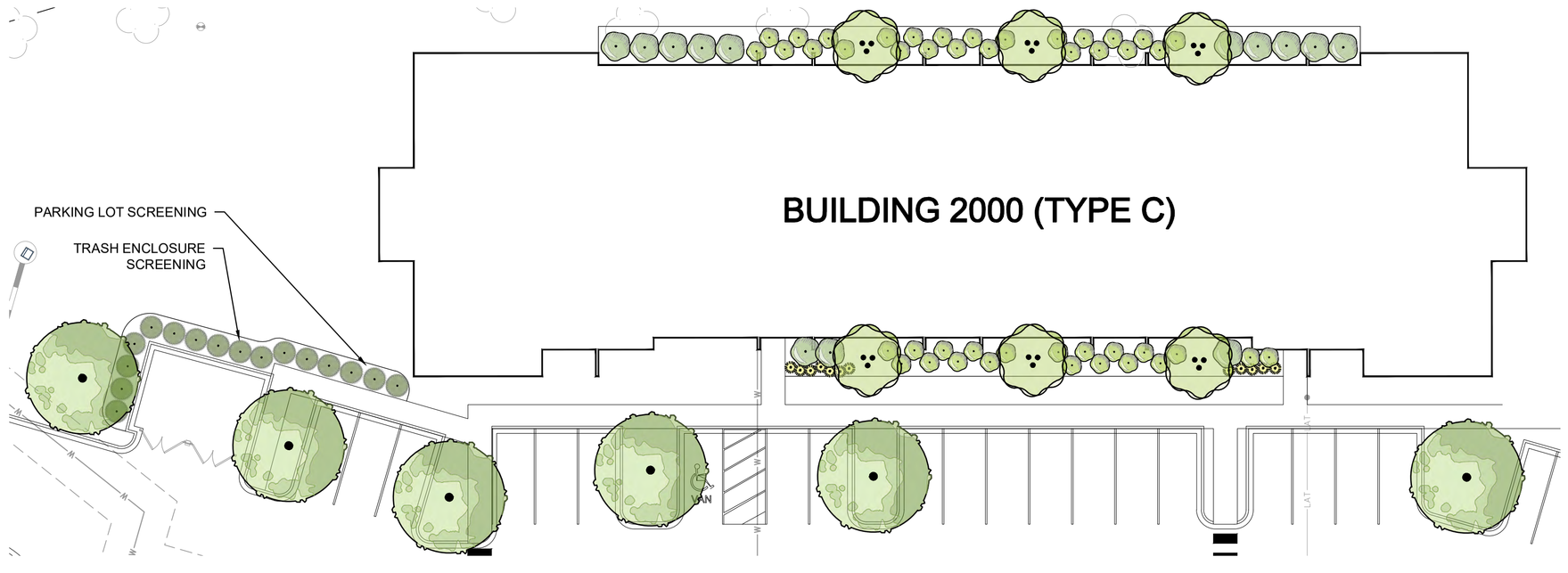
BUILDING 5000 PLANTING LAYOUT

SCALE: 1" = 20'



BUILDINGS 4000 & 3000 PLANTING LAYOUT

SCALE: 1" = 20'



BUILDING 2000 PLANTING LAYOUT

SCALE: 1" = 20'

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

AREA PLAN

No.	-	-	-	-	1	2	3	4	5	6

DESIGNED BY:	MTH
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	02/20/2026
KIMLEY-HORN PROJECT NO. 268960001	

LANDSCAPE ENLARGEMENTS

SHEET NUMBER
L1-01

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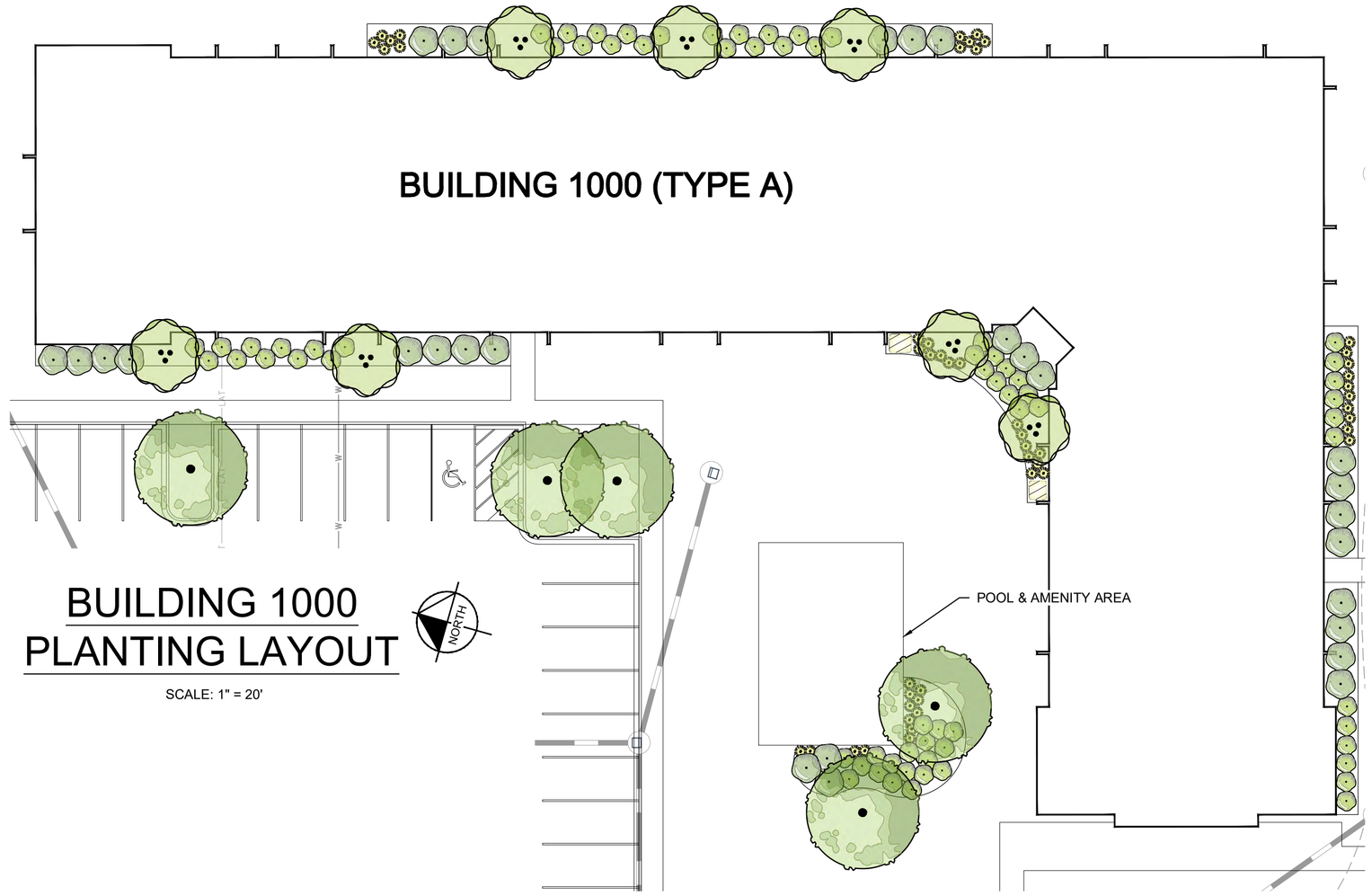
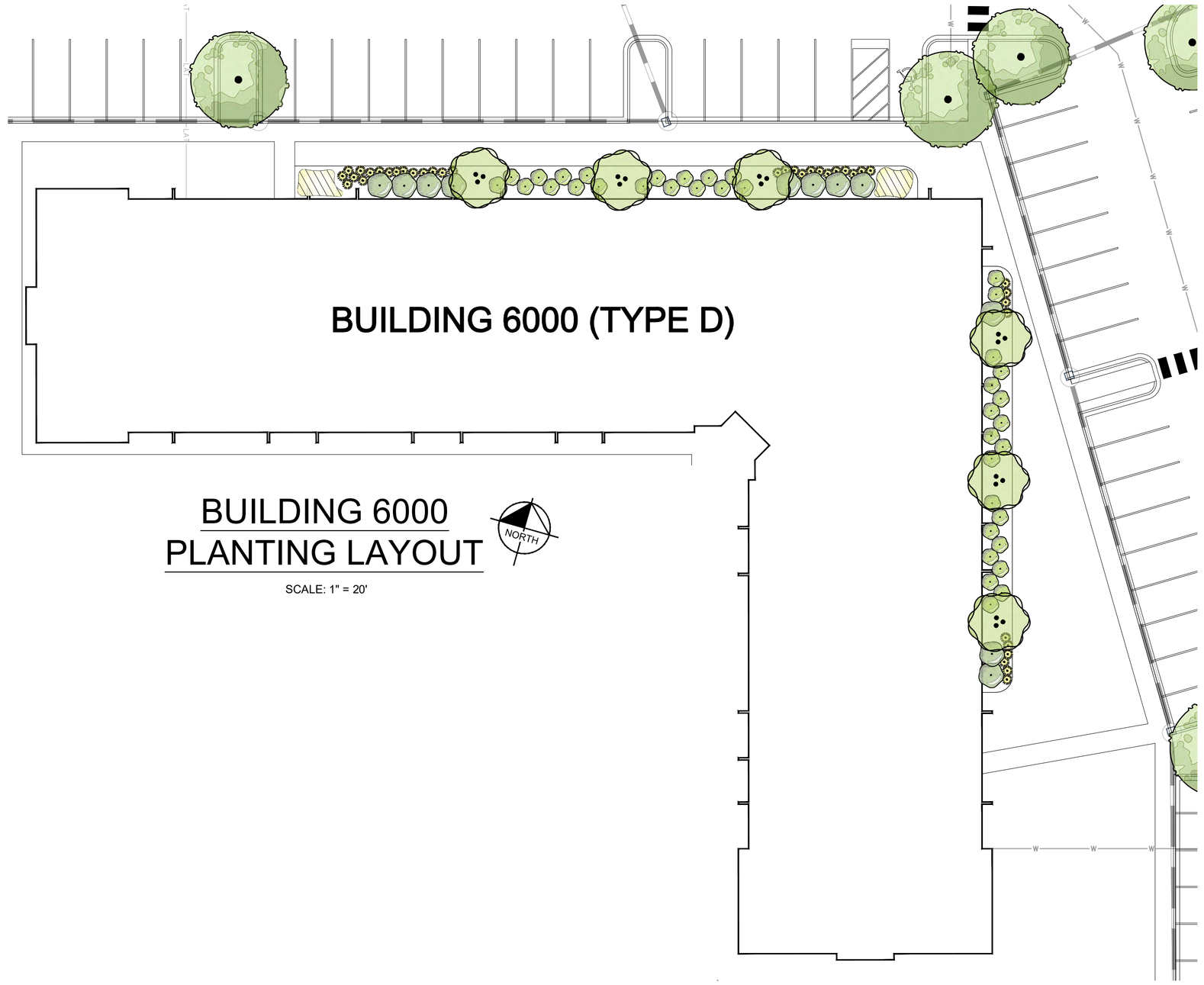


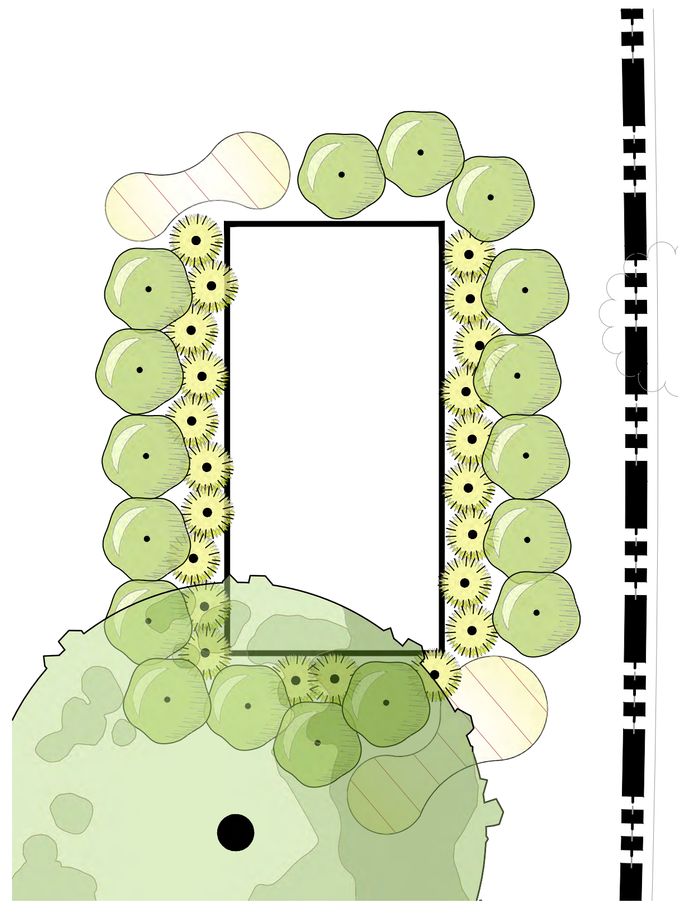
BUILDING 1000
PLANTING LAYOUT

SCALE: 1" = 20'



BUILDING 6000
PLANTING LAYOUT

SCALE: 1" = 20'



MONUMENT SIGN
PLANTING LAYOUT

SCALE: 1" = 5'

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

AREA PLAN

No.	---	---	---	---	---	1	2	3	4	5	6

DESIGNED BY:	MTH
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	02/20/2026

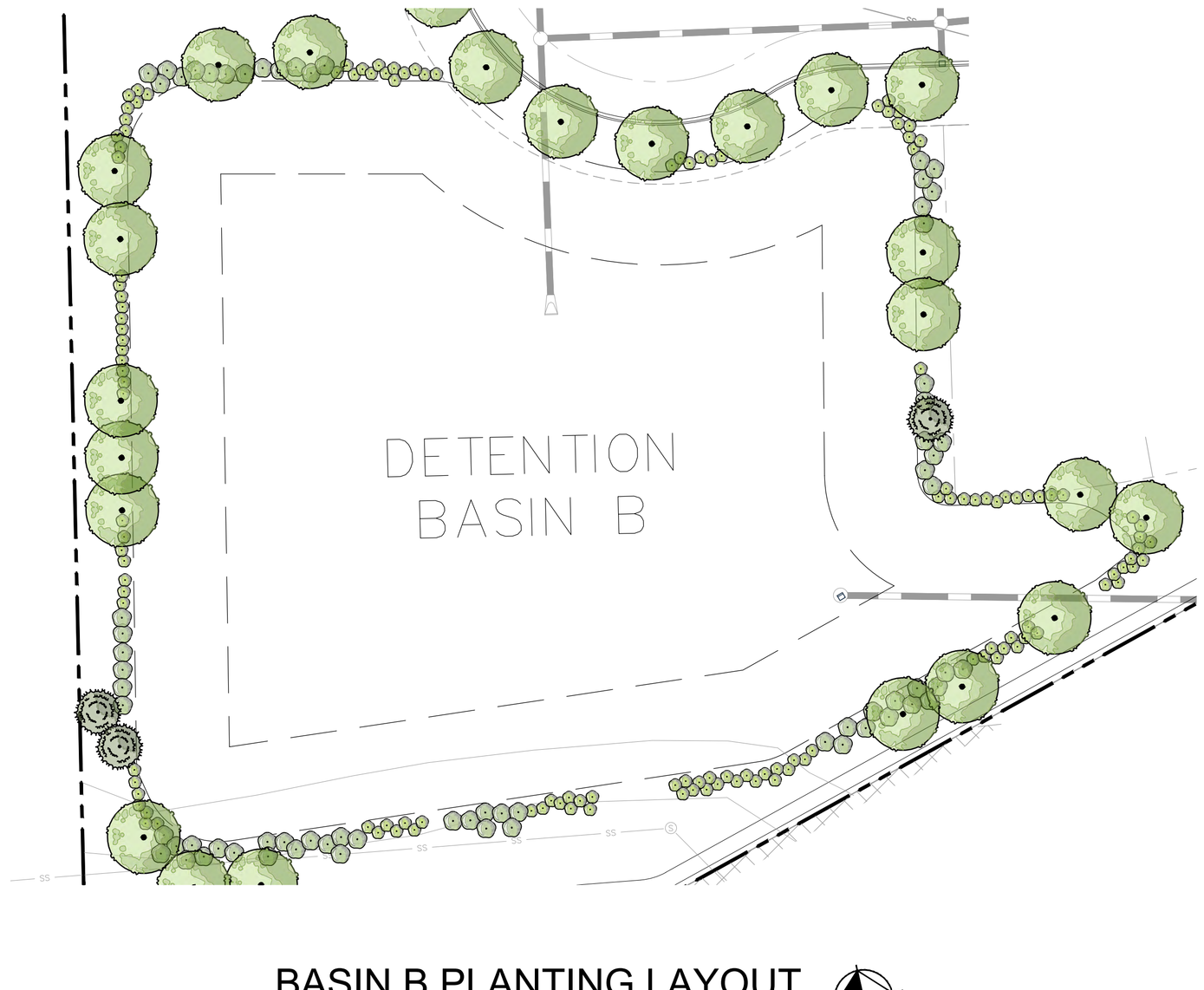
KIMLEY-HORN PROJECT NO.
268960001

LANDSCAPE
ENLARGEMENTS

SHEET NUMBER
L1-02

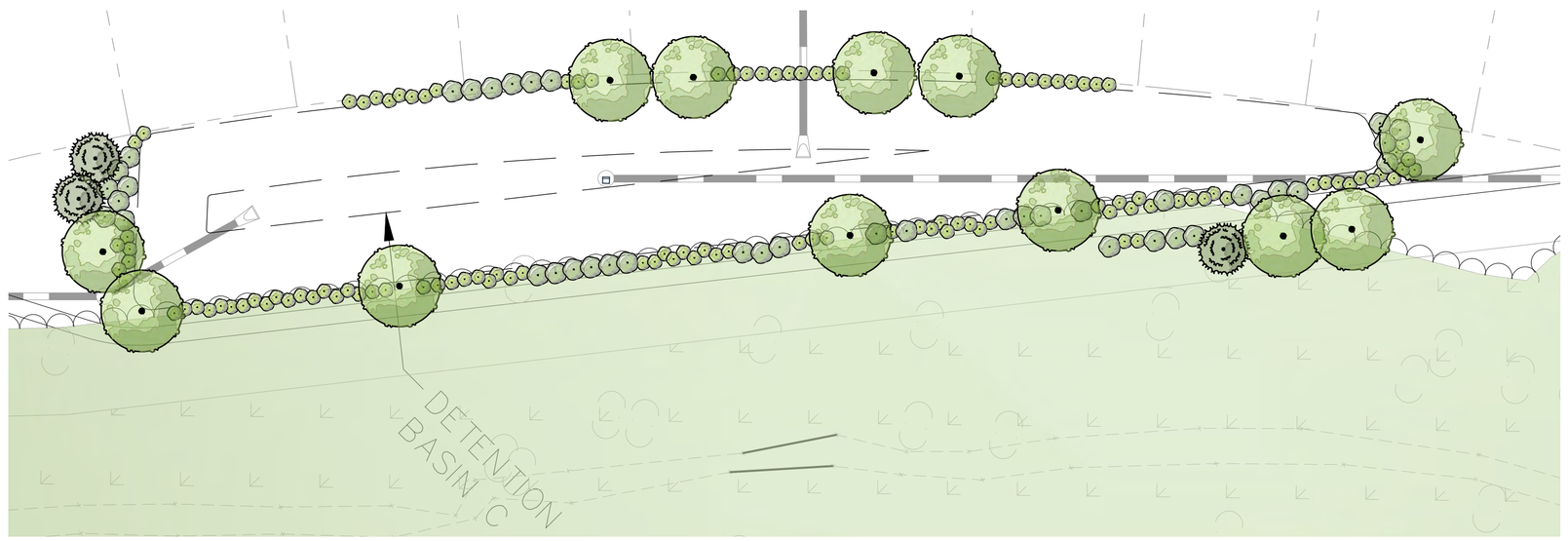
BASIN A PLANTING LAYOUT

SCALE: 1" = 30'



BASIN B PLANTING LAYOUT

SCALE: 1" = 30'



BASIN C PLANTING LAYOUT

SCALE: 1" = 30'

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

AREA PLAN

No.									
1	1	1	1	1	1	2	3	4	5	6

DESIGNED BY:	MTH
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	02/20/2026
KIMLEY-HORN PROJECT NO. 268960001	

LANDSCAPE ENLARGEMENTS

SHEET NUMBER
L1-03

CONCEPT PLANT SCHEDULE

DECIDUOUS SHADE TREE — 257
2.5" CAL. MINIMUM
ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE
ACER SACCHARUM 'GREEN MOUNTAIN' / GREEN MOUNTAIN SUGAR MAPLE
ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE
CELTIS OCCIDENTALIS / COMMON HACKBERRY
GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE
GLEDITSIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST
LIQUIDAMBAR STYRACIFLUA / SWEET GUM
NYSSA SYLVATICA / TUPELO
PLATANUS X ACERIFOLIA / LONDON PLANE TREE
QUERCUS BICOLOR / SWAMP WHITE OAK
QUERCUS MACROCARPA / BURR OAK
QUERCUS RUBRUM / RED OAK
TAXODIUM DISTICHUM / BALD CYPRESS
TILIA AMERICANA 'BOULEVARD' / LITTLELEAF LINDEN
ULMUS X 'FRONTIER' / FRONTIER ELM

EVERGREEN TREE — 75
6` HT. MINIMUM
PICEA ABIES / NORWAY SPRUCE
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE
PINUS STROBUS / WHITE PINE
PSUEDOTSUGA MENZIESII / DOUGLAS FIR
TSUGA CANADENSIS / EASTERN HEMLOCK

DECIDUOUS ORNAMENTAL TREE — 38
2" CAL. OR 6` HT. MINIMUM
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
CERCIS CANADENSIS / EASTERN REDBUD
CORNUS FLORIDA 'APPALACHIAN SPRING' / APPALACHIAN SPRING DOGWOOD
MAGNOLIA X 'GALAXY' / GALAXY MAGNOLIA
MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE

LARGE DECIDUOUS SHRUB — 367
30" HT. OR 24" SPREAD MINIMUM
PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK
RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
VIBURNUM DENTATUM 'BLUE MUFFIN' / BLUE MUFFIN ARROWWOOD VIBURNUM

SMALL DECIDUOUS SHRUB — 706
30" HT. OR 24" SPREAD MINIMUM
ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY
CEANOTHUS AMERICANUS / NEW JERSEY TEA
CORNUS SANGUINEA 'CATO' / ARCTIC SUN® BLOODTWIG DOGWOOD
DIERVILLA LONICERA / BUSH HONEYSUCKLE
FORSYTHIA X INTERMEDIA 'NIMBUS' / SHOW OFF® SUGAR BABY® DWARF FORSYTHIA
HYDRANGEA PANICULATA 'JANE' / LITTLE LIME® PANICLE HYDRANGEA
SPIRAEA BETULIFOLIA 'TOR GOLD' / GLOW GIRL® BIRCHLEAF SPIREA
WEIGELA FLORIDA 'BRAMWELL' / FINE WINE® WEIGELA

EVERGREEN SHRUB — 29
30" HT. OR 24" SPREAD MINIMUM
JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER
JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER
TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW

ORNAMENTAL GRASS — 195
1 GAL. MINIMUM
ANDROPOGON GERARDII 'BLACKHAWKS' / BLACKHAWKS BIG BLUESTEM
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS
SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED

PERENNIALS

WOODLAND PRESERVATION AREA

SUPERIOR TOWNSHIP, MI - LANDSCAPE CODE REQUIREMENTS

ZONING ORDINANCE (SPRING 2026 DRAFT)	REQUIRED	PROPOSED
SEC. 12.03 D - SCREENING BETWEEN LAND USES		
UPON ANY IMPROVEMENT FOR WHICH A SITE PLAN IS REQUIRED, A LANDSCAPE BUFFER SHALL BE CONSTRUCTED TO CREATE A VISUAL SCREEN AT LEAST SIX (6) FEET IN HEIGHT ALONG ALL ADJOINING BOUNDARIES BETWEEN EITHER A CONFLICTING NONRESIDENTIAL OR CONFLICTING RESIDENTIAL LAND USE AND RESIDENTIALLY ZONED OR USED PROPERTY	**6' HEIGHT LANDSCAPE BUFFER REQUIRED ALONG C-2 ZONING**	**6' HEIGHT EVERGREEN LANDSCAPE BUFFER PROVIDED ALONG C-2 ZONING**
SEC. 12.03 E - GREENBELTS		
UPON ANY IMPROVEMENT FOR WHICH A SITE PLAN IS REQUIRED, A GREENBELT SHALL BE PROVIDED ALONG THE FRONTAGE OF ALL PUBLIC OR PRIVATE STREETS THE GREENBELT SHALL BE LANDSCAPED WITH A MINIMUM OF ONE (1) TREE FOR EVERY THIRTY (3) LINEAL FEET, OR FRACTION THEREOF, OF FRONTAGE ABUTTING A PUBLIC ROAD RIGHT-OF-WAY. NONORNAMENTAL DECIDUOUS TREES WITHIN A GREENBELT SHALL BE A MINIMUM CALIPER OF THREE (3) INCHES OR GREATER. EVERGREEN TREES WITHIN A GREENBELT SHALL BE A MINIMUM OF EIGHT (8) FEET	MACARTHUR BOULEVARD: 1,782 LF 1,782 LF / 30 = 59.4 **60 TREES REQUIRED ALONG MACARTHUR BOULEVARD** **1 TREE EVERY 30 LINEAL FEET REQUIRED ALONG SINGLE-FAMILY PRIVATE ROADS**	**80 EXISTING TREES TO REMAIN ALONG MACARTHUR BOULEVARD TO MEET REQUIREMENT** **1 TREE EVERY 30 LINEAL FEET PROVIDED ALONG SINGLE-FAMILY PRIVATE ROADS**
SEC. 14.10 F - PARKING LOT LANDSCAPING AND PERIMETER SCREENING		
PERIMETER SCREENING: PARKING LOTS SHALL BE SCREENED FROM ALL ABUTTING RURAL USES, RESIDENTIAL USES, RESIDENTIAL ZONING DISTRICTS, AND ROAD RIGHT-OF-WAY	**PARKING LOT SCREENING REQUIRED**	**PARKING LOT SCREENING PROVIDED**
LANDSCAPING WITHIN PARKING LOTS: A MINIMUM OF ONE (1) DECIDUOUS SHADE OR ORNAMENTAL TREE SHALL BE PROVIDED FOR EACH PLANTING ISLAND. SHRUBS AND LIVE GROUNDCOVER PLANTINGS SHALL BE USED TO COVER THE REMAINING AREAS OF THE ISLAND	**ONE DECIDUOUS OR ORNAMENTAL TREE PER PLANTING ISLAND REQUIRED**	**ISLAND PLANTINGS PROVIDED**
SEC. 14.10 I - DETENTION AND RENTENTION BASIN SCREENING		
ONE (1) DECIDUOUS SHADE OR EVERGREEN TREE AND TEN (10) SHRUBS SHALL BE PLANTED FOR EVERY FIFTY (50) LINEAL FEET OF POND PERIMETER AS MEASURED ALONG THE TOP OF THE BANK ELEVATION	DETENTION BASIN A: 1,423 LF 1,423 LF / 50 = 28.46 28.46 * 10 = 284.6 **28 TREES, 285 SHRUBS REQUIRED ALONG DETENTION BASIN A** DETENTION BASIN B: 1,021 LF 1,021 LF / 50 = 20.42 20.42 * 10 = 204.2 **20 TREES, 204 SHRUBS REQUIRED ALONG DETENTION BASIN B** DETENTION BASIN C:773 LF 773 LF / 50 = 15.46 15.46 * 10 = 154.6 **15 TREES, 155 SHRUBS REQUIRED ALONG DETENTION BASIN C**	**28 TREES, 285 SHRUBS PROVIDED ALONG DETENTION BASIN A** **20 TREES, 204 SHRUBS PROVIDED ALONG DETENTION BASIN B** **15 TREES, 155 SHRUNS PROVIDED ALONG DETENTION BASIN C**

93 LANDMARK TREES REMOVED, 74 LANDMARK TREES PRESERVED

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

AREA PLAN

No.	-	-	-	-	1	2	3	4	5	6

DESIGNED BY: MTH
DRAWN BY: OKE
CHECKED BY: JAA
DATE: 02/20/2026
KIMLEY-HORN PROJECT NO. 268960001

LANDSCAPE SCHEDULE

SHEET NUMBER
L1-04

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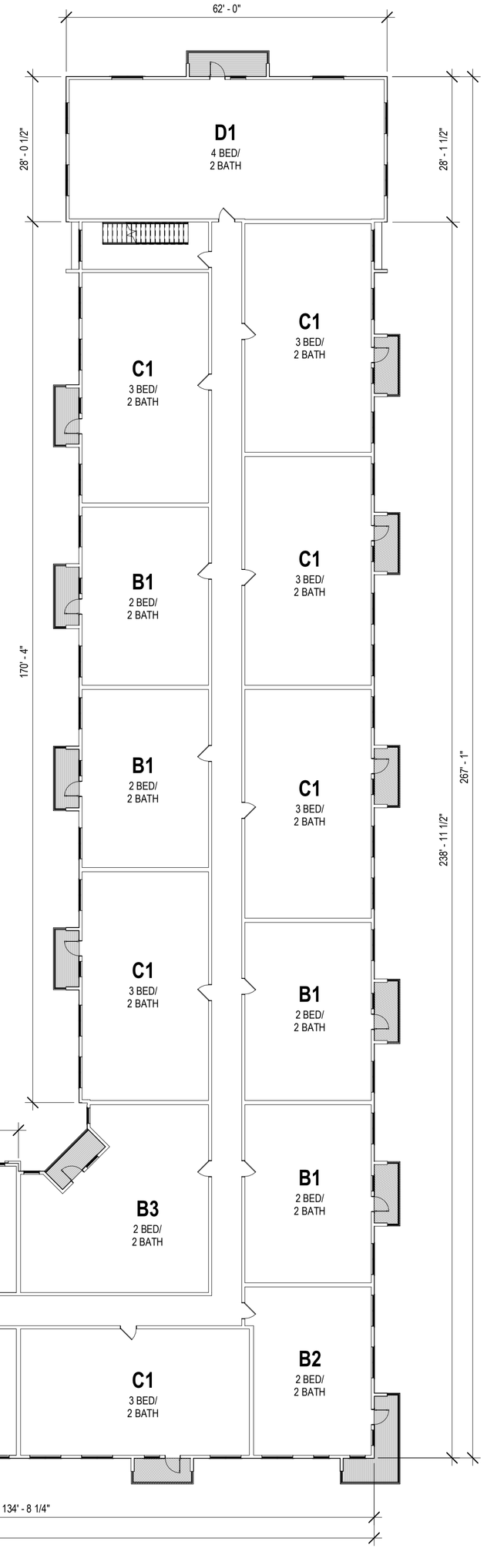
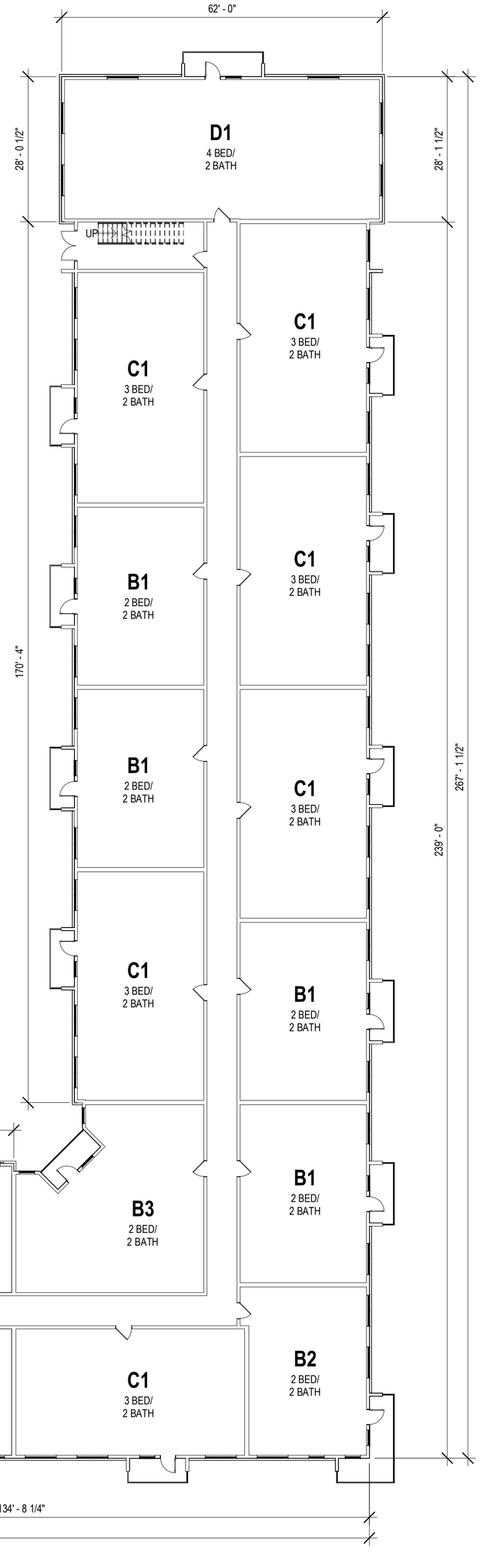


2 A1.1 BLDG 1000 (TYPE A) - LEVEL 2
1/16" = 1'-0"



1 A1.1 BLDG 1000 (TYPE A) - LEVEL 1
1/16" = 1'-0"

ARCHITECT

ELMINGTON

Elmington
1030 16th Avenue South
Nashville, TN 37212
(615) 490-6700

PROJECT

TIMBER CREEK APARTMENTS
SUPERIOR TOWNSHIP, MI

CLIENT

Elmington
1030 16th Avenue South
Nashville, TN 37212
(615) 490-6700

CONSULTANTS

Consultant 1 Title
Consultant 1
Address 1
City State Zip 1
Contact Info 1

Consultant 2 Title
Consultant 2
Address 2
City State Zip 2
Contact Info 2

Consultant 3 Title
Consultant 3
Address 3
City State Zip 3
Contact Info 3

Consultant 4 Title
Consultant 4
Address 4
City State Zip 4
Contact Info 4

Consultant 5 Title
Consultant 5
Address 5
City State Zip 5
Contact Info 5

Consultant 6 Title
Consultant 6
Address 6
City State Zip 6
Contact Info 6

SEAL

PROJECT REVISIONS

ISSUED: 02/23/2026 AREA PLAN SUBMISSION
REVISED:

#	DATE	DESCRIPTION

TIMBER CREEK APARTMENTS

ADDRESS: SUPERIOR TOWNSHIP, MI

PROJECT NO: 25001
DRAWN BY: Author | CHECKED BY: Checker
SHEET SIZE: 24" x 36"

BLDG 1000 (TYPE A) - OVERALL FLOOR PLANS

A1.1

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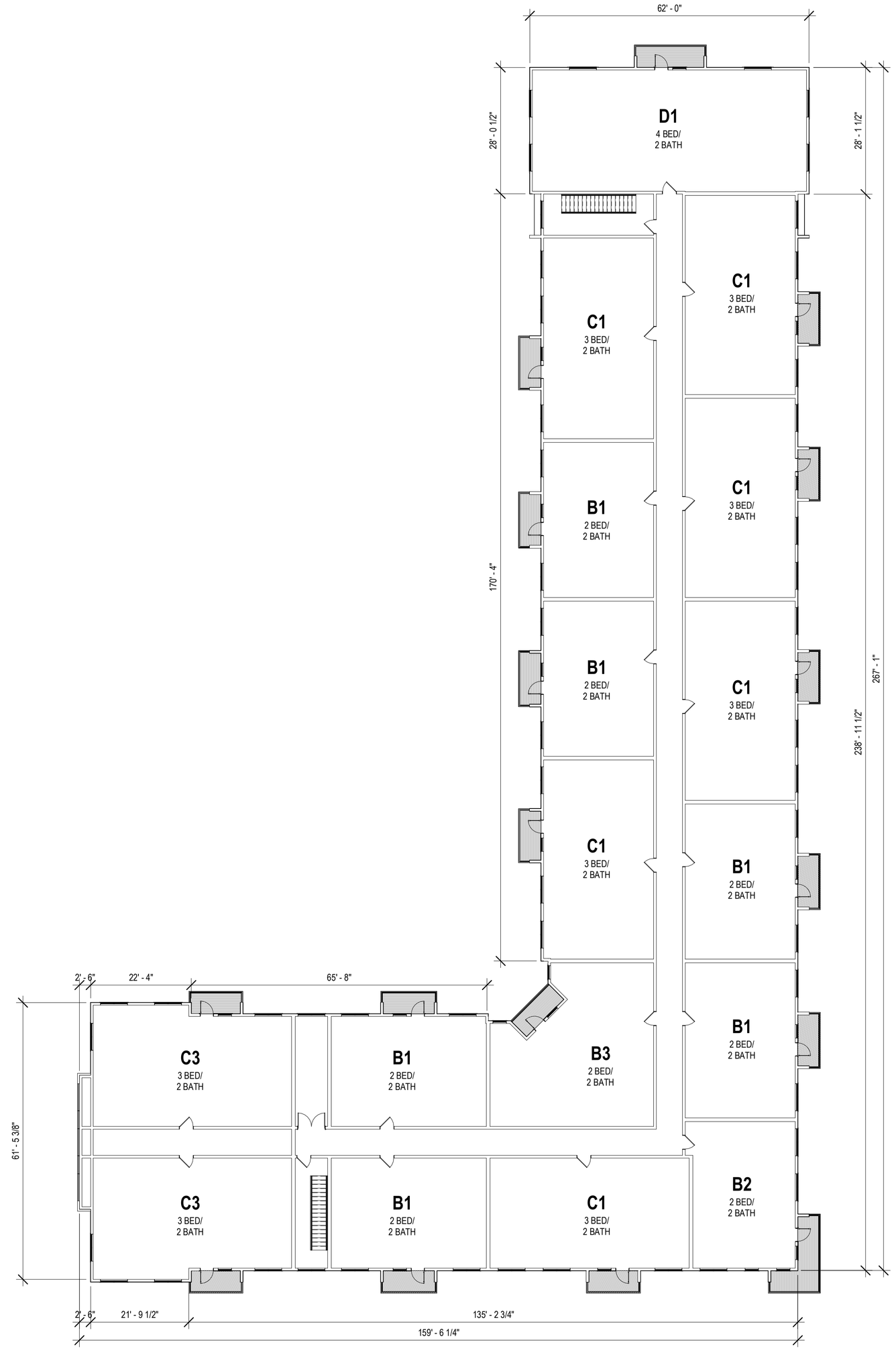
2/20/2026 11:01:16 AM



1 / A1.2 BLDG 1000 (TYPE A) - LEVEL 3

1/16" = 1'-0"

ARCHITECT

ELMINGTON

Elmington
1030 16th Avenue South
Nashville, TN 37212
(615) 490-6700

PROJECT

TIMBER CREEK APARTMENTS
SUPERIOR TOWNSHIP, MI

CLIENT

Elmington
1030 16th Avenue South
Nashville, TN 37212
(615) 490-6700

CONSULTANTS

Consultant 1 Title
Consultant 1
Address 1
City State Zip 1
Contact Info 1

Consultant 2 Title
Consultant 2
Address 2
City State Zip 2
Contact Info 2

Consultant 3 Title
Consultant 3
Address 3
City State Zip 3
Contact Info 3

Consultant 4 Title
Consultant 4
Address 4
City State Zip 4
Contact Info 4

Consultant 5 Title
Consultant 5
Address 5
City State Zip 5
Contact Info 5

Consultant 6 Title
Consultant 6
Address 6
City State Zip 6
Contact Info 6

SEAL

PROJECT REVISIONS

ISSUED: 02/23/2026 AREA PLAN SUBMISSION

REVISED:

#	DATE	DESCRIPTION

TIMBER CREEK APARTMENTS

ADDRESS: SUPERIOR TOWNSHIP, MI

PROJECT NO: 25001

DRAWN BY: Author | CHECKED BY: Checker

SHEET SIZE: 24" x 36"

BLDG 1000 (TYPE A) - OVERALL FLOOR PLANS

A1.2

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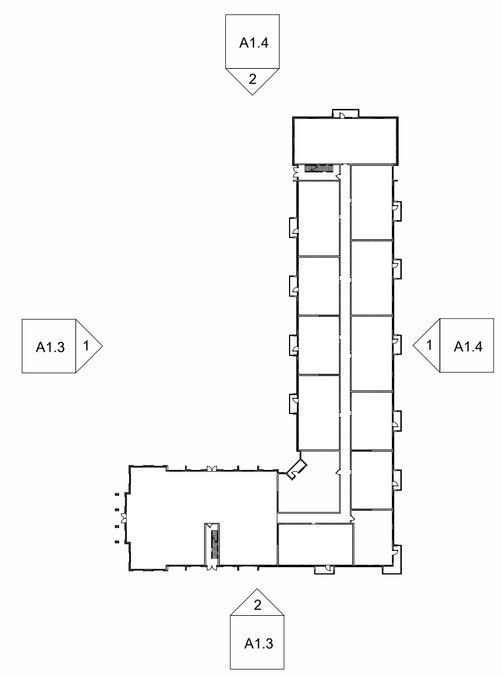
2/20/2026 11:01:17 AM

1 A1.3 BLDG. A - WEST ELEVATION

3/32" = 1'-0"

2 A1.3 BLDG A - SOUTH ELEVATION

3/32" = 1'-0"



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BLDG 1000 (TYPE A) - ELEVATIONS

A1.3

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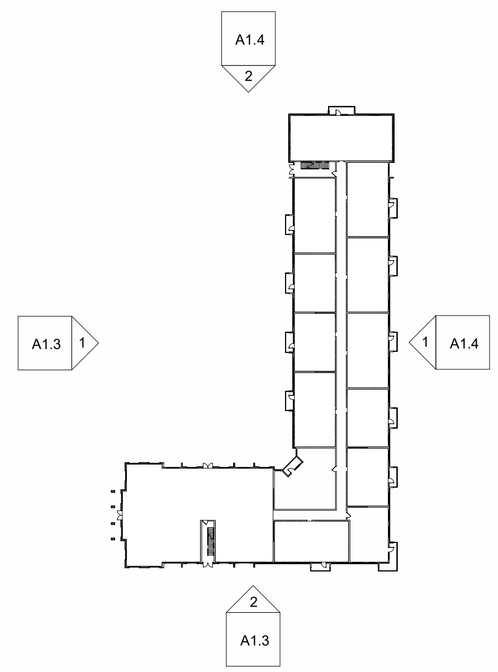
1 A1.4 BLDG A - EAST ELEVATION

3/32" = 1'-0"

2 A1.4 BLDG A - NORTH ELEVATION

3/32" = 1'-0"



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BLDG 1000 (TYPE A) - ELEVATIONS

A1.4

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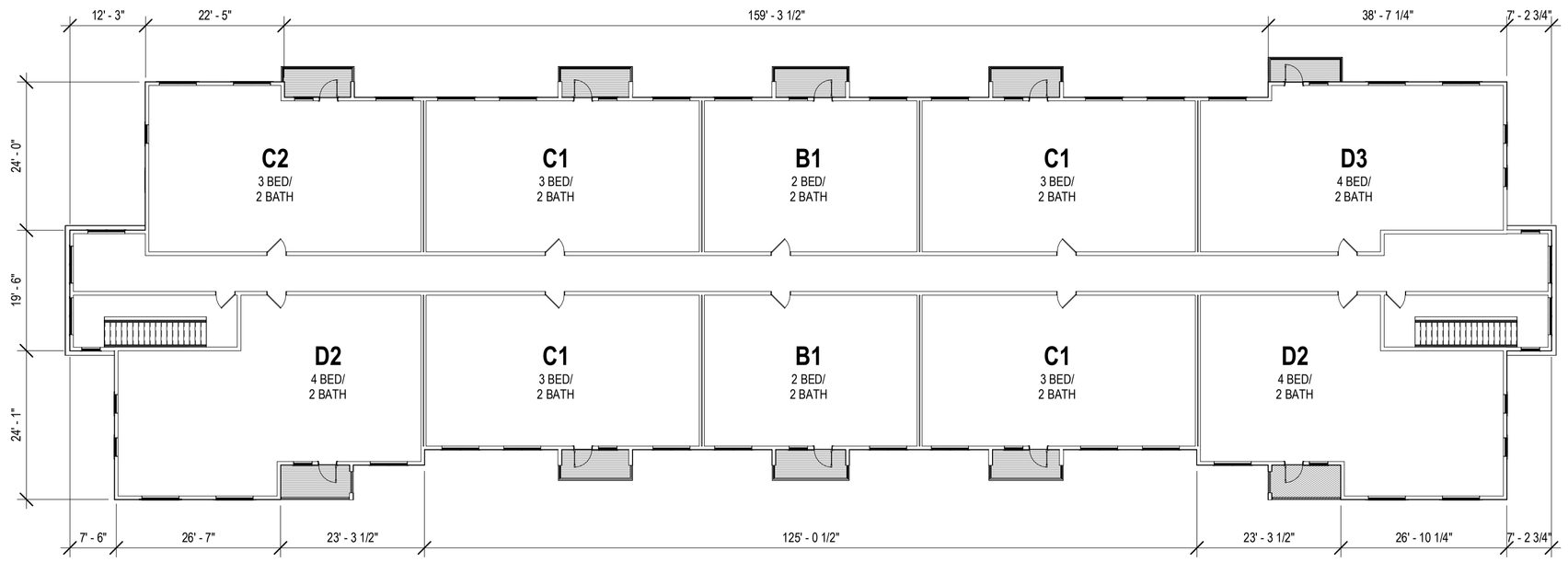
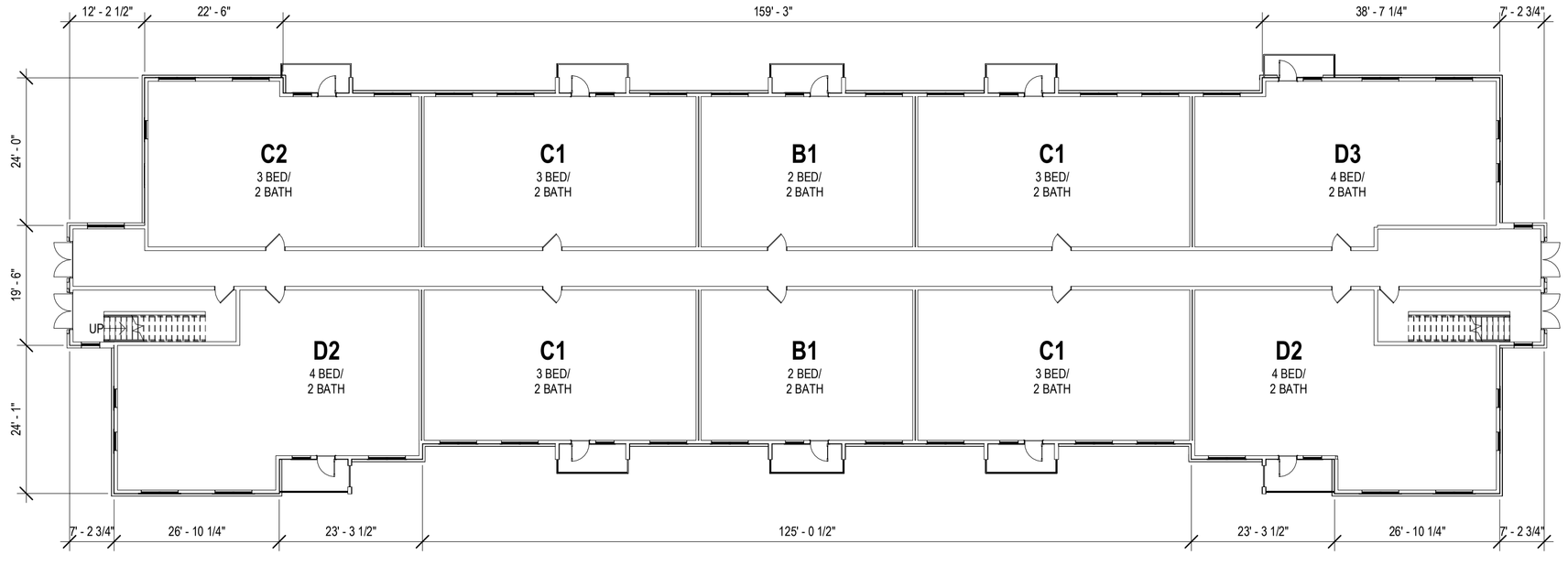


2 A2.1 BLDG 2000, 3000, 4000, 5000 (TYPE B) - LEVEL 2 & 3
1/16" = 1'-0"



1 A2.1 BLDG 2000, 3000, 4000, 5000 (TYPE B) - LEVEL 1
1/16" = 1'-0"

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BLDG 2000, 3000, 4000, 5000 (TYPE B) - OVERALL FLOOR PLANS

A2.1

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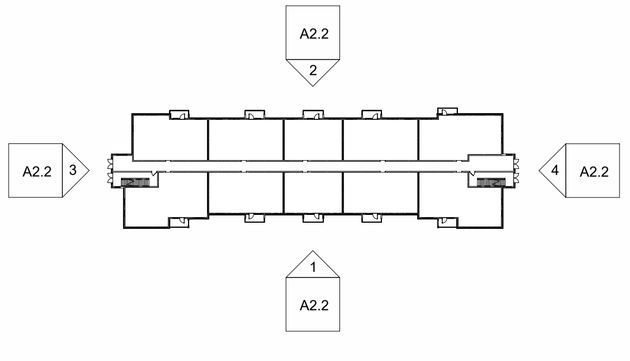
1 A2.2 BLDG TYPE "B" - FRONT ELEVATION
3/32" = 1'-0"

2 A2.2 BLDG TYPE "B" - REAR ELEVATION
3/32" = 1'-0"

3 A2.2 BLDG TYPE "B" - SIDE ELEVATION
3/32" = 1'-0"

4 A2.2 BLDG TYPE "B" - SIDE ELEVATION
3/32" = 1'-0"



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BLDG 2000, 3000, 4000, 5000 (TYPE B) - ELEVATIONS

A2.2

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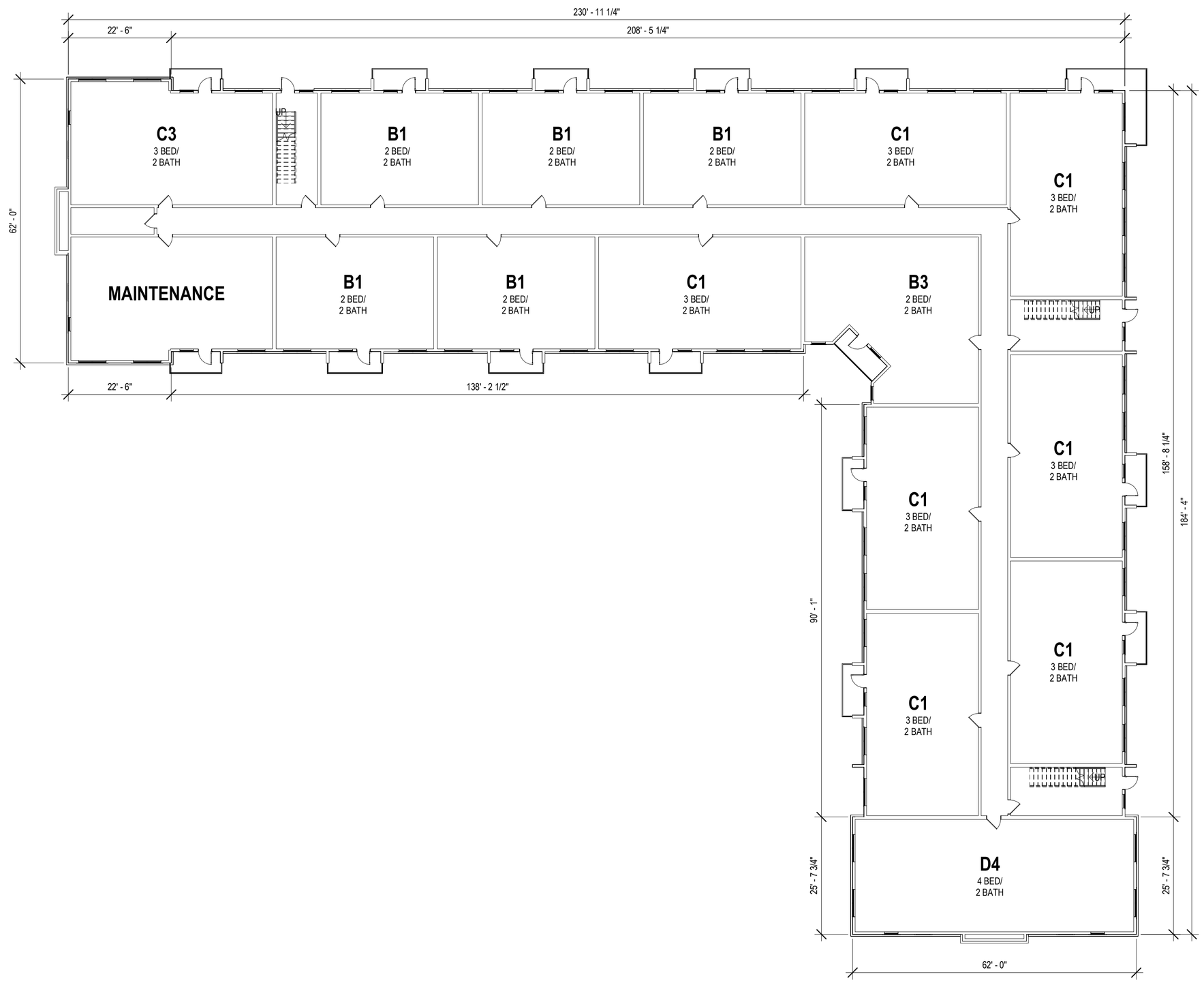

1 A3.1 BLDG 6000 (TYPE C) - LEVEL 1

1/16" = 1'-0"

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BLDG 6000 (TYPE C) - OVERALL FLOOR PLANS

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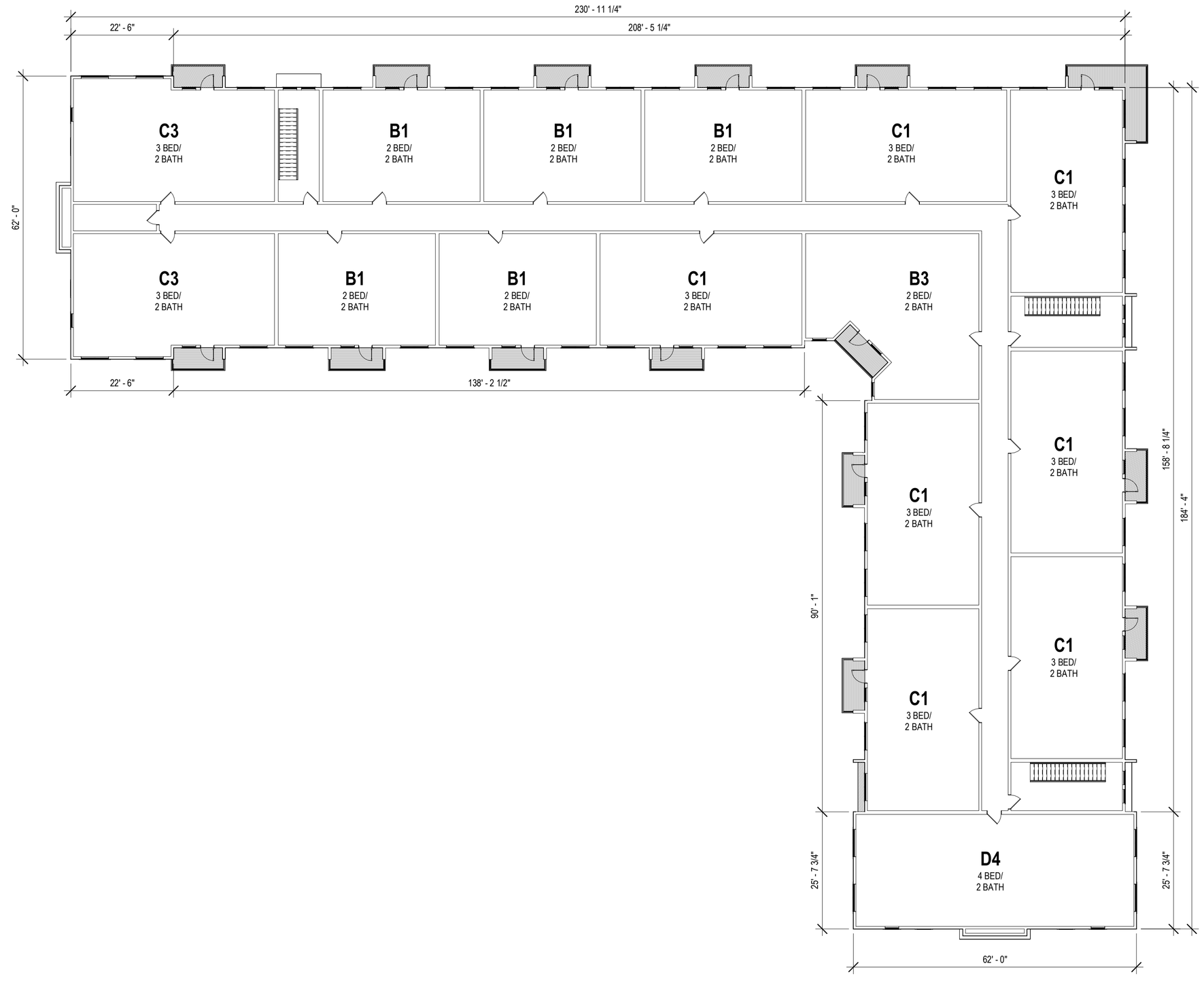

1 / A3.2 BLDG 6000 (TYPE C) - LEVEL 2 & 3

1/16" = 1'-0"

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BLDG 6000 (TYPE C) - OVERALL FLOOR PLANS

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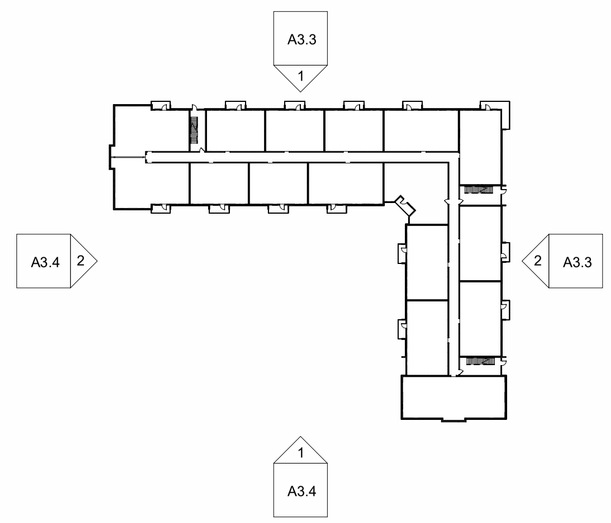
1 A3.3 BLDG C - NORTH ELEVATION
3/32" = 1'-0"

2 A3.3 BLDG C - EAST ELEVATION
3/32" = 1'-0"



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BLDG 6000 (TYPE C) - ELEVATIONS

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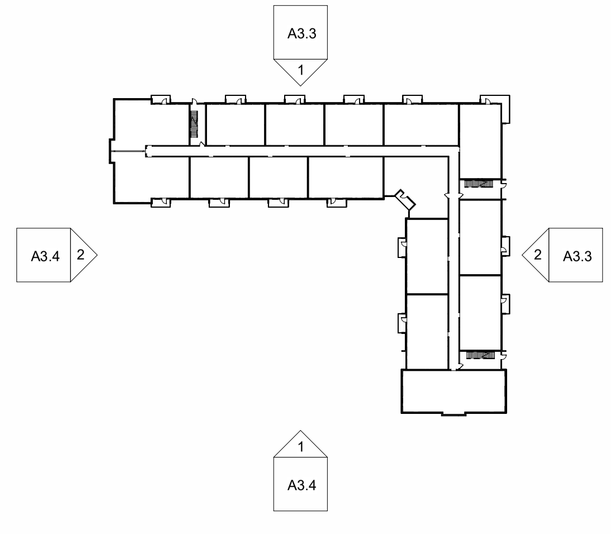
1 A3.4 BLDG C - SOUTH ELEVATION

3/32" = 1'-0"

2 A3.4 BLDG C - WEST ELEVATION

3/32" = 1'-0"



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BLDG 6000 (TYPE C) - ELEVATIONS

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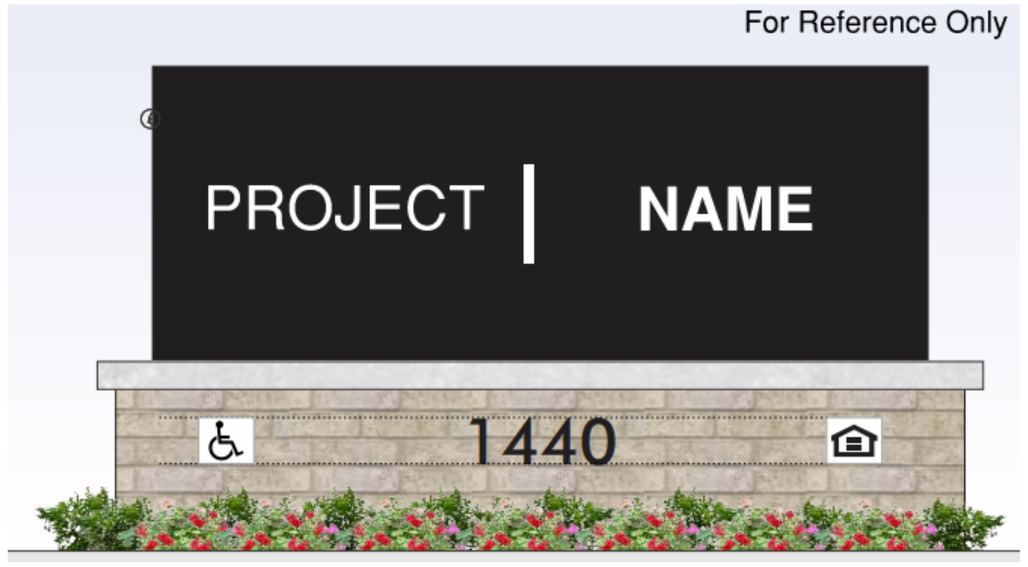
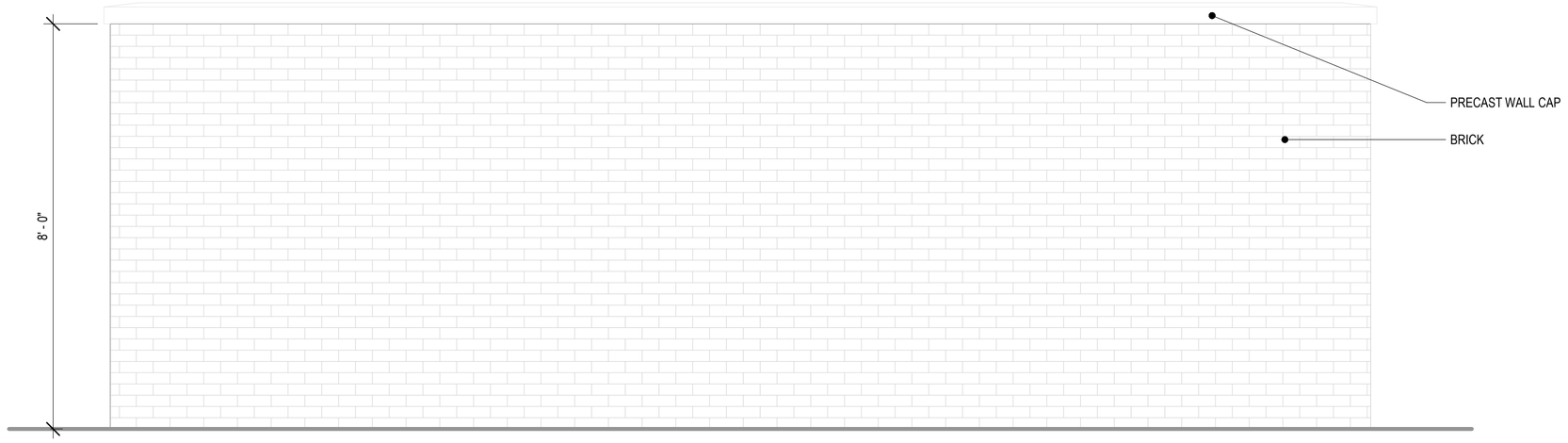
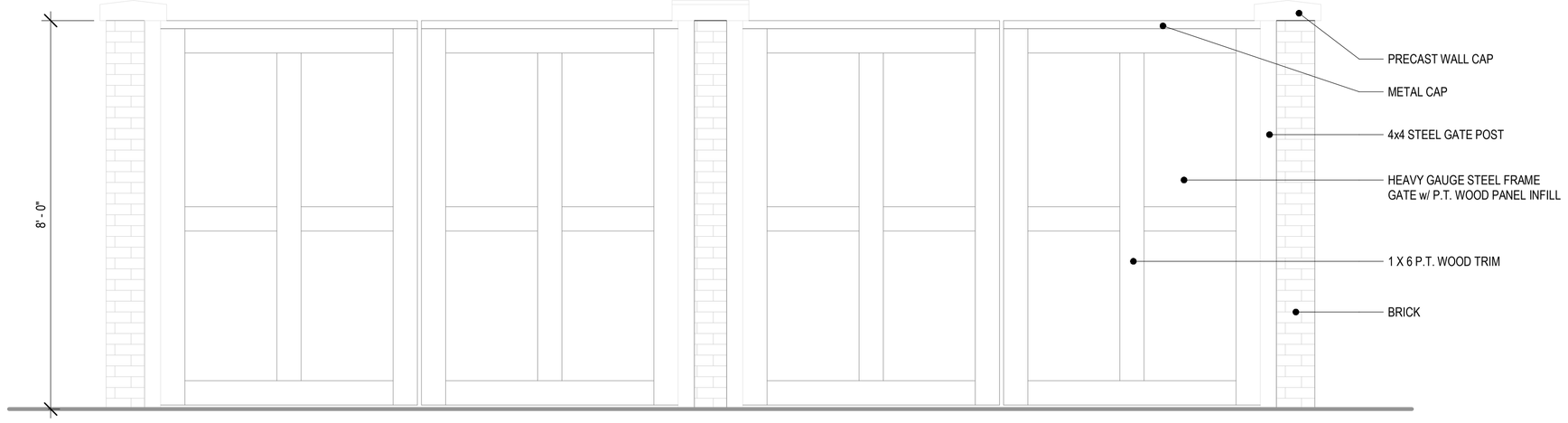
NOTE:
DUMPSTER LOCATION DETAILS AND FINISHES WILL BE APPLIED TO MATCH ALL DUMPSTER LOCATIONS ON THE DEVELOPEMENT



Monument Sign



3 A4.1 TRASH ENCLOSURE - REAR ELEVATION
1/2" = 1'-0"



2 A4.1 TRASH ENCLOSURE - FRONT ELEVATION
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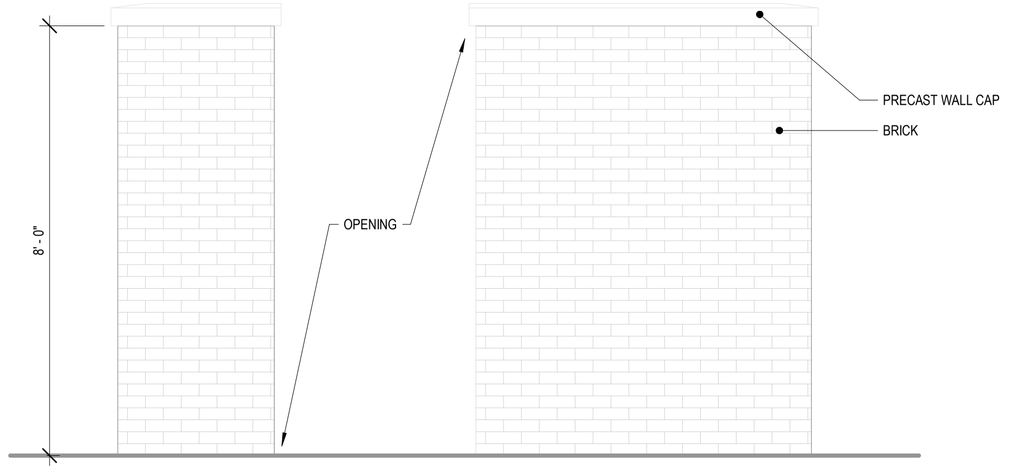
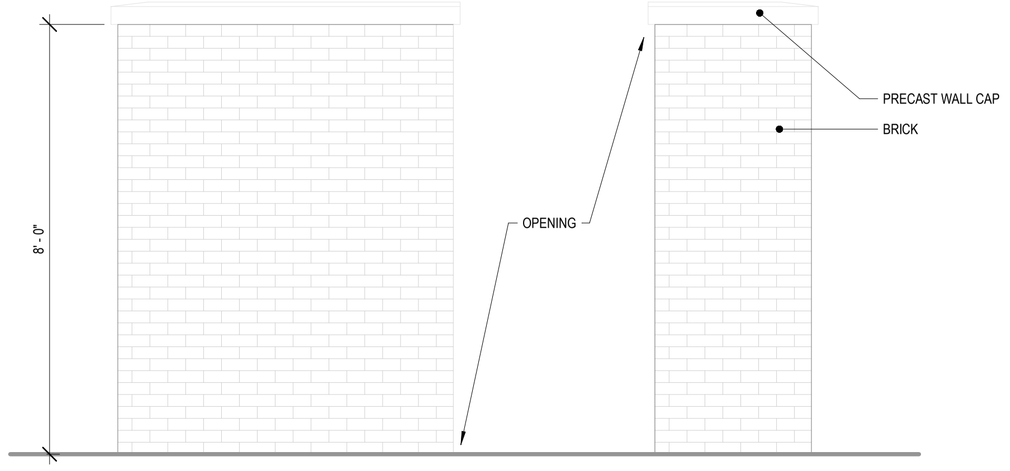
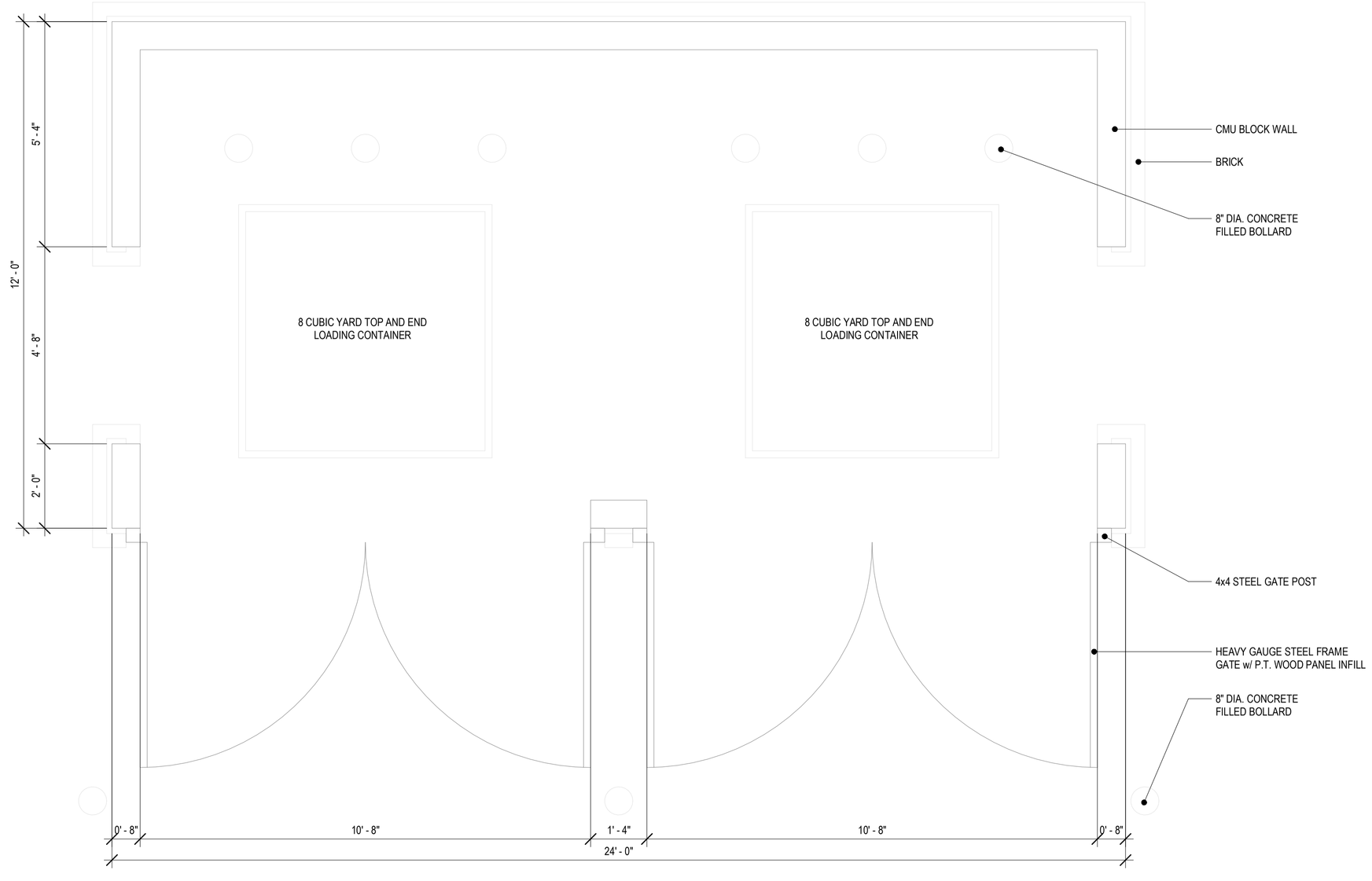




4 A4.1 TRASH ENCLOSURE - SIDE ELEVATION
1/2" = 1'-0"



1 A4.1 TRASH ENCLOSURE PLAN
1/2" = 1'-0"

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MONUMENT SIGN AND TRASH ENCLOSURE DETAILS

A4.1

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Affordability Narrative – Timber Creek

Purpose

Housing costs have risen significantly in Washtenaw County in recent years, making homeownership unattainable for many working families in the region. This is particularly true for those living in the southern portion of Superior Township, where median incomes are lower than in other parts of the Township.

