Board of Trustees

William J. Fountain, Supervisor
Larry N. Ciofu, Clerk
Kathleen A. Horning, Treasurer
Brett Lubeski, Trustee
Summer L. McMullen, Trustee
Denise M. O'Connell, Trustee
Joseph M. Petrucci, Trustee

Board of Trustees Regular Meeting Agenda
Hartland Township Hall
Tuesday, July 15, 2025
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Call to the Public
6. Approval of the Consent Agenda
    a. Approve Payment of Bills
    b. Approve Post Audit of Disbursements Between Board Meetings
    c. 06-07-25 Hartland Township Board Regular Meeting Minutes
7. Pending & New Business
    a. Site Plan /PD Application #25-010 Highland Road Self Storage Planned Development (PD) Final Plan
    b. Site Plan/PD Application #25-004 Sawyer Ridge Residential Planned Development (PD) Preliminary Site Plan
    c. Site Plan with Special Land Use Application #25-007 (Automobile Repair – Minor) at 9990 Highland Road
    d. Site Plan #25-011 Urban Air Adventure Park Planned Development (PD) Concept Plan
    e. 2025 Public Works Tractor and Implement Purchase
8. Board Reports

[BRIEF RECESS]

9. Information / Discussion
    a. Manager's Report
10. Adjournment

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Susan Case, Finance Clerk

Subject: Approve Payment of Bills

Date: July 8, 2025

Recommended Action
Move to approve the bills as presented for payment.

Discussion
Bills presented total $266,288.42. The bills are available in the Finance office for review.

Notable invoices include:
$11,394.58 – Chloride Solutions, LLC – (Dust control)
$18,853.00 – ETNA Supply Company – (Sensus flexnet base station maintenance, Sensus annual analytics/rni hosting fee, extension rods for curb stops)
$11,500.00 – Hartland Senior Activity Center – (July 2025 payment per agreement)
$11,930.60 – Hartland Township Water O&M – (Out of department costs labor/equipment)
$197,672.69 – Livingston County Drain Commission – (June 2025 Sewer system O&M, watershed shared costs)

Financial Impact
Is a Budget Amendment Required? ☐Yes ☒No
All expenses are covered under the adopted FY26 budget.

Attachments
Bills for 07.15.2025

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
ALLSTAR	ALLSTAR ALARM LLC	06/25/2025	426779	FOA	SEALED LEAD ACID BATTERY	
52813	8345 MAIN STREET	07/15/2025		N		69.14
06/25/2025	WHITMORE LAKE MI, 48189	/ /	0.0000	N		0.00
		07/15/2025		Y		69.14
Open						
GL NUMBER	DESCRIPTION				AMOUNT	
101-265-740.000	OPERATING SUPPLIES				69.14	
ALLSTAR	ALLSTAR ALARM LLC	07/01/2025	427089	FOA	8/1/25 - 10/31/25 - FIRE STATION 61	
52837	8345 MAIN STREET	07/15/2025		N		263.16
07/01/2025	WHITMORE LAKE MI, 48189	/ /	0.0000	N		0.00
		07/15/2025		Y		263.16
Open						
GL NUMBER	DESCRIPTION				AMOUNT	
206-000-801.000	CONTRACTED SERVICES				263.16	
ALLSTAR	ALLSTAR ALARM LLC	07/01/2025	427130	FOA	8/1/25 - 10/31/25 - TOWNSHIP HALL MO	
52836	8345 MAIN STREET	07/15/2025		N		862.83
07/01/2025	WHITMORE LAKE MI, 48189	/ /	0.0000	N		0.00
		07/15/2025		Y		862.83
Open						
GL NUMBER	DESCRIPTION				AMOUNT	
101-265-801.000	CONTRACTED SERVICES				862.83	
					VENDOR TOTAL:	1,195.13
APPLIED	APPLIED INNOVATION	06/30/2025	2865407	FOA	5/23/25 - 6/22/25 RICOH MP6055SP	
52820	7718 SOLUTION CENTER	07/15/2025		N		0.92
06/30/2025	CHICAGO IL, 60677-7007	/ /	0.0000	N		0.00
		07/15/2025		N		0.92
Open						
GL NUMBER	DESCRIPTION				AMOUNT	
101-172-930.000	REPAIRS & MAINTENANCE				0.92	
					VENDOR TOTAL:	0.92
CHLORIDESO	CHLORIDE SOLUTIONS, LLC	06/27/2025	62725	FOA	DUST CONTROL	
52829	672 NORTH M-52	07/15/2025		N		4,772.13
06/27/2025	WEBBERVILLE MI, 48892	/ /	0.0000	N		0.00
		07/15/2025		Y		4,772.13
Open						
GL NUMBER	DESCRIPTION				AMOUNT	
101-463-969.002	ROAD CHLORIDE				3,579.10	
204-000-969.002	ROAD CHLORIDE				1,193.03	
					4,772.13	

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
CHLORIDESO	CHLORIDE SOLUTIONS, LLC	07/05/2025	70525	FOA	DUST CONTROL	
52860	672 NORTH M-52	07/15/2025		N		6,622.45
07/05/2025	WEBBERVILLE MI, 48892	/ /	0.0000	N		0.00
		07/15/2025		Y		6,622.45

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-463-969.002	ROAD CHLORIDE	4,966.84
204-000-969.002	ROAD CHLORIDE	1,655.61
		6,622.45

VENDOR TOTAL: 11,394.58

CINTAS	CINTAS CORPORATION	07/07/2025	4236008853	FOA	MATS	
52857	P.O. BOX 630910	07/15/2025		N		48.11
07/07/2025	CINCINNATI OH, 45263	/ /	0.0000	N		0.00
		07/15/2025		N		48.11

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-801.000	CONTRACTED SERVICES	48.11

CINTAS	CINTAS CORPORATION	06/30/2025	9327372739	FOA	EYEWASH AGREEMENT	
52832	P.O. BOX 630910	07/15/2025		N		99.18
06/30/2025	CINCINNATI OH, 45263	/ /	0.0000	N		0.00
		07/15/2025		N		99.18

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-801.000	CONTRACTED SERVICES	99.18

VENDOR TOTAL: 147.29

CONSUMER	CONSUMERS ENERGY	06/30/2025	202077017818	FOA	JUNE 2025 - STREETLIGHTS	
52849	PO BOX 740309	07/15/2025		N		17.67
06/30/2025	CINCINNATI OH, 45274-0309	/ /	0.0000	N		0.00
		07/15/2025		N		17.67

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-448-921.000	STREET LIGHTS	17.67

CONSUMER	CONSUMERS ENERGY	06/30/2025	204568720086	FOA	JUNE 2025 - LED LIGHT	
52848	PO BOX 740309	07/15/2025		N		200.26
06/30/2025	CINCINNATI OH, 45274-0309	/ /	0.0000	N		0.00
		07/15/2025		N		200.26

Open

GL NUMBER	DESCRIPTION	AMOUNT

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
101-448-921.000	STREET LIGHTS			200.26		
CONSUMER	CONSUMERS ENERGY	07/07/2025	205814486925	FOA	JULY 2025 - PARSHALLVILLE SIREN	
52850	PO BOX 740309	07/15/2025		N		48.89
07/01/2025	CINCINNATI OH, 45274-0309	/ /	0.0000	N		0.00
		07/15/2025		N		48.89
Open						
GL NUMBER	DESCRIPTION			AMOUNT		
206-000-920.002	UTILITIES - ELECTRIC			48.89		
					VENDOR TOTAL:	266.82
COURTYARDS	COURTYARDS OF HARTLAND	07/07/2025	070725	FOA	REFUND OF WATER ESCROW	
52858	25210 5 MILE RD	07/15/2025		N		1,191.83
07/07/2025	REDFORD MI, 48239	/ /	0.0000	N		0.00
		07/15/2025		N		1,191.83
Open						
GL NUMBER	DESCRIPTION			AMOUNT		
536-000-287.000-0055	COURTYARDS OF HART WATER METER			1,191.83		
					VENDOR TOTAL:	1,191.83
DOUGIES	DOUGIE'S DISPOSAL & RECYCLING	07/05/2025	195921	FOA	JULY 2025 - PARKS TRASH PICKUP	
52852	PO BOX 241	07/15/2025		N		300.00
07/05/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		07/15/2025		Y		300.00
Open						
GL NUMBER	DESCRIPTION			AMOUNT		
101-751-801.000	CONTRACTED SERVICES			300.00		
DOUGIES	DOUGIE'S DISPOSAL & RECYCLING	07/05/2025	196843	FOA	WEEKLY GARBAGE REMOVAL AT TWP HALL	
52851	PO BOX 241	07/15/2025		N		188.00
07/05/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		07/15/2025		Y		188.00
Open						
GL NUMBER	DESCRIPTION			AMOUNT		
101-265-801.000	CONTRACTED SERVICES			188.00		
					VENDOR TOTAL:	488.00
0070	DTE ENERGY	07/03/2025	200335752500	FOA	JUNE 2025 - MILLPOINTE, FIDDLERS GRO	
52838	P.O BOX 740786 CINCINNATI	07/15/2025		N		1,739.00
06/30/2025	OH, 45274-0786	/ /	0.0000	N		0.00
		07/15/2025		N		1,739.00
Open						