Timber Creek is designed to serve these households: working families who cannot a**ff**ord to purchase a home, but who need larger **fl**oor plans than most rental housing provides.

Income Restrictions & Anticipated Rents

All units at Timber Creek will be income-restricted under MSHDA's Low Income Housing Tax Credit program. This means that household income must fall below certain limits tied to Washtenaw County's Area Median Income (AMI), and rents are capped so that residents do not spend more than 1/3 of their income on housing. These restrictions will be in place for at least 15 years.

Timber Creek will include the following income tiers:

- 21 units at 40% AMI
    - 11 two-bedroom units
    - 5 three-bedroom units
    - 5 four-bedroom units
- 166 units at 60% AMI
    - 42 two-bedroom units
    - 92 three-bedroom units
    - 32 four-bedroom units
- 23 units at 70% AMI
    - 8 two-bedroom units
    - 10 three-bedroom units
    - 5 four-bedroom units

Anticipated Rents

We currently anticipate average rents of approximately:

- $1,500 for two-bedroom units
- $1,750 for three-bedroom units
- $2,000 for four-bedroom units

Resident Profile

We expect that Timber Creek residents will primarily be teachers, healthcare workers, technicians, administrative staff, and other essential members of the Township's workforce. We anticipate that they will work in the nearby employment centers in Ypsilanti and along the Geddes corridor, including the Hyundai-Kia Technical Center. Many workers in these areas will have incomes from $70,000 to $90,000 per year, placing them squarely within the income tiers described above.

Distinction from Neighboring Properties

Timber Creek is structured differently from nearby existing affordable housing properties in the area, including Sycamore Meadows and Danbury Park Manor. Every unit at those properties receives project-based Section 8 assistance, meaning rents are subsidized through a federal funding contract. Those properties also serve households in lower income tiers, generally in the 30% AMI range and only up to 50% AMI.

In contrast, Timber Creek is designed as workforce housing for households with stable earned income, rather than a deeply subsidized housing project. The development will not use any project-based Section 8 assistance, and residents will be responsible for their own monthly rent obligations. In addition, 90% of the units at Timber Creek will serve residents at the 60-70% AMI range.

Tax Abatement Request

We request a 4% shelter rent payment in lieu of taxes (PILOT) pursuant to the provisions of the State Housing Development Authority Act.

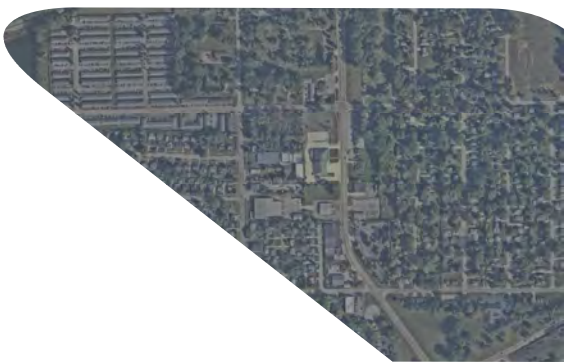
This abatement will ensure the project's long-term financial feasibility while allowing us to incorporate higher quality exterior materials, more extensive landscaping, and more shared amenities that will benefit residents and the Township for decades to come.

MACARTHUR RESIDENTIAL

Traffic Impact Study

Superior Township, Michigan

February 2026

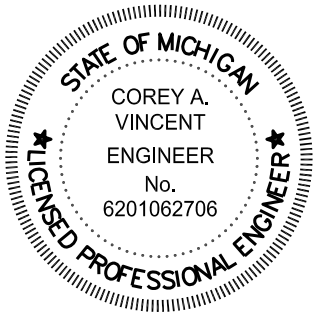


Prepared for:

Elmington

Kimley»Horn of Michigan, Inc.

I certify that this Traffic Impact Analysis report has been prepared by me or under my immediate supervision and that I have experience and training in the field of traffic and transportation engineering.



Corey Vincent, P.E., PTOE
Michigan Licensed Professional Engineer 6201062706
Kimley-Horn and Associates of Michigan, Inc.

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EXECUTIVE SUMMARY

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by Elmington to perform a traffic impact study for a proposed residential development on the northwest quadrant of the intersection of MacArthur Boulevard/Stamford Road & Wiard Boulevard in Superior Township, Michigan. The proposed development will include construction of 210 units of multifamily housing and 51 units of single-family housing. The existing site is currently undeveloped. The conceptual site plan is provided in the appendix.

Access to the proposed development would be provided via two full-access driveways along MacArthur Boulevard. One access is located approximately 1,200 feet north of Wiard Boulevard and one aligned opposite Wiard Boulevard. The proposed development is expected to be completed in 2028.

As part of this study, the existing roadway network was analyzed to determine the current operations at the study intersections. To assess the site's potential impact on the area roadway network, site generated trips were established and added to the existing traffic volumes.

Based on Kimley-Horn's review of the proposed site plan and evaluation of existing and future conditions, the study intersections are projected to operate similar to existing conditions with minor increases in delay. The majority of movements maintained the same level of service as existing conditions with all movements expected to operate at LOS B or better during both peak hours. The projected 95th percentile queue lengths are expected to not block adjacent intersections and access points along the respective roadways. The following improvements are recommended based on the projected Future (2028) Build conditions:

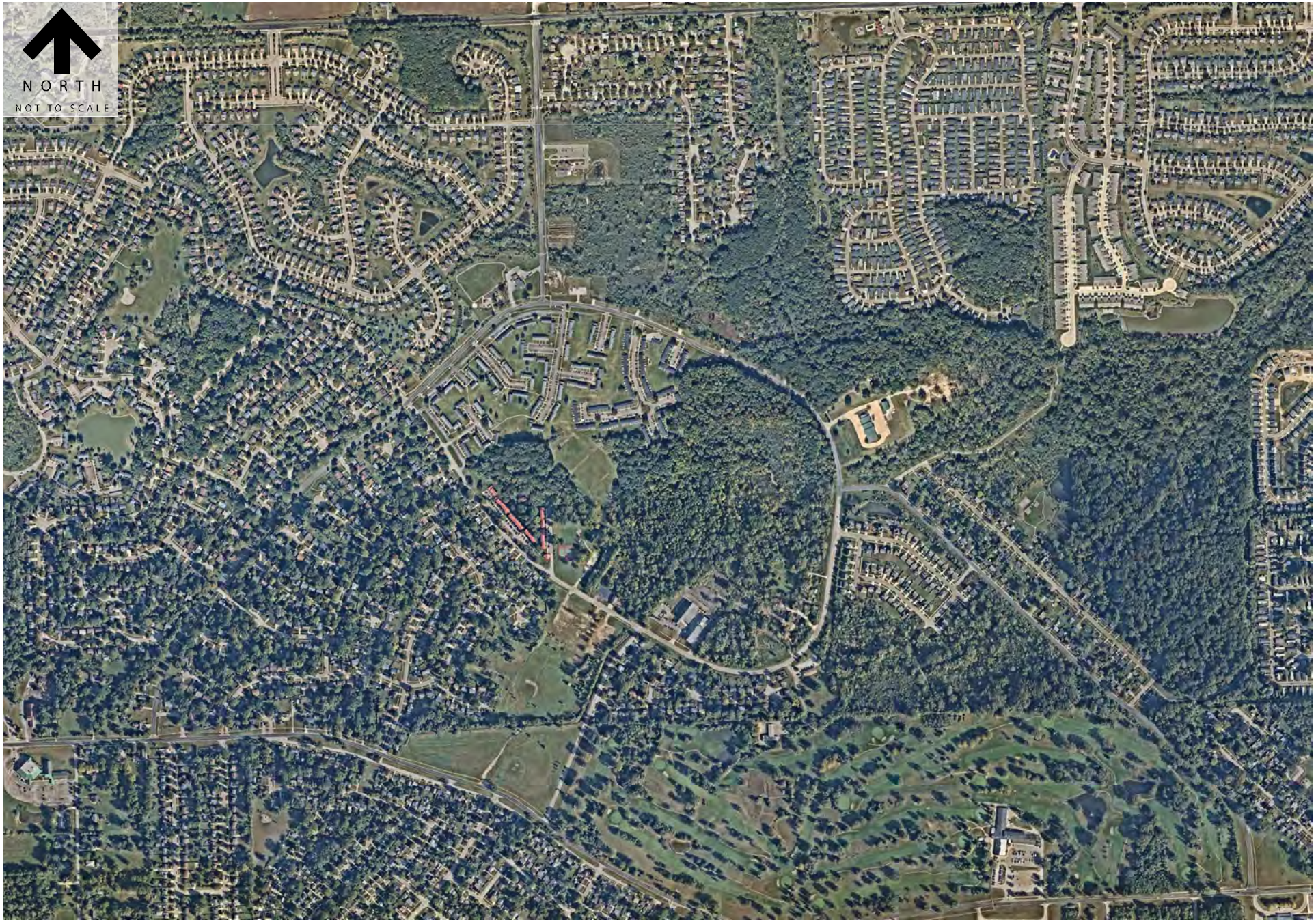
- Construct the proposed N. Site Access as a full access driveway with one ingress and one egress lane.
- Construct the proposed E. Site Access as a full access driveway with one ingress and one egress lane.

1. INTRODUCTION

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by Elmington to perform a traffic impact study for a proposed residential development on the northwest quadrant of the intersection of MacArthur Boulevard/Stamford Road & Wiard Boulevard in Superior Township, Michigan. The proposed development will include construction of 210 units of multifamily housing and 51 units of single-family housing. The existing site is currently undeveloped. The proposed development is expected to be completed in 2028. The conceptual site plan is provided in the appendix.

Access to the proposed development would be provided via two-full access driveways along MacArthur Boulevard. One access is located approximately 1,200 feet north of Wiard Boulevard and one aligned opposite Wiard Boulevard. An aerial view of the study location and surrounding area roadway network is presented in **Exhibit 1**.

As part of this study, the existing roadway network was analyzed to determine the current operations at the study intersections. Site trip generation characteristics were established for the development and added to projected background traffic volumes to assess the site's potential impact on the area roadway network. This report presents and documents data collection, summarizes the evaluation of the existing and projected future traffic conditions on the surrounding roadways, and identified recommendations to address the potential impact of site-generated traffic on the adjacent roadway network.



Kimley»Horn
of Michigan, Inc.

EXHIBIT 1
SITE LOCATION MAP

2. EXISTING CONDITIONS

Kimley-Horn conducted a review of the subject site including existing lane uses in the surrounding area, the adjacent street system, current traffic volumes and operation conditions, lane configurations and traffic conditions at nearby intersections, and other key roadway characteristics. This section of the report details information on the existing conditions obtained through aerial imagery and publicly available map information.

Area Land Uses & Connectivity

Located near the intersection of MacArthur Boulevard/Stamford Road & Wiard Boulevard in Superior Township, Michigan, the subject site is currently undeveloped. The site is bound by residential developments to the west, MacArthur Boulevard to the north and east, and a church and vacant land to the south. The developments in the surrounding area are generally composed of residential uses.

Local connectivity is provided to the north by N. Harris Road, to the south by MacArthur Boulevard and Dawn Avenue, to the east by Wiard Boulevard, and to the west by Stamford Road.

Existing Roadway Characteristics

The following information documents key roadway characteristics within the study area's existing roadway network.

MacArthur Boulevard is a northeast-southwest roadway that runs north of the site, under the jurisdiction of the Washtenaw County Road Commission (WCRC). The Michigan Department of Transportation (MDOT) classifies the study section of MacArthur Boulevard as a Local Road. Throughout the study area, MacArthur Boulevard provides a two-lane section with one lane of travel in each direction. A speed limit of 35 miles per hour (MPH) is posted on MacArthur Boulevard throughout the study area.

Stamford Road is a northwest-southeast roadway that runs south of the site, under the jurisdiction of WCRC. MDOT classifies the study section of Stamford Road as a Local Road. Throughout the study area, Stamford Road provides a two-lane section with one lane of travel in each direction. A speed limit of 25 mph is posted on Stamford Road throughout the study area.

Wiard Boulevard is a northwest-southeast roadway that runs east of the site, under the jurisdiction of WCRC. MDOT classifies the study section of Wiard Boulevard as a Local Road. Throughout the study area, Wiard Boulevard provides a two-lane section with one lane of travel in each direction. A speed limit of 35 mph is posted on Wiard Boulevard throughout the study area.

N. Harris Road is a north-south roadway that runs west of the site, under the jurisdiction of WCRC. MDOT classifies the study section of N. Harris Road as a Local Road. Throughout the study area, N. Harris Road provides a two-lane section with one lane of travel in each direction. There is no posted speed limit along N. Harris Road; therefore, a *prima facie* speed limit of 25 mph was assumed.

Dawn Avenue is a north-south roadway that runs south of the site, under the jurisdiction of WCRC. MDOT classifies the study section of Dawn Avenue as a Local Road. Throughout the study area, Dawn Avenue provides a two-lane section with one lane of travel in each direction. A speed limit of 25 mph is posted on Dawn Avenue throughout the study area.

Traffic Count Data

Turning movement count data was collected on Wednesday, January 7, 2026, at the following study intersections:

- MacArthur Boulevard & Stamford Road
- MacArthur Boulevard & N. Harris Road
- MacArthur Boulevard/Stamford Road & Wiard Boulevard
- Stamford Road & Dawn Avenue

These counts were conducted on a typical weekday AM (7:00 to 9:00 AM) and PM (4:00 to 6:00 PM) peak periods. These count periods were selected to capture the peak travel periods in the area and represent the peak periods of the proposed development.

The traffic data revealed that peak traffic conditions generally occur within the study area from 7:30 to 8:30 AM and 4:45 to 5:45 PM during a typical weekday. To present a more conservative analysis, individual intersection peak hour data was utilized instead of the overall peak hour for the study area. Due to the developments and access points between the study intersections, dummy-node intersections were utilized for volume balancing purposes to account for sink/source traffic between the intersections. The existing traffic volumes are presented in **Exhibit 2**. A summary of the traffic count data is provided in the appendix.

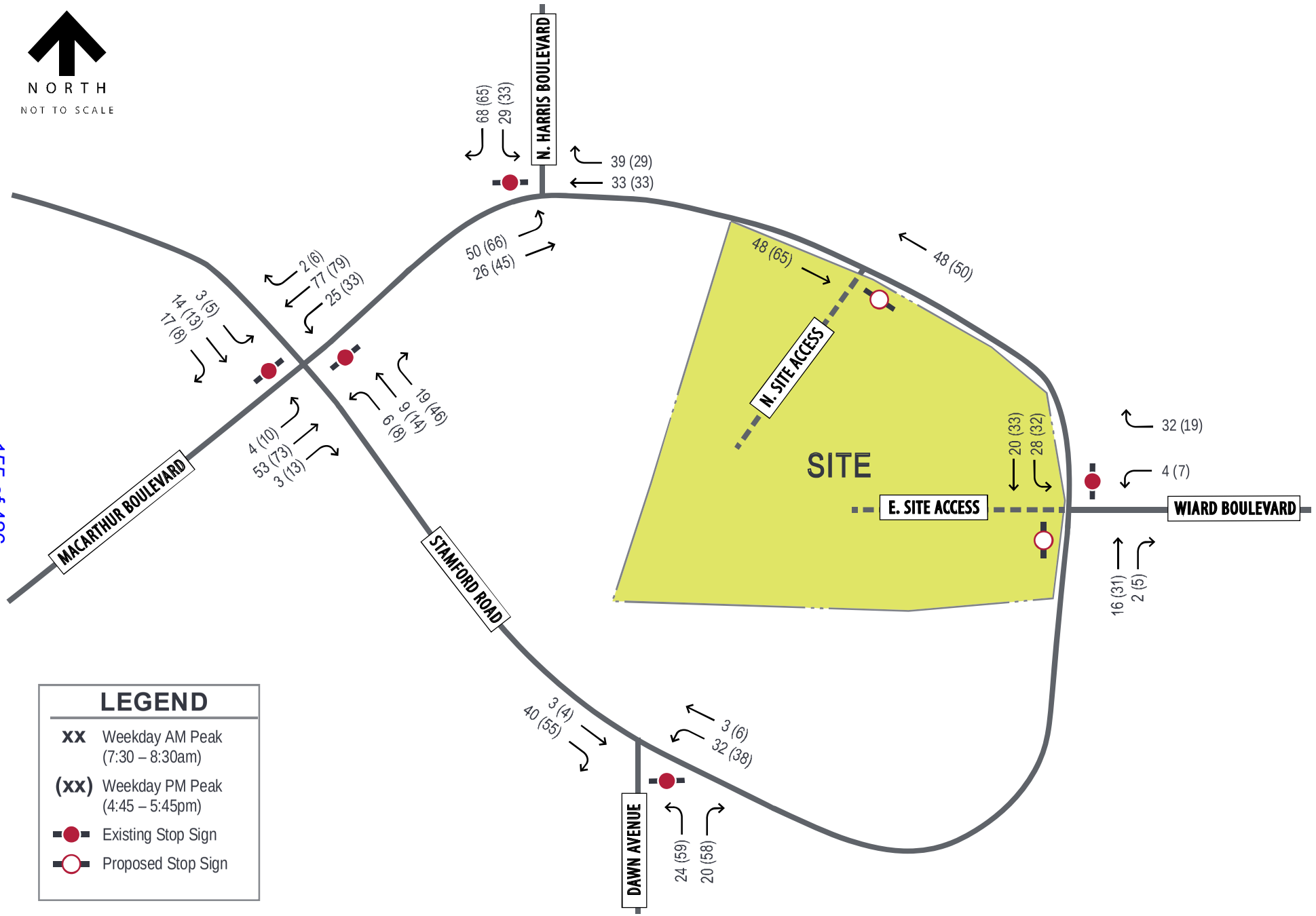


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EXHIBIT 2

EXISTING (2026) TRAFFIC VOLUMES

Existing Capacity Analysis

Capacity analyses were conducted to assess existing operating conditions at the study intersections during the weekday morning and evening peak hours. The capacity of an intersection quantifies its ability to accommodate traffic volumes and is expressed in terms of level of service (LOS), measures in average delay per vehicle. LOS grades range from A to F, with LOS A as the highest (best traffic flow and least delay), LOS E as saturated or at-capacity conditions, and LOS F as the lowest oversaturated conditions).

The LOS grades shown below, which are provided in the Transportation Research Board's Highway Capacity Manual (HCM), quantify and categorize the driver's discomfort, frustration, fuel consumption, and travel times experienced as a result of intersection control and the resulting traffic queuing. A detailed description of each LOS rating can be found in **Table 2.1**.

Table 2.1. Level of Service Grading Descriptions[1]

Level of Service	Description
A	Minimal control delay; traffic operates at primarily free-flow conditions; unimpeded movement within traffic stream.
B	Minor control delay at signalized intersections; traffic operates at a fairly unimpeded level with slightly restricted movement within traffic stream.
C	Moderate control delay; movement within traffic stream more restricted than at LOS B; formation of queues contributes to lower average travel speeds.
D	Considerable control delay that may be substantially increased by small increases in flow; average travel speeds continue to decrease.
E	High control delay; average travel speed no more than 33 percent of free flow speed.
F	Extremely high control delay; extensive queuing and high volumes create exceedingly restricted traffic flow.

[1]Highway Capacity Manual, 7th Edition.

The range of control delay for each rating (as detailed in the HCM) is shown in **Table 2.2**. Because signalized intersections are expected to carry a larger volume of vehicles and stopping is required during red time, note that higher delays are tolerated for the corresponding LOS ratings.

Table 2.2. Level of Service Grading Criteria

Level of Service[1]	Average Control Delay (s/veh) at:	
	Unsignalized Intersections	Signalized Intersections
A	0 – 10	0 – 10
B	> 10 – 15	> 10 – 20
C	> 15 – 25	> 20 – 35
D	> 25 – 35	> 35 – 55
E	> 35 – 50	> 55 – 80
F[2]	> 50	> 80

[1]Highway Capacity Manual, 7th Edition

[2]All movements with a Volume to Capacity (v/C) ratio greater than 1 receive a rating of LOS F.

Based on these standards, capacity results were identified for the study intersections under existing conditions. The results of capacity analysis for existing conditions are summarized in **Table 2.3**. In this table, the operation on each approach is quantified according to the average delay per vehicle

and the corresponding level of service. The capacity analysis results for the study intersections are based on HCM 7th Edition reports. Copies of the Synchro reports are provided in the appendix.

Table 2.3. Existing (2026) Levels of Service

Intersection	AM Peak Hour			PM Peak Hour		
	Delay (s/veh)	LOS	Queue (ft)	Delay (s/veh)	LOS	Queue (ft)
MacArthur Boulevard & Stamford Road △						
Eastbound	10.0	A	47	10.8	B	45
Westbound	9.9	A	62	10.3	B	58
Northbound (Left)	7.4	A	6	7.4	A	11
Southbound (Left)	7.4	A	14	7.5	A	17
MacArthur Boulevard & N. Harris Road △						
Eastbound (Left)	7.5	A	27	7.5	A	23
Southbound	9.8	A	64	9.8	A	58
MacArthur Boulevard/Stamford Road & Wiard Boulevard △						
Westbound	8.8	A	49	8.9	A	45
Southbound (Left)	7.5	A	-	7.5	A	13
Stamford Road & Dawn Avenue △						
Westbound (Left)	7.6	A	15	7.4	A	22
Northbound	9.1	A	44	9.8	A	54

△ – Minor-Leg Stop-Controlled Intersection

As shown above, the existing study intersection approaches and movements currently operate acceptably, at LOS D or better, during the weekday AM and PM peak hours. SimTraffic network simulations were utilized to further evaluate the study network. The simulations provide dynamic evaluations of the network, modeling each vehicle's arrival and movement through the network. For the purposes of this study, the simulations evaluated the one-hour peak period for each study scenario following the calibration setting outlined in MDOT's *Electronic Traffic Control Device Guidelines*.

Review of SimTraffic network simulations indicate that vehicles were observed to find adequate gaps within the through traffic without experiencing significant delays or queueing.

3. DEVELOPMENT CHARACTERISTICS

This section of the report outlines the proposed site plan, summarizes site-specific traffic characteristics, and develops future traffic projections for analysis.

Development Characteristics

The proposed development would include 210 units of multifamily housing and 51 units of single-family housing. Access to the proposed development would be provided via two full access driveways along MacArthur Boulevard. One access is located approximately 1,200 feet north of Wiard Boulevard and one aligned opposite Wiard Boulevard. A copy of the site plan is provided in the appendix.

Trip Generation

In order to calculate trips generated by the proposed site, data was referenced from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. Trip generation rates for the ITE Land Use Code (LUC) corresponding to the proposed use are shown in **Table 3.1**. A copy of the ITE data is provided in the appendix.

Table 3.1. ITE Trip Generation Data

ITE Land Use	Unit	Weekday Daily	AM Peak Hour	PM Peak Hour
Multifamily Housing (Low-Rise) (LUC 220)	Per Dwelling Unit	T = 5.63(X) + 120.45 50% in/50% out	T = 0.35(X) + 12.93 24% in/ 76% out	T = 0.48(X) + 7.35 62% in/ 38% out
Single-Family Detached Housing (LUC 210)	Per Dwelling Unit	Ln(T) = 0.92Ln(X) + 2.68 50% in/50% out	Ln(T) = 0.91Ln(X) + 0.12 25% in/75% out	Ln(T) = 0.94Ln(X) + 0.27 63% in/37% out

T = Number of Trips
X = Number of Units

Using the empirical trip generation data, site-generated trips were calculated as summarized in **Table 3.2**.

Table 3.2 Site-Generated Traffic Projections

Land Use	Size	Daily	Weekday Midday Peak Hour			Weekday PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise) (LUC 220)	210 Dwelling Units	1,303	21	65	86	67	41	108
Single-Family Detached Housing (LUC 210)	51 Dwelling Units	543	10	30	40	33	20	53
Total New Site Trips		1,846	31	95	126	100	61	161

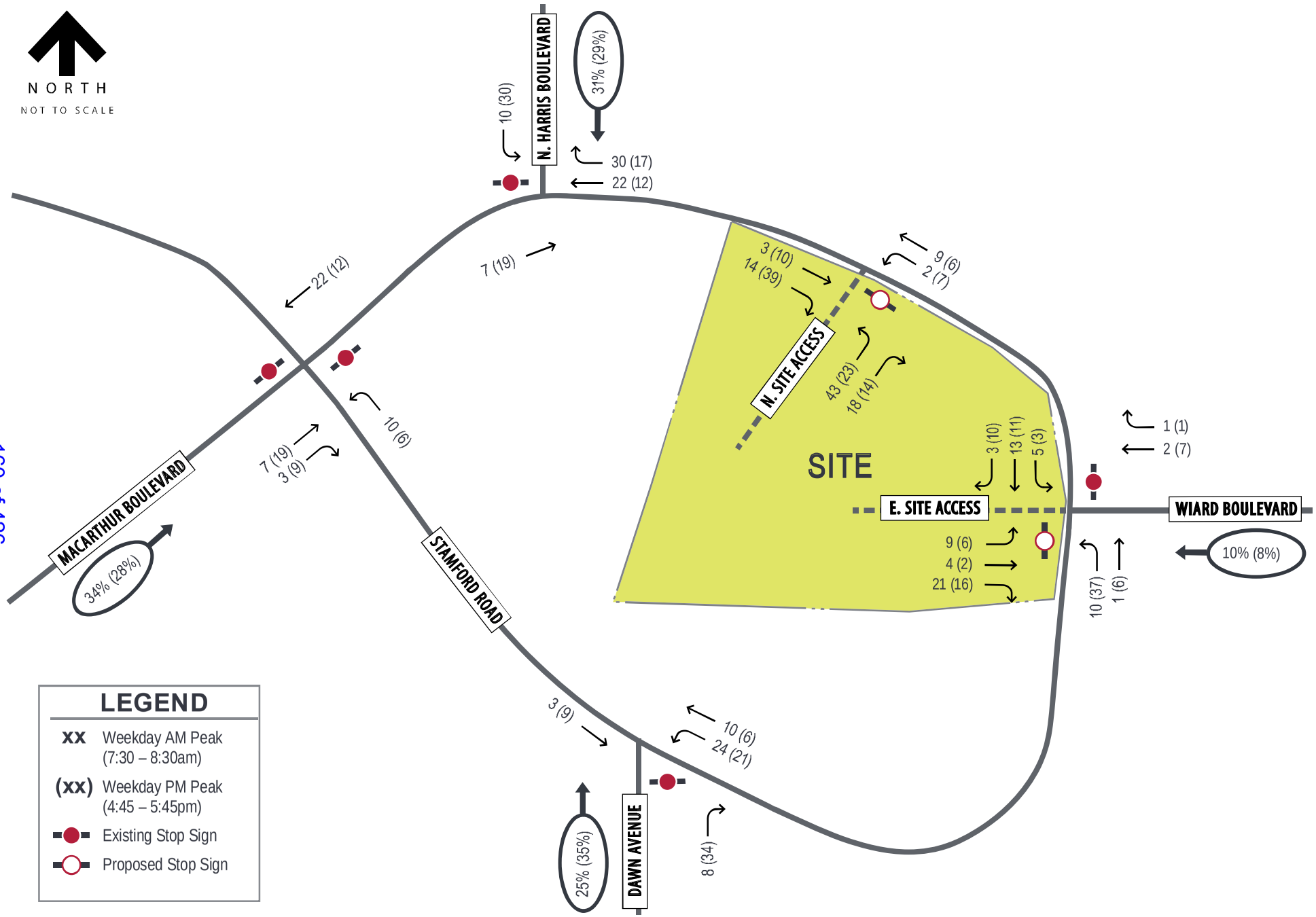
Directional Distribution

The estimated distribution of site-generated traffic on the surrounding roadway network as it approaches and departs the site is a function of several variables, such as the nature of surrounding land uses, prevailing traffic volumes/patterns, characteristics of the street system, and the ease with which motorists can travel over various sections of that system. The anticipated directional distribution estimates for the generated site trips are outlined in **Table 3.3**.

Table 3.3. Estimated Trip Distribution

Traveling to/from	Estimated Trip Distribution	
	AM	PM
East on Saginaw Highway (M-43)	33%	36%
West on Saginaw Highway (M-43)	36%	33%
North on Elmwood Road	14%	13%
South on Elmwood Road	17%	18%
Total	100%	

Based on the directional distribution assumptions in conjunction with the estimated trip generation, the site trip assignment is illustrated in **Exhibit 3**.



Kimley»Horn of Michigan, Inc.

EXHIBIT 3
SITE TRIP ASSIGNMENT

4. FUTURE CONDITIONS

Construction of the proposed development was assumed to be completed in Year 2028; and therefore, Opening Year 2028 traffic projections were developed and used for the analysis of future traffic conditions.

Background Traffic Volumes

Background traffic growth was estimated using growth estimates provided by the Washtenaw Area Transportation Study (WATS). WATS does not have a specific growth rate along MacArthur Boulevard however, the surrounding area ranges from 0.5% to 1.5%. A growth rate of 1.0% was applied for two years based on existing traffic counts collected in 2026 and an opening year of 2028 to provide a conservative analysis. Future (2028) No-Build traffic projections reflective of background traffic growth are presented in **Exhibit 4**.

Opening Year (2028) Conditions

Build traffic projections for Opening Year 2028 were calculated by adding the total site-generated trips (Exhibit 3) to the background traffic projections (Exhibit 4). Build traffic projections for the Future (2028) Build scenario are illustrated in **Exhibit 5**.

Future Geometry

A turn lane evaluation was completed for dedicated turns lanes on MacArthur Boulevard at the proposed site driveways. WCRC utilizes the turn lane guidance found in the MDOT Geometric Design Guidance Sections 1.1.4 and 1.1.5. Based on the projected future traffic volumes dedicated turn lanes are not warranted along MacArthur Boulevard at either proposed site driveway. Therefore, dedicated turn lanes were not included in the analysis of build conditions. Copies of the turn lane warranting charts are provided in the Appendix

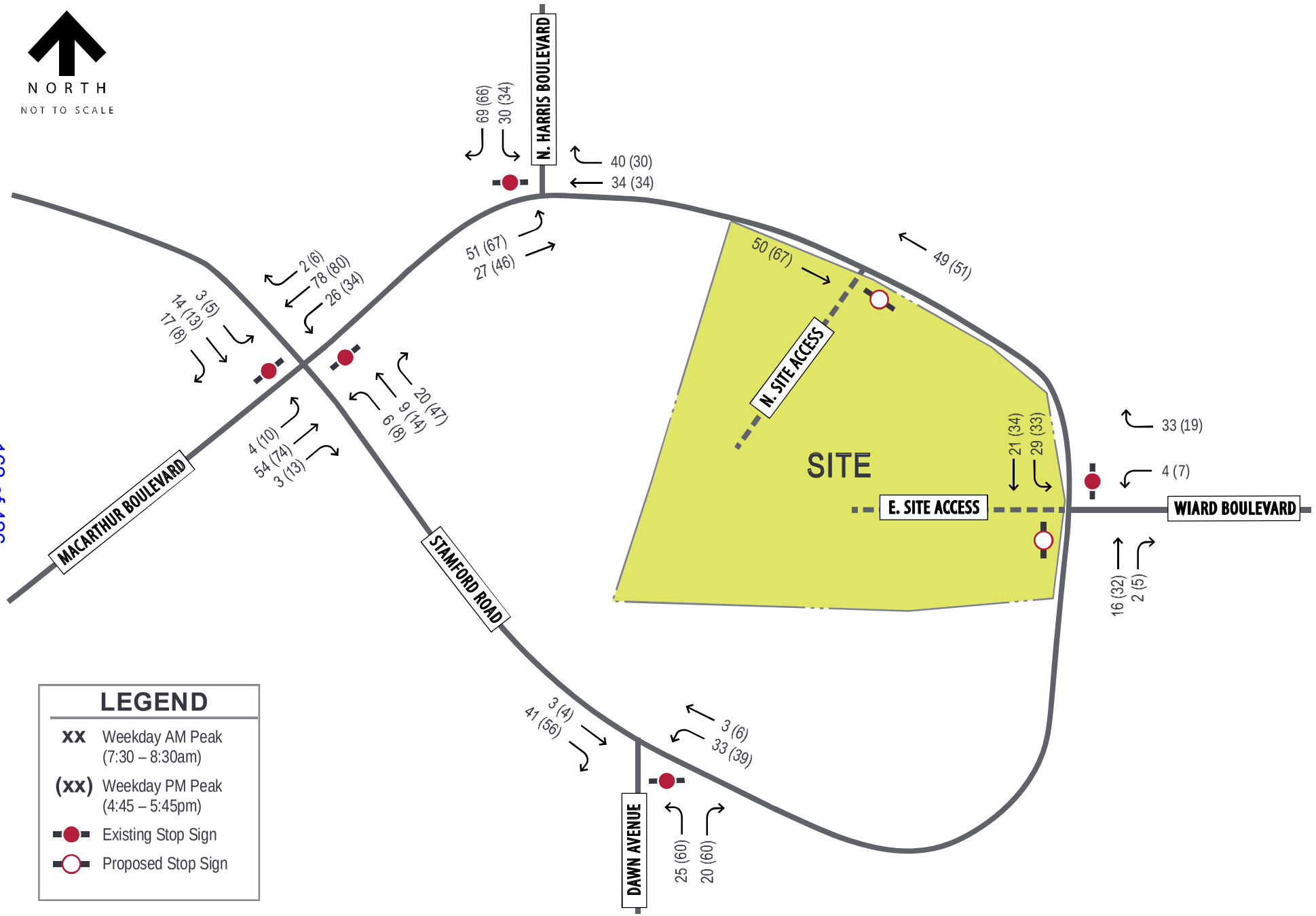


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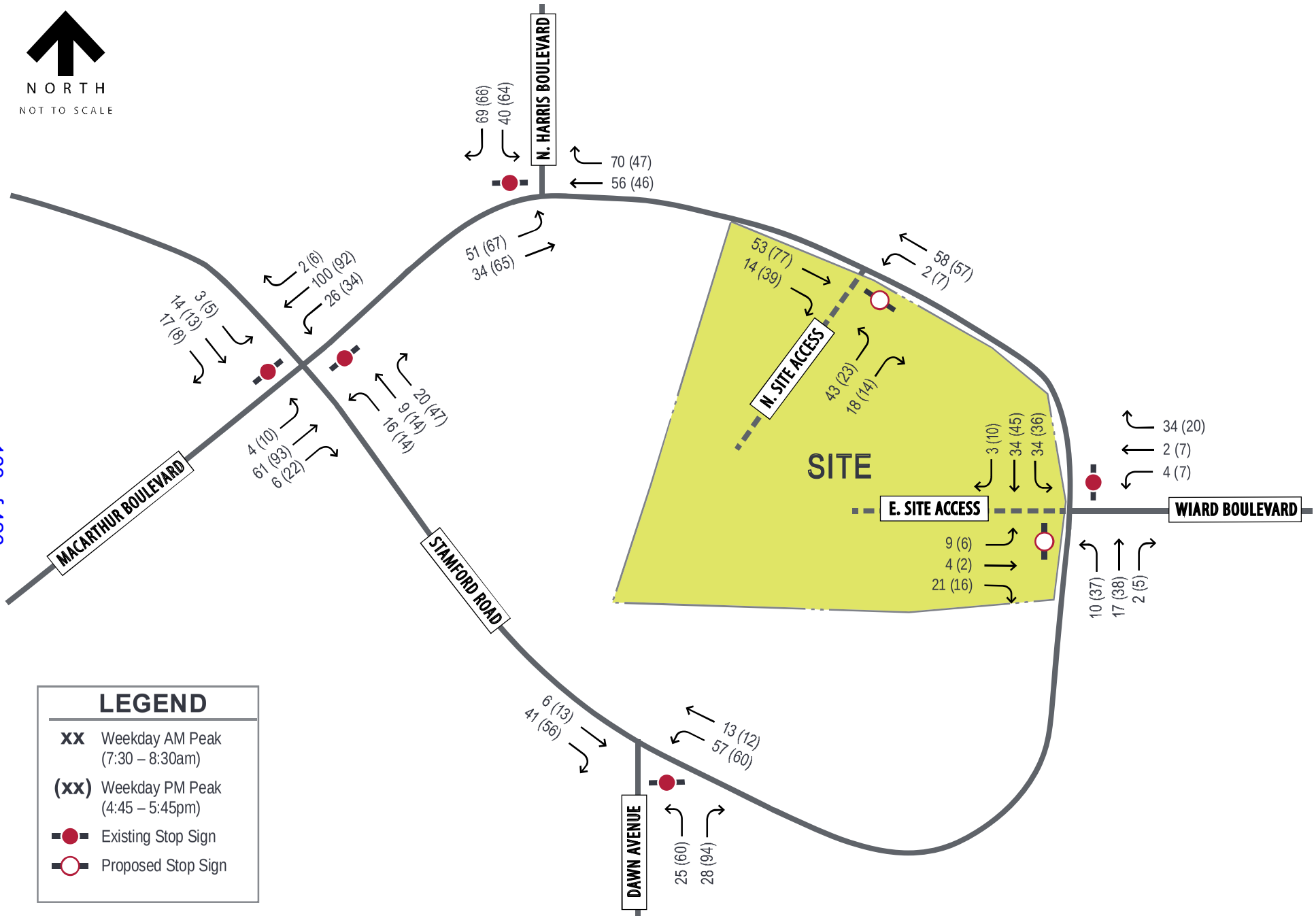
EXHIBIT 4

OPENING YEAR (2028) NO-BUILD TRAFFIC VOLUMES



LEGEND

- **xx** Weekday AM Peak (7:30 – 8:30am)
- **(xx)** Weekday PM Peak (4:45 – 5:45pm)
- Existing Stop Sign
- Proposed Stop Sign

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EXHIBIT 5

OPENING YEAR (2028) BUILD TRAFFIC VOLUMES

Opening Year (2028) No-Build Capacity Analysis

Based on the traffic projections, capacity results were identified for the study intersections under Opening Year (2028) No-Build conditions.

Based on the traffic projections, capacity results were identified for the study intersections under Opening Year (2028) No-Build conditions. The results of the capacity analysis are summarized in **Table 4.1**. Similar to the analysis of existing conditions, the results for all study intersections were reported in HCM 7th Edition. Copies of the Synchro reports are provided in the appendix.

Table 4.1. Opening Year (2028) No-Build Levels of Service

Intersection	AM Peak Hour			PM Peak Hour		
	Delay (s/veh)	LOS	Queue (ft)	Delay (s/veh)	LOS	Queue (ft)
MacArthur Boulevard & Stamford Road △						
Eastbound	10.0	A	47	10.9	B	44
Westbound	9.9	A	65	10.3	B	61
Northbound (Left)	7.5	A	6	7.5	A	6
Southbound (Left)	7.4	A	18	7.5	A	17
MacArthur Boulevard & N. Harris Road △						
Eastbound (Left)	7.6	A	26	7.5	A	18
Southbound	9.8	A	66	9.8	A	59
MacArthur Boulevard/Stamford Road & Wiard Boulevard △						
Westbound	8.8	A	48	8.9	A	42
Southbound (Left)	7.5	A	7	7.5	A	15
Stamford Road & Dawn Avenue △						
Westbound (Left)	7.6	A	19	7.5	A	18
Northbound	9.1	A	48	9.8	A	60

△ – Minor-Leg Stop-Controlled Intersection

With the addition of background traffic, the study area intersections and approaches are expected to operate with minor increases in delay compared to existing conditions. However, all intersections, approaches, and individual movements are expected to operate at the same LOS across both peak hours. Additionally, review of SimTraffic network simulations indicate similar observations as those made under existing conditions.

Opening Year (2028) Build Capacity Analysis

Based on the traffic projections, capacity results were identified for the study intersections under Future 2028 Build conditions. The results of the capacity analysis are summarized in **Table 4.2**. Similar to the analysis of existing and no-build conditions, the results for all study intersections were reported in HCM 7th Edition. Copies of the Synchro reports are provided in the appendix.

Table 4.2. Opening Year (2028) Build Levels of Service

Intersection	AM Peak Hour			PM Peak Hour		
	Delay (s/veh)	LOS	Queue (ft)	Delay (s/veh)	LOS	Queue (ft)
MacArthur Boulevard & Stamford Road △						
Eastbound	10.2	B	52	11.2	B	44
Westbound	10.6	B	61	10.9	B	61
Northbound (Left)	7.5	A	10	7.5	A	14
Southbound (Left)	7.4	A	16	7.6	A	22
MacArthur Boulevard & N. Harris Road △						
Eastbound (Left)	7.7	A	32	7.6	A	29
Southbound	10.5	B	62	10.8	B	64
MacArthur Boulevard/Stamford Road & Wiard Boulevard/E. Site Access △						
Eastbound	9.4	A	45	9.5	A	41
Westbound	9.0	A	52	9.8	A	45
Northbound (Left)	7.3	A	-	7.4	A	13
Southbound (Left)	7.5	A	7	7.5	A	14
Stamford Road & Dawn Avenue △						
Westbound (Left)	7.6	A	28	7.5	A	22
Northbound	9.4	A	46	10.3	B	60
MacArthur Boulevard & N. Site Access △						
Westbound (Left)	7.4	A	6	7.6	A	5
Northbound	9.6	A	41	9.8	A	36

△ – Minor-Leg Stop-Controlled Intersection

With the addition of site-generated traffic, the majority of study area intersections and approaches are expected to operate similar to existing and no-build conditions. The majority of movements maintained the same LOS as existing and no-build conditions with all movements expected to operate at LOS B or better during both peak hours.

Review of SimTraffic network simulations indicate that vehicles were able to find adequate gaps within the through traffic without experiencing significant delays or queueing. The 95th percentile queues are expected to be 64 feet or less, two to three vehicles, at each intersection. These queue lengths are projected to not block adjacent intersections or access points along the respective roadways.

Crash Analysis

Kimley-Horn obtained crash data from the Michigan Traffic Crash Facts (MTCF) database for the most recent available three years (2022-2024) for the study intersections. There were a total of 4 crashes throughout the study intersections with all of them being angle crashes. The crashes included one no injury crash, one possible injury crash, and two suspected minor injury crashes. A summary of crash severity and crash type is provided in **Table 4.3** and **Table 4.4**, respectively.

Table 4.3. Intersection Crash Severity Summary (2022-2024)

Intersection	No Injury (O)	Possible Injury (C)	Suspected Minor Injury (B)	Suspected Serious Injury (A)	Total
MacArthur Boulevard & Stamford Road	0	0	2	0	2
MacArthur Boulevard & N. Harris Road	0	0	0	0	0
MacArthur Boulevard/Stamford Road & Wiard Boulevard	0	1	0	0	1
Stamford Road & Dawn Avenue	1	0	0	0	1
Total	1	1	2	0	4

Table 4.4. Intersection Crash Type Summary (2022-2024)

Intersection	Angle	Total
MacArthur Boulevard & Stamford Road	2	2
MacArthur Boulevard & N. Harris Road	0	0
MacArthur Boulevard/Stamford Road & Wiard Boulevard	1	1
Stamford Road & Dawn Avenue	1	1
Total	4	4

5. RECOMMENDATIONS & CONCLUSIONS

Based on Kimley-Horn's review of the proposed site plan and evaluation of existing and future traffic conditions, the study intersections are expected to adequately accommodate the proposed development with the following recommendations:

- Construct the proposed N. Site Access as a full access driveway with one ingress and one egress lane.
- Construct the proposed E. Site Drive as a full access driveway with one ingress and one egress lane.

Regardless of the final configuration of the intersection geometrics, several additional items should be taken into consideration when preparing site and roadway improvement plans for the subject redevelopment. As the site design progresses, care should be taken with landscaping, signage, and monumentation at the site access locations to ensure that adequate horizontal sight distance is provided from the new stop bars. If alterations to the site plan or land use should occur, changes to the analysis provided within this traffic impact study may be needed.

APPENDIX

Conceptual Site Plan

Traffic Count Data

Existing (2026) Capacity Reports

Data from ITE Trip Generation, 12th Edition

Future (2028) No-Build Capacity Reports

Future (2028) Build Capacity Reports

Turn Lane Warrants

CONCEPTUAL SITE PLAN

MACARTHUR BLVD
WETLANDS/
TREE PRESERVE AREA
WETLANDS
SETBACK
BUILDING 3000
TYPE B
BUILDING 4000
TYPE B
BUILDING 5000
TYPE B
TRASH
ENCLOSURE
PASSIVE
AMENITY
SPACE
TREE
PRESERVE
AREA
BUILDING 2000
TYPE C
LANDSCAPE
BUFFER
BUILDING 6000
TYPE D
BUILDING 1000
TYPE A
POOL AMENITY COURTYARD
ACCESSIBLE
COMMUNITY
SPACE
STORM
WATER
14
51 LOTS
12
4
LOTS: 50'x120'
LOTS: 50'x120'
21
WIARD BLVD
STORM WATER
N
SITE PLAN

TRAFFIC COUNT DATA

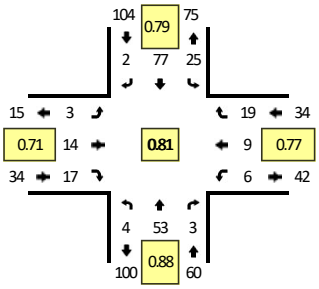
Type of peak hour being reported: Intersection Peak

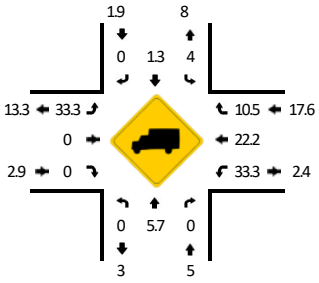
Method for determining peak hour: Total Entering Volume

LOCATION: MacArthur Blvd -- Stamford Rd
CITY/STATE: Washtenaw County, MI

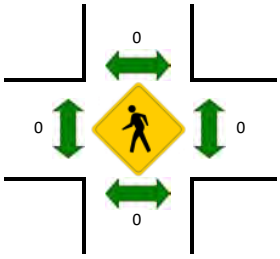
QC JOB #: 17396301
DATE: Wed, Jan 7 2026

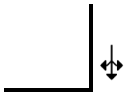
Peak-Hour: 7:30 AM -- 8:30 AM
Peak 15-Min: 7:45 AM -- 8:00 AM

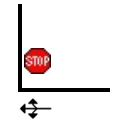


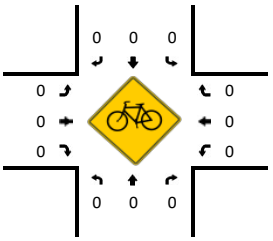


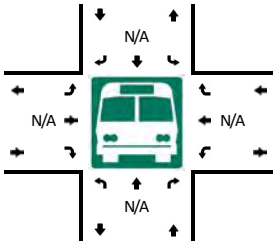
TRUE DATA TO IMPROVE MOBILITY

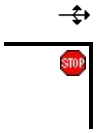


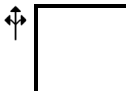


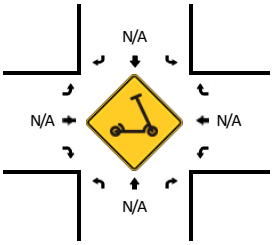












15-Min Count Period Beginning At	MacArthur Blvd (Northbound)				MacArthur Blvd (Southbound)				Stamford Rd (Eastbound)				Stamford Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	4	1	0	2	8	2	0	0	3	2	0	3	0	4	0	29	
7:15 AM	1	10	2	0	3	15	1	0	1	2	2	0	2	3	5	0	47	
7:30 AM	0	11	0	0	4	19	0	0	2	5	3	0	1	4	4	0	53	
7:45 AM	2	13	1	0	9	23	1	0	1	3	8	0	3	2	6	0	72	201
8:00 AM	2	12	2	0	5	23	0	0	0	5	1	0	0	1	5	0	56	228
8:15 AM	0	17	0	0	7	12	1	0	0	1	5	0	2	2	4	0	51	232
8:30 AM	1	9	0	0	7	14	0	0	0	2	1	0	2	1	3	0	40	219
8:45 AM	2	17	1	0	4	14	0	0	3	1	2	0	4	0	5	0	53	200

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	8	52	4	0	36	92	4	0	4	12	32	0	12	8	24	0	288
Heavy Trucks	0	0	0		0	0	0		0	0	0		4	0	4		8
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 1/12/2026 5:42 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

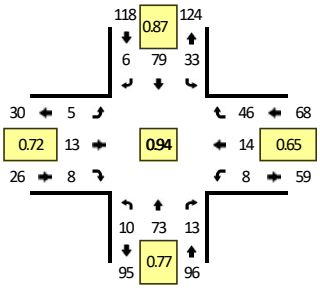
Type of peak hour being reported: Intersection Peak

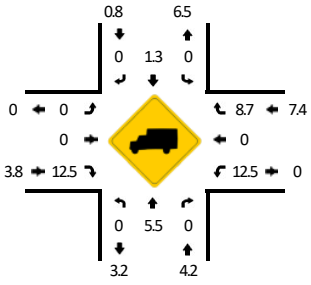
Method for determining peak hour: Total Entering Volume

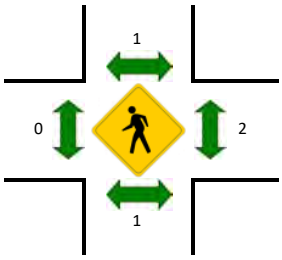
LOCATION: MacArthur Blvd -- Stamford Rd
CITY/STATE: Washtenaw County, MI

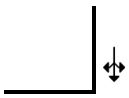
QC JOB #: 17396302
DATE: Wed, Jan 7 2026

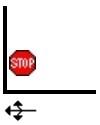
Peak-Hour: 4:15 PM -- 5:15 PM
Peak 15-Min: 4:15 PM -- 4:30 PM

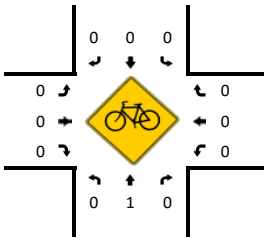


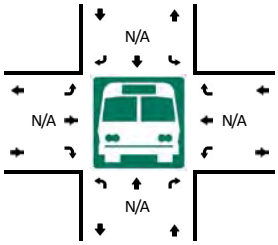


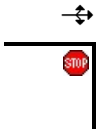


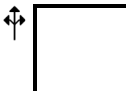


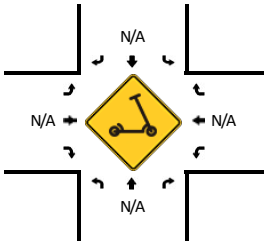












15-Min Count Period Beginning At	MacArthur Blvd (Northbound)				MacArthur Blvd (Southbound)				Stamford Rd (Eastbound)				Stamford Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	2	20	3	0	7	14	1	0	0	3	1	0	4	0	9	0	64	
4:15 PM	5	9	4	0	5	27	2	0	1	3	0	0	3	7	16	0	82	
4:30 PM	1	18	2	0	7	19	2	0	3	2	4	0	4	1	16	0	79	
4:45 PM	3	20	3	0	13	17	1	0	0	4	2	0	1	4	9	0	77	302
5:00 PM	1	26	4	0	8	16	1	0	1	4	2	0	0	2	5	0	70	308
5:15 PM	4	25	2	0	4	12	2	0	1	2	1	0	2	7	8	0	70	296
5:30 PM	1	22	4	0	13	17	1	0	0	3	2	0	2	6	11	0	82	299
5:45 PM	6	17	3	0	6	18	1	0	1	2	2	0	3	1	11	0	71	293

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	20	36	16	0	20	108	8	0	4	12	0	0	12	28	64	0	328
Heavy Trucks	0	0	0		0	0	0		0	0	0		0	0	4		4
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 1/12/2026 5:42 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

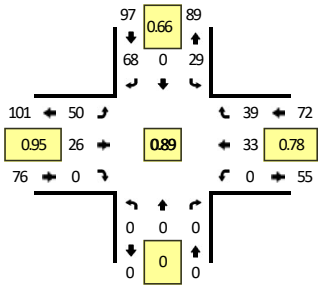
Type of peak hour being reported: Intersection Peak

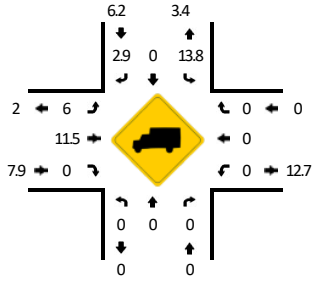
Method for determining peak hour: Total Entering Volume

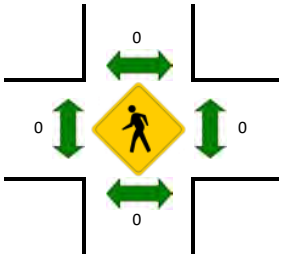
LOCATION: N Harris Rd -- MacArthur Blvd
CITY/STATE: Ypsilanti, MI

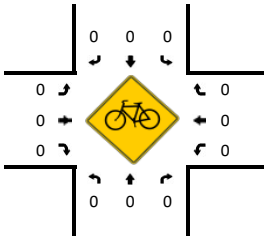
QC JOB #: 17396303
DATE: Wed, Jan 7 2026

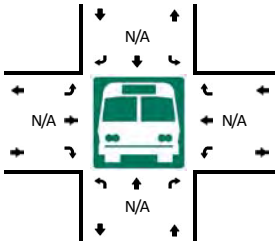
Peak-Hour: 7:30 AM -- 8:30 AM
Peak 15-Min: 8:00 AM -- 8:15 AM

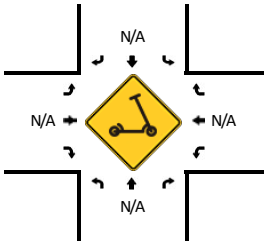












15-Min Count Period Beginning At	N Harris Rd (Northbound)				N Harris Rd (Southbound)				MacArthur Blvd (Eastbound)				MacArthur Blvd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	0	0	5	0	6	3	0	0	0	8	9	0	31	
7:15 AM	0	0	0	0	3	0	11	0	11	4	0	0	0	6	8	0	43	
7:30 AM	0	0	0	0	5	0	12	0	13	7	0	0	0	7	9	0	53	
7:45 AM	0	0	0	0	7	0	20	0	14	4	0	0	0	9	14	0	68	195
8:00 AM	0	0	0	0	14	0	23	0	12	7	0	0	0	7	6	0	69	233
8:15 AM	0	0	0	0	3	0	13	0	11	8	0	0	0	10	10	0	55	245
8:30 AM	0	0	0	0	3	0	16	0	4	7	0	0	0	5	6	0	41	233
8:45 AM	0	0	0	0	1	0	11	0	15	2	0	0	0	4	8	0	41	206

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	56	0	92	0	48	28	0	0	0	28	24	0	276
Heavy Trucks	0	0	0		8	0	0		4	4	0		0	0	0		16
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

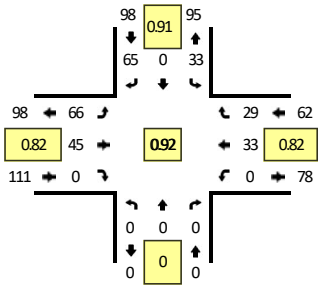
Report generated on 1/12/2026 5:42 AM

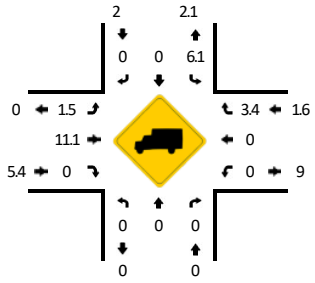
SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

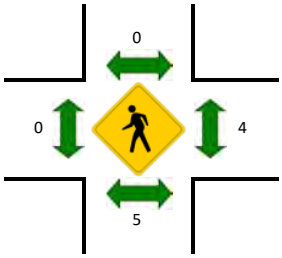
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

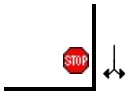
LOCATION: N Harris Rd -- MacArthur Blvd | **QC JOB #:** 17396304
CITY/STATE: Ypsilanti, MI | **DATE:** Wed, Jan 7 2026

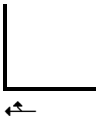
Peak-Hour: 4:45 PM -- 5:45 PM
Peak 15-Min: 5:30 PM -- 5:45 PM

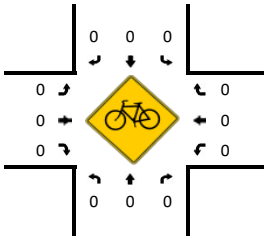


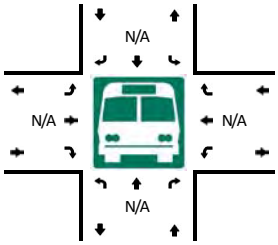


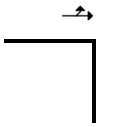


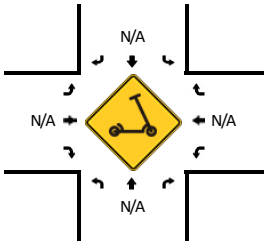












15-Min Count Period Beginning At	N Harris Rd (Northbound)				N Harris Rd (Southbound)				MacArthur Blvd (Eastbound)				MacArthur Blvd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	12	0	11	0	13	12	0	0	0	8	8	0	64	
4:15 PM	0	0	0	0	9	0	17	0	12	8	0	0	0	11	3	0	60	
4:30 PM	0	0	0	0	9	0	17	0	23	8	0	0	0	5	3	0	65	
4:45 PM	0	0	0	0	7	0	20	0	12	11	0	0	0	11	8	0	69	258
5:00 PM	0	0	0	0	7	0	17	0	17	7	0	0	0	6	6	0	60	254
5:15 PM	0	0	0	0	10	0	12	0	19	15	0	0	0	6	6	0	68	262
5:30 PM	0	0	0	0	9	0	16	0	18	12	0	0	0	10	9	0	74	271
5:45 PM	0	0	0	0	3	0	13	0	15	11	0	0	0	8	7	0	57	259

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	36	0	64	0	72	48	0	0	0	40	36	0	296
Heavy Trucks	0	0	0		0	0	0		0	4	0		0	0	0		4
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 1/12/2026 5:42 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

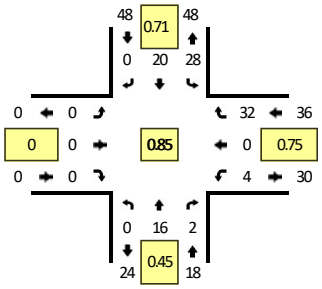
Type of peak hour being reported: Intersection Peak

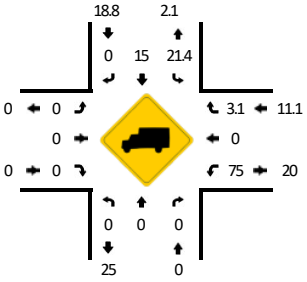
Method for determining peak hour: Total Entering Volume

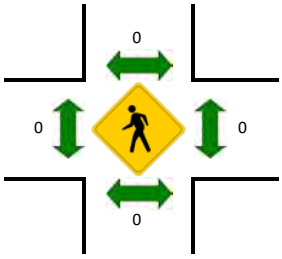
LOCATION: Stamford Rd -- Wiard Blvd
CITY/STATE: Washtenaw County, MI

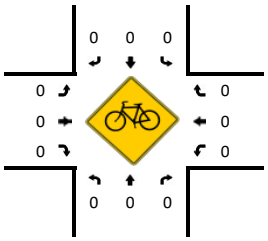
QC JOB #: 17396305
DATE: Wed, Jan 7 2026

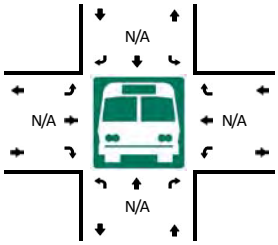
Peak-Hour: 7:45 AM -- 8:45 AM
Peak 15-Min: 8:30 AM -- 8:45 AM

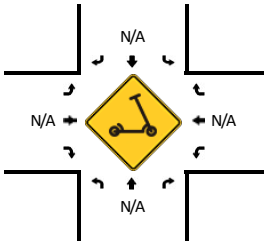












15-Min Count Period Beginning At	Stamford Rd (Northbound)				Stamford Rd (Southbound)				Wiard Blvd (Eastbound)				Wiard Blvd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	4	0	0	3	3	0	0	0	0	0	0	2	0	7	0	19	
7:15 AM	0	10	1	0	2	3	0	0	0	0	0	0	1	0	3	0	20	
7:30 AM	0	4	0	0	3	1	0	0	0	0	0	0	2	0	4	0	14	
7:45 AM	0	10	0	0	2	7	0	0	0	0	0	0	0	0	6	0	25	78
8:00 AM	0	3	1	0	7	5	0	0	0	0	0	0	3	0	5	0	24	83
8:15 AM	0	3	0	0	7	3	0	0	0	0	0	0	0	0	10	0	23	86
8:30 AM	0	0	1	0	12	5	0	0	0	0	0	0	1	0	11	0	30	102
8:45 AM	0	3	1	0	3	1	0	0	0	0	0	0	1	0	3	0	12	89

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	4	0	48	20	0	0	0	0	0	0	4	0	44	0	120
Heavy Trucks	0	0	0		8	0	0		0	0	0		4	0	0		12
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 1/12/2026 5:42 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

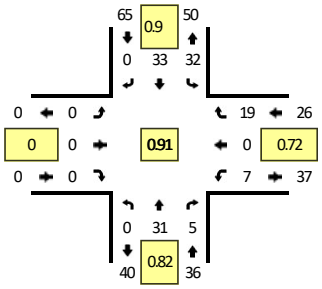
Type of peak hour being reported: Intersection Peak

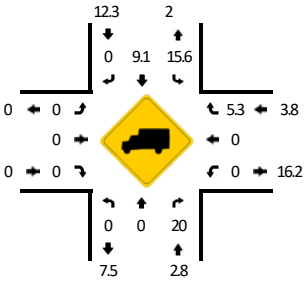
Method for determining peak hour: Total Entering Volume

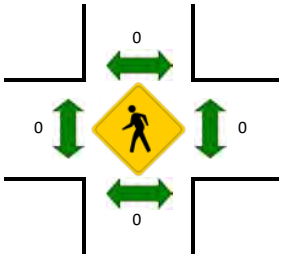
LOCATION: Stamford Rd -- Wiard Blvd
CITY/STATE: Washtenaw County, MI

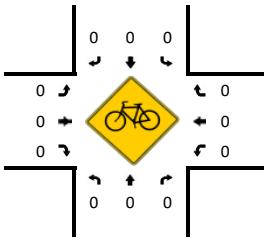
QC JOB #: 17396306
DATE: Wed, Jan 7 2026

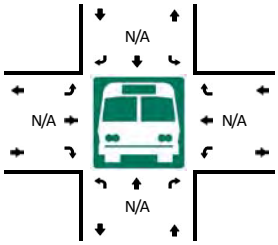
Peak-Hour: 4:15 PM -- 5:15 PM
Peak 15-Min: 4:15 PM -- 4:30 PM

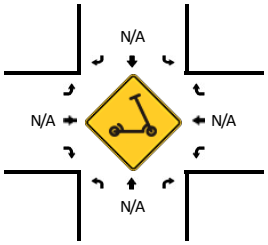












15-Min Count Period Beginning At	Stamford Rd (Northbound)				Stamford Rd (Southbound)				Wiard Blvd (Eastbound)				Wiard Blvd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	5	0	0	8	10	0	0	0	0	0	0	0	0	4	0	27	
4:15 PM	0	10	1	0	9	9	0	0	0	0	0	0	2	0	4	0	35	
4:30 PM	0	9	2	0	7	7	0	0	0	0	0	0	1	0	5	0	31	
4:45 PM	0	3	2	0	7	9	0	0	0	0	0	0	3	0	6	0	30	123
5:00 PM	0	9	0	0	9	8	0	0	0	0	0	0	1	0	4	0	31	127
5:15 PM	0	8	0	0	7	10	0	0	0	0	0	0	0	0	8	0	33	125
5:30 PM	0	6	2	0	7	11	0	0	0	0	0	0	2	0	4	0	32	126
5:45 PM	0	7	0	0	6	5	0	0	0	0	0	0	0	0	7	0	25	121

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	40	4	0	36	36	0	0	0	0	0	0	8	0	16	0	140
Heavy Trucks	0	0	4		0	0	0		0	0	0		0	0	0		4
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

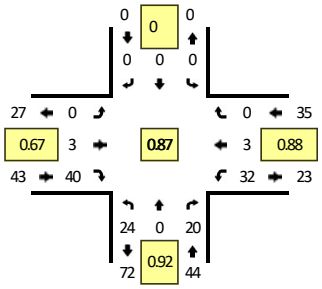
Report generated on 1/12/2026 5:42 AM

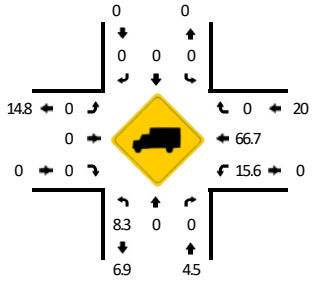
SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

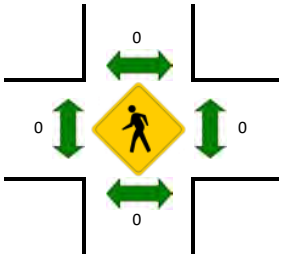
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

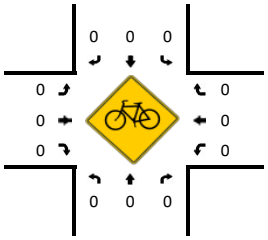
LOCATION: Dawn Ave -- Stamford Rd | **QC JOB #:** 17396307
CITY/STATE: Washtenaw County, MI | **DATE:** Wed, Jan 7 2026

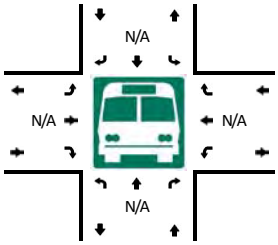
Peak-Hour: 7:30 AM -- 8:30 AM
Peak 15-Min: 8:00 AM -- 8:15 AM

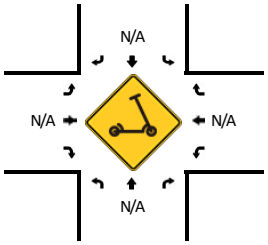












15-Min Count Period Beginning At	Dawn Ave (Northbound)				Dawn Ave (Southbound)				Stamford Rd (Eastbound)				Stamford Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	3	0	2	0	0	0	0	0	0	1	6	0	6	0	0	0	18	
7:15 AM	6	0	4	0	0	0	0	0	0	1	6	0	7	0	0	0	24	
7:30 AM	9	0	2	0	0	0	0	0	0	0	12	0	8	0	0	0	31	
7:45 AM	4	0	8	0	0	0	0	0	0	2	7	0	7	1	0	0	29	102
8:00 AM	6	0	3	0	0	0	0	0	0	1	15	0	9	1	0	0	35	119
8:15 AM	5	0	7	0	0	0	0	0	0	0	6	0	8	1	0	0	27	122
8:30 AM	6	0	3	0	0	0	0	0	0	2	9	0	7	0	0	0	27	118
8:45 AM	8	0	4	0	0	0	0	0	0	0	3	0	6	0	0	0	21	110

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	24	0	12	0	0	0	0	0	0	4	60	0	36	4	0	0	140
Heavy Trucks	0	0	0		0	0	0		0	0	0		4	0	0		4
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 1/12/2026 5:42 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

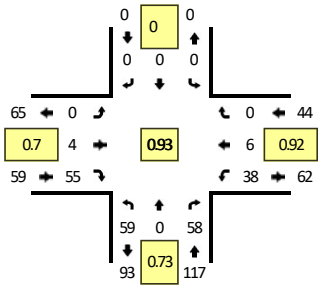
Type of peak hour being reported: Intersection Peak

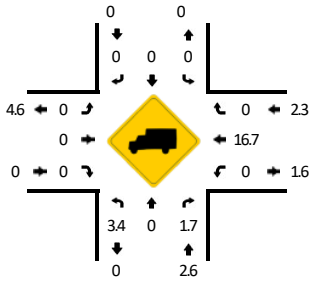
Method for determining peak hour: Total Entering Volume

LOCATION: Dawn Ave -- Stamford Rd
CITY/STATE: Washtenaw County, MI

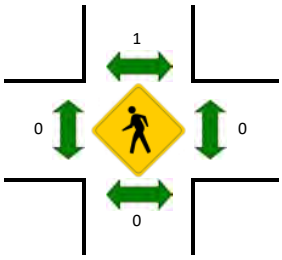
QC JOB #: 17396308
DATE: Wed, Jan 7 2026

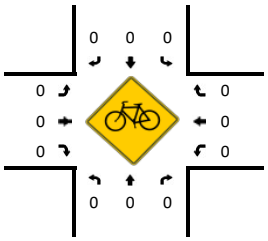
Peak-Hour: 4:15 PM -- 5:15 PM
Peak 15-Min: 4:15 PM -- 4:30 PM

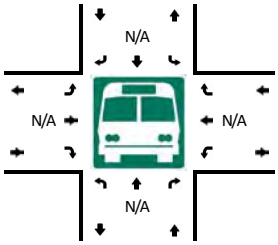


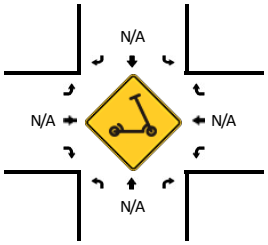


TRUE DATA TO IMPROVE MOBILITY









15-Min Count Period Beginning At	Dawn Ave (Northbound)				Dawn Ave (Southbound)				Stamford Rd (Eastbound)				Stamford Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	12	0	8	0	0	0	0	0	0	0	11	0	9	1	0	0	41	
4:15 PM	24	0	16	0	0	0	0	0	0	0	9	0	7	3	0	0	59	
4:30 PM	13	0	14	0	0	0	0	0	0	2	9	0	11	1	0	0	50	
4:45 PM	13	0	12	0	0	0	0	0	0	1	20	0	9	2	0	0	57	207
5:00 PM	9	0	16	0	0	0	0	0	0	1	17	0	11	0	0	0	54	220
5:15 PM	16	0	8	0	0	0	0	0	0	0	7	0	13	1	0	0	45	206
5:30 PM	17	0	13	0	0	0	0	0	0	1	10	0	9	1	0	0	51	207
5:45 PM	9	0	10	0	0	0	0	0	0	0	5	0	7	2	0	0	33	183

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	96	0	64	0	0	0	0	0	0	0	36	0	28	12	0	0	236
Heavy Trucks	4	0	4		0	0	0		0	0	0		0	0	0		8
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 1/12/2026 5:42 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

EXISTING (2026) CAPACITY REPORTS

Intersection	
Int Delay, s/veh	4.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	14	17	6	9	19	4	53	3	25	77	2
Future Vol, veh/h	3	14	17	6	9	19	4	53	3	25	77	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	71	71	71	77	77	77	88	88	88	79	79	79
Heavy Vehicles, %	3	3	3	18	18	18	5	5	5	2	2	2
Mvmt Flow	4	20	24	8	12	25	5	60	3	32	97	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	237	235	99	242	234	62	100	0	0	64	0	0
Stage 1	162	162	-	71	71	-	-	-	-	-	-	-
Stage 2	75	73	-	171	163	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.28	6.68	6.38	4.15	-	-	4.12	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.28	5.68	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.28	5.68	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.662	4.162	3.462	2.245	-	-	2.218	-	-
Pot Cap-1 Maneuver	715	664	954	680	639	960	1474	-	-	1539	-	-
Stage 1	838	762	-	900	805	-	-	-	-	-	-	-
Stage 2	932	832	-	795	734	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	667	647	954	627	623	960	1474	-	-	1539	-	-
Mov Cap-2 Maneuver	667	647	-	627	623	-	-	-	-	-	-	-
Stage 1	819	745	-	897	803	-	-	-	-	-	-	-
Stage 2	892	830	-	738	718	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	9.96	9.92	0.5	1.78
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	119	-	-	774	776	431	-	-
HCM Lane V/C Ratio	0.003	-	-	0.062	0.057	0.021	-	-
HCM Ctrl Dly (s/v)	7.4	0	-	10	9.9	7.4	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.2	0.1	-	-

Intersection	
Int Delay, s/veh	5.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	50	26	33	39	29	68
Future Vol, veh/h	50	26	33	39	29	68
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	78	78	66	66
Heavy Vehicles, %	8	8	0	0	6	6
Mvmt Flow	53	27	42	50	44	103

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	92	0	-	0	200	67
Stage 1	-	-	-	-	67	-
Stage 2	-	-	-	-	133	-
Critical Hdwy	4.18	-	-	-	6.46	6.26
Critical Hdwy Stg 1	-	-	-	-	5.46	-
Critical Hdwy Stg 2	-	-	-	-	5.46	-
Follow-up Hdwy	2.272	-	-	-	3.554	3.354
Pot Cap-1 Maneuver	1465	-	-	-	780	985
Stage 1	-	-	-	-	945	-
Stage 2	-	-	-	-	884	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1465	-	-	-	751	985
Mov Cap-2 Maneuver	-	-	-	-	751	-
Stage 1	-	-	-	-	911	-
Stage 2	-	-	-	-	884	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	4.97	0	9.77
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1184	-	-	-	901
HCM Lane V/C Ratio	0.036	-	-	-	0.163
HCM Ctrl Dly (s/v)	7.5	0	-	-	9.8
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.6

Intersection	
Int Delay, s/veh	4.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	32	16	2	28	20
Future Vol, veh/h	4	32	16	2	28	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	60	60	71	71
Heavy Vehicles, %	11	11	0	0	19	19
Mvmt Flow	5	43	27	3	39	28

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	135	28	0	0	30	0
Stage 1	28	-	-	-	-	-
Stage 2	107	-	-	-	-	-
Critical Hdwy	6.51	6.31	-	-	4.29	-
Critical Hdwy Stg 1	5.51	-	-	-	-	-
Critical Hdwy Stg 2	5.51	-	-	-	-	-
Follow-up Hdwy	3.599	3.399	-	-	2.371	-
Pot Cap-1 Maneuver	837	1021	-	-	1480	-
Stage 1	971	-	-	-	-	-
Stage 2	895	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	815	1021	-	-	1480	-
Mov Cap-2 Maneuver	815	-	-	-	-	-
Stage 1	971	-	-	-	-	-
Stage 2	871	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.81	0	4.37
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	993	1050	-
HCM Lane V/C Ratio	-	-	0.048	0.027	-
HCM Ctrl Dly (s/v)	-	-	8.8	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Intersection	
Int Delay, s/veh	4.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	3	40	32	3	24	20
Future Vol, veh/h	3	40	32	3	24	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	88	88	92	92
Heavy Vehicles, %	0	0	20	20	5	5
Mvmt Flow	4	60	36	3	26	22

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	64	0	110	34
Stage 1	-	-	-	-	34	-
Stage 2	-	-	-	-	76	-
Critical Hdwy	-	-	4.3	-	6.45	6.25
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.38	-	3.545	3.345
Pot Cap-1 Maneuver	-	-	1431	-	879	1030
Stage 1	-	-	-	-	980	-
Stage 2	-	-	-	-	939	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1431	-	857	1030
Mov Cap-2 Maneuver	-	-	-	-	857	-
Stage 1	-	-	-	-	980	-
Stage 2	-	-	-	-	915	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	6.93	9.09
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	928	-	-	1428	-
HCM Lane V/C Ratio	0.052	-	-	0.025	-
HCM Ctrl Dly (s/v)	9.1	-	-	7.6	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection: 1: MacArthur Boulevard & Stamford Road

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	50	63	12	29
Average Queue (ft)	22	26	0	2
95th Queue (ft)	47	62	6	14
Link Distance (ft)	554	1077	898	632
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: MacArthur Boulevard & N. Harris Road

Movement	EB	SB
Directions Served	LT	LR
Maximum Queue (ft)	47	74
Average Queue (ft)	5	37
95th Queue (ft)	27	64
Link Distance (ft)	563	595
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Stamford Road/MacArthur Boulevard & Wiard Boulevard

Movement	WB
Directions Served	LR
Maximum Queue (ft)	60
Average Queue (ft)	22
95th Queue (ft)	49
Link Distance (ft)	383
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Dawn Avenue & Stamford Road

Movement	EB	WB	NB
Directions Served	TR	LT	LR
Maximum Queue (ft)	4	35	56
Average Queue (ft)	0	2	21
95th Queue (ft)	3	15	44
Link Distance (ft)	1283	1144	829
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Zone Summary

Zone wide Queuing Penalty: 0

Intersection	
Int Delay, s/veh	4.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	13	8	8	14	46	10	73	13	33	79	6
Future Vol, veh/h	5	13	8	8	14	46	10	73	13	33	79	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	72	72	72	65	65	65	77	77	77	87	87	87
Heavy Vehicles, %	4	4	4	7	7	7	4	4	4	1	1	1
Mvmt Flow	7	18	11	12	22	71	13	95	17	38	91	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	302	308	94	305	303	103	98	0	0	112	0	0
Stage 1	170	170	-	129	129	-	-	-	-	-	-	-
Stage 2	132	138	-	176	174	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.54	6.24	7.17	6.57	6.27	4.14	-	-	4.11	-	-
Critical Hdwy Stg 1	6.14	5.54	-	6.17	5.57	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.54	-	6.17	5.57	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4.036	3.336	3.563	4.063	3.363	2.236	-	-	2.209	-	-
Pot Cap-1 Maneuver	647	603	957	638	602	938	1483	-	-	1484	-	-
Stage 1	827	754	-	863	780	-	-	-	-	-	-	-
Stage 2	867	779	-	815	746	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	556	581	957	589	580	938	1483	-	-	1484	-	-
Mov Cap-2 Maneuver	556	581	-	589	580	-	-	-	-	-	-	-
Stage 1	805	734	-	854	772	-	-	-	-	-	-	-
Stage 2	772	772	-	764	726	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	10.82	10.3	0.78	2.09
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	182	-	-	654	784	496	-	-
HCM Lane V/C Ratio	0.009	-	-	0.055	0.133	0.026	-	-
HCM Ctrl Dly (s/v)	7.4	0	-	10.8	10.3	7.5	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.5	0.1	-	-

Intersection	
Int Delay, s/veh	5.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	66	45	33	29	33	65
Future Vol, veh/h	66	45	33	29	33	65
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	82	82	82	82	91	91
Heavy Vehicles, %	5	5	2	2	2	2
Mvmt Flow	80	55	40	35	36	71

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	76	0	-	0	274	58
Stage 1	-	-	-	-	58	-
Stage 2	-	-	-	-	216	-
Critical Hdwy	4.15	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.245	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1505	-	-	-	716	1008
Stage 1	-	-	-	-	965	-
Stage 2	-	-	-	-	820	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1505	-	-	-	676	1008
Mov Cap-2 Maneuver	-	-	-	-	676	-
Stage 1	-	-	-	-	911	-
Stage 2	-	-	-	-	820	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	4.48	0	9.75
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1070	-	-	-	865
HCM Lane V/C Ratio	0.053	-	-	-	0.124
HCM Ctrl Dly (s/v)	7.5	0	-	-	9.8
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.2	-	-	-	0.4

Intersection	
Int Delay, s/veh	3.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	19	31	5	32	33
Future Vol, veh/h	7	19	31	5	32	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	72	72	82	82	90	90
Heavy Vehicles, %	4	4	3	3	12	12
Mvmt Flow	10	26	38	6	36	37

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	149	41	0	0	44	0
Stage 1	41	-	-	-	-	-
Stage 2	108	-	-	-	-	-
Critical Hdwy	6.44	6.24	-	-	4.22	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	-	-	2.308	-
Pot Cap-1 Maneuver	839	1025	-	-	1502	-
Stage 1	976	-	-	-	-	-
Stage 2	912	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	818	1025	-	-	1502	-
Mov Cap-2 Maneuver	818	-	-	-	-	-
Stage 1	976	-	-	-	-	-
Stage 2	890	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.9	0	3.67
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	959	886	-
HCM Lane V/C Ratio	-	-	0.038	0.024	-
HCM Ctrl Dly (s/v)	-	-	8.9	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0.1	-

Intersection	
Int Delay, s/veh	6.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	4	55	38	6	59	58
Future Vol, veh/h	4	55	38	6	59	58
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	92	92	73	73
Heavy Vehicles, %	0	0	2	2	3	3
Mvmt Flow	6	79	41	7	81	79

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	84	0	134	45
Stage 1	-	-	-	-	45	-
Stage 2	-	-	-	-	89	-
Critical Hdwy	-	-	4.12	-	6.43	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	-	-	2.218	-	3.527	3.327
Pot Cap-1 Maneuver	-	-	1512	-	857	1022
Stage 1	-	-	-	-	975	-
Stage 2	-	-	-	-	932	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1512	-	834	1022
Mov Cap-2 Maneuver	-	-	-	-	834	-
Stage 1	-	-	-	-	975	-
Stage 2	-	-	-	-	906	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	6.43	9.75
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	917	-	-	1507	-
HCM Lane V/C Ratio	0.175	-	-	0.027	-
HCM Ctrl Dly (s/v)	9.8	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.6	-	-	0.1	-

Intersection: 1: MacArthur Boulevard & Stamford Road

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	35	68	18	30
Average Queue (ft)	20	32	1	3
95th Queue (ft)	45	58	11	17
Link Distance (ft)	554	1077	898	632
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: MacArthur Boulevard & N. Harris Road

Movement	EB	SB
Directions Served	LT	LR
Maximum Queue (ft)	36	67
Average Queue (ft)	4	35
95th Queue (ft)	23	58
Link Distance (ft)	563	595
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Stamford Road/MacArthur Boulevard & Wiard Boulevard

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	56	22
Average Queue (ft)	18	1
95th Queue (ft)	45	13
Link Distance (ft)	383	1148
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: Dawn Avenue & Stamford Road

Movement	EB	WB	NB
Directions Served	TR	LT	LR
Maximum Queue (ft)	4	45	64
Average Queue (ft)	0	3	32
95th Queue (ft)	3	22	54
Link Distance (ft)	1283	1144	829
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Zone Summary

Zone wide Queuing Penalty: 0

DATA FROM THE ITE TRIP GENERATION, 12TH EDITION

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates, based on a small sample of sites, are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 215), and higher than those for senior adult housing—single-family (Land Use 251). (Source 1008)

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, British Columbia (CAN), California, Delaware, Illinois, Kentucky, Massachusetts, Minnesota, Montana, New Jersey, New York, North Carolina, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Vermont, and West Virginia.

Source Numbers

356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079, 1204, 1221, 1225, 1236, 1251, 1265, 1267

Single-Family Detached Housing
(210)

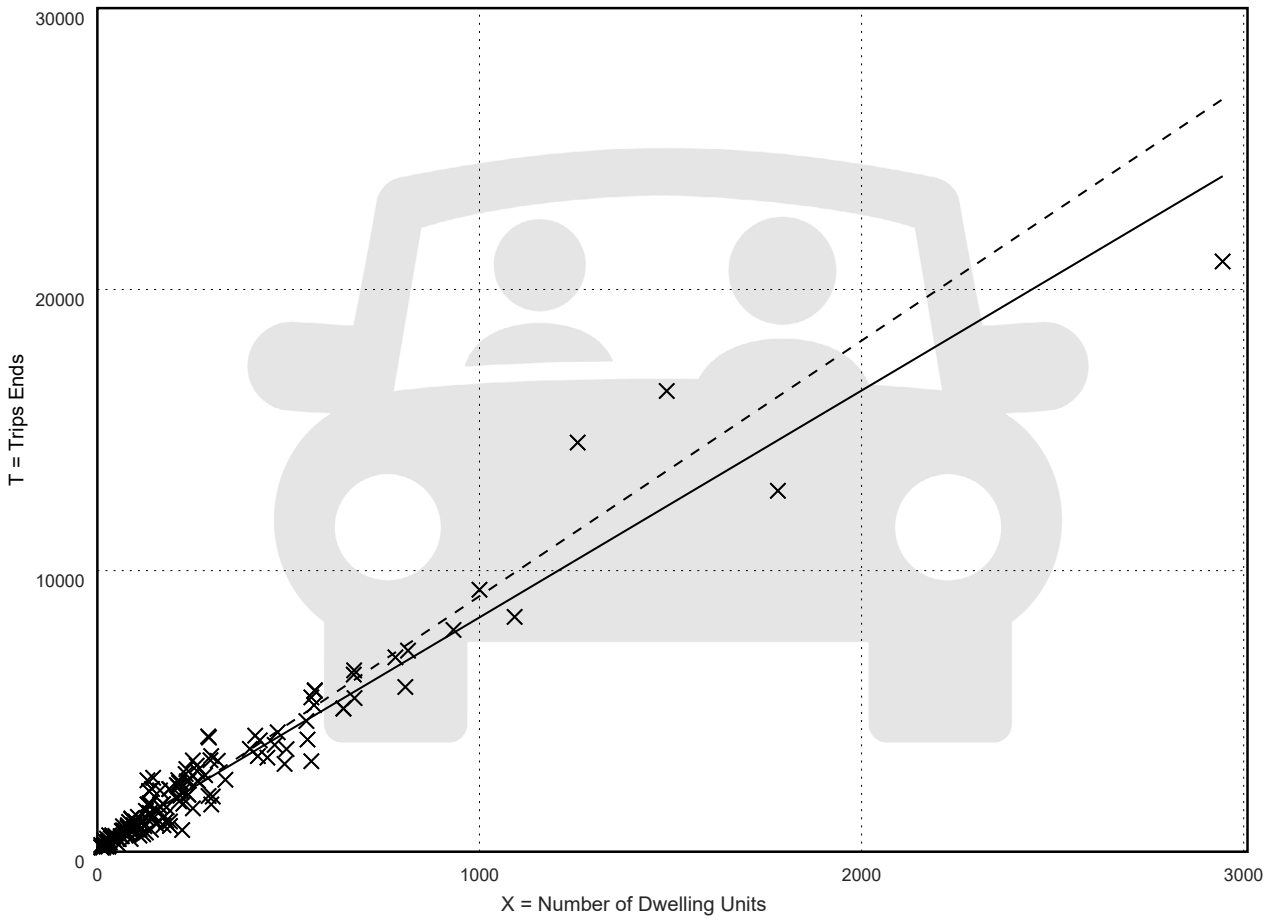
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Fitted Curve Equation: T = 8.07(X) + 265.45

R^2= 0.94

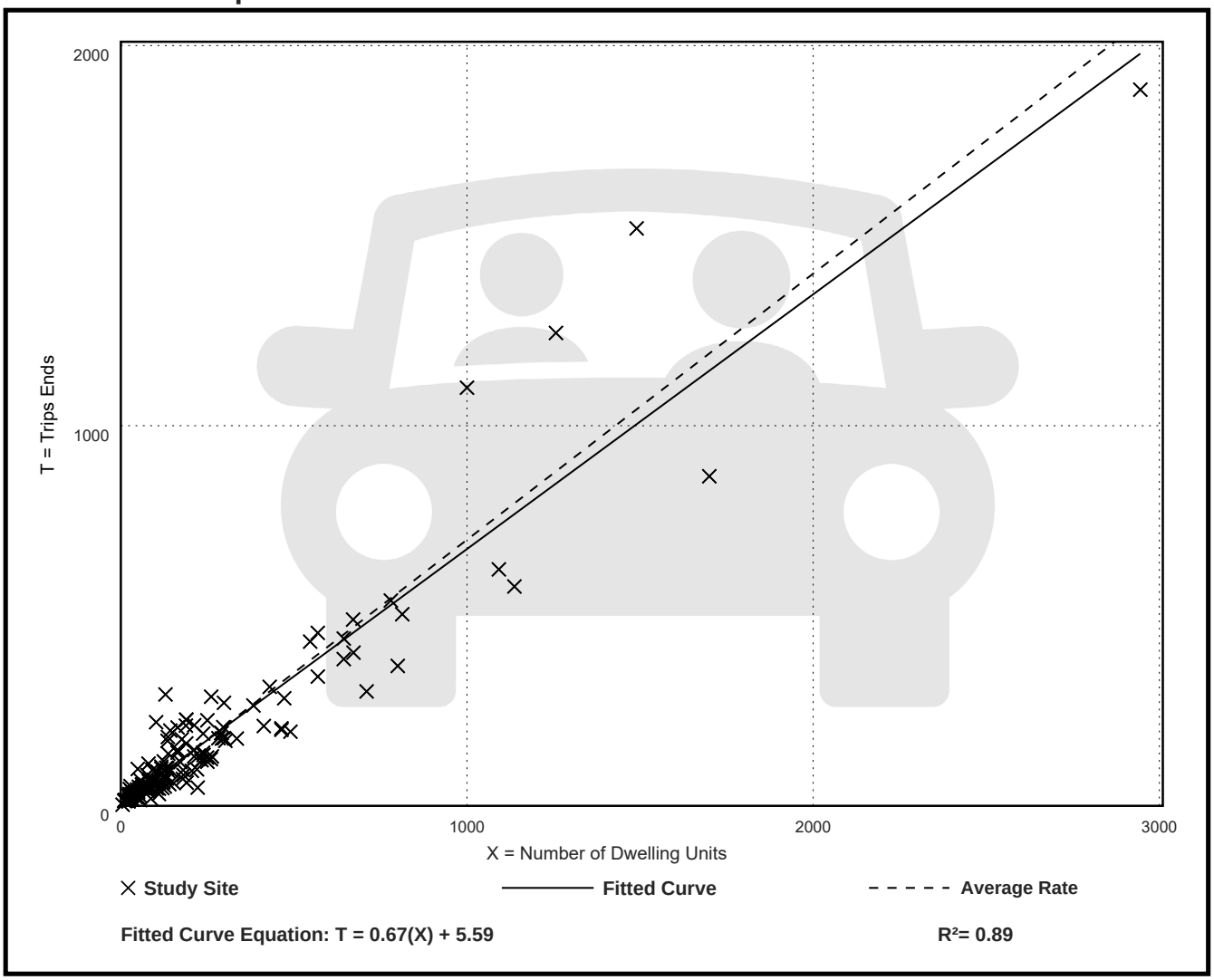
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	153
Avg. Num. of Dwelling Units:	239
Directional Distribution:	27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



Fitted Curve Equation: T = 0.67(X) + 5.59

R^2= 0.89

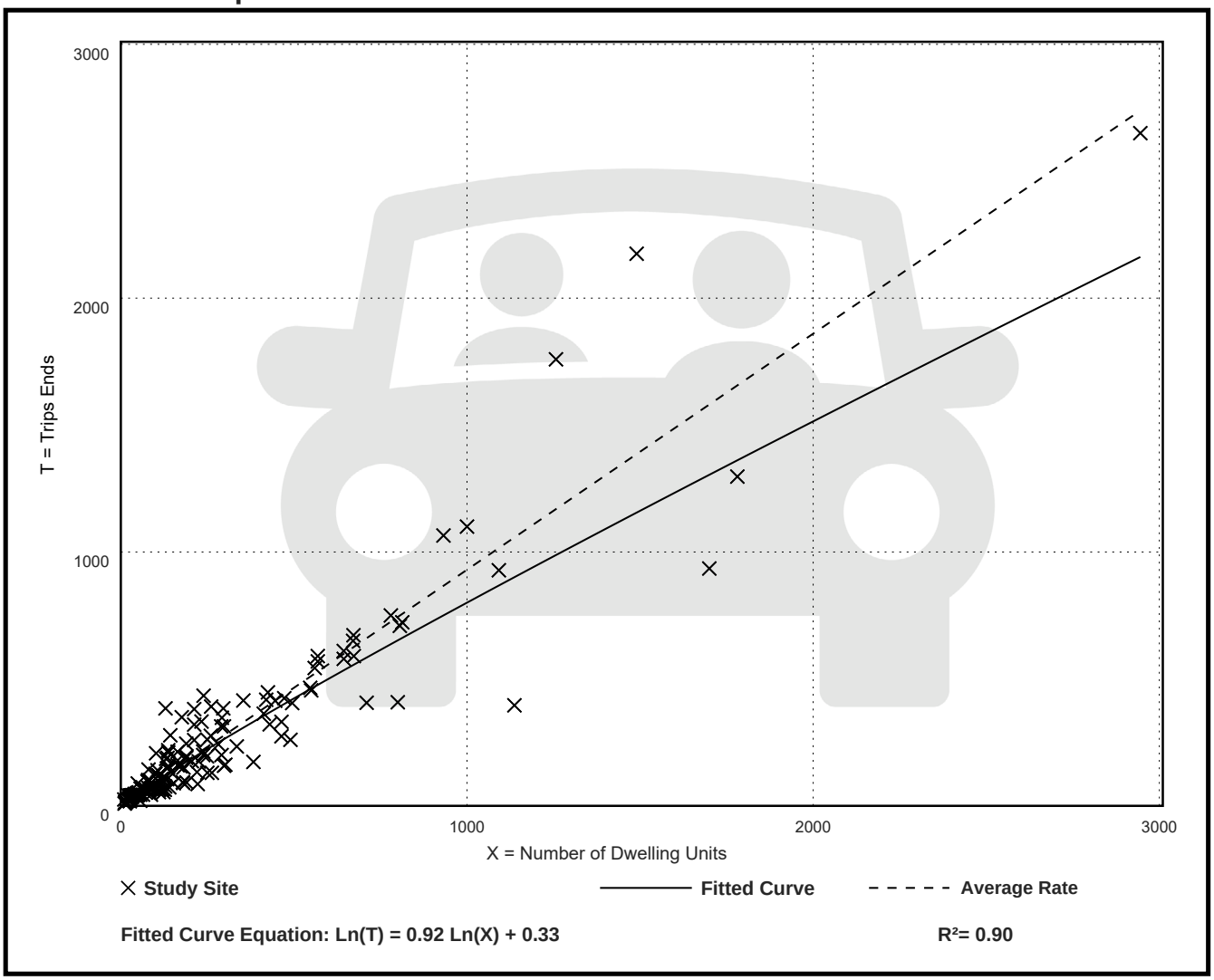
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	166
Avg. Num. of Dwelling Units:	266
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 0.33

R^2= 0.90

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing is a residential building with two or three floors (levels) of residences. Various configurations fit this description, including the following:

- Walk-up apartment or multiplex—access to the individual dwelling units is typically internal to the structure and provided through a shared entry, stairway, and hallway.
- Mansion apartment with several dwelling units within what appears from the outside to be a single-family dwelling unit.
- Stacked townhouse designed to match the external appearance of a townhouse, but which has dwelling units that share both floors and walls and with access through a central entry and stairway.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there was an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, British Columbia (CAN), California, Delaware, Florida, Illinois, Maine, Massachusetts, Minnesota, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, and Washington.

Source Numbers

357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076, 1219, 1236, 1265, 1267

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

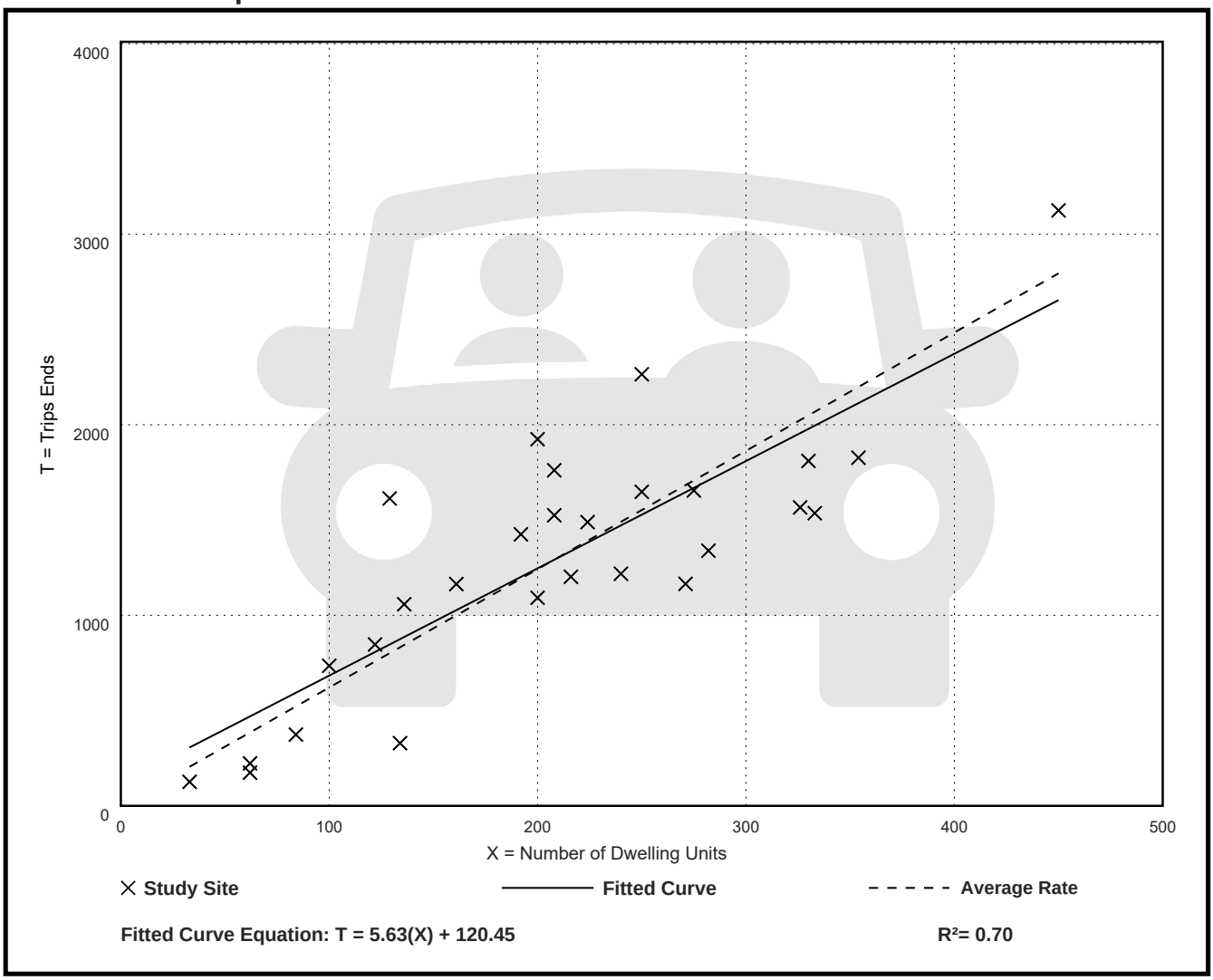
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 28
Avg. Num. of Dwelling Units: 208
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.21	2.46 - 12.50	1.87

Data Plot and Equation



Fitted Curve Equation: T = 5.63(X) + 120.45

R^2= 0.70

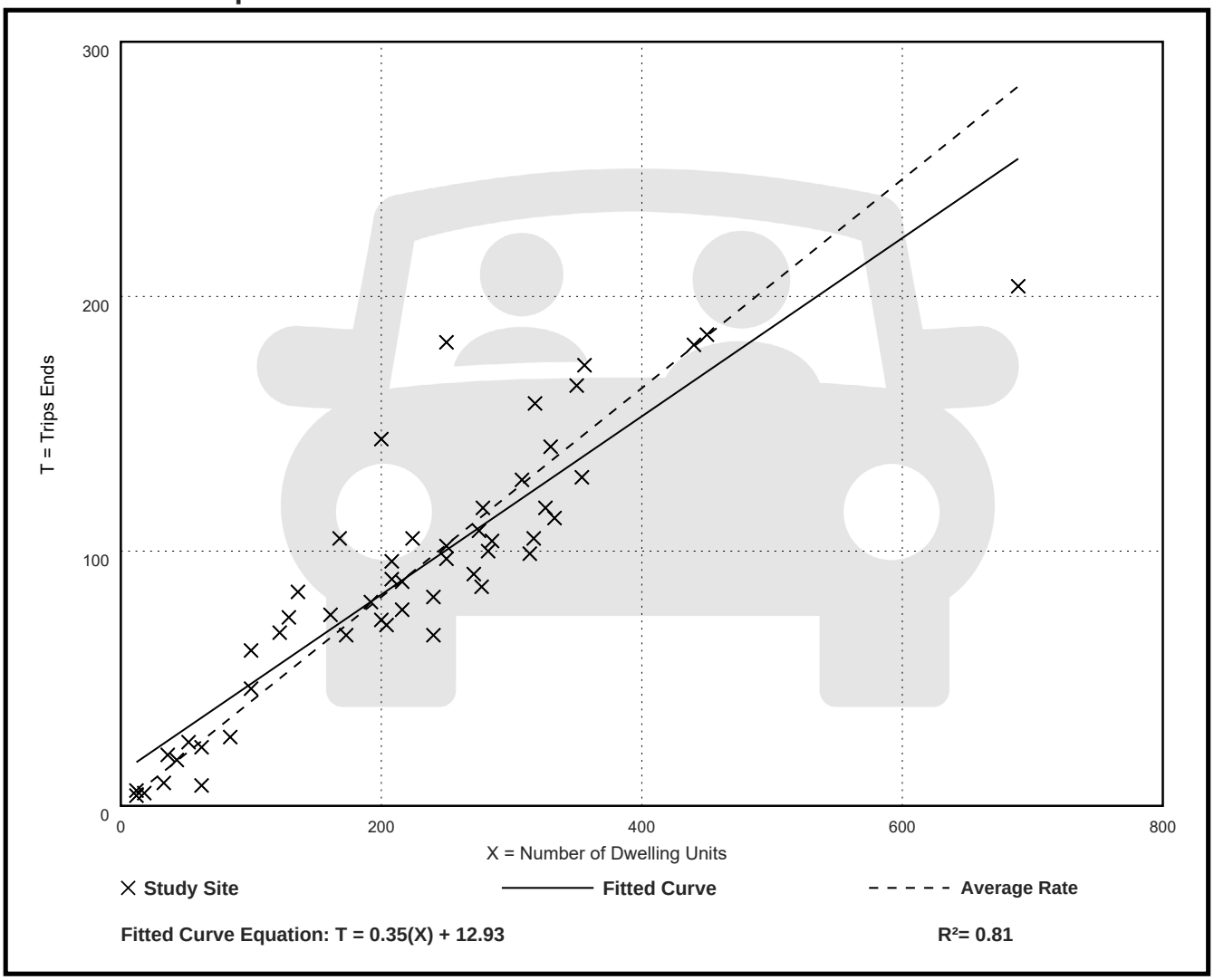
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	51
Avg. Num. of Dwelling Units:	219
Directional Distribution:	24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.13 - 0.73	0.10

Data Plot and Equation



Fitted Curve Equation: T = 0.35(X) + 12.93

R^2= 0.81

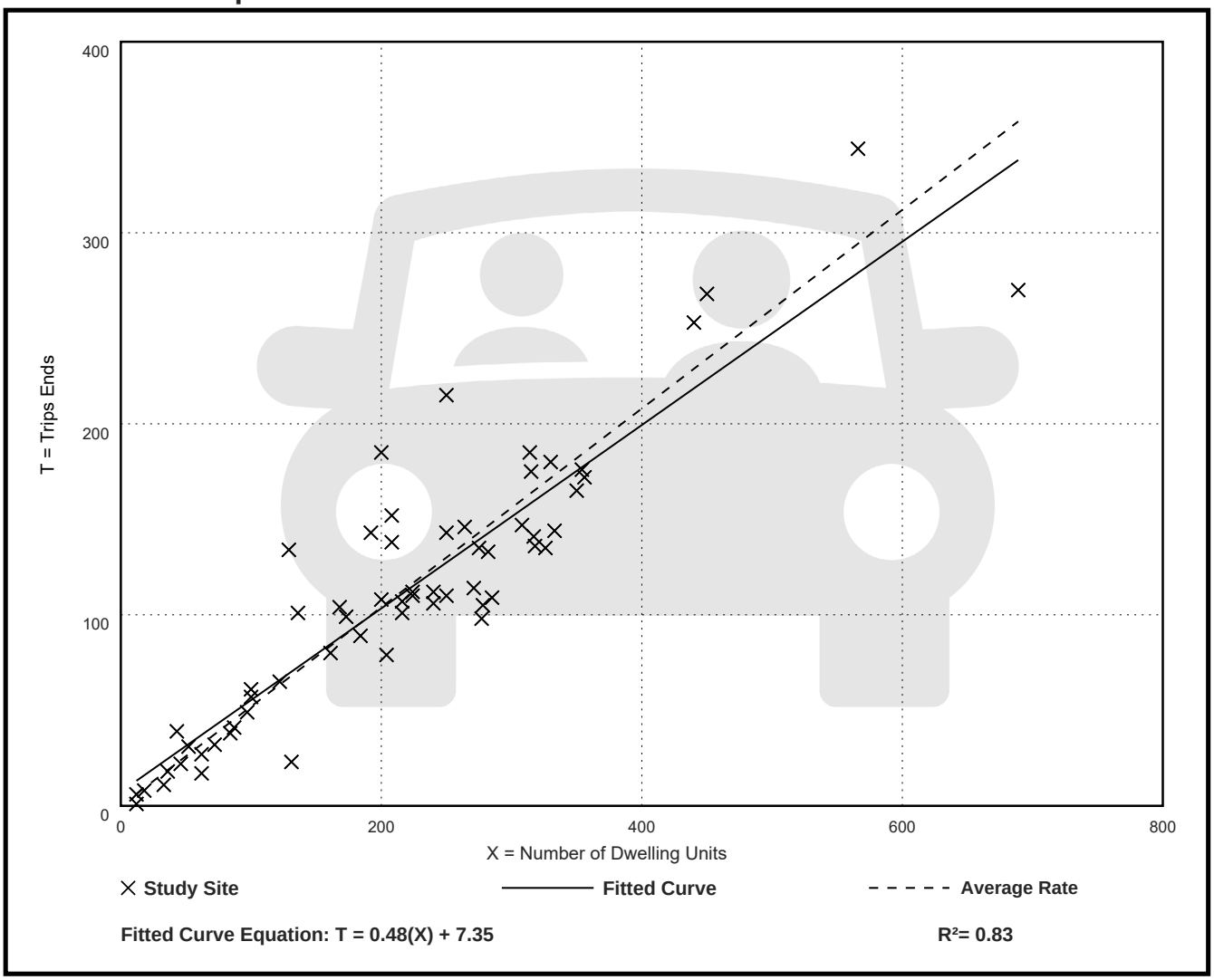
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	61
Avg. Num. of Dwelling Units:	215
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.08 - 1.04	0.13

Data Plot and Equation



Fitted Curve Equation: T = 0.48(X) + 7.35

R^2= 0.83

FUTURE (2028) NO-BUILD CAPACITY REPORTS

Intersection	
Int Delay, s/veh	4.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	14	17	6	9	20	4	54	3	26	78	2
Future Vol, veh/h	3	14	17	6	9	20	4	54	3	26	78	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	71	71	71	77	77	77	88	88	88	79	79	79
Heavy Vehicles, %	3	3	3	18	18	18	5	5	5	2	2	2
Mvmt Flow	4	20	24	8	12	26	5	61	3	33	99	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	242	240	100	247	239	63	101	0	0	65	0	0
Stage 1	166	166	-	72	72	-	-	-	-	-	-	-
Stage 2	76	74	-	174	167	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.28	6.68	6.38	4.15	-	-	4.12	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.28	5.68	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.28	5.68	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.662	4.162	3.462	2.245	-	-	2.218	-	-
Pot Cap-1 Maneuver	710	660	953	675	635	958	1472	-	-	1537	-	-
Stage 1	834	759	-	899	805	-	-	-	-	-	-	-
Stage 2	930	832	-	791	731	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	660	643	953	622	619	958	1472	-	-	1537	-	-
Mov Cap-2 Maneuver	660	643	-	622	619	-	-	-	-	-	-	-
Stage 1	815	742	-	896	802	-	-	-	-	-	-	-
Stage 2	889	829	-	734	714	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	9.99	9.92	0.49	1.81
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	117	-	-	770	777	439	-	-
HCM Lane V/C Ratio	0.003	-	-	0.062	0.059	0.021	-	-
HCM Ctrl Dly (s/v)	7.5	0	-	10	9.9	7.4	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.2	0.1	-	-

Intersection	
Int Delay, s/veh	5.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	51	27	34	40	30	69
Future Vol, veh/h	51	27	34	40	30	69
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	78	78	66	66
Heavy Vehicles, %	8	8	0	0	6	6
Mvmt Flow	54	28	44	51	45	105

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	95	0	-	0	205	69
Stage 1	-	-	-	-	69	-
Stage 2	-	-	-	-	136	-
Critical Hdwy	4.18	-	-	-	6.46	6.26
Critical Hdwy Stg 1	-	-	-	-	5.46	-
Critical Hdwy Stg 2	-	-	-	-	5.46	-
Follow-up Hdwy	2.272	-	-	-	3.554	3.354
Pot Cap-1 Maneuver	1462	-	-	-	774	983
Stage 1	-	-	-	-	943	-
Stage 2	-	-	-	-	881	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1462	-	-	-	746	983
Mov Cap-2 Maneuver	-	-	-	-	746	-
Stage 1	-	-	-	-	908	-
Stage 2	-	-	-	-	881	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	4.94	0	9.82
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1177	-	-	-	896
HCM Lane V/C Ratio	0.037	-	-	-	0.167
HCM Ctrl Dly (s/v)	7.6	0	-	-	9.8
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.6

Intersection	
Int Delay, s/veh	4.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	33	16	2	29	21
Future Vol, veh/h	4	33	16	2	29	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	60	60	71	71
Heavy Vehicles, %	11	11	0	0	19	19
Mvmt Flow	5	44	27	3	41	30

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	140	28	0	0	30	0
Stage 1	28	-	-	-	-	-
Stage 2	111	-	-	-	-	-
Critical Hdwy	6.51	6.31	-	-	4.29	-
Critical Hdwy Stg 1	5.51	-	-	-	-	-
Critical Hdwy Stg 2	5.51	-	-	-	-	-
Follow-up Hdwy	3.599	3.399	-	-	2.371	-
Pot Cap-1 Maneuver	833	1021	-	-	1480	-
Stage 1	971	-	-	-	-	-
Stage 2	891	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	809	1021	-	-	1480	-
Mov Cap-2 Maneuver	809	-	-	-	-	-
Stage 1	971	-	-	-	-	-
Stage 2	866	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.81	0	4.35
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	993	1044	-
HCM Lane V/C Ratio	-	-	0.05	0.028	-
HCM Ctrl Dly (s/v)	-	-	8.8	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Intersection	
Int Delay, s/veh	4.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	3	41	33	3	25	20
Future Vol, veh/h	3	41	33	3	25	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	88	88	92	92
Heavy Vehicles, %	0	0	20	20	5	5
Mvmt Flow	4	61	38	3	27	22

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	66	0	113	35
Stage 1	-	-	-	-	35	-
Stage 2	-	-	-	-	78	-
Critical Hdwy	-	-	4.3	-	6.45	6.25
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.38	-	3.545	3.345
Pot Cap-1 Maneuver	-	-	1429	-	876	1029
Stage 1	-	-	-	-	980	-
Stage 2	-	-	-	-	937	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1429	-	853	1029
Mov Cap-2 Maneuver	-	-	-	-	853	-
Stage 1	-	-	-	-	980	-
Stage 2	-	-	-	-	912	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	6.95	9.12
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	923	-	-	1426	-
HCM Lane V/C Ratio	0.053	-	-	0.026	-
HCM Ctrl Dly (s/v)	9.1	-	-	7.6	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection: 1: MacArthur Boulevard & Stamford Road

Movement	EB	WB	SB
Directions Served	LTR	LTR	LTR
Maximum Queue (ft)	50	76	38
Average Queue (ft)	21	28	3
95th Queue (ft)	47	65	18
Link Distance (ft)	554	1077	632
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: MacArthur Boulevard & N. Harris Road

Movement	EB	SB
Directions Served	LT	LR
Maximum Queue (ft)	42	82
Average Queue (ft)	5	37
95th Queue (ft)	26	66
Link Distance (ft)	563	595
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Stamford Road/MacArthur Boulevard & Wiard Boulevard

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	56	17
Average Queue (ft)	21	1
95th Queue (ft)	48	7
Link Distance (ft)	383	1148
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: Dawn Avenue & Stamford Road

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	42	64
Average Queue (ft)	2	22
95th Queue (ft)	19	48
Link Distance (ft)	1144	829
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Zone Summary

Zone wide Queuing Penalty: 0

Intersection	
Int Delay, s/veh	4.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	13	8	8	14	47	10	74	13	34	80	6
Future Vol, veh/h	5	13	8	8	14	47	10	74	13	34	80	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	72	72	72	65	65	65	77	77	77	87	87	87
Heavy Vehicles, %	4	4	4	7	7	7	4	4	4	1	1	1
Mvmt Flow	7	18	11	12	22	72	13	96	17	39	92	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	306	313	95	310	308	105	99	0	0	113	0	0
Stage 1	174	174	-	131	131	-	-	-	-	-	-	-
Stage 2	133	139	-	179	177	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.54	6.24	7.17	6.57	6.27	4.14	-	-	4.11	-	-
Critical Hdwy Stg 1	6.14	5.54	-	6.17	5.57	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.54	-	6.17	5.57	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4.036	3.336	3.563	4.063	3.363	2.236	-	-	2.209	-	-
Pot Cap-1 Maneuver	642	599	956	633	598	937	1482	-	-	1483	-	-
Stage 1	824	751	-	861	779	-	-	-	-	-	-	-
Stage 2	866	778	-	811	743	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	550	577	956	584	576	937	1482	-	-	1483	-	-
Mov Cap-2 Maneuver	550	577	-	584	576	-	-	-	-	-	-	-
Stage 1	801	731	-	853	771	-	-	-	-	-	-	-
Stage 2	769	771	-	760	723	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	10.86	10.32	0.77	2.12
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	180	-	-	650	783	503	-	-
HCM Lane V/C Ratio	0.009	-	-	0.056	0.136	0.026	-	-
HCM Ctrl Dly (s/v)	7.5	0	-	10.9	10.3	7.5	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.5	0.1	-	-

Intersection	
Int Delay, s/veh	5.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	67	46	34	30	34	66
Future Vol, veh/h	67	46	34	30	34	66
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	82	82	82	82	91	91
Heavy Vehicles, %	5	5	2	2	2	2
Mvmt Flow	82	56	41	37	37	73

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	78	0	-	0	279	60
Stage 1	-	-	-	-	60	-
Stage 2	-	-	-	-	220	-
Critical Hdwy	4.15	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.245	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1502	-	-	-	711	1006
Stage 1	-	-	-	-	963	-
Stage 2	-	-	-	-	817	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1502	-	-	-	671	1006
Mov Cap-2 Maneuver	-	-	-	-	671	-
Stage 1	-	-	-	-	909	-
Stage 2	-	-	-	-	817	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	4.47	0	9.8
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1067	-	-	-	860
HCM Lane V/C Ratio	0.054	-	-	-	0.128
HCM Ctrl Dly (s/v)	7.5	0	-	-	9.8
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.2	-	-	-	0.4

Intersection	
Int Delay, s/veh	3.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	19	32	5	33	34
Future Vol, veh/h	7	19	32	5	33	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	72	72	82	82	90	90
Heavy Vehicles, %	4	4	3	3	12	12
Mvmt Flow	10	26	39	6	37	38

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	153	42	0	0	45	0
Stage 1	42	-	-	-	-	-
Stage 2	111	-	-	-	-	-
Critical Hdwy	6.44	6.24	-	-	4.22	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	-	-	2.308	-
Pot Cap-1 Maneuver	834	1023	-	-	1501	-
Stage 1	975	-	-	-	-	-
Stage 2	909	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	813	1023	-	-	1501	-
Mov Cap-2 Maneuver	813	-	-	-	-	-
Stage 1	975	-	-	-	-	-
Stage 2	886	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.91	0	3.67
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	956	887	-
HCM Lane V/C Ratio	-	-	0.038	0.024	-
HCM Ctrl Dly (s/v)	-	-	8.9	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0.1	-

Intersection	
Int Delay, s/veh	6.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	4	56	39	6	60	60
Future Vol, veh/h	4	56	39	6	60	60
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	92	92	73	73
Heavy Vehicles, %	0	0	2	2	3	3
Mvmt Flow	6	80	42	7	82	82

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	86	0	137	46
Stage 1	-	-	-	-	46	-
Stage 2	-	-	-	-	91	-
Critical Hdwy	-	-	4.12	-	6.43	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	-	-	2.218	-	3.527	3.327
Pot Cap-1 Maneuver	-	-	1511	-	854	1021
Stage 1	-	-	-	-	974	-
Stage 2	-	-	-	-	930	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1511	-	830	1021
Mov Cap-2 Maneuver	-	-	-	-	830	-
Stage 1	-	-	-	-	974	-
Stage 2	-	-	-	-	904	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	6.46	9.79
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	916	-	-	1505	-
HCM Lane V/C Ratio	0.18	-	-	0.028	-
HCM Ctrl Dly (s/v)	9.8	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.7	-	-	0.1	-

Intersection: 1: MacArthur Boulevard & Stamford Road

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	38	73	12	30
Average Queue (ft)	18	33	0	3
95th Queue (ft)	44	61	6	17
Link Distance (ft)	554	1077	898	632
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: MacArthur Boulevard & N. Harris Road

Movement	EB	SB
Directions Served	LT	LR
Maximum Queue (ft)	30	67
Average Queue (ft)	3	36
95th Queue (ft)	18	59
Link Distance (ft)	563	595
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Stamford Road/MacArthur Boulevard & Wiard Boulevard

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	50	34
Average Queue (ft)	16	2
95th Queue (ft)	42	15
Link Distance (ft)	383	1148
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: Dawn Avenue & Stamford Road

Movement	EB	WB	NB
Directions Served	TR	LT	LR
Maximum Queue (ft)	9	36	78
Average Queue (ft)	0	3	34
95th Queue (ft)	4	18	60
Link Distance (ft)	1283	1144	829
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Zone Summary

Zone wide Queuing Penalty: 0

FUTURE (2028) BUILD CAPACITY REPORTS

Intersection	
Int Delay, s/veh	4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	14	17	16	9	20	4	61	6	26	100	2
Future Vol, veh/h	3	14	17	16	9	20	4	61	6	26	100	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	71	71	71	77	77	77	88	88	88	79	79	79
Heavy Vehicles, %	3	3	3	18	18	18	5	5	5	2	2	2
Mvmt Flow	4	20	24	21	12	26	5	69	7	33	127	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	278	279	128	284	277	73	129	0	0	76	0	0
Stage 1	194	194	-	82	82	-	-	-	-	-	-	-
Stage 2	84	85	-	202	195	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.28	6.68	6.38	4.15	-	-	4.12	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.28	5.68	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.28	5.68	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.662	4.162	3.462	2.245	-	-	2.218	-	-
Pot Cap-1 Maneuver	672	627	920	637	605	946	1438	-	-	1523	-	-
Stage 1	806	738	-	888	797	-	-	-	-	-	-	-
Stage 2	921	822	-	764	710	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	624	611	920	585	589	946	1438	-	-	1523	-	-
Mov Cap-2 Maneuver	624	611	-	585	589	-	-	-	-	-	-	-
Stage 1	787	721	-	885	794	-	-	-	-	-	-	-
Stage 2	880	820	-	707	694	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	10.23	10.56	0.42	1.51
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	100	-	-	736	706	364	-	-
HCM Lane V/C Ratio	0.003	-	-	0.065	0.083	0.022	-	-
HCM Ctrl Dly (s/v)	7.5	0	-	10.2	10.6	7.4	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.3	0.1	-	-

Intersection	
Int Delay, s/veh	5.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	51	34	56	70	40	69
Future Vol, veh/h	51	34	56	70	40	69
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	78	78	66	66
Heavy Vehicles, %	8	8	0	0	6	6
Mvmt Flow	54	36	72	90	61	105

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	162	0	-	0	260	117
Stage 1	-	-	-	-	117	-
Stage 2	-	-	-	-	143	-
Critical Hdwy	4.18	-	-	-	6.46	6.26
Critical Hdwy Stg 1	-	-	-	-	5.46	-
Critical Hdwy Stg 2	-	-	-	-	5.46	-
Follow-up Hdwy	2.272	-	-	-	3.554	3.354
Pot Cap-1 Maneuver	1382	-	-	-	720	925
Stage 1	-	-	-	-	898	-
Stage 2	-	-	-	-	874	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1382	-	-	-	692	925
Mov Cap-2 Maneuver	-	-	-	-	692	-
Stage 1	-	-	-	-	863	-
Stage 2	-	-	-	-	874	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	4.63	0	10.47
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1080	-	-	-	823
HCM Lane V/C Ratio	0.039	-	-	-	0.201
HCM Ctrl Dly (s/v)	7.7	0	-	-	10.5
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.7

Intersection	
Int Delay, s/veh	5.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	9	4	21	4	2	34	10	17	2	34	34	3
Future Vol, veh/h	9	4	21	4	2	34	10	17	2	34	34	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	75	75	75	60	60	60	71	71	71
Heavy Vehicles, %	2	2	2	11	11	11	0	0	0	19	19	19
Mvmt Flow	10	4	23	5	3	45	17	28	3	48	48	4

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	209	211	50	209	211	30	52	0	0	32	0	0
Stage 1	146	146	-	63	63	-	-	-	-	-	-	-
Stage 2	63	65	-	146	148	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.21	6.61	6.31	4.1	-	-	4.29	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.21	5.61	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.21	5.61	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.599	4.099	3.399	2.2	-	-	2.371	-	-
Pot Cap-1 Maneuver	749	686	1018	729	670	1019	1567	-	-	1477	-	-
Stage 1	857	776	-	925	825	-	-	-	-	-	-	-
Stage 2	948	841	-	836	758	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	681	656	1018	677	641	1019	1567	-	-	1477	-	-
Mov Cap-2 Maneuver	681	656	-	677	641	-	-	-	-	-	-	-
Stage 1	828	750	-	915	816	-	-	-	-	-	-	-
Stage 2	893	832	-	785	733	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	9.42	9.04	2.52	3.6
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	608	-	-	851	944	848	-	-
HCM Lane V/C Ratio	0.011	-	-	0.043	0.057	0.032	-	-
HCM Ctrl Dly (s/v)	7.3	0	-	9.4	9	7.5	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.2	0.1	-	-

Intersection	
Int Delay, s/veh	5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	6	41	57	13	25	28
Future Vol, veh/h	6	41	57	13	25	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	88	88	92	92
Heavy Vehicles, %	0	0	20	20	5	5
Mvmt Flow	9	61	65	15	27	30

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	70	0	184	40
Stage 1	-	-	-	-	40	-
Stage 2	-	-	-	-	144	-
Critical Hdwy	-	-	4.3	-	6.45	6.25
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.38	-	3.545	3.345
Pot Cap-1 Maneuver	-	-	1424	-	799	1023
Stage 1	-	-	-	-	975	-
Stage 2	-	-	-	-	876	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1424	-	762	1023
Mov Cap-2 Maneuver	-	-	-	-	762	-
Stage 1	-	-	-	-	975	-
Stage 2	-	-	-	-	835	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	6.23	9.37
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	881	-	-	1412	-
HCM Lane V/C Ratio	0.065	-	-	0.046	-
HCM Ctrl Dly (s/v)	9.4	-	-	7.6	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	53	14	2	58	43	18
Future Vol, veh/h	53	14	2	58	43	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	60	60	75	75	92	92
Heavy Vehicles, %	10	10	2	2	2	2
Mvmt Flow	88	23	3	77	47	20

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	112	0	183	100
Stage 1	-	-	-	-	100	-
Stage 2	-	-	-	-	83	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1478	-	807	956
Stage 1	-	-	-	-	924	-
Stage 2	-	-	-	-	941	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1478	-	805	956
Mov Cap-2 Maneuver	-	-	-	-	805	-
Stage 1	-	-	-	-	924	-
Stage 2	-	-	-	-	939	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.25	9.63
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	844	-	-	60	-
HCM Lane V/C Ratio	0.079	-	-	0.002	-
HCM Ctrl Dly (s/v)	9.6	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Intersection: 1: MacArthur Boulevard & Stamford Road

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	67	74	22	34
Average Queue (ft)	23	28	1	2
95th Queue (ft)	52	61	10	16
Link Distance (ft)	554	1077	898	632
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: MacArthur Boulevard & N. Harris Road

Movement	EB	WB	SB
Directions Served	LT	TR	LR
Maximum Queue (ft)	49	4	77
Average Queue (ft)	7	0	38
95th Queue (ft)	32	3	62
Link Distance (ft)	563	677	595
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 3: Stamford Road/MacArthur Boulevard & E. Site Access/Wiard Boulevard

Movement	EB	WB	SB
Directions Served	LTR	LTR	LTR
Maximum Queue (ft)	44	60	16
Average Queue (ft)	22	22	1
95th Queue (ft)	45	52	7
Link Distance (ft)	617	482	1149
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 4: Dawn Avenue & Stamford Road

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	53	53
Average Queue (ft)	5	23
95th Queue (ft)	28	46
Link Distance (ft)	1144	829
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 5: N. Site Access & MacArthur Boulevard

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	12	46
Average Queue (ft)	0	23
95th Queue (ft)	6	41
Link Distance (ft)	1149	402
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Zone Summary

Zone wide Queuing Penalty: 0

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	13	8	14	14	47	10	93	22	34	92	6
Future Vol, veh/h	5	13	8	14	14	47	10	93	22	34	92	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	72	72	72	65	65	65	77	77	77	87	87	87
Heavy Vehicles, %	4	4	4	7	7	7	4	4	4	1	1	1
Mvmt Flow	7	18	11	22	22	72	13	121	29	39	106	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	345	363	109	354	352	135	113	0	0	149	0	0
Stage 1	187	187	-	161	161	-	-	-	-	-	-	-
Stage 2	158	175	-	193	191	-	-	-	-	-	-	-
Critical Hdwy	7.14	6.54	6.24	7.17	6.57	6.27	4.14	-	-	4.11	-	-
Critical Hdwy Stg 1	6.14	5.54	-	6.17	5.57	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.14	5.54	-	6.17	5.57	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4.036	3.336	3.563	4.063	3.363	2.236	-	-	2.209	-	-
Pot Cap-1 Maneuver	606	562	939	592	565	901	1464	-	-	1438	-	-
Stage 1	810	741	-	829	755	-	-	-	-	-	-	-
Stage 2	840	750	-	797	733	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	515	540	939	544	543	901	1464	-	-	1438	-	-
Mov Cap-2 Maneuver	515	540	-	544	543	-	-	-	-	-	-	-
Stage 1	786	720	-	821	748	-	-	-	-	-	-	-
Stage 2	743	743	-	746	712	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	11.22	10.92	0.6	1.95
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	139	-	-	615	723	458	-	-
HCM Lane V/C Ratio	0.009	-	-	0.059	0.16	0.027	-	-
HCM Ctrl Dly (s/v)	7.5	0	-	11.2	10.9	7.6	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.6	0.1	-	-

Intersection	
Int Delay, s/veh	5.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	67	65	46	47	64	66
Future Vol, veh/h	67	65	46	47	64	66
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	82	82	82	82	91	91
Heavy Vehicles, %	5	5	2	2	2	2
Mvmt Flow	82	79	56	57	70	73

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	113	0	-	0	327	85
Stage 1	-	-	-	-	85	-
Stage 2	-	-	-	-	243	-
Critical Hdwy	4.15	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.245	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1457	-	-	-	667	974
Stage 1	-	-	-	-	939	-
Stage 2	-	-	-	-	798	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1457	-	-	-	628	974
Mov Cap-2 Maneuver	-	-	-	-	628	-
Stage 1	-	-	-	-	883	-
Stage 2	-	-	-	-	798	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	3.87	0	10.77
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	914	-	-	-	766
HCM Lane V/C Ratio	0.056	-	-	-	0.186
HCM Ctrl Dly (s/v)	7.6	0	-	-	10.8
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.2	-	-	-	0.7

Intersection	
Int Delay, s/veh	4.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	2	16	7	7	20	37	38	5	36	45	10
Future Vol, veh/h	6	2	16	7	7	20	37	38	5	36	45	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	72	72	72	82	82	82	90	90	90
Heavy Vehicles, %	2	2	2	4	4	4	3	3	3	12	12	12
Mvmt Flow	7	2	17	10	10	28	45	46	6	40	50	11

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	277	278	56	271	281	49	61	0	0	52	0	0
Stage 1	136	136	-	140	140	-	-	-	-	-	-	-
Stage 2	141	143	-	131	141	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.54	6.24	4.13	-	-	4.22	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.036	3.336	2.227	-	-	2.308	-	-
Pot Cap-1 Maneuver	675	630	1011	678	624	1013	1536	-	-	1492	-	-
Stage 1	868	784	-	859	777	-	-	-	-	-	-	-
Stage 2	861	779	-	868	776	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	610	594	1011	626	589	1013	1536	-	-	1492	-	-
Mov Cap-2 Maneuver	610	594	-	626	589	-	-	-	-	-	-	-
Stage 1	844	762	-	833	754	-	-	-	-	-	-	-
Stage 2	802	755	-	827	755	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	9.5	9.82	3.43	2.96
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	814	-	-	827	794	687	-	-
HCM Lane V/C Ratio	0.029	-	-	0.032	0.059	0.027	-	-
HCM Ctrl Dly (s/v)	7.4	0	-	9.5	9.8	7.5	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1	0.2	0.1	-	-

Intersection	
Int Delay, s/veh	6.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	13	56	60	12	60	94
Future Vol, veh/h	13	56	60	12	60	94
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	92	92	73	73
Heavy Vehicles, %	0	0	2	2	3	3
Mvmt Flow	19	80	65	13	82	129

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	99	0	202	59
Stage 1	-	-	-	-	59	-
Stage 2	-	-	-	-	143	-
Critical Hdwy	-	-	4.12	-	6.43	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	-	-	2.218	-	3.527	3.327
Pot Cap-1 Maneuver	-	-	1494	-	784	1004
Stage 1	-	-	-	-	961	-
Stage 2	-	-	-	-	881	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1494	-	750	1004
Mov Cap-2 Maneuver	-	-	-	-	750	-
Stage 1	-	-	-	-	961	-
Stage 2	-	-	-	-	842	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	6.27	10.32
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	887	-	-	1484	-
HCM Lane V/C Ratio	0.238	-	-	0.044	-
HCM Ctrl Dly (s/v)	10.3	-	-	7.5	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.9	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	77	39	7	57	23	14
Future Vol, veh/h	77	39	7	57	23	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	65	65	78	78	92	92
Heavy Vehicles, %	9	9	0	0	2	2
Mvmt Flow	118	60	9	73	25	15

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	178	0	239	148
Stage 1	-	-	-	-	148	-
Stage 2	-	-	-	-	91	-
Critical Hdwy	-	-	4.1	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.2	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1410	-	749	898
Stage 1	-	-	-	-	879	-
Stage 2	-	-	-	-	933	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1410	-	744	898
Mov Cap-2 Maneuver	-	-	-	-	744	-
Stage 1	-	-	-	-	879	-
Stage 2	-	-	-	-	926	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.83	9.77
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	796	-	-	197	-
HCM Lane V/C Ratio	0.051	-	-	0.006	-
HCM Ctrl Dly (s/v)	9.8	-	-	7.6	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection: 1: MacArthur Boulevard & Stamford Road

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	36	73	33	39
Average Queue (ft)	19	35	2	4
95th Queue (ft)	44	61	14	22
Link Distance (ft)	554	1077	898	632
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: MacArthur Boulevard & N. Harris Road

Movement	EB	SB
Directions Served	LT	LR
Maximum Queue (ft)	44	76
Average Queue (ft)	6	40
95th Queue (ft)	29	64
Link Distance (ft)	563	595
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Stamford Road/MacArthur Boulevard & E. Site Access/Wiard Boulevard

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	30	49	25	27
Average Queue (ft)	17	19	2	2
95th Queue (ft)	41	45	13	14
Link Distance (ft)	617	482	1349	1149
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 4: Dawn Avenue & Stamford Road

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	36	71
Average Queue (ft)	4	38
95th Queue (ft)	22	60
Link Distance (ft)	1144	829
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 5: N. Site Access & MacArthur Boulevard

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	10	33
Average Queue (ft)	0	17
95th Queue (ft)	5	36
Link Distance (ft)	1149	402
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Zone Summary

Zone wide Queuing Penalty: 0

TURN LANE WARRANT

MacArthur Boulevard and N. Site Access

AM Peak Hour
LT: 2 - 3%

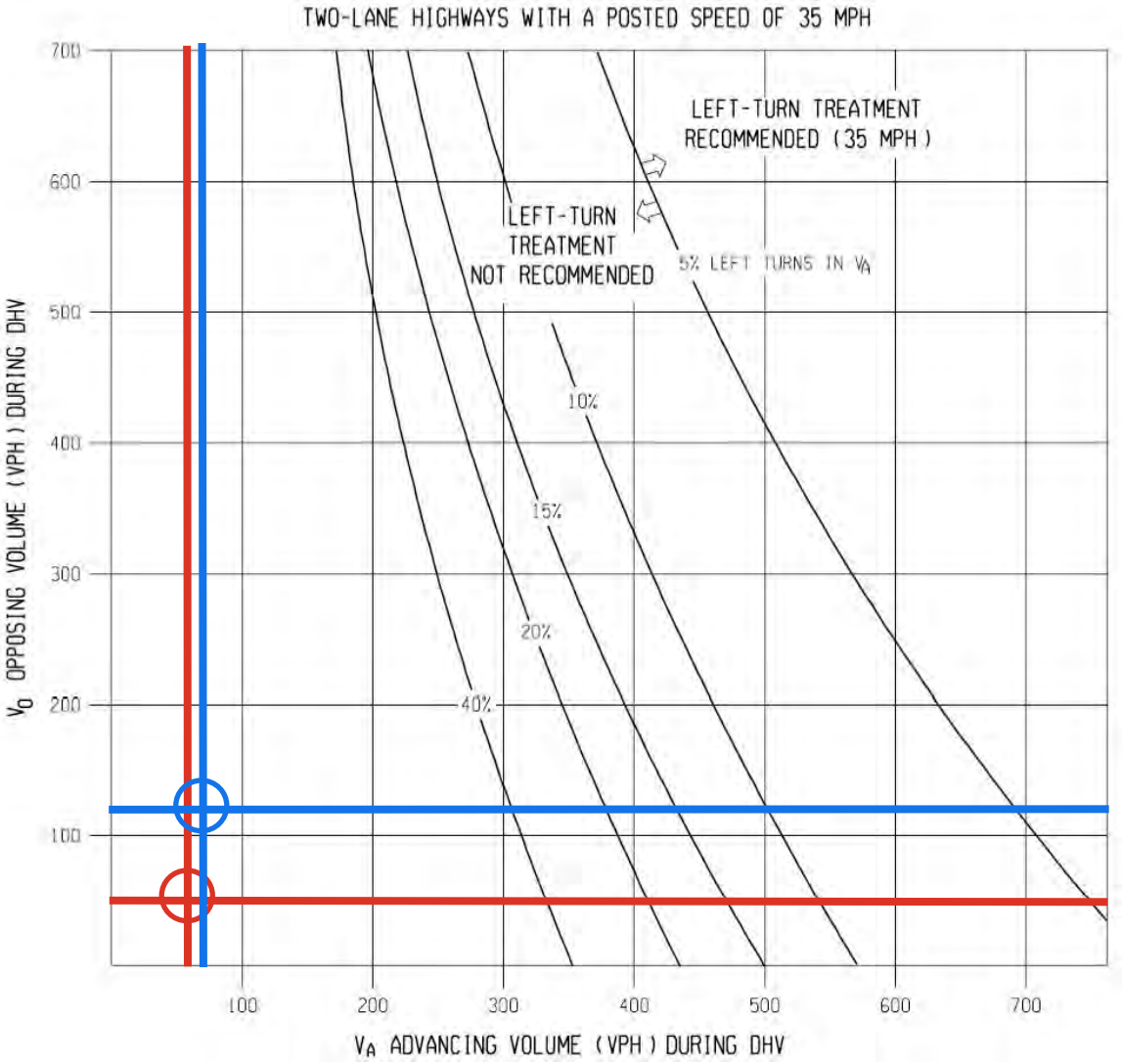
PM Peak Hour
LT: 7 - 11%

AM Vo: 67

PM Vo: 116

AM Va: 60

PM Va: 64



Left-Turn Lane NOT Warranted

Instructions:

1. The family of curves represent the percentage of left turns in advancing volume (V_A). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.
2. Read V_A and V_O into the chart and locate the intersection of the two volumes.
3. Note the location of the point in #2 relative to the line in #1. If the point is to the right of the line, then a left-turn lane is recommended. If the point is to the left of the line, then a left-turn is not recommended based on traffic volumes.

Example: Speed = 35mph
Advancing volume during DHV = 400 vph
Opposing volume during DHV = 400 vph
Percentage of left-turns in advancing volume = 7%

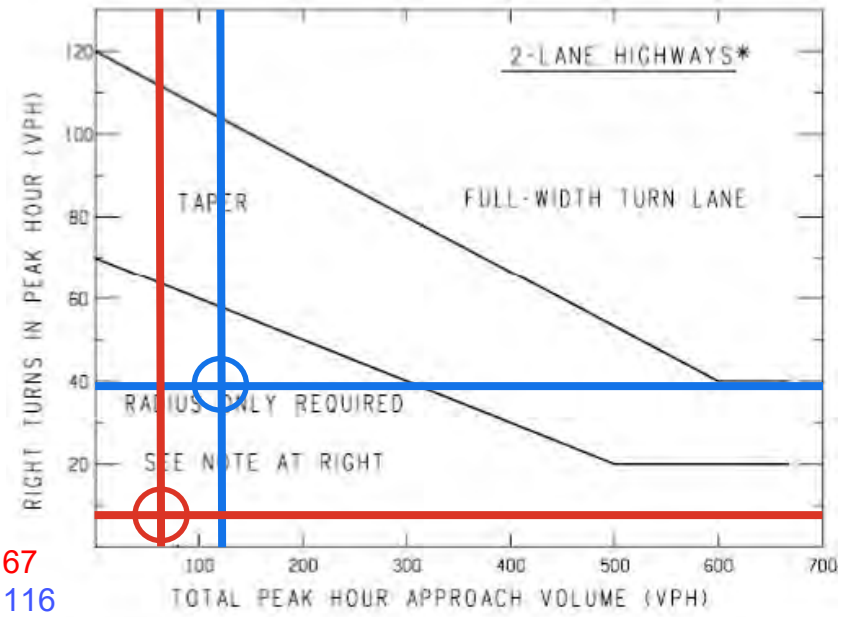
Problem: Determine if left-turn lane is recommended

Solution: Figure indicates that the intersection of 400 vph and 400 vph is located to the left of the 7% curve (estimated); thus a left-turn lane is not recommended based on volumes.

MacArthur Boulevard & N. Site Access

AM Peak Hour
RT: 14

PM Peak Hour
RT: 39

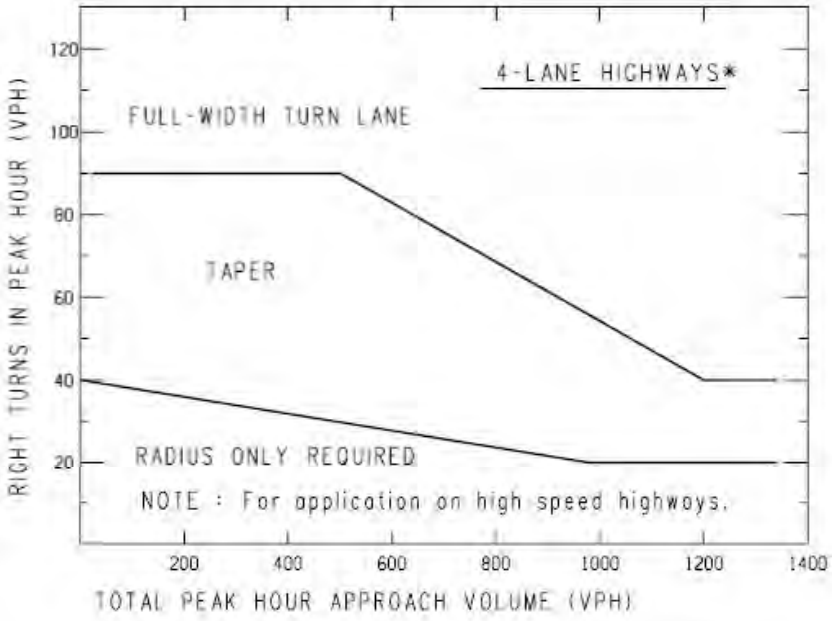


AM Peak Hour: 67
PM Peak Hour: 116

NOTE: For posted speeds at or under 45 mph, peak hour right turns greater than 40 vph, and total peak hour approach less than 300 vph, adjust right turn volumes.

Adjust peak hour Right turns = Peak hour Right turns – 20

Right-Turn Lane NOT Warranted



*If a center left-turn lane exists (ie 3 or 5 lane roadway), subtract the number of left turns in approach volume form the total approach volume to get an adjusted total approach volume.

Sample Problem: The Design Speed is 55 mph. The Peak Hour Approach Volume is 300 vph. The Number of Right Turns in the Peak Hous is 100 vph. Determine if a right turn lane is recommended.

Solution: Figure indicates that the intersection of 300 vph and 100 vph is located above the upper trend line; thus, a right-turn lane may be recommended.

MacArthur Boulevard and E. Site Access

AM Peak Hour
LT: 10 - 34%

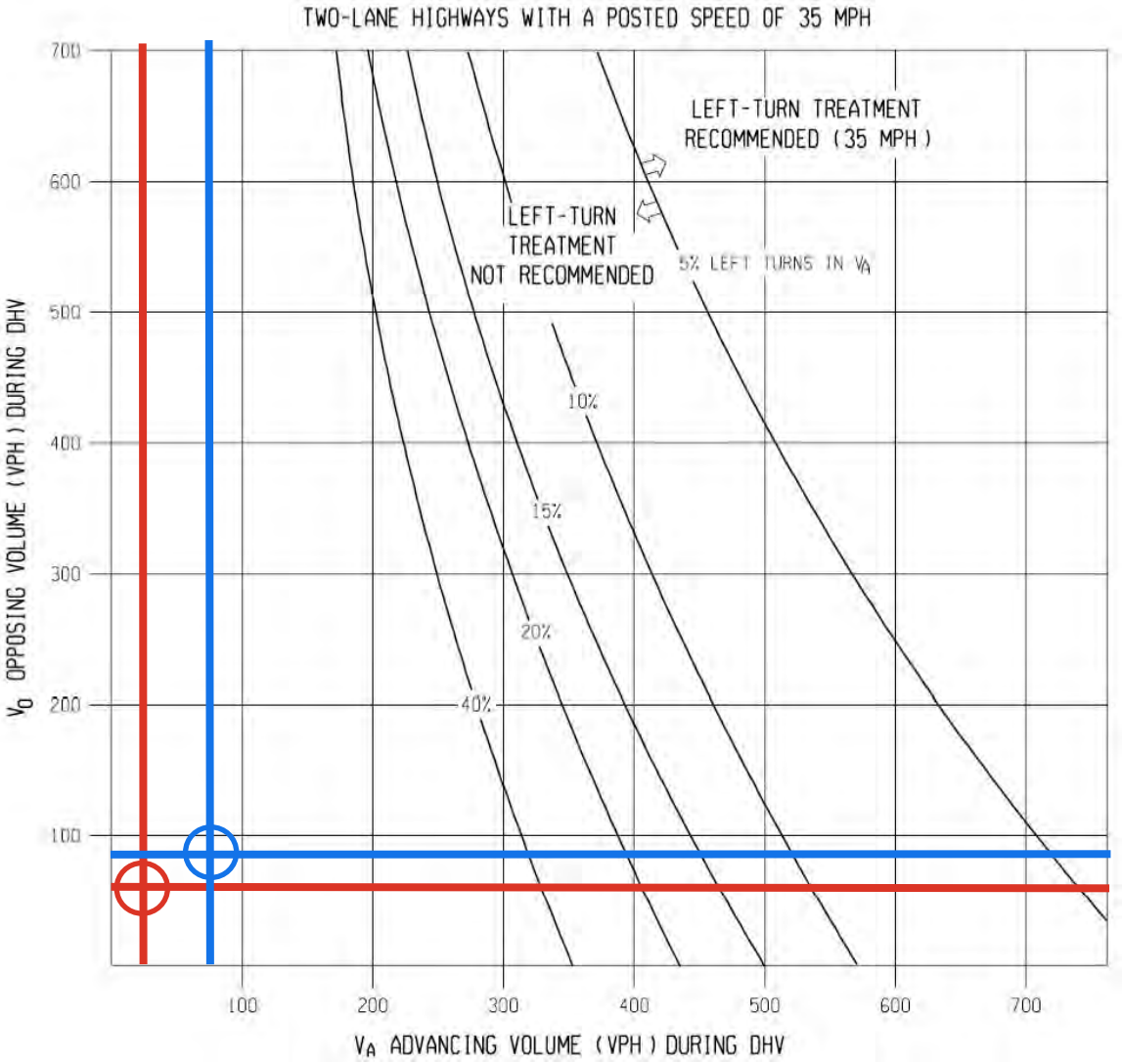
PM Peak Hour
LT: 37 - 46%

AM Vo: 71

PM Vo: 91

AM Va: 29

PM Va: 80



Left-Turn Lane NOT Warranted

Instructions:

1. The family of curves represent the percentage of left turns in advancing volume (V_A). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.
2. Read V_A and V_O into the chart and locate the intersection of the two volumes.
3. Note the location of the point in #2 relative to the line in #1. If the point is to the right of the line, then a left-turn lane is recommended. If the point is to the left of the line, then a left-turn is not recommended based on traffic volumes.

Example: Speed = 35mph
Advancing volume during DHV = 400 vph
Opposing volume during DHV = 400 vph
Percentage of left-turns in advancing volume = 7%

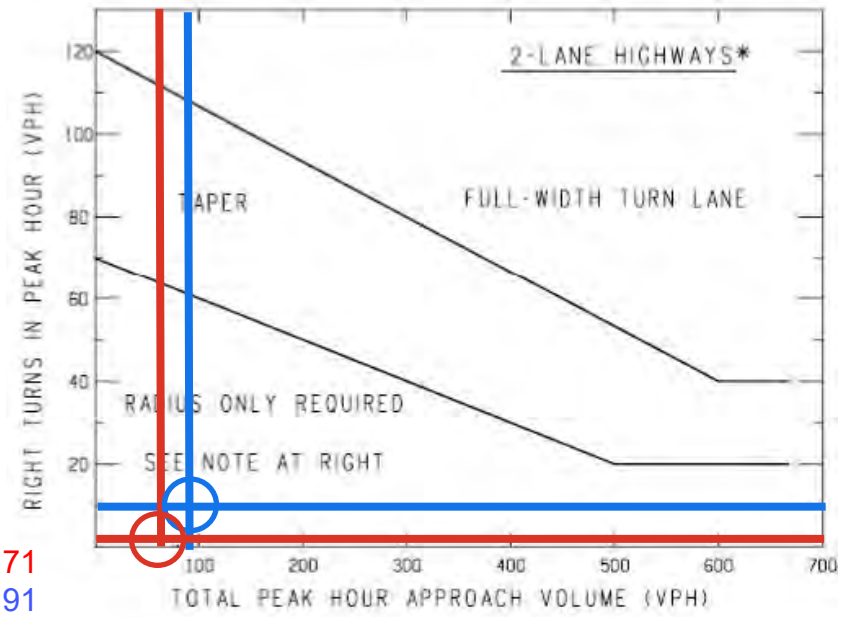
Problem: Determine if left-turn lane is recommended

Solution: Figure indicates that the intersection of 400 vph and 400 vph is located to the left of the 7% curve (estimated); thus a left-turn lane is not recommended based on volumes.