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount

GL NUMBER	DESCRIPTION	AMOUNT
101-000-282.001	MILLPOINTE STREETLIGHTS DEPOSIT	281.47
101-000-282.002	FIDDLAR GROVE STREETLIGHT DEPOSIT	23.23
101-000-282.003	WALNUT RIDGE STREETLIGHTS DEPOSIT	25.40
101-448-921.000	STREET LIGHTS	1,408.90
		1,739.00

VENDOR TOTAL: 1,739.00

1115	ECONO PRINT	06/30/2025	73812-2	FOA	ADD'L COST FOR SUMMER TAX BILLS	
52833	10312 DEXTER PINCKNEY RD	07/15/2025		N		12.35
06/30/2025	PINCKNEY MI, 48169	/ /	0.0000	N		0.00
		07/15/2025		N		12.35
Open						

GL NUMBER	DESCRIPTION	AMOUNT
101-253-811.000	TAX PREPARATION	12.35

1115	ECONO PRINT	06/30/2025	73881	FOA	INSERT NEWSLETTER WITH 2025 SUMMER T	
52821	10312 DEXTER PINCKNEY RD	07/15/2025		N		148.92
06/30/2025	PINCKNEY MI, 48169	/ /	0.0000	N		0.00
		07/15/2025		N		148.92
Open						

GL NUMBER	DESCRIPTION	AMOUNT
101-577-900.000	PRINTING & PUBLICATIONS	148.92

VENDOR TOTAL: 161.27

ETNA	ETNA SUPPLY COMPANY	07/01/2025	S103808603.019	FOA	SENSUS FLEXNET BASE STATION MAINTENA	
52818	P.O. BOX 772107	07/15/2025		N		1,890.00
11/22/2024	DETROIT MI, 48277-2107	/ /	0.0000	N		0.00
		07/15/2025		N		1,890.00
Open						

GL NUMBER	DESCRIPTION	AMOUNT
536-000-930.000	SOFTWARE MAINTENANCE	1,890.00

ETNA	ETNA SUPPLY COMPANY	06/16/2025	S103808603.021	FOA	SENSUS ANNUAL ANALYTICS/RNI HOSTING	
52817	P.O. BOX 772107	07/15/2025		N		16,885.00
06/16/2025	DETROIT MI, 48277-2107	/ /	0.0000	N		0.00
		07/15/2025		N		16,885.00
Open						

GL NUMBER	DESCRIPTION	AMOUNT
536-000-930.000	SOFTWARE MAINTENANCE	16,885.00

ETNA	ETNA SUPPLY COMPANY	07/02/2025	S106267903.001	FOA	EXTENSION RODS FOR CURB STOPS	
52834	P.O. BOX 772107	07/15/2025		N		78.00

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
05/13/2025	DETROIT MI, 48277-2107	/ /	0.0000	N		0.00
		07/15/2025		N		78.00
Open						

GL NUMBER	DESCRIPTION	AMOUNT
536-000-930.001	REPAIRS & MAINTENANCE SYSTEM	78.00

VENDOR TOTAL: 18,853.00

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
FIVESTAR	FIVE STAR SIGNS, INC.	06/27/2025	19679	FOA	VETERANS MEMORIAL SIGN WITH SPONSOR	
52828	10099 BERGIN RD, BLDG D	07/15/2025		N		115.00
06/27/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		07/15/2025		N		115.00
Open						

GL NUMBER	DESCRIPTION	AMOUNT
401-751-970.009	SETTLERS PARK	115.00

VENDOR TOTAL: 115.00

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
HAFIRE	HARTLAND AREA FIRE DEPARTMENT	06/30/2025	25-JUNE-01	FOA	MONTHLY LIQUOR INSPECTION FEES	
52822	3205 HARTLAND RD	07/15/2025		N		1,625.00
06/30/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		07/15/2025		N		1,625.00
Open						

GL NUMBER	DESCRIPTION	AMOUNT
212-000-801.000	CONTRACTED SERVICES	1,625.00

VENDOR TOTAL: 1,625.00

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
0150	HARTLAND CONSOLIDATED SCHOOLS	06/30/2025	175298	FOA	JUNE 2025 FUEL	
52853	9525 E HIGHLAND ROAD	07/15/2025		N		627.82
07/02/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		07/15/2025		N		627.82
Open						

GL NUMBER	DESCRIPTION	AMOUNT
536-000-860.000	GASOLINE	543.17
101-239-860.000	GASOLINE	84.65
		627.82

VENDOR TOTAL: 627.82

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
HARTLANDSE	HARTLAND SENIOR ACTIVITY CENTER	07/01/2025	JULY 2025	FOA	JULY 2025 PAYMENT PER AGREEMENT	
51895	9525 E HIGHLAND RD	07/15/2025		N		11,500.00
07/01/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		07/15/2025		N		11,500.00
Open						

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount

GL NUMBER	DESCRIPTION	AMOUNT
101-703-881.000	HARTLAND SENIOR CENTER CONTRIBUTION	11,500.00

VENDOR TOTAL: 11,500.00

0001	HARTLAND TOWNSHIP GENERAL FUND	07/01/2025	070125	FOA	JUNE 2025 DOG LICENSE PMTS	
52826		07/15/2025		N		16.50
07/01/2025	,	/ /	0.0000	N		0.00
		07/15/2025		N		16.50

Open

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.250	DOG LICENSES ESCROW	16.50

VENDOR TOTAL: 16.50

HARTTREASU	HARTLAND TOWNSHIP TREASURER	06/30/2025	2NDQTR2025UB	FOA	2ND QTR 2025 UB - TWP HALL, SPRANGER	
52846	2655 CLARK RD	07/15/2025		N		3,538.86
06/30/2025	HARTLAND MI, 48353	/ /	0.0000	Y		0.00
		07/15/2025		N		3,538.86

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-920.005	UTILITIES - WATER	838.46
101-265-920.005	UTILITIES - WATER	243.77
101-265-920.004	UTILITIES - SEWER	195.63
101-265-920.005	UTILITIES - WATER	175.81
101-751-920.004	UTILITIES - SEWER	170.32
536-000-920.004	UTILITIES - SEWER	1,182.21
101-463-920.005	UTILITIES - WATER	732.66
		3,538.86

VENDOR TOTAL: 3,538.86

WATERO&M	HARTLAND TOWNSHIP WATER O & M	06/30/2025	JUNE 2025	FOA	OUT OF DEPT COSTS - EQUIPMENT	
52830	2655 CLARK RD	07/15/2025		N		999.04
06/30/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		07/15/2025		N		999.04

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-801.010	CONTRACT EQUIPMENT - WATER SYS	254.85
101-265-801.010	CONTRACT EQUIPMENT - WATER SYS	527.11
101-567-801.010	CONTRACT EQUIPMENT - WATER SYS	198.70
206-000-801.010	CONTRACT EQUIPMENT - WATER SYS	18.38
		999.04

WATERO&M	HARTLAND TOWNSHIP WATER O & M	06/30/2025	JUNE, 2025	FOA	OUT OF DEPT COSTS

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
52831	2655 CLARK RD	07/15/2025		N		10,931.56
06/30/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		07/15/2025		N		10,931.56
Open						

GL NUMBER	DESCRIPTION	AMOUNT
101-751-801.009	CONTRACT SERVICES - WATER SYSTEM	3,729.43
101-265-801.009	CONTRACT SERVICES - WATER SYSTEM	5,258.79
101-567-801.009	CONTRACT SERVICES - WATER SYSTEM	1,752.36
206-000-801.009	CONTRACT SERVICES - WATER SYSTEM	190.98
		10,931.56

VENDOR TOTAL: 11,930.60

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
HTVMF	HARTLAND TWP VETERANS MEMORIAL FUND	07/03/2025	070325	FOA	BRICK PURCHASES FROM 6/16 - 7/3/25 V	
52854		07/15/2025		N		800.00
07/03/2025	,	/ /	0.0000	N		0.00
		07/15/2025		N		800.00
Open						

GL NUMBER	DESCRIPTION	AMOUNT
101-000-001.000	GF CHASE 790006381	800.00

VENDOR TOTAL: 800.00

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
REFUNDUB	LIBERTY TITLE	07/03/2025	07/03/2025	FOA	UB refund for account: MTLN-011159-0	
52844	225 W GRAND RIVER RD	07/15/2025		N		0.00
07/03/2025	BRIGHTON MI, 48116	07/15/2025	0.0000	N		0.00
		07/15/2025		N		66.58
Open						