MacArthur Boulevard & E. Site Access

AM Peak Hour
RT: 3

PM Peak Hour
RT: 10

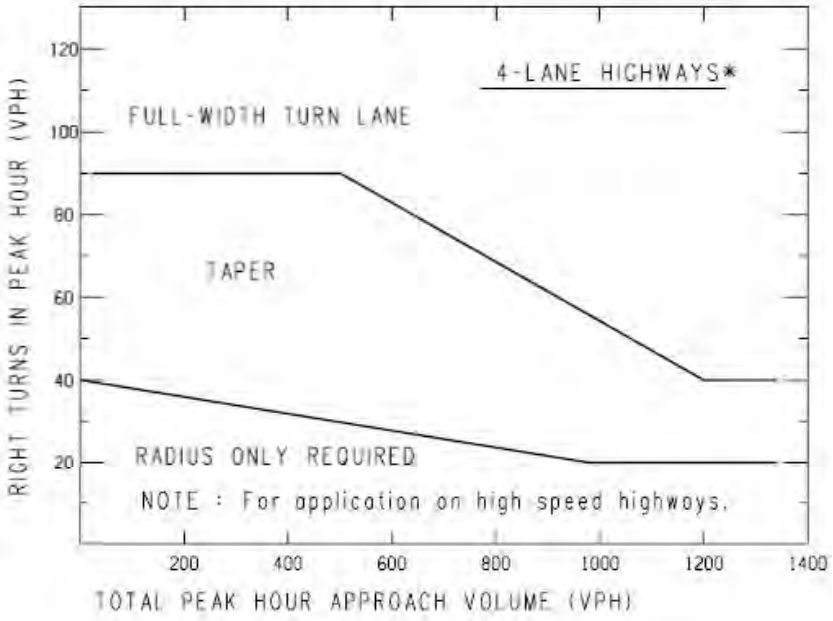


AM Peak Hour: 71
PM Peak Hour: 91

NOTE: For posted speeds at or under 45 mph, peak hour right turns greater than 40 vph, and total peak hour approach less than 300 vph, adjust right turn volumes.

Adjust peak hour Right turns = Peak hour Right turns – 20

Right-Turn Lane NOT Warranted



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Sample Problem: The Design Speed is 55 mph. The Peak Hour Approach Volume is 300 vph. The Number of Right Turns in the Peak Hous is 100 vph. Determine if a right turn lane is recommended.

Solution: Figure indicates that the intersection of 300 vph and 100 vph is located above the upper trend line; thus, a right-turn lane may be recommended.

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MI-4374A

Tree Survey

Project No./Name: 25-079 Date: 2/18/2026

Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
1	Juglans nigra	Black Walnut	11	FAIR		
2	Acer negundo	Box Elder	13	FAIR		
3	Acer negundo	Box Elder	11	POOR		
4	Populus deltoides	Cottonwood	38	FAIR		Landmark
5	Juglans nigra	Black Walnut	8	FAIR		
6	Acer negundo	Box Elder	8	POOR		
7	Juglans nigra	Black Walnut	12	FAIR		
8	Acer negundo	Box Elder	12	FAIR	TWIN	
9	Acer negundo	Box Elder	8	FAIR		
10	Acer negundo	Box Elder	8	POOR		
11	Populus deltoides	Cottonwood	26	FAIR		Landmark
12	Populus deltoides	Cottonwood	17	FAIR		
13	Acer saccharinum	Silver Maple	8	FAIR		
14	Populus deltoides	Cottonwood	14	FAIR		
15	Populus deltoides	Cottonwood	16	FAIR		
16	Populus deltoides	Cottonwood	15	FAIR		
17	Populus deltoides	Cottonwood	16	FAIR		
18	Populus deltoides	Cottonwood	8	FAIR		
19	Populus deltoides	Cottonwood	13	FAIR		
20	Populus deltoides	Cottonwood	13	FAIR		
21	Populus deltoides	Cottonwood	15	FAIR		
22	Populus deltoides	Cottonwood	18	FAIR		
23	Populus deltoides	Cottonwood	18	FAIR		
24	Populus deltoides	Cottonwood	20	FAIR		
25	Populus deltoides	Cottonwood	23	FAIR		
26	Populus deltoides	Cottonwood	18	FAIR		
27	Acer saccharum	Sugar Maple	12	FAIR		
28	Populus deltoides	Cottonwood	15	FAIR		
29	Acer saccharum	Sugar Maple	11	FAIR		
30	Populus deltoides	Cottonwood	16	FAIR	TWIN	
31	Populus deltoides	Cottonwood	13	FAIR		
32	Populus deltoides	Cottonwood	18	FAIR		
33	Populus deltoides	Cottonwood	18	FAIR	TWIN	
34	Ulmus americana	American Elm	11	FAIR		
35	Populus deltoides	Cottonwood	20	FAIR		
36	Populus deltoides	Cottonwood	35	FAIR		Landmark

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
37	Populus deltoides	Cottonwood	30	FAIR		Landmark
38	Populus deltoides	Cottonwood	14	FAIR	TWIN	
39	Populus deltoides	Cottonwood	17	FAIR		
40	Populus deltoides	Cottonwood	25	FAIR		Landmark
41	Acer saccharinum	Silver Maple	10	FAIR	TWIN	
42	Populus deltoides	Cottonwood	14	FAIR		
43	Populus deltoides	Cottonwood	11	FAIR		
44	Populus deltoides	Cottonwood	18	FAIR		
45	Populus deltoides	Cottonwood	18	FAIR		
46	Salix babylonica	Weeping Willow	10	FAIR		
47	Salix babylonica	Weeping Willow	17	FAIR		
48	Populus tremuloides	Quaking Aspen	13	FAIR		
49	Quercus alba	White Oak	18	FAIR	TWIN	Landmark
50	Tilia americana	Basswood	14	FAIR	TWIN	
51	Quercus macrocarpa	Bur Oak	14	FAIR		
52	Quercus macrocarpa	Bur Oak	24	FAIR		Landmark
53	Tilia americana	Basswood	12	POOR		
54	Robinia pseudoacacia	Black Locust	11	FAIR		
55	Tilia americana	Basswood	12	POOR		
56	Tilia americana	Basswood	12	FAIR		
57	Carya glabra	Pignut Hickory	8	FAIR		
58	Quercus rubra	Red Oak	11	FAIR		
59	Tilia americana	Basswood	11	FAIR		
60	Tilia americana	Basswood	9	FAIR		
61	Quercus rubra	Red Oak	11	FAIR		
62	Tilia americana	Basswood	9	FAIR		
63	Tilia americana	Basswood	13	FAIR		
64	Tilia americana	Basswood	10	POOR		
65	Tilia americana	Basswood	11	POOR		
66	Tilia americana	Basswood	14	FAIR		
67	Tilia americana	Basswood	9	FAIR		
68	Tilia americana	Basswood	19	FAIR		
69	Tilia americana	Basswood	8	FAIR		
70	Tilia americana	Basswood	11	POOR		
71	Carya cordiformis	Bitternut Hickory	10	FAIR		
72	Tilia americana	Basswood	8	FAIR		

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Project No./Name: 25-079 Date: 2/18/2026

Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
73	Tilia americana	Basswood	10	FAIR	TWIN	
74	Tilia americana	Basswood	11	POOR		
75	Tilia americana	Basswood	14	FAIR		
76	Tilia americana	Basswood	14	FAIR		
77	Tilia americana	Basswood	9	FAIR		
78	Tilia americana	Basswood	11	FAIR		
79	Tilia americana	Basswood	16	FAIR	TWIN	
80	Tilia americana	Basswood	11	FAIR		
81	Juglans nigra	Black Walnut	13	FAIR		
82	Tilia americana	Basswood	13	FAIR		
83	Tilia americana	Basswood	12	FAIR		
84	Populus deltoides	Cottonwood	22	FAIR		
85	Carya glabra	Pignut Hickory	8	POOR		
86	Carya glabra	Pignut Hickory	9	FAIR	TWIN	
87	Quercus alba	White Oak	22	FAIR		Landmark
88	Ulmus americana	American Elm	8	FAIR		
89	Quercus alba	White Oak	13	FAIR	TWIN	
90	Quercus alba	White Oak	14	FAIR	TWIN	
91	Quercus alba	White Oak	24	FAIR		Landmark
92	Quercus alba	White Oak	14	FAIR		
93	Tilia americana	Basswood	12	FAIR		
94	Carya glabra	Pignut Hickory	8	FAIR		
95	Tilia americana	Basswood	18	FAIR	QUAD	
96	Tilia americana	Basswood	10	FAIR		
97	Quercus rubra	Red Oak	17	FAIR	TRIPLE	Landmark
98	Tilia americana	Basswood	8	FAIR		
100	Quercus alba	White Oak	14	FAIR		
101	Tilia americana	Basswood	11	FAIR		
102	Tilia americana	Basswood	11	FAIR		
103	Tilia americana	Basswood	9	FAIR		
104	Tilia americana	Basswood	9	FAIR		
105	Carya glabra	Pignut Hickory	9	FAIR		
106	Quercus rubra	Red Oak	15	FAIR		
107	Carya ovata	Shagbark Hickory	15	FAIR		
108	Tilia americana	Basswood	20	FAIR		
109	Carya glabra	Pignut Hickory	8	FAIR		

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Project No./Name: 25-079 Date: 2/18/2026

Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
110	Quercus rubra	Red Oak	14	FAIR		
111	Carya glabra	Pignut Hickory	10	FAIR		
112	Quercus rubra	Red Oak	15	FAIR		
113	Carya glabra	Pignut Hickory	8	FAIR		
114	Carya glabra	Pignut Hickory	11	FAIR		
115	Quercus rubra	Red Oak	17	FAIR		Landmark
116	Carya glabra	Pignut Hickory	8	FAIR		
117	Quercus rubra	Red Oak	20	FAIR		Landmark
118	Carya glabra	Pignut Hickory	13	FAIR		
119	Carya glabra	Pignut Hickory	10	FAIR		
120	Carya glabra	Pignut Hickory	14	FAIR		
121	Quercus rubra	Red Oak	16	FAIR		Landmark
122	Quercus rubra	Red Oak	11	FAIR		
123	Carya glabra	Pignut Hickory	13	FAIR	TWIN	
124	Carya ovata	Shagbark Hickory	11	FAIR		
125	Quercus rubra	Red Oak	9	FAIR		
126	Carya glabra	Pignut Hickory	9	FAIR		
127	Tilia americana	Basswood	12	FAIR	TWIN	
128	Juglans nigra	Black Walnut	14	FAIR		
129	Juglans nigra	Black Walnut	10	FAIR		
130	Tilia americana	Basswood	12	FAIR		
131	Tilia americana	Basswood	12	FAIR	TWIN	
132	Tilia americana	Basswood	8	FAIR		
133	Tilia americana	Basswood	16	FAIR		
134	Juglans nigra	Black Walnut	10	FAIR		
135	Tilia americana	Basswood	10	FAIR		
136	Carya glabra	Pignut Hickory	11	FAIR		
137	Tilia americana	Basswood	10	FAIR		
138	Quercus rubra	Red Oak	19	FAIR		Landmark
139	Juglans nigra	Black Walnut	14	FAIR		
140	Quercus rubra	Red Oak	16	FAIR		Landmark
141	Quercus rubra	Red Oak	9	FAIR		
142	Quercus rubra	Red Oak	15	FAIR		
143	Tilia americana	Basswood	10	FAIR	TRIPLE	
144	Juglans nigra	Black Walnut	12	POOR		
145	Ulmus pumila	Siberian Elm	9	FAIR		

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Tree Survey

Project No./Name: 25-079 Date: 2/18/2026

Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
146	Carya glabra	Pignut Hickory	13	FAIR		
147	Quercus rubra	Red Oak	36	FAIR		Landmark
148	Tilia americana	Basswood	12	FAIR		
149	Carya glabra	Pignut Hickory	15	FAIR		
150	Ulmus americana	American Elm	8	POOR		
151	Tilia americana	Basswood	16	FAIR		
152	Juglans nigra	Black Walnut	11	FAIR	TWIN	
153	Tilia americana	Basswood	11	FAIR	TWIN	
154	Quercus alba	White Oak	21	POOR		Landmark
155	Quercus alba	White Oak	14	FAIR	TWIN	
156	Quercus rubra	Red Oak	16	FAIR		Landmark
157	Tilia americana	Basswood	15	FAIR		
158	Carya glabra	Pignut Hickory	12	FAIR		
159	Juglans nigra	Black Walnut	14	FAIR		
160	Quercus alba	White Oak	12	FAIR		
161	Carya glabra	Pignut Hickory	8	FAIR		
162	Tilia americana	Basswood	12	FAIR		
163	Quercus rubra	Red Oak	16	FAIR	TWIN	Landmark
164	Quercus rubra	Red Oak	14	FAIR		
165	Quercus rubra	Red Oak	14	FAIR		
166	Quercus rubra	Red Oak	16	FAIR	TRIPLE	Landmark
167	Quercus alba	White Oak	11	FAIR		
168	Quercus alba	White Oak	13	FAIR		
169	Quercus alba	White Oak	15	FAIR		
170	Quercus rubra	Red Oak	16	FAIR		Landmark
171	Quercus alba	White Oak	8	FAIR		
172	Carya glabra	Pignut Hickory	13	FAIR		
173	Carya glabra	Pignut Hickory	12	FAIR		
174	Quercus alba	White Oak	14	FAIR	TWIN	
175	Ulmus americana	American Elm	8	POOR		
176	Carya glabra	Pignut Hickory	8	FAIR		
177	Quercus rubra	Red Oak	13	FAIR		
178	Carya glabra	Pignut Hickory	11	FAIR		
179	Quercus rubra	Red Oak	18	FAIR		Landmark
180	Carya ovata	Shagbark Hickory	12	FAIR	TRIPLE	
181	Carya glabra	Pignut Hickory	12	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
182	Carya ovata	Shagbark Hickory	8	FAIR		
183	Carya glabra	Pignut Hickory	12	FAIR		
184	Carya ovata	Shagbark Hickory	9	FAIR		
185	Quercus rubra	Red Oak	8	FAIR		
186	Quercus alba	White Oak	35	POOR		Landmark
187	Carya glabra	Pignut Hickory	8	FAIR		
188	Quercus alba	White Oak	15	FAIR		
189	Quercus rubra	Red Oak	16	FAIR		Landmark
190	Quercus rubra	Red Oak	18	FAIR		Landmark
191	Quercus rubra	Red Oak	14	FAIR		
192	Carya glabra	Pignut Hickory	12	FAIR		
193	Juglans nigra	Black Walnut	19	FAIR		Landmark
194	Carya glabra	Pignut Hickory	17	FAIR		Landmark
195	Populus deltoides	Cottonwood	26	FAIR		Landmark
196	Quercus rubra	Red Oak	11	FAIR		
197	Quercus alba	White Oak	25	POOR		Landmark
198	Carya ovata	Shagbark Hickory	15	FAIR		
199	Carya glabra	Pignut Hickory	18	GOOD		Landmark
200	Carya glabra	Pignut Hickory	18	FAIR		Landmark
201	Quercus alba	White Oak	28	FAIR	TWIN	Landmark
202	Acer saccharum	Sugar Maple	12	FAIR		
203	Quercus alba	White Oak	12	FAIR		
204	Quercus alba	White Oak	12	FAIR		
205	Quercus rubra	Red Oak	15	FAIR	TWIN	
206	Carya glabra	Pignut Hickory	12	FAIR		
207	Quercus alba	White Oak	10	FAIR		
208	Quercus rubra	Red Oak	13	FAIR	TWIN	
209	Juglans nigra	Black Walnut	9	FAIR		
210	Tilia americana	Basswood	21	FAIR	CLUSTER	
211	Tilia americana	Basswood	11	FAIR		
212	Acer saccharinum	Silver Maple	13	FAIR		
213	Prunus serotina	Black Cherry	11	POOR		
214	Carya glabra	Pignut Hickory	10	FAIR		
215	Carya glabra	Pignut Hickory	22	GOOD		Landmark
216	Ulmus americana	American Elm	8	FAIR		
217	Juglans nigra	Black Walnut	11	FAIR		

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218	Prunus serotina	Black Cherry	9	POOR	TWIN	
219	Populus tremuloides	Quaking Aspen	17	FAIR		
220	Juglans nigra	Black Walnut	8	FAIR		
221	Carya glabra	Pignut Hickory	11	FAIR		
222	Carya glabra	Pignut Hickory	14	FAIR		
223	Carya ovata	Shagbark Hickory	13	FAIR		
224	Carya ovata	Shagbark Hickory	20	FAIR		
225	Prunus serotina	Black Cherry	10	POOR		
226	Ulmus pumila	Siberian Elm	8	FAIR		
227	Juglans nigra	Black Walnut	11	FAIR		
228	Juglans nigra	Black Walnut	14	FAIR		
229	Populus tremuloides	Quaking Aspen	14	FAIR		
230	Populus tremuloides	Quaking Aspen	15	FAIR		
231	Juglans nigra	Black Walnut	10	FAIR		
232	Juglans nigra	Black Walnut	9	FAIR		
233	Ulmus americana	American Elm	10	FAIR		
234	Carya glabra	Pignut Hickory	18	FAIR		Landmark
235	Tilia americana	Basswood	9	FAIR	TWIN	
236	Tilia americana	Basswood	16	FAIR		
237	Carya ovata	Shagbark Hickory	14	FAIR	TWIN	
238	Quercus rubra	Red Oak	19	FAIR	TRIPLE	Landmark
239	Acer saccharinum	Silver Maple	11	FAIR		
240	Quercus rubra	Red Oak	13	FAIR		
241	Ulmus americana	American Elm	8	FAIR		
242	Carya glabra	Pignut Hickory	10	FAIR		
243	Quercus rubra	Red Oak	25	FAIR		Landmark
244	Quercus rubra	Red Oak	12	FAIR	TWIN	
245	Carya glabra	Pignut Hickory	16	FAIR		Landmark
246	Tilia americana	Basswood	15	FAIR		
247	Carya ovata	Shagbark Hickory	8	FAIR		
248	Tilia americana	Basswood	16	FAIR		
249	Carya glabra	Pignut Hickory	21	FAIR		Landmark
250	Carya ovata	Shagbark Hickory	8	FAIR		
251	Carya ovata	Shagbark Hickory	8	FAIR		
252	Carya ovata	Shagbark Hickory	12	FAIR		
253	Carya glabra	Pignut Hickory	28	FAIR		Landmark

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254	Carya ovata	Shagbark Hickory	9	FAIR		
255	Carya glabra	Pignut Hickory	13	FAIR		
256	Tilia americana	Basswood	12	FAIR	TWIN	
257	Tilia americana	Basswood	13	FAIR		
258	Carya glabra	Pignut Hickory	18	GOOD		Landmark
259	Carya glabra	Pignut Hickory	12	FAIR		
260	Quercus rubra	Red Oak	9	FAIR		
261	Carya glabra	Pignut Hickory	22	GOOD		Landmark
262	Quercus rubra	Red Oak	16	FAIR		Landmark
263	Acer saccharinum	Silver Maple	8	POOR		
264	Quercus rubra	Red Oak	9	FAIR		
265	Carya glabra	Pignut Hickory	13	FAIR		
266	Robinia pseudoacacia	Black Locust	10	FAIR		
267	Carya ovata	Shagbark Hickory	8	FAIR		
268	Carya glabra	Pignut Hickory	16	FAIR		Landmark
269	Carya ovata	Shagbark Hickory	11	FAIR		
270	Carya glabra	Pignut Hickory	8	POOR		
271	Carya glabra	Pignut Hickory	11	FAIR		
272	Carya ovata	Shagbark Hickory	14	FAIR	TWIN	
273	Carya glabra	Pignut Hickory	10	FAIR		
274	Carya ovata	Shagbark Hickory	17	FAIR		
275	Carya ovata	Shagbark Hickory	17	FAIR		
276	Carya ovata	Shagbark Hickory	15	FAIR		
277	Quercus rubra	Red Oak	12	FAIR		
278	Quercus rubra	Red Oak	11	FAIR		
279	Quercus rubra	Red Oak	11	FAIR	TWIN	
280	Carya ovata	Shagbark Hickory	14	FAIR		
281	Carya glabra	Pignut Hickory	16	FAIR		Landmark
282	Carya glabra	Pignut Hickory	15	FAIR		
283	Carya glabra	Pignut Hickory	14	FAIR		
284	Carya ovata	Shagbark Hickory	11	FAIR		
285	Carya glabra	Pignut Hickory	11	FAIR		
286	Carya ovata	Shagbark Hickory	15	FAIR		
287	Tilia americana	Basswood	10	FAIR		
288	Tilia americana	Basswood	10	FAIR		
289	Quercus rubra	Red Oak	13	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
290	Quercus macrocarpa	Bur Oak	24	FAIR		Landmark
291	Quercus alba	White Oak	22	POOR		Landmark
292	Carya ovata	Shagbark Hickory	19	GOOD		
293	Ulmus americana	American Elm	7	FAIR		
294	Carya ovata	Shagbark Hickory	15	FAIR		
295	Ulmus pumila	Siberian Elm	10	FAIR	TRIPLE	
296	Quercus rubra	Red Oak	9	FAIR		
297	Carya ovata	Shagbark Hickory	12	FAIR		
298	Quercus alba	White Oak	15	FAIR		
299	Quercus rubra	Red Oak	14	FAIR		
300	Carya glabra	Pignut Hickory	15	FAIR		
301	Carya glabra	Pignut Hickory	11	FAIR		
302	Carya glabra	Pignut Hickory	10	POOR		
303	Carya glabra	Pignut Hickory	19	FAIR		Landmark
304	Carya ovata	Shagbark Hickory	9	FAIR		
305	Carya glabra	Pignut Hickory	11	FAIR		
306	Carya ovata	Shagbark Hickory	10	FAIR	TWIN	
307	Carya ovata	Shagbark Hickory	8	FAIR		
308	Carya glabra	Pignut Hickory	10	FAIR		
309	Carya ovata	Shagbark Hickory	11	FAIR	TWIN	
310	Tilia americana	Basswood	12	FAIR		
311	Carya ovata	Shagbark Hickory	10	FAIR		
312	Carya glabra	Pignut Hickory	8	FAIR		
313	Carya ovata	Shagbark Hickory	16	FAIR		
314	Quercus rubra	Red Oak	14	FAIR		
315	Carya glabra	Pignut Hickory	17	FAIR		Landmark
316	Carya ovata	Shagbark Hickory	11	FAIR		
317	Carya ovata	Shagbark Hickory	12	FAIR		
318	Carya ovata	Shagbark Hickory	8	FAIR		
319	Carya ovata	Shagbark Hickory	12	FAIR		
320	Carya ovata	Shagbark Hickory	13	FAIR		
321	Carya ovata	Shagbark Hickory	13	FAIR		
322	Carya ovata	Shagbark Hickory	16	FAIR		
323	Carya ovata	Shagbark Hickory	15	FAIR		
324	Carya glabra	Pignut Hickory	16	FAIR		Landmark
325	Quercus rubra	Red Oak	8	FAIR	TWIN	

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
326	Carya glabra	Pignut Hickory	12	FAIR		
327	Carya ovata	Shagbark Hickory	10	FAIR		
328	Carya glabra	Pignut Hickory	21	FAIR		Landmark
329	Carya ovata	Shagbark Hickory	9	POOR		
330	Carya glabra	Pignut Hickory	12	FAIR		
331	Carya glabra	Pignut Hickory	15	FAIR		
332	Carya glabra	Pignut Hickory	14	FAIR		
333	Carya glabra	Pignut Hickory	15	FAIR		
334	Carya glabra	Pignut Hickory	13	FAIR		
335	Carya glabra	Pignut Hickory	16	FAIR		Landmark
336	Carya ovata	Shagbark Hickory	9	FAIR	TWIN	
337	Quercus rubra	Red Oak	9	FAIR		
338	Carya glabra	Pignut Hickory	15	FAIR		
339	Quercus macrocarpa	Bur Oak	21	FAIR		Landmark
340	Carya ovata	Shagbark Hickory	17	FAIR		
341	Quercus rubra	Red Oak	7	FAIR		
342	Carya ovata	Shagbark Hickory	14	FAIR		
343	Carya glabra	Pignut Hickory	14	FAIR		
344	Carya ovata	Shagbark Hickory	6	FAIR		
345	Quercus macrocarpa	Bur Oak	8	FAIR		
346	Robinia pseudoacacia	Black Locust	10	FAIR		
347	Quercus macrocarpa	Bur Oak	12	FAIR		
348	Carya glabra	Pignut Hickory	8	FAIR		
349	Quercus macrocarpa	Bur Oak	16	FAIR		Landmark
350	Quercus macrocarpa	Bur Oak	14	FAIR		
351	Quercus rubra	Red Oak	12	FAIR		
352	Robinia pseudoacacia	Black Locust	8	FAIR		
353	Quercus macrocarpa	Bur Oak	11	FAIR		
354	Quercus macrocarpa	Bur Oak	11	FAIR		
355	Quercus macrocarpa	Bur Oak	11	FAIR		
356	Acer saccharinum	Silver Maple	12	FAIR		
357	Carya glabra	Pignut Hickory	13	FAIR		
358	Quercus macrocarpa	Bur Oak	7	FAIR		
359	Quercus rubra	Red Oak	13	FAIR		
360	Quercus rubra	Red Oak	10	FAIR		
361	Carya glabra	Pignut Hickory	12	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
362	Carya glabra	Pignut Hickory	12	FAIR		
363	Carya ovata	Shagbark Hickory	11	FAIR		
364	Carya ovata	Shagbark Hickory	12	FAIR		
365	Carya ovata	Shagbark Hickory	14	FAIR		
366	Carya glabra	Pignut Hickory	11	FAIR	TWIN	
367	Carya ovata	Shagbark Hickory	12	FAIR		
368	Quercus rubra	Red Oak	12	FAIR	TRIPLE	
369	Carya ovata	Shagbark Hickory	16	FAIR		
370	Tilia americana	Basswood	13	FAIR		
371	Quercus rubra	Red Oak	20	FAIR		Landmark
372	Carya glabra	Pignut Hickory	13	FAIR		
373	Carya glabra	Pignut Hickory	14	FAIR		
374	Carya ovata	Shagbark Hickory	10	FAIR		
375	Robinia pseudoacacia	Black Locust	14	FAIR	TWIN	
376	Carya glabra	Pignut Hickory	11	FAIR		
377	Tilia americana	Basswood	12	FAIR	TWIN	
378	Carya ovata	Shagbark Hickory	9	FAIR		
379	Carya glabra	Pignut Hickory	13	FAIR	TWIN	
380	Carya ovata	Shagbark Hickory	15	FAIR		
381	Tilia americana	Basswood	9	POOR		
382	Carya ovata	Shagbark Hickory	18	FAIR		
383	Carya glabra	Pignut Hickory	11	FAIR		
384	Carya glabra	Pignut Hickory	12	FAIR		
385	Carya glabra	Pignut Hickory	15	FAIR		
386	Carya glabra	Pignut Hickory	18	FAIR	TWIN	Landmark
387	Carya ovata	Shagbark Hickory	12	FAIR	TWIN	
388	Carya ovata	Shagbark Hickory	12	POOR		
389	Quercus rubra	Red Oak	17	FAIR		Landmark
390	Quercus rubra	Red Oak	17	FAIR	TWIN	Landmark
391	Carya ovata	Shagbark Hickory	12	FAIR		
392	Carya glabra	Pignut Hickory	8	FAIR		
393	Carya glabra	Pignut Hickory	14	FAIR		
394	Carya ovata	Shagbark Hickory	14	FAIR		
395	Robinia pseudoacacia	Black Locust	12	FAIR		
396	Robinia pseudoacacia	Black Locust	11	FAIR		
397	Carya ovata	Shagbark Hickory	13	FAIR		

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398	Carya ovata	Shagbark Hickory	8	FAIR		
399	Carya ovata	Shagbark Hickory	15	FAIR		
400	Carya glabra	Pignut Hickory	15	FAIR		
401	Carya ovata	Shagbark Hickory	12	FAIR		
402	Carya ovata	Shagbark Hickory	12	FAIR		
403	Tilia americana	Basswood	15	FAIR		
404	Carya ovata	Shagbark Hickory	17	FAIR		
405	Carya glabra	Pignut Hickory	19	FAIR	TWIN	Landmark
406	Carya glabra	Pignut Hickory	13	FAIR	TWIN	
407	Carya ovata	Shagbark Hickory	11	FAIR		
408	Carya ovata	Shagbark Hickory	11	FAIR		
409	Carya ovata	Shagbark Hickory	9	FAIR		
410	Carya ovata	Shagbark Hickory	13	FAIR		
411	Carya ovata	Shagbark Hickory	14	FAIR		
412	Carya ovata	Shagbark Hickory	14	FAIR		
413	Carya ovata	Shagbark Hickory	13	FAIR		
414	Carya ovata	Shagbark Hickory	11	FAIR		
415	Carya ovata	Shagbark Hickory	11	FAIR		
416	Carya glabra	Pignut Hickory	11	FAIR		
417	Tilia americana	Basswood	11	FAIR		
418	Carya ovata	Shagbark Hickory	11	FAIR		
419	Carya ovata	Shagbark Hickory	14	FAIR		
420	Carya glabra	Pignut Hickory	10	FAIR	TWIN	
421	Carya ovata	Shagbark Hickory	15	FAIR	TWIN	
422	Carya ovata	Shagbark Hickory	16	FAIR		
423	Carya glabra	Pignut Hickory	16	FAIR	TWIN	Landmark
424	Carya ovata	Shagbark Hickory	13	FAIR		
425	Acer saccharinum	Silver Maple	13	FAIR		
426	Carya glabra	Pignut Hickory	12	FAIR		
427	Quercus alba	White Oak	14	FAIR		
428	Quercus rubra	Red Oak	15	FAIR		
429	Carya glabra	Pignut Hickory	13	FAIR		
430	Quercus alba	White Oak	10	FAIR	TWIN	
431	Carya glabra	Pignut Hickory	17	FAIR		Landmark
432	Carya glabra	Pignut Hickory	7	FAIR		
433	Carya ovata	Shagbark Hickory	7	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
434	Carya ovata	Shagbark Hickory	8	FAIR		
435	Quercus macrocarpa	Bur Oak	8	FAIR		
436	Quercus macrocarpa	Bur Oak	10	FAIR		
437	Quercus macrocarpa	Bur Oak	10	FAIR		
438	Tilia americana	Basswood	11	FAIR		
439	Acer saccharinum	Silver Maple	16	POOR		Landmark
440	Carya ovata	Shagbark Hickory	10	FAIR		
441	Carya ovata	Shagbark Hickory	14	FAIR		
442	Carya ovata	Shagbark Hickory	9	FAIR		
443	Carya glabra	Pignut Hickory	15	FAIR		
444	Carya glabra	Pignut Hickory	11	FAIR		
445	Carya glabra	Pignut Hickory	8	FAIR		
446	Quercus rubra	Red Oak	12	FAIR		
447	Quercus rubra	Red Oak	11	FAIR		
448	Quercus rubra	Red Oak	12	FAIR		
449	Carya ovata	Shagbark Hickory	15	FAIR		
450	Quercus rubra	Red Oak	7	POOR		
451	Quercus rubra	Red Oak	7	FAIR		
452	Carya ovata	Shagbark Hickory	6	FAIR		
453	Tilia americana	Basswood	7	POOR		
454	Quercus rubra	Red Oak	12	FAIR		
455	Carya ovata	Shagbark Hickory	6	FAIR		
456	Quercus alba	White Oak	17	FAIR		Landmark
457	Quercus rubra	Red Oak	7	FAIR		
458	Quercus rubra	Red Oak	12	FAIR		
459	Acer saccharinum	Silver Maple	11	FAIR		
460	Tilia americana	Basswood	11	FAIR		
461	Quercus rubra	Red Oak	9	FAIR		
462	Quercus macrocarpa	Bur Oak	16	FAIR		Landmark
463	Carya glabra	Pignut Hickory	7	FAIR		
464	Carya glabra	Pignut Hickory	11	FAIR		
465	Quercus rubra	Red Oak	9	FAIR		
466	Quercus rubra	Red Oak	11	FAIR		
467	Carya ovata	Shagbark Hickory	12	FAIR		
468	Carya ovata	Shagbark Hickory	24	FAIR		Landmark
469	Quercus macrocarpa	Bur Oak	18	FAIR		Landmark

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
470	Carya ovata	Shagbark Hickory	14	FAIR		
471	Carya ovata	Shagbark Hickory	13	FAIR		
472	Carya ovata	Shagbark Hickory	8	FAIR		
473	Carya ovata	Shagbark Hickory	16	FAIR		
474	Carya ovata	Shagbark Hickory	12	FAIR		
475	Carya ovata	Shagbark Hickory	14	POOR		
476	Carya ovata	Shagbark Hickory	8	FAIR		
477	Carya ovata	Shagbark Hickory	15	FAIR		
478	Carya ovata	Shagbark Hickory	8	FAIR		
479	Carya glabra	Pignut Hickory	12	FAIR		
480	Carya ovata	Shagbark Hickory	11	FAIR		
481	Carya ovata	Shagbark Hickory	14	FAIR		
482	Carya ovata	Shagbark Hickory	11	FAIR		
483	Tilia americana	Basswood	9	FAIR		
484	Carya glabra	Pignut Hickory	19	FAIR		Landmark
485	Carya glabra	Pignut Hickory	8	FAIR		
486	Tilia americana	Basswood	8	FAIR		
487	Quercus alba	White Oak	13	POOR	TWIN	
488	Tilia americana	Basswood	8	FAIR		
489	Carya ovata	Shagbark Hickory	15	FAIR		
490	Acer Rubrum	Red Maple	10	FAIR		
491	Quercus macrocarpa	Bur Oak	10	FAIR		
492	Quercus macrocarpa	Bur Oak	10	FAIR		
493	Carya ovata	Shagbark Hickory	17	FAIR		
494	Carya ovata	Shagbark Hickory	10	FAIR		
495	Carya ovata	Shagbark Hickory	9	FAIR		
496	Carya ovata	Shagbark Hickory	11	FAIR		
497	Carya ovata	Shagbark Hickory	10	FAIR		
498	Carya ovata	Shagbark Hickory	10	FAIR		
499	Ulmus americana	American Elm	8	FAIR		
500	Carya ovata	Shagbark Hickory	13	POOR	TWIN	
501	Populus deltoides	Cottonwood	25	FAIR		Landmark
503	Tilia americana	Basswood	14	FAIR		
504	Populus deltoides	Cottonwood	11	FAIR		
505	Populus deltoides	Cottonwood	18	FAIR		
506	Populus deltoides	Cottonwood	16	FAIR	TWIN	

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
507	Populus deltoides	Cottonwood	15	FAIR		
508	Populus deltoides	Cottonwood	26	FAIR		Landmark
509	Populus deltoides	Cottonwood	23	FAIR		
510	Populus deltoides	Cottonwood	10	FAIR		
511	Populus deltoides	Cottonwood	13	FAIR		
512	Populus deltoides	Cottonwood	14	FAIR		
513	Populus deltoides	Cottonwood	20	FAIR		
514	Ulmus americana	American Elm	11	FAIR		
515	Populus deltoides	Cottonwood	32	FAIR	TRIPLE	Landmark
516	Juglans nigra	Black Walnut	12	FAIR		
517	Juglans nigra	Black Walnut	13	FAIR		
518	Populus tremuloides	Quaking Aspen	13	FAIR		
519	Populus tremuloides	Quaking Aspen	12	FAIR		
520	Acer saccharum	Sugar Maple	10	FAIR		
521	Populus deltoides	Cottonwood	15	FAIR		
522	Populus deltoides	Cottonwood	17	FAIR		
523	Populus deltoides	Cottonwood	10	FAIR		
524	Populus deltoides	Cottonwood	18	FAIR		
525	Ulmus americana	American Elm	11	FAIR		
526	Populus deltoides	Cottonwood	17	FAIR		
527	Populus deltoides	Cottonwood	10	FAIR		
528	Populus deltoides	Cottonwood	18	FAIR		
529	Populus deltoides	Cottonwood	25	FAIR		Landmark
530	Populus deltoides	Cottonwood	11	FAIR		
531	Populus deltoides	Cottonwood	25	FAIR		Landmark
532	Juglans nigra	Black Walnut	21	FAIR		Landmark
533	Juglans nigra	Black Walnut	13	FAIR		
534	Ulmus pumila	Siberian Elm	8	FAIR		
535	Juglans nigra	Black Walnut	19	FAIR		Landmark
536	Acer negundo	Box Elder	15	POOR		
537	Juglans nigra	Black Walnut	8	FAIR		
538	Juglans nigra	Black Walnut	10	FAIR		
539	Juglans nigra	Black Walnut	12	FAIR		
540	Populus tremuloides	Quaking Aspen	13	FAIR		
541	Populus tremuloides	Quaking Aspen	16	FAIR		
542	Populus tremuloides	Quaking Aspen	12	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
543	Populus tremuloides	Quaking Aspen	10	POOR		
544	Populus tremuloides	Quaking Aspen	17	FAIR		
545	Populus tremuloides	Quaking Aspen	13	FAIR		
546	Populus tremuloides	Quaking Aspen	13	FAIR		
548	Populus tremuloides	Quaking Aspen	18	FAIR		
549	Populus tremuloides	Quaking Aspen	17	FAIR		
550	Populus tremuloides	Quaking Aspen	17	FAIR		
551	Juglans nigra	Black Walnut	16	FAIR		
552	Ulmus americana	American Elm	8	FAIR		
554	Prunus serotina	Black Cherry	11	POOR	TWIN	
555	Populus tremuloides	Quaking Aspen	17	FAIR		
556	Ulmus americana	American Elm	15	FAIR		
557	Juglans nigra	Black Walnut	18	FAIR		Landmark
558	Celtis occidentalis	Northern Hackberry	14	FAIR		
559	Juglans nigra	Black Walnut	10	FAIR		
560	Populus deltoides	Cottonwood	15	FAIR	TWIN	
561	Juglans nigra	Black Walnut	8	FAIR		
562	Carya cordiformis	Bitternut Hickory	10	POOR		
563	Carya cordiformis	Bitternut Hickory	10	FAIR		
564	Juglans nigra	Black Walnut	10	FAIR		
565	Acer negundo	Box Elder	16	POOR	TWIN	
566	Populus deltoides	Cottonwood	19	FAIR	TWIN	
567	Acer negundo	Box Elder	10	POOR		
568	Acer negundo	Box Elder	12	POOR		
570	Carya cordiformis	Bitternut Hickory	14	FAIR		
571	Carya cordiformis	Bitternut Hickory	10	FAIR		
572	Carya cordiformis	Bitternut Hickory	10	FAIR		
573	Carya cordiformis	Bitternut Hickory	11	FAIR		
574	Carya cordiformis	Bitternut Hickory	12	FAIR		
575	Carya cordiformis	Bitternut Hickory	11	FAIR		
576	Carya cordiformis	Bitternut Hickory	15	FAIR		
577	Populus deltoides	Cottonwood	22	FAIR		
578	Populus deltoides	Cottonwood	19	FAIR		
579	Carya cordiformis	Bitternut Hickory	8	FAIR		
580	Carya cordiformis	Bitternut Hickory	23	FAIR		
581	Carya cordiformis	Bitternut Hickory	15	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
582	Carya cordiformis	Bitternut Hickory	10	FAIR		
583	Carya cordiformis	Bitternut Hickory	12	FAIR		
584	Populus deltoides	Cottonwood	16	FAIR		
585	Carya cordiformis	Bitternut Hickory	13	FAIR	TWIN	
586	Carya cordiformis	Bitternut Hickory	14	FAIR		
587	Carya cordiformis	Bitternut Hickory	11	FAIR		
588	Populus deltoides	Cottonwood	21	FAIR		
589	Carya cordiformis	Bitternut Hickory	13	FAIR		
590	Carya cordiformis	Bitternut Hickory	12	FAIR		
591	Carya cordiformis	Bitternut Hickory	10	FAIR		
592	Carya cordiformis	Bitternut Hickory	9	FAIR		
593	Carya cordiformis	Bitternut Hickory	12	FAIR		
594	Carya cordiformis	Bitternut Hickory	13	FAIR		
595	Carya cordiformis	Bitternut Hickory	8	FAIR		
596	Carya cordiformis	Bitternut Hickory	9	FAIR		
597	Carya cordiformis	Bitternut Hickory	8	FAIR		
598	Carya cordiformis	Bitternut Hickory	10	FAIR		
599	Carya cordiformis	Bitternut Hickory	8	FAIR		
600	Carya cordiformis	Bitternut Hickory	8	FAIR		
601	Carya glabra	Pignut Hickory	11	FAIR		
602	Carya glabra	Pignut Hickory	10	FAIR		
603	Acer saccharinum	Silver Maple	11	FAIR		
604	Populus tremuloides	Quaking Aspen	8	FAIR		
605	Populus tremuloides	Quaking Aspen	15	FAIR		
606	Populus tremuloides	Quaking Aspen	15	FAIR		
607	Ulmus americana	American Elm	8	FAIR		
608	Populus tremuloides	Quaking Aspen	12	FAIR		
609	Populus tremuloides	Quaking Aspen	13	FAIR		
610	Populus tremuloides	Quaking Aspen	15	FAIR		
611	Populus tremuloides	Quaking Aspen	10	FAIR		
612	Populus tremuloides	Quaking Aspen	15	FAIR		
613	Populus tremuloides	Quaking Aspen	8	FAIR		
614	Populus tremuloides	Quaking Aspen	14	FAIR		
615	Ulmus americana	American Elm	8	FAIR		
616	Juglans nigra	Black Walnut	14	FAIR		
617	Juglans nigra	Black Walnut	12	FAIR		

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618	Juglans nigra	Black Walnut	13	FAIR		
619	Juglans nigra	Black Walnut	13	FAIR		
620	Juglans nigra	Black Walnut	10	FAIR		
622	Juglans nigra	Black Walnut	14	FAIR		
623	Juglans nigra	Black Walnut	10	FAIR		
624	Juglans nigra	Black Walnut	11	FAIR		
625	Juglans nigra	Black Walnut	16	FAIR		
626	Juglans nigra	Black Walnut	11	FAIR		
627	Juglans nigra	Black Walnut	11	FAIR		
628	Juglans nigra	Black Walnut	10	FAIR		
629	Juglans nigra	Black Walnut	11	FAIR		
630	Ulmus americana	American Elm	13	FAIR		
631	Acer saccharinum	Silver Maple	12	FAIR		
632	Populus tremuloides	Quaking Aspen	19	FAIR		
633	Acer saccharinum	Silver Maple	15	FAIR		
634	Ulmus americana	American Elm	8	FAIR		
635	Ulmus americana	American Elm	11	FAIR		
636	Prunus serotina	Black Cherry	9	FAIR		
637	Acer saccharinum	Silver Maple	10	FAIR	TRIPLE	
638	Juglans nigra	Black Walnut	11	FAIR		
639	Juglans nigra	Black Walnut	9	FAIR		
640	Carya glabra	Pignut Hickory	11	POOR		
641	Juglans nigra	Black Walnut	11	FAIR		
642	Carya cordiformis	Bitternut Hickory	10	FAIR		
643	Carya cordiformis	Bitternut Hickory	11	FAIR		
644	Carya cordiformis	Bitternut Hickory	14	FAIR	TRIPLE	
645	Carya cordiformis	Bitternut Hickory	8	FAIR		
646	Ulmus americana	American Elm	10	POOR		
647	Populus tremuloides	Quaking Aspen	12	FAIR		
648	Juglans nigra	Black Walnut	9	FAIR		
649	Juglans nigra	Black Walnut	18	FAIR	CLUSTER	Landmark
650	Quercus macrocarpa	Bur Oak	20	GOOD		Landmark
651	Ulmus pumila	Siberian Elm	10	FAIR	TWIN	
652	Carya ovata	Shagbark Hickory	11	FAIR		
653	Carya glabra	Pignut Hickory	8	FAIR		
654	Carya ovata	Shagbark Hickory	8	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
655	Acer saccharinum	Silver Maple	14	FAIR	TRIPLE	
656	Populus tremuloides	Quaking Aspen	11	FAIR		
657	Carya ovata	Shagbark Hickory	8	FAIR		
658	Carya ovata	Shagbark Hickory	9	FAIR		
659	Carya glabra	Pignut Hickory	12	FAIR		
660	Carya ovata	Shagbark Hickory	8	FAIR		
661	Carya glabra	Pignut Hickory	10	FAIR	TRIPLE	
662	Carya glabra	Pignut Hickory	8	FAIR	TWIN	
663	Carya ovata	Shagbark Hickory	30	FAIR		Landmark
664	Carya ovata	Shagbark Hickory	13	FAIR		
665	Carya glabra	Pignut Hickory	13	FAIR		
666	Carya ovata	Shagbark Hickory	12	FAIR		
667	Carya ovata	Shagbark Hickory	8	FAIR	TWIN	
668	Quercus rubra	Red Oak	13	FAIR		
669	Carya glabra	Pignut Hickory	10	FAIR		
670	Carya ovata	Shagbark Hickory	8	FAIR		
671	Carya ovata	Shagbark Hickory	13	FAIR		
672	Carya ovata	Shagbark Hickory	12	FAIR		
673	Carya ovata	Shagbark Hickory	9	FAIR		
674	Acer saccharinum	Silver Maple	9	FAIR		
675	Acer saccharinum	Silver Maple	11	FAIR		
676	Acer saccharinum	Silver Maple	14	FAIR	CLUSTER	
677	Ulmus americana	American Elm	9	FAIR		
678	Juglans nigra	Black Walnut	11	FAIR		
679	Juglans nigra	Black Walnut	11	FAIR		
680	Ulmus americana	American Elm	11	FAIR		
681	Carya ovata	Shagbark Hickory	10	FAIR		
682	Carya glabra	Pignut Hickory	11	FAIR		
683	Quercus rubra	Red Oak	12	FAIR	TWIN	
684	Carya glabra	Pignut Hickory	11	FAIR		
685	Carya ovata	Shagbark Hickory	13	FAIR		
686	Carya glabra	Pignut Hickory	13	FAIR		
687	Carya ovata	Shagbark Hickory	14	FAIR		
688	Quercus rubra	Red Oak	11	FAIR		
689	Carya glabra	Pignut Hickory	15	FAIR		
690	Carya ovata	Shagbark Hickory	16	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
691	Acer saccharinum	Silver Maple	16	FAIR		Landmark
692	Carya glabra	Pignut Hickory	10	FAIR		
693	Carya cordiformis	Bitternut Hickory	8	FAIR		
694	Tilia americana	Basswood	13	FAIR		
695	Quercus alba	White Oak	11	FAIR		
696	Carya glabra	Pignut Hickory	11	FAIR		
697	Carya glabra	Pignut Hickory	8	FAIR		
698	Quercus rubra	Red Oak	19	FAIR		Landmark
699	Carya glabra	Pignut Hickory	12	FAIR		
700	Acer saccharinum	Silver Maple	9	FAIR		
701	Carya ovata	Shagbark Hickory	13	FAIR		
702	Carya ovata	Shagbark Hickory	16	FAIR		
703	Carya ovata	Shagbark Hickory	17	FAIR	TWIN	
704	Acer saccharinum	Silver Maple	7	FAIR		
705	Carya glabra	Pignut Hickory	13	FAIR		
706	Carya glabra	Pignut Hickory	15	FAIR		
707	Tilia americana	Basswood	10	FAIR	TWIN	
708	Carya glabra	Pignut Hickory	11	FAIR		
709	Robinia pseudoacacia	Black Locust	14	FAIR		
710	Robinia pseudoacacia	Black Locust	11	FAIR		
711	Quercus rubra	Red Oak	13	FAIR		
712	Acer saccharinum	Silver Maple	14	FAIR		
713	Quercus rubra	Red Oak	17	FAIR		Landmark
714	Quercus rubra	Red Oak	10	FAIR		
715	Quercus rubra	Red Oak	12	FAIR		
716	Quercus rubra	Red Oak	17	FAIR		Landmark
717	Ulmus americana	American Elm	7	FAIR		
718	Quercus rubra	Red Oak	13	FAIR		
719	Tilia americana	Basswood	7	FAIR		
720	Tilia americana	Basswood	8	FAIR		
721	Quercus rubra	Red Oak	8	FAIR		
722	Carya glabra	Pignut Hickory	15	FAIR		
723	Quercus alba	White Oak	18	POOR		Landmark
724	Quercus rubra	Red Oak	12	FAIR		
725	Ulmus americana	American Elm	7	FAIR		
726	Quercus alba	White Oak	12	FAIR		

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727	Quercus alba	White Oak	22	FAIR		Landmark
728	Tilia americana	Basswood	7	FAIR		
729	Quercus rubra	Red Oak	16	FAIR		Landmark
730	Carya glabra	Pignut Hickory	13	FAIR		
731	Quercus rubra	Red Oak	11	FAIR		
732	Quercus rubra	Red Oak	17	POOR		Landmark
733	Tilia americana	Basswood	11	FAIR		
734	Quercus rubra	Red Oak	11	FAIR		
735	Quercus rubra	Red Oak	13	FAIR		
736	Quercus rubra	Red Oak	10	FAIR		
737	Quercus rubra	Red Oak	11	FAIR		
738	Quercus rubra	Red Oak	14	FAIR		
739	Quercus rubra	Red Oak	14	FAIR		
740	Quercus rubra	Red Oak	12	FAIR		
741	Quercus rubra	Red Oak	9	FAIR		
742	Quercus rubra	Red Oak	17	FAIR		Landmark
743	Ulmus americana	American Elm	8	FAIR		
744	Carya glabra	Pignut Hickory	16	FAIR		Landmark
745	Carya glabra	Pignut Hickory	17	FAIR		Landmark
746	Quercus rubra	Red Oak	14	FAIR		
747	Quercus rubra	Red Oak	10	FAIR		
748	Quercus rubra	Red Oak	8	FAIR		
749	Tilia americana	Basswood	9	FAIR		
750	Carya glabra	Pignut Hickory	19	GOOD		Landmark
751	Quercus rubra	Red Oak	9	FAIR		
752	Quercus rubra	Red Oak	7	FAIR		
753	Quercus rubra	Red Oak	10	FAIR		
754	Quercus rubra	Red Oak	14	FAIR		
755	Quercus rubra	Red Oak	14	FAIR		
756	Acer saccharinum	Silver Maple	13	FAIR		
757	Quercus rubra	Red Oak	18	FAIR	TWIN	Landmark
758	Acer saccharinum	Silver Maple	15	FAIR	TRIPLE	
759	Acer saccharinum	Silver Maple	12	FAIR	QUAD	
760	Acer saccharinum	Silver Maple	12	FAIR	TWIN	
761	Acer saccharinum	Silver Maple	20	FAIR		Landmark
762	Juglans nigra	Black Walnut	13	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
763	Acer saccharinum	Silver Maple	11	FAIR	QUAD	
764	Acer saccharinum	Silver Maple	12	FAIR	TWIN	
765	Acer saccharinum	Silver Maple	11	FAIR	CLUSTER	
766	Acer saccharinum	Silver Maple	12	FAIR	TWIN	
767	Carya glabra	Pignut Hickory	13	FAIR		
768	Carya glabra	Pignut Hickory	16	FAIR		Landmark
769	Quercus rubra	Red Oak	15	FAIR		
770	Populus deltoides	Cottonwood	25	FAIR	TWIN	Landmark
771	Acer saccharinum	Silver Maple	11	FAIR	TWIN	
772	Acer saccharinum	Silver Maple	11	FAIR		
773	Acer saccharinum	Silver Maple	12	FAIR		
774	Juglans nigra	Black Walnut	14	FAIR		
775	Tilia americana	Basswood	13	FAIR		
776	Carya glabra	Pignut Hickory	11	FAIR	TWIN	
777	Acer saccharinum	Silver Maple	15	FAIR		
778	Tilia americana	Basswood	14	FAIR		
779	Carya cordiformis	Bitternut Hickory	10	FAIR		
780	Tilia americana	Basswood	12	POOR	TWIN	
781	Quercus rubra	Red Oak	18	FAIR		Landmark
782	Carya ovata	Shagbark Hickory	16	FAIR		
783	Carya cordiformis	Bitternut Hickory	14	FAIR	TWIN	
784	Carya cordiformis	Bitternut Hickory	12	FAIR		
784	Quercus rubra	Red Oak	21	FAIR	TWIN	Landmark
785	Carya cordiformis	Bitternut Hickory	11	FAIR		
786	Carya cordiformis	Bitternut Hickory	15	FAIR		
787	Quercus rubra	Red Oak	17	FAIR	TWIN	Landmark
788	Tilia americana	Basswood	20	FAIR	QUAD	
789	Quercus rubra	Red Oak	14	FAIR		
790	Quercus rubra	Red Oak	17	FAIR		Landmark
791	Quercus alba	White Oak	16	POOR	TWIN	Landmark
792	Carya cordiformis	Bitternut Hickory	12	FAIR		
793	Quercus rubra	Red Oak	19	FAIR	TWIN	Landmark
795	Carya cordiformis	Bitternut Hickory	12	FAIR		
796	Carya ovata	Shagbark Hickory	15	FAIR		
797	Carya ovata	Shagbark Hickory	16	FAIR	TWIN	
798	Quercus alba	White Oak	17	FAIR		Landmark

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799	Quercus alba	White Oak	15	FAIR		
800	Prunus serotina	Black Cherry	12	POOR		
801	Quercus rubra	Red Oak	8	FAIR		
802	Quercus rubra	Red Oak	10	FAIR		
803	Quercus rubra	Red Oak	11	FAIR		
804	Quercus alba	White Oak	19	FAIR		Landmark
805	Carya ovata	Shagbark Hickory	13	FAIR		
806	Carya ovata	Shagbark Hickory	18	FAIR		
807	Carya ovata	Shagbark Hickory	10	FAIR		
808	Carya ovata	Shagbark Hickory	12	FAIR		
809	Quercus rubra	Red Oak	11	FAIR	TWIN	
810	Quercus rubra	Red Oak	13	FAIR		
811	Carya glabra	Pignut Hickory	9	FAIR		
812	Carya ovata	Shagbark Hickory	8	FAIR		
813	Acer saccharinum	Silver Maple	14	FAIR	QUAD	
814	Acer saccharum	Sugar Maple	14	FAIR		
815	Acer saccharinum	Silver Maple	8	FAIR		
816	Carya glabra	Pignut Hickory	8	FAIR		
817	Carya glabra	Pignut Hickory	9	FAIR		
818	Quercus macrocarpa	Bur Oak	9	FAIR	TWIN	
819	Quercus rubra	Red Oak	11	FAIR		
820	Carya ovata	Shagbark Hickory	11	FAIR		
821	Robinia pseudoacacia	Black Locust	8	FAIR		
822	Carya ovata	Shagbark Hickory	15	FAIR		
823	Carya ovata	Shagbark Hickory	16	FAIR		
824	Carya ovata	Shagbark Hickory	19	FAIR	TWIN	
825	Carya ovata	Shagbark Hickory	9	FAIR		
826	Ulmus americana	American Elm	8	FAIR		
827	Carya glabra	Pignut Hickory	9	FAIR		
828	Carya ovata	Shagbark Hickory	11	FAIR		
829	Acer saccharinum	Silver Maple	15	FAIR		
831	Acer saccharinum	Silver Maple	11	FAIR		
832	Acer saccharinum	Silver Maple	15	FAIR		
833	Acer saccharinum	Silver Maple	10	FAIR	TWIN	
834	Acer saccharum	Sugar Maple	8	FAIR		
835	Acer saccharinum	Silver Maple	11	FAIR		

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Peter M. Lundgren
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MI-4374A

Tree Survey

Project No./Name: 25-079 Date: 2/18/2026

Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
836	Acer saccharinum	Silver Maple	9	FAIR	TWIN	
837	Acer saccharinum	Silver Maple	9	FAIR		
838	Acer saccharinum	Silver Maple	15	FAIR		
839	Acer saccharinum	Silver Maple	11	FAIR	TWIN	
840	Quercus rubra	Red Oak	8	FAIR		
841	Acer saccharinum	Silver Maple	8	FAIR		
843	Acer saccharinum	Silver Maple	14	FAIR		
844	Carya glabra	Pignut Hickory	12	FAIR		
845	Acer saccharinum	Silver Maple	10	FAIR		
846	Carya ovata	Shagbark Hickory	8	FAIR		
847	Carya ovata	Shagbark Hickory	9	FAIR		
848	Carya ovata	Shagbark Hickory	9	FAIR		
849	Carya ovata	Shagbark Hickory	9	FAIR		
850	Ulmus americana	American Elm	9	FAIR		
851	Tilia americana	Basswood	11	FAIR	QUAD	
852	Carya ovata	Shagbark Hickory	11	FAIR		
853	Carya ovata	Shagbark Hickory	9	FAIR		
854	Carya ovata	Shagbark Hickory	8	FAIR		
856	Carya cordiformis	Bitternut Hickory	12	FAIR		
857	Carya ovata	Shagbark Hickory	9	FAIR		
858	Carya glabra	Pignut Hickory	9	FAIR		
859	Quercus rubra	Red Oak	22	POOR		Landmark
860	Carya ovata	Shagbark Hickory	20	FAIR		
861	Acer saccharinum	Silver Maple	8	FAIR		
862	Quercus alba	White Oak	12	FAIR		
863	Quercus alba	White Oak	14	FAIR		
864	Ulmus americana	American Elm	10	POOR		
865	Acer saccharinum	Silver Maple	12	FAIR		
866	Carya ovata	Shagbark Hickory	9	FAIR		
867	Quercus rubra	Red Oak	10	FAIR		
868	Carya glabra	Pignut Hickory	14	FAIR		
869	Ulmus americana	American Elm	10	FAIR		
870	Carya ovata	Shagbark Hickory	9	FAIR		
871	Carya ovata	Shagbark Hickory	18	FAIR	TRIPLE	
872	Carya ovata	Shagbark Hickory	11	FAIR		
873	Juglans nigra	Black Walnut	11	FAIR		

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874	Carya glabra	Pignut Hickory	16	FAIR		Landmark
875	Carya glabra	Pignut Hickory	16	FAIR		Landmark
876	Carya glabra	Pignut Hickory	12	FAIR	TWIN	
877	Carya ovata	Shagbark Hickory	15	POOR		
878	Carya ovata	Shagbark Hickory	15	FAIR		
879	Quercus alba	White Oak	25	FAIR		Landmark
880	Carya glabra	Pignut Hickory	15	FAIR	TWIN	
881	Quercus alba	White Oak	29	FAIR		Landmark
882	Acer saccharinum	Silver Maple	17	FAIR		Landmark
883	Carya glabra	Pignut Hickory	9	FAIR		
884	Acer saccharinum	Silver Maple	17	FAIR		Landmark
885	Carya glabra	Pignut Hickory	16	FAIR		Landmark
886	Carya ovata	Shagbark Hickory	16	FAIR		
887	Quercus rubra	Red Oak	15	FAIR		
888	Acer saccharinum	Silver Maple	12	FAIR		
889	Quercus rubra	Red Oak	12	FAIR		
890	Carya glabra	Pignut Hickory	16	FAIR		Landmark
891	Tilia americana	Basswood	12	FAIR		
892	Quercus rubra	Red Oak	11	POOR		
893	Quercus rubra	Red Oak	14	FAIR		
894	Acer saccharinum	Silver Maple	14	FAIR	TWIN	
895	Carya glabra	Pignut Hickory	16	POOR	TWIN	Landmark
896	Acer saccharinum	Silver Maple	12	POOR		
897	Carya ovata	Shagbark Hickory	14	FAIR		
898	Carya ovata	Shagbark Hickory	13	FAIR		
899	Carya ovata	Shagbark Hickory	11	FAIR		
900	Carya ovata	Shagbark Hickory	17	FAIR	TWIN	
901	Prunus serotina	Black Cherry	9	FAIR		
902	Quercus macrocarpa	Bur Oak	11	FAIR		
903	Quercus macrocarpa	Bur Oak	6	FAIR		
904	Quercus macrocarpa	Bur Oak	6	FAIR		
905	Quercus rubra	Red Oak	6	FAIR		
906	Quercus rubra	Red Oak	6	FAIR		
907	Carya glabra	Pignut Hickory	15	FAIR		
908	Quercus rubra	Red Oak	10	FAIR		
909	Carya glabra	Pignut Hickory	18	GOOD		Landmark

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910	Carya ovata	Shagbark Hickory	16	FAIR		
911	Quercus alba	White Oak	28	GOOD		Landmark
912	Quercus rubra	Red Oak	10	FAIR		
913	Ulmus americana	American Elm	6	FAIR		
914	Carya glabra	Pignut Hickory	15	GOOD		
915	Carya glabra	Pignut Hickory	11	FAIR		
916	Carya ovata	Shagbark Hickory	11	FAIR		
917	Quercus rubra	Red Oak	9	FAIR		
918	Carya glabra	Pignut Hickory	10	FAIR		
919	Carya glabra	Pignut Hickory	13	FAIR		
920	Carya glabra	Pignut Hickory	14	FAIR		
921	Carya glabra	Pignut Hickory	14	FAIR		
922	Carya ovata	Shagbark Hickory	14	FAIR		
923	Tilia americana	Basswood	10	FAIR		
924	Carya ovata	Shagbark Hickory	15	FAIR		
925	Carya ovata	Shagbark Hickory	10	FAIR		
926	Carya ovata	Shagbark Hickory	9	FAIR		
927	Tilia americana	Basswood	10	POOR	TWIN	
928	Tilia americana	Basswood	11	FAIR		
929	Carya ovata	Shagbark Hickory	13	FAIR		
930	Quercus alba	White Oak	25	FAIR		Landmark
931	Carya glabra	Pignut Hickory	14	GOOD		
932	Carya ovata	Shagbark Hickory	17	GOOD		
933	Carya ovata	Shagbark Hickory	16	FAIR	TWIN	
934	Carya ovata	Shagbark Hickory	13	FAIR		
935	Carya glabra	Pignut Hickory	12	FAIR		
936	Quercus rubra	Red Oak	11	FAIR		
937	Quercus rubra	Red Oak	9	FAIR		
938	Quercus rubra	Red Oak	12	FAIR		
939	Carya glabra	Pignut Hickory	8	FAIR		
940	Carya glabra	Pignut Hickory	9	FAIR		
941	Carya ovata	Shagbark Hickory	8	FAIR		
942	Carya glabra	Pignut Hickory	12	FAIR		
943	Quercus rubra	Red Oak	14	FAIR		
944	Quercus rubra	Red Oak	10	FAIR		
945	Carya ovata	Shagbark Hickory	10	FAIR	TWIN	

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
946	Carya ovata	Shagbark Hickory	9	FAIR		
947	Carya ovata	Shagbark Hickory	10	FAIR		
948	Carya glabra	Pignut Hickory	14	FAIR		
949	Quercus alba	White Oak	26	FAIR		Landmark
950	Carya ovata	Shagbark Hickory	13	FAIR		
951	Carya ovata	Shagbark Hickory	11	FAIR		
952	Carya ovata	Shagbark Hickory	7	FAIR		
953	Carya ovata	Shagbark Hickory	11	FAIR	TWIN	
954	Carya ovata	Shagbark Hickory	16	FAIR		
955	Carya glabra	Pignut Hickory	18	FAIR	TWIN	Landmark
956	Carya glabra	Pignut Hickory	18	FAIR		Landmark
957	Carya ovata	Shagbark Hickory	14	FAIR		
958	Carya ovata	Shagbark Hickory	12	FAIR		
959	Carya ovata	Shagbark Hickory	12	FAIR		
960	Carya ovata	Shagbark Hickory	13	FAIR		
961	Carya ovata	Shagbark Hickory	14	FAIR	TWIN	
962	Carya ovata	Shagbark Hickory	9	FAIR	TWIN	
963	Carya ovata	Shagbark Hickory	8	FAIR	TWIN	
964	Acer saccharinum	Silver Maple	12	FAIR	TWIN	
965	Ulmus americana	American Elm	10	FAIR		
966	Carya ovata	Shagbark Hickory	8	FAIR		
967	Acer saccharinum	Silver Maple	12	FAIR	TRIPLE	
969	Acer saccharinum	Silver Maple	9	FAIR		
970	Acer saccharinum	Silver Maple	16	FAIR	CLUSTER	Landmark
971	Acer saccharinum	Silver Maple	18	FAIR	CLUSTER	Landmark
972	Acer saccharinum	Silver Maple	16	FAIR	CLUSTER	Landmark
973	Quercus rubra	Red Oak	10	FAIR		
974	Acer saccharinum	Silver Maple	17	FAIR	TRIPLE	Landmark
975	Acer saccharinum	Silver Maple	10	FAIR		
977	Populus tremuloides	Quaking Aspen	15	FAIR		
978	Acer saccharinum	Silver Maple	17	FAIR		Landmark
979	Quercus rubra	Red Oak	9	FAIR		
980	Acer saccharinum	Silver Maple	14	FAIR	CLUSTER	
981	Acer saccharinum	Silver Maple	12	FAIR	TRIPLE	
982	Acer saccharinum	Silver Maple	12	FAIR	TWIN	
983	Quercus rubra	Red Oak	10	FAIR		

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984	Acer saccharinum	Silver Maple	8	FAIR	CLUSTER	
985	Populus tremuloides	Quaking Aspen	14	GOOD		
986	Carya glabra	Pignut Hickory	11	FAIR		
987	Acer saccharum	Sugar Maple	11	FAIR		
988	Carya ovata	Shagbark Hickory	8	FAIR		
989	Carya ovata	Shagbark Hickory	9	FAIR		
990	Carya glabra	Pignut Hickory	12	FAIR		
991	Quercus rubra	Red Oak	10	FAIR	TWIN	
992	Quercus rubra	Red Oak	20	FAIR	TWIN	Landmark
993	Robinia pseudoacacia	Black Locust	12	FAIR		
994	Quercus rubra	Red Oak	14	FAIR	QUAD	
995	Quercus rubra	Red Oak	11	FAIR	TWIN	
996	Carya ovata	Shagbark Hickory	15	FAIR	TWIN	
997	Quercus alba	White Oak	14	FAIR		
1001	Carya cordiformis	Bitternut Hickory	8	FAIR		
1002	Juglans nigra	Black Walnut	11	FAIR		
1003	Juglans nigra	Black Walnut	12	FAIR		
1004	Juglans nigra	Black Walnut	12	FAIR		
1005	Juglans nigra	Black Walnut	9	FAIR		
1006	Juglans nigra	Black Walnut	8	FAIR		
1007	Populus deltoides	Cottonwood	27	FAIR		Landmark
1008	Platanus occidentalis	Sycamore	10	FAIR		
1009	Carya cordiformis	Bitternut Hickory	12	FAIR	TWIN	
1010	Quercus alba	White Oak	10	FAIR		
1011	Quercus alba	White Oak	11	FAIR		
1012	Quercus alba	White Oak	8	FAIR		
1013	Quercus alba	White Oak	10	FAIR		
1014	Quercus alba	White Oak	9	FAIR		
1015	Juglans nigra	Black Walnut	14	FAIR		
1016	Platanus occidentalis	Sycamore	14	FAIR		
1017	Ulmus americana	American Elm	10	FAIR		
1018	Quercus alba	White Oak	12	FAIR		
1019	Carya glabra	Pignut Hickory	10	FAIR		
1020	Carya cordiformis	Bitternut Hickory	8			
1021	Ulmus americana	American Elm	10	POOR		
1022	Carya cordiformis	Bitternut Hickory	8	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
1023	Carya glabra	Pignut Hickory	8	FAIR		
1024	Carya cordiformis	Bitternut Hickory	12	FAIR	TWIN	
1025	Carya cordiformis	Bitternut Hickory	10	FAIR		
1026	Carya glabra	Pignut Hickory	8	FAIR		
1027	Quercus rubra	Red Oak	21	FAIR		Landmark
1028	Carya glabra	Pignut Hickory	8	FAIR		
1029	Carya ovata	Shagbark Hickory	11	FAIR		
1030	Carya glabra	Pignut Hickory	9	FAIR		
1031	Quercus rubra	Red Oak	13	FAIR		
1032	Ulmus americana	American Elm	12	FAIR		
1033	Fraxinus pennsylvanica	Green Ash	12	POOR		
1034	Fraxinus pennsylvanica	Green Ash	12	POOR		
1035	Fraxinus pennsylvanica	Green Ash	9	FAIR		
1036	Carya cordiformis	Bitternut Hickory	10	FAIR		
1037	Fraxinus pennsylvanica	Green Ash	10	FAIR		
1038	Carya cordiformis	Bitternut Hickory	14	FAIR		
1039	Quercus rubra	Red Oak	10	FAIR		
1040	Acer saccharum	Sugar Maple	9	FAIR		
1041	Carya cordiformis	Bitternut Hickory	9	FAIR		
1042	Carya glabra	Pignut Hickory	9	FAIR		
1043	Carya ovata	Shagbark Hickory	9	FAIR		
1044	Carya ovata	Shagbark Hickory	12	FAIR	TWIN	
1045	Carya ovata	Shagbark Hickory	10	FAIR	TWIN	
1046	Quercus alba	White Oak	9	FAIR		
1047	Quercus rubra	Red Oak	9	FAIR		
1048	Quercus rubra	Red Oak	12	POOR		
1049	Quercus rubra	Red Oak	15	FAIR		
1050	Acer saccharinum	Silver Maple	11	FAIR	TWIN	
1051	Carya glabra	Pignut Hickory	12	FAIR		
1052	Carya glabra	Pignut Hickory	8	FAIR		
1053	Quercus rubra	Red Oak	17	FAIR		Landmark
1054	Acer saccharum	Sugar Maple	8	FAIR		
1055	Carya glabra	Pignut Hickory	8	FAIR		
1056	Carya glabra	Pignut Hickory	9	FAIR		
1057	Carya cordiformis	Bitternut Hickory	9	FAIR	TWIN	
1058	Carya cordiformis	Bitternut Hickory	9	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
1059	Carya ovata	Shagbark Hickory	9	FAIR		
1060	Carya glabra	Pignut Hickory	8	FAIR		
1061	Quercus rubra	Red Oak	14	FAIR		
1062	Carya ovata	Shagbark Hickory	11	FAIR		
1063	Carya ovata	Shagbark Hickory	8	FAIR		
1064	Carya glabra	Pignut Hickory	8	FAIR		
1065	Ulmus americana	American Elm	11	FAIR		
1066	Tilia americana	Basswood	11	FAIR	TWIN	
1067	Quercus rubra	Red Oak	15	FAIR		
1068	Quercus alba	White Oak	10	FAIR		
1069	Quercus alba	White Oak	12	FAIR		
1070	Quercus alba	White Oak	14	FAIR		
1071	Quercus alba	White Oak	17	FAIR	TWIN	Landmark
1072	Quercus alba	White Oak	8	FAIR		
1073	Quercus alba	White Oak	16	FAIR		Landmark
1074	Quercus alba	White Oak	15	FAIR		
1075	Quercus alba	White Oak	10	FAIR		
1076	Quercus alba	White Oak	9	FAIR		
1077	Acer saccharinum	Silver Maple	10	FAIR	TWIN	
1078	Carya cordiformis	Bitternut Hickory	10	FAIR		
1079	Populus deltoides	Cottonwood	32	POOR		Landmark
1080	Carya cordiformis	Bitternut Hickory	10	FAIR		
1081	Prunus serotina	Black Cherry	12	POOR		
1082	Ulmus americana	American Elm	14	FAIR		
1083	Populus deltoides	Cottonwood	20	FAIR	TWIN	
1084	Carya cordiformis	Bitternut Hickory	8	FAIR		
1085	Populus deltoides	Cottonwood	16	POOR		
1086	Ulmus americana	American Elm	11	FAIR		
1087	Quercus macrocarpa	Bur Oak	12	FAIR		
1088	Quercus macrocarpa	Bur Oak	13	FAIR		
1089	Carya cordiformis	Bitternut Hickory	14	FAIR		
1090	Prunus serotina	Black Cherry	8	FAIR		
1091	Quercus macrocarpa	Bur Oak	14	FAIR		
1092	Carya cordiformis	Bitternut Hickory	15	FAIR		
1093	Carya cordiformis	Bitternut Hickory	10	FAIR		
1094	Acer negundo	Box Elder	14	FAIR		

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1095	Quercus macrocarpa	Bur Oak	13	FAIR		
1096	Quercus macrocarpa	Bur Oak	11	FAIR		
1097	Quercus macrocarpa	Bur Oak	10	FAIR		
1098	Juglans nigra	Black Walnut	10	FAIR		
1100	Quercus macrocarpa	Bur Oak	16	FAIR		Landmark
1101	Juglans nigra	Black Walnut	14	FAIR		
1102	Juglans nigra	Black Walnut	8	FAIR		
1103	Prunus serotina	Black Cherry	16	FAIR	TWIN	
1104	Juglans nigra	Black Walnut	19	FAIR		Landmark
1105	Prunus serotina	Black Cherry	16	POOR		
1106	Juglans nigra	Black Walnut	11	FAIR		
1107	Carya cordiformis	Bitternut Hickory	11	FAIR		
1108	Ulmus rubra	Slippery Elm	18	POOR		
1109	Salix nigra	Black Willow	25	POOR		Landmark
1110	Quercus alba	White Oak	8	POOR		
1111	Carya cordiformis	Bitternut Hickory	10	POOR		
1111	Acer platanoides	Norway Maple	10	POOR		
1112	Salix nigra	Black Willow	24	POOR	TWIN	Landmark
1113	Tilia americana	Basswood	8	FAIR		
1114	Juglans nigra	Black Walnut	17	FAIR		
1115	Juglans nigra	Black Walnut	15	FAIR		
1116	Juglans nigra	Black Walnut	14	FAIR		
1117	Juglans nigra	Black Walnut	9	FAIR		
1118	Crataegus pruinosa	Hawthorn	8	FAIR	TRIPLE	
1119	Juglans nigra	Black Walnut	12	FAIR		
1120	Juglans nigra	Black Walnut	17	FAIR		
1121	Juglans nigra	Black Walnut	10	FAIR		
1122	Platanus occidentalis	Sycamore	17	FAIR		
1123	Juglans nigra	Black Walnut	10	FAIR		
1124	Juglans nigra	Black Walnut	10	FAIR		
1125	Juglans nigra	Black Walnut	11	FAIR		
1126	Platanus occidentalis	Sycamore	23	FAIR		Landmark
1127	Platanus occidentalis	Sycamore	17	FAIR	TWIN	
1128	Juglans nigra	Black Walnut	10	FAIR		
1129	Juglans nigra	Black Walnut	8	FAIR		
1130	Juglans nigra	Black Walnut	10	FAIR		