GL NUMBER	DESCRIPTION	AMOUNT
536-000-601.002	METER REPLACEMENT	66.58

VENDOR TOTAL: 66.58

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
0220	LIVINGSTON COUNTY TREASURER	07/01/2025	070125	FOA	JUNE 2025 DOG LICENSE PMTS	
52827	200 E. GRAND RIVER	07/15/2025		N		168.50
07/01/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		07/15/2025		N		168.50
Open						

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.250	DOG LICENSES ESCROW	168.50

VENDOR TOTAL: 168.50

Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description
2909	LIVINGSTON CTY.DRAIN COMMISSIO	06/24/2025	3987	FOA	WATERSHED SHARED COSTS

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
52810	2300 E. GRAND RIVER	07/15/2025		N		225.12
	STE. 105					
06/24/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		07/15/2025		N		225.12
Open						
GL NUMBER	DESCRIPTION			AMOUNT		
101-465-956.000	MISCELLANEOUS			225.12		
2909	LIVINGSTON CTY.DRAIN COMMISSIO	06/30/2025	3991	FOA	JUNE 2025 SEWER SYSTEM O&M	
52811	2300 E. GRAND RIVER	07/15/2025		N		197,447.57
	STE. 105					
06/30/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		07/15/2025		N		197,447.57
Open						
GL NUMBER	DESCRIPTION			AMOUNT		
590-000-801.008	LCDC CONTRACT SERVICES			197,447.57		
					VENDOR TOTAL:	197,672.69
1180	PETER'S TRUE VALUE HARDWARE	07/01/2025	78096	FOA	BIT SET	
52819	3455 W. HIGHLAND ROAD	07/15/2025		N		21.99
07/01/2025	MILFORD MI, 48380	/ /	0.0000	N		0.00
		07/15/2025		N		21.99
Open						
GL NUMBER	DESCRIPTION			AMOUNT		
536-000-740.000	OPERATING SUPPLIES			21.99		
1180	PETER'S TRUE VALUE HARDWARE	06/30/2025	K78074	FOA	VEHICLE EMBLEM FOR GATOR	
52812	3455 W. HIGHLAND ROAD	07/15/2025		N		9.49
06/30/2025	MILFORD MI, 48380	/ /	0.0000	N		0.00
		07/15/2025		N		9.49
Open						
GL NUMBER	DESCRIPTION			AMOUNT		
536-000-740.000	OPERATING SUPPLIES			9.49		
1180	PETER'S TRUE VALUE HARDWARE	07/03/2025	K78132	FOA	CONCRETE	
52847	3455 W. HIGHLAND ROAD	07/15/2025		N		57.94
07/03/2025	MILFORD MI, 48380	/ /	0.0000	N		0.00
		07/15/2025		N		57.94
Open						
GL NUMBER	DESCRIPTION			AMOUNT		
536-000-930.001	REPAIRS & MAINTENANCE SYSTEM			57.94		
1180	PETER'S TRUE VALUE HARDWARE	07/07/2025	K78163	FOA	BLACK TOP PATCH FOR VETERANS MEMORIA	
52856	3455 W. HIGHLAND ROAD	07/15/2025		N		84.95

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
07/07/2025	MILFORD MI, 48380	/ /	0.0000	N		0.00
		07/15/2025		N		84.95

Open

GL NUMBER	DESCRIPTION	AMOUNT
401-751-970.009	SETTLERS PARK	84.95

VENDOR TOTAL: 174.37

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
RESERVE	PITNEY BOWES BANK INC RESERVE ACCT	07/01/2025	JUNE 2025	FOA	ACCT# 24969628 - REPLENISH POSTAGE	
52824	P.O. BOX 981023	07/15/2025		N		378.56
07/01/2025	BOSTON MA, 02298-1023	/ /	0.0000	N		0.00
		07/15/2025		N		378.56

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-172-727.000	SUPPLIES & POSTAGE	54.51
101-209-727.000	SUPPLIES & POSTAGE	7.59
101-215-727.000	SUPPLIES & POSTAGE	122.58
101-191-727.000	SUPPLIES & POSTAGE	89.71
101-400-727.000	SUPPLIES & POSTAGE	67.62
101-253-727.000	SUPPLIES & POSTAGE	9.66
101-253-811.100	TAX COLLECTION	11.73
536-000-727.000	SUPPLIES/POSTAGE	1.04
590-000-727.000	SUPPLIES & POSTAGE	1.03
101-722-727.000	SUPPLIES & POSTAGE	12.40
101-192-727.000	SUPPLIES & POSTAGE	0.69
		378.56

VENDOR TOTAL: 378.56

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
SERVICEPRO	SERVICEPRO	06/30/2025	JUNE 2025	FOA	JUNE 2025 CLEANING SERVICES	
52859	7510 PARKWOOD DRIVE	07/15/2025		N		880.00
07/07/2025	FENTON MI, 48430	/ /	0.0000	N		0.00
		07/15/2025		Y		880.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-801.000	CONTRACTED SERVICES	880.00

VENDOR TOTAL: 880.00

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
SMARTSOURC	SMART SOURCE, LLC MICHIGAN DIVISION	06/30/2025	1846302	FOA	1,000 CLEARING ACCT A/P CHECKS	
52815	P.O. BOX 106068	07/15/2025		N		194.39
06/30/2025	ATLANTA GA, 30348-6068	/ /	0.0000	N		0.00
		07/15/2025		Y		194.39

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-192-727.000	SUPPLIES & POSTAGE	194.39

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
					VENDOR TOTAL:	194.39
SOSNOWSKI	SOSNOWSKI, SHERI	07/01/2025	070125	FOA	REIMBURSE MAAO EQUALIZATION & DATA C	
52825	3485 PINERIDGE LN	07/15/2025		N		250.00
07/01/2025	BRIGHTON MI, 48116	/ /	0.0000	N		0.00
		07/15/2025		N		250.00
Open						
GL NUMBER	DESCRIPTION				AMOUNT	
101-209-957.000	EDUCATION/TRAINING/CONVENTION				250.00	
					VENDOR TOTAL:	250.00
STAPLES	STAPLES	06/28/2025	6035637854	FOA	BOWLS & PAPER TOWEL	
52816	PO BOX 660409	07/15/2025		N		62.71
06/28/2025	DALLAS TX, 75266-0409	/ /	0.0000	N		0.00
		07/15/2025		N		62.71
Open						
GL NUMBER	DESCRIPTION				AMOUNT	
101-265-740.000	OPERATING SUPPLIES				62.71	
					VENDOR TOTAL:	62.71
WATERTECH	WATER TECH	07/03/2025	64721	FOA	MAY 2025	
52839	718 S MICHIGAN	07/15/2025		N		849.00
05/31/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		07/15/2025		N		849.00
Open						
GL NUMBER	DESCRIPTION				AMOUNT	
536-000-740.000	OPERATING SUPPLIES				849.00	
					VENDOR TOTAL:	849.00
					TOTAL - ALL VENDORS:	266,288.42

FUND TOTALS:

Fund 101 - GENERAL FUND	40,584.39
Fund 204 - MUNICIPAL STREET FUND	2,848.64
Fund 206 - FIRE OPERATING	521.41
Fund 212 - LIQUOR LAW ENFORCEMENT	1,625.00
Fund 401 - CAPITAL PROJECTS FUND	199.95
Fund 536 - WATER SYSTEM FUND	22,875.43
Fund 590 - SEWER OPERATIONS & MAINTENANCE FUND	197,448.60
Fund 701 - TRUST AND AGENCY	185.00

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Susan Case, Finance Clerk

Subject: Approve Post Audit of Disbursements Between Board Meetings

Date: July 8, 2025

Recommended Action
Move to approve the presented disbursements under the post-audit resolution.

Discussion
The following disbursements have been made since the last board meeting:

Accounts Payable - $695,789.79

June 30, 2025 Payroll - $96,043.05
July 15, 2025 Payroll - $127,778.36

Financial Impact
Is a Budget Amendment Required? ☐Yes ☒No
All expenses are covered under the adopted FY26 budget.