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1131	Juglans nigra	Black Walnut	8	FAIR		
1132	Juglans nigra	Black Walnut	11	FAIR		
1134	Populus deltoides	Cottonwood	25	FAIR		Landmark
1135	Morus alba	White Mulberry	18	FAIR	QUAD	
1136	Juglans nigra	Black Walnut	13	FAIR		
1137	Juglans nigra	Black Walnut	8	FAIR		
1138	Juglans nigra	Black Walnut	11	FAIR		
1139	Juglans nigra	Black Walnut	8	FAIR		
1140	Juglans nigra	Black Walnut	18	FAIR		Landmark
1141	Juglans nigra	Black Walnut	8	FAIR		
1142	Ulmus americana	American Elm	9	FAIR		
1143	Ulmus americana	American Elm	12	FAIR		
1144	Ulmus americana	American Elm	9	FAIR		
1145	Quercus alba	White Oak	11	FAIR		
1146	Fagus sylvatica	Common Beech	9	FAIR		
1147	Ulmus americana	American Elm	8	FAIR		
1148	Fraxinus pennsylvanica	Green Ash	13	FAIR		
1149	Populus tremuloides	Quaking Aspen	10	FAIR	TRIPLE	
1150	Fraxinus pennsylvanica	Green Ash	9	FAIR		
1151	Carya cordiformis	Bitternut Hickory	8	FAIR		
1152	Carya cordiformis	Bitternut Hickory	9	FAIR		
1153	Prunus serotina	Black Cherry	10	POOR		
1154	Quercus alba	White Oak	14	FAIR	TWIN	
1155	Populus deltoides	Cottonwood	26	FAIR		Landmark
1156	Prunus serotina	Black Cherry	9	FAIR		
1157	Acer saccharinum	Silver Maple	13	FAIR		
1158	Carya cordiformis	Bitternut Hickory	8	FAIR		
1159	Acer saccharum	Sugar Maple	9	FAIR		
1160	Ulmus americana	American Elm	11	FAIR		
1161	Ulmus americana	American Elm	9	FAIR		
1162	Populus deltoides	Cottonwood	16	FAIR		
1163	Populus deltoides	Cottonwood	20	FAIR		
1164	Ulmus americana	American Elm	9	FAIR	TWIN	
1165	Celtis occidentalis	Northern Hackberry	12	FAIR		
1166	Ulmus americana	American Elm	9	FAIR		
1167	Juglans nigra	Black Walnut	9	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
1168	Acer negundo	Box Elder	13	FAIR		
1169	Acer negundo	Box Elder	14	POOR		
1170	Acer negundo	Box Elder	10	POOR		
1171	Acer negundo	Box Elder	8	FAIR		
1172	Populus deltoides	Cottonwood	24	FAIR		Landmark
1173	Acer negundo	Box Elder	10	FAIR		
1174	Acer negundo	Box Elder	12	FAIR		
1175	Acer negundo	Box Elder	9	FAIR		
1176	Celtis occidentalis	Northern Hackberry	14	FAIR		
1177	Acer negundo	Box Elder	10	FAIR		
1178	Acer negundo	Box Elder	10	FAIR		
1179	Celtis occidentalis	Northern Hackberry	16	FAIR		
1180	Quercus alba	White Oak	10	FAIR		
1181	Populus deltoides	Cottonwood	20	FAIR		
1182	Populus deltoides	Cottonwood	12	FAIR	TWIN	
1184	Acer negundo	Box Elder	15	FAIR		
1185	Acer negundo	Box Elder	11	FAIR		
1186	Acer negundo	Box Elder	13	FAIR		
1187	Juglans nigra	Black Walnut	12	FAIR		
1188	Juglans nigra	Black Walnut	12	POOR		
1189	Quercus alba	White Oak	15	FAIR		
1190	Juglans nigra	Black Walnut	11	FAIR		
1191	Acer negundo	Box Elder	9	FAIR		
1192	Carya cordiformis	Bitternut Hickory	9	FAIR		
1193	Acer negundo	Box Elder	8	FAIR		
1194	Acer negundo	Box Elder	9	FAIR		
1195	Juglans nigra	Black Walnut	11	FAIR		
1196	Populus tremuloides	Quaking Aspen	9	FAIR		
1197	Acer saccharum	Sugar Maple	20	FAIR		Landmark
1198	Quercus alba	White Oak	32	POOR		Landmark
1199	Acer negundo	Box Elder	14	POOR		
1200	Acer negundo	Box Elder	8	FAIR		
1301	Populus tremuloides	Quaking Aspen	13	FAIR		
1302	Populus tremuloides	Quaking Aspen	12	FAIR		
1303	Prunus serotina	Black Cherry	12	FAIR		
1304	Prunus serotina	Black Cherry	9	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
1305	Prunus serotina	Black Cherry	11	FAIR		
1306	Prunus serotina	Black Cherry	10	POOR		
1307	Quercus rubra	Red Oak	15	FAIR		
1308	Carya glabra	Pignut Hickory	12	FAIR		
1309	Quercus alba	White Oak	13	FAIR		
1310	Carya ovata	Shagbark Hickory	11	FAIR		
1311	Carya ovata	Shagbark Hickory	8	FAIR		
1312	Quercus rubra	Red Oak	14	FAIR		
1313	Carya ovata	Shagbark Hickory	8	FAIR		
1314	Carya cordiformis	Bitternut Hickory	12	FAIR		
1315	Carya ovata	Shagbark Hickory	8	FAIR		
1316	Quercus rubra	Red Oak	17	FAIR		Landmark
1317	Carya ovata	Shagbark Hickory	12	FAIR		
1318	Carya cordiformis	Bitternut Hickory	9	FAIR		
1319	Carya cordiformis	Bitternut Hickory	9	FAIR	TWIN	
1320	Carya glabra	Pignut Hickory	10	FAIR		
1321	Carya glabra	Pignut Hickory	10	FAIR		
1322	Carya cordiformis	Bitternut Hickory	8	FAIR		
1323	Carya glabra	Pignut Hickory	8	FAIR		
1324	Carya ovata	Shagbark Hickory	12	FAIR		
1325	Carya glabra	Pignut Hickory	9	FAIR		
1326	Carya ovata	Shagbark Hickory	9	FAIR		
1327	Carya glabra	Pignut Hickory	13	FAIR		
1328	Carya glabra	Pignut Hickory	14	FAIR		
1329	Carya ovata	Shagbark Hickory	10	FAIR		
1330	Carya ovata	Shagbark Hickory	12	FAIR		
1331	Acer saccharinum	Silver Maple	11	FAIR	TWIN	
1332	Carya cordiformis	Bitternut Hickory	13	FAIR		
1333	Acer saccharum	Sugar Maple	14	FAIR		
1334	Quercus rubra	Red Oak	19	FAIR		Landmark
1335	Carya glabra	Pignut Hickory	12	FAIR		
1336	Carya ovata	Shagbark Hickory	14	FAIR		
1337	Carya ovata	Shagbark Hickory	10	FAIR		
1338	Carya cordiformis	Bitternut Hickory	12	FAIR		
1339	Fraxinus pennsylvanica	Green Ash	13	FAIR		
1340	Populus deltoides	Cottonwood	21	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
1342	Carya glabra	Pignut Hickory	13	FAIR		
1343	Quercus alba	White Oak	15	FAIR		
1344	Carya ovata	Shagbark Hickory	10	FAIR		
3001	Carya ovata	Shagbark Hickory	15	FAIR		
3002	Quercus alba	White Oak	16	FAIR		Landmark
3003	Tilia americana	Basswood	12	FAIR		
3004	Tilia americana	Basswood	15	FAIR		
3005	Tilia americana	Basswood	13	FAIR		
3006	Tilia americana	Basswood	12	FAIR		
3007	Tilia americana	Basswood	12	FAIR		
3008	Tilia americana	Basswood	12	FAIR	TWIN	
3009	Quercus rubra	Red Oak	19	FAIR	TRIPLE	Landmark
3010	Carya cordiformis	Bitternut Hickory	14	FAIR		
3011	Carya cordiformis	Bitternut Hickory	13	FAIR		
3012	Tilia americana	Basswood	11	FAIR	TWIN	
3013	Tilia americana	Basswood	11	FAIR	TWIN	
3014	Malus domestica	Apple	10	POOR		
3015	Tilia americana	Basswood	12	FAIR	TWIN	
3016	Quercus rubra	Red Oak	11	POOR		
3017	Tilia americana	Basswood	11	FAIR		
3018	Carya cordiformis	Bitternut Hickory	10	FAIR		
3019	Carya cordiformis	Bitternut Hickory	13	FAIR		
3020	Carya cordiformis	Bitternut Hickory	10	FAIR	TWIN	
3021	Carya cordiformis	Bitternut Hickory	13	FAIR		
3022	Carya glabra	Pignut Hickory	13	FAIR		
3023	Fagus sylvatica	Common Beech	37	POOR		Landmark
3024	Carya glabra	Pignut Hickory	10	FAIR		
3025	Carya cordiformis	Bitternut Hickory	14	FAIR		
3026	Carya cordiformis	Bitternut Hickory	12	FAIR	TWIN	
3027	Carya cordiformis	Bitternut Hickory	18	FAIR	TRIPLE	
3028	Carya cordiformis	Bitternut Hickory	11	FAIR		
3029	Populus deltoides	Cottonwood	11	POOR		
3030	Tilia americana	Basswood	14	FAIR		
3031	Carya cordiformis	Bitternut Hickory	14	FAIR		
3032	Carya cordiformis	Bitternut Hickory	14	FAIR		
3033	Carya cordiformis	Bitternut Hickory	12	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
3034	Carya cordiformis	Bitternut Hickory	15	FAIR		
3035	Acer saccharum	Sugar Maple	10	FAIR		
3036	Acer saccharum	Sugar Maple	11	FAIR		
3037	Quercus rubra	Red Oak	14	FAIR		
3038	Quercus rubra	Red Oak	12	FAIR		
3039	Quercus alba	White Oak	14	FAIR		
3040	Quercus rubra	Red Oak	16	FAIR		Landmark
3041	Quercus rubra	Red Oak	19	FAIR		Landmark
3042	Quercus rubra	Red Oak	14	FAIR		
3043	Quercus rubra	Red Oak	16	FAIR	TRIPLE	Landmark
3044	Carya cordiformis	Bitternut Hickory	11	FAIR	TWIN	
3045	Quercus rubra	Red Oak	25	FAIR		Landmark
3046	Acer saccharum	Sugar Maple	14	FAIR	TWIN	
3047	Acer saccharum	Sugar Maple	11	FAIR		
3048	Carya glabra	Pignut Hickory	10	FAIR		
3049	Carya cordiformis	Bitternut Hickory	11	FAIR		
3050	Carya cordiformis	Bitternut Hickory	14	FAIR		
3051	Carya glabra	Pignut Hickory	11	FAIR		
3052	Carya ovata	Shagbark Hickory	13	FAIR		
3053	Carya glabra	Pignut Hickory	9	FAIR		
3054	Quercus alba	White Oak	15	FAIR	TWIN	
3055	Carya ovata	Shagbark Hickory	12	FAIR		
3056	Quercus rubra	Red Oak	17	FAIR		Landmark
3057	Quercus rubra	Red Oak	12	FAIR		
3058	Quercus rubra	Red Oak	18	FAIR		Landmark
3059	Quercus rubra	Red Oak	12	FAIR	TWIN	
3060	Acer saccharum	Sugar Maple	13	FAIR		
3061	Carya cordiformis	Bitternut Hickory	9	FAIR		
3062	Quercus rubra	Red Oak	13	FAIR		
3063	Quercus alba	White Oak	13	FAIR		
3064	Carya glabra	Pignut Hickory	9	FAIR		
3065	Quercus rubra	Red Oak	15	FAIR		
3066	Juglans nigra	Black Walnut	11	FAIR		
3067	Juglans nigra	Black Walnut	12	FAIR		
3068	Carya cordiformis	Bitternut Hickory	14	FAIR		
3069	Carya cordiformis	Bitternut Hickory	15	FAIR		

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3070	Carya cordiformis	Bitternut Hickory	10	FAIR		
3071	Fraxinus pennsylvanica	Green Ash	12	FAIR		
3072	Quercus macrocarpa	Bur Oak	14	FAIR		
3073	Carya cordiformis	Bitternut Hickory	13	FAIR		
3074	Fraxinus pennsylvanica	Green Ash	11	FAIR		
3075	Quercus alba	White Oak	12	POOR		
3076	Fraxinus pennsylvanica	Green Ash	11	FAIR		
3077	Fraxinus pennsylvanica	Green Ash	13	FAIR		
3078	Celtis occidentalis	Northern Hackberry	13	FAIR		
3079	Quercus rubra	Red Oak	11	FAIR		
3081	Acer Rubrum	Red Maple	14	FAIR		
3082	Carya cordiformis	Bitternut Hickory	11	FAIR		
3083	Quercus alba	White Oak	13	FAIR		
3084	Quercus rubra	Red Oak	16	FAIR	TRIPLE	Landmark
3085	Carya cordiformis	Bitternut Hickory	12	FAIR		
3086	Carya cordiformis	Bitternut Hickory	10	FAIR		
3087	Carya cordiformis	Bitternut Hickory	11	FAIR	TWIN	
3088	Carya glabra	Pignut Hickory	11	FAIR		
3089	Quercus rubra	Red Oak	14	FAIR		
3090	Malus domestica	Apple	12	FAIR		
3091	Quercus rubra	Red Oak	18	FAIR		Landmark
3092	Tilia americana	Basswood	13	FAIR		
3093	Tilia americana	Basswood	11	FAIR	TRIPLE	
3094	Tilia americana	Basswood	13	FAIR	TWIN	
3095	Juglans nigra	Black Walnut	20	FAIR		Landmark
3096	Quercus alba	White Oak	12	FAIR		
3097	Carya cordiformis	Bitternut Hickory	15	FAIR		
3098	Carya cordiformis	Bitternut Hickory	12	FAIR		
3099	Quercus rubra	Red Oak	19	FAIR		Landmark
3100	Quercus rubra	Red Oak	19	FAIR	TRIPLE	Landmark
3101	Quercus macrocarpa	Bur Oak	16	FAIR		Landmark
3102	Carya ovata	Shagbark Hickory	15	FAIR		
3103	Carya ovata	Shagbark Hickory	9	FAIR		
3104	Quercus alba	White Oak	19	POOR		Landmark
3105	Carya ovata	Shagbark Hickory	15	FAIR		
3106	Carya ovata	Shagbark Hickory	15	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
3107	Quercus macrocarpa	Bur Oak	16	FAIR		Landmark
3108	Quercus rubra	Red Oak	15	FAIR		
3109	Quercus rubra	Red Oak	9	FAIR		
3110	Quercus rubra	Red Oak	9	FAIR		
3111	Carya glabra	Pignut Hickory	9	FAIR		
3112	Quercus rubra	Red Oak	11	FAIR		
3113	Quercus rubra	Red Oak	9	FAIR		
3114	Quercus rubra	Red Oak	13	FAIR		
3115	Quercus rubra	Red Oak	16	FAIR		Landmark
3116	Quercus rubra	Red Oak	8	FAIR		
3117	Carya ovata	Shagbark Hickory	15	FAIR		
3118	Quercus rubra	Red Oak	13	FAIR		
3119	Tilia americana	Basswood	10	FAIR		
3120	Carya ovata	Shagbark Hickory	18	FAIR		
3121	Carya ovata	Shagbark Hickory	10	FAIR		
3122	Quercus rubra	Red Oak	17	FAIR		Landmark
3123	Carya glabra	Pignut Hickory	18	FAIR		Landmark
3124	Quercus rubra	Red Oak	10	FAIR		
3125	Populus deltoides	Cottonwood	21	FAIR		
3126	Acer saccharinum	Silver Maple	18	FAIR		Landmark
3127	Ulmus pumila	Siberian Elm	9	FAIR		
3128	Carya ovata	Shagbark Hickory	12	FAIR	TWIN	
3129	Carya ovata	Shagbark Hickory	13	FAIR		
3130	Carya ovata	Shagbark Hickory	14	FAIR		
3131	Carya glabra	Pignut Hickory	14	FAIR		
3132	Carya glabra	Pignut Hickory	20	FAIR	TWIN	Landmark
3133	Carya ovata	Shagbark Hickory	14	FAIR		
3134	Tilia americana	Basswood	12	FAIR		
3135	Quercus rubra	Red Oak	12	FAIR		
3136	Carya ovata	Shagbark Hickory	18	FAIR		
3137	Carya ovata	Shagbark Hickory	16	FAIR		
3138	Ulmus americana	American Elm	12	FAIR		
3139	Carya ovata	Shagbark Hickory	19	FAIR		
3140	Acer saccharum	Sugar Maple	10	FAIR		
3141	Acer saccharum	Sugar Maple	14	FAIR		
3142	Carya ovata	Shagbark Hickory	18	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
3143	Quercus alba	White Oak	17	FAIR		Landmark
3144	Acer saccharum	Sugar Maple	10	FAIR		
3145	Carya glabra	Pignut Hickory	10	POOR		
3146	Quercus rubra	Red Oak	9	FAIR		
3147	Tilia americana	Basswood	9	FAIR		
3148	Tilia americana	Basswood	11	FAIR		
3149	Tilia americana	Basswood	12	FAIR		
3150	Tilia americana	Basswood	13	FAIR		
3151	Tilia americana	Basswood	16	FAIR	TWIN	
3152	Tilia americana	Basswood	14	FAIR		
3153	Tilia americana	Basswood	14	FAIR		
3154	Tilia americana	Basswood	11	FAIR	TWIN	
3155	Populus deltoides	Cottonwood	12	FAIR		
3156	Tilia americana	Basswood	9	FAIR		
3157	Tilia americana	Basswood	14	FAIR		
3158	Tilia americana	Basswood	13	FAIR		
3159	Acer saccharum	Sugar Maple	11	FAIR		
3160	Acer saccharum	Sugar Maple	14	FAIR		
3161	Juglans nigra	Black Walnut	12	FAIR		
3162	Juglans nigra	Black Walnut	11	FAIR		
3163	Juglans nigra	Black Walnut	16	FAIR		
3164	Carya cordiformis	Bitternut Hickory	9	FAIR		
3165	Carya cordiformis	Bitternut Hickory	15	FAIR		
3166	Carya cordiformis	Bitternut Hickory	12	FAIR		
3167	Carya cordiformis	Bitternut Hickory	9	FAIR		
3168	Carya cordiformis	Bitternut Hickory	9	FAIR		
3169	Carya cordiformis	Bitternut Hickory	10	FAIR		
3170	Carya cordiformis	Bitternut Hickory	10	FAIR		
3171	Carya cordiformis	Bitternut Hickory	10	FAIR		
3171	Carya cordiformis	Bitternut Hickory	11	FAIR		
3172	Carya cordiformis	Bitternut Hickory	11	FAIR		
3173	Carya cordiformis	Bitternut Hickory	11	FAIR		
3174	Carya cordiformis	Bitternut Hickory	9	FAIR		
3175	Carya cordiformis	Bitternut Hickory	11	FAIR		
3176	Carya cordiformis	Bitternut Hickory	13	FAIR	TWIN	
3177	Carya cordiformis	Bitternut Hickory	11	FAIR	TWIN	

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3178	Juglans nigra	Black Walnut	10	FAIR		
3179	Juglans nigra	Black Walnut	13	FAIR		
3180	Juglans nigra	Black Walnut	14	FAIR	TWIN	
3181	Juglans nigra	Black Walnut	15	FAIR	TWIN	
3182	Juglans nigra	Black Walnut	13	FAIR	TWIN	
3183	Quercus rubra	Red Oak	9	FAIR		
3184	Acer saccharum	Sugar Maple	13	FAIR		
3185	Ulmus americana	American Elm	14	FAIR		
3186	Tilia americana	Basswood	13	FAIR	TRIPLE	
3187	Carya glabra	Pignut Hickory	13	FAIR		
3188	Carya cordiformis	Bitternut Hickory	9	FAIR		
3189	Carya glabra	Pignut Hickory	13	FAIR		
3190	Carya glabra	Pignut Hickory	12	FAIR		
3191	Prunus serotina	Black Cherry	11	FAIR	TWIN	
3192	Carya cordiformis	Bitternut Hickory	13	FAIR		
3193	Carya cordiformis	Bitternut Hickory	11	FAIR		
3194	Carya cordiformis	Bitternut Hickory	11	FAIR		
3195	Carya cordiformis	Bitternut Hickory	12	FAIR	TWIN	
3196	Carya cordiformis	Bitternut Hickory	15	FAIR		
3197	Carya cordiformis	Bitternut Hickory	12	FAIR		
3198	Juglans nigra	Black Walnut	14	FAIR		
3199	Carya cordiformis	Bitternut Hickory	13	FAIR	TWIN	
3200	Carya cordiformis	Bitternut Hickory	12	FAIR	TWIN	
3201	Populus deltoides	Cottonwood	23	FAIR		
3202	Populus tremuloides	Quaking Aspen	17	FAIR		
3203	Carya ovata	Shagbark Hickory	12	FAIR		
3204	Carya ovata	Shagbark Hickory	11	FAIR		
3205	Carya cordiformis	Bitternut Hickory	10	FAIR	TWIN	
3206	Carya cordiformis	Bitternut Hickory	11	FAIR		
3207	Carya ovata	Shagbark Hickory	10	FAIR		
3208	Carya glabra	Pignut Hickory	11	FAIR		
3209	Quercus rubra	Red Oak	13	FAIR		
3210	Quercus rubra	Red Oak	17	FAIR	TWIN	Landmark
3211	Populus deltoides	Cottonwood	13	FAIR		
3212	Carya glabra	Pignut Hickory	11	FAIR		
3213	Carya ovata	Shagbark Hickory	12	FAIR	TWIN	

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3214	Carya cordiformis	Bitternut Hickory	8	POOR		
3215	Carya ovata	Shagbark Hickory	10	FAIR		
3216	Quercus rubra	Red Oak	13	FAIR		
3217	Carya ovata	Shagbark Hickory	12	FAIR		
3218	Carya glabra	Pignut Hickory	10	FAIR		
3219	Carya ovata	Shagbark Hickory	13	FAIR		
3220	Quercus alba	White Oak	26	FAIR		Landmark
3221	Carya glabra	Pignut Hickory	11	FAIR		
3222	Acer saccharinum	Silver Maple	10	FAIR		
3223	Robinia pseudoacacia	Black Locust	10	FAIR		
3224	Carya glabra	Pignut Hickory	10	FAIR		
3225	Quercus alba	White Oak	21	FAIR		Landmark
3226	Quercus rubra	Red Oak	13	FAIR		
3227	Acer saccharum	Sugar Maple	11	FAIR		
3228	Carya cordiformis	Bitternut Hickory	11	FAIR		
3229	Ulmus rubra	Slippery Elm	23	FAIR		
3230	Tilia americana	Basswood	13	FAIR	TWIN	
3231	Carya cordiformis	Bitternut Hickory	14	FAIR	TWIN	
3232	Carya cordiformis	Bitternut Hickory	13	FAIR		
3233	Tilia americana	Basswood	10	FAIR		
3234	Tilia americana	Basswood	9	FAIR		
3235	Tilia americana	Basswood	12	FAIR	TWIN	
3236	Tilia americana	Basswood	11	FAIR		
3237	Ulmus americana	American Elm	8	FAIR		
3238	Carya glabra	Pignut Hickory	11	FAIR		
3239	Tilia americana	Basswood	13	FAIR		
3240	Juglans nigra	Black Walnut	14	FAIR		
3241	Carya cordiformis	Bitternut Hickory	13	FAIR		
3242	Juglans nigra	Black Walnut	13	FAIR		
3243	Ulmus americana	American Elm	8	POOR		
3243	Quercus alba	White Oak	8	POOR		
3244	Carya glabra	Pignut Hickory	9	FAIR		
3245	Carya cordiformis	Bitternut Hickory	13	FAIR		
3246	Tilia americana	Basswood	16	FAIR		
3247	Juglans nigra	Black Walnut	14	FAIR		
3248	Tilia americana	Basswood	17	FAIR	TRIPLE	

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
3249	Carya cordiformis	Bitternut Hickory	8	FAIR		
3250	Acer saccharum	Sugar Maple	13	FAIR		
3251	Acer saccharum	Sugar Maple	8	FAIR		
3252	Ostrya virginiana	Hop Hornbeam	8	FAIR		
3253	Tilia americana	Basswood	13	FAIR	TWIN	
3254	Robinia pseudoacacia	Black Locust	8	FAIR		
3255	Carya cordiformis	Bitternut Hickory	14	FAIR		
3256	Quercus alba	White Oak	10	FAIR	TWIN	
3257	Quercus alba	White Oak	10	FAIR	TWIN	
3258	Carya cordiformis	Bitternut Hickory	8	FAIR		
3259	Tilia americana	Basswood	10	FAIR		
3260	Tilia americana	Basswood	8	FAIR		
3261	Carya ovata	Shagbark Hickory	17	FAIR		
3262	Tilia americana	Basswood	14	FAIR	TWIN	
3263	Ulmus americana	American Elm	8	FAIR		
3264	Carya cordiformis	Bitternut Hickory	13	FAIR		
3265	Carya cordiformis	Bitternut Hickory	12	FAIR		
3266	Carya cordiformis	Bitternut Hickory	8	FAIR		
3267	Prunus serotina	Black Cherry	8	FAIR		
3268	Robinia pseudoacacia	Black Locust	9	FAIR		
3269	Carya glabra	Pignut Hickory	8	FAIR		
3270	Carya glabra	Pignut Hickory	8	FAIR		
3271	Carya cordiformis	Bitternut Hickory	12	FAIR		
3272	Carya cordiformis	Bitternut Hickory	12	FAIR		
3273	Populus deltoides	Cottonwood	25	FAIR		Landmark
3274	Carya cordiformis	Bitternut Hickory	11	FAIR		
3275	Acer saccharinum	Silver Maple	10	FAIR		
3276	Prunus serotina	Black Cherry	9	FAIR		
3277	Tilia americana	Basswood	9	FAIR		
3278	Carya cordiformis	Bitternut Hickory	19	FAIR		
3279	Tilia americana	Basswood	12	FAIR		
3280	Tilia americana	Basswood	8	FAIR		
3281	Tilia americana	Basswood	10	FAIR		
3282	Tilia americana	Basswood	15	FAIR		
3283	Ulmus rubra	Slippery Elm	17	FAIR		
3284	Acer saccharinum	Silver Maple	8	POOR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
3285	Ulmus americana	American Elm	8	FAIR		
3286	Tilia americana	Basswood	13	FAIR		
3287	Carya ovata	Shagbark Hickory	15	FAIR		
3288	Carya glabra	Pignut Hickory	15	FAIR		
3289	Carya glabra	Pignut Hickory	17	FAIR		Landmark
3290	Ulmus americana	American Elm	11	FAIR		
3291	Carya ovata	Shagbark Hickory	14	FAIR		
3292	Quercus rubra	Red Oak	11	FAIR		
3293	Carya ovata	Shagbark Hickory	16	FAIR		
3294	Tilia americana	Basswood	9	FAIR	TWIN	
3296	Tilia americana	Basswood	9	FAIR		
3297	Tilia americana	Basswood	16	FAIR	TWIN	
3298	Carya ovata	Shagbark Hickory	16	FAIR		
3299	Quercus rubra	Red Oak	22	POOR		Landmark
3300	Carya glabra	Pignut Hickory	14	FAIR		
3301	Quercus rubra	Red Oak	14	POOR		
3302	Quercus rubra	Red Oak	16	FAIR		Landmark
3303	Quercus rubra	Red Oak	12	FAIR		
3304	Carya glabra	Pignut Hickory	12	FAIR		
3305	Quercus rubra	Red Oak	13	FAIR		
3306	Quercus rubra	Red Oak	14	FAIR		
3307	Quercus rubra	Red Oak	17	FAIR		Landmark
3308	Quercus rubra	Red Oak	14	FAIR		
3309	Quercus rubra	Red Oak	15	FAIR		
3310	Quercus rubra	Red Oak	15	FAIR		
3311	Quercus rubra	Red Oak	17	FAIR		Landmark
3312	Carya glabra	Pignut Hickory	14	FAIR		
3313	Carya ovata	Shagbark Hickory	11	FAIR		
3314	Quercus rubra	Red Oak	14	FAIR		
3315	Quercus rubra	Red Oak	13	FAIR		
3316	Carya glabra	Pignut Hickory	12	FAIR		
3317	Carya ovata	Shagbark Hickory	13	FAIR		
3318	Carya ovata	Shagbark Hickory	13	FAIR		
3319	Carya ovata	Shagbark Hickory	14	FAIR		
3320	Carya ovata	Shagbark Hickory	14	FAIR		
3321	Carya cordiformis	Bitternut Hickory	12	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
3321	Carya cordiformis	Bitternut Hickory	14	FAIR		
3322	Carya cordiformis	Bitternut Hickory	15	FAIR	TWIN	
3323	Carya ovata	Shagbark Hickory	13	FAIR		
3324	Carya ovata	Shagbark Hickory	10	FAIR		
3325	Carya ovata	Shagbark Hickory	8	FAIR		
3326	Ulmus rubra	Slippery Elm	8	POOR		
3327	Carya ovata	Shagbark Hickory	10	FAIR		
3328	Carya ovata	Shagbark Hickory	9	FAIR		
3329	Carya ovata	Shagbark Hickory	9	FAIR		
3330	Carya ovata	Shagbark Hickory	9	FAIR		
3331	Carya ovata	Shagbark Hickory	8	FAIR		
3332	Carya glabra	Pignut Hickory	10	FAIR		
3333	Carya ovata	Shagbark Hickory	9	FAIR	TWIN	
3334	Acer negundo	Box Elder	17	FAIR		
3335	Carya ovata	Shagbark Hickory	8	FAIR	TWIN	
3336	Carya glabra	Pignut Hickory	10	FAIR		
3337	Carya ovata	Shagbark Hickory	10	FAIR		
3338	Tilia americana	Basswood	14	FAIR		
3339	Juglans nigra	Black Walnut	9	FAIR		
3340	Prunus serotina	Black Cherry	17	POOR		
3341	Carya glabra	Pignut Hickory	10	FAIR		
3342	Morus alba	White Mulberry	20	FAIR		
3343	Carya cordiformis	Bitternut Hickory	10	FAIR		
3344	Quercus rubra	Red Oak	10	FAIR		
3345	Populus deltoides	Cottonwood	12	POOR		
3346	Carya cordiformis	Bitternut Hickory	11	FAIR		
3347	Quercus rubra	Red Oak	21	FAIR		Landmark
3348	Carya ovata	Shagbark Hickory	10	FAIR		
3349	Carya cordiformis	Bitternut Hickory	10	FAIR	TWIN	
3350	Quercus macrocarpa	Bur Oak	9	POOR		
3351	Quercus alba	White Oak	14	FAIR		
3352	Carya glabra	Pignut Hickory	14	FAIR		
3353	Carya ovata	Shagbark Hickory	9	FAIR		
3354	Acer saccharum	Sugar Maple	16	FAIR		Landmark
3355	Carya ovata	Shagbark Hickory	8	FAIR		
3356	Carya cordiformis	Bitternut Hickory	9	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
3357	Carya ovata	Shagbark Hickory	8	FAIR		
3358	Carya ovata	Shagbark Hickory	9	FAIR	TWIN	
3359	Carya ovata	Shagbark Hickory	10	FAIR	TWIN	
3360	Carya ovata	Shagbark Hickory	10	FAIR		
3361	Carya cordiformis	Bitternut Hickory	12	FAIR		
3362	Acer saccharinum	Silver Maple	10	FAIR		
3363	Acer negundo	Box Elder	18	POOR		
3364	Carya ovata	Shagbark Hickory	11	FAIR		
3365	Carya ovata	Shagbark Hickory	14	FAIR		
3366	Quercus rubra	Red Oak	17	FAIR		Landmark
3367	Quercus alba	White Oak	11	FAIR		
3368	Carya ovata	Shagbark Hickory	8	FAIR		
3369	Quercus alba	White Oak	10	FAIR		
3370	Carya cordiformis	Bitternut Hickory	9	FAIR		
3371	Carya cordiformis	Bitternut Hickory	9	FAIR		
3372	Ulmus americana	American Elm	8	FAIR		
3373	Prunus serotina	Black Cherry	10	FAIR		
3374	Ulmus americana	American Elm	8	FAIR		
3375	Ulmus americana	American Elm	9	FAIR		
3376	Carya glabra	Pignut Hickory	10	FAIR		
3377	Prunus serotina	Black Cherry	10	POOR		
3378	Ulmus americana	American Elm	20	GOOD		Landmark
3379	Juglans nigra	Black Walnut	13	FAIR		
3380	Acer negundo	Box Elder	18	FAIR		
3381	Juglans nigra	Black Walnut	10	FAIR	TWIN	
3382	Quercus alba	White Oak	9	FAIR		
3383	Quercus macrocarpa	Bur Oak	11	FAIR		
3384	Quercus macrocarpa	Bur Oak	8	FAIR		
3385	Quercus macrocarpa	Bur Oak	9	FAIR		
3386	Quercus macrocarpa	Bur Oak	9	FAIR		
3387	Quercus macrocarpa	Bur Oak	12	FAIR		
3388	Quercus macrocarpa	Bur Oak	14	FAIR		
3389	Quercus macrocarpa	Bur Oak	9	FAIR		
3390	Quercus macrocarpa	Bur Oak	12	FAIR		
3391	Ulmus americana	American Elm	12	FAIR		
3392	Quercus macrocarpa	Bur Oak	8	POOR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
3393	Quercus macrocarpa	Bur Oak	8	POOR		
3394	Quercus macrocarpa	Bur Oak	10	POOR		
3395	Ulmus americana	American Elm	12	FAIR		
3396	Quercus macrocarpa	Bur Oak	9	FAIR		
3397	Carya ovata	Shagbark Hickory	8	FAIR		
3398	Acer saccharinum	Silver Maple	9	FAIR		
3399	Ulmus americana	American Elm	8	FAIR		
3400	Carya glabra	Pignut Hickory	11	FAIR		
3401	Carya cordiformis	Bitternut Hickory	12	FAIR		
3402	Carya cordiformis	Bitternut Hickory	12	FAIR	TWIN	
3403	Carya cordiformis	Bitternut Hickory	13	FAIR		
3404	Carya cordiformis	Bitternut Hickory	11	POOR		
3405	Carya cordiformis	Bitternut Hickory	11	FAIR		
3406	Tilia americana	Basswood	10	FAIR	TWIN	
3407	Ulmus americana	American Elm	9	FAIR		
3408	Carya cordiformis	Bitternut Hickory	12	FAIR	TWIN	
3409	Carya cordiformis	Bitternut Hickory	12	FAIR	TWIN	
3410	Carya cordiformis	Bitternut Hickory	8	FAIR		
3411	Carya cordiformis	Bitternut Hickory	13	FAIR	TWIN	
3412	Carya cordiformis	Bitternut Hickory	8	FAIR		
3413	Carya cordiformis	Bitternut Hickory	9	FAIR		
3414	Carya cordiformis	Bitternut Hickory	11	FAIR		
3415	Carya cordiformis	Bitternut Hickory	12	FAIR		
3416	Juglans nigra	Black Walnut	13	FAIR	TWIN	
3417	Carya cordiformis	Bitternut Hickory	8	FAIR		
3418	Carya ovata	Shagbark Hickory	9	FAIR		
3419	Carya cordiformis	Bitternut Hickory	12	FAIR	TWIN	
3420	Carya cordiformis	Bitternut Hickory	14	FAIR		
3421	Carya cordiformis	Bitternut Hickory	8	FAIR		
3422	Acer saccharinum	Silver Maple	10	FAIR		
3423	Acer saccharum	Sugar Maple	9	FAIR		
3424	Acer saccharum	Sugar Maple	13	FAIR		
3425	Carya glabra	Pignut Hickory	12	FAIR		
3426	Carya glabra	Pignut Hickory	13	FAIR		
3427	Carya glabra	Pignut Hickory	14	FAIR		
3428	Carya glabra	Pignut Hickory	12	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
3429	Carya cordiformis	Bitternut Hickory	12	FAIR		
3430	Prunus serotina	Black Cherry	8	POOR		
3431	Carya glabra	Pignut Hickory	9	FAIR		
3432	Carya cordiformis	Bitternut Hickory	16	FAIR		
3433	Acer saccharum	Sugar Maple	19	FAIR		Landmark
3434	Prunus serotina	Black Cherry	10	POOR		
3435	Carya cordiformis	Bitternut Hickory	9	FAIR		
3436	Acer saccharum	Sugar Maple	12	FAIR		
3437	Acer saccharinum	Silver Maple	8	FAIR		
3438	Acer saccharinum	Silver Maple	10	FAIR		
3439	Prunus serotina	Black Cherry	10	FAIR		
3440	Acer saccharum	Sugar Maple	9	FAIR		
3441	Carya cordiformis	Bitternut Hickory	10	FAIR		
3442	Prunus serotina	Black Cherry	14	POOR		
3443	Acer saccharinum	Silver Maple	9	FAIR	TWIN	
3444	Ulmus americana	American Elm	8	FAIR		
3445	Acer saccharinum	Silver Maple	10	FAIR		
3446	Acer saccharinum	Silver Maple	10	FAIR		
3447	Acer saccharinum	Silver Maple	9	FAIR	TWIN	
3448	Quercus rubra	Red Oak	13	FAIR		
3449	Quercus rubra	Red Oak	15	FAIR	TWIN	
3450	Quercus rubra	Red Oak	13	FAIR		
3451	Carya ovata	Shagbark Hickory	9	FAIR		
3452	Carya ovata	Shagbark Hickory	9	FAIR		
3453	Carya glabra	Pignut Hickory	9	FAIR		
3454	Quercus rubra	Red Oak	14	FAIR		
3455	Carya ovata	Shagbark Hickory	8	FAIR		
3456	Carya ovata	Shagbark Hickory	8	FAIR		
3457	Quercus alba	White Oak	15	FAIR		
3458	Carya ovata	Shagbark Hickory	17	FAIR		
3459	Juglans nigra	Black Walnut	20	FAIR	TWIN	Landmark
3460	Juglans nigra	Black Walnut	23	FAIR		Landmark
3461	Quercus macrocarpa	Bur Oak	14	FAIR		
3462	Quercus macrocarpa	Bur Oak	10	FAIR		
3463	Quercus macrocarpa	Bur Oak	9	FAIR		
3464	Carya glabra	Pignut Hickory	15	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
3465	Carya glabra	Pignut Hickory	9	FAIR		
3466	Quercus macrocarpa	Bur Oak	9	FAIR		
3467	Juglans nigra	Black Walnut	10	POOR		
3468	Juglans nigra	Black Walnut	11	POOR		
3469	Carya ovata	Shagbark Hickory	11	FAIR		
3470	Quercus alba	White Oak	13	FAIR		
3471	Carya ovata	Shagbark Hickory	9	FAIR		
3472	Carya ovata	Shagbark Hickory	15	FAIR		
3473	Populus deltoides	Cottonwood	14	FAIR		
3474	Acer saccharum	Sugar Maple	8	FAIR		
3475	Carya glabra	Pignut Hickory	10	FAIR		
3476	Carya glabra	Pignut Hickory	8	FAIR		
3477	Populus tremuloides	Quaking Aspen	8	FAIR		
3478	Robinia pseudoacacia	Black Locust	14	FAIR		
3479	Carya glabra	Pignut Hickory	11	FAIR		
3480	Carya glabra	Pignut Hickory	11	FAIR		
3481	Carya glabra	Pignut Hickory	10	FAIR		
3482	Populus tremuloides	Quaking Aspen	13	FAIR		
3483	Populus tremuloides	Quaking Aspen	16	FAIR	TWIN	
3484	Quercus rubra	Red Oak	12	FAIR		
3485	Populus tremuloides	Quaking Aspen	8	FAIR		
3486	Quercus rubra	Red Oak	13	FAIR	TWIN	
3487	Carya ovata	Shagbark Hickory	9	FAIR		
3488	Carya ovata	Shagbark Hickory	10	FAIR		
3489	Carya glabra	Pignut Hickory	9	FAIR		
3490	Carya glabra	Pignut Hickory	8	FAIR		
3491	Carya glabra	Pignut Hickory	9	FAIR		
3492	Carya cordiformis	Bitternut Hickory	9	FAIR		
3493	Carya glabra	Pignut Hickory	9	FAIR		
3494	Juglans nigra	Black Walnut	8	FAIR		
3495	Quercus rubra	Red Oak	17	FAIR		Landmark
3496	Quercus rubra	Red Oak	13	FAIR		
3497	Quercus rubra	Red Oak	12	FAIR		
3498	Juglans nigra	Black Walnut	12	FAIR		
3499	Carya ovata	Shagbark Hickory	11	FAIR	TWIN	
3500	Carya cordiformis	Bitternut Hickory	11	FAIR		

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3501	Carya glabra	Pignut Hickory	16	FAIR		Landmark
3502	Ulmus americana	American Elm	8	FAIR		
3503	Quercus rubra	Red Oak	8	FAIR		
3504	Acer saccharinum	Silver Maple	17	FAIR		Landmark
3505	Carya ovata	Shagbark Hickory	14	FAIR	TWIN	
3506	Carya glabra	Pignut Hickory	15	FAIR		
3507	Carya glabra	Pignut Hickory	8	FAIR		
3508	Carya ovata	Shagbark Hickory	10	FAIR		
3509	Ulmus americana	American Elm	8	FAIR		
3510	Carya ovata	Shagbark Hickory	13	FAIR		
3511	Carya ovata	Shagbark Hickory	13	FAIR		
3512	Carya ovata	Shagbark Hickory	9	FAIR		
3513	Quercus rubra	Red Oak	9	FAIR		
3514	Quercus macrocarpa	Bur Oak	17	FAIR		Landmark
3515	Quercus macrocarpa	Bur Oak	9	FAIR		
3516	Carya ovata	Shagbark Hickory	14	FAIR		
3517	Carya ovata	Shagbark Hickory	11	FAIR		
3518	Quercus alba	White Oak	18	FAIR		Landmark
3519	Acer saccharinum	Silver Maple	8	FAIR		
3520	Quercus rubra	Red Oak	14	FAIR		
3521	Carya ovata	Shagbark Hickory	16	FAIR		
3522	Carya glabra	Pignut Hickory	12	FAIR		
3523	Tilia americana	Basswood	9	FAIR		
3524	Quercus rubra	Red Oak	16	FAIR		Landmark
3525	Acer saccharinum	Silver Maple	10	FAIR		
3526	Acer saccharinum	Silver Maple	8	FAIR	TWIN	
3527	Acer saccharinum	Silver Maple	9	FAIR		
3528	Acer Rubrum	Red Maple	10	FAIR		
3529	Acer Rubrum	Red Maple	10	FAIR		
3530	Quercus rubra	Red Oak	25	FAIR		Landmark
3531	Acer saccharinum	Silver Maple	8	FAIR		
3532	Acer saccharinum	Silver Maple	13	FAIR		
3533	Acer saccharinum	Silver Maple	10	FAIR		
3534	Carya ovata	Shagbark Hickory	13	FAIR		
3535	Quercus alba	White Oak	16	FAIR		Landmark
3536	Quercus macrocarpa	Bur Oak	11	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
3537	Acer saccharinum	Silver Maple	9	FAIR		
3538	Acer saccharinum	Silver Maple	8	FAIR		
3539	Carya ovata	Shagbark Hickory	14	POOR	TWIN	
3540	Acer saccharinum	Silver Maple	11	FAIR		
3541	Acer saccharinum	Silver Maple	12	POOR		
3542	Acer saccharinum	Silver Maple	10	FAIR		
3543	Carya ovata	Shagbark Hickory	17	FAIR		
3544	Quercus rubra	Red Oak	8	FAIR		
3545	Quercus macrocarpa	Bur Oak	11	FAIR		
3546	Quercus alba	White Oak	8	FAIR		
3547	Quercus macrocarpa	Bur Oak	14	FAIR	QUAD	
3548	Carya ovata	Shagbark Hickory	16	FAIR		
3549	Acer saccharinum	Silver Maple	9	FAIR		
3550	Carya ovata	Shagbark Hickory	9	FAIR		
3551	Acer saccharinum	Silver Maple	13	FAIR		
3552	Robinia pseudoacacia	Black Locust	9	FAIR		
3553	Quercus rubra	Red Oak	10	FAIR		
3554	Quercus rubra	Red Oak	15	FAIR		
3555	Carya ovata	Shagbark Hickory	8	FAIR		
3556	Quercus rubra	Red Oak	8	FAIR		
3557	Carya ovata	Shagbark Hickory	15	FAIR	TWIN	
3558	Quercus rubra	Red Oak	21	FAIR		Landmark
3559	Quercus alba	White Oak	32	FAIR		Landmark
3560	Quercus alba	White Oak	9	FAIR		
3561	Acer saccharinum	Silver Maple	9	FAIR		
3562	Carya ovata	Shagbark Hickory	14	FAIR		
3563	Carya ovata	Shagbark Hickory	16	FAIR	TWIN	
3564	Carya glabra	Pignut Hickory	16	FAIR		Landmark
3565	Carya ovata	Shagbark Hickory	11	FAIR		
3566	Carya ovata	Shagbark Hickory	17	FAIR		
3567	Carya glabra	Pignut Hickory	15	FAIR	TWIN	
3568	Carya glabra	Pignut Hickory	13	FAIR		
3569	Ulmus americana	American Elm	8	FAIR		
3570	Ulmus americana	American Elm	8	FAIR		
3571	Carya ovata	Shagbark Hickory	14	FAIR		
3572	Carya ovata	Shagbark Hickory	20	GOOD		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
3573	Quercus rubra	Red Oak	21	FAIR		Landmark
3574	Quercus macrocarpa	Bur Oak	27	FAIR	TWIN	Landmark
3575	Carya ovata	Shagbark Hickory	13	FAIR		
3576	Carya ovata	Shagbark Hickory	12	FAIR		
3577	Ulmus americana	American Elm	8	FAIR		
3578	Quercus rubra	Red Oak	24	FAIR		Landmark
3579	Quercus alba	White Oak	18	FAIR	TWIN	Landmark
3580	Quercus alba	White Oak	22	FAIR		Landmark
3581	Carya ovata	Shagbark Hickory	15	FAIR		
3582	Quercus alba	White Oak	25	GOOD		Landmark
3583	Populus tremuloides	Quaking Aspen	8	FAIR		
3584	Quercus rubra	Red Oak	22	POOR	TWIN	Landmark
3585	Carya ovata	Shagbark Hickory	12	FAIR		
3586	Acer Rubrum	Red Maple	9	FAIR		
3587	Acer saccharinum	Silver Maple	10	FAIR		
3588	Acer saccharinum	Silver Maple	9	FAIR		
3589	Quercus rubra	Red Oak	8	FAIR		
3590	Quercus rubra	Red Oak	28	POOR		Landmark
3591	Carya ovata	Shagbark Hickory	16	FAIR	TWIN	
3592	Carya ovata	Shagbark Hickory	13	FAIR		
3593	Carya ovata	Shagbark Hickory	17	GOOD		
3594	Quercus rubra	Red Oak	10	FAIR		
3595	Carya glabra	Pignut Hickory	14	FAIR		
3596	Ulmus americana	American Elm	9	FAIR		
3597	Quercus rubra	Red Oak	13	FAIR		
3598	Quercus rubra	Red Oak	13	FAIR		
3599	Acer saccharinum	Silver Maple	18	POOR		Landmark
3600	Acer saccharinum	Silver Maple	14	FAIR		
3601	Quercus rubra	Red Oak	8	FAIR		
3602	Carya ovata	Shagbark Hickory	15	FAIR	TWIN	
3603	Quercus alba	White Oak	14	FAIR		
3604	Carya ovata	Shagbark Hickory	15	FAIR		
3605	Carya ovata	Shagbark Hickory	21	FAIR	TWIN	
3606	Carya ovata	Shagbark Hickory	13	FAIR		
3607	Quercus rubra	Red Oak	8	POOR		
3608	Quercus rubra	Red Oak	9	POOR		

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Tree Survey

Project No./Name: 25-079 Date: 2/18/2026

Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
3609	Carya ovata	Shagbark Hickory	15	FAIR	TWIN	
3610	Tilia americana	Basswood	14	FAIR		
3611	Acer saccharinum	Silver Maple	8	FAIR		
3612	Carya ovata	Shagbark Hickory	14	FAIR	TWIN	
3613	Carya ovata	Shagbark Hickory	19	FAIR	TWIN	
3614	Ulmus americana	American Elm	9	FAIR		
3615	Carya ovata	Shagbark Hickory	15	FAIR		
3616	Quercus alba	White Oak	20	POOR	TWIN	Landmark
3617	Ulmus americana	American Elm	11	POOR		
3618	Ulmus americana	American Elm	10	FAIR		
3619	Acer saccharinum	Silver Maple	15	FAIR		
3620	Ulmus americana	American Elm	8	FAIR		
3621	Acer saccharinum	Silver Maple	8	FAIR		
3622	Carya cordiformis	Bitternut Hickory	9	FAIR		
3623	Ulmus americana	American Elm	8	FAIR		
3624	Carya glabra	Pignut Hickory	14	FAIR	TWIN	
3625	Carya cordiformis	Bitternut Hickory	10	FAIR		
3626	Carya glabra	Pignut Hickory	8	FAIR		
3627	Carya cordiformis	Bitternut Hickory	12	FAIR	TWIN	
3628	Carya ovata	Shagbark Hickory	13	FAIR		
3629	Carya glabra	Pignut Hickory	8	FAIR	TWIN	
3630	Carya cordiformis	Bitternut Hickory	12	FAIR		
3631	Carya cordiformis	Bitternut Hickory	15	FAIR		
3632	Carya cordiformis	Bitternut Hickory	12	FAIR		
3633	Juglans nigra	Black Walnut	13	FAIR		
3634	Juglans nigra	Black Walnut	17	FAIR		
3635	Quercus rubra	Red Oak	15	FAIR		
3636	Carya cordiformis	Bitternut Hickory	9	FAIR		
3637	Carya cordiformis	Bitternut Hickory	10	FAIR		
3638	Quercus alba	White Oak	8	FAIR		
3639	Tilia americana	Basswood	17	FAIR		
3640	Ulmus americana	American Elm	8	FAIR		
3640	Prunus serotina	Black Cherry	13	FAIR		
3642	Carya cordiformis	Bitternut Hickory	10	FAIR		
3643	Carya cordiformis	Bitternut Hickory	10	FAIR		
3644	Carya cordiformis	Bitternut Hickory	9	FAIR	TWIN	

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Tree Survey

Project No./Name: 25-079 Date: 2/18/2026

Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
3645	Carya cordiformis	Bitternut Hickory	11	FAIR	TWIN	
3646	Quercus rubra	Red Oak	11	POOR		
3647	Quercus rubra	Red Oak	19	FAIR		Landmark
3648	Carya ovata	Shagbark Hickory	15	FAIR		
3649	Carya ovata	Shagbark Hickory	8	FAIR		
3650	Carya ovata	Shagbark Hickory	8	FAIR		
3651	Carya cordiformis	Bitternut Hickory	8	FAIR		
3652	Carya glabra	Pignut Hickory	14	FAIR		
3653	Carya ovata	Shagbark Hickory	9	FAIR		
3654	Carya ovata	Shagbark Hickory	10	FAIR		
3655	Carya cordiformis	Bitternut Hickory	8	FAIR		
3656	Prunus serotina	Black Cherry	8	POOR		
3657	Carya cordiformis	Bitternut Hickory	11	FAIR		
3658	Carya cordiformis	Bitternut Hickory	8	FAIR		
3659	Carya ovata	Shagbark Hickory	8	FAIR		
3660	Carya glabra	Pignut Hickory	11	FAIR	TWIN	
3661	Acer saccharum	Sugar Maple	13	POOR	TRIPLE	
3662	Carya glabra	Pignut Hickory	9	FAIR		
3663	Carya ovata	Shagbark Hickory	12	FAIR		
3664	Carya glabra	Pignut Hickory	8	FAIR		
3665	Carya ovata	Shagbark Hickory	9	FAIR		
3666	Carya ovata	Shagbark Hickory	8	FAIR		
3667	Prunus serotina	Black Cherry	8	FAIR		
3801	Juglans nigra	Black Walnut	8	POOR		
3802	Populus deltoides	Cottonwood	19	FAIR		
3803	Quercus macrocarpa	Bur Oak	13	FAIR	TWIN	
3804	Quercus macrocarpa	Bur Oak	8	FAIR		
3805	Quercus rubra	Red Oak	13	FAIR		
3806	Juglans nigra	Black Walnut	11	FAIR		
3807	Quercus alba	White Oak	13	FAIR		
3808	Quercus rubra	Red Oak	16	POOR		Landmark
3809	Juglans nigra	Black Walnut	8	FAIR		
3810	Quercus rubra	Red Oak	18	FAIR		Landmark
3811	Juglans nigra	Black Walnut	8	FAIR		
3812	Ulmus americana	American Elm	10	FAIR		
3813	Prunus serotina	Black Cherry	10	FAIR		

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Project No./Name: 25-079 Date: 2/18/2026

Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
3815	Robinia pseudoacacia	Black Locust	10	FAIR	TWIN	
3816	Juglans nigra	Black Walnut	8	FAIR		
3817	Robinia pseudoacacia	Black Locust	14	FAIR		
3818	Acer saccharinum	Silver Maple	12	FAIR	CLUSTER	
3819	Juglans nigra	Black Walnut	13	FAIR		
3820	Juglans nigra	Black Walnut	10	FAIR		
3821	Ulmus americana	American Elm	9	FAIR		
3822	Juglans nigra	Black Walnut	10	FAIR		
3823	Juglans nigra	Black Walnut	10	FAIR		
3824	Juglans nigra	Black Walnut	11	FAIR		
3825	Juglans nigra	Black Walnut	11	FAIR		
3826	Ulmus americana	American Elm	8	FAIR		
3827	Acer saccharinum	Silver Maple	12	FAIR	TWIN	
3828	Prunus serotina	Black Cherry	13	FAIR		
3829	Juglans nigra	Black Walnut	8	FAIR		
3830	Ulmus americana	American Elm	10	FAIR		
3831	Quercus rubra	Red Oak	8	FAIR		
3832	Acer saccharinum	Silver Maple	12	FAIR		
3833	Acer saccharinum	Silver Maple	13	FAIR	CLUSTER	
3834	Populus tremuloides	Quaking Aspen	12	FAIR		
3835	Acer saccharinum	Silver Maple	8	FAIR		
3836	Acer saccharinum	Silver Maple	11	FAIR		
3837	Acer saccharinum	Silver Maple	18	FAIR	TRIPLE	Landmark
3838	Quercus rubra	Red Oak	10	FAIR		
3839	Quercus alba	White Oak	8	FAIR		
3840	Acer saccharinum	Silver Maple	11	FAIR	TWIN	
3841	Acer saccharinum	Silver Maple	14	FAIR	CLUSTER	
701094	Carya cordiformis	Bitternut Hickory	10	FAIR		
740371	Prunus serotina	Black Cherry	8	POOR		
740382	Carya cordiformis	Bitternut Hickory	9	FAIR	TWIN	
740400	Ulmus pumila	Siberian Elm	8	FAIR		
740801	Tilia americana	Basswood	10	FAIR	TWIN	
740899	Carya cordiformis	Bitternut Hickory	9	FAIR		
740909	Carya cordiformis	Bitternut Hickory	8	FAIR		
740994	Carya glabra	Pignut Hickory	8	FAIR		
741095	Quercus rubra	Red Oak	9	FAIR		

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Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes	Landmark Status
741096	Prunus serotina	Black Cherry	8	FAIR		
741097	Carya ovata	Shagbark Hickory	9	FAIR		
741098	Acer saccharinum	Silver Maple	10	POOR		
741099	Tilia americana	Basswood	9	FAIR		
741100	Tilia americana	Basswood	8	FAIR	TWIN	
741587	Carya cordiformis	Bitternut Hickory	10	FAIR		
741588	Tilia americana	Basswood	11	FAIR		
741589	Carya cordiformis	Bitternut Hickory	10	FAIR		
741590	Quercus rubra	Red Oak	9	FAIR		
741591	Quercus rubra	Red Oak	10	FAIR		
741592	Quercus rubra	Red Oak	10	FAIR		
741593	Tilia americana	Basswood	8	FAIR		
741594	Quercus rubra	Red Oak	10	FAIR	TWIN	
741595	Tilia americana	Basswood	10	FAIR		
741596	Tilia americana	Basswood	9	FAIR		
741597	Prunus serotina	Black Cherry	9	POOR		
741598	Carya cordiformis	Bitternut Hickory	10	FAIR		
741800	Carya cordiformis	Bitternut Hickory	9	FAIR		
741899	Carya cordiformis	Bitternut Hickory	8	FAIR		
741911	Carya cordiformis	Bitternut Hickory	9	FAIR		

LEGAL DESCRIPTION (AS PROVIDED)

(PER TITLE AGENCY: CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO: 81-25947400-SCM, EFFECTIVE DATE: MARCH 20, 2025)

EXHIBIT A DESCRIPTION:

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

AN APPROXIMATE 19 ACRE PORTION OF THE FOLLOWING-DESCRIBED PARCEL, THE DESCRIPTION FOR WHICH IS FORTHCOMING:

BEGINNING 2711.79 FEET NORTH AND 1463.13 FEET OF THE SOUTHWEST CORNER OF SECTION 35, TOWN 2 SOUTH, RANGE 7 EAST, TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 65 DEGREES 44 MINUTES EAST 441.05 FEET; THENCE 1049.90 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET AND A CHORD BEARING SOUTH 33 DEGREES 44 MINUTES 15 SECONDS EAST 996.15 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 10 SECONDS WEST 60.03 FEET; THENCE 143.77 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 880.00 FEET AND A CHORD BEARING SOUTH 02 DEGREES 49 MINUTES 10 SECONDS WEST 143.63 FEET; THENCE SOUTH 07 DEGREES 30 MINUTES WEST 171.32 FEET; THENCE SOUTH 74 DEGREES 23 MINUTES 10 SECONDS WEST 628.85 FEET; THENCE NORTH 87 DEGREES 48 MINUTES 45 SECONDS WEST 951.56 FEET; THENCE SOUTH 29 DEGREES 54 MINUTES 20 SECONDS WEST 416.70 FEET; THENCE NORTHWESTERLY ON THE NORTH LINE OF STAMFORD ROAD TO A POINT BEING SOUTH 30 DEGREES 59 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE NORTH 30 DEGREES 59 MINUTES EAST TO THE POINT OF BEGINNING, EXCEPT THAT PART LYING WESTERLY OF A LINE DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE SOUTH 01 DEGREES 47 MINUTES 15 SECONDS EAST 2151.17 FEET; THENCE SOUTH 82 DEGREES 21 MINUTES 05 SECONDS EAST 617.52 FEET; THENCE SOUTH 15 DEGREES 49 MINUTES 56 SECONDS WEST 60.00 FEET; THENCE SOUTH 73 DEGREES 03 MINUTES 55 SECONDS EAST 312.02 FEET; THENCE SOUTH 65 DEGREES 44 MINUTES 05 SECONDS EAST 417.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 24 DEGREES 15 MINUTES 55 SECONDS WEST 506.31 FEET; THENCE SOUTH 21 DEGREES EAST 164.63 FEET; THENCE SOUTH 69 DEGREES WEST 218.06 FEET; THENCE SOUTH 29 DEGREES 54 MINUTES 20 SECONDS WEST 1203.38 FEET TO THE POINT OF BEGINNING.

NOTE: SCHEDULE A OF THIS COMMITMENT WILL BE REVISED UPON RECEIPT BY THE COMPANY OF THE DESCRIPTION TO BE INSURED.

BEARING REFERENCE

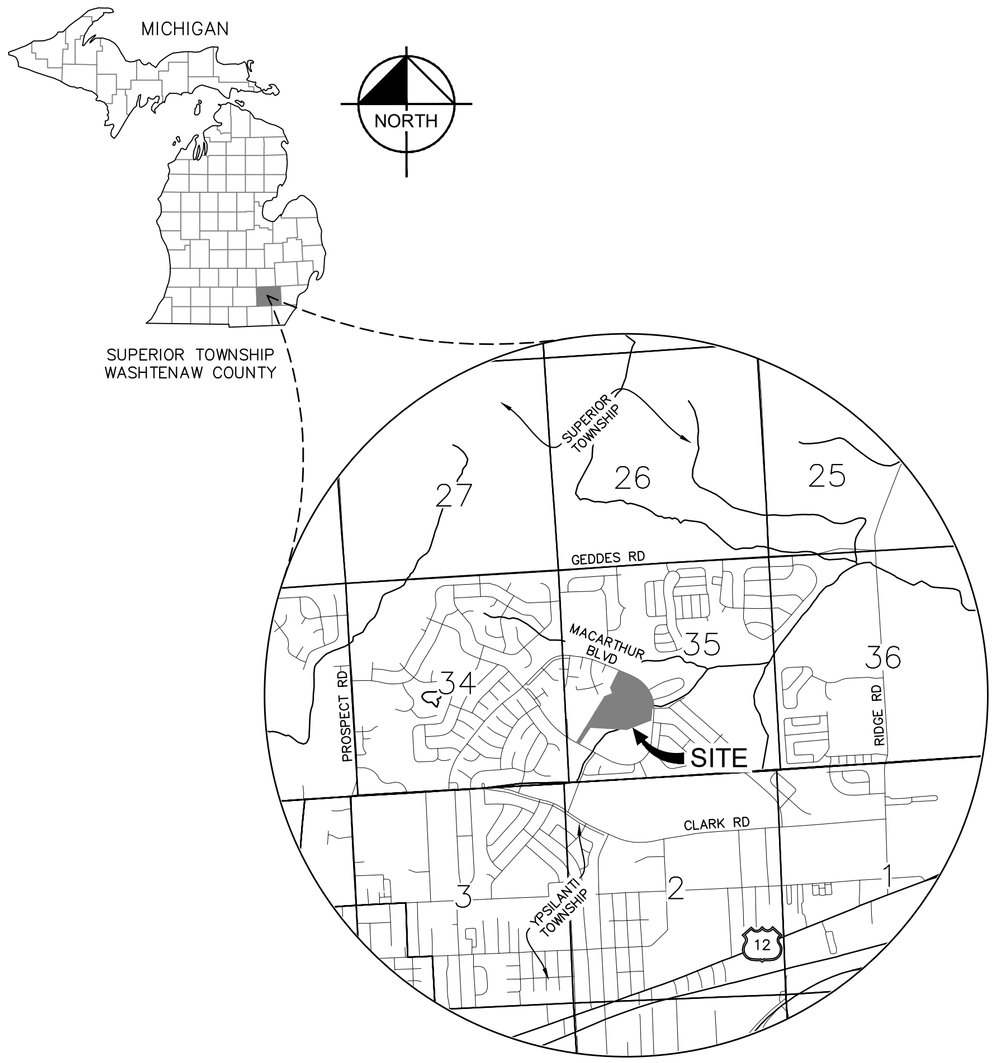
BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM:
MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MOL) (GRS80), SOUTH ZONE 2113, INTERNATIONAL FEET, GRID.

SCHEDULE B-SECTION II EXCEPTIONS

TITLE AGENCY: CHICAGO TITLE INSURANCE COMPANY
TITLE COMMITMENT NO: 81-25947400-SCM
EFFECTIVE DATE: MARCH 20, 2025

EXCEPTIONS:

8. Release of Right of Way to the County of Washtenaw for drain purposes recorded in Liber 526, Page 340, Washtenaw County Records. (PLOTTED AND SHOWN HEREIN)
9. Release of Right of Way to the County of Washtenaw for drain purposes recorded in Liber 526, Page 350, Washtenaw County Records. (PLOTTED AND SHOWN HEREIN)
10. Release of Right of Way to the County of Washtenaw for drain purposes recorded in Liber 526, Page 352, Washtenaw County Records. (PLOTTED AND SHOWN HEREIN)
11. Terms, conditions and provisions contained in Final Order of Determination recorded in Liber 5148, Page 353, Washtenaw County Records. (PLOTTED AND SHOWN HEREIN)



LOCATION MAP

SHEET INDEX

1. ALT-1 = ALTA COVER
2. ALT-2 = ALTA SURVEY
3. ALT-3 = ALTA DETAIL
4. ALT-4 = ALTA DETAIL
5. ALT-5 = ALTA DETAIL
6. ALT-6 = ALTA DETAIL
7. ALT-7 = ALTA DETAIL

MISCELLANEOUS NOTES

1. THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA MACARTHUR BLVD., A PUBLIC RIGHT-OF-WAY.
2. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN EXHIBIT A OF TITLE AGENCY: CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO: 81-25947400-SCM, EFFECTIVE DATE: MARCH 20, 2025.

SURVEYOR'S OBSERVATIONS

AT THE TIME OF THIS SURVEY THE FOLLOWING OBSERVATIONS WERE MADE. NO DOCUMENTATION WAS PROVIDED OR FOUND ADDRESSING THESE OBSERVATIONS. OTHER FEATURES, APPARENT USES, AND/OR IMPROVEMENTS MAY EXIST IN ADDITION TO THOSE NOTED BELOW.

THE FOLLOWING OBSERVATIONS WERE MADE AT THE TIME OF SURVEY:

1. TRAIL OVER SUBJECT PARCEL MAY INDICATE ACCESS OR EXISTENCE OF UTILITIES
2. OFF SITE UTILITY EASEMENT MAY BE INDICATIVE OF UTILITIES CROSSING SITE, SEE OBSERVATION #1
3. SUBJECT PARCEL DESCRIPTION (WITH EXCEPTION OF THE LINE DEFINING THE EXCEPTED AREA) HAS SIGNIFICANT ISSUES. THE NORTH, EAST AND SOUTH BOUNDARY LINES ARE BASED ON RECORDED DESCRIPTIONS OF ADJOINING PARCELS AND ROAD DEDICATIONS. IT IS RECOMMENDED THAT AN "AS-SURVEYED" DESCRIPTION BE PREPARED.
4. THE MACARTHUR BLVD AND STAMFORD RD RIGHT OF WAYS ARE BASED ON DEDICATIONS TO THE WASHTENAW COUNTY ROAD COMMISSION IN THE EARLY 1970'S. ADDITIONAL RIGHT-OF-WAY MAY HAVE SINCE BEEN GIVEN TO THE ROAD COMMISSION OR THE LOCAL MUNICIPALITY BASED ON ADJOINING PARCEL DESCRIPTIONS.
5. DRAIN OVER SITE. NO EASEMENT.
6. STORM LINE AND STRUCTURES OVER SITE. NO EASEMENT.
7. STORM MANHOLE ON SITE, NOT IN EASEMENT.
8. GUY ANCHOR ON SITE, NO EASEMENT.
9. 2 GUY ANCHORS ON SITE, NO EASEMENT.

UTILITY/REFERENCE INFO

WM:	SUPERIOR TOWNSHIP
PHONE:	734-480-5500
RECEIVED:	NO RESPONSE
SAN:	SUPERIOR TOWNSHIP
PHONE:	734-480-5500
RECEIVED:	NO RESPONSE
WM:	YPSILANTI COMMUNITY UTILITIES AUTHORITY
PHONE:	734-544-7316
RECEIVED:	05/02/2025
SAN:	YPSILANTI COMMUNITY UTILITIES AUTHORITY
PHONE:	734-544-7316
RECEIVED:	05/02/2025
PHONE:	AT&T
PHONE:	616-881-2268
RECEIVED:	05/13/2025
CABLE:	COMCAST
PHONE:	855-962-8525
RECEIVED:	05/01/2025
ELEC:	DTE
PHONE:	313-407-5364
RECEIVED:	05/12/2025
GAS:	DTE
PHONE:	313-294-3463
RECEIVED:	05/12/2025
FIBER:	MCI/VERIZON
PHONE:	800-624-9675
RECEIVED:	05/02/2025

UTILITY NOTES

1. ALL UTILITIES SHOWN ARE BASED ON;
   A. SURVEYED MEASUREMENTS
   B. MISS DIG MARKINGS LOCATED AT TIME OF SURVEY, OR;
   C. UTILITY MAPS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY.
2. THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CERTIFICATION

TO:

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.

THE FIELD WORK WAS COMPLETED ON MAY 13, 2025.

02/12/2026
DATE OF PLAT OR MAP:

MARC E. BUDZINSKI, PS
PROFESSIONAL SURVEYOR
NO. 4001053492

THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED THIRD PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID THIRD PERSON.

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www.missdig.org

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS SURVEY PREPARED FOR:

Kimley»Horn
KIMLEY-HORN OF MICHIGAN, INC.

1000 TOWN CENTER, SUITE 1900,
SOUTHFIELD, MI 48075
PHONE: 313-572-1560
WWW.KIMLEY-HORN.COM

ALTA/NSPS LAND TITLE SURVEY

KH MACARTHUR SUPERIOR TOWNSHIP
PART OF THE SW 1/4, SEC. 35, T.02S., R.07E,
SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MI

PLAN SUBMITTALS/REVISIONS	DATE

ORIGINAL ISSUE DATE: 02/12/2026

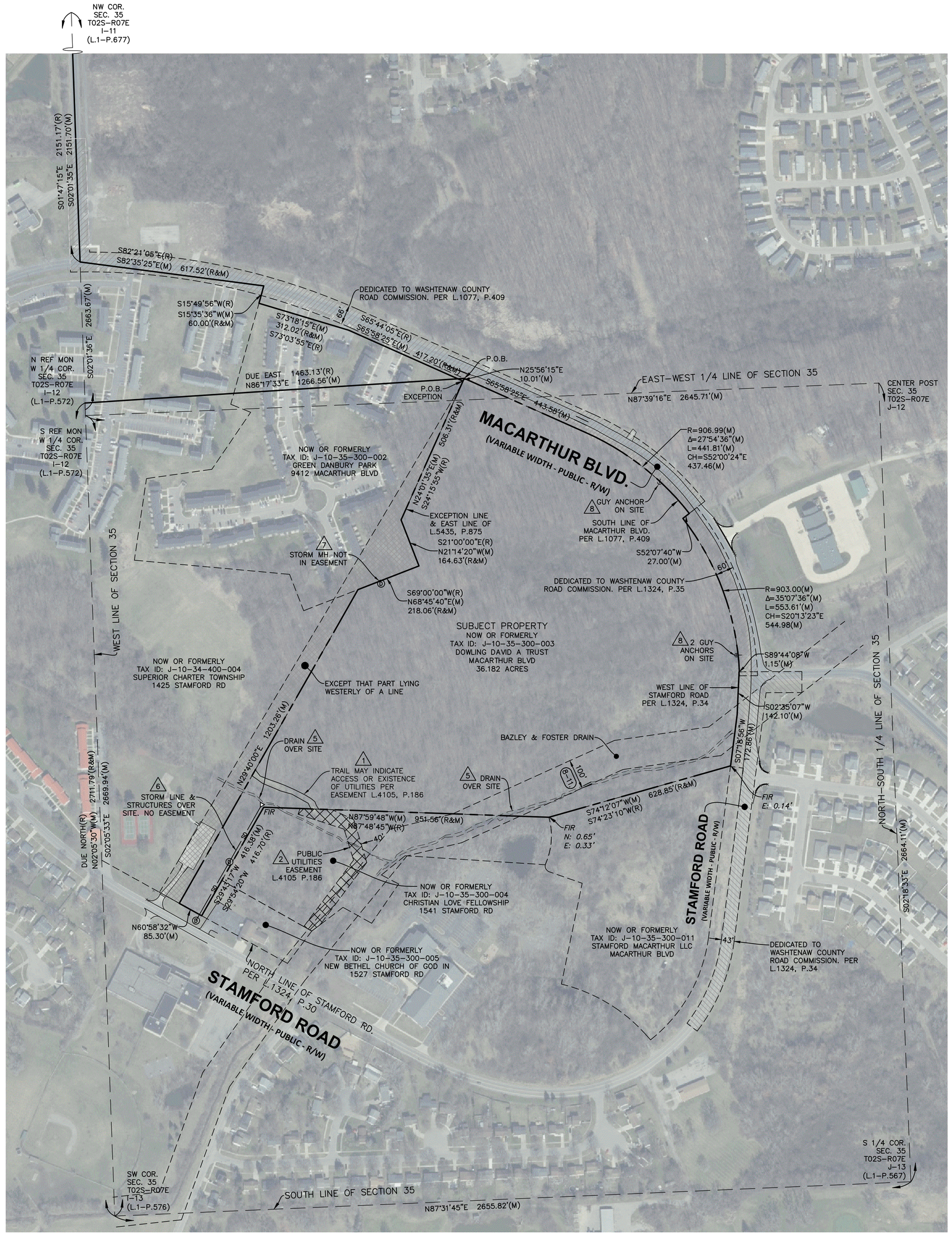
PROJECT NO: 25-073

SCALE: N/A
0 1/2" 1"

FIELD: MJ, JM, RZ, MD
DRAWN BY: CSD
DESIGN BY: N/A
CHECK BY: MB, PL

ALT-1

FILE:P:\Projects\2025\25-073 KH MacArthur Superior Twp\Dwg\Survey\25-073_ALTA_KH.dwg PLOT DATE:2/12/2026 1:31 PM



NORTH

EXISTING LEGEND

- BOLLARD
- CONTROL BENCHMARK
- CONTROL POINT
- SECTION CORNER
- FOUND MONUMENT
- FOUND MAG NAIL
- SET IRON ROD
- FOUND IRON PIPE
- FOUND IRON ROD
- ROW MONUMENT
- FLAG POLE
- MAIL BOX
- UTILITY POLE
- POST
- SOIL BORING
- WETLAND FLAG
- HANDICAP SYMBOL
- LEFT/RIGHT TURN ARROW
- SIGN
- CABLE MANHOLE
- CABLE PEDESTAL
- SATELLITE DISH
- CALL BOX
- TELEPHONE PEDESTAL
- TELEPHONE HAND HOLE
- TELEPHONE MARKER
- TELEPHONE MANHOLE
- FIBER OPTIC MAKER
- BUILDING
- SWALE
- FENCE LINE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- TREE LINE
- ACCESS COVER
- FUEL TANK LID
- MISC LID
- MONITOR WELL
- GAS MARKER
- GAS METER
- GAS VALVE
- OIL MARKER
- AC UNIT
- AREA LIGHT
- CROSSWALK SIGNAL
- DUCT BANK
- ELECTRICAL BOX
- ELECTRICAL HAND HOLE
- ELECTRICAL METER
- ELECTRICAL MANHOLE
- ELECTRICAL MARKER
- ELECTRICAL RISER
- ELECTRICAL TRANSFORMER
- ELECTRICAL VAULT
- GUY POLE/WIRE
- POWER POLE
- PEDESTRIAN PUSHBUTTON
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- YARD LIGHT
- SANITARY CLEANOUT
- SANITARY MANHOLE
- VENT PIPE
- STEAM MANHOLE
- STORM CLEANOUT
- STORM CURB INLET
- STORM INLET
- STORM ROOF DRAIN
- STORM DRAIN MANHOLE
- STORM YARD DRAIN
- FIRE DEPT CONNECTION
- FIRE HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- WELL
- WATER METER
- WATER MANHOLE
- WATER VALVE
- TREE / STUMP
- TOE OF SLOPE
- TOP OF BANK
- UNDERGROUND FIBER OPTIC
- UNDERGROUND CABLE
- OVERHEAD CABLE
- UNDERGROUND TELEPHONE
- UNDERGROUND FUEL
- UNDERGROUND GAS
- OVERHEAD ELECTRICAL

SHEET INDEX

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7. ALT–7 = ALTA DETAIL

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

MONUMENT ENGINEERING GROUP ASSOCIATES, INC.

298 VETERANS DRIVE
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MICHIGAN 48836
(OFFICE) 517-223-3512
MONUMENTENGINEERING.COM

SERVICE DISABLED VETERAN OWNED SMALL BUSINESS (SDVOSB)

DRAFT

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Michigan's One-Call — Utility Notification Organization
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www.missdig.org

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THIS SURVEY PREPARED FOR:

Kimley»Horn
KIMLEY–HORN OF MICHIGAN, INC.

1000 TOWN CENTER, SUITE 1900,
SOUTHFIELD, MI 48075
PHONE: 313–572–1560
WWW.KIMLEY–HORN.COM

ALTA/NSPS LAND TITLE SURVEY

KH MACARTHUR SUPERIOR TOWNSHIP
PART OF THE SW 1/4, SEC. 35, T.02S., R.07E,
SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MI

PLAN SUBMITTALS/REVISIONS	DATE

ORIGINAL ISSUE DATE: 02/12/2026

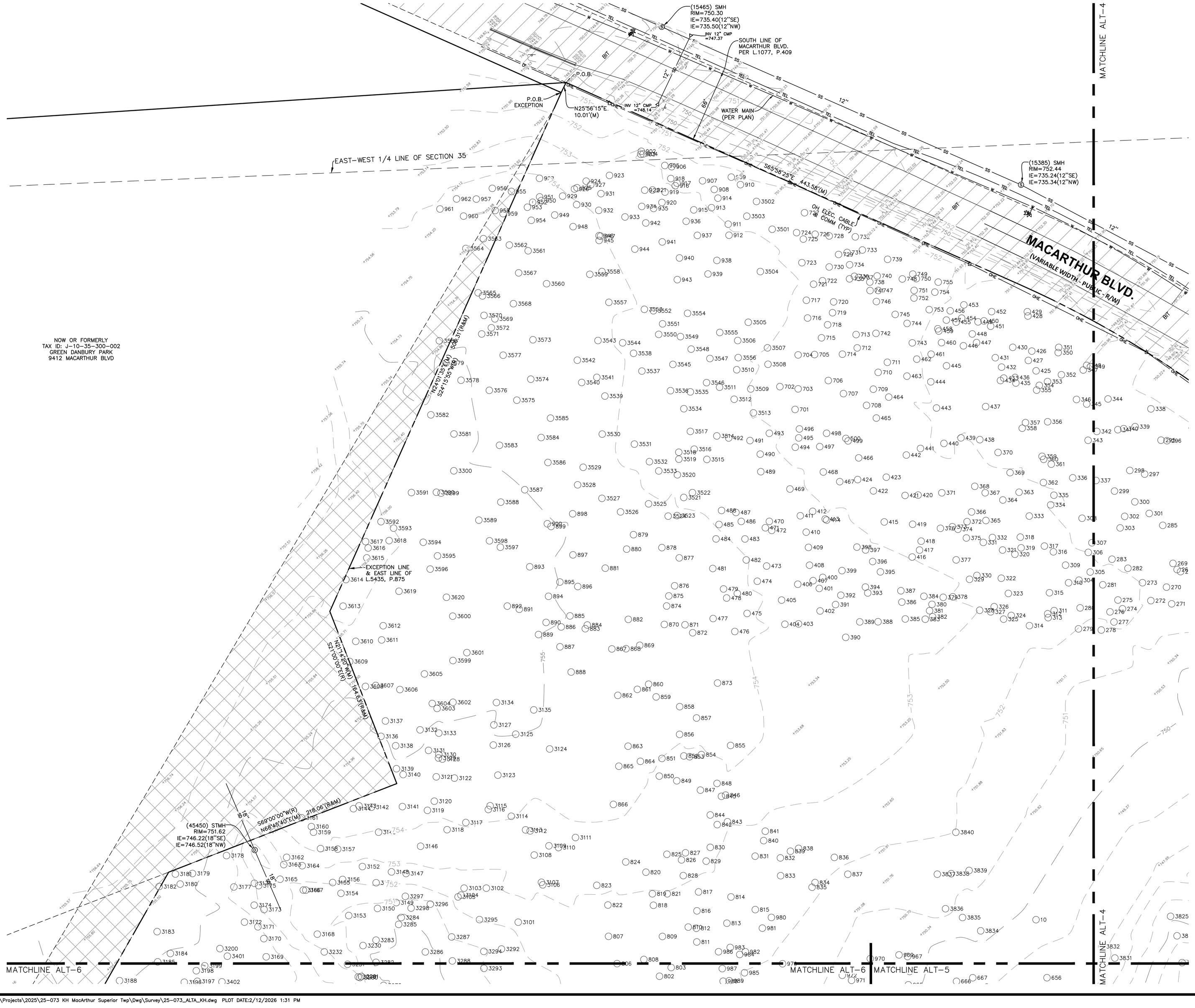
PROJECT NO: 25–073

SCALE: 1" = 200'
0 1/2" 1"

FIELD: MJ, JM, RZ, MD
DRAWN BY: CSD
DESIGN BY: N/A
CHECK BY: MB, PL

ALT–2

FILE:P:\Projects\2025\25–073 KH MacArthur Superior Twp\Dwg\Survey\25–073_ALTA_KH.dwg PLOT DATE:2/12/2026 1:34 PM



EXISTING LEGEND

- BOLLARD
- CONTROL BENCHMARK
- CONTROL POINT
- SECTION CORNER
- FOUND MONUMENT
- FOUND MAG NAIL
- SET IRON ROD
- FOUND IRON PIPE
- FOUND IRON ROD
- ROW MONUMENT
- FLAG POLE
- MAIL BOX
- UTILITY POLE
- POST
- SOIL BORING
- WETLAND FLAG
- HANDICAP SYMBOL
- LEFT/RIGHT TURN ARROW
- SIGN
- CABLE MANHOLE
- CABLE PEDESTAL
- SATELLITE DISH
- CALL BOX
- TELEPHONE PEDESTAL
- TELEPHONE HAND HOLE
- TELEPHONE MARKER
- TELEPHONE MANHOLE
- FIBER OPTIC MAKER
- ACCESS COVER
- FUEL TANK LID
- MISC LID
- MONITOR WELL
- GAS MARKER
- GAS METER
- GAS VALVE
- OIL MARKER
- AC UNIT
- AREA LIGHT
- CROSSWALK SIGNAL
- DUCT BANK
- ELECTRICAL BOX
- ELECTRICAL HAND HOLE
- ELECTRICAL METER
- ELECTRICAL MANHOLE
- ELECTRICAL MARKER
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- PEDESTRIAN PUSHBUTTON
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- YARD LIGHT
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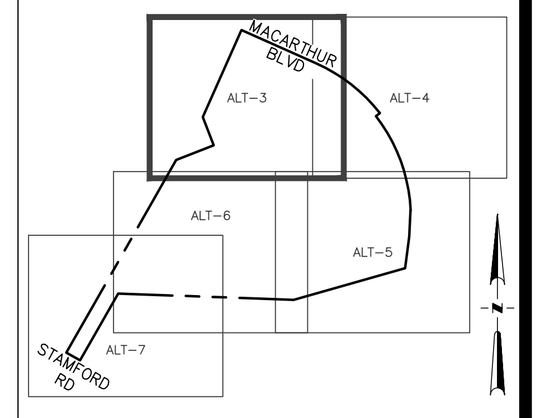
SHEET KEY



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NORTH

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CHECK BY: MB, PL

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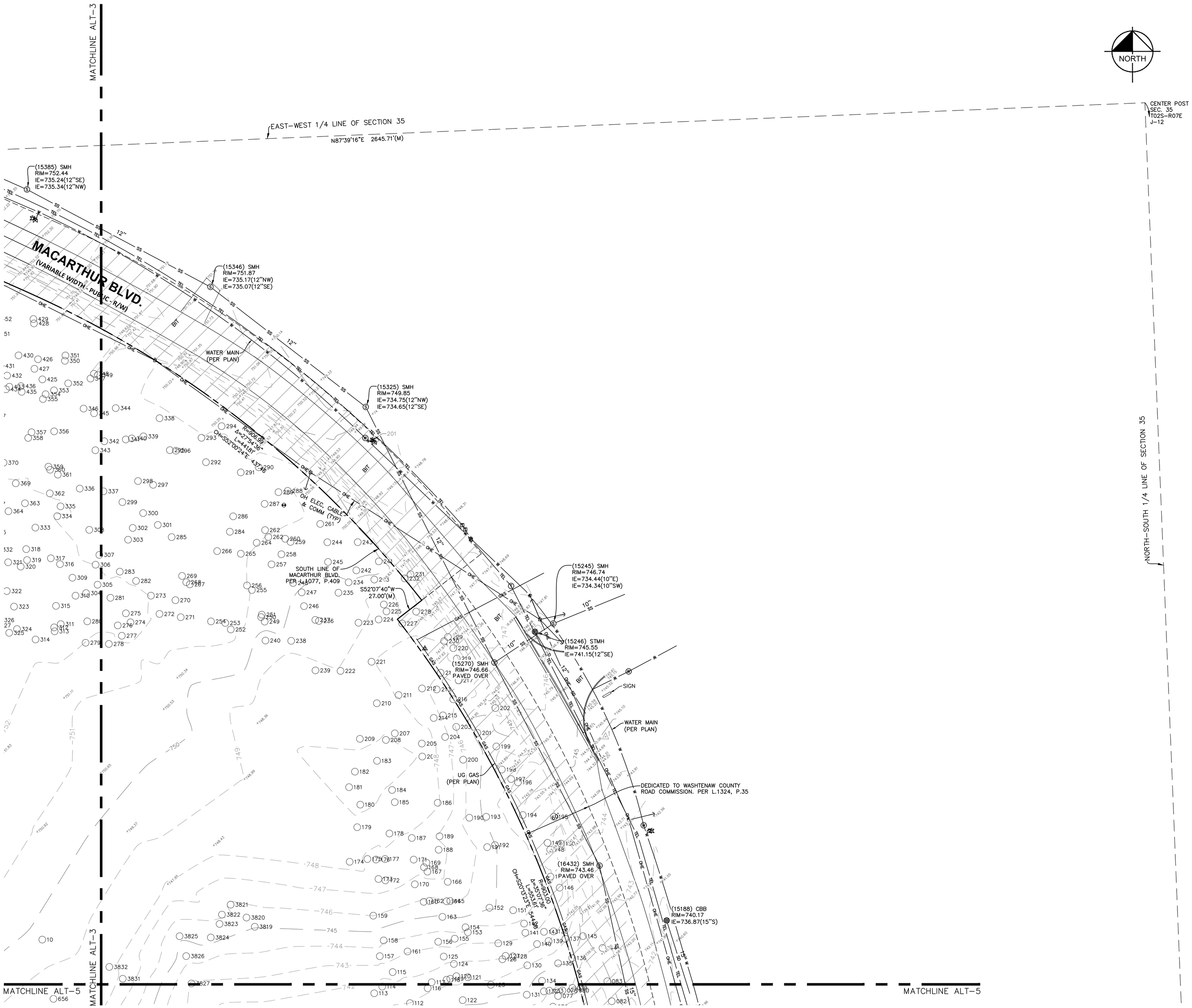

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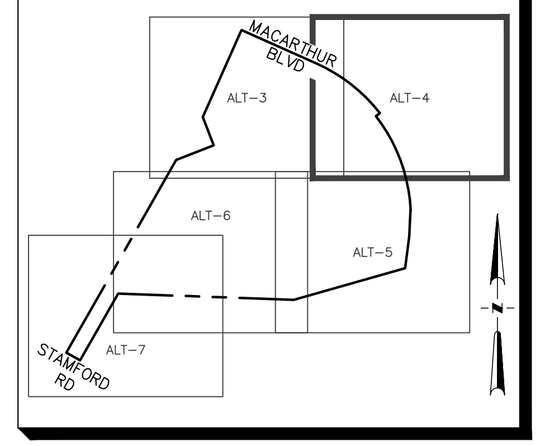

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02/12/2026

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SCALE: 1" = 200'
0 1/2" 1"

FIELD: MJ, JM, RZ, MD
DRAWN BY: CSD
DESIGN BY: N/A
CHECK BY: MB, PL

ALT-4

MATCHLINE ALT-3 | MATCHLINE ALT-6 | MATCHLINE ALT-3 | MATCHLINE ALT-4 | MATCHLINE ALT-4

WATER MAIN (PER PLAN)

UG GAS (PER PLAN)

(15157) SMH
RIM=739.69
IE=732.39(15"S)
IE=732.49(15"N)

INV 15" RCP =735.87

WEST LINE OF MACARTHUR BLVD PER L.1324, P.35

(15149) INLS
RIM=737.70
IE=734.40(12"S)

INV 72" RCP =728.52

S89°44'08"W 1.15'(M)

OH ELEC, CABLE & COMM (TYP)

WEST LINE OF STAMFORD ROAD PER L.1324, P.34

S0°36'07"W 1424.10'(M)

INV 72" RCP =728.43

(16434) SMH
RIM=738.91
IE=720.21(24"S)
IE=720.11(24"NE)

WATER MAIN (PER PLAN)

(16435) SMH
RIM=739.17
IE=720.77(24"N)
IE=720.87(24"S)

(15067) SMH
RIM=738.75
IE=728.55(15"N)
IE=728.45(15"NE)

S0°36'07"W(M) 1424.10'(M)
S0°36'56"W(R) 1424.08'(R)

SANITARY LINES BULKHEADED & NO LONGER IN SERVICE (PER PLAN)

BAZLEY & FOSTER DRAIN

FIR
E: 0.14'

(16438) SMH
RIM=734.08
NO LID. CASTING
FULL OF DEBRIS

STAMFORD ROAD
(VARIABLE WIDTH - PUBLIC - R/W)

INV 24" RCP =733.46

S74°12'07"W(M) 628.85'(R&M)
S74°23'10"W(R)

SMH PER PLAN
NOT FOUND IN FIELD
POSSIBLY ABANDONED

SANITARY LINES BULKHEADED & NO LONGER IN SERVICE (PER PLAN)

FIR
N: 0.65'
E: 0.33'

DEDICATED TO WASHTENAW COUNTY ROAD COMMISSION. PER L.1324, P.34

43'

(16437) SMH
RIM=743.25
IE=720.75(24"N)
IE=720.85(24"S)

NOW OR FORMERLY
TAX ID: J-10-35-300-011
STAMFORD MACARTHUR LLC
MACARTHUR BLVD

MATCHLINE ALT-6

NORTH

EXISTING LEGEND

- BOLLARD
- CONTROL BENCHMARK
- CONTROL POINT
- SECTION CORNER
- FOUND MONUMENT
- FOUND MAG NAIL
- SET IRON ROD
- FOUND IRON PIPE
- FOUND IRON ROD
- ROW MONUMENT
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- MAIL BOX
- UTILITY POLE
- POST
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- ACCESS COVER
- FUEL TANK LID
- MISC LID
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- GAS MARKER
- GAS METER
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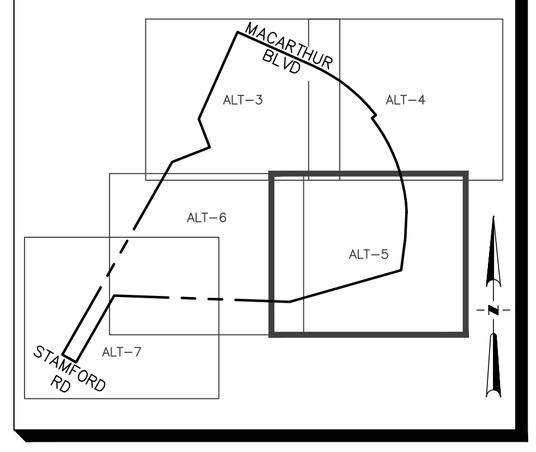

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0 1/2" 1"

FIELD: MJ, JM, RZ, MD
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DESIGN BY: N/A
CHECK BY: MB, PL

ALT-5

MATCHLINE ALT-3

MATCHLINE ALT-5

MATCHLINE ALT-7

NOW OR FORMERLY
TAX ID: J-10-34-400-004
SUPERIOR CHARTER TOWNSHIP
1425 STAMFORD RD

EXCEPT THAT PART LYING WESTERLY OF A LINE

SUBJECT PROPERTY
NOW OR FORMERLY
TAX ID: J-10-35-300-003
DOWLING DAVID A TRUST
MACARTHUR BLVD
36.182 ACRES

N29°40'06"E 1203.28'(M)

TRAIL MAY INDICATE ACCESS OR EXISTENCE OF UTILITIES PER EASEMENT L.4105, P.186

(15593) SMH
RIM=740.55
IE=732.65(18"NW)
IE=732.45(18"S)

INV 12" RCP
=737.89

(15594) SMH
RIM=741.20
IE=732.60(18"N)
IE=732.80(18"E)

(15598) SMH
RIM=738.92
IE=730.72(18"W)
IE=730.57(18"E)
SE INV. NOT VISIBLE

NOW OR FORMERLY
TAX ID: J-10-35-300-004
CHRISTIAN LOVE FELLOWSHIP
1541 STAMFORD RD

1 PUBLIC UTILITIES EASEMENT L.4105 P.186

2 SANITARY LINES BULKHEADED & NO LONGER IN SERVICE (PER PLAN)

SMH PER PLAN NOT FOUND IN FIELD POSSIBLY ABANDONED

SANITARY LINES BULKHEADED & NO LONGER IN SERVICE (PER PLAN)

N87°59'48"W(M) 951.56'(R&M)
N87°48'45"W(R)

BAZLEY & FOSTER DRAIN

FIR
N: 0.65'
E: 0.33'

SMH PER PLAN NOT FOUND IN FIELD POSSIBLY ABANDONED

INV 18 RCP
=734.53

NORTH

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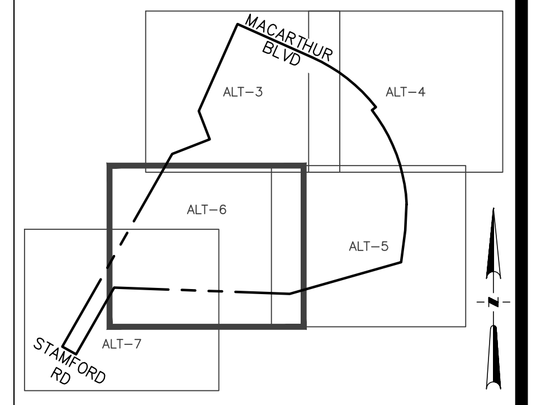

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THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OF THEIR ACCURACY IS IMPLIED AS TO THEIR COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS SURVEY PREPARED FOR:

Kimley»Horn
KIMLEY-HORN OF MICHIGAN, INC.

1000 TOWN CENTER, SUITE 1900,
SOUTHFIELD, MI 48075
PHONE: 313-572-1560
WWW.KIMLEY-HORN.COM

ALTA/NSPS LAND TITLE SURVEY

KH MACARTHUR SUPERIOR TOWNSHIP
PART OF THE SW 1/4, SEC. 35, T.02S., R.07E,
SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MI

DATE	PLAN SUBMITTALS/REVISIONS

ORIGINAL ISSUE DATE: 02/12/2026

PROJECT NO: 25-073

SCALE: 1" = 200'
0 1/2" 1"

FIELD: MJ, JM, RZ, MD
DRAWN BY: CSD
DESIGN BY: N/A
CHECK BY: MB, PL

ALT-6

MATCHLINE ALT-6

(16443) SMH
RIM=744.80
IE=735.20(18"SE)
IE=735.40(18"W)

(16442) SMH
RIM=744.28
IE=735.78(18"NW)
IE=735.58(18"E)

N29°40'00"E 1263.35'(M)

TRAIL MAY INDICATE ACCESS OR EXISTENCE OF UTILITIES PER EASEMENT L.4105, P.186

(15593) SMH
RIM=740.55
IE=732.65(18"NW)
IE=732.45(18"S)

INV 12" RCP =737.89

(15594) SMH
RIM=741.20
IE=732.60(18"N)
IE=732.80(18"E)

N87°59'48"W(M) 951.56'(R&M)
N87°48'45"W(R)

SANITARY LINES BULKHEADED & NO LONGER IN SERVICE (PER PLAN)

SMH PER PLAN NOT FOUND IN FIELD POSSIBLY ABANDONED

(15598) SMH
RIM=738.92
IE=730.72(18"W)
IE=730.57(18"E)
SE INV. NOT VISIBLE

NOW OR FORMERLY
TAX ID: J-10-35-300-004
CHRISTIAN LOVE FELLOWSHIP
1541 STAMFORD RD

2 PUBLIC UTILITIES EASEMENT L.4105 P.186

SANITARY LINES BULKHEADED & NO LONGER IN SERVICE (PER PLAN)

INV 18 RCP =734.53

WOOD WALL

GRAVEL

(45667) STMH
RIM=745.47
IE=740.22(15"SW)
IE=740.17(15"NE)

S39°11'17"W 405.38'(M)
S39°54'20"W 418.10'(R)

INV 12" CMP =746.49

INV 12" CMP =746.02

N60°58'32"W (R&C 360'M)

(15793) STMH
RIM=745.07
IE=741.72(15"NE)
IE=741.82(12"NW)

INV 12" CMP =744.36

INV 12" CMP =743.70

NOW OR FORMERLY
TAX ID: J-10-35-300-005
NEW BETHEL CHURCH OF GOD IN
1527 STAMFORD RD

BACKLEY & FOSTER DRAIN

SMH PER PLAN NOT FOUND IN FIELD POSSIBLY ABANDONED

STAMFORD ROAD
(VARIABLE WIDTH - PUBLIC - R/W)

NORTH LINE OF STAMFORD RD. PER L.1324, P.30

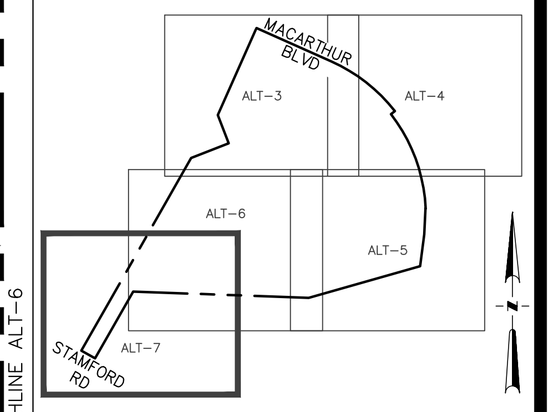
MATCHLINE ALT-6

NORTH

EXISTING LEGEND

- BOLLARD
- CONTROL BENCHMARK
- CONTROL POINT
- SECTION CORNER
- FOUND MONUMENT
- FOUND MAG NAIL
- SET IRON ROD
- FOUND IRON PIPE
- FOUND IRON ROD
- ROW MONUMENT
- FLAG POLE
- MAIL BOX
- UTILITY POLE
- POST
- SOIL BORING
- WETLAND FLAG
- HANDICAP SYMBOL
- LEFT/RIGHT TURN ARROW
- SIGN
- CABLE MANHOLE
- CABLE PEDESTAL
- SATELLITE DISH
- CALL BOX
- TELEPHONE PEDESTAL
- TELEPHONE HAND HOLE
- TELEPHONE MARKER
- TELEPHONE MANHOLE
- FIBER OPTIC MAKER
- BUILDING
- SWALE
- FENCE LINE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- TREE LINE
- ACCESS COVER
- FUEL TANK LID
- MISC LID
- MONITOR WELL
- GAS MARKER
- GAS METER
- GAS VALVE
- OIL MARKER
- AC UNIT
- AREA LIGHT
- CROSSWALK SIGNAL
- DUCT BANK
- ELECTRICAL BOX
- ELECTRICAL HAND HOLE
- ELECTRICAL METER
- ELECTRICAL MANHOLE
- ELECTRICAL MARKER
- ELECTRICAL RISER
- ELECTRICAL TRANSFORMER
- ELECTRICAL VAULT
- GUY POLE/WIRE
- POWER POLE
- PEDESTRIAN PUSHBUTTON
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- YARD LIGHT
- SANITARY CLEANOUT
- SANITARY MANHOLE
- VENT PIPE
- STEAM MANHOLE
- STORM CLEANOUT
- STORM CURB INLET
- STORM INLET
- STORM ROOF DRAIN
- STORM DRAIN MANHOLE
- STORM YARD DRAIN
- FIRE DEPT CONNECTION
- FIRE HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- WELL
- WATER METER
- WATER MANHOLE
- WATER VALVE
- TREE / STUMP
- TS — TOE OF SLOPE
- TB — TOP OF BANK
- FIB — UNDERGROUND FIBER OPTIC
- CBL — UNDERGROUND CABLE
- OHC — OVERHEAD CABLE
- TEL — UNDERGROUND TELEPHONE
- FUEL — UNDERGROUND FUEL
- GAS — UNDERGROUND GAS
- OHE — OVERHEAD ELECTRICAL

SHEET KEY



SHEET INDEX

1. ALT-1 = ALTA COVER
2. ALT-2 = ALTA SURVEY
3. ALT-3 = ALTA DETAIL
4. ALT-4 = ALTA DETAIL
5. ALT-5 = ALTA DETAIL
6. ALT-6 = ALTA DETAIL
7. ALT-7 = ALTA DETAIL

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DRAWN BY: CSD
DESIGN BY: N/A
CHECK BY: MB, PL

ALT-7

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

ORDINANCE NO. 202

BURNING ORDINANCE,
REPEALING AND REPLACING ORDINANCE NO. 185

FIRST READING: MAY 18, 2026
SECOND READING: JUNE 15, 2026

THE TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, STATE OF MICHIGAN, ORDAINS:

Section 202.01. Purpose

The purpose of this ordinance is to provide for the protection of the health, safety, and welfare of Township residents; to protect property from exposure to the dangers of fire; to minimize unnecessary runs by the Township Fire Department; to provide for the enforcement of this ordinance; and to establish penalties and fines for violations of the provisions of this ordinance. Township residents are strongly encouraged to consider recycling, composting and curbside pick-up as alternatives to open burning.

Section 202.02. Scope

1. This ordinance shall apply to open burning, prescribed burns, burn barrels, outdoor wood furnaces/boilers, and patio wood burning units.
2. This ordinance shall not apply to outdoor grilling or cooking food using charcoal, wood, propane or natural gas in a cooking/grilling appliance or in an approved container.
3. This ordinance shall not apply to the use of propane, natural gas, kerosene, gasoline, or acetylene in a device intended for agricultural or construction heating and maintenance activities.
4. This ordinance shall not apply to agricultural flame weeding or flame sanitizers.
5. This ordinance shall not apply to burning for the purpose of generating heat in a stove, furnace, fireplace or other heating device within a building used for human or animal habitation.

Section 202.03. Definitions

"Brush" means loose branches and twigs generated by trimming or storms on the property.

“Clean wood” means natural wood which has not been painted, varnished or coated with a similar material; has not be pressure treated with preservatives; and does not contain resins or glues as in plywood or other composite wood products.

"Food waste" means rejected food waste including waste accumulations of animal, fruit, or vegetable matter used or intended for food; or waste that attend the preparation, use, cooking,

dealing in, or storing of meat, fowl, fish, fruit, or vegetable matter. Typical waste from home gardens shall not be considered food waste.

"Open burning" means kindling or maintaining a fire where the products of combustion are emitted directly into the ambient air without passing through a stack or chimney. This includes burning in a burn barrel.

“Patio wood burning unit” means a chiminea, patio warmer, or other portable wood-burning device used for outdoor recreation and/or heating.

“Prescribed burn” means open burning of a continuous cover of fuels, in compliance with an approved prescription to meet planned land management objectives. “Prescription” means a written plan establishing the criteria and elements necessary for starting, controlling, and extinguishing a specific prescribed burn.

“Property” means one or more adjacent real estate parcels under common ownership or lease agreement.

“Recreational fire” means a small outdoor fire burning materials permitted by section 202.05 that has a total fuel area of 3 feet or less in diameter and 2 feet or less in height. Recreational fires include, but are not limited to fires for pleasure, ceremonial, cooking, warmth, or similar purposes.

Section 202.04. <u>Prohibited Fires</u>

1. Open burning of leaves and grass clippings is prohibited as per PA 102 of 2012 except when such burning is incidental to a permitted open or prescribed burn.
2. Open burning of animal carcasses and manure is prohibited.
3. Open burning of food waste is prohibited.
4. Open burning of household waste that contains plastic, rubber, foam, chemically treated wood, textiles, electronics, chemicals, or hazardous materials is prohibited as per PA 102 of 2012.
5. Open burning of construction and demolition waste is prohibited.
6. Open burning of waste from a commercial or industrial establishment is prohibited.

Section 202.05. <u>Permissible Fires</u>

1. Open burning of logs, stumps, trees, brush, agricultural and beekeeping waste.
    A. A person shall not ignite, cause or permit to be ignited, allow or maintain an open burn or outdoor fire except as provided in this section. All open burning requires compliance with all applicable provisions of this section and any additional special restrictions deemed necessary by the Fire Chief or other authorities who have jurisdiction. The Fire Chief may deny or suspend burning permits when weather or other conditions warrant. All open burning shall be conducted in a safe nuisance-free manner, when wind and weather conditions minimize adverse effects and do not create a health or visibility hazard.

B. Permit required. The property owner or owner's authorized representative shall submit an open burning permit application to the Township Clerk's office on such form as may be approved by the Township Board. The application will be accepted after administrative review confirms that the property size and location meets the requirements of the ordinance. An aerial map showing the location of the proposed area where open burning is to occur is required to be submitted with the application. Upon acceptance, the application will be forwarded to the Fire Department for review and approval or denial by the Superior Township Fire Chief or his/her representative. If denied, a reason for the denial must be given. If approved, the application will be retained on file at the Fire Department and subsequent, similar burn permit requests may be phoned into the Fire Department for verbal approval. In all cases, on the day of the intended burn, the applicant shall contact the Fire Department for permission to initiate the burn as permitted by calling 734-484-1996. The applicant shall give his/her name, address and phone number, a description of the materials to be burned and the time of the intended burning. The Fire Department will either authorize or deny the burn permit depending upon Fire Department resources, weather, or other factors.

1) Due to the density and the danger of fires spreading and smoke and fumes creating a nuisance, no permits shall be issued for any location in Section 7 (south of M14), 8 (south of M14), 18, 33, 34, and 35, and parcels of land within 1,500 feet of a city or village.

2) Due to the density and the danger of fires spreading and smoke and fumes creating a nuisance, no permits shall be issued for any property less than one acre in size unless an exemption is provided by the Superior Township Fire Chief.

3) The Township Board may, by resolution, set reasonable application fees and insurance requirements as deemed appropriate.

C. Conditions. After first obtaining a burn permit, open burning of logs, stumps, trees, brush, agricultural and beekeeping waste is permitted if conducted in accordance with the following:

1) The fire will be required to be extinguished if it creates a hazardous or objectional situation due to smoke or odor emissions caused by atmospheric local conditions. The fire shall be constantly attended until it is extinguished. A minimum of one portable fire extinguisher (4-A) rating, dirt, sand, water barrel, garden hose or water truck shall be available for immediate utilization to extinguish the open burning operation. Conditions that could cause fire to spread to nearby combustibles shall be eliminated prior to the ignition of any open burning operation.

2) No material may be brought onto a property for the express purpose of burning it, except seasoned dry firewood for recreational fires.

4) The open burning of logs, stumps, trees, brush, agricultural and beekeeping waste is permitted only during daylight hours except when a special permit has been issued. The Fire Chief or his/her representative may issue special permits for agricultural open burns that will last more than one day.

5) Adult supervision of open fires is required.

6) Open fires must be located fifty (50) feet or more from any structure, property line, trees, shrubs, or other flammable vegetation.

7) The fuel area of open fires shall not exceed 3 feet or less in diameter and 2 feet or less in height without approval of the Superior Township Fire Chief or his/her representative.

2. Prescribed burning for forest, prairie, habitat management, and agricultural purposes.

A. Permit required. The property owner or owner's authorized representative shall submit a prescribed burn permit application to the Fire Chief's office on such form as may be approved by the Township Board. Upon receipt, the application shall be reviewed by, and approved or denied by the Fire Chief or his/her representative. If denied, a reason for the denial must be given. If approved, the application will be retained on file at the Fire Department and subsequent similar prescribed burn permit requests may be issued based upon the initially submitted application and plan.

1) The property owner or owner's authorized representative shall include a map of the area prescribed burn.

2) Prescribed burns may be on property less than one acre in size, contingent on Fire Chief review and approval.

B. On the day of the intended prescribed burn, the applicant or his/her representative shall contact the Fire Department for permission to initiate the burn by calling 734-484-1996. The applicant shall give his/her name, address, and phone number and the time of the intended burn. The Fire Department will either authorize or deny the prescribed burn permit depending upon Fire Department resources, weather, or other factors.

1) The Township Board may, by resolution, set reasonable application fees and insurance requirements as deemed appropriate.

Section 202.06. <u>Permissible Fires Exempt From Permits</u>

1. The following types of fires are permitted without obtaining a burn permit if they occur on property of one-half acre or more and are placed more than twenty-five feet from any structure or property line.

A. A recreational fire, as defined in this ordinance.

B. Burning of small amounts of household dry waste paper in an enclosed burn barrel or container constructed of metal or masonry that has a metal covering device and does not have an opening larger than ¾ of an inch.

2. Patio wood burning units may be used without obtaining a burn permit if they burn clean wood, are used in accordance with the manufacturer's instructions, and are placed not less than 15 feet from a structure.

3. Outdoor wood furnaces/boilers installed on or after the effective date of this ordinance may be installed and operated without obtaining a burn permit but shall:

   A. Have a permanently attached stack with a minimum height of 15 feet above the ground that also extends at least two feet about the highest peak of any residence not served by the furnace/boiler located within 300 feet.

   B. Be located on the property in accordance with the Township Zoning Ordinance and no closer than 100 feet from the nearest property line.

   C. Not be installed unless a mechanical permit has been obtained from the Township Building Department prior to commencing installation.

   D. Only burn clean wood or other listed fuels specifically permitted by the manufacturer's installation/operation instructions.

4. Notwithstanding section 202.04 and 05. of this ordinance, structures and other materials may be burned without permit for fire prevention training so long as conducted in accordance with the National Fire Protection Association (NFPA) Standard 1403 as it may from time to time be amended, and in compliance with rules and regulations of other authorities having jurisdiction. Such burning shall be outlined in writing and approved by the Fire Chief at least 48 hours prior to the training burn.

Section 202.07. Appeals

The Charter Township of Superior Board shall hear and decide appeals where there in a unique hardship or error alleged in any order, requirement, decision or determination made by the Chief of the Fire Department or his/her representative in the enforcement of this ordinance.

Such an appeal shall be in writing, citing the nature of the original request, the reason such request was denied a permit, and the remedy sought through the appeal. The appeal shall be made within seven (7) days of the denial, and the Board shall receive and respond to the appeal at their next regularly scheduled Township Board meeting.

Section 202.08. Liability

A person utilizing or maintaining an outdoor fire regulated by this ordinance may be responsible for all fire suppression costs and any other liability resulting from damage caused by the fire.

Section 202.09. Right of Entry and Inspection

The Fire Chief or any authorized officer, employee, or representative of Superior Township carrying proper identification may inspect any property in order to ascertain compliance with and enforce the provisions of this ordinance.

Section 202.10. Enforcement

This ordinance shall be deemed an exercise of the police powers of Superior Charter Township for the preservation and protection of the public health, safety, and welfare. It shall be the duty of the Fire Chief or his/her representative to enforce the provisions of this ordinance. Citizen complaints and reports of violations shall be directed to the Fire Department.

Section 202.11. Penalties and Remedies for Violations

1. Any person violating any provision of this Ordinance shall be deemed:

   A. Guilty of a misdemeanor. Penalties may be imposed including up to ninety (90) days incarceration in the Washtenaw County Jail and/or fines up to five hundred ($500.00) dollars plus the cost of prosecution.

   B. Responsible for a civil infraction. Penalties may be imposed in fines as set forth in Section 162.07 of Superior Charter Township Ordinance 162, Civil Infraction Penalty Ordinance, which assesses fines for a first offense of a minimum of one hundred ($100.00) and a maximum of five hundred ($500.00).

   In addition to the penalties, any person deemed responsible for a civil infraction shall also be liable for the cost to the Township to prosecute any such violation

2. The decision to charge the alleged violator with a misdemeanor and/or civil infraction as a result of a violation of this Ordinance shall be at the sole discretion of the Township.

3. In addition to the foregoing, any violation of the Ordinance shall be deemed a nuisance per se, permitting the Township Board, its officers, agents or any private citizen to take such action in any court of competent jurisdiction to cause the abatement of such nuisance, including injunctive relief. Further, upon a determination by a court that a person has violated this Ordinance, thereby creating a nuisance per se, the Township shall be entitled to its actual attorney fees incurred in seeking abatement of the nuisance.

Section 202.12. Abrogation and Conflict of Authority

Nothing in this Ordinance shall be interpreted to conflict with present or future State statutes in the same subject matter; conflicting provisions of this Ordinance shall be abrogated to, but only to, the extent of the conflict. Moreover, the provisions of this Ordinance shall be construed, if possible, to be consistent with relevant State regulations and statutes. If any part of this Ordinance is found to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision. Such holding shall not

affect the validity of the remaining portions thereof, and the remainder of the Ordinance shall remain in force. Rights and duties which have matured, penalties which have been incurred, proceedings which have begun and prosecutions for violations of law occurring before the effective date of this Ordinance are not affected or abated by this Ordinance.

Section 202.13. Repeal

All ordinances or parts of an ordinance in conflict with this ordinance are hereby repealed. The existing Ordinance No. 185, being an ordinance for the regulation of burning in the Township effective March 18, 2013 is hereby repealed. The repeal provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation or prosecution of any right established, occurring prior to the effective date hereof.

Section 202.14. Effective Date; Publication

This Ordinance shall be published pursuant to Section 8 of the Charter Township Act, being MCL 42.8(b), by posting in the Office of the Clerk, 3040 N. Prospect Rd., Ypsilanti, 48198, and on the Township website – www.superior-twp.org – with notice of such in the Ann Arbor News, a newspaper of general circulation in the Township, qualified under state law to publish legal notices within 30 days following the final adoption thereof. This Ordinance shall become effective immediately upon said publication and the same shall be recorded in the Ordinance Book of the Township, and such recording authenticated by the signatures of the Supervisor and Clerk.

SUPERIOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

ORDINANCE NUMBER 203

CONSUMERS ENERGY COMPANY GAS FRANCHISE ORDINANCE, REPEALING AND REPLACING ORDINANCE NO. 136

FIRST READING: MAY 18, 2026
SECOND READING: JUNE 15, 2026

AN ORDINANCE, granting to CONSUMERS ENERGY COMPANY, its successors and assigns, the right and authority to lay, maintain and commercially operate gas lines and facilities including but not limited to mains, pipes, services and valves on, under, along, and across public places including but not limited to highways, streets, alleys, bridges, and waterways, and to conduct a local gas business in the CHARTER TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, MICHIGAN, for a period of thirty years.

THE CHARTER TOWNSHIP OF SUPERIOR ORDAINS:

203-01. **GRANT and TERM. The CHARTER TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, MICHIGAN**, hereby grants to Consumers Energy Company, its successors and assigns, hereinafter called “Consumers" the right and authority to lay, maintain and commercially operate gas lines and facilities including but not limited to mains, pipes, services and valves on, under, along, and across public places including but not limited to highways, streets, alleys, bridges, and waterways, and to conduct a local gas business in the CHARTER TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, MICHIGAN, for a period of thirty years.

203-02. CONDITIONS. No public place used by Consumers shall be obstructed longer than necessary during construction or repair, and shall be restored to the same order and condition as when work was commenced. All of Consumers’ gas lines and related facilities shall be placed as not to unnecessarily interfere with the public’s use of public places. Consumers shall have the right to trim or remove trees and vegetation if necessary in the conducting of such business.

203-03. HOLD HARMLESS. Consumers shall save the Charter Township free and harmless from all loss, costs and expense to which it may be subject by reason of the negligent construction and maintenance of the lines and related facilities hereby authorized. In case any action is commenced against the Charter Township on account of the permission herein given, Consumers shall, upon notice, defend the Charter Township and its representatives and hold them harmless from all loss, costs and damage arising out of such negligent construction and maintenance.

203-04. EXTENSIONS. Consumers shall construct and extend its gas distribution system within said Charter Township, and shall furnish gas service to applicants residing therein in accordance with applicable laws, rules and regulations.

203-05. FRANCHISE NOT EXCLUSIVE. The rights, power and authority herein granted, are not exclusive.

203-06. RATES and CONDITIONS. Consumers shall be entitled to provide gas service to the inhabitants of the Charter Township at the rates and pursuant to the conditions as approved by the Michigan Public Service Commission. Such rates and conditions shall be subject to review and change upon petition to the Michigan Public Service Commission.

203-07. REVOCATION. The franchise granted by this ordinance is subject to revocation upon sixty (60) days written notice by either party. Upon revocation this ordinance shall be considered repealed and of no effect past, present or future.

203-08. MICHIGAN PUBLIC SERVICE COMMISSION JURISDICTION. Consumers remains subject to the reasonable rules and regulations of the Michigan Public Service Commission applicable to gas service in the Charter Township and those rules and regulations preempt any term of any ordinance of the Charter Township to the contrary.

203-09. REPEALER. This Ordinance No. 203, when enacted, shall repeal and supersede the provisions of any previous Consumers' gas franchise ordinance adopted by the Charter Township including any amendments, and specifically repeals and replaces the original Consumers' gas franchise ordinance adopted by the Charter Township in October 1996, which is hereby declared null and void and of no further force or effect upon the effective date of this ordinance.

203-10. EFFECTIVE DATE. This Ordinance shall be published pursuant to Section 8 of the Charter Township Act, being MCL 42.8(b), by posting in the Office of the Clerk, 3040 N. Prospect Rd., Ypsilanti, 48198, and on the Township website – www.superior-twp.org – with notice of such in the Ann Arbor News, a newspaper of general circulation in the Township, qualified under state law to publish legal notices within 30 days following the final adoption thereof. This Ordinance shall become effective immediately upon said publication and the same shall be recorded in the Ordinance Book of the Township, and such recording authenticated by the signatures of the Supervisor and Clerk.

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road Ypsilanti, MI 48198
Telephone (734) 482-6099 Fax (734) 482-3842
Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Dan Kimball

DATE SUBMITTED: 6/8/23

BOARD MEETING DATE:

ITEM TITLE: Participation in Regional FEMA AFG Grant for SCBA Replacement

TYPE OF AGENDA ITEM (SELECT ONE):

☑ Resolution ☐ Discussion ☐ Presentation ☐ Appointment
☐ First Reading ☐ Policy Amendment ☐ Ordinance Amendment
☐ Other _____

DESCRIPTION OF ITEM/RESOLUTION:
Provide a clear/concise summary of the item being presented.

Resolution authorizing participation in a regional FEMA AFG grant application for SCBA replacement.

REQUESTED BOARD ACTION:
Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

Approval

BACKGROUND/JUSTIFICATION:
Provide relevant history, previous board actions, community input, or project developments.

The Fire Department seeks approval to participate in a regional FEMA Assistance to Firefighters Grant (AFG) application for replacement of Self-Contained Breathing Apparatus (SCBA) equipment.

IMPACT ON TOWNSHIP BUDGET (if applicable):

Grant-funded project with required local match if awarded.

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

List any departments or external entities responsible for or impacted by this item.

Fire Department; FEMA; Washtenaw County Fire Departments

DEADLINES OR URGENCY (if applicable):

Include any timelines, deadlines or reasons for urgency.

n/a

SUPPORTING DOCUMENTS ATTACHED:

Include number of attachments and a brief title of each file.

Resolution
Fire Chief Letter to Board

CONTACT PERSON FOR QUESTIONS:

Name: Dan Kimball

Title: Fire Chief

Phone: 734-340-3923

Email: dkimball@superior-twp.org

Submit this form as part of one (1) combined PDF — Submission Form, Resolution, and Supporting Documents — and email it to the Clerk's Office within the applicable deadline. Send to: arobinson@superior-twp.org, CC: sizzo@superior-twp.org, krankin@superior-twp.org, and edy@superior-twp.org

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE THE PURCHASE OF SELF-CONTAINED BREATHING APPARATUS ON A FEMA AFG FOR THE SUPERIOR TOWNSHIP FIRE DEPARTMENT

RESOLUTION NUMBER: 2026-26

DATE: JUNE 15, 2026

WHEREAS, the Superior Township Fire Department is committed to providing safe, effective, and professional fire and emergency services to the residents of Charter Township of Superior; and

WHEREAS, the Fire Department's Self-Contained Breathing Apparatus (SCBA) are essential life-safety equipment that provide respiratory protection to firefighters operating in immediately dangerous to life and health (IDLH) environments; and

WHEREAS, the current SCBA inventory has reached or is approaching the manufacturer's maximum service life and must be replaced to ensure firefighter safety, reliability, and compliance with applicable standards; and

WHEREAS, the Fire Department requires the replacement of twenty (20) SCBA units at an estimated cost of Eleven Thousand Five Hundred Dollars ($11,500.00) per unit, for a total estimated project cost of Two Hundred Thirty Thousand Dollars ($230,000.00); and

WHEREAS, several neighboring fire departments within Washtenaw County are jointly pursuing funding through the Federal Emergency Management Agency's (FEMA) Assistance to Firefighters Grant (AFG) Program to replace aging SCBA equipment; and

WHEREAS, participation in a regional grant application increases the competitiveness of the grant request, provides greater purchasing power through volume pricing, and enhances the likelihood of receiving federal funding; and

WHEREAS, the AFG Program may provide funding assistance ranging from seventy-five percent (75%) to ninety percent (90%) of eligible project costs, and participation in the regional application is anticipated to qualify Charter Township of Superior for the maximum funding level of ninety percent (90%); and

WHEREAS, if awarded, the Township's local share of the project would be approximately Twenty-Three Thousand Dollars ($23,000.00), resulting in a federal grant contribution of approximately Two Hundred Seven Thousand Dollars ($207,000.00); and

WHEREAS, the Superior Township Fire Department responds jointly with neighboring Washtenaw County fire departments on the vast majority of working fires and other major emergency incidents through established mutual aid agreements; and

WHEREAS, standardizing SCBA equipment among departments that routinely operate together improves firefighter safety, enhances interoperability, allows for the sharing of air cylinders and equipment components during emergency operations, simplifies training and maintenance requirements, and strengthens regional emergency response capabilities; and

WHEREAS, the Charter Township of Superior Board finds that participation in the regional AFG application and the replacement of the department's SCBA equipment are in the best interests of the Township, its firefighters, and the residents it serves.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Charter Township of Superior Board authorizes the Superior Township Fire Department to participate in a regional Assistance to Firefighters Grant (AFG) application for the purchase and replacement of twenty (20) Self-Contained Breathing Apparatus (SCBA) and related equipment.
2. The Township Board supports the collaborative regional grant application with neighboring Washtenaw County fire departments and recognizes the operational and financial benefits of a coordinated purchase.
3. The Township Board expresses its intent to provide the required local cost share, estimated at approximately Twenty-Three Thousand Dollars ($23,000.00), if the grant application is successful and funding is awarded, subject to final grant requirements and appropriation of funds.
4. The Fire Chief, Township Supervisor, Township Clerk, and other appropriate Township officials are authorized to prepare, execute, and submit all documents necessary to participate in the grant application process and to administer any grant funds awarded.
5. The Township Board further authorizes Township officials to take all actions necessary and appropriate to carry out the intent of this Resolution.
6. This Resolution shall take effect immediately upon adoption.

June 8, 2026

To: Superior Township Board of Trustees
From: Dan Kimball, Fire Chief
Subject: Request for Approval to Participate in Regional Assistance to Firefighters Grant (AFG) Application for SCBA Replacement

Dear Members of the Superior Township Board,

I am requesting the Board's approval for the Superior Township Fire Department to participate in a regional Assistance to Firefighters Grant (AFG) application for the replacement of our Self-Contained Breathing Apparatus (SCBA).

The department's current SCBA equipment is approaching its maximum service life and must be replaced to ensure the continued safety of our firefighters and compliance with current standards. SCBA equipment is one of the most critical pieces of personal protective equipment used by firefighters, providing breathable air while operating in hazardous and life-threatening environments.

To fully replace our inventory, the department would need to purchase approximately 20 SCBA units. The current estimated cost is approximately $11,500 per unit, resulting in a total project cost of approximately $230,000.

Several neighboring fire departments throughout Washtenaw County are working together to submit a regional Assistance to Firefighters Grant application for SCBA replacement. Participation in this regional project offers two significant advantages. First, a larger regional application increases the likelihood of receiving grant funding because it demonstrates a broader impact and benefits multiple communities. Second, combining our purchase with other departments allows for greater purchasing power and more favorable pricing through volume discounts.

Under the AFG program, grant funding can cover between 75% and 90% of eligible project costs. By participating in the regional application, Superior Township would qualify for the highest funding level of 90%. If the grant is awarded, the Township's share of the project would be approximately $23,000, while the federal grant would provide approximately $207,000 toward the purchase of the new SCBA equipment.

This represents an exceptional opportunity to replace critical firefighter safety equipment while minimizing the financial impact on the Township. The replacement of these SCBA units will help ensure our firefighters have reliable, modern equipment to safely serve the residents of Superior Township for many years to come.

I respectfully request the Board's approval for the Superior Township Fire Department to participate in the regional AFG application and authorize the necessary actions to support the grant submission.

Thank you for your consideration and continued support of the Superior Township Fire Department.

Respectfully submitted,

Dan Kimball
Fire Chief
Superior Township Fire Department

cc: Township Supervisor
Township Manager
Township Clerk
Finance Director

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road Ypsilanti, MI 48198
Telephone (734) 482-6099 Fax (734) 482-3842
Please submit one completed form per agenda item.

TO:	Superior Township Board of Trustees
FROM:	Juan Bradford, Parks & Recreation Director
DATE SUBMITTED:	June 9, 2026
BOARD MEETING DATE:	June 15, 2026

ITEM TITLE: Resolution to Proclaim July 2025 as Parks & Recreation Month In Superior Township

DESCRIPTION OF ITEM/RESOLUTION:

Resolution to Proclaim July 2026 as Parks & Recreation Month In Superior Township

REQUESTED BOARD ACTION:

Adoption of Resolution

BACKGROUND/JUSTIFICATION:

Continue to show that the Carter Township of Superior supports parks and recreation as a vital part of our community.

IMPACT ON TOWNSHIP BUDGET (if any):

$0

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

N/A

DEADLINES OR URGENCY (if applicable):

N/A

SUPPORTING DOCUMENTS ATTACHED:

Resolution Attached

CONTACT PERSON FOR QUESTIONS:

Name: Juan Bradford

Title: Parks & Recreation Director

Phone: (734) 480-5502 ext.500

Email: jbradford@superior-twp.org

Please attach this form with all supporting documents in the same email and CC the following individuals: arobinson@superior-twp.org, cbenitez@superior-twp.org, krankin@superior-twp.org, edy@superior-twp.org

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION DECLARING JULY 2026 AS PARKS AND RECREATION MONTH IN THE CHARTER TOWNSHIP OF SUPERIOR

RESOLUTION NUMBER: 2026-27

DATE: JUNE 15, 2026

WHEREAS, parks and recreation is an integral part of communities throughout this country, including the Charter Township of Superior; and

WHEREAS, parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's disease; and

WHEREAS, parks and recreation encourages physical activities by providing space for play, walking and hiking trails, picnicking, outdoor fitness, and many other activities designed to promote active lifestyles; and

WHEREAS, nationally, parks and recreation is a leading provider of healthy meals, nutrition services, and education; and

WHEREAS, parks and recreation programming and education activities, such as out of-school time programming, youth activities, and environmental education, are critical to childhood development; and

WHEREAS, parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation is fundamental to the environmental well-being of our community; and

WHEREAS, parks and recreation is an essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, the Charter Township of Superior recognizes the many benefits derived from parks and recreation resources; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Charter Township of Superior that July 2026 is hereby declared Parks and Recreation Month in the Charter Township of Superior.

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road Ypsilanti, MI 48198
Telephone (734) 482-6099 Fax (734) 482-3842
Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Juan Bradford, Parks & Recreation Director

DATE SUBMITTED: 6/8/26

BOARD MEETING DATE: 6/15/26

ITEM TITLE: Approval of Water Softening System for Dixboro Schoolhouse

TYPE OF AGENDA ITEM (SELECT ONE):

☑ Resolution ☐ Discussion ☐ Presentation ☐ Appointment
☐ First Reading ☐ Policy Amendment ☐ Ordinance Amendment
☐ Other _____

DESCRIPTION OF ITEM/RESOLUTION:
Provide a clear/concise summary of the item being presented.

Resolution approving the purchase and installation of a water softening system for the Dixboro Schoolhouse.

REQUESTED BOARD ACTION:
Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

Approval

BACKGROUND/JUSTIFICATION:
Provide relevant history, previous board actions, community input, or project developments.

Installation of a water softening system at the Dixboro Schoolhouse. Quotes were obtained for the purchase and installation, including connection to the existing water supply. CGC Home Solutions is the recommended vendor.

IMPACT ON TOWNSHIP BUDGET (if applicable):

Cost of water softening system and installation as quoted.

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:
List any departments or external entities responsible for or impacted by this item.

Parks & Recreation Department; CGC Home Solutions

DEADLINES OR URGENCY (if applicable):
Include any timelines, deadlines or reasons for urgency.

SUPPORTING DOCUMENTS ATTACHED:
Include number of attachments and a brief title of each file.

Resolution
CGC Home Solutions Quote
Quote Comparison from Summit

CONTACT PERSON FOR QUESTIONS:

Name: Juan Bradford

Title: Parks & Recreation Director

Phone: (734) 480-5502 ext.500

Email: jbradford@superior-twp.org

Submit this form as part of one (1) combined PDF — Submission Form, Resolution, and Supporting Documents — and email it to the Clerk's Office within the applicable deadline. Send to: arobinson@superior-twp.org, CC: sizzo@superior-twp.org, krankin@superior-twp.org, and edy@superior-twp.org

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE PURCHASE AND INSTALLATION OF A WATER SOFTENING SYSTEM FOR THE DIXBORO SCHOOLHOUSE

RESOLUTION NUMBER: 2026-28

DATE: JUNE 15, 2026

WHEREAS, the Dixboro Schoolhouse is owned and maintained by the Charter Township of Superior; and

WHEREAS, the Township has identified the need for a water softening system to improve water quality and protect plumbing fixtures and equipment at the Dixboro Schoolhouse; and

WHEREAS, quotes were obtained for the purchase and installation of a water softening system, including connection to the existing water supply; and

WHEREAS, CGC Home Solutions submitted the lowest responsive quote and is recommended by the Parks and Recreation Department to perform the work; and

WHEREAS, this expense will be paid for from the Township general fund;

NOW, THEREFORE, BE IT RESOLVED, that the Charter Township of Superior Board approves the purchase and installation of a water softening system for the Dixboro Schoolhouse by CGC Home Solutions in the amount of $3,995.00.

HOME SERVICES

Remit Payment to:
CGC Home Services
PO Box 448
Hartland, MI 48353-0448
800-633-7114

Hartland Location:
CGC Home Services
2875 N. Old US 23
Howell, MI 48855

BILL TO
Juan Bradford
48198
48198, MI 48198 United States

ESTIMATE	ESTIMATE DATE
426676281	Jun 03, 2026

JOB ADDRESS
Juan Bradford
5221 Short Street
Ann Arbor, MI 48105 USA

Job: 424893938
Technician: Mark Keller

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
MI-Powerline Pro 150	CBSII 150 / Powerline Pro 150 / Includes Electric Brine Tank Kinetico CBS 2 150M	1.00	$3,995.00	$3,995.00

SUB-TOTAL	$3,995.00
STATE TAX RATE 6%	$0.00
ESTIMATED COUNTY TAX RATE 0%	$0.00
TOTAL	$3,995.00
EST. FINANCING	$45.54

Thank you for choosing CGC your water treatment needs.
Better Water = Better Life

CUSTOMER AUTHORIZATION

I agree to the estimate and terms provided and authorize CGC Home Services to perform the work outlined above. For all equipment installations exceeding $1,000, I understand and agree that a non-refundable deposit equal to 25% of the total estimate is required at the time of scheduling and will be applied toward the total cost of the installation.

I authorize CGC Home Services to securely store my payment method on file and to charge the remaining balance upon completion of the installation. The remaining balance is due immediately upon completion and may be paid by credit card, debit card, or check.

I acknowledge that if I cancel the installation, the deposit is non-refundable. If I reschedule with at least 72 hours' notice, the deposit will be applied to the rescheduled installation date. If I reschedule within 72 hours of the scheduled appointment, my deposit may be forfeited or an additional deposit may be required.

In the event CGC Home Services is unable to complete the installation due to unforeseen circumstances, the deposit may be credited toward a rescheduled appointment or refunded at management's discretion.

By approving this estimate, I agree to pay the full amount for all work performed and acknowledge and accept CGC Home Services' Deposit & Payment Policy.

Sign here Date

1) Customer gives permission to dealer to request credit information for the purpose of reviewing application for this account and subsequent collection efforts. Dealer retains the right to cancel contract prior to installation or delivery, pending equipment application and credit review.

2) The equipment described on the reverse side of the Agreement is furnished and designed to function in reliance on the information in the "Water Analysis and Application Data" section on the reverse side of this Agreement. Dealer is not responsible for failure caused by other than which is considered part of said equipment. If the Customer's water supply changes in quality, quantity, pressure or flow rate it may be necessary to alter or add equipment at Customer's expense. If the cost of such alterations or additions are undesirable to the Customer, the Customer may terminate this agreement by the terms described under paragraph No. 4 below. It is the customer's responsibility to provide suitable facilities for installation of the equipment in accordance with local building codes and other ordinances and are not to misuse or improperly maintain the equipment. Dealer reserves the right to alter or improve the equipment as he deems necessary.

3) See Limited Warranty for all remedies and warranties on equipment. Dealer assumes no liability for consequential or incidental damages, including water damage, that may arise from the use or inability to use this product. If installation plumbing is performed by the dealer, liability for installation workmanship is guaranteed for ninety (90) days.

4) If rental or service plan, it shall be the customer's responsibility to notify Dealer if the equipment requires repair or maintenance. Upon receipt of notification, Dealer will perform repairs or maintenance within a reasonable time at no charge unless otherwise stated in the agreement. Rental credit will not be given for time required to repair equipment. Customer will not misuse, move or alter the equipment nor deface or tamper with Dealer's name tag thereon. Equipment shall be returned to Dealer upon termination of this agreement in as good condition as when installed, reasonable wear and tear excepted. Upon termination or default by customer, Dealer may enter premises where located and remove and retake possession of the equipment without process of law and without liability for trespass or other damage whatsoever. A retaking of the equipment by Dealer under any circumstances shall not be deemed a waiver of Dealer's right to payment due hereunder. Customer shall not assign this agreement without the Dealer's written consent and shall not sell, mortgage, encumber, lease or part with possession of the equipment nor do or permit it to be done anything which results or may result in placing a lien, encumbrance, attachment, levy or assessment upon the equipment. Customer bears risk of loss or damage to equipment by fire or other casualty.

5) If rental or service plan, your first invoice may include a partial month rental prorate. Rent begins on the installation date and is due in advance. If payment is not received by the 15th of the current month a service charge of 1-1/2% of the unpaid balance or a minimum of $1.00 will be added to your account. Rental amount does not include sales tax, salt, water, chemicals, cartridges or membranes. Customer may, when not in default and upon the giving of thirty (30) days written notice to Dealer, return the equipment to Dealer's place of business even though the return will take place prior to the expiration of the number of months called for by the reverse side of this Agreement. Upon such return by customer in as good condition as when installed, reasonable wear and tear excepted and upon payment by customer of any short rate charge, then customer's obligation to pay any further monthly rentals under this Agreement shall end. The short term charge applicable to such a return shall apply irrespective of the customer's reason for doing so and deviations therefrom shall only take place if any authorized Dealer manager gives written consent thereto. Rental removals prior to contract end will be short rated as follows: Add the difference between 36 month rate and 24 month rate for each month used to reduce 24 month rate and add the difference between the 24 month rate and the 12 month rate for each month used to reduce to 12 month rate. Minimum contract rental period is 12 months at 12 month rate unless otherwise noted.

6) Dealer will perform repairs and maintenance during normal business hours only and Customer agrees to make premises accessible during such hours. Dealer shall not be obligated to perform repairs or maintenance in the event of interference due to strike, riot, civil disorder or other circumstances beyond Dealer's control.

7) Any property sold under this agreement shall remain personal property and the title shall not pass to the Customer but shall remain with the Dealer or his assignee until all amounts due are paid. Time of payment shall be the essence of this Agreement. The customer agrees not to dispose of, mortgage or move the property from the location in which it is first kept without Dealer's written consent until the purchase price shall be fully paid. The Customer agrees to protect the Dealer against all loss or damage to the property while it is in his possession. If the customer shall default in any payment or other condition, the entire unpaid balance shall be due and payable and the property may be retaken or the Customer may be required to pay the entire unpaid balance and all payments made by the Customer shall be retained by the Dealer as compensation for use, depreciation, and expense of Dealer's taking possession of said personal property. No agreement for extension of time or postponement of any payment shall be valid unless given in writing. If any attorney or collector is employed to collect any balance at any time, the Customer agrees to pay the reasonable value of such.

8) In event of any default under this Agreement by customer, customer shall, within ten (10) days from the date of written notification by United States mail sent to the address of installation or such other address as customer shall have previously provided Dealer, return to Dealer's place of business all equipment and materials in as good condition as when installed, reasonable wear and tear excepted. If the customer fails to return said equipment and materials and Dealer shall remove said equipment and materials, customer agrees to pay Dealer for said services at the current prevailing rates and in any event a minimum of $50. If said equipment and materials are not returned by the customer to Dealer's place of business within ten (10) days from the date of written notice to customer, customer shall, at the option of the Dealer, become liable for the full replacement cost of said equipment and materials at the then current retail price and customer agrees to promptly pay said sum. If said equipment and materials are returned by customer to Dealer's place of business within ten (10) days from the date of written notice to customer, customer shall then only be liable to Dealer for liquidated damages in an amount equal to the balance remaining due in accordance with terms of this Agreement.

9) Payment Terms: CGC Home Services is committed to maintaining fair, consistent, and professional financial practices while supporting strong customer relationships. For residential services, payment is due in full at the time services are rendered. For commercial customers, payment terms are Net 30 from the date of service, with balances due in full within 30 days. Any balance exceeding 30 days past the service date will incur a 3% late fee, with additional late fees applied every 30 days thereafter on any remaining outstanding balance. Outstanding balances may be subject to service interruption and/or collection efforts if not brought current.

10) ALL HOLDERS OF THIS CONSUMER CREDIT CONTRACT ARE SUBJECT TO ALL CLAIMS AND DEFENSES WHICH THE DEBTOR COULD ASSERT AGAINST THE SELLER OF GOODS OR SERVICES OBTAINED PURSUANT HERETO OR WITH THE PROCEEDS HEREOF. RECOVERY HEREUNDER BY THE DEBTOR SHALL NOT EXCEED AMOUNTS PAID BY DEBTOR HEREUNDER.

11) Rental contract will renew on a month to month basis after initial contract period. No additional rental purchase credit will accrue after the initial contract period.

12) This Agreement, and any included addendum, contains the entire agreement between the parties hereto and it is expressly understood and agreed that no promises, provisions, terms, warranties, conditions, or obligations whatsoever, either expressed or implied, other than herein set forth shall be binding upon the parties hereto and no modifications of the terms hereof shall be effective unless the same shall be in writing and approved by an authorized Dealer manager.

Option A - Culligan:
Provide and install the water supply piping and waste water piping for the system. This needs to be completed with any option that is selected.....$2,917.50
Rental with the intent of installing equipment and removing it before winter. Rent includes salt based on need for application. 10" pre filter would be purchased and filter changes would not be included in the rental to start. This could be an added service once need is established for the property use and changing water chemistry.
Aquasential Select Plus 10x54
Installation includes a salt fill, pre filter and complete start up.....$250.00
10" Pre Filter Purchase.....$225.00
Initial Start Up Total.....$475.00
Total Monthly Rental (includes 3 bag solar quarterly delivery)..... $74.60
Return at the end of the season remove Aquasential Select Plus.....$165.00
Summit OH&P.....$415.00
Total for Change Order Request #4A - $4,522.10
(only includes 1st month rent- each month will be an additional charge of $74.60)

OR

Option B - Culligan:
Provide and install the water supply piping and waste water piping for the system. This needs to be completed with any option that is selected.....$2,917.50
Purchase certified Used Smart HE 10 Downflow.....$2,587.00
Installation includes salt fill, pre filter and complete start up.....$200.00
10" Pre Filter included with purchase.....$0.00
***Salt delivery can be set up for purchased equipment**
Summit OH&P.....$415.00
Total for Change Order Request #4B - $6,119.50
***This would have a one year warranty and can be serviced as needed.**

OR

Option C – American Aqua:
Provide and install the water supply piping and waste water piping for the system. This needs to be completed with any option that is selected.....$2,917.50
Essential Water Softening – ProMate 1 Series water softener removes calcium and magnesium hardness minerals leaving the water softer & cleaner. Includes digital display with user friendly electronics; all internal components are lead free; corrosion-resistant control valve body and tanks for a longer life; fill-flow bypass valve provides the conveniences of bypassing the water softener; variable reserve automatically adjusts to your changing water usage.....$2,766.75
Summit OH&P.....$415.00
Total for Change Order Request #4C - $6,099.25

SUMMIT
The Summit Company
Building Contractor

Change Order Request #4

May 13, 2026

Charter Township of Superior
3040 N Prospect Road
Superior Township, MI 48198

Attn: Emily Dabish Yahkind
Juan Bradford

Re: **Water Filter and Softener**
Dixboro Schoolhouse Renovations
5201 Plymouth Road, Ann Arbor, MI

Emily & Juan,

We propose to provide labor, materials, equipment & supervision to complete the installation of a water filter and softener system. See page 2 for three different options:

Thank You,

Tony Dattilio – President
The Summit Company, Inc.

Cc: Sara King – Summit Co.

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road Ypsilanti, MI 48198
Telephone (734) 482-6099 Fax (734) 482-3842
Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Angela Robinson

DATE SUBMITTED: 6/9/26

BOARD MEETING DATE: 6/15/26

ITEM TITLE: Resolution to Approve a Codification Agreement with General Code LLC

TYPE OF AGENDA ITEM (SELECT ONE):

☑ Resolution ☐ Discussion ☐ Presentation ☐ Appointment
☐ First Reading ☐ Policy Amendment ☐ Ordinance Amendment
☐ Other _____

DESCRIPTION OF ITEM/RESOLUTION:
Provide a clear/concise summary of the item being presented.

Resolution authorizing the Township to enter into an agreement with General Code LLC for codification services.

REQUESTED BOARD ACTION:
Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

Approve the resolution authorizing the Township to enter into an agreement with General Code LLC for codification services.

BACKGROUND/JUSTIFICATION:
Provide relevant history, previous board actions, community input, or project developments.

The Township's ordinances have not been formally codified into a comprehensive Code of Ordinances. Proposals for codification services were received from General Code LLC, CivicPlus, and American Legal Publishing. The proposed General Code project includes codification of Township ordinances, editorial and legal review, online publication through eCode360, and ongoing code maintenance services. This will allow the public to view all ordinances.

IMPACT ON TOWNSHIP BUDGET (if applicable):

Codification project cost of $21,500, together with an annual Premium eCode360 maintenance fee of $1,295 and any future supplementation costs approved by the Township.

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:
List any departments or external entities responsible for or impacted by this item.

Clerk's Office, Township Attorney, General Code LLC.

DEADLINES OR URGENCY (if applicable):
Include any timelines, deadlines or reasons for urgency.

SUPPORTING DOCUMENTS ATTACHED:
Include number of attachments and a brief title of each file.

1. Resolution to Approve a Codification Agreement with General Code LLC
2. Bid Summary Spreadsheet (Prepared by Township Attorney)
3. General Code LLC Proposal
4. CivicPlus Proposal
5. American Legal Publishing Proposal

CONTACT PERSON FOR QUESTIONS:

Name: Angela Robinson

Title: Township Clerk

Phone: 734-482-6099

Email: arobinson@superior-twp.org

Submit this form as part of one (1) combined PDF — Submission Form, Resolution, and Supporting Documents — and email it to the Clerk's Office within the applicable deadline. Send to: arobinson@superior-twp.org, CC: sizzo@superior-twp.org, krankin@superior-twp.org, and edy@superior-twp.org

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE A CODIFICATION AGREEMENT WITH GENERAL CODE LLC FOR THE CREATION, REVIEW, PUBLICATION, AND MAINTENANCE OF THE CHARTER TOWNSHIP OF SUPERIOR CODE OF ORDINANCES

RESOLUTION NUMBER: 2026-29

DATE: JUNE 15, 2026

WHEREAS, the Charter Township of Superior has determined that its ordinances of a general and permanent nature have not been formally codified into a comprehensive Code of Ordinances; and

WHEREAS, the Township Board recognizes the importance of maintaining a current, organized, enforceable, and publicly accessible Code of Ordinances; and

WHEREAS, the Township's ordinances are not currently maintained in a single comprehensive Code of Ordinances, and not all ordinances are available in a centralized and searchable format through the Township website; and

WHEREAS, proposals for codification services were received from General Code LLC, CivicPlus, and American Legal Publishing; and

WHEREAS, the Township Clerk submitted the proposals to the Township Attorney for review and recommendation, and the Township Attorney recommended General Code LLC; and

WHEREAS, the Township Board finds that entering into an agreement with General Code LLC for codification services is in the best interests of the Charter Township and its residents.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board hereby approves the proposal submitted by General Code LLC for codification services in the amount of Twenty-One Thousand Five Hundred Dollars ($21,500.00), together with the annual Premium eCode360 maintenance fee of One Thousand Two Hundred Ninety-Five Dollars ($1,295.00), as set forth in the approved proposal.
2. The Township Supervisor and Township Clerk are hereby authorized and directed to execute all necessary agreements, contracts, and related documents necessary to implement the proposal approved by the Township Board.
3. Township staff and Township Attorney are authorized to work with General Code LLC as necessary to facilitate completion of the codification project.
4. All final decisions regarding amendments, revisions, and adoption of the codified ordinances shall remain with the Charter Township of Superior and its governing body.
5. This Resolution shall take effect immediately upon adoption.

	Civic Plus	General Code	American Legal
Base cost for codification	$20,950.00	$21,500.00	$17,600.00
One time charges	$1,250.00	$0.00	$1,295.00
Total	$22,200.00	$21,500.00	$18,895.00
Recurring charges	$4,525.00	$1,295.00	$595.00
* This amount could increase depending on the number of pages			

Proposal for Codification Services

PREPARED FOR:

Charter Township of Superior, Michigan

PREPARED BY:

EMILY WOOD

ACCOUNT EXECUTIVE

ewood@iccsafe.org

800.836.8834

DATE:

June 11, 2026

(Valid for six months)

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Executive Summary

A thorough review of your request has given us a better understanding of your unique needs and helped us determine ways that we can partner with you to make the Charter Township of Superior's Code a more useful and effective resource for your community. The executive summary below serves as an overview for building a collaborative codification solution that can help the Charter Township achieve its goals.

Situation Analysis

The Charter Township of Superior has not yet codified its legislation. As a result, your community may not be able to easily find the Charter Township's laws, and your legislation may contain inconsistencies, errors and outdated information that could potentially affect enforceability and alignment with relevant Michigan statutes.

It is our understanding that the Charter Township would like to codify its legislation, including a comprehensive review, to include all legislation of a general and permanent nature to Ordinance No. 198. This process would ensure that legislation is up-to-date and is in line with Michigan statutes and the current needs of your constituents, in addition to making the overall Code consistent in organization, format, style, and content.

The Charter Township would also like to provide access to the Code and make it easier for constituents and staff to find information by implementing a fully searchable online version of its Code, housed on our unparalleled eCode360® platform.