Attachments
Post Audit Bills List 06.12.2025
Post Audit Bills List 06.16.2025
Post Audit Bills List 06.18.2025
Post Audit Bills List 07.02.2025
Post Audit Bills List 07.08.2025
Payroll for 06.30.2025
Payroll for 07.15.2025

CHECK DISBURSEMENT REPORT FOR HARTLAND TOWNSHIP
CHECK DATE FROM 06/12/2025 - 06/12/2025

Check Date	Bank	Check #	Payee	Description	GL #	Amount
06/12/2025	FOA	45535	CONSUMERS ENERGY	STREET LIGHTS	101-448-921.000	219.35
		45535		UTILITIES - ELECTRIC	206-000-920.002	50.53
						269.88
06/12/2025	FOA	45536	DTE ENERGY	UTILITIES - ELECTRIC	101-751-920.002	56.78
		45536		UTILITIES - ELECTRIC	536-000-920.002	39.25
						96.03
06/12/2025	FOA	45537	GANNETT MICHIGAN LOCALIQ	PRINTING & PUBLICATIONS	101-215-900.000	229.70
		45537		PRINTING & PUBLICATIONS	101-400-900.000	292.59
						522.29
			TOTAL - ALL FUNDS	TOTAL OF 3 CHECKS		888.20

--- GL TOTALS ---

101-215-900.000	PRINTING & PUBLICATIONS	229.70
101-400-900.000	PRINTING & PUBLICATIONS	292.59
101-448-921.000	STREET LIGHTS	219.35
101-751-920.002	UTILITIES - ELECTRIC	56.78
206-000-920.002	UTILITIES - ELECTRIC	50.53
536-000-920.002	UTILITIES - ELECTRIC	39.25
	TOTAL	888.20

CHECK DISBURSEMENT REPORT FOR HARTLAND TOWNSHIP
CHECK DATE FROM 06/16/2025 - 06/16/2025

Check Date	Bank	Check #	Payee	Description	GL #	Amount
06/16/2025	FOA	45538	LIONE, ANGELA	JENI LANE ROAD ESCROW	701-000-290.802	1,253.44
			TOTAL - ALL FUNDS	TOTAL OF 1 CHECKS		1,253.44

--- GL TOTALS ---

701-000-290.802	JENI LANE ROAD ESCROW	1,253.44
	TOTAL	1,253.44

CHECK DISBURSEMENT REPORT FOR HARTLAND TOWNSHIP
CHECK NUMBER 45565 - 45570

Check Date	Bank	Check #	Payee	Description	GL #	Amount
06/18/2025	FOA	45565	CONSUMERS ENERGY	UTILITIES - GAS	101-265-920.001	136.68
		45565		UTILITIES - GAS	536-000-920.001	78.25
						214.93
06/18/2025	FOA	45566	DTE ENERGY	UTILITIES - ELECTRIC	206-000-920.002	28.96
		45566		UTILITIES - ELECTRIC	536-000-920.002	122.56
						151.52
06/18/2025	FOA	45567	MICHIGAN.COM	MEMBERSHIP & DUES	101-101-804.000	63.00
06/18/2025	FOA	45568	ROSATI,SCHULTZ,JOPPICH&AMTSBUECH	LEGAL FEES	101-722-826.000	352.00
06/18/2025	FOA	45569	STATE OF MICHIGAN	DUE TO STATE	001-000-214.229	300.09
06/18/2025	FOA	45570	ECONO PRINT	TAX PREPARATION	101-253-811.000	3,563.33
			TOTAL - ALL FUNDS	TOTAL OF 6 CHECKS		4,644.87

--- GL TOTALS ---

001-000-214.229	DUE TO STATE	300.09
101-101-804.000	MEMBERSHIP & DUES	63.00
101-253-811.000	TAX PREPARATION	3,563.33
101-265-920.001	UTILITIES - GAS	136.68
101-722-826.000	LEGAL FEES	352.00
206-000-920.002	UTILITIES - ELECTRIC	28.96
536-000-920.001	UTILITIES - GAS	78.25
536-000-920.002	UTILITIES - ELECTRIC	122.56
	TOTAL	4,644.87

Check Date	Bank	Check #	Payee	Description	GL #	Amount
07/02/2025	FOA	45576	CHLORIDE SOLUTIONS, LLC	ROAD CHLORIDE	101-463-969.002	1,719.05
		45576		ROAD CHLORIDE	204-000-969.002	573.01
						2,292.06
07/02/2025	FOA	45577	CINTAS CORPORATION	CONTRACTED SERVICES	101-265-801.000	48.11
		45577		CONTRACTED SERVICES	536-000-801.000	49.95
						98.06
07/02/2025	FOA	45578	ECONO PRINT	TAX PREPARATION	101-253-811.000	2,634.68
07/02/2025	FOA	45579	ELECTROCYCLE, INC.	CONTRACTED SERVICES	101-172-801.000	42.00
07/02/2025	FOA	45580	FENTON TRADING POST, INC.	CAPITAL OUTLAY	401-751-970.000	8,740.00
07/02/2025	FOA	45581	FOSTER, SWIFT, COLLINS & SMITH	LEGAL FEES	101-101-826.000	586.50
		45581		LEGAL FEES	101-209-826.000	714.00
		45581		LEGAL FEES	101-400-826.000	306.00
						1,606.50
07/02/2025	FOA	45582	GREEN OAK TWP TREASURER	TAX PREPARATION	101-253-811.000	10.83
07/02/2025	FOA	45583	HARTLAND AREA YOUTH ATHLETIC	HERITAGE PARK: HARTLAND PARTNERS	101-703-883.200	362.36
07/02/2025	FOA	45584	HARTLAND AREA YOUTH ATHLETIC	HAYAA: SPRANGER FIELD CONTRACT	101-703-883.100	1,285.72
07/02/2025	FOA	45585	HARTLAND COMMUNITY SOCCER ASSN	HERITAGE PARK: HARTLAND PARTNERS	101-703-883.200	771.48
07/02/2025	FOA	45586	HARTLAND DEERFIELD FIRE	CONTRIBUTION TO FIRE AUTHORITY	206-000-999.336	422,343.75
07/02/2025	FOA	45587	HARTLAND ENRICHMENT/RECREATION	HERO CENTER CONTRIBUTION	101-703-882.000	23,000.00
07/02/2025	FOA	45588	HARTLAND TOWNSHIP GENERAL FUND	ADMINISTRATIVE FEES	536-000-720.000	56,584.25
		45588		RENT	577-000-941.000	3,246.00
		45588		ADMINISTRATIVE FEES	590-000-720.000	51,348.33
						111,178.58
07/02/2025	FOA	45589	HARTLAND TWP VETERANS MEMORIAL	GF CHASE 790006381	101-000-001.000	400.00
07/02/2025	FOA	45590	HARTLAND YOUTH LACROSSE	HERITAGE PARK: HARTLAND PARTNERS	101-703-883.200	362.36
07/02/2025	FOA	45591	HORIZON LANDSCAPE INC.	LAWN/SNOW MAINTENANCE	101-463-802.000	5,092.17
		45591		LAWN/SNOW MAINTENANCE	206-000-802.000	1,532.17
						6,624.34
07/02/2025	FOA	45592	PETER'S TRUE VALUE HARDWARE	REPAIRS & MAINTENANCE	101-265-930.000	47.26
		45592		OPERATING SUPPLIES	536-000-740.000	8.79

Check Date	Bank	Check #	Payee	Description	GL #	Amount
						56.05
07/02/2025	FOA	45593	PHP PFEFFER-HANNIFORD-PALKA	AUDIT FEES	101-101-807.000	9,160.00
		45593		AUDIT FEES	206-000-807.000	850.00
		45593		AUDIT FEES	536-000-807.000	4,000.00
		45593		AUDIT FEES	590-000-807.000	4,990.00
						19,000.00
07/02/2025	FOA	45594	PITNEY BOWES INC	REPAIRS & MAINTENANCE	101-172-930.000	282.17
07/02/2025	FOA	45595	PLATINUM MECHANICAL, INC.	WATER CONSTRUCT IN PROGRESS	539-000-150.000	33,881.40
07/02/2025	FOA	45596	ROSATI,SCHULTZ,JOPPICH&AMTSBUECH	LEGAL FEES	101-722-826.000	848.00
07/02/2025	FOA	45597	SCHULKE, TERESA	ZONING FEES	101-000-622.000	700.00
07/02/2025	FOA	45598	SPALDING DEDECKER	HUNTERS RIDGE	101-400-801.100-0022	97.50
		45598		REDWOOD USA LLC	101-400-801.100-0026	4,334.00
		45598		PIRHL	101-400-801.100-0027	2,891.50
		45598		PWRW LLC (BUFFALO WILD WINGS)	101-400-801.100-0042	565.00
		45598		VILLAS OF HARTLAND	101-400-801.100-0048	3,458.00
		45598		SHOPS AT WALDENWOODS	101-400-801.100-0054	1,036.00
		45598		COURTYARDS OF HARTLAND	101-400-801.100-0055	16,419.00
		45598		HIGHLAND RESERVES/GREEN VENTURES EXP	101-400-801.100-0056	1,848.00
		45598		SIDEWALKS	401-444-969.005	306.25
		45598		WATER CONSTRUCT IN PROGRESS	539-000-150.000	12,975.58
		45598		CONTRACTED SERVICES & RENTALS	577-000-801.000	2,383.21
						46,314.04
07/02/2025	FOA	45599	THE SPIRIT OF LIVINGSTON	SUPPLIES & POSTAGE	101-101-727.000	167.84
		45599		SUPPLIES & POSTAGE	101-215-727.000	33.96
		45599		SUPPLIES & POSTAGE	101-400-727.000	78.00
		45599		OPERATING SUPPLIES	101-441-740.000	25.00
						304.80
07/02/2025	FOA	45600	VC3, INC.	CONTRACTED SERVICES	101-258-801.000	314.00
		45600		CAPITAL OUTLAY EQUIPMENT	401-258-970.000	600.00
		45600		PEG SERVER & SOFTWARE RENTAL	577-000-946.000	525.00
						1,439.00
07/02/2025	FOA	45601	WSP USA INC	TREATMENT PLANT SAMPLING	101-441-801.007	1,300.00
			TOTAL - ALL FUNDS	TOTAL OF 26 CHECKS		685,878.18