Our Solution

Our comprehensive codification solution for Superior includes:

> **Create a Code**
> General Code® will provide the Charter Township with a Code that is clear and easy for your community to access and use.

> **An Editorial and Legal Analysis**
> This process will identify conflicts, redundancies and inconsistencies in the Code and enable you to incorporate the necessary revisions to ensure that your Code is enforceable and fully complies with Michigan statutes.

> **An online Code housed on our innovative *eCode360* platform**
> Created for a variety of users, *eCode360* makes the complete current text of your Code available online in a format that is easy for your community to use and is fully searchable.

> **1 custom printed Code book, with an option for additional printed volumes**
> We will provide you with 1 fully customized print copy of your new Code, with additional copies as requested.

Solution Benefits

A comprehensive codification solution from *General Code* will:

1. Deliver a Code that is always accessible to the public and up-to-date
2. Help you keep Superior's Code enforceable

3. Improve transparency with constituents
4. Save Superior's staff time and resources by empowering constituents to find Code information independently

Who Benefits?

1. **Constituents**—Citizens will be able to find and use laws in a comprehensive, up-to-date and understandable format
2. **Staff**—All staff members will be able to gather the information they need to answer questions from both citizens and other municipal officials
3. **Planners/Developers**—Your new Code will provide a clear view of existing regulations and make it easier to determine the impact of proposed changes and amendments on development and growth initiatives
4. **Attorneys**—Legal staff can draft and amend legislation more efficiently by using *eCode360* to research similar laws that other communities have passed

Superior's Investment

The price of *General Code's* recommended solution will be $21,500.

A detailed breakdown of the investment and available options can be found in the Investment Details and Options section on page 11.

General Code, America's Next-Generation Codifier

When local governments and constituents work well together, shared ideas and diverse talents can be focused where they need to be – on the community's common interests and vision for the future. At *General Code*, we focus on simplifying the ways that local governments and their constituents find, access, and share information by innovating forward-thinking technologies and processes. By intelligently connecting vital code information in a digital environment, communities can work better together to more effectively overcome challenges and create opportunities for growth. From online municipal codes to interactive zoning maps, it is our goal to empower everyone in our client communities to rise, transform, and thrive.

We would be proud to partner with your community, too.

Our Experience

For 60 years, *General Code* has worked with more than 4,000 communities to build, maintain, and publish Codes that are clear, accessible, and easy-to-use. We have assembled a staff of highly trained project managers, editorial assistants, attorneys, legal editors, production staff, account managers, training specialists, service representatives, and software engineers that have unique expertise in codification. With backgrounds in municipal law and local government and an average of 17 years of hands-on experience working with municipalities, every segment of our team is uniquely qualified to partner with your community.

A Member of the ICC Family of Solutions

The International Code Council is the leading global source of model codes and standards and building safety solutions. Code Council codes, standards and solutions are used to ensure safe, affordable and sustainable communities and buildings worldwide.

General Code's partnership with ICC strategically aligns our companies' like-minded missions, values and long-standing commitment to building strong partnerships with local governments. It also gives *General Code* even greater capacity to build on our portfolio of municipality-focused solutions by tapping into the expanded resources and global reach of ICC.

Our Technical Focus

Technology has changed your community's expectations about accessing and interacting with complex Code information. Therefore, we handle Code information differently. With *General Code*, your Code is more than just static text; using our proprietary publishing system, we store your Code as dynamic data, making it easy to update and present in multiple ways that meet your staff's and community's needs. Using the data from your Code as a basis, *General Code* provides an ever-expanding suite of seamless solutions that save time and simplify how you serve your community.

Our Process

General Code's process workflow is highly collaborative, allowing you to engage with a Code consultant at every key stage of the codification process. We guide you through each phase of the process to keep you informed and help the project stay on track. Our Code consultants are invested in working with local governments and strive to ensure that your Code improves transparency within your community while accurately reflecting your laws.

The *General Code* Recommended Solution and Process

General Code's **Approach to Codification**

Codification Powered by Code Review brings your code project to life during the milestones of your project. Code Review is a revolutionary legal review platform, shared interactively between the *General Code* project team and your review committee, that guides you through the stages of your Codification project.

Code Review, a secure, searchable platform, gives your codification stakeholders the ability to manage milestones, share and assign questions, and expedite the decision-making process. With digital access to all your relevant project documentation throughout the project, including the analysis, drafts and reference documents, our technology eliminates the need for paper reports, printed legal memorandums or Legal Workbooks.

Codification Powered by Code Review is a collaborative process that will guide you through each project stage. We will prepare your Organizational Analysis, evaluate your legislation, prepare the Editorial and Legal Analysis, and create your Digital Manuscript, so that you can easily access the project documents and make decisions.

This streamlined process allows users to collaborate, annotate, print and share comments among all committee members, while staying connected with your *General Code* Legal Editor. It also will provide, as the project moves forward, a record or memorandum of the changes to be made, as users agree upon and make those decisions.

So how does it work?

When the Digital Manuscript and Editorial and Legal Analysis are ready for review, *General Code* will activate your *Code Review* site and provide your review committee with a secure link to the online version of your in-process Code. We will facilitate a dedicated e-Learning workshop for your

municipal officials, led by our *General Code* training specialist, to guide you through the features and functionality of the platform. *Codification Powered by Code Review* will include these supporting documents as the project progresses through the codification stages:

- Code Project Contract
- Code Project Guidelines
- Organizational Analysis
- Digital Manuscript
- Editorial and Legal Analysis
- Record of any changes to be made
- Code Adoption Ordinance
- Disposition List
- Digital Drafts of your Code

Upon completion of the codification project and adoption of your new Code, the Code will seamlessly transition from the private *Code Review* platform to your public *eCode360* site and will house the adopted version of your Code, which is available to the public.

Below is an outline of the process for completing your codification project.

Project Launch

General Code will consult with Superior's designated contact person to review the project generally and to clarify any initial questions for both *General Code* and the Charter Township. To begin the project, the Charter Township and *General Code* shall confirm the source materials for the project. For more details, see the source materials listed on page 10.

Organizational Analysis

We will prepare an Organizational Analysis of your legislation for the Charter Township to review, which will include a proposed Table of Contents of the Code and a listing of legislation reviewed, along with questions about any missing material and adoption dates as well as any other questions pertaining to the completeness of materials being reviewed. The Charter Township will review the Organizational Analysis and make whatever changes it feels are necessary. An editor will incorporate the feedback received into the project and move forward to prepare the Manuscript and the Editorial and Legal Analysis.

Editorial and Legal Analysis with Manuscript

We will prepare a Manuscript using the materials provided by the Charter Township. The Manuscript organizes your legislation into a logical system of chapters arranged alphabetically by subject matter. At this step we will incorporate amendments into the Manuscript, noting repealed or superseded material. The resulting Manuscript will show exactly the legislation that is currently in effect.

To accompany your Manuscript, we will prepare an Editorial and Legal Analysis for your review. Your project team will do a thorough review and analysis of your legislation and provide specific recommendations and input for improvement. The Analysis will be presented in a progressive

format with option sets to guide the user in the decision-making process. Charter Township officials, including the Charter Township Attorney, will have the final decision-making authority for the resolution of any and all issues.

The Editorial and Legal Analysis will include the following:

- Identification of duplications, conflicts and inconsistencies between or within various sections of the Code
- Identification of duplications, conflicts and inconsistencies with Michigan statutes
- Any practical recommendations to make your legislation more enforceable
- Suggestions regarding fines, fees and penalties
- Suggestions on ways to modernize your legislation

Your Responsibilities

The Charter Township will review the Editorial and Legal Analysis and make the final decisions on any changes that are deemed necessary. All final decisions regarding the sufficiency of the legislation which is to be codified, and any changes to be made to said legislation, shall be the province of the Charter Township officials and the Charter Township Attorney.

A review period is set by the performance schedule. We stress the importance of staying within the allotted time period to avoid disruptions in the production process and delays in the delivery of the Code.

Code Review

Code Review is a searchable online repository that houses your Code Manuscript and Editorial and Legal Analysis during the review stages of the codification process. When the Manuscript and Editorial and Legal Analysis are ready for review, *General Code* will activate your *Code Review* site and provide your review committee with a link to a secure online version of your in-process Code and the supporting documents, which could include the Code Project Contract, Organizational Analysis, Code Adoption Information, and Disposition List. *Code Review* allows users to reference and search relevant Code sections online as you answer questions and work through conflicts, duplications and inconsistencies within your Code. As the project continues, additional secure drafts will be available on your *Code Review* site, making the review process easy and clear. Upon completion of the project, your *Code Review* site will be replaced by your *eCode360* site and will house the adopted version of your Code, which will be made available to the public. The posting of *Code Review* is considered the first posting of *eCode360*.

Final Editing of the Manuscript and Submission of the Draft

Once the Editorial and Legal Analysis is returned, an editor will begin the final editing process. During this time, we will:

- Edit the text to incorporate any revisions and additions previously approved in the Editorial and Legal Analysis phase
- Update the Table of Contents listing all chapters and articles included in the Code, as applicable
- Include cross-references and Editor's Notes, as required, and add historical notations indicating the source and date of adoption of each enactment

- Proofread all copy to correct typographical and spelling errors

Using *Code Review, General Code* will submit a Draft of the Code for final review by the Charter Township. With the submission of the Draft, the editorial work on your project will be completed; therefore, if the Charter Township requires any additional changes, further charges will apply.

Prepare Final Deliverables

Upon approval to proceed with the publication of your Code, we will prepare the following final deliverables:

- **A Comprehensive Index**
  We will provide you with an index that is designed to let you quickly and easily locate information in the Code.

- **A Disposition List**
  Your Code will include a Disposition List that sets forth—in chronological order—the subject matter, date of adoption and disposition of each item of new legislation reviewed with the project. It will also indicate whether those items are included in or omitted from the Code.

- **Code Adoption Legislation**
  We will prepare adoption legislation for the proposed Code and give it to the Charter Township Attorney for review and enactment by the governing body. The Code should be adopted as soon as possible to formally enact the many revisions authorized by the Charter Township and establish the Code as the permanent enforceable system of law in the Charter Township. If the Code adoption legislation is enacted and returned to us within 90 days of submission, we will include this material in the Code free of charge. Once the Code is adopted, it can be amended directly to change, add or delete material.

Publish a Secure Online Code with *eCode360*

Once the final deliverables have been prepared, *General Code* will make your *eCode360* site available to the public. *eCode360* is a secure, reliable online platform created specifically to house codified laws and municipal documents. Built with a variety of user needs in mind, *eCode360* will provide Superior's staff, citizens and businesses with unparalleled flexibility to quickly access and search your Code on a variety of desktop and mobile devices.

eCode360 Benefits:

A centralized solution—laws, regulations and related documents are integrated into a dynamic, centralized resource

Simple to use—*eCode360* is easy and intuitive and offers powerful time-saving features

Always up-to-date—We will update your *eCode360* site with each supplement to your Code

A trusted, "go-to" resource—Empower staff to answer questions with clarity and confidence

Always evolving—We consistently release innovative functionality based on communities' needs

Premium *eCode360* **Annual Fee $1,295**
New Laws
Easy and Flexible Searching
Table of Contents
Email or Share Links
Printing
Archive View
"Sticky" Table Headers
Administrative Tools
Google Translate to 132 Languages
eCode360 Search App
Public and Private Notes
Sample Legislation (Multicode Search)
Download to Word
Download to PDF
New Laws Indicator
Advanced Search
Get Updates
Public Documents Module

For more information about *eCode360* see page 16.

Publish a Custom Printed Code

General Code will publish 1 printed copy of your Code in an 8 ½-by-11-inch page size, using 11-point Times New Roman font in a single-column format on 100% recycled paper (excluding binders).

Please note: Code books in addition to the 1 Code book included in the Codification Project Price may be ordered through the publication date of your Code. Pricing is available upon request.

Provide Ongoing Code Maintenance

The codification process is not truly over when your new Code is delivered. Your community will change and grow, and ultimately, your Code will evolve with it. In order to maintain your Code as an accurate and reliable resource, it is important that the Charter Township keeps the Code up-to-date after initial publication. *General Code's* supplementation services are designed to make the process easy, fast and accurate.

For more information about *General Code's* Supplementation Services, see page 20.

Project Materials

Source Materials

The Charter Township of Superior has provided *General Code* with the following documents, which will be used as the source materials for the codification project:

- Uncodified legislation adopted from Ordinance No. 14 to Ordinance No. 198

Project Scope

This proposal and the scope of this project consider only the legislation submitted for review as listed above. The processing, review, and inclusion of any materials not submitted are outside the project scope as proposed and therefore may be subject to additional charges. We request that Superior set up a process to routinely send any new legislation upon adoption. This additional legislation will be included in the Code up to the point where the editorial work has been completed and will be subject to an additional charge at the end of the project.

Special Consideration

General Code has identified the following specific special consideration that will be addressed by our staff as the project progresses:

- Please note that this proposal provides for the print publication of the new Code, excluding binders.

Investment Details and Options

Codification Project Price $21,500

Services included with the codification project:

- Project Launch
- Creation of a New Code, with Project Scope Including Legislation to Ordinance No. 198
- Editorial Work
- *Code Review* Launch
- Proofreading
- Shipping

Code Review deliverables:

- Organizational Analysis
- Editorial and Legal Analysis
- Manuscript
- Draft
- Comprehensive Index
- Disposition List
- Code Adoption Legislation

Final deliverables included with the codification project:

- Premium *eCode360*
- *eCode360* Search App
- Publication of 1 Code Volume, excluding binders

Optional Components

Estimated Price to Implement Gender-Neutral Language in Code $785

A *General Code* Editor will assess your goals and work with you to develop a strategy to make your Code language gender neutral and more inclusive. Typical solutions include direct pronoun replacement. Solutions that are more complex, such as an analysis of gendered terms in your Code or the re-writing of Code text to eliminate the use of pronouns, may be deemed outside of the scope of this project. An estimate for any additional charges will be provided upon request.

TrackBack $250 set up fee

Annual Maintenance of $350 is billed with annual eCode360 maintenance fee

As a new ordinance is codified and added to your code, TrackBack automatically embeds links in the related code section so you can easily reference the original ordinance — no more searching though old files. Simply click the link and the original ordinance is immediately available to view. TrackBack is an excellent way to help clarify or confirm aspects of a particular law, help solve disputes or simply serve as a starting point for updating ordinances. This service begins with New Ordinances provided to *General Code* going forward. It does not include any Ordinances going back in time.

Ongoing Services

Premium *eCode360* Annual Maintenance $1,295

The maintenance fee is an annual recurring flat fee that begins one year from the initial posting of *eCode360*. Therefore, we recommend that the Charter Township budget for this service each year. The fee covers annual licensing, web hosting, posting of new legislation between regular Code supplements and the PubDocs Module. Please note that this does not include the cost for codifying new legislation.

Future Supplementation Services

General Code will provide supplementation services at a rate of $24.00 per page for a period of three years from date of publication.

Tables Graphics and Charts $15.00 per change

Thereafter, fees may be increased annually consistent with the Producer Price Index for Publishing Industries, published by the U.S. Dept. of Labor.

Performance and Payment Schedule

Deliverable	Delivery Date	Payment Milestone
Contract Signing	Within 30 days of contract signing	20% of total project price due
Submission of the Organizational Analysis	Within 80 days of contract signing and receipt of the materials; the Charter Township has 30 days for review	20% of total project price due
Submission of the Editorial and Legal Analysis with Manuscript	Within 180 days of receipt of the responses to the Organizational Analysis; the Charter Township has 100 days for review	30% of total project price due
Submission of Draft	Within 145 days of receipt of responses to the Editorial and Legal Analysis; the Charter Township has 45 days to review	20% of total project price due
Delivery of the Code	Within 40 days of approval to proceed with the publication of the Code	Balance of total project price due

Performance schedule reflects only business days excluding legal holidays.

Authorization and Agreement

The Charter Township of Superior, Codification, June 11, 2026

Codification Project Price $21,500

Optional Components

___ Estimated Cost to Implement Gender-Neutral Language in Code $785

___ TrackBack $250 set up

Annual Maintenance: $350 (billed with annual eCode360 maintenance fee)

Total Investment

Including any options selected above, the total project price will be: $ ……

The Charter Township of Superior, Michigan, hereby agrees to the procedures outlined above, and to *General Code's* Codification Terms and Conditions, which are available at http://www.generalcode.com/terms-and-conditions-documents/.

Charter Township of Superior, Washtenaw County, Michigan

By: _____ Witnessed by:_____

Title: _____ Title: _____

Date: _____ Date: _____

***GENERAL CODE*, LLC**

By: _____ Witnessed by:_____

Title: _____ Title: _____

Date: _____ Date: _____

This document serves both as a proposal and as an agreement. To accept this proposal and delegate authority to *General Code* to administer the codification project, complete the form above, including authorized signatures. A signed copy of this agreement will be mailed back to Superior for its records. Scan and email the completed form to contracts@generalcode.com. You may also return it by mail to General Code, 3490 Winton Place, Rochester, NY 14623.

Michigan Communities We Serve

For more than 55 years, we have had the pleasure of forming long-term, collaborative working relationships with municipalities of all types and sizes across the country. Below are some of the municipalities in Michigan that have trusted *General Code* to codify their laws:

Allegan County
City of Fennville
Gun Lake Tribe

Berrien County
Charter Township of Watervliet
City of Bridgman
City of New Buffalo
Township of Buchanan
Township of New Buffalo
Township of Three Oaks
Village of Baroda
Village of Grand Beach
Village of Michiana

Branch County
City of Coldwater

Calhoun County
Nottawaseppi Huron Band of the Potawatomi

Cass County
Village of Cassopolis

Eaton County
Village of Bellevue

Grand Traverse County
Authority of Grand Traverse Band

Gratiot County
City of Ithaca

Ingham County
Charter Township of Meridian

Jackson County
Blackman Charter Township

Kalamazoo County
City of Kalamazoo
Village of Richland
Village of Vicksburg

Kent County
Cascade Charter Township
Township of Cannon

Lapeer County
City of Lapeer

Livingston County
City of Brighton
Township of Putnam

Luce County
Village of Newberry

Macomb County
Charter Township of Chesterfield
City of Roseville
Village of New Haven

Midland County
Charter Township of Midland

Monroe County
City of Monroe

Oakland County
Charter Township of Oakland
Charter Township of Royal Oak
City of Pontiac
City of Royal Oak

Oceana County
Village of Shelby

Ottawa County
Charter Township of Allendale
City of Holland
Township of Park
Village of Spring Lake

Roscommon County
Township of Denton

Saginaw County
Charter Township of Buena Vista

Shiawassee County
City of Corunna

St. Clair County
City of Port Huron
Township of East China
Township of Port Huron

Van Buren County
Township of Lawrence
Township of Paw Paw

Washtenaw County
Township of Pittsfield

Wayne County
Charter Township of Huron
City of Rockwood
Township of Grosse Ile
Township of Northville

eCode360 Platform

Our *eCode360* platform is designed specifically to house codified laws and municipal information. *eCode360*'s intuitive design, responsive navigation, and robust search functionality drive performance and user satisfaction.

Simple for Everyone

eCode360 offers a user experience that's simple and intuitive. Our easy-to-use, uncluttered interface allows users to access, search and share Code sections with incredible speed and precision on desktop and mobile devices. It provides the power to communicate information to everyone in your municipality like never before.

24/7/365 Access and Security

General Code supports your community through technologies that transform your users' experience and empower your community to access, navigate and share your Code in exciting new ways. Our *eCode360* platform was designed by our own in-house team of software engineers, experts who understand the importance and value of simplifying how you access and use your Code, generating an impressive 71,000 users a day while boasting an incredible uptime average of 99.99%. *eCode360* is available 24/7, 365 days a year.

eCode360 is hosted on Amazon Web Services (AWS)'s EC2, which has an uptime guarantee of 99.99%. Our servers are backed up using IT industry best practices, taking advantage of multiple redundancies and regions within AWS. In addition to a robust disaster recovery plan, we have taken steps to avoid disaster by building *eCode360* from the ground up to be secure and scalable. The system is designed and engineered to minimize the possibility of intrusion and uses multiple leading-edge technologies to harden and secure the service.

eCode360 is our proprietary platform, and does not require any Folio installation or licenses.

Maintenance and Updates

eCode360 is maintenance- free for our users. *General Code* employs a team of software developers, web application developers and system administrators who maintain and update the platform to give you an intuitive and seamless experience with your Code.

Free Introductory eCode Webinar for Municipal Staff

Our eCode webinar lets you work online with an experienced Training Specialist who can demonstrate *eCode360*'s powerful tools and offer step-by-step guidance to help you use the Code. A great resource for municipal employees who want to help their constituents.

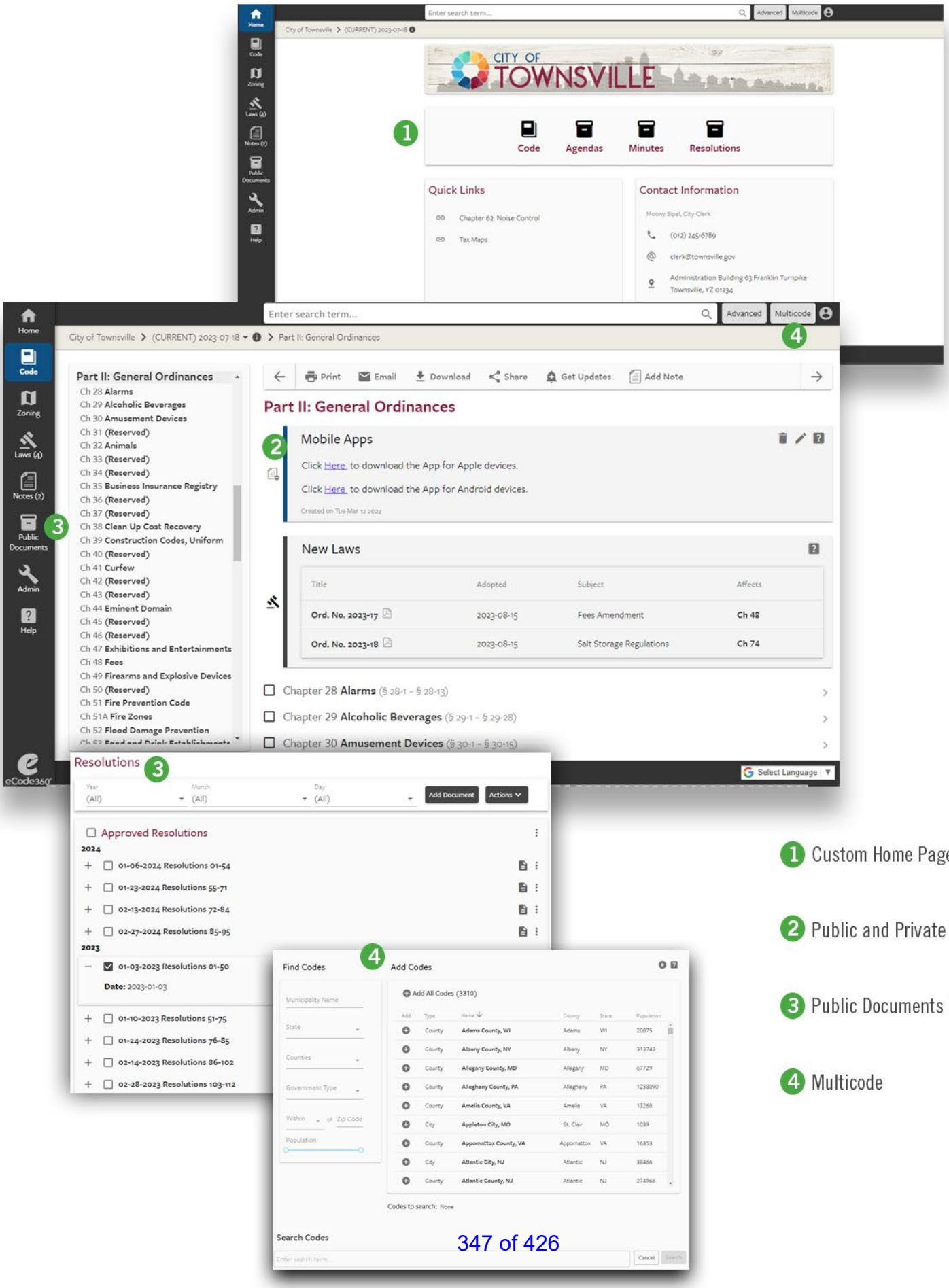
"Multi-purpose" your Code Content—and better serve your community.

Give departments and individuals within your municipality the ability to view and use the specific Code information they need—when they need it. With *eCode360* Content Export, we export your Code's content to an Excel or CSV file. From there, the file can be imported into systems other departments are already using where information from your Code can be quickly viewed and used. This saves others—especially staff who serve the public in the field—the time and effort of searching the entire Code manually to find the particular section they need.

Premium eCode360 Features

New Laws	Between regular Code supplements, *General Code* will post PDF copies of new legislation to your online Code
Custom Settings for Admin Users	Control the look of your *eCode360* by selecting custom colors and accents, and uploading a custom banner or photo
Easy and Flexible Searching	Search by key words, phrases, section numbers and more
Electronic Index	A comprehensive list of key words and phrases to speed searching
Table of Contents	Users can find the information they need and see their current location with a table of contents that moves as users browse
Email or Share Links	Email a link to a specific Code section or share via social media
Printing	Print with user-friendly functionality and a variety of user options
Archive View	View a permanent archive of your Code, updated with each supplement
"Sticky" Table Headers	Table headers remain stationary as you scroll
Translate	Users can view your Code in more than 100 additional languages
***eCode360* Search App**	Use your mobile device to search your Code
Public and Private Notes	Create personalized links and annotations within the Code
Multicode Search	Search across multiple Codes by municipality, geographic region, government type or population to find sample legislation
Download to Word	Administrative users can download Code text to a Microsoft Word document to edit and track changes when drafting new legislation
View Code Analytics	See how many views your Code is getting, discover the most commonly searched topics
Linked New Laws	As new legislation is posted, we will add links from the New Laws section of *eCode360* to the affected Code chapters or articles
Download to PDF	Public users can directly download Code text to a PDF document
New Laws Indicators	Code Change Indicators help users identify sections of your Code that have been changed and provide links to the new legislation
Advanced Search	Search across the Code, Public Documents, New Laws and Notes using an intuitive query tool and filtering system to quickly pinpoint the most
Customizable Titles of New Laws	Administrative users can add customized titles and comments to your legislation in New Laws
eAlert	Public users can sign up to receive notifications of changes in the Code
PubDocs Module	Add Code adjacent documents to your eCode site. They will be searchable right alongside the Code.

Sample eCode360 Screens



1. Custom Home Page
2. Public and Private Notes
3. Public Documents Portal
4. Multicode

Additional Online Services

MapLink™ powered by ZoningHub™

MapLink is a *Visual Zoning* service that makes it easier for business and property owners, planners, developers, and constituents to find the information they need in your community's Zoning ordinance by presenting Zoning Code data from *eCode360* in an interactive online map. With just a few clicks, users interested in economic development can view dimensional requirements, allowable uses, and zoning districts, zoom to an individual parcel to examine its requirements, or search for properties based on land use. By making it easier for users to find the information they need for their development projects, they are more likely to open their businesses in the Charter Township, which can help grow your community.

MapLink uses your municipality's existing GIS map information and seamlessly presents data from *eCode360*, so your interactive map clearly and accurately displays your essential Zoning elements. When a Code supplement including a Zoning change is completed and posted to *eCode360*, your Code data is simultaneously updated in *MapLink*, ensuring that users are always working with the most accurate requirements.

eCode360 Enhanced Graphics™

eCode360 Enhanced Graphics can help drive economic development in your community by presenting an online Zoning Code that is clear, easy to understand and always up-to-date. *Enhanced Graphics* offers zoning specific features like integrated tables that allow users to view tables in context, multi-column layout options to accommodate natural image placement, searchable image captions, color coding to create easier navigation, and high-quality graphics. Every community is unique, so we also offer custom solutions tailored to suit your community's specific needs.

Custom I-Codes

Until now, no single publication has included both ICC I-Code building regulations and local amendments in an integrated form. Our solution will create a single central repository for your adopted Building Code regulations that is intuitive, searchable, and linked to your municipal Code. This solution will eliminate the need to separately manage state adopted I-Codes and your local amendments, and make your Building Code regulations available from anywhere at any time.

Application Programming Interface

Application Programming Interfaces (API) make it possible for your Code in *eCode360* to "talk" with additional external systems to share information. *General Code* has APIs that deliver structured Code information contained in *eCode360* to external systems, including legislation drafting, parcel management, municipal websites, enterprise content management (ECM), permitting, GIS-based interactive maps, code enforcement, law enforcement, and more.

For more information on our additional online services please contact us at
sales@generalcode.com

Ongoing Code Maintenance

Your Code is always evolving and is an investment you need to protect.

Because your Code will evolve and grow with your community, the codification process is not truly over when your new Code is delivered. In order to maintain your community's trust and reliance on your Code, *General Code* offers supplementation services that will help to keep your Code reliable, accurate and up-to-date. Our supplementation services are designed to make the process easy, fast and accurate. In addition, *General Code* provides a free sample legislation service to municipalities we serve as well as regular legislative alerts to inform local governments of the latest trends in legislation that may affect their communities.

Rapid Delivery

Our average turnaround time for processing routine supplementation is between 4 and 6 weeks.

Materials

After the enactment of new legislation, the Charter Township can forward a copy to us by whatever method is most convenient.

Online copies of the legislation can be sent via email to ezsupp@generalcode.com. Upon receipt, we will send you an email confirming that we have received your legislation. Should an alternative method of transmission be required for transferring large files, please contact us and we will provide the necessary information.

General Code will hold legislation pending a pre-approved schedule, or begin the job, as directed by the Charter Township. Please note that charges for supplementation services are outside of the scope of this proposal and will be billed separately. An estimate of the charges applicable to a particular supplement is available upon request.

Posting of New Laws

Between regular Code supplements, *General Code* will temporarily post PDF copies within 1 to 2 business days of receipt of new legislation to your online Code, to provide ready access to information until such time as the legislation can be codified through supplementation. If supplementation does not occur within one year of appending, *General Code* will remove the link to that new legislation.

Schedule

Code supplements will be provided on a schedule designed to meet the needs of Superior. Typical schedules may be quarterly, semiannual, or annual, or upon authorization by the Charter Township. Updates to the electronic version of the Code can occur on a more frequent schedule than printed supplements if the Charter Township prefers.

Editorial Work on Your Supplement

The work on your supplement specifically focuses on the new legislation being incorporated with each supplement. For each supplement we provide project management, recordkeeping, processing, professional review of new legislation, and consult throughout the project. Our goal is to make the information easily accessible without altering in any way the meaning of what was originally adopted. The work on your supplement specifically focuses on the new legislation being incorporated with each supplement. As part of our process for new legislation, we will:

- Acknowledge receipt of all materials

- Verify adoption of all legislation, including date of action by governing body
- Review legislation and distinguish between Code and non-Code material
- Update record of legislation received and its disposition (Disposition List)
- Request any missing legislation/missing pages
- Determine proper placement of legislation within Code
- Impose or utilize the adopted flexible section numbering system that allows for later changes
- Create/modify chapter, article and/or section titles
- Add historical annotations
- Add any necessary cross references
- Include editorial notes to sections that require additional explanation
- Correct any misspellings so that searchability in eCode360 is not compromised
- Impose a distinctive style for definitions, to aid Code user in quickly finding the meaning of a particular term
- Maintain legislative integrity by following the original tables and graphics and, where necessary, improving the presentation so that the information contained therein is easily accessible
- Impose standard internal section organizational hierarchy consistent with the rest of the Code
- Impose standard style conventions consistent with the rest of the Code, i.e., number citation, capitalization, nonsubstantive grammar and punctuation, internal and statutory reference citation
- Confirm accuracy of internal references; correct as necessary and appropriate
- Confirm accuracy of statutory references; correct as necessary and appropriate
- Read and review for missing wording; internal conflicts
- Update ancillary Code pieces, such as the Table of Contents and chapter schemes, when necessary
- Update Code Index
- Create an Instruction Page so that Code holders can properly update the Code
- Notify client of any issues and concerns noted and work together to determine appropriate resolution

Printed Supplements

Amendments to the printed Code occur in the form of printed supplement pages that are issued as replacement pages. Printed supplements include an updated Table of Contents, Disposition List, Index, text pages, and Instruction Page.

Electronic Updates

Amendments to the electronic version of the Code can be provided on their own schedule or can accompany printed supplements. Electronic updates will be incorporated into the Code, and a fully searchable, complete Code will be delivered online.

Delivery

Printed supplements to the Code will be delivered in bulk to Superior, unless it chooses to utilize *General Code's* Distribution Services. The website will be updated in one to two business days.

ICC
INTERNATIONAL
CODE COUNCIL®

CivicPlus
302 South 4th St. Suite 500
Manhattan, KS 66502
US

Statement of Work

Quote #: Q-122542-1
CivicPlus Pricing Approval Date: 4/29/2026 9:21 AM
Expires On: 6/30/2026

Client:
Superior Charter Township, MI

Bill To:
SUPERIOR CHARTER TOWNSHIP
(WASHTENAW COUNTY), MICHIGAN

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
JR Riley		jriley@civicplus.com		Net 30

QTY	PRODUCT NAME	DESCRIPTION	PRODUCT TYPE	TOTAL
1,000.00	Codification	Codification (per page $20.95): Includes ordinances through April 2026, with Zoning and Subdivision, three printed copies, binders, tabs, 10pt font, single column, one PDF copy of code	One-time	USD 20,950.00
1,000.00	Gender Neutralization - In Project	Gender Neutralization (Removing and Replacing Gender Based Code)	One-time	USD 1,000.00
1.00	Custom Banner - Online Code Hosting	Custom Banner - Online Code Hosting	One-time	USD 250.00
1.00	Full-Service Supplementation Subscription	Full-Service Supplementation Subscription	Renewable	USD 2,700.00
1.00	Annual Print Supplementation Service Included	Print Supplementation will begin with the ordinances received from the municipality on an annual basis.	Renewable	USD 0.00
1.00	Semi-Annual Electronic Supplementation Service Included	Online Supplementation will begin with the ordinances received on a semi-annual basis.	Renewable	USD 0.00
1.00	Online Code Hosting	Online Code Hosting	Renewable	USD 550.00
1.00	CodeBank Subscription	CodeBank Subscription	Renewable	USD 275.00

QTY	PRODUCT NAME	DESCRIPTION	PRODUCT TYPE	TOTAL
1.00	CodeBank Compare + E-Notify Subscription	CodeBank Compare + E-Notify Subscription	Renewable	USD 275.00
1.00	OrdBank Subscription	OrdBank Subscription	Renewable	USD 550.00
1.00	OrdLink Subscription	OrdLink Subscription	Renewable	USD 175.00
3.00	Printed Copies and Freight Included – up to [#] copies	Printed Copies and Freight Included – up to [3] copies	Renewable	USD 0.00

Total Investment Initial Term	USD 22,200.00
Annual Recurring Services	USD 4,525.00

Total Days of Quote:365

1. This Statement of Work ("SOW") is between Superior Charter Township, MI (“Client”) and CivicPlus, LLC (the “Service Provider”), and shall be subject to the terms and conditions of the CivicPlus Master Services Agreement located at https://www.civicplus.help/hc/en-us/p/legal-stuff (“MSA”), to which this SOW is hereby attached. By signing this SOW, Client expressly agrees to the terms and conditions of the MSA throughout the Term of this SOW.

2. This SOW shall remain in effect for an initial term starting at signing of this Agreement ending eighteen (18) months from the signing of this Agreement or Service Provider’s shipment of the final code, whichever occurs earlier (“Initial Term”). In the event that neither party gives 60 days’ notice to terminate prior to the end of the Initial Term, or any subsequent Renewal Term, this SOW may be renewed for an additional 1-year renewal term (“Renewal Term”). The Initial Term and all Renewal Terms are collectively referred to as the “Term”.

3. The Total Investment Initial Term shall be invoiced as follows:
   a. Upon signing this Agreement: 25%
   b. Upon submission of the Legal Memorandum: 25%
   c. Upon Submission of Proofs: 25%
   d. Upon Delivery: Balance of Total Investment Initial Term.
   e. Any additional costs will be billed separately, upon delivery.

4. The initial Annual Recurring Services shall be invoiced eighteen (18) months from the signing of this Agreement or upon Service Provider’s shipment of the final code, whichever occurs earlier (“Annual Services Start Date”). Subsequent Annual Recurring Services shall be invoiced on the anniversary date of the Annual Services Start Date of the relevant calendar year and subject to a 5% annual increase each Renewal Term following the Annual Services Start Date.

5. Codification Services shall Include: Pages with single column and 11 point font unless otherwise listed above; receipt, review and organization of materials; Legal analysis and research by a full-time Service Provider attorney; Preparation of a legal memorandum by a Service Provider attorney; 3-hour Teleconference with attorney (additional time billed at $150/hr); Implementation of approved legal findings; one draft copy of code with approved changes (“Proofs”); Updating State Law references; Editorial preparation, proofreading,

and page formatting; Indexing; Tables; graphics and tabular matter; Final proofreading and corrections; Quality control review and printing – an amount of printed copies set forth in the line items above, to include 3-post stamped binder and tabs; and Sample adopting ordinance prepared by a Service Provider attorney. “Tables” shall include: supplement history table, code comparative table, and ordinance history table. An additional hourly charge shall be assessed for the creation, modification, addition or updating of any table or schedule other than those enumerated herein. Notwithstanding the foregoing, any additional pages added outside those outlined in the line items shall be charged at the per page rate in the line item.

6. Codification Services do NOT include: freight; state sales tax; or any annual recurring services.

7. Client understands and agrees that the Total Investment for Codification Services may be increased by the addition of legislation or materials; or pages over the amount of pages with columns and font size listed in the line items above which may be added at the per page rate agreed upon by the Parties based on column and font size listed above. Legislation added to the project must be approved and received prior to the cutoff date established by the parties. Following the delivery of the final code draft for client proofing (the “Proof”), any extensive changes requested in the Proof content, and/or any material added to the Proof that was not previously contemplated by the parties, will be subject to an additional “Proof Update” fee. Proofs not returned within 45 days may be subject to a Proof Update fee.

8. Client agrees to provide all necessary and correct documentation, materials and communication in a timely manner as agreed upon by the parties following execution of this SOW. Service Provider shall not begin work under this SOW until all necessary documentation, materials, of a general and permanent nature and in a useable format (MS WORD or editable PDF), and communication are received. Service Provider will not be liable or responsible for any delay in the time or completion of the services due to the action or inaction of Client

9. Adhering to an established schedule of deadlines is critical to the success of this project and will ensure the contents of the Legal Memorandum remain current and complete at the time the final code (“Code”) is adopted and republished. To ensure a successful project completion, it’s important that a conference between the parties is held to discuss the findings of the Legal Memorandum within 45 days of its receipt, and that the subsequent Proof the Service Provider provides be returned within 45 days with any revisions noted. If the Proof is not returned within 45 days, additional update fees may apply. Client acknowledges Service Provider reserves the right to ship and close out any project if no feedback to the Proof is received within 45 days.

10. Client acknowledges Service Provider does not permanently retain prior versions of the legal Code or any other work product.

11. Additional services, including but not limited to, additional labor required because of delays, errors or omissions on the part of Client, may be purchased upon mutual written agreement between the parties.

12. Client acknowledges that Service Provider may provide legal analysis through Codification, Re-Codification, and Legal Reviews. Unless indicated otherwise, information sent via Internet email or through websites cannot be guaranteed to be confidential. Client further acknowledges that any legal analysis provided by Service Provider is provided to Client’s legal counsel for their use and direction and is not intended to be legal advice nor is it intended to substitute for the advice or services of an attorney. Additionally, no attorney-client relationship can be established under this SOW.

13. The Parties agree that notwithstanding the indemnification covenants at Section 15 of the MSA, shall not apply to public interpretation of Legal Code or work product. Service Provider shall not be responsible for the legal sufficiency or copyright infringement of any material initially or subsequently published.

This Statement of Work ("SOW") shall be subject to the terms and conditions of the CivicPlus Master Services Agreement and the applicable Solution and Services terms and conditions located at https://www.civicplus.help/hc/en-us/p/legal-stuff (collectively, the "Binding Terms"). By signing this SOW, Client expressly agrees to the terms and conditions of the Binding Terms throughout the term of this SOW.

Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

Client may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Client are considered null and will not alter the Binding Terms, the Agreement or this SOW.

Additional Terms and Conditions:

If Annual Recurring Supplement Services is included in the services to be delivered under this SOW, the following terms apply:

1. Annual Recurring Supplement Services does NOT include:
- Additional copies, reprints, binders and tab orders;
- Documents that contain multiple tables, graphics, unique formatting requirements, or any other form-based code requirements;
- Documents drafted in InDesign or that contain form-based code requirements, are subject to additional editorial fees;
- Legal work, creation of fee schedules, gender neutral review/implementation, external linking;
- Codifying complete replacement of complex subject matter such as, but not limited to, Zoning (or equivalent). This work is subject to a one-time editorial conversion fee and an increase in the annual supplement rate and online hosting fee(s). Quote provided upon receipt of material;
- Codifying a newly adopted full Chapter/Title/Appendix. This may be subject to a one-time additional editorial fee and an increase in the annual supplement rate and online hosting fee(s). Material to be reviewed upon receipt;
- Codifying a newly adopted term change legislation. This may be subject to a one-time additional editorial fee. Material to be reviewed upon receipt;
- The addition of Manuals, Policies, Procedures, Comprehensive Plans, Land Use, Unified Codes, Zoning (or equivalent). Quotation upon request; and
- Online Code hosting and online features, this is listed separately.

2. In the event Client wishes to increase its Supplement Updates frequency, Client agrees to pay an annual increase in an amount to be agreed upon between the parties, such amount to be prorated from the time of purchase to align with Client's Renewal Date. Client shall provide CivicPlus with written notice, email is sufficient, of its intent to acquire such services. Rush Supplement requests will be assessed an additional one-time fee.

Acceptance of Quote # Q-122542-1
By signing below, the parties are agreeing to be bound by the covenants and obligations specified in this SOW and the MSA terms and conditions found at: https://www.civicplus.com/master-services-agreement.

IN WITNESS WHEREOF, the parties have caused this SOW to be executed by their duly authorized representatives as of the dates below.

Authorized Client Signature	CivicPlus
By:	By:
Printed Name:	Printed Name:
Title:	Title:
Date:	Date:

Contact Information

Organization URL

Street Address

Address 2

City State Postal Code

CivicPlus provides telephone support for all trained clients from 7am –7pm Central Time, Monday-Friday (excluding holidays). Emergency Support is provided on a 24/7/365 basis for representatives named by the Client. Client is responsible for ensuring CivicPlus has current updates.

Emergency Contact & Mobile Phone

Emergency Contact & Mobile Phone

Emergency Contact & Mobile Phone

Billing Contact E-Mail

Phone Ext. Fax

Billing Address

Address 2

City State Postal Code

Tax ID # Sales Tax Exempt #

Billing Terms Account Rep

Info Required on Invoice (PO or Job #)

Are you utilizing any external funding for your project (ex. FEMA, CARES): Y [ ] or N [ ]

Please list all external sources: _____

Contract Contact Email

Phone Ext. Fax

Project Contact Email

Phone Ext. Fax

CivicPlus	Description	Charge Type	Total
Codification	Codification (per page $20.95): Includes ordinances through April 2026, with Zoning and Subdivision, three printed copies, binders, tabs, 10pt font, single column, one PDF copy of code	One-time	$ 20,950.00
Gender Neutralization - In Project	Gender Neutralization (Removing and Replacing Gender Based Code)	One-time	$ 1,000.00
Custom Banner - Online Code Hosting	Custom Banner - Online Code Hosting	One-time	$ 250.00
Full-Service Supplementation Subscription	Full-Service Supplementation Subscription	Renewable	$ 2,700.00
Annual Print Supplementation Service Included	Print Supplementation will begin with the ordinances received from the municipality on an annual basis.	Renewable	$ -
Semi-Annual Electronic Supplementation Service Included	Online Supplementation will begin with the ordinances received on a semi-annual basis.	Renewable	$ -
Online Code Hosting	Online Code Hosting	Renewable	$ 550.00
CodeBank Subscription	CodeBank Subscription	Renewable	$ 275.00
CodeBank Compare + E-Notify Subscription	CodeBank Compare + E-Notify Subscription	Renewable	$ 275.00
OrdBank Subscription	OrdBank Subscription	Renewable	$ 550.00

Code of Ordinances

Codification Proposal for Superior Charter Township, Michigan

American Legal Publishing
525 Vine Street, Ste. 310
Cincinnati, Ohio 45202

Joshua L. Morgan
800-445-5588
jmorgan@amlegal.com

AMERICAN LEGAL PUBLISHING

PROPOSAL FOR SUPERIOR CHARTER TOWNSHIP, MICHIGAN

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1) Letter

2) Qualifications and Experience
Key Personnel Profile

3) References and League Affiliations

4) Proposed Agreement

5) Sample Code Style

6) Internet Services; Search & Retrieval Program

American Legal Publishing
525 Vine Street, Ste. 310
Cincinnati, OH 45202
800-445-5588
www.amlegal.com

March 20th, 2026

Angela Robinson
Superior Charter Township
3040 N. Prospect
Ypsilanti MI 48198

Dear Angela:

Thank you for reaching out in regards to codification of Superior Charter Township's ordinances. Please see the enclosed proposal. A recodification includes incorporating new ordinances, creating the index and tables as needed, formatting the pages into a typestyle of your choosing, including single or dual column print, and printing complete copies of the entire code book. It also includes a legal review and written report by one of our staff attorneys. The review will uncover inconsistency between sections in the code and inconsistency with the code and state statutes. There will be some reorganization and renumbering of the code. New binders and divider tabs are included in the price. There is also the option to have us post the code on the internet in a searchable format.

In future years, new ordinances can be easily added to your code with American Legal's supplement services. And, when you need a model ordinance, simply call us; we don't charge for providing model ordinances. You can also search all codes on our internet site free of charge when you feel like looking for models yourself.

Please contact me should you have any questions about the proposal.

Sincerely,

JOSHUA L. MORGAN,
Codification Consultant
jmorgan@amlegal.com

QUALIFICATIONS AND WORK EXPERIENCE

American Legal Publishing began as the codification division of the Anderson Publishing Company of Cincinnati in **1934** and became a separate corporation in 1979. Beginning in 2006, it became primarily employee-owned, and is a Member of the International Code Council Family of Solutions. The editorial support staff consists of over 20 experienced editors skilled in the multiple disciplines required in providing codification services: editing, computer operation, proofreading and indexing. Our typical editor is a college graduate with a degree in English, Journalism, or Law. Today, American Legal serves nearly 3,700 local government clients across the nation, ranging in size from New York, Los Angeles, Philadelphia, Chicago, Dallas and Boston, to cities with populations under 500.

AMERICAN LEGAL PUBLISHING
LEGAL STAFF AND KEY PERSONNEL

With 55 employees, our editorial support staff consists of more than 25 experienced editors skilled in the multiple disciplines required in providing codification services: editing, computer operation, proofreading and indexing. Our typical editor is a college graduate with a degree in English, Journalism, or Law (12 staff members have law degrees and 3 are paralegals). American Legal has a higher percentage of editors with Masters or Doctorate Degrees than any other national codification firm. Our president is a former Neighborhood Council President.

RAY G. BOLLHAUER - PRESIDENT

- J.D., University of Cincinnati College of Law
- B.A., Economics, University of Cincinnati.
- Past President and Trustee of local community Council.
- Twenty-nine years with American Legal.
- Federal Bar member

TODD MYERS - VICE PRESIDENT, MAJOR CLIENT SERVICES

- J.D., University of Cincinnati College of Law. (Law Review)
- B.S., Criminal Justice, University of Cincinnati.
- Twenty-nine years with American Legal

LISA BRICKNER - LEGAL EDITOR

- J.D., University of Cincinnati College of Law
- University of San Diego School of Law, Magdalen College
- B. A. Police Administration, Eastern Kentucky University
- University of Oxford, Oxford, England

DARLENE FOLEY - LEGAL EDITOR

- J.D., University of Cincinnati College of Law
- B.A,. Political Science, University of Cincinnati
- Federal Bar member, U.S. District Court
- Fifteen years with American Legal

DEVON MOSER - LEGAL REVIEW STAFF

- J.D., University of Cincinnati College of Law
- B.A. International Studies, Wright State University
- Army Cadet

MICHAEL FIELMAN - LEGAL EDITOR

- J.D., Salmon P. Chase College of Law, Northern Kentucky University
- Law Review
- B.S. Finance, Miami University (Oxford, Ohio)

LAURA MOSER - LEGAL EDITOR

- J.D., Salmon P. Chase College of Law, Northern Kentucky University
- B.S. Political Science, University of Kentucky

NILS HERDELIN - STAFF ATTORNEY

- J.D., Salmon P. Chase School of Law
- B.A. Political Science, Western Kentucky University

BRANDI BUCHENAU - STAFF ATTORNEY

- J.D., Salmon P. Chase School of Law
- B.A. Political Science, Northern Kentucky University

KEVIN ROBERTS - STAFF ATTORNEY

- J.D., University of Cincinnati College of Law

- B.S., English, Tufts University

JOE STENKEN - STAFF ATTORNEY

- J.D., University of Cincinnati College of Law

- B.S., Miami University

PHILIP PRICE - STAFF ATTORNEY

- J.D., Loyola University School of Law

- B.A., History, Loyola University

- -

Paralegals:

Karen Gossage

Karen Wisdom

Linda Aubel

AFFILIATIONS AND PARTNERSHIPS

American Legal Publishing is proud of its relationship as consultants to the following organizations:

INTERNATIONAL MUNICIPAL LAWYERS ASSOCIATION (IMLA)
1110 Vermont Avenue, NW, Suite 200
Washington, DC 20005
Contact: Amanda Karras
Executive Director
(202) 466-5424

LEAGUE OF MINNESOTA CITIES
145 University Avenue West
St. Paul, MN 55103-2044
Contact: Kyle Hartnett
Codification Attorney
(651) 215-4084

LEAGUE OF ARIZONA CITIES AND TOWNS
1820 West Washington Street
Phoenix, AZ 85007
Contact: Matt Lore,
Deputy Director
(602) 258-5786

OHIO MUNICIPAL LEAGUE
175 South Third Street, Suite 510
Columbus, OH 43215
Contact: Kent Scarrett
Executive Director
(614) 221-4349

NORTH CAROLINA LEAGUE OF MUNICIPALITIES
P.O. Box 3069
Raleigh, NC 27602
Contact: Jennifer Schneier
General Counsel
(919) 834-1311

LEAGUE OF OREGON CITIES
1201 Court Street NE, Suite 302
Salem, OR 97301
Contact: Patty Mulvihill
Executive Director
(503) 588-6550

WEST VIRGINIA MUNICIPAL LEAGUE
2020 Kanawba Blvd., East
Charleston, WV 25311
Contact: Susan Economou
Executive Director
(304) 342-5564

INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS (IIMC)
8331 Utica Avenue
Rancho Cucamonga, CA 91730
Contact: Chris Shalby
Executive Director
(909) 944-4162

LEAGUE OF WISCONSIN MUNICIPALITIES
202 State Street, Suite 300
Madison, WI 53703-2215
Contact: Jerry Deschane
Executive Director
(608) 267-2380

LEAGUE OF NEBRASKA MUNICIPALITIES
1335 L Street
Lincoln, NE 68508
Contact: Christy Abraham
Legal Counsel
(402) 476-2829

SOUTH DAKOTA MUNICIPAL LEAGUE
214 E. Capitol Avenue
Pierre, SD 57501
Contact: Sara Rankin
Executive Director
(605) 224-8654

INDIANA ASSOCIATION OF CITIES & TOWNS
150 West Market Street
Indianapolis, IN 46204
Contact: Becca McCuaig
Chief League Counsel
(317) 237-6200

LEAGUE OF KANSAS MUNICIPALITIES
300 SW 8th Avenue
Topeka, KS 66603
Contact: Nathan Eberline
Executive Director
(785) 354-9565

CODIFICATION COST AND SERVICES SUMMARY

American Legal Publishing proposes to codify the ordinances for Superior Charter Township, MI at the following price:

I. Base Cost — $17,600.00 + S/H

**The actual page count may vary from the estimate or you might add new ordinances during the codification process. The final invoice will reflect the number of pages in the new code.*

Includes

- Number of Copies of Code (includes binders and divider tabs) — 5
- Legal Analysis:
  - Research Internal Consistency
  - Research State Law Consistency
  - Legal and Editorial Research and Report
- Special Features:
  - Tables of Special Ordinances
  - Parallel References
  - Comprehensive Index
  - Tabular Matter (Tables, Charts, Graphs)
- Estimated Number of Pages (8½" x 11" Format):
  - Single column — 840 pages
  - Dual column — 740 pages

II. Variable Cost

a. Per Page Increase Rate (8½" x 11" Format):
   - Single Column — $19
   - Dual Column — $22

b. Shipping/Handling

III. Time to Completion

Number of Months Until Draft Completed	7 months
Number of Months Until Completed Code (after return of draft)	4 months

IV. Optional Services that may be ordered:

Supplement Service (8½" x 11" Format):

Single-column	$20/per reprinted page
Dual-column	$22/per reprinted page

Code Online in Searchable Format

Documents Converted into Search Program:

Code of Ordinances (one-time setup fee, including first year of hosting)	$1,295.00
Future Update of Searchable/Online Code	Included with Supplement service
Phone Support	No Extra Charge
Code online (after conversion)	$595.00 per year
Access and Search other codes on American Legal Publishing's Website	No charge

V. Terms (can be budgeted over two fiscal years)

Forty Percent (40%) due upon acceptance of this agreement.
Forty Percent (40%) within 30 days of receiving the new code draft.
Balance 30 days after receiving delivery of the completed code.

American Legal Publishing
525 Vine Street, Ste. 310
Cincinnati, Ohio 45202

Superior Charter Township
3040 N. Prospect
Ypsilanti MI 48198

CODIFICATION SERVICES AGREEMENT

March 20th, 2026

Superior Charter Township, MI ("Township") and American Legal Publishing, L.L.C., ("Codifier"), agree as follows:

I. THE CODIFIER SHALL:

(1) Examine the Township's prior Code of Ordinances and all ordinances or resolutions provided by the Township which have been passed since the last codification, and determine which materials are to be codified.

(2) Classify all materials into titles, chapters, and sections, according to subject matter.

(3) Simplify language where appropriate to provide uniformity of style and to convert to gender neutral language wherever possible.

(4) Organize the code in an easy to use manual which utilizes a numbering system that allows for the easy insertion of future ordinances.

(5) (a) Prepare title, chapter, and section headings.

(b) Prepare a legislative history for each section, citing the ordinance number and date of passage, as indicated on copies of ordinances supplied to the Codifier.

(c) Prepare a table of contents and sectional analysis for each chapter.

(d) Prepare an index (which will be created after the first draft of the Code is submitted).

(6) *Legal and Editorial Review.* Utilize its staff of attorneys to review all materials to be codified and prepare a written report for the municipal attorney.

(a) The report may include notice of and suggestions for resolving the following:

Internal discrepancies such as duplications, ambiguities, and obsolete terminology.

Apparent conflicts with referenced state and federal statutes and administrative regulations;

Repealed, renumbered, or obsolete state and federal statutory citations;

Apparent conflicts with prominent federal case law; and

(b) Suggest new provisions which the Municipality should consider including in the code, and suggest deleting old provisions which are no longer necessary.

(c) The review will not involve re-drafting of entire chapters by the Publisher. However, the Publisher will provide model ordinances to the Municipality upon request if in possession of such models.

(d) At the option of the municipality, hold a conference with municipal representatives to review the report. The Municipality will not be billed for time of the American Legal staff attorney if it chooses this option, but will be billed for travel expenses.

Note: The review performed by the Publisher should not be considered as a substitute for the competent advice of your Municipal Attorney, especially based on his/her in-depth knowledge of local practices and procedures, and American Legal Publishing is in no way assuming the role of attorney for the municipality. Land Use sections of the code are especially specific to the locality and are thus only subject to cursory review and comparison with the rest of the code.

(7) Within seven months of the execution of this contract and return of the code questionnaire, prior code and new ordinances by the Township, submit to the Township a draft of the code and then a legal report prepared by American Legal with the assistance of the League's Attorney.

(8) When the Township either returns to American Legal its answers to the legal report with any additional comments about the draft, or completes the legal conference, it shall be deemed authorization by the Township to the Codifier to finish editing and publish the code in final form. Any further changes, additions, or deletions shall be made in the future supplements to the code in accordance with paragraph III (3) of this Agreement.

(9) Within three months of receipt of authorization as indicated in paragraph (8), the Codifier will deliver 5 printed copies of the code meeting the following specifications:

(a) Type to be single or dual column, at the option of the Township.

(b) Page size to be 8½" x 11".

(c) All copies to be in hard leather-like covered, 3-ring, loose leaf binders. All binders shall have the Township's name stamped in gold and shall contain divider tabs.

(10) Deliver to the Township a sample ordinance that can be used to adopt the new code.

II. THE TOWNSHIP SHALL:

(1) Provide clear copies of all materials necessary to perform the codification, including a copy of any previously published code of ordinances, ordinances passed since the code was last updated, and completed code questionnaire.

(2) After receipt of the draft of the code and legal report described in paragraph I (7), the Township shall have 60 days to review the draft and report and to return to the Codifier its answers to the legal report. In the alternative, if the Township opts for the legal conference described in paragraph III (1), it must contact the Codifier's Staff Attorney within 60 days to set up a meeting date. The meeting, itself, need not occur within the same 60 day period. If the Township is unable to either return its comments and answers to the legal report within 60 days or, if applicable, to set up a meeting date, the Township may request that the Codifier extend the deadline in writing. The Codifier may adjust the contract price to cover any increased costs due to the Township's delay, including applying a supplement editing rate to incorporate new ordinances, resolutions or changes to the code not previously provided to the Codifier within the 60 day time period - even if an extension is granted. Should the Township abandon the project prior to completion, it will be billed for a total of 80% of the base price.

(3) Pay the following sums (which can be paid over two fiscal years):

a) The sum of $17,600.00 (plus shipping/handling) for codification, payable as follows:

40% down payment due upon acceptance of this agreement;
40% of the balance upon receipt of the code draft;
The remaining balance upon receipt of the printed code books.

There is an additional fee of $10 per page containing graphics, drawings or photographs.

(4) The base price above is based upon a code of the following number of pages according to the format option of the Township. Should the final number of code pages exceed the estimate, the base price will increase accordingly at the time of final invoice:

FORMAT	NUMBER OF PAGES	INCREASE
8½" x 11" Single-column page	840	$19 per page beyond 5%
8½" x 11" Dual-column page	740	$22 per page beyond 5%

(5) Pay any invoices within 30 days of the invoice date. Invoices outstanding beyond the 30 day period shall be subject to a late payment equal to 1.5% of the unpaid balance per month, or part thereof.

III. OPTIONAL SERVICES.

Superior Charter Township, MI, by the initials of the person signing the agreement, chooses the following options:

INITIAL

(1) Legal Conference: _____

The Codifier's Staff Attorney will meet with Township representatives to review the draft of the code and legal report. The Township will pay for the Staff Attorney's travel expenses from Cincinnati, Ohio, including meals and lodging expenses, and this charge is in addition to the base contract price. There is no additional charge for phone conferences.

(2) Code Format:

Print style (circle one): Single-column or Dual-column

(3) Five year supplemental service plan: _____

For a period of five years after delivery of the code:

(a) The Codifier shall:

1. Incorporate into the code new pertinent ordinances submitted by the Township.

2. Revise or make additional entries to the table of contents and index as necessary to reflect the incorporation of additional, changed or deleted material.

3. Deliver to the Township 5 printed copies of supplemental pages with an instruction sheet for directing the placement of the new pages in the code.

(b) The Township shall:

1. Provide a copy of ordinances or resolutions passed subsequent to publication of the previous code supplement;

2. Pay to the Codifier the sum of $20 per single column page or $22 per dual column page which is re-printed for the supplement, plus shipping/handling.

The prices above are for a five-year period and cannot be changed except for adjustments in the second, third, fourth, and fifth years of this agreement to reflect any decrease or increase in the United States

Consumer Price Index calculable from the month of delivery of the Code.

(c) Upon completion of the five-year period, this agreement shall automatically renew itself from year to year except that either party may alter or cancel the terms of this agreement at any time upon ninety days written notice.

(4) Code Online in Searchable Program:

(a) The Publisher shall convert the Township's code into a fully searchable format for Internet for a one-time setup fee: $1,295.00 (Includes first year of hosting). _____

(b) Future Supplements (re-indexing) of Searchable Code: (Included with main editing charge for printed pages). _____

(c) Code on the Internet annual hosting fee: $595.00 per year (increases 2% per year). _____

(d) Access and Search other codes on American Legal Publishing's Website No charge

Choose a schedule for future updates:

Printed Book Updates:_____ annually _____ six months _____ quarterly _____ as ordinances pass

Internet Updates: _____ annually _____ six months _____ quarterly _____ as ordinances pass

OPTIONAL ONLINE SERVICES:	**Price**	**Initial if Choosing**
New Ordinance List Service (Advance Legislation) *Ordinances not yet codified are listed with a link to the ordinances (ordinances are removed from the list once they are codified)*	$125/yr + $10/ordinance ***or*** $300/yr for unlimited ordinances	
New Ordinance Notification *Notice posted at beginning of code section with a link to ordinances that will amend that code section (ordinances are removed from code once they are codified)*	$10/ordinance linked (5 links included; $2 per addit. link)	
Comprehensive Ordinance List *Ordinances linked to list of all ordinances codified and remain even after code is updated*	$8/ordinance if hosted on Township's website, or $10/ordinance if hosted on ALP website; additional $50/year hosting fee with annual increase of $15	

Ordinances History Links within code section histories *Ordinances linked in section history following a code section as new ordinances are added to the code*	$8/ordinance if hosted on Township's website, or $10/ordinance if hosted on ALP website	
Definition Links *Popup box with definition appears when hovering over a term that is defined in the code*	$75/hour	
Searchable desktop version *Searchable version of the code can be provided for desktop/ PC use offline*	$50	
Archive of prior code versions and Comparing different versions *Prior versions of the code hosted online for research purposes, including creating a compared document*	Annual code updates: $50/yr; 2 - 4 code updates per year: $100/yr; More than 4 code updates per year: $250/yr	
Custom Website Banner *Government seal or logo posted at code site*	$25 for seal/logo on front page; $100-950 for banner	

Meeting Minutes & Other Municipal Documents Online in Searchable Database	**Price**	**Initial if Choosing**
Setup fee to create database	$250	
Per page fee	$1 per page if provided from Township to ALP in electronic format such as PDF or MS Word (min. fee $10 per update)	
Hosting fee	$250/year + 3% increase in subsequent years	

IV. ADDITIONAL TERMS:

Township License. The Township will retain all rights, including copyrights, and title to the text of its municipal code (the "Code") but hereby grants to the Codifier the right and license to reproduce, distribute, display and advertise the Code, and to digitize the Code and to prepare, reproduce, publish, distribute, transmit, perform, display, broadcast, upload, download, communicate to the public, lend or otherwise transfer or make available or store in any medium a copy of the Code whether or not adapted or abridged on its own or in combination with any other work by means of or through any electronic medium, including, digital, optical and magnetic information storage and retrieval platforms or systems, on-line, electronic or other reproduction, transmission or publication, or by any other means whether now known or subsequently developed.

Codifier Intellectual Property. All computer software and other intellectual property of the Codifier used in performing its services shall remain the property of the Codifier and/or its affiliates and/or licensors. Model building codes and/or other model codes used by the Codifier in the Licensed Program or otherwise in performing its services shall remain the property of the Codifier and/or its affiliates, and no ownership or other proprietary right in those model codes is conveyed in the Township.

Warranties. The Codifier warrants that the services and any deliverables provided hereunder will be in accordance with the terms and conditions of this Agreement and will be free of material defects. Regardless of the Township's acceptance of completed materials when delivered, the Codifier shall correct errors found either by the Township or the Codifier.

Disclaimers. The Codifier's warranties contemplated herein do not extend to failures arising out of (i) incorrect or insufficient data, specifications or instructions provided by the Township or (ii) work or services performed by others. Except as expressly stated herein, THE CODIFIER MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF ANY KIND, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WITH REGARD TO ANY SERVICES, DELIVERABLES AND/OR RELATED MATERIALS FURNISHED BY THE CODIFIER HEREUNDER.

Limitations on Liability. The cumulative liability of the Codifier and its licensors for all obligations, warranties and guaranties, whether express or implied, with respect to services performed and software licensed hereunder shall be limited to the amount paid to the Codifier pursuant to this Agreement. The Codifier and its licensors shall not be liable to the Township or any other person or entity for lost profits, revenues, use, opportunities, or data, or any indirect, special, incidental, punitive or consequential damages arising from the performance or nonperformance of services or the use or inability to use any software or product. The limitations and protections against liability afforded the Codifier, and its licensors herein shall apply to any action or claim in connection with the services, whether based on contract, tort, statute or otherwise (including but not limited to negligence, warranty and strict liability).

Assignment. Codifier may, without the other party's consent with thirty (30) days written notice, transfer this agreement or any of its rights and obligations under this Agreement, to any of its affiliated entities, including but not limited to International Code Council, Inc., General Code Enterprises, LLC, or ICC Codification, Inc.

V. TRANSMITTAL AS OFFER:

The transmittal of this Agreement to the Township is an offer by the Codifier to perform the stated services at the terms referenced within the Agreement. This offer will expire if not executed by the Township by June 30th 2026, unless such date is extended in writing by the Codifier.

IN WITNESS WHEREOF, the parties have hereunto set their hands on the date(s) indicated:

SUPERIOR CHARTER TOWNSHIP, MICHIGAN.	**AMERICAN LEGAL PUBLISHING, L.L.C.**
BY _____	BY _____
TITLE _____	TITLE _____
DATE _____	DATE _____

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road Ypsilanti, MI 48198
Telephone (734) 482-6099 Fax (734) 482-3842
Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Sarah Devereaux

DATE SUBMITTED: 6/3/26

BOARD MEETING DATE: 6/15/26

ITEM TITLE: Beautification Committee Applicants Review

TYPE OF AGENDA ITEM (SELECT ONE):
☑ Resolution ☑ Discussion ☐ Presentation ☐ Appointment
☐ First Reading ☐ Policy Amendment ☐ Ordinance Amendment
☐ Other _____

DESCRIPTION OF ITEM/RESOLUTION:
Provide a clear/concise summary of the item being presented.

Applications for Beautification Committee

REQUESTED BOARD ACTION:
Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

Review and approval of Beautification committee applicants

BACKGROUND/JUSTIFICATION:
Provide relevant history, previous board actions, community input, or project developments.

We have received three applications for the Beautification Committee thus far. The two community applicants have been reviewed by the Committee Chair, Trustee Sarah Devereaux, and also by Trustee Dana Greene, and the Board nomination applicant was interviewed by Trustee Sarah Devereaux. We are recommending approval of all three applicants as they each bring unique skills, passion for the work, and commitment to serving their community.

IMPACT ON TOWNSHIP BUDGET (if applicable):

None

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:
List any departments or external entities responsible for or impacted by this item.

None

DEADLINES OR URGENCY (if applicable):
Include any timelines, deadlines or reasons for urgency.

Requesting inclusion in the June packet so that official committee meetings can begin in July.

SUPPORTING DOCUMENTS ATTACHED:
Include number of attachments and a brief title of each file.

(1) Keith Arthur B.C. Application
(2) Patty Bradley B.C. Application
(3) Michelle McIntyre B.C. Application
(4) Applicant Interview Feedback Summary

CONTACT PERSON FOR QUESTIONS:

Name: Sarah Devereaux

Title: Township Trustee

Phone: 734-353-0389

Email: sdevereaux@superior-twp.org

Submit this form as part of one (1) combined PDF — Submission Form, Resolution, and Supporting Documents — and email it to the Clerk's Office within the applicable deadline. Send to: arobinson@superior-twp.org, CC: sizzo@superior-twp.org, krankin@superior-twp.org, and edy@superior-twp.org

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPOINT MEMBERS TO THE SUPERIOR TOWNSHIP BEAUTIFICATION COMMITTEE

RESOLUTION NUMBER: 2026-30

DATE: JUNE 15, 2026

WHEREAS, the Charter Township of Superior has established a Beautification Committee to support township-wide beautification efforts, including native plantings, roadside cleanups, blight assessment, community education, and volunteer engagement; and,

WHEREAS, the Township solicited applications from residents interested in serving on the Beautification Committee, and applications and feedback for each applicant were reviewed and included in the Board packet; and,

WHEREAS, Keith Arthur has applied for a community seat and brings expertise in training and education, IT, finance, and project management, with a focus on native plantings, pollinator habitat, and community education; and,

WHEREAS, Patty Bradley has applied for a community seat and brings extensive experience in website management, communications, documentation, and data management from her career at the University of Michigan; and,

WHEREAS, Michelle McIntyre has been recommended for a board appointed seat and brings extensive volunteer management experience with nonprofits, including the Southeast Michigan Land Conservancy, along with expertise in grants and nonprofit partnerships;

NOW, THEREFORE, BE IT RESOLVED, that the Superior Charter Township Board of Trustees hereby appoints the following members to the Superior Township Beautification Committee for two-year terms expiring June 2028:

Keith Arthur – Community Seat Patty Bradley – Community Seat
Michelle McIntyre – Board Appointed Seat

BE IT FURTHER RESOLVED, that the appointed members shall undertake their respective roles with the dedication, creativity, and collaborative spirit required to further the goals and responsibilities of the Beautification Committee.

Beautification Committee Applicant Feedback Summary

Prepared by Trustee Sarah Devereaux | Board of Trustees Meeting, June 2026

Keith Arthur – Washington Square (Community Application)

Keith brings a strong focus on community education, with particular interest in promoting native plantings such as milkweed, butterfly weed, echinacea, and bee balm to support pollinator populations and reduce invasive species in roadside ditches and other public areas. He is also interested in beautification plantings at township gateways and neighborhood entrances, and sees potential for educational partnerships with the Ypsilanti District Library's Superior Township branch on Harris Road. Keith participated in this year's roadside cleanup as an individual volunteer, and his extensive experience in IT, finance, and project management, along with his background in training and education, would be invaluable to the committee.

Patty Bradley – Geddes Ridge (Community Application)

Patty is recently retired from the University of Michigan, where she served as a webmaster, and brings deep experience in website management, newsletters, documentation, and managing large datasets. These skills are especially valuable as the committee scales toward roughly 150 volunteers across the township and will need strong data tracking, communications, and online infrastructure to support that growth. Patty is also passionate about gardening, particularly vegetable and herb plantings, and is interested in exploring how to improve curb maintenance, street sweeping, and keeping drains clear throughout our neighborhoods. Her enthusiasm for behind-the-scenes work makes her a strong fit for the committee's operational needs.

Michelle McIntyre – Woodside Village (Board-Appointed Seat)

Michelle brings extensive volunteer management experience from her work with nonprofits, including the Southeast Michigan Land Conservancy, and has been a consistently active community member, participating in our roadside cleanups and other community initiatives over her many years in Superior Township. She is enthusiastic about all areas of the committee's work, but is especially excited to contribute her expertise as a tenured volunteer manager and to help pursue grants and nonprofit partnerships. Michelle is eager to help build partnerships with organizations and nonprofits, such as United Way, Trinity Health, and Hyundai.

CHARTER TOWNSHIP OF SUPERIOR

WASHTENAW COUNTY, MICHIGAN

BEAUTIFICATION COMMITTEE

MEMBER APPLICATION

Instructions

Thank you for your interest in serving on the Charter Township of Superior Beautification Committee. This application is used for both Community Application seats and Board-Appointed seats. Please complete all sections and indicate in Section 2 which type of seat you are applying for.

You may make a copy of this form and type directly into the form, or print and complete the form by hand.

Submit your completed application by **April 30, 2026** via:

Email: Trustee Sarah Devereaux, sdevereaux@superior-twp.org

Mail: Trustee Sarah Devereaux, c/o Charter Township of Superior, 3040 N Prospect Rd, Superior Township, MI 48198

In Person: Superior Township Hall during business hours (8am-4pm)

Section 1: Personal Information

First Name
Keith

Last Name
Arthur

Street Address
8655 Kingston Ct

City
Superior Township

State / ZIP
MI 48198

Phone Number
734-276-3581

Email Address
karthuri@umich.edu

How long have you been a Superior Township resident?
June 2021

Section 2: Type of Seat

The Beautification Committee fills its seats through two pathways. Please indicate which type of seat you are applying for:

☑ **Community Application Seat** (At Least 4 Seats)
Open to any Township resident who is passionate about beautification and willing to contribute. No special credentials required.

☐ **Board-Appointed Seat** (Up to 4 Seats)
For residents with professional expertise in code enforcement/legal, landscaping/horticulture/arboriculture, urban planning/community development, or nonprofit/volunteer management.

☐ **Consider Me for Either**
I have relevant professional expertise but would also like to be considered for a Community Application seat.

Section 3: Interest & Motivation

Why are you interested in serving on the Beautification Committee? What does beautification mean to you personally?

because I care about how a community feels, not just how it looks. Since moving to Superior Township in 2021, I've really valued its natural beauty and walkability, and I'm passionate about helping preserve and enhance that character. As an incoming graduate student in program evaluation and an amateur native ecosystem cultivator, I see beautification as both intentional and impactful—it's about creating spaces that feel cared for, functional, and reflective of the community while supporting long-term sustainability. I'd be excited to contribute ideas and support thoughtful improvements that strengthen community pride and everyday experience.

Which areas of the Committee's work are you most interested in? (Check all that apply)

- ☑ Blight Identification & Remediation
- ☑ Litter Reduction & Clean-Ups
- ☑ Tree & Landscape Management
- ☑ Plantings & Green Space Enhancement
- ☑ Public Infrastructure Aesthetics
- ☐ Community Engagement & Volunteerism

Are there specific beautification issues or projects in the Township you would like to see addressed?

I'm interested in expanding the use of native plants in public spaces to create more sustainable and visually cohesive landscapes. Opportunities I've noticed include adding native plantings at subdivision entrances (such as Washington Square), converting water drainage areas into rain gardens (like near the Superior Township Library), and adding plants in the center Geddes/Superior roundabout. I've also participated in roadside cleanups and would like to explore ways to reduce litter through behavioral approaches like nudge psychology and community-driven efforts such as "spogomi." Additionally, improving walkability—such as addressing low-hanging trees and shrubs that obstruct sidewalks

Section 4: Relevant Experience & Skills

For All Applicants

Please describe any experience, skills, or community involvement that you would bring to the Committee. Examples might include gardening, landscaping, event organizing, community outreach, project management, photography, construction, or prior board/committee service. No specific experience is required for Community Application seats.

Please describe any relevant experience, skills, or community involvement:

Native gardening enthusiast and amateur ecosystem cultivator with an interest in sustainable landscaping. I hold a Certified Associate in Project Management (CAPM), with experience in event planning. I've served on the University of Michigan staff Diversity, Equity, and Inclusion committee and have been a volunteer in the community. My professional background includes IT, administrative, and finance experience, along with basic hands-on construction skills. I'd be excited to apply these skills to support the committee's work.

Have you previously served on a Township board, commission, or committee? If yes, please describe:

For Board-Appointed Seat Applicants Only

If you are applying for a Board-Appointed seat (or would like to be considered for either type), please complete this section. Identify your area(s) of expertise and describe your qualifications.

Which area(s) of expertise apply to you? (Check all that apply)

- ☐ **Code Enforcement / Legal**
  Municipal code, blight ordinances, property maintenance, enforcement procedures
- ☐ **Landscaping / Horticulture / Arboriculture**
  Native plants, tree health, sustainable landscaping, seasonal planting
- ☐ **Urban Planning / Community Development**
  Land use, public space design, placemaking, infrastructure planning
- ☐ **Nonprofit / Volunteer Management**
  Volunteer programs, community organizing, donor engagement, grant writing

Please describe your professional background and qualifications in the area(s) selected above. Include relevant education, certifications, years of experience, and how your expertise would benefit the Committee:

Professional experience spans IT, administrative, and finance—a Certified Associate in Project Management (CAPM) with experience supporting project coordination, event planning,. An incoming graduate student in program evaluation Fall 2026 which supports data-informed decision-making.

Section 5: Availability & Commitment

Are you able to attend monthly Committee meetings?

☑ Yes ☐ No

Are you willing to participate in at least two Committee-led projects or events per year (e.g., clean-up days, planting events)?

☑ Yes ☐ No

Is there anything else you'd like us to know about your availability or scheduling constraints?

I will be in school full time Fall 2026 -- while I have ample availabity now my availability will change TBD But I do anticipate incorporating committee meetings into my school schedule planning so I can participate.

Section 6: Additional Comments

Is there anything else you would like to share in support of your application?

By signing below, I confirm that I am a resident of the Charter Township of Superior, that I am at least 18 years of age, and that the information provided in this application is true and accurate. I understand that the Beautification Committee is an advisory body to the Township Board of Trustees and that membership is subject to Board appointment or approval.

Keith Anthun

Verified by signNow
04/10/2026 03:21:39 UTC
b5de16dba8d64e3daf08

Signature

04/09/2026

Date

FOR OFFICE USE ONLY

Date Received: _____ Reviewed By: _____

Seat Type: ☐ Community Application ☐ Board-Appointed ☐ Either

Interview Date: _____ Board Action: _____

CHARTER TOWNSHIP OF SUPERIOR

WASHTENAW COUNTY, MICHIGAN

BEAUTIFICATION COMMITTEE

MEMBER APPLICATION

Instructions

Thank you for your interest in serving on the Charter Township of Superior Beautification Committee. This application is used for both Community Application seats and Board-Appointed seats. Please complete all sections and indicate in Section 2 which type of seat you are applying for.

You may make a copy of this form and type directly into the form, or print and complete the form by hand.

Submit your completed application by **[DEADLINE DATE]** via:

Email: [EMAIL ADDRESS]
Mail: [TOWNSHIP ADDRESS]
In Person: Superior Township Hall during regular business hours

Section 1: Personal Information

First Name

Michelle

Last Name

McIntyre

Street Address

1725 Crab Apple Dr

City

Superior Township

State / ZIP

MI / 48198

Phone Number

734-484-1376

Email Address

mcintyre.michelle.r@gmail.com

How long have you been a Superior Township resident?

16+ years

Section 2: Type of Seat

The Beautification Committee fills its seats through two pathways. Please indicate which type of seat you are applying for:

☐ **Community Application Seat** (At Least 4 Seats)

Open to any Township resident who is passionate about beautification and willing to contribute. No special credentials required.

☑ **Board-Appointed Seat** (Up to 4 Seats)

For residents with professional expertise in code enforcement/legal, landscaping/horticulture/arboriculture, urban planning/community development, or nonprofit/volunteer management.

☐ **Consider Me for Either**

I have relevant professional expertise but would also like to be considered for a Community Application seat.

Section 3: Interest & Motivation

Why are you interested in serving on the Beautification Committee? What does beautification mean to you personally?

I love supporting my community and I take pride in our township. I am eager make a a difference in keeping our township clean and visually appealing. To keep our township clean, we need ways to manage litter and blight. To ensure visual appeal, I support the planting of native flora on both public and private properties as one approach to consider.

Which areas of the Committee's work are you most interested in? (Check all that apply)

- ☐ Blight Identification & Remediation
- ☑ Litter Reduction & Clean-Ups
- ☐ Tree & Landscape Management
- ☑ Plantings & Green Space Enhancement
- ☐ Public Infrastructure Aesthetics
- ☑ Community Engagement & Volunteerism

Are there specific beautification issues or projects in the Township you would like to see addressed?

I would like to propose community education/encouragement in planting native species in public and private landscaping utilizing things like rain gardens and pocket parks.

Section 4: Relevant Experience & Skills

For All Applicants

Please describe any experience, skills, or community involvement that you would bring to the Committee. Examples might include gardening, landscaping, event organizing, community outreach, project management, photography, construction, or prior board/committee service. No specific experience is required for Community Application seats.

Please describe any relevant experience, skills, or community involvement:

See Board appointed background section

Have you previously served on a Township board, commission, or committee? If yes, please describe:

No

For Board-Appointed Seat Applicants Only

If you are applying for a Board-Appointed seat (or would like to be considered for either type), please complete this section. Identify your area(s) of expertise and describe your professional qualifications.

Which area(s) of expertise apply to you? (Check all that apply)

- ☐ **Code Enforcement / Legal**
  Municipal code, blight ordinances, property maintenance, enforcement procedures
- ☐ **Landscaping / Horticulture / Arboriculture**
  Native plants, tree health, sustainable landscaping, seasonal planting
- ☐ **Urban Planning / Community Development**
  Land use, public space design, placemaking, infrastructure planning
- ☑ **Nonprofit / Volunteer Management**
  Volunteer programs, community organizing, donor engagement, grant writing

Please describe your professional background and qualifications in the area(s) selected above. Include relevant education, certifications, years of experience, and how your expertise would benefit the Committee:

I served 8+ years with Southeast Michigan Land Conservancy as a committee member of the Superior Township Chapter and the Events Committee. In these capacities, I organized and led volunteer work days and outreach events, participated in planning and execution of bi-annual fundraising events including venue selection, menu preparation, marketing, volunteer coordination, and silent auction.

Additionally, I am an avid native plant gardener. In 2020 I co-led a SMLC project to secure grant funding for a native plant installation at the Jack R. Smiley Nature Preserve. This mulit-year project included 2 phases funded by separate grants with the plantings done entirely by volunteers.

Section 5: Availability & Commitment

Are you able to attend monthly Committee meetings?

☑ Yes ☐ No

Are you willing to participate in at least two Committee-led projects or events per year (e.g., clean-up days, planting events)?

☑ Yes ☐ No

Is there anything else you'd like us to know about your availability or scheduling constraints?

Evenings are best for meetings. Weekends are best for projects.

Section 6: Additional Comments

Is there anything else you would like to share in support of your application?

Nothing additional to share

By signing below, I confirm that I am a resident of the Charter Township of Superior, that I am at least 18 years of age, and that the information provided in this application is true and accurate. I understand that the Beautification Committee is an advisory body to the Township Board of Trustees and that membership is subject to Board appointment or approval.

Michelle McIntyre

Signature

5/28/2026

Date

FOR OFFICE USE ONLY

Date Received: _____ Reviewed By: _____

Seat Type: ☐ Community Application ☐ Board-Appointed ☐ Either

Interview Date: _____ Board Action: _____

CHARTER TOWNSHIP OF SUPERIOR

WASHTENAW COUNTY, MICHIGAN

BEAUTIFICATION COMMITTEE

MEMBER APPLICATION

Instructions

Thank you for your interest in serving on the Charter Township of Superior Beautification Committee. This application is used for both Community Application seats and Board-Appointed seats. Please complete all sections and indicate in Section 2 which type of seat you are applying for.

You may make a copy of this form and type directly into the form, or print and complete the form by hand.

Submit your completed application by **April 30, 2026** via:

Email: Trustee Sarah Devereaux, sdevereaux@superior-twp.org
Mail: Trustee Sarah Devereaux, c/o Charter Township of Superior, 3040 N Prospect Rd, Superior Township, MI 48198
In Person: Superior Township Hall during business hours (8am-4pm)

Section 1: Personal Information

First Name
Patty

Last Name
Bradley

Street Address
9249 Abbey Lane

City
Superior Twp

State / ZIP
MI 48198

Phone Number
734-576-5256

Email Address
bradley.patty@gmail.com

How long have you been a Superior Township resident?
31 years

Section 2: Type of Seat

The Beautification Committee fills its seats through two pathways. Please indicate which type of seat you are applying for:

- ☑ **Community Application Seat** (At Least 4 Seats)
  Open to any Township resident who is passionate about beautification and willing to contribute. No special credentials required.
- ☐ **Board-Appointed Seat** (Up to 4 Seats)
  For residents with professional expertise in code enforcement/legal, landscaping/horticulture/arboriculture, urban planning/community development, or nonprofit/volunteer management.
- ☐ **Consider Me for Either**
  I have relevant professional expertise but would also like to be considered for a Community Application seat.

Section 3: Interest & Motivation

Why are you interested in serving on the Beautification Committee? What does beautification mean to you personally?

I recently retired from UM and have more time now. I planned on volunteering with the twp for a couple years. Beautification = showcasing the positive in humans.

Which areas of the Committee's work are you most interested in? (Check all that apply)

- ☐ Blight Identification & Remediation
- ☑ Litter Reduction & Clean-Ups
- ☑ Tree & Landscape Management
- ☑ Plantings & Green Space Enhancement
- ☑ Public Infrastructure Aesthetics
- ☑ Community Engagement & Volunteerism

Are there specific beautification issues or projects in the Township you would like to see addressed?

No one ever cleans their drainage grates at the curb and the streets look awful! We need a clean up event each year just for this.

Section 4: Relevant Experience & Skills

For All Applicants

Please describe any experience, skills, or community involvement that you would bring to the Committee. Examples might include gardening, landscaping, event organizing, community outreach, project management, photography, construction, or prior board/committee service. No specific experience is required for Community Application seats.

Please describe any relevant experience, skills, or community involvement:

I have been an avid gardener my whole life, I'm too old to do a lot of bending + kneeling but I can brainstorm and supervise. Very strong communication and tech skills.

Have you previously served on a Township board, commission, or committee? If yes, please describe:

I was on countless committees during my 37 years at UM.

For Board-Appointed Seat Applicants Only

If you are applying for a Board-Appointed seat (or would like to be considered for either type), please complete this section. Identify your area(s) of expertise and describe your qualifications.

Which area(s) of expertise apply to you? (Check all that apply)

☐	**Code Enforcement / Legal** Municipal code, blight ordinances, property maintenance, enforcement procedures
☐	**Landscaping / Horticulture / Arboriculture** Native plants, tree health, sustainable landscaping, seasonal planting
☐	**Urban Planning / Community Development** Land use, public space design, placemaking, infrastructure planning
☐	**Nonprofit / Volunteer Management** Volunteer programs, community organizing, donor engagement, grant writing

Please describe your professional background and qualifications in the area(s) selected above. Include relevant education, certifications, years of experience, and how your expertise would benefit the Committee:

Section 5: Availability & Commitment

Are you able to attend monthly Committee meetings?

☑ Yes ☐ No

Are you willing to participate in at least two Committee-led projects or events per year (e.g., clean-up days, planting events)?

☒ Yes ☐ No

Is there anything else you'd like us to know about your availability or scheduling constraints?

Section 6: Additional Comments

Is there anything else you would like to share in support of your application?

Thank you for your consideration. I want to make a difference in my Superior township.

By signing below, I confirm that I am a resident of the Charter Township of Superior, that I am at least 18 years of age, and that the information provided in this application is true and accurate. I understand that the Beautification Committee is an advisory body to the Township Board of Trustees and that membership is subject to Board appointment or approval.

Patricia Bradley — Signature

4-7-26 — Date

FOR OFFICE USE ONLY

Date Received: _____ Reviewed By: _____

Seat Type: ☐ Community Application ☐ Board-Appointed ☐ Either

Interview Date: _____ Board Action: _____

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road Ypsilanti, MI 48198
Telephone (734) 482-6099 Fax (734) 482-3842
Please submit one completed form for each agenda item

TO: Superior Township Board of Trustees

FROM: Supervisor's Office

DATE SUBMITTED: 6/3/26

BOARD MEETING DATE: 6/15/26

ITEM TITLE: Destruction of Documents from Township Basement Flooding

TYPE OF AGENDA ITEM (SELECT ONE):

☑ Resolution ☐ Discussion ☐ Presentation ☐ Appointment
☐ First Reading ☐ Policy Amendment ☐ Ordinance Amendment
☐ Other _____

DESCRIPTION OF ITEM/RESOLUTION:
Provide a clear/concise summary of the item being presented.

This item requests approval to contract with Belfor Property Restoration for destruction of flood-damaged Township documents. Both quotes are included for Board reference, but the resolution presents the recommended vendor.

REQUESTED BOARD ACTION:
Specify the action you are asking the Board to take (e.g. approval, adoption, review, authorization).

Approve the resolution authorizing the Township to contract with Belfor Property Restoration for destruction of flood-damaged Township documents.

BACKGROUND/JUSTIFICATION:
Provide relevant history, previous board actions, community input, or project developments.

Following the Township Hall basement flooding, staff sought qualified vendors capable of handling the destruction of water-damaged and mold-affected records. Two proposals were received and reviewed. Belfor Property Restoration is the recommended vendor, and both proposals are included for the Board's consideration.

IMPACT ON TOWNSHIP BUDGET (if applicable):

Option One (Beflor): Est. $7,635.40
Option Two (ERG): $13,382.40

TOWNSHIP DEPARTMENTS OR OUTSIDE AGENCIES INVOLVED:

List any departments or external entities responsible for or impacted by this item.

Supervisor's Office

DEADLINES OR URGENCY (if applicable):

Include any timelines, deadlines or reasons for urgency.

These documents have occupied Township property for some time, and acting promptly would free up both the space and the trailer currently being used to store them.

SUPPORTING DOCUMENTS ATTACHED:

Include number of attachments and a brief title of each file.

1. Doc Destruction Memo_2026_June
2. Belfor Quote
3. ERG Quote
4. Beflor Resolution_2026_June

CONTACT PERSON FOR QUESTIONS:

Name: Steve Kraft

Title: Deputy Supervisor

Phone: 734 896 3532

Email: steve.kraft@superior twp.org

Submit this form as part of one (1) combined PDF — Submission Form, Resolution, and Supporting Documents — and email it to the Clerk's Office within the applicable deadline. Send to: arobinson@superior-twp.org, CC: sizzo@superior-twp.org, krankin@superior-twp.org, and edy@superior-twp.org

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

RESOLUTION TO APPROVE A CONTRACT WITH BELFOR PROPERTY RESTORATION FOR DESTRUCTION OF FLOOD-DAMAGED TOWNSHIP DOCUMENTS

RESOLUTION NUMBER: 2026-31

DATE: JUNE 15, 2026

WHEREAS, a flood occurred in the Charter Township of Superior basement, damaging Township documents that became water-soaked and developed mold; and

WHEREAS, the condition of the documents requires the services of a specialized document destruction contractor, as standard providers are unable to process water-soaked and moldy materials; and

WHEREAS, the Supervisor's Office identified two suitable contractors capable of performing the required document destruction; and

WHEREAS, Belfor Property Restoration previously provided restoration services to the Township during the initial flooding incident and is familiar with the documents requiring destruction; and

WHEREAS, Belfor Property Restoration has confirmed, as set forth in its attached quote, that it is able to shred the water-soaked documents at a total estimated cost of $7,635.40; and

WHEREAS, it is in the best interest of the Township and its residents to engage a qualified contractor at the lowest responsible cost;

NOW, THEREFORE, BE IT RESOLVED THAT the Charter Township of Superior Board hereby approves the contract with Belfor Property Restoration for the destruction of flood-damaged Township documents at a total estimated cost of $7,635.40, and authorizes the Township Supervisor to execute the contract on behalf of the Charter Township of Superior.

To: Board of Trustees
From: Supervisor's Office
Date: June 15, 2026
Re: Destruction of Documents from Township Basement Flooding

Overview
The Township needs a document destruction specialist to dispose of records damaged by the basement flood. Because the documents are water-soaked and contain mold, a specialty service is required. The Supervisor's Office has identified two suitable contractors.

Belfor Property Restoration
Belfor handled non-document related restoration services during the original flooding and is already familiar with the affected documents. Their attached quote confirms they can shred water-soaked documents - a capability most other companies could not offer.
Total estimated cost: $7,635.40

ERG Environmental Services
Washtenaw County recommended ERG after we had difficulty obtaining quotes, as the documents' condition (water-soaked and moldy) prevented most contractors from taking on the project. ERG offers two destruction methods: landfill transport and waste-to-energy. Given the document type, only waste-to-energy is appropriate.

The cost breakdown provided by ERG in their quote is baseline framing. Below is a specific breakdown of costs provided by ERG's Karl Verity via email communications:

Waste to Energy ($795 x 10): $7,950
EIR, $1,192.50
Stop Fee: $395
Fuel Charge (estimated): $158
Project: $3,686.90
Total estimate cost: $13,382.40

Recommendation
Approve Belfor Property Restoration. Belfor offers the lowest cost to the Township and they are familiar with both the flood damage and the destruction needs.

BELFOR Property Restoration

2643 E. Michigan Ave. - Ypsilanti, MI 48198
(734) 994-7790 Tel. - (734) 994-7794 Fax
MI License # 2106180549 - Fed ID # 84-1309171

Insured: Superior Township
Property: 3040 N Prospect RD
Superior Township, MI 48198

Estimator: Matt Ranger
Cellular: (734) 325-0318
E-mail: matt.ranger@us.belfor.com

Claim Number: **Policy Number:** **Type of Loss:**

Date of Loss: Date Received:
Date Inspected: Date Entered: 4/8/2026 7:53 AM

Price List: R_N_M26_JAN26_C3
Restoration/Service/Remodel
Estimate: SUPERIOR_TOWNSHIP

We would like to thank you for the opportunity to provide you with this estimate. The total cost for the document shredding detailed in the following estimate is **$7,635.40**.

The attached estimate details the specific work to be completed. Additional work outside of that specified in this estimate will be through separate proposal(s) and/or change order(s) detailing the additional/changed scope of work as well as the terms and pricing of those changes. Repairs will be scheduled after a signed copy of this estimate is received.

The balance due upon substantial completion of this scope of work. Change orders will be billed as completed and credits will be applied to the final contract billing.

This estimate is valid for 30 days from 4/8/2026. If you have any questions about this estimate, please contact Matt Ranger to discuss those questions.

I/we agree to the terms and conditions of this proposal.

_____ Date_____
Owner/Authorized signature

_____ Date_____
BELFOR Representative

BELFOR Property Restoration

2643 E. Michigan Ave. - Ypsilanti, MI 48198
(734) 994-7790 Tel. - (734) 994-7794 Fax
MI License # 2106180549 - Fed ID # 84-1309171

SUPERIOR_TOWNSHIP

SUPERIOR_TOWNSHIP

DESCRIPTION	QTY	REMOVE	REPLACE	TOTAL
Pick up & Transfer				
1. Restoration Supervisor	8.00 HR	0.00	75.50	604.00
2. Restoration Technician	16.00 HR	0.00	68.50	1,096.00
3. Truck, Moving/Box/Board up (Per Day)	1.00 EA	0.00	188.00	188.00
4. Gloves, Cotton/Rubber Coated Cotton (Per Pair)	9.00 EA	0.00	6.00	54.00
5. Bags, Trash (6 mil)	100.00 EA	0.00	2.50	250.00
Shredding				
6. Document Shredding	150.00 EA	0.00	27.50	4,125.00
This is based on 150 boxes as observed from the photo. Final cost will vary based on actual box count to be established once complete				
Total: SUPERIOR_TOWNSHIP				6,317.00
Line Item Totals: SUPERIOR_TOWNSHIP				**6,317.00**

Additional Charges	Charge
Fuel Surcharge	94.76
Additional Charges Total	**$94.76**

Coverage	Item Total	%	ACV Total	%
Dwelling	2,274.68	30.24%	2,314.14	30.31%
Other Structures	0.00	0.00%	0.00	0.00%
Contents	5,247.00	69.76%	5,321.26	69.69%
Total	7,521.68	100.00%	7,635.40	100.00%

BELFOR Property Restoration

2643 E. Michigan Ave. - Ypsilanti, MI 48198
(734) 994-7790 Tel. - (734) 994-7794 Fax
MI License # 2106180549 - Fed ID # 84-1309171

Summary for Dwelling

Line Item Total	2,192.00
Fuel Surcharge	32.88
Material Sales Tax	18.24
Subtotal	2,243.12
Overhead	35.51
Profit	35.51
Replacement Cost Value	**$2,314.14**
Net Claim	**$2,314.14**

Matt Ranger

BELFOR Property Restoration

2643 E. Michigan Ave. - Ypsilanti, MI 48198
(734) 994-7790 Tel. - (734) 994-7794 Fax
MI License # 2106180549 - Fed ID # 84-1309171

Summary for Contents

Line Item Total	4,125.00
Fuel Surcharge	61.88
Material Sales Tax	247.50
Subtotal	4,434.38
Overhead	443.44
Profit	443.44
Replacement Cost Value	**$5,321.26**
Net Claim	**$5,321.26**

Matt Ranger

BELFOR Property Restoration

2643 E. Michigan Ave. - Ypsilanti, MI 48198
(734) 994-7790 Tel. - (734) 994-7794 Fax
MI License # 2106180549 - Fed ID # 84-1309171

Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (6%)	Storage Tax (6%)
Line Items	469.47	469.47	265.74	0.00
Additional Charges	9.48	9.48	0.00	0.00
Total	**478.95**	**478.95**	**265.74**	**0.00**

BELFOR Property Restoration

2643 E. Michigan Ave. - Ypsilanti, MI 48198
(734) 994-7790 Tel. - (734) 994-7794 Fax
MI License # 2106180549 - Fed ID # 84-1309171

Recap by Room

Estimate: SUPERIOR_TOWNSHIP		**6,317.00**	**100.00%**
Coverage: Dwelling	34.70% =	2,192.00	
Coverage: Contents	65.30% =	4,125.00	
Subtotal of Areas		**6,317.00**	**100.00%**
Coverage: Dwelling	34.70% =	2,192.00	
Coverage: Contents	65.30% =	4,125.00	
Total		**6,317.00**	**100.00%**

BELFOR Property Restoration

2643 E. Michigan Ave. - Ypsilanti, MI 48198
(734) 994-7790 Tel. - (734) 994-7794 Fax
MI License # 2106180549 - Fed ID # 84-1309171

Recap by Category

O&P Items				Total	%
CONSUMABLES				**304.00**	**3.98%**
Coverage: Dwelling	@	100.00%	=	304.00	
USER DEFINED ITEMS				**4,125.00**	**54.02%**
Coverage: Contents	@	100.00%	=	4,125.00	
O&P Items Subtotal				**4,429.00**	**58.01%**

Non-O&P Items				Total	%
EQUIPMENT				**188.00**	**2.46%**
Coverage: Dwelling	@	100.00%	=	188.00	
LABOR				**1,700.00**	**22.26%**
Coverage: Dwelling	@	100.00%	=	1,700.00	
Non-O&P Items Subtotal				**1,888.00**	**24.73%**
O&P Items Subtotal				**4,429.00**	**58.01%**
Permits and Fees				**94.76**	**1.24%**
Coverage: Dwelling	@	34.70%	=	32.88	
Coverage: Contents	@	65.30%	=	61.88	
Material Sales Tax				**265.74**	**3.48%**
Coverage: Dwelling	@	6.86%	=	18.24	
Coverage: Contents	@	93.14%	=	247.50	
Overhead				**478.95**	**6.27%**
Coverage: Dwelling	@	7.41%	=	35.51	
Coverage: Contents	@	92.59%	=	443.44	
Profit				**478.95**	**6.27%**
Coverage: Dwelling	@	7.41%	=	35.51	
Coverage: Contents	@	92.59%	=	443.44	
Total				**7,635.40**	**100.00%**

COST ESTIMATE, WASTE TRANSPORT & DISPOSAL

QUOTE # QT-79865/0

April 24, 2026

Superior Charter Township
3040 North Prospect
Superior Township, Mi 48198

Attention: Steve Kraft

Re: Wet Documents April 2026, Superior Charter Township -

ERG Environmental Services (ERG) would like to thank you for the opportunity to work with you in finding cost effective solutions for disposal of the regular waste streams that you generate as a by-product of your business. To that end, ERG is pleased to provide you this cost estimate for your consideration.

ERG is a full-service environmental provider with well over 35 years of continuous service. We have offices and experienced staff located in both Michigan and Ohio, to ensure that we are able to meet and exceed customer expectations. We at ERG and our family of companies work tirelessly to ensure that we are able to handle all of your environmental needs.

Scope of Services:

ERG will assist the generator in properly characterizing their waste materials, as well as documenting this step to ensure regulatory compliance. All tasks performed by ERG will be executed in accordance with any and all applicable State and Federal regulations, and may include:

- ERG will label materials per all applicable State & Federal regulations.
- ERG will inspect each package to ensure that it can be safely and legally transported across public roadways. If packaging is insufficient for legal transportation, ERG will offer solutions to assure that compliance is maintained.
- ERG will provide necessary tracking/shipping documents and transport the waste on licensed industrial waste hauling vehicles.
- ERG will obtain all necessary approvals, handle waste, and properly recycle/dispose of all waste streams at an approved TSDF.

PREPARED BY

Karl Verity

Sales Manager

COST ESTIMATE, WASTE TRANSPORT & DISPOSAL

QUOTE # QT-79865/0

QTY	UNIT	PRODUCT OR SERVICE DESCRIPTION	UNIT COST	EXTENDED COST
1.00	CYB	Landfill Disposal per Cubic Yard Box	$ 379.00	$ 379.00
1.00	CYB	Waste to Energy per CYB	$ 795.00	$ 795.00
1.00	EA	Stop Fee	$ 395.00	$ 395.00
1.00	EA	Fuel Surcharge	$ -	$ -

All Invoices will be subject to an Energy & Insurance Recovery (EIR) surcharge of 15% on total invoice costs, excluding transportation.

Product Specific Pricing Qualifications:

Landfill Disposal per Cubic Yard Box

Assumes material contains no free liquids. Final price is pending technical review of sample & waste profile.

Fuel Surcharge

Variable Rate on Transportation Only. Based on the following:
https://www.eia.gov/dnav/pet/pet_pri_gnd_dcus_r20_w.htm

Quote Assumptions:

Final disposal price subject profile and or sample Review.

ERG MICHIGAN
13040 MERRIMAN ROAD, SUITE 200 ● LIVONIA, MI 48150
734.437.9650 (P) ● 734.437.9651 (F)

ERG OHIO
527 E WOODLAND CIRCLE ● BOWLING GREEN, OH 43402
419.354.6110 (P) ● 419.354.5110 (F)

TERMS AND CONDITIONS (IN ADDITION TO THE GENERAL TERMS & CONDITIONS)

If transport pricing contained herein reflects transportation of the waste(s) on a Less Than Load (LTL) basis, transport will be on a combined shipment along with other waste generators, to be coordinated at ERG's scheduling convenience. If transport must be coordinated to meet the waste generator's scheduling convenience, a dedicated transport event can be performed for an additional cost. LTL pricing includes one-half (1/2) hour of on-site loading time per vehicle; additional on-site time will be invoiced at a demurrage rate of $135.00/hour/vehicle. Waste disposal surcharges, if any, may not be included herein and may be invoiced separately from the base costs provided above. Backup documentation is required in order to assist with proper waste characterization. This may include but is not limited to; recent laboratory analysis, product MSDS's/Product Spec Sheets, detailed generating process documents, etc. If analysis has not been conducted on spent waste streams within the calendar year, updated analysis may be required for approval. If a waste manifest is used to transport waste, a required EPA E-Manifest fee of $60.00 per manifest will be invoiced.

CUSTOMER CERTIFICATION AND ACCEPTANCE- Quote # QT-79865/0 Customer #

Acceptance: If this Cost Estimate and attached General Terms and Conditions (incorporated herein by reference) are acceptable, please complete and sign the following section and email a copy of this completed page to your ERG representative. Certification: Signing below is a conclusive presumption that I accept this Cost Estimate, certify that I am authorized to do so on behalf of the company named herein, that I have read and understand the proposal and the associated General Terms and Conditions thereof, and that I have had the opportunity to seek technical and legal advice in its regard.

PRINTED NAME		TITLE	
SIGNATURE		SIGNATURE DATE	

SUPERIOR TOWNSHIP GOVERNMENT FUNDS

BILLS FOR PAYMENT REPORT

As of June 15, 2026

FUND	VENDOR NAME	INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
101 - General	Michigan Township Associations	167997	05/15/2026	Annual dues 7/1/26-6/30/27	$ 7,764.14

GRAND TOTAL ALL FUNDS **$ 7,764.14**

MICHIGAN TOWNSHIPS ASSOCIATION

PO Box 80078
Lansing, MI 48908-0078
www.michigantownships.org

Due Date: 7/1/2026

Township ID: 45494

ATTN: Angela Robinson

County: Washtenaw Co.

Bill To:

Superior Chtr. Twp.
3040 N Prospect Rd
Ypsilanti, MI 48198-9426

IMPORTANT
Please make a photocopy of this page and send it with your check.

Annual Dues

1. Your annual dues payment for 07/01/2026 to 06/30/2027 is: $7,538.00
2. Your Legal Defense Fund contribution for the year is (optional): $226.14

Your dues and LDF total: $7,764.14

Choose Your MTA Online Learning Subscription (optional)

All members of your township team, including volunteers, will have access to the courses included in the package you choose. See the enclosed flyer and the back of this page for more details.

Select one

☐	*Premium Pass (all courses included)*	*$ 1,900*
☐	*Plus*	*$ 1,000*
☐	*Essentials*	*$ 750*

Enter the selected package price here: $

Total the green and gold boxes above and enter the amount enclosed: $

Notes:
1. Make a photocopy of this page and send it with your check.
2. Your dues were calculated using method 4 as described below.
3. MTA's EIN number is: 38-1536994. IRS Disclosure: MTA dues are not deductible as a charitable contribution for federal income tax purposes.
4. Questions regarding this invoice can be sent to service@michigantownships.org or call us at (517) 321-6467.

Explanation of Dues Methods:
Level 1 method: Dues for townships with a taxable value less than $12 million are $199
Level 2 method: Dues for townships with a taxable value between $12-289 million are based on the following calculation:
- 2025 Taxable Value (TV) x $15.05 per million, PLUS
- 2025 state shared revenues and city, village and township revenue sharing (CVTRS) x $1.7376 per thousand
Level 3 method: Dues for townships with a taxable value between $290-599 million are capped at $7,318
Level 4 method: Dues for townships with a taxable value between $600-999 million are capped at $7,538
Level 5 method: Dues for townships with a taxable value greater than $1 billion are capped at $8,521
Level 6 method: Dues for townships are capped to a year-on-year increase of 10%

Thank you very much for supporting strong township government!

SUPERIOR TOWNSHIP
Record of Disbursements

Date: June 15, 2026

*Contains all checks written since last report for the following funds:

General Bank - includes all checks written from the following funds:

101 - General Fund
203 - Side Street Maintenance Fund
211 - Legal Defense Fund
219 - Streetlight Fund
249 - Building Fund
266 - Law Fund
508 - Park Fund

206 - Fire Fund
592 - Utility Dept.
701 - Trust & Agency Fund

Total amount for all disbursements - $1,422,530.87

Note: Some of these checks were presented to the board for approval. All others are either pre-approved or under $3,000.00 for Government Funds and $5,000 for Utility Dept.

Check Date	Bank	Check	Vendor Name	Description	Amount	
Bank FIRE FIRE FUND						
Check Type: Paper Check						
05/20/2026	FIRE	28534	ABSOPURE WATER COMPANY	WATER SOFTNER SUPPLIESS	12.00	V
05/20/2026	FIRE	28535	AMAZON CAPITAL SERVICES, INC	RATCHET STRAPS	145.73	
05/20/2026	FIRE	28536	BLUE CROSS/BLUE SHIELD-M	MEDICAL INSURANCE -JUNE 2026	16,649.30	
05/20/2026	FIRE	28537	CANON FINANCIAL SERVICES INC.	LEASE ON COPY MACHINE - COPY USAGE	221.09	
05/20/2026	FIRE	28538	COMCAST	INTERNET - ST#2 MAY 2026	335.39	
05/20/2026	FIRE	28539	CORRIGAN OIL COMPANY	179.50 GALLONS DIESEL FUEL	919.09	
05/20/2026	FIRE	28540	DELTA DENTAL	DENTAL INSURANCE JUNE 2026	1,341.50	
05/20/2026	FIRE	28541	EMERGENT HEALTH PARTNERS	2026 -MAY	3,820.00	
05/20/2026	FIRE	28542	MEDMUTUAL LIFE	LIFE INSURANCE JUNE 2026	170.25	
05/20/2026	FIRE	28543	NFPA	NFP LINK - ONE YEAR CONTRACT	152.99	
05/20/2026	FIRE	28544	PHILIP W. DICKINSON	HEALTH INSURANCE REIMBURSEMENT JUN 2026	345.04	
05/20/2026	FIRE	28545	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER PAYROLL -5/21/2026	93,710.04	
05/20/2026	FIRE	28546	TAZ NETWORKS, INC	NETWORK FLAT FEE - MAY 2026	1,689.28	
05/20/2026	FIRE	28547	VSP INSURANCE CO	VISION INSURANCE - JUNE 2026	287.98	
05/27/2026	FIRE	28548	COMCAST	INTERNET - ST#1 - MAY	399.83	
05/27/2026	FIRE	28549	CORRIGAN OIL COMPANY	239.50 GALLONS DIESEL	1,254.90	
05/27/2026	FIRE	28550	CULLIGAN OF ANN ARBOR/DETROIT	WATER SOFTNER SUPPLIES	12.00	
05/27/2026	FIRE	28551	DA HOME IMPROVEMENT	EXTERIOR REPAIRS AT STATION #2	1,500.00	
05/27/2026	FIRE	28552	GABBYS BP	FUEL FOR GAS CANS	62.16	
05/27/2026	FIRE	28553	SHAUN BACH	REIMBURSEMENT FOR FUEL FOR FI CLASS	408.12	
05/27/2026	FIRE	28554	SUPERIOR TWP GENERAL FUND	$ OWED FOR PLANTE INVOICES & POSTERS	865.66	
05/27/2026	FIRE	28555	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER - ADD'L $ OWED FOR SECOND	1,147.34	
				PENSION/HCSP - MAY 2026	39,946.32	
					41,093.66	
05/27/2026	FIRE	28556	WEINGARTZ	SHARPEN SAW CHAIN	84.00	
06/02/2026	FIRE	28557	AMAZON CAPITAL SERVICES, INC	BASEBOARD MOLDING FOR STATION #2	39.98	
06/02/2026	FIRE	28558	COMCAST	ADD'L BOX @ STATION #1	10.51	
06/02/2026	FIRE	28559	CULLIGAN OF ANN ARBOR/DETROIT	LABOR TO INSTALL NEW WATER SYSTEM	225.00	
06/02/2026	FIRE	28560	CUMMINS SALES AND SERVICE	GENERATOR WORK - STATION #2	2,903.84	
06/02/2026	FIRE	28561	DTE ENERGY	ST #1 - GAS MAY	198.94	
				ELECTRIC STATION #1 - MAY 2026	927.62	
					1,126.56	
06/02/2026	FIRE	28562	GABBYS BP	FUEL FOR GAS CANS	57.82	
06/02/2026	FIRE	28563	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER -6/4/26 PAY	84,413.66	
06/02/2026	FIRE	28564	SUPERIOR TWP UTILITY DEPARTMENT	STATION #2 WATER - APRIL	77.96	
06/02/2026	FIRE	28565	TIMOTHY WINTERS	MEDICAL INSURANCE - JUNE 2026	346.99	
06/02/2026	FIRE	28566	TRUGREEN PROCESSING CENTER	LAWN SERVICE - STATION #1	225.60	
06/09/2026	FIRE	28567	AMAZON CAPITAL SERVICES, INC	BUILDING/OFFICE SUPPLIES	108.38	
06/09/2026	FIRE	28568	BELFOR USA GROUP	TEMPORARY REPAIRS	134.50	
06/09/2026	FIRE	28569	COMCAST	TELEPHONES - JUNE 2026	644.94	
06/09/2026	FIRE	28570	CONKLIN LANDSCAPING, INC	LAWN MOWING STATION #2	351.00	
06/09/2026	FIRE	28571	CORRIGAN OIL COMPANY	307.30 GALLONS DIESEL	1,347.99	
06/09/2026	FIRE	28572	DTE ENERGY	GAS - ELECTRIC - STATION #2 MAY 2026	722.73	
06/09/2026	FIRE	28573	EMERGENT HEALTH PARTNERS	DISPATCH SERVICES - JUNE	3,820.00	
06/09/2026	FIRE	28574	INTERNATIONAL CODE COUNCIL, INC.	ICC MEMBERSHIP	170.00	
06/09/2026	FIRE	28575	LINDE GAS & EQUIPMENT, INC	MEDICAL OXYGEN	114.61	
06/09/2026	FIRE	28576	MML WORKERS' COMP FUND	WORKER'S COMP INSURANCE - JUL 26-JUNE 27	85,412.75	
06/09/2026	FIRE	28577	SUB-AQUATICS, INC	SEMI-ANNUAL PREVNTATIVE MAINTENANCE	1,002.33	
06/09/2026	FIRE	28578	SUPERIOR TOWNSHIP CREDIT CARD ACCT	CREDIT CARD CHARGES/CREDITS FOR FIRE	1,337.22	

Check Date	Bank	Check	Vendor Name	Description	Amount
06/09/2026	FIRE	28579	SUPERIOR TWP PAYROLL FUND	HSA FEES - MAY 2026	55.25
				HSA FEES - JUNE 2026	55.25
					110.50
06/09/2026	FIRE	28580	TAZ NETWORKS, INC	NETWORK FLAT FEE - JUNE 2026	1,727.55
06/09/2026	FIRE	28581	VERIZON WIRELESS	CELL PHONES - MAY 2026	462.02
06/09/2026	FIRE	28582	WEX BANK	FUEL - MAY 2026	562.15
				Total Paper Check:	352,936.60

FIRE TOTALS:

Total of 49 Checks:	352,936.60
Less 1 Void Checks:	12.00
Total of 48 Disbursements:	352,924.60

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank GENL GENERAL BANK					
Check Type: Paper Check					
05/20/2026	GENL	50656	AMAZON CAPITAL SERVICES, INC	(3) RING BINDERS FOR BOARD	29.44
05/20/2026	GENL	50657	ANGELA ROBINSON	CELL PHONE STIPEND - MAY 2025	50.00
				REIMBURSEMENT ACE HARDWARE -KEYS/GLOVES	22.76
					72.76
05/20/2026	GENL	50658	BILL BALMES	CELL PHONE STIPEND - MAY 2025	50.00
05/20/2026	GENL	50659	BLUE CROSS/BLUE SHIELD-M	MEDICAL INSURANCE - JUNE 2026	6,356.67
05/20/2026	GENL	50660	BOULLION SALES, INC.	MOWER MAINTENANCE SUPPLIES	472.10
05/20/2026	GENL	50661	BRIAN CLARK	JULY 25 BOR MILEAGE	4.06
				BOR MILEAGE REIMBURSEMENT	4.06
					8.12
05/20/2026	GENL	50662	BS&A SOFTWARE	DELINQUENT PERSONAL PROPERTY & ANNUAL SE	6,468.00
05/20/2026	GENL	50663	CANON FINANCIAL SERVICES INC.	LEASE ON (2) COPY MACHINES & COPIES	533.94
05/20/2026	GENL	50664	CARLISLE WORTMAN ASSOCIATES	MONTHLY RETAINER - APRIL 2026	6,930.00
				RENTAL PROGRAM	525.00
				MISC MEETINGS	62.50
				ZONING REWRITE	1,207.50
				ZONING REWRITE	975.00
				MONTHLY RETAINER - MARCH	6,930.00
				RENTAL PROGRAM	1,565.00
				PLANNING SERVICES	3,702.50
				PLANNING SERVICES	2,562.50
				RENTAL PROJECT	3,130.00
				RENTAL PROJECT	525.00
				RENTAL PROGRAM	850.00
					28,965.00
05/20/2026	GENL	50665	VOID		V
05/20/2026	GENL	50666	CASTLEBERRY & LUCAS	LEGAL SERVICES - MARCH - APRIL	6,490.00
				LEGAL SERVICES- FEBRUARY	4,600.00
					11,090.00
05/20/2026	GENL	50667	CONKLIN LANDSCAPING, INC	SPRING CLEANUP @ TOWNHALL	677.00
05/20/2026	GENL	50668	DELTA DENTAL	DENTAL INSURANCE - JUNE 2026	898.20
05/20/2026	GENL	50669	DES MOINES STAMP	NEW STAMP FOR PAYABLES	90.00
05/20/2026	GENL	50670	EMILY DABISH YAHKIND	REIMBURSMENT FOR REGISTER OF DEEDS -COUN	30.00
05/20/2026	GENL	50671	EXECUTIVE ELECTRIC LLC	CANCELLATION OF PERMIT - 9777 WARREN	60.00
05/20/2026	GENL	50672	EXPERT HEATING AND COOLING	OVERPAYMENT OF PERMIT - 7505 CHERRY HILL	100.00
				OVERPAYMENT OF PERMIT - 3575 BORTHBROOKE	140.00
					240.00
05/20/2026	GENL	50673	FUNFLICKS OF MICHIGAN	MOVIES ON THE GREEN	829.92
				MOVIES IN THE PARK - OAKBROOK	829.92
					1,659.84
05/20/2026	GENL	50674	GLEMPS, INC.	MAGNETIC SIGNS FOR BEAUTIFICATION COMMIT	220.00

Check Date	Bank	Check	Vendor Name	Description	Amount
05/20/2026	GENL	50675	JALEEN WILSON	TRASH PICK-UP MACARTHUR/WIARD/ROW	187.00
05/20/2026	GENL	50676	JASON'S TREE SERVICE	REMOVE TREE DAMAGED BY STORM	1,200.00
05/20/2026	GENL	50677	KRISTINA CARR-RANKIN	CELL PHONE STIPEND - MAY 2025	50.00
05/20/2026	GENL	50678	LISA LEWIS	CELL PHONE STIPEND - MAY 2025	50.00
05/20/2026	GENL	50679	MARCO AUSTIN	CELL PHONE STIPEND - JAN 26	50.00
05/20/2026	GENL	50680	MARGOLIS COMPANIES, INC.	DIXBORO SCHOOLHOUSE LANDSCAPE SUPPLIES	294.00
05/20/2026	GENL	50681	MEDMUTUAL LIFE	LIFE INSURANCE - JUNE 2026	198.64
05/20/2026	GENL	50682	MLIVE MEDIA GROUP	NEWSPAPER POSTINGS - APRIL 2026	326.33
05/20/2026	GENL	50683	NANCY MASON	CELL PHONE STIPEND - MAY 2025	50.00
05/20/2026	GENL	50684	OHM ADVISORS	ENGINEERING SERVICE	4,123.50
				ENGINEERING SERVICES	1,825.25
					5,948.75
05/20/2026	GENL	50685	PARKWAY SERVICES	OAKBROOK SPORTS PORT A JOHN	250.00
05/20/2026	GENL	50686	PAULA CALOPISIS	CELL PHONE STIPEND - MAY 2025	50.00
05/20/2026	GENL	50687	PETE DIROFF	DUMP TICKET REIMBURSEMENT	50.00
05/20/2026	GENL	50688	PLANTE MORAN	FINANCIAL CONSULTING	3,997.50
05/20/2026	GENL	50689	PRO UP CONSTRUCTION LLC	CANCELLATION OF PERMIT - 1982 WHITE OAK	50.00
05/20/2026	GENL	50690	QUADIENT FINANCE USA, INC.	POSTAGE FOR MACHINE	500.00
05/20/2026	GENL	50691	RANDAZZO MECHANICAL	OVERPAYMENT OF PERMIT - 1989 FRANCES WAY	40.00
05/20/2026	GENL	50692	RICKY HUGHES	DUMP TICKET REIMBURSEMENT	46.00
05/20/2026	GENL	50693	ROBERT ACTON	55-MECH/PLUMB INSPECTIONS 5/2-5/15/26	2,750.00
05/20/2026	GENL	50694	ROBERT BUTLER	2026 CONTRACT -2	1,819.67
05/20/2026	GENL	50695	ROOSEVELT BOWERS	DUMP TICKET REIMBURSEMENT	50.00
05/20/2026	GENL	50696	SARAH IZZO	CELL PHONE STIPEND - MAY 2025	50.00
05/20/2026	GENL	50697	SIGNS BY TOMORROW	DECALS FOR CLEAN UP DAY	221.40
05/20/2026	GENL	50698	SUPERIOR TOWNSHIP CREDIT CARD ACCT	QUICKBOOKS - MAY 2026	388.50
				SMARTSHEET - MAY	24.00
					412.50
05/20/2026	GENL	50699	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER PAYROLL -5/21/2026	65,190.45
05/20/2026	GENL	50700	TAZ NETWORKS, INC	NETWORK FLAT FEE - MAY 2026	3,149.84
05/20/2026	GENL	50701	TERMINIX EHRLICH	PEST CONTROL - APRIL 2026	146.74
05/20/2026	GENL	50702	VSP INSURANCE CO	VISION INSURANCE - JUNE 2026	223.85
05/20/2026	GENL	50703	WALLACE BRYANT	DUMP TICKET REIMBURSEMENT	34.50
05/20/2026	GENL	50704	WASHTENAW COUNTY TREASURER	SHERIFF - MARCH 2026	149,254.83
				SHERIFF'S CONTRACT - APRIL	149,484.26
					298,739.09
05/20/2026	GENL	50705	YPSILANTI ACE HARDWARE	SHOP SUPPLIES	84.90
05/27/2026	GENL	50706	CINTAS CORPORATION - 300	RUG SERVICE MONTH OF MAY	351.85
05/27/2026	GENL	50707	CONKLIN LANDSCAPING, INC	2025 INVOICE MISSED BY VENDOR - TOWN HAL	2,468.00
				2025 INVOICE MISSED BY VENDOR - ROUNDABO	80.00
				2025 INVOICE MISSED BY VENDOR - ROUNDABO	340.00
				2025 INVOICE MISSED BY VENDOR - BRIDGE	945.00
					3,833.00
05/27/2026	GENL	50708	JALEEN WILSON	TRASH PICK-UP MACARTHUR/WIARD/ROW	204.00
05/27/2026	GENL	50709	KEN WASILEWSKI	34 BUILDING INSPECTIONS 5/18-5/22	1,700.00
05/27/2026	GENL	50710	PAVEL POP	7 BUILDING INSPECTIONS - 5/8-22/2026	350.00
05/27/2026	GENL	50711	PLANTE MORAN	FINANCIAL CONSULTING - AUDIT, WATER SEWE	4,826.25
05/27/2026	GENL	50712	PRINTING SYSTEMS, INC.	POSTAGE FOR AV APP POSTCARDS	348.45
05/27/2026	GENL	50713	PROFESSIONAL BUILDING MAINTENANCE	CLEANING @ TOWNHALL - APRIL	1,792.25
05/27/2026	GENL	50714	RYAN GANZHORN	DUMP TICKET REIMBURSEMENT	46.00
05/27/2026	GENL	50715	SAM'S CLUB/SYNCHRONY BANK	KITE & ROCKET/BIRDWATCHING/CLEANUP DAY	549.65

Check Date	Bank	Check	Vendor Name	Description	Amount
05/27/2026	GENL	50716	SIGNS BY TOMORROW	THE SPOT ON THE MAP SIGNS	1,761.30
05/27/2026	GENL	50717	SUPERIOR TOWNSHIP CREDIT CARD ACCT	ZOOM- MAY 2026	81.98
05/27/2026	GENL	50718	SUPERIOR TWP FIRE FUND	PAR PLAN DIVIDEND	988.30
				YEARLY HOME DEPOT REBATE	57.47
					1,045.77
05/27/2026	GENL	50719	SUPERIOR TWP PAYROLL FUND	PENSION /HCSP - MAY 2026	17,806.07
05/27/2026	GENL	50720	SUPERIOR TWP UTILITY DEPARTMENT	PAR PLAN DIVIDEND	190.90
				YEARLY HOME DEPOT REBATE	18.33
					209.23
05/27/2026	GENL	50721	WASHTENAW COUNTY TREASURER	OVERTIME FROM DECEMBER RECALCULATED BY C	10,935.48
05/27/2026	GENL	50722	FORMS & FULFILLMENT SERVICES	CHECK STOCK FOR PAYROLL (NEW COMPANY)	93.48
06/02/2026	GENL	50723	AMAZON CAPITAL SERVICES, INC	GARBAGE BAGS	17.98
				MAILING LABELS - ELECTIONS	89.52
				OFFICE/BUILDING SUPPLIES	138.95
				CREDIT FOR MISSING ITEM	(11.71)
					234.74
06/02/2026	GENL	50724	FEDEX	OVERNIGHT MAIL	4.16
06/02/2026	GENL	50725	FRANK SITEK	DUMP TICKET REIMBURSEMENT	48.00
06/02/2026	GENL	50726	HOME DEPOT CREDIT SERVICES	LIGHT BULBS/MULCH/SHOP SUPPLIES/DIXBORO	853.08
06/02/2026	GENL	50727	JALEEN WILSON	TRASH PICK-UP MACARTHUR/WIARD/ROW	204.00
06/02/2026	GENL	50728	JAMEEL S WILLIAMS	LEGAL SERVICES - MAY 2026	3,427.00
06/02/2026	GENL	50729	LISA LEWIS	MILEAGE REIMBURSEMENT 5/13-27/2026	97.15
06/02/2026	GENL	50730	MARCO AUSTIN	CELL PHONE STIPEND - MAY 2026	50.00
06/02/2026	GENL	50731	MICHAEL SOLOMON	BIRDWATCHING PROGRAM	300.00
06/02/2026	GENL	50732	PARKWAY SERVICES	COMMUNITY PARK - PORTA JOHN	140.00
06/02/2026	GENL	50733	PRINTING SYSTEMS, INC.	AV APP POSTCARD W/PERMIT & MAILING	745.55
06/02/2026	GENL	50734	RICKY BARBER	CELL PHONE STIPEND - MAY 2026	50.00
06/02/2026	GENL	50735	ROBERT BUTLER	2026 CONTRACT -3	1,819.67
06/02/2026	GENL	50736	STAPLES	OFFICE SUPPLIES	692.76
06/02/2026	GENL	50737	SUPERIOR TOWNSHIP CREDIT CARD ACCT	COUNTY - WATER SAMPLE TESTING	44.00
06/02/2026	GENL	50738	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER - 6/4/26 PAY	72,099.81
06/02/2026	GENL	50739	SUPERIOR TWP UTILITY DEPARTMENT	J BRADFORD CELL PHONE - MAY 2026	49.95
06/02/2026	GENL	50740	TERMINIX EHRLICH	PEST CONTROL - MAY 2026	146.74
06/02/2026	GENL	50741	TOMMY SMITH	DUMP TICKET REIMBURSEMENT	12.00
06/02/2026	GENL	50742	TRUGREEN PROCESSING CENTER	LAWN SERVICE	163.91
06/02/2026	GENL	50743	ROBERT ACTON	50-MECH/PLUMB INSPECTIONS 5/16-29/26	2,500.00
06/09/2026	GENL	50744	ABSOPURE WATER COMPANY	WATER COOLER RENTAL	36.00
				SPRING WATER	42.95
					78.95
06/09/2026	GENL	50745	AMAZON CAPITAL SERVICES, INC	OFFICE SUPPLIES	12.99
				ELECTION SUPPLIES	30.95
					43.94
06/09/2026	GENL	50746	ANGELA ROBINSON	MILEAGE REIMBURSEMENT 5/8-6/3/26	87.73
06/09/2026	GENL	50747	ANN ARBOR AREA TRANSPORTATION AUTH.	2026 - MAY	11,014.33
06/09/2026	GENL	50748	ARC DOCUMENT SOLUTIONS LLC	BLUEPRINT COPIES/DIGITAL FOR HYUNDAI	2,415.56
06/09/2026	GENL	50749	BENNY CANTRELL	DUMP TICKET REIMBURSEMENT	50.00
06/09/2026	GENL	50750	BILL BALMES	MILEAGE REIMBURSEMENT 5/26/26	27.55
06/09/2026	GENL	50751	CAROLYN MEREDITH	DUMP TICEKT REIMBURSEMENT	36.00
06/09/2026	GENL	50752	COMCAST	INTERNET - MAY 2026	277.62

Check Date	Bank	Check	Vendor Name	Description	Amount	
06/09/2026	GENL	50753	COMCAST	TELEPHONES - JUNE 2026	550.36	
06/09/2026	GENL	50754	CONKLIN LANDSCAPING, INC	NON-MOTORIZED PATH MOWING	234.16	
				GEDDES & RIDGE ROUNDABOUT MOWING	312.22	
				NON-MOTORIZED TRAIL GEDDESS	312.22	
				RIGHT AWAY - NW CORNERS PROSPECT/GEDDES	93.66	
				N PROSPEPECT TRIANGLE	78.06	
				MACARTHUR PATH TO END OF WALKAWAY	351.00	
				SUPERIOR/GEDDES ROUNDABOUT	70.25	
				PROSPECT ROAD BRIDGE AREA	588.18	
					2,039.75	
06/09/2026	GENL	50755	VOID			V
06/09/2026	GENL	50756	CULLIGAN OF ANN ARBOR/DETROIT	WATER SIOFTNER SUPPLIES	101.01	
06/09/2026	GENL	50757	DTE ENERGY	GEN/LAW SPLIT/OLD TOWN HALL ELEC -MAY	1,021.53	
				APT "1" GAS -MAY 2026	101.66	
				OLD TOWN HALL GAS -MAY	64.76	
				GEN/LAW SPLIT/GENERATOR-GAS -MAY 2026	243.05	
				DIXBORO VILLAGE GREEN ELECTRIC- MAY	36.62	
				SIREN @ 1989 PROSPECT -- MAY 2026	27.39	
					1,495.01	
06/09/2026	GENL	50758	DTE ENERGY	STREETLIGHTS -MAY	8,480.67	
06/09/2026	GENL	50759	GMAR MLS	MLS QUARTERLY DUES	99.00	
06/09/2026	GENL	50760	IDC HEATING & COOLING	OVERPAYMENT OF PERMIT 9071 ARLINGTON DRI	30.00	
06/09/2026	GENL	50761	JALEEN WILSON	TRASH PICK-UP MACARTHUR	170.00	
06/09/2026	GENL	50762	KRISTINA CARR-RANKIN	MILEAGE REIMBURSEMENT 6/3/2026	17.40	
06/09/2026	GENL	50763	MARCO AUSTIN	REIMBURSEMENT FOR DUMP TRAILER REPAIR	40.00	
06/09/2026	GENL	50764	MLIVE MEDIA GROUP	NEWSPAPER PUBLISHING - MAY 2026	699.14	
06/09/2026	GENL	50765	MML WORKERS' COMP FUND	WORKERS COMP INSURANCE JULY26-JUNE 27	7,965.23	
06/09/2026	GENL	50766	MUNIVATE, LLC	BS & A TRAINING - MICHELLE (PLANNING)	1,487.50	
06/09/2026	GENL	50767	O'REILLY AUTOMOTIVE, INC.	SHOP SUPPLIES/MOWER TIRE REPAIR	29.16	
06/09/2026	GENL	50768	PARKWAY SERVICES	PORTAJOHN FIREMAN'S PARK JUNE	250.00	
06/09/2026	GENL	50769	SARAH IZZO	MILEAGE REIMBURSEMENT 6/3/2026	17.40	
06/09/2026	GENL	50770	SUPERIOR TOWNSHIP CREDIT CARD ACCT	ADOBE JUNE 2026	143.94	
				IAEI ANNUAL CONFERENCE	480.00	
					623.94	
06/09/2026	GENL	50771	SUPERIOR TWP PAYROLL FUND	HSA FEES - MAY 2026	21.25	
				HSA FEES - JUNE 2026	21.25	
					42.50	
06/09/2026	GENL	50772	TAZ NETWORKS, INC	TAZ FLAT FEE - JUNE 2026	3,357.49	
06/09/2026	GENL	50773	TODD GARLICK	DUMP TICKET REIMBURSEMENT	50.00	
06/09/2026	GENL	50774	WEINGARTZ	MOWER TIRE REPAIR	21.00	
06/09/2026	GENL	50775	WEX BANK	FUEL - MAY 2026	107.51	
06/09/2026	GENL	50776	WEX BANK	FUEL - MAY & ICE	571.11	
06/09/2026	GENL	50777	YPSILANTI ACE HARDWARE	SHOP SUPPLIES	11.35	
				SAFETY GLASSES	15.30	
				DVG SIGN REPAIR	10.56	
					37.21	
				Total Paper Check:	616,063.58	

06/04/2026

Check Date	Bank	Check	Vendor Name	Description	Amount

GENL TOTALS:

Total of 122 Checks:	616,063.58
Less 2 Void Checks:	0.00
Total of 120 Disbursements:	616,063.58

Check Date	Bank	Check	Vendor Name	Description	Amount	
Bank TRUST TRUST & AGENCY						
Check Type: Paper Check						
05/20/2026	TRUST	1220	CARLISLE WORTMAN ASSOCIATES	PLANNING SERVICES	210.00	
				PLANNING SERVICES	572.50	
				PLANNING SERVICES	1,932.50	
				PLANNING SERVICES	1,050.00	
				PLANNING SERVICES	62.50	
					3,827.50	
05/20/2026	TRUST	1221	LOMBARDO HOMES	TEMP C/O BOND - 1939 ELIZABETH LANE	500.00	
05/20/2026	TRUST	1222	OHM ADVISORS	ENGINEERING SERVICES	555.75	
				ENGINEERING SERVICES	712.00	
				ENGINEERING SERVICES	2,659.50	
				ENGINEERING SERVICES	903.75	
				ENGINEERING SERVICES	224.00	
				ENGINEERING SERVICES	4,091.50	
				ENGINEERING SERVICES	4,895.75	
				ENGINEERING SERVICES	2,670.00	
				ENGINEERING SERVICES	581.75	
				ENGINEERING SERVICES	856.00	
				ENGINEERING SERVICES	1,825.00	
				ENGINEERING SERVICES	4,436.00	
				ENGINEERING SERVICES	2,400.00	
				ENGINEERING SERVICES	443.00	
				ENGINEERING SERVICES	1,002.25	
				ENGINEERING SERVICES	2,473.50	
				ENGINEERING SERVICES	1,277.00	
				ENGINEERING SERVICES	432.25	
				ENGINEERING SERVICES	1,400.00	
				ENGINEERING SERVICES	392.00	
				ENGINEERING SERVICES	3,329.50	
					37,560.50	
05/20/2026	TRUST	1223	VOID			V
05/20/2026	TRUST	1224	VOID			V
06/09/2026	TRUST	1225	ANYWHERE LOMBARDO	TEMP C/O BOND REFUND 4763 CURTIS	500.00	
06/09/2026	TRUST	1226	LOMBARDO HOMES	TEMP BOND C/O REFUND - 7459 ABIGAIL	500.00	
				TEMP BOND C/O REFUND - 7449 ABIGAIL	500.00	
				TEMP BOND C/O REFUND - 1961 ELIZABETH LA	500.00	
				TEMP BOND C/O REFUND - 1951 ELIZABETH LA	500.00	
				TEMP BOND C/O REFUND - 7462 ABIGAIL	500.00	
					2,500.00	
06/09/2026	TRUST	1227	OHM ADVISORS	ENGINEERING SERVICES	358.00	
06/09/2026	TRUST	1228	SUPERIOR TWP GENERAL FUND	TRAILER FEES - MAY 2026 ARBOR WOODS	228.50	
06/09/2026	TRUST	1229	WASHTENAW COUNTY TREASURER	TRAILER FEES - MAY 2026 ARBOR WOODS	1,145.50	
				Total Paper Check:	46,620.00	

TRUST TOTALS:

Total of 10 Checks:	46,620.00
Less 2 Void Checks:	0.00

Check Date	Bank	Check	Vendor Name	Description	Amount
Total of 8 Disbursements:					46,620.00

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank UTCR UTILITY CAPITAL RESERVE					
Check Type: Paper Check					
06/05/2026	UTCR	1287	OHM ADVISORS	RIDGE ROAD WATER MAIN	9,375.00
				Total Paper Check:	9,375.00

UTCR TOTALS:

Total of 1 Checks:	9,375.00
Less 0 Void Checks:	0.00
Total of 1 Disbursements:	9,375.00

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank UTIL UTILITY FUND - O & M					
Check Type: Paper Check					
05/19/2026	UTIL	16339	AMAZON CAPITAL SERVICES, INC	INVOICE # 13NK-YGRG-G1MY OFFICE SUPPLIES	35.34
05/19/2026	UTIL	16340	AUTO VALUE YPSILANTI	MALE REPAIR END 1" JET HOSE	58.99
05/19/2026	UTIL	16341	BADGER METER	MONTHLY SERVICES APRIL 26	3,355.44
05/19/2026	UTIL	16342	BLUE CROSS/BLUE SHIELD-M	MEDICAL INSUANCE - JUNE 2026	19,954.00
05/19/2026	UTIL	16343	CINTAS CORPORATION	FIRST AID RESTOCK	98.24
05/19/2026	UTIL	16344	CORRIGAN OIL COMPANY	DIESEL FUEL FOR MAINT BLDG	1,339.63
05/19/2026	UTIL	16345	DELTA DENTAL	DELTA INS JUNE 2026	1,243.90
05/19/2026	UTIL	16346	DTE ENERGY	ELECTRIC AT 575 E CLARK	581.14
05/19/2026	UTIL	16347	ETNA SUPPLY	COMPOAIT 3/4 INCH GASKETS FOR THE FORD M	10.00
05/19/2026	UTIL	16348	GEMPLER'S	EZ REACHER LITTER PICKUP TOOLS	115.96
05/19/2026	UTIL	16349	GENE BUTMAN FORD SALES, INC.	COOLANT FLUSH FOR THE FORD RANGER TRUCK	258.08
05/19/2026	UTIL	16350	JACK DOHENY COMPANIES, INC.	NEW GUAGES AND TIGER TALE FOR VACTOR TRU	87.00
				FLUSHED PRESSURE GUAGE PORTS AND INSTALL	224.29
					311.29
05/19/2026	UTIL	16351	MEDMUTUAL LIFE	LIFE INS JUNE 2026	79.45
05/19/2026	UTIL	16352	MILLENIUM BUSINESS SYSTEMS	COPIER LEASE	473.25
05/19/2026	UTIL	16353	OHM ADVISORS	RIDGE ROAD WATER MAIN PROFESSIONAL SERVI	1,963.75
				UTILITY STANDARDS UPDATE - PROFESSIONAL	1,150.00
				GENERAL ENGINEERING SERVICES/ PROFESSION	537.00
				SUP TWP GIS SERVICES - PROFESSINAL SERVI	5,297.00
					8,947.75
05/19/2026	UTIL	16354	PLYMOUTH RUBBER & TRANSMISSION, INC	HYDRANT HOSES AND CONNECTIONS	258.18
05/19/2026	UTIL	16355	TAZ NETWORKS, INC	NETWORK FLAT FEE - MAY 2026	1,070.68
05/19/2026	UTIL	16356	VSP INSURANCE CO	VISION INSURANCE JUNE 2026	245.63
05/19/2026	UTIL	16357	YPSILANTI COMM. UTILITIES AUTHORITY	APRIL 26 YCUA BILL	202,375.59
05/20/2026	UTIL	16358	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER PAYROLL -5/21/2026	32,918.76
05/27/2026	UTIL	16359	AMAZON CAPITAL SERVICES	FOR INV# 1NXM-4QR7-L1JD AND INV# 1RYW-PQ	308.44
05/27/2026	UTIL	16360	AMAZON CAPITAL SERVICES, INC	INVOICE # 1NXY-4FCD-D3WV	198.31
05/27/2026	UTIL	16361	CONCENTRA OCC HLTH CENTER OF MI	NEW EMPLOYEE PHYSICAL EXAM - RICHARD HUG	225.00
05/27/2026	UTIL	16362	DTE ENERGY	SERVICE AT 1756 RIDGE RD. MAY 26	174.48
				SERVICE FOR 1799 PROSPECT MAY 26	577.12
				SERVICES FOR 9699 MACARTHUR MAY 26	1,150.32
					1,901.92
05/27/2026	UTIL	16363	MICHIGAN STATE INDUSTRIES	PURCHASED THE AMERICAN FLAG	150.00
05/27/2026	UTIL	16364	PARAGON LABORATORIES	GEDDES SITE ONE BACTI SAMPLES- DISTB SYS	75.00
				GEDDES SITE ONE WATER QUALITY PARAMETERS	106.00
				GEDDES SITE ONE TTHM AND HAA5 SAMPLES DI	164.00
					345.00
05/27/2026	UTIL	16365	PLANTE MORAN	PROFESSIONAL SERVICES	1,560.00
05/27/2026	UTIL	16366	PROFESSIONAL BUILDING MAINTENANCE	CLEANING MAINT. BLDG APRIL 2026	521.00
				APRIL CLEANING ADMIN BLDG	521.00
					1,042.00
05/27/2026	UTIL	16367	QUADIENT LEASING USA, INC.	POSTAGE METER/FOLDING MACHINE LEASE	992.31
05/27/2026	UTIL	16368	SITEONE LANDSCAPE SUPPLY, LLC	PURCHASED PESTICIDE FOR THE ADMIN BLDG	122.84

Check Date	Bank	Check	Vendor Name	Description	Amount	
05/27/2026	UTIL	16369	SUPERIOR TOWNSHIP CREDIT CARD ACCT	QUICKBOOKS ENTRPRISE SILVER EDITION MONT	777.00	
05/27/2026	UTIL	16370	SUPERIOR TWP GENERAL FUND	PLANTE & MORAN SERVICES RELATED TO UTILI	11,740.66	
05/27/2026	UTIL	16371	SUPERIOR TWP PAYROLL FUND	PENSION - HCSP MAY 2026	12,135.60	
05/27/2026	UTIL	16372	SWIFT COMPLY US OPCO INC.	SWIFTCOMPLY BACKFLOW PORTAL	4,085.55	
05/27/2026	UTIL	16373	VERIZON WIRELESS	MAY 26 VERIZON BILL	1,061.40	
05/27/2026	UTIL	16374	YPSILANTI COMM. UTILITIES AUTHORITY	WATER ADMIN BLDG MAR/APR 2026	55.59	
06/02/2026	UTIL	16375	AMAZON CAPITAL SERVICES	INVOICE # 1NWK-XGXH-7MMH INK FOR ADMIN	39.99	
06/02/2026	UTIL	16376	ANN ARBOR CHARTER TOWNSHIP	MAY 2026 AA TWP BILL	10,131.48	
06/02/2026	UTIL	16377	ANN ARBOR TOWNSHIP	MAY 2026 AA TWP BILL	7,221.78	
06/02/2026	UTIL	16378	COMCAST	INTERNET & PHONE ADMIN BLDG APRIL 2026	399.83	
				INTERNET - MAINT. FACILITY MAY 2026	399.83	
				INTERNET & PHONE -LEFORGE BOOSTER STA -M	430.92	
					1,230.58	
06/02/2026	UTIL	16379	DTE ENERGY	575 E. CLARK MAY 2026 GAS BILL	104.18	
				MAY 2026 ELECTRIC FOR 575 E. CLARK	527.45	
				MAY 2026 SERVICE AT 325 E. CLARK	349.87	
				MAY 2026 ELECTRIC SERVICE AT 2490 HURON	17.41	
				MAY 2026 ELECTRIC AT 250 W. CLARK	18.27	
				MAY 2026 ELECTRIC FOR 810 W CLARK	1,014.88	
					2,032.06	
06/02/2026	UTIL	16380	EJ USA, INC.	VALVE BOX TOP	86.84	
06/02/2026	UTIL	16381	GARY FOSTER	GARY UNIFORM REIMBURSEMENT (BRUNT WORK	209.97	
06/02/2026	UTIL	16382	JACK DOHENY COMPANIES, INC.	FINNED PIPE FOR THE NOZZEL AD HOSE GRABB	238.95	
06/02/2026	UTIL	16383	LIVE VOICE	ANSWERING SERVICE	390.57	
06/02/2026	UTIL	16384	QUADIENT FINANCE USA, INC.	POSTAGE METER REFILL	4,634.50	
06/02/2026	UTIL	16385	SUPERIOR TOWNSHIP CREDIT CARD ACCT	APRIL 2026 ADOBE	21.19	
06/02/2026	UTIL	16386	SUPERIOR TOWNSHIP CREDIT CARD ACCT	MAY 2026 ADOBE	21.19	
06/02/2026	UTIL	16387	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER PAYROLL -6/4/26 PAY	33,099.24	
06/02/2026	UTIL	16388	TRUGREEN PROCESSING CENTER	LAWN SERVICE -MF	134.09	
				LAWN SERVICE - ADMIN BLDG	165.02	
					299.11	
06/09/2026	UTIL	16389	BADGER METER	MAY 2026 MONTHLY SERVICES	3,355.44	
06/09/2026	UTIL	16390	COMCAST	PHONES ADMIN & MAINT JUNE 2026	497.02	
06/09/2026	UTIL	16391	DTE ENERGY	MAY 2026 SERVICE 1385 CLARK RD. ELECTRIC	17.41	
				MAY 2026 ELECTRIC SERVICE FOR 1649 CRAB	18.54	
					35.95	
06/09/2026	UTIL	16392	EJ USA, INC.	INV# 110260034167, 110260029473, 1102600	1,219.75	
06/09/2026	UTIL	16393	INGERSOLL- RAND INDUSTRIAL U.S. INC	SEMI ANNUAL PLANNED CARE CONTRACT 6-1-26	1,263.27	V
06/09/2026	UTIL	16394	MML WORKERS' COMP FUND	WORKERS COMP INSURANCE FOR JULY 1 2026 -	14,978.05	V
06/09/2026	UTIL	16395	NEXTCARE, INC.	DOT PHYSICAL RAYMOND WILSON	95.00	V
06/09/2026	UTIL	16396	OHM ADVISORS	2025 CONSUMER CONFIDENCE REPORT TECH ASS	1,318.00	V
				SUP TWP GIS SERVICES	3,119.25	V
					4,437.25	
06/09/2026	UTIL	16397	SUPERIOR TOWNSHIP CREDIT CARD ACCT	ARC GIS MOBILE WORKER ONLINE USER SUBSCR	400.00	V
06/09/2026	UTIL	16398	TAZ NETWORKS, INC	NEW LAPTOP SETUP RAY	310.00	V
06/09/2026	UTIL	16399	WEX BANK	MAY 2026 FUEL	628.54	V
06/09/2026	UTIL	16400	YPSILANTI COMM. UTILITIES AUTHORITY	MAY 2026 AR PROPERTIES BILL	237.05	V
06/05/2026	UTIL	16401	INGERSOLL- RAND INDUSTRIAL U.S. INC	SEMI ANNUAL PLANNED CARE CONTRACT 6-1-26	1,263.27	
06/05/2026	UTIL	16402	MML WORKERS' COMP FUND	WORKERS COMP INSURANCE FOR JULY 1 2026 -	14,978.05	

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Check Date	Bank	Check	Vendor Name	Description	Amount
06/05/2026	UTIL	16403	NEXTCARE, INC.	DOT PHYSICAL RAYMOND WILSON	95.00
06/05/2026	UTIL	16404	OHM ADVISORS	2025 CONSUMER CONFIDENCE REPORT TECH ASS	1,318.00
				SUP TWP GIS SERVICES	3,119.25
					4,437.25
06/05/2026	UTIL	16405	SUPERIOR TOWNSHIP CREDIT CARD ACCT	ARC GIS MOBILE WORKER ONLINE USER SUBSCR	400.00
06/05/2026	UTIL	16406	TAZ NETWORKS, INC	NEW LAPTOP SETUP RAY	310.00
06/05/2026	UTIL	16407	WEX BANK	MAY 2026 FUEL	628.54
06/05/2026	UTIL	16408	YPSILANTI COMM. UTILITIES AUTHORITY	MAY 2026 AR PROPERTIES BILL	237.05
				Total Paper Check:	419,896.85

UTIL TOTALS:

Total of 70 Checks:	419,896.85
Less 8 Void Checks:	22,349.16
Total of 62 Disbursements:	397,547.69

REPORT TOTALS:

Total of 262 Checks:	1,460,597.07
Less 13 Void Checks:	22,361.16
Total of 249 Disbursements:	1,438,235.91