Check Date	Bank	Check #	Payee	Description	GL #	Amount
--- GL TOTALS ---						
					101-000-001.000	400.00
					101-000-622.000	700.00
					101-101-727.000	167.84
					101-101-807.000	9,160.00
					101-101-826.000	586.50
					101-172-801.000	42.00
					101-172-930.000	282.17
					101-209-826.000	714.00
					101-215-727.000	33.96
					101-253-811.000	2,645.51
					101-258-801.000	314.00
					101-265-801.000	48.11
					101-265-930.000	47.26
					101-400-727.000	78.00
					101-400-801.100-0022	97.50
					101-400-801.100-0026	4,334.00
					101-400-801.100-0027	2,891.50
					101-400-801.100-0042	565.00
					101-400-801.100-0048	3,458.00
					101-400-801.100-0054	1,036.00
					101-400-801.100-0055	16,419.00
					101-400-801.100-0056	1,848.00
					101-400-826.000	306.00
					101-441-740.000	25.00
					101-441-801.007	1,300.00
					101-463-802.000	5,092.17
					101-463-969.002	1,719.05
					101-703-882.000	23,000.00
					101-703-883.100	1,285.72
					101-703-883.200	1,496.20
					101-722-826.000	848.00
					204-000-969.002	573.01
					206-000-802.000	1,532.17
					206-000-807.000	850.00
					206-000-999.336	422,343.75
					401-258-970.000	600.00
					401-444-969.005	306.25
					401-751-970.000	8,740.00
					536-000-720.000	56,584.25
					536-000-740.000	8.79
					536-000-801.000	49.95
					536-000-807.000	4,000.00
					539-000-150.000	46,856.98
					577-000-801.000	2,383.21
					577-000-941.000	3,246.00
					577-000-946.000	525.00
					590-000-720.000	51,348.33
					590-000-807.000	4,990.00
				TOTAL		685,878.18

CHECK DISBURSEMENT REPORT FOR HARTLAND TOWNSHIP
CHECK DATE FROM 07/08/2025 - 07/08/2025

Check Date	Bank	Check #	Payee	Description	GL #	Amount
07/08/2025	FOA	46300	BAUGH, TRACY	DUE FROM HARTLAND SCHOOLS	101-000-084.002	1,021.89
		46300		PROPERTY TAX ADMINISTRATION	101-000-609.000	10.24
						1,032.13
07/08/2025	FOA	46301	POSTMASTER	SUPPLIES/POSTAGE	536-000-727.000	300.72
		46301		SUPPLIES & POSTAGE	590-000-727.000	666.96
						967.68
07/08/2025	FOA	46302	LAROSE, MICHELLE	LEGAL FEES	590-000-826.000	1,125.29
			TOTAL - ALL FUNDS	TOTAL OF 3 CHECKS		3,125.10

--- GL TOTALS ---

101-000-084.002	DUE FROM HARTLAND SCHOOLS	1,021.89
101-000-609.000	PROPERTY TAX ADMINISTRATION	10.24
536-000-727.000	SUPPLIES/POSTAGE	300.72
590-000-727.000	SUPPLIES & POSTAGE	666.96
590-000-826.000	LEGAL FEES	1,125.29
	TOTAL	3,125.10

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
06/30/2025	FOA	17833	MISSION SQUARE	1,691.10	1,691.10	0.00	Open
06/30/2025	FOA	17834	MISSION SQUARE	3,325.44	3,325.44	0.00	Open
06/30/2025	FOA	17835	MISSION SQUARE	3,714.39	3,714.39	0.00	Open
06/30/2025	FOA	17836	MISSION SQUARE	300.00	300.00	0.00	Open
06/30/2025	FOA	DD10011	ALLEN, DANIEL K	1,283.30	0.00	1,127.25	Cleared
06/30/2025	FOA	DD10012	BERNARDI, MELYNDA A	1,879.35	0.00	1,475.77	Cleared
06/30/2025	FOA	DD10013	BROOKS, TYLER J	2,973.75	0.00	2,101.97	Cleared
06/30/2025	FOA	DD10014	CARRIGAN, AMANDA K	3,830.25	0.00	2,947.35	Cleared
06/30/2025	FOA	DD10015	CASE, SUSAN E	2,397.80	0.00	1,261.03	Cleared
06/30/2025	FOA	DD10016	CIOFU, LARRY N	3,604.17	0.00	2,448.65	Cleared
06/30/2025	FOA	DD10017	COSGROVE, HEATHER H	1,985.04	0.00	1,425.20	Cleared
06/30/2025	FOA	DD10018	DRYDEN-HOGAN, SUSAN A	4,204.33	0.00	2,981.26	Cleared
06/30/2025	FOA	DD10019	ECKMAN, MATTHEW A	180.00	0.00	158.58	Cleared
06/30/2025	FOA	DD10020	FOUNTAIN, WILLIAM J	3,354.17	0.00	2,810.54	Cleared
06/30/2025	FOA	DD10021	FOX, LAWRENCE E	428.25	0.00	377.29	Cleared
06/30/2025	FOA	DD10022	GRISSIM, SUSAN L	180.00	0.00	166.23	Cleared
06/30/2025	FOA	DD10023	HAASETH, GWYN M	1,146.46	0.00	1,020.31	Cleared
06/30/2025	FOA	DD10024	HABLE, SCOTT R	3,777.88	0.00	2,606.37	Cleared
06/30/2025	FOA	DD10025	HORNING, KATHLEEN A	3,604.17	0.00	2,516.14	Cleared
06/30/2025	FOA	DD10026	HUBBARD, TONYA S	1,976.04	0.00	1,297.11	Cleared
06/30/2025	FOA	DD10027	JOHNSON, LISA	2,633.79	0.00	1,534.97	Cleared
06/30/2025	FOA	DD10028	KENDALL, ANTHONY S	107.34	0.00	99.12	Cleared
06/30/2025	FOA	DD10029	LANGER, TROY D	4,393.29	0.00	3,107.79	Cleared
06/30/2025	FOA	DD10030	LIPKE, BRADY W	1,240.00	0.00	1,028.58	Cleared
06/30/2025	FOA	DD10031	LOFTUS, DANIEL M	37.35	0.00	32.90	Cleared
06/30/2025	FOA	DD10032	LOUIS, CASEY	1,207.97	0.00	939.98	Cleared
06/30/2025	FOA	DD10033	LUBESKI, BRETT J	683.33	0.00	606.05	Cleared
06/30/2025	FOA	DD10034	LUCE, MICHAEL T	5,745.83	0.00	4,211.71	Cleared
06/30/2025	FOA	DD10035	MAYER, JAMES L	142.50	0.00	125.53	Cleared
06/30/2025	FOA	DD10036	MCMULLEN, SUMMER L	863.33	0.00	736.65	Cleared
06/30/2025	FOA	DD10037	MITCHELL, MICHAEL E	232.50	0.00	214.71	Cleared
06/30/2025	FOA	DD10038	MORGANROTH, CAROL L	2,128.00	0.00	1,583.47	Cleared
06/30/2025	FOA	DD10039	MURPHY, THOMAS A	200.00	0.00	176.20	Cleared
06/30/2025	FOA	DD10040	NIXON, MITCHELL A	2,579.25	0.00	1,916.49	Cleared

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
06/30/2025	FOA	DD10041	O'CONNELL, DENISE	683.33	0.00	485.91	Cleared
06/30/2025	FOA	DD10042	PETRUCCI, JOSEPH M	683.33	0.00	578.07	Cleared
06/30/2025	FOA	DD10043	RADLEY, JAMES W	2,358.50	0.00	1,752.90	Cleared
06/30/2025	FOA	DD10044	SHOLLACK, DONNA M	2,141.00	0.00	1,556.07	Cleared
06/30/2025	FOA	DD10045	SOSNOWSKI, SHERI R	2,454.72	0.00	1,861.33	Cleared
06/30/2025	FOA	DD10046	VETTRAINO, ALEXANDER D	155.00	0.00	136.56	Cleared
06/30/2025	FOA	DD10047	WYATT, MARTHA K	3,405.75	0.00	2,263.22	Cleared
06/30/2025	FOA	EFT766	FEDERAL TAX DEPOSIT	16,131.05	16,131.05	0.00	Cleared
Totals:			Number of Checks: 042	96,043.05	25,161.98	51,669.26	

Total Physical Checks: 4
Total Check Stubs: 38

Check Register Report For Hartland Township
For Check Dates 07/15/2025 to 07/15/2025

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
07/15/2025	FOA	17837	MISSION SQUARE	1,641.10	1,641.10	0.00	Open
07/15/2025	FOA	17838	MISSION SQUARE	3,232.54	3,232.54	0.00	Open
07/15/2025	FOA	17839	MISSION SQUARE	4,044.53	4,044.53	0.00	Open
07/15/2025	FOA	DD10048	ALLEN, DANIEL K	1,408.50	0.00	1,225.04	Cleared
07/15/2025	FOA	DD10049	BERNARDI, MELYNDA A	2,100.45	0.00	1,648.45	Cleared
07/15/2025	FOA	DD10050	BROOKS, TYLER J	3,682.88	0.00	2,550.92	Cleared
07/15/2025	FOA	DD10051	CARRIGAN, AMANDA K	3,830.25	0.00	2,939.33	Cleared
07/15/2025	FOA	DD10052	CASE, SUSAN E	2,689.64	0.00	1,441.58	Cleared
07/15/2025	FOA	DD10053	CIOFU, LARRY N	3,604.17	0.00	2,433.29	Cleared
07/15/2025	FOA	DD10054	COSGROVE, HEATHER H	2,295.21	0.00	1,637.97	Cleared
07/15/2025	FOA	DD10055	DRYDEN-HOGAN, SUSAN A	4,204.33	0.00	2,974.23	Cleared
07/15/2025	FOA	DD10056	HAASETH, GWYN M	945.13	0.00	842.92	Cleared
07/15/2025	FOA	DD10057	HABLE, SCOTT R	3,777.88	0.00	2,586.92	Cleared
07/15/2025	FOA	DD10058	HORNING, KATHLEEN A	3,354.17	0.00	2,350.40	Cleared
07/15/2025	FOA	DD10059	HUBBARD, TONYA S	2,276.89	0.00	1,502.78	Cleared
07/15/2025	FOA	DD10060	JOHNSON, LISA	2,600.91	0.00	1,504.35	Cleared
07/15/2025	FOA	DD10061	KENDALL, ANTHONY S	53.67	0.00	49.57	Cleared
07/15/2025	FOA	DD10062	LANGER, TROY D	4,143.29	0.00	2,916.65	Cleared
07/15/2025	FOA	DD10063	LIPKE, BRADY W	1,178.00	0.00	981.39	Cleared
07/15/2025	FOA	DD10064	LOUIS, CASEY	481.05	0.00	359.57	Cleared
07/15/2025	FOA	DD10065	LUCE, MICHAEL T	6,045.83	0.00	4,390.55	Cleared
07/15/2025	FOA	DD10066	MORGANROTH, CAROL L	2,394.00	0.00	1,772.05	Cleared
07/15/2025	FOA	DD10067	NIXON, MITCHELL A	2,842.88	0.00	2,011.80	Cleared
07/15/2025	FOA	DD10068	RADLEY, JAMES W	2,901.75	0.00	2,137.75	Cleared
07/15/2025	FOA	DD10069	SHOLLACK, DONNA M	1,888.00	0.00	1,431.26	Cleared
07/15/2025	FOA	DD10070	SOSNOWSKI, SHERI R	2,401.71	0.00	1,815.82	Cleared
07/15/2025	FOA	DD10071	VETTRAINO, ALEXANDER D	775.00	0.00	667.77	Cleared
07/15/2025	FOA	DD10072	WYATT, MARTHA K	3,582.76	0.00	2,388.47	Cleared
07/15/2025	FOA	EFT767	HSA EMPLOYER CONTRIBUTIONS	38,000.00	38,000.00	0.00	Cleared
07/15/2025	FOA	EFT768	FEDERAL TAX DEPOSIT	15,401.84	15,401.84	0.00	Cleared
Totals:			Number of Checks: 030	127,778.36	62,320.01	46,560.83	

Total Physical Checks: 3
Total Check Stubs: 27

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Larry Ciofu, Clerk

Subject: 06-17-25 Hartland Township Board Regular Meeting Minutes

Date: July 7, 2025

Recommended Action
Move to approve the Hartland Township Board Regular Meeting Minutes for June 17, 2025.

Discussion
Draft Minutes are attached for review.

Financial Impact
None.

Attachments
6-17-25 HTB Minutes - DRAFT

DRAFT

1. Call to Order

The meeting was called to order by Supervisor Fountain at 7:00 p.m.

2. Pledge of Allegiance

3. Roll Call

PRESENT: Supervisor Fountain, Clerk Ciofu, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci
ABSENT: Treasurer Horning

Also present was Township Manager Mike Luce.

4. Approval of the Agenda

Move to approve the agenda for the June 17, 2025 Hartland Township Board meeting as presented.
Motion made by Trustee McMullen, Seconded by Trustee O'Connell.
Voting Yea: Supervisor Fountain, Clerk Ciofu, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci
Voting Nay: None
Absent: Treasurer Horning

5. Call to the Public

No one came forward.

6. Approval of the Consent Agenda

Move to approve the consent agenda for the June 17, 2025 Hartland Township Board meeting as presented.
Motion made by Trustee Petrucci, Seconded by Clerk Ciofu.
Voting Yea: Supervisor Fountain, Clerk Ciofu, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci
Voting Nay: None
Absent: Treasurer Horning

a. Approve Payment of Bills
b. Approve Post Audit of Disbursements Between Board Meetings
c. 06-03-25 Hartland Township Board Regular Meeting Minutes
d. Waldenwoods Fireworks Display Permit – 7-5-25

7. Pending & New Business

a. 2025 TAP Grant Application and Engineering

Manager Luce gave a brief overview of the SEMCOG Transportation Alternatives Program (TAP) Grant process stating what is before the Board tonight is the engineering for the project.

He stated the engineering portion of a TAP grant is completely funded by the Applicant along with a portion of the construction costs. He stated the overall sidewalk project is around one million dollars and in the packet memorandum it breaks down the cost of the $228,000 engineering cost. He reviewed the line items, and stated the Topographical Survey, the Geological Soil Borings, the Construction Plan/Specs/Permitting, and the TAP Grant Application are costs we will incur even if we do not get the TAP grant. He stated that the chances that we get approved for the TAP Grant are very high, as we have never applied for a grant from SEMCOG in the past, and the grant purpose is to bring walkability to communities. The remainder of the engineering cost will be incurred if we do get the grant. He stated we budgeted $440,000 in our CIP for this project. He presented slides indicating the areas where sidewalks will be constructed, stating a boardwalk will have to be installed to the east of the plaza entrance just west of McDonald's due to the drain in this area. He stated we are seeking the $228,000 for the engineering portion of the project tonight. Trustee Petrucci inquired as to whether there are restrictions that come with the grant and Manager Luce stated we would have to abide by MDOT standards as the sidewalks are in their right of way. Supervisor Fountain inquired as to the difficulty in constructing sidewalks in various areas and Manager Luce stated it will be difficult with various elevation changes and some sidewalks may have to be veered to meet the maximum 2% grade restriction for ADA compliance. Trustee McMullen inquired as to whether all of the sidewalks being constructed on occupied properties and Manager Luce stated that some of it is, but on the north side there is some vacant land that will get sidewalks and the property in front of Bella Vita will not be done as future developers of this vacant land will be required to install sidewalks. Manager Luce gave a brief overview of the TAP Grant funding stating that SEMCOG is an organization that charged with allocating state and federal funds to local communities for certain projects. The main goal of the TAP Grant is to fund transportation projects other than for vehicles. This would include walking or biking projects, and to provide accessibiltiy to those that may not have the ability to traverse to locations via vehicles. Supervisor Fountain stated one of our long-term goals has always been to link up our walkability to Oakland County.

Move to approve the proposal with Spalding DeDecker for engineering and CE fees related to the design and application for TAP grant to fill sidewalk gaps on M-59 and allow the Township Manager and Public Works Director to make decisions related to the project on the Township's behalf, for a cost not to exceed $228,000.

Motion made by Clerk Ciofu, Seconded by Trustee Petrucci.

Voting Yea:	Supervisor Fountain, Clerk Ciofu, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci
Voting Nay:	None
Absent:	Treasurer Horning

8. Board Reports

Trustee Petrucci - No report

Clerk Ciofu - Congratulated the Hartland High School Baseball team on winning the 2025 State Championship.

Trustee O'Connell - No report.

Trustee Lubeski - No report.

Trustee McMullen - No report.

Supervisor Fountain - Stated that the Planning Commission is very busy and to accomodate these developers we will continue to meet on our regular schedule through the summer.

[BRIEF RECESS]

9. Information / Discussion

a. Manager's Report

Manager Luce reiterated Supervisor Fountain's comments regarding our normally scheduled meetings as the Planning Department is very busy with developers. He stated there is not much on the Board agenda for the July 1 meeting, but for the second meeting in July we will have the potential to have the final PD for the Climate Controlled Storage, a Special Use Permit for an Auto Repair Shop at the current LAG Development location, and the Urban Air Adventure Park. He stated the PC is working with Urban Air on signage issues that could delay this project a bit. He stated in August we will have Sheetz Gas Station and that the Beauchamp Mini Storage, Redwood Phase 2, and Highland Reserve projects are in the construction phase. There are also potential projects for the vacant area near Meijer's and the Big Boy location. A brief discussion was held on potential projects. Manager Luce stated we have scheduled Dr. Lew Bender for our review of the Comprehensive Plan/Strategic Planning session for Friday, September 19, 2025. He also stated this Thursday is the federal Juneteenth Holiday and township offices will be closed.

Manager Luce led a discussion on the Veterans Memorial stating we currently have $21,150 in contributions and have sold 110 bricks to date. He stated the concrete has been poured, the flags and electical box locations have been staked out, and the Monument is being delivered to Fenton Memorial tomorrow. Once the Monument is set, the flag poles will be installed, and the landscaping will start. Manager Luce stated the Veterans Memorial Committee looked at options of adding two walls on either side of the walk and several short pillars on the seating wall. He stated the cost for the two walls, the pillars and the retaining wall that will be required due to the slope of site has been quoted at $16,814. Manager Luce presented updated finances for the Memorial with these additions that indicated a shortfall of $8,750 over the $175,000 budget. He reviewed several of the specific line items on the finacial estimate and stated we have the $21,150 in donations and a $20,000 contingency amount in the CIP budget. Trustee Petrucci stated, in his personal opinion, these additional items give the Memorial more depth, makes it a more educational experience, and it gives the Memorial more character. He stated this nominal cost could be covered by the donations and with the estimates for the dedication ceremony we would be at a breakeven point. He requested a consensus from the Board for an amount of money to act as a buffer for unforeseen items. He stated we may not need to use this buffer as there should be more donations coming in. He stated the two walls would be for thanking the community, and for recognizing War Animals. Trustee Petrucci stated if we get a consensus tonight, we could approve a buffer amount at the next meeting. Trustee O'Connell stated that at the last Veterans Memorial Committee meeting there was discussion on the five or six plaques on the pillars listing various wars and their years, and her thought was instead of the plaques of the conflicts and their years, we take iconic images from each conflict and have them etched in small black granite plaques. Manager Luce showed some of the iconic images Trustee O'Connell sent him, and he stated these can be done on a small granite plaque for $250 each. A brief discussion was held on the pros and cons of the granite plaques and the number and location of the plaques. Trustee Petrucci stated Clerk Ciofu inquired as to whether you can just have certain wars on a Memorial at the last Committee meeting and in his research, he stated we could put specific conflicts in a Memorial and that this would be fine for a local Memorial. He stated he discussed a pillar placed behind the wall for this and Evergreen Landscaping stated it would be cheaper to install the pillars in the seating wall. He also stated he met with Fenton Memorial on bronze plaques for the pillars and they recommend the much cheaper black granite plaques. He then recommended getting eight plaques for the major conflicts. A brief discussion was held on the number and cost of the black granite plaques. Supervisor Fountian inquired as to whether we are asking for an additional $8700 to cover the shortfall and Trustee Petrucci stated he

is asking for a $20,000 to $30,000 buffer. Clerk Ciofu stated he was more concerned with the $8,000 for the wall that was never approved when we allocated the $175,000 for the project. He stated we are now spending approximately another $10,000 that takes us over the allocated amount. Supervisor Fountain discussed the financial projections that show a $8750 shortfall and stated if we are using the donations to cover this, we should still have donation money left, and we have a $20,000 contingency in CIP, so we should have a $30,000 buffer. Manager Luce stated that if the Board is okay with the additions added to the project, he will prepare a full financial projection including the donations for the next meeting. Clerk Ciofu stated he believed that when we approved the $175,000, we stated that if we received sizable donations it would go to the building of the Memorial and would lower the amount the Township would contribute to the project. He inquired of the Board if his opinion was correct, and no one had any comment on this statement. He then stated we are now using contribution money to fund items that were not approved at the last Committee meeting such as the War Animal acknowledgment, as we discussed allocating funds to the CIP at a later date to build a separate War Animal Memorial in another area of the Park as an additional attraction of the Park. Trustee Petrucci stated these additions would bring the Memorial up to a new level and they covers everything he envisioned in the Memorial that would make this Memorial alot more interesting to walk down and that he wanted the people of Hartland to be proud of it. Clerk Ciofu inquired of Board members that when we voted for the $175,000 for the Veterans Memorial project did anyone think we were not voting for a Memorial that would be one of the best in the local area. Trustee Petrucci stated he was not trying to be better than everyone else, he just wanted something that the people of Hartland Township would be proud of, and these additions make this so much better. Supervisor Fountain stated if we have a consensus to go forward tonight would Manager Luce be able to provide better numbers for the project in the next two weeks and Manager Luce stated he could do this if there in a consensus to move forward with all of the proposed additions. Supervisor Fountain stated that some of the donation money was to be allocated to future maintenance and Supervisor Fountain stated this money should go into a separate maintenance fund. A brief discussion was held on the funding of the dedication day expenses. Supervisor Fountain inquired as to whether the Veteran's Memorial Committee has started organizing the dedication and Trustee Petrucci stated we have not yet started this, but we will take care of it. Clerk Ciofu inquired as to whether we have families that have purchased bricks with a family inscription and after a brief discussion we have not and will not sell these types of bricks. Manager Luce inquired as to whether we have a consensus to move forward with the additions and Clerk Ciofu stated he was opposed but would agree with the consensus of the Board, which was to move forward with the additions included in the project.

Manager Luce stated we had our PA 660 Audit for Assessing, and he reported that we received a perfect score, and congratulated Assessor Amanda Carrigan and her staff on this achievement. Supervisor Fountain stated one of our Board of Review memebers has moved out of the Township and we are looking for a new Board of Review member if any Board member knows of anyone that would be interested in this position.

10. Adjournment

Move to adjourn the meeting at 8:30 p.m.
Motion made by Trustee McMullen, Seconded by Clerk Ciofu.

Voting Yea:	Supervisor Fountain, Clerk Ciofu, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci
Voting Nay:	None
Absent:	Treasurer Horning

Submitted by: Larry N. Ciofu, Clerk

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan Application SP/PD #25-010 – Highland Road Self Storage Planned Development Final Plan

Date: July 9, 2025

Recommended Action

Move to approve of Site Plan Application #25-010, the Final Planned Development Site Plan for Highland Road Self Storage Planned Development as outlined in the staff memorandum dated July 9, 2025, and the resolution to rezone the subject property.

Approval is subject to the following conditions:

1. The Final Planned Development Site Plan for the Highland Road Self Storage Planned Development, SP/PD Application #25-010, is subject to the approval of the Township Board.

2. Final approval of the Highland Road Self Storage Planned Development (SP/PD Application #25-010) shall require an amendment to the Zoning Ordinance to revise the zoning map and designate the subject property as PD (Planned Development). The subject property, which constitutes the planned development project area (approximately 1.21 acres), and which is to be rezoned to PD, is as follows:

    a. Tax Parcel ID #4708-21-300-039 (approximately 1.21 acres in area); currently zoned GC (General Commercial)

3. Waiver request for the planned development project area to be less than 20 acres is approved.

4. Waiver request for the building height to exceed 35 feet is approved.

5. Waiver request for one (1) wall sign on a side of the building that is not the building wall's primary entrance (south elevation) is approved.

6. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated July 3, 2025, on the Construction Plan Set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.

7. As part of the Final Plan Review, the applicant shall provide a Planned Development (PD) Agreement that includes any access and maintenance agreements. The documents shall be in a recordable format and shall comply with the requirements of the Township Attorney.

8. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, Hartland Deerfield Fire Authority, and all other government agencies, as applicable.

9. (Any other conditions the Planning Commission deems necessary).

Discussion

Applicant: Joe Qonja

Site Description

The proposed planned development (PD) is shown north of Highland Road, west of US-23, and located between Best Western of Hartland motel and Arby's restaurant. The subject parcel, zoned GC (General Commercial), is approximately 1.21 acres in size and is undeveloped (Parcel ID #4708-21-300-039). The property has approximately 180 lineal feet of frontage along the right-of-way line for US-23 (east property line). The west property line aligns with the existing 30-foot-wide private service drive easement and the parcel has approximately 180 lineal feet of frontage along the private service drive.

The 2020-2021 Amendment to the Future Land Use Map (FLUM) designates the subject parcel as Commercial.

Public access to the proposed development is via an existing paved, private service drive which connects to Highland Road on the south, travels north to the Best Western of Hartland motel, then turns west to connect to Old US-23. The north-south portion of the service drive is paved and is approximately twenty (20) feet wide, as measured edge to edge, without curbing. The east-west portion of the service drive is approximately thirty (30) feet wide, edge to edge, and also without curbing. A 30-foot-wide private driveway easement for ingress-egress and utilities is associated with the service drive. Currently Arby's restaurant has access from the service drive via two (2) driveways as does Best Western. A vacant parcel is situated west of Best Western and north of the service drive.

Municipal water and sanitary sewer will be required for this project.

Arby's restaurant is to the south (10099 Highland Road) and is zoned GC. To the north, is the Best Western of Hartland (10087 Highland Road) which is also zoned GC. Southwest of the subject site is Chase Bank which is zoned PD (Planned Development). The Chase Bank property does not take access from the private service drive. The 2020-2021 Amendment to the FLUM shows Commercial as the designation for each parcel.

This request was recommended for approval at the July 10, 2025, regular meeting of the Planning Commission.

Site History

SUP #183 (Best Western Motel 1984)

The subject property for the climate controlled self-storage facility was originally part of a larger parcel that included the Best Western motel. SUP #183 for the Best Western motel was approved by the Township Board on August 21, 1984. The plan showed two (2) phases for the development of the site that included two (2) motel buildings, a separate motel office building, restaurant, donut shop, and associated parking areas.

Land Use Permit #1433 (1985)

Land Use Permit #1433 was approved on January 24, 1985, for the construction of the motel building, in its current location. It is unclear if the separate motel office building and pool were also approved under this permit.

Metes and Bounds Land Division Application #771 (2007)
The Planning Commission approved M & B Land Division Application #771 on June 28, 2007. This was a request to split the existing parcel into two (2) parcels, that included Parcel A (1.54 acres vacant land, NW corner of the site, adjacent to Old US-23) and Parcel B (3.95 acres, with motel buildings, paved parking areas, and undeveloped land to the south). A thirty (30) foot wide easement is shown on Parcel A and Parcel B, for ingress, egress, and public utilities. The easement connects to Old US-23 on the west and Highland Road to the south. The document was recorded in 2007.

Land Division Application #840 (2014)
This was a request to split Parcel B (3.95 acres) into two (2) parcels. Parcel B1 (2.72 acres) includes the existing motel building, office/indoor pool building, and parking area. Parcel B2 (1.21 acres) is the site of the proposed climate controlled self-storage PD. The 2014 recorded survey for the land division, for Parcel B1, shows a 30-foot-wide segment of land that appears to be the approximate location of the north-south portion of the ingress-egress easement described in the 2007 recorded document. However, a legal description of the 30-wide easement is not provided on this survey.

Site Plan/PD Application #23-009 (Climate Controlled Self-Storage Facility PD – Concept Plan)
The Concept PD plan was discussed under SP/PD Application #23-009. The Planning Commission reviewed the project on August 24, 2023, followed by the Township Board's review of the project on September 5, 2023.

Site Plan/PD Application #24-001 (Highland Road Self Storage Facility – Preliminary Plan)
On May 9, 2024, the Planning Commission held a public hearing for SP/PD #24-001 and recommended approval.

The Township Board approved SP/PD #24-001 at their regular meeting on June 4, 2024. Approval of the Preliminary PD included the following conditions:

1. The Preliminary Planned Development Site Plan for Highland Road Self-Storage Facility Planned Development, SP/PD #24-001, is subject to all recommendations made by the Planning Commission.

2. Waiver request for the planned development project area to be less than 20 acres is approved.

3. Waiver request for the building height to exceed 35 feet is approved.

4. Waiver request for one (1) wall sign on a side of the building that is not the building wall's primary entrance (south elevation) is approved.

5. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated May 2, 2024, on the Construction Plan Set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.

6. As part of the Final Plan Review, the applicant shall provide a Planned Development (PD) Agreement that includes any access and maintenance agreements. The documents shall be in a recordable format and shall comply with the requirements of the Township Attorney.

7. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, Hartland Deerfield Fire Authority, and all other government agencies, as applicable.

Planned Development Procedure

Section 3.1.18 of the Township's Zoning Ordinance provides standards and approval procedures for a PD Planned Development. Approval of a Planned Development is a three-step process. A Concept Plan, Preliminary Plan, and Final Plan are all reviewed by the Planning Commission and the Township Board, with the Planning Commission making a recommendation and the Board having final approval at each step. The process usually requires a rezoning from the existing zoning district to the Planned Development (PD) zoning district. As part of the rezoning, a public hearing is held before the Planning Commission consistent with the Michigan Zoning Enabling Act; this public hearing is held at the same meeting during which the Planning Commission reviews and makes a recommendation on the Preliminary Plan. The public hearing for the Preliminary Plan for SP/PD #24-001 was held at the Planning Commission meeting on May 9, 2024.

The Final Planned Development Site Plan review stage is an opportunity for the Planning Commission and Township Board to affirm that any conditions imposed at the Preliminary review stage have been addressed on the Final Plan, and also to review the Planned Development Agreement along with any other legal documentation (condominium master deeds, bylaws, easements, etc.). The site's layout is not intended to change significantly between the Preliminary and Final submittals, save for any revisions imposed as a condition of Preliminary approval. Section 3.1.18.E.iii. has specific requirements for the information to be included within a Final Planned Development Site Plan submittal, most notably the Development Agreement and other legal documentation.

Per Section 3.1.18.D. (Procedures and Requirements), approval of the Final Plan by the Township Board usually constitutes an amendment to the Zoning Ordinance and effectively is a rezoning of the subject property to PD (Planned Development). In this case, the parcel that comprises the PD project area is currently zoned GC (General Commercial). The subject property will be rezoned to PD (Planned Development) upon approval of the Final Plan by the Township Board.

Overview of the Plan and Proposed Use

The proposed project consists of a 3-story, climate controlled self-storage facility, approximately 64,000 square feet in area. The approximate 1.21-acre parcel is zoned GC (General Commercial). The GC zoning district does not allow for self-storage facilities or mini warehouse uses. As a result, the project is being developed as a Planned Development.

The building is located in the center of the site. Three (3) driveways provide access to the site from the existing service drive. The southern driveway provides ingress to the site and is one-way (west to east). The internal drive lane wraps around the building on the east and north, with a one-way egress driveway on the north (travel goes from east to west). The center driveway is the exit point from the building.

Vehicular access into the building is via a garage door on the east side of the building. The exit point is on the west side of the building, with a driveway connection to the private service drive. Eighteen (18) drive-up storage units are offered on the north side of the building with each unit having access via a garage door.

The total gross square footage of the 3-story, climate-controlled building is approximately 64,000 square feet. The first floor is 18,600 square feet excluding the access drive that runs through the center of the first floor. The second and third floors are each 22,800 square feet.

Patrons can enter the building (on-foot) via an entrance door on the east side of the building. Internally, the first floor has an office area, 18 drive-up units, 73 interior storage units, elevator, restroom, and staircase. A total of 91 storage units are found on the first floor. The second and third floors can be accessed via the elevator or stairs. Storage units are found on each floor, in varying sizes, with a total of 179 units on each floor (2nd and 3rd floor). The total number of storage units for the facility (all three floors) is 449 units based on the floor plans reviewed under the Preliminary PD plan.

Four (4) parking spaces are provided on the east side of the building. Three (3) spaces are standard parking spaces. One (1) parking space is a van accessible, barrier-free parking space..

The building height is 40'-0" for the 3-story building, at the highest point. This height exceeds the maximum allowed height of thirty-five (35) feet in a Planned Development. A waiver request to exceed the maximum building height was granted under SP/PD #24-001 (Preliminary PD Plan).

The building façade materials consist of three (3) masonry products, prefabricated composite panels, and metal awnings.

Municipal water and sanitary sewer will be required for this development. The applicant will need to work with the Township and Livingston County regarding municipal water and sanitary sewer. The applicant will also need to work with the Hartland Township Department of Public Works (DPW) to acquire the necessary Residential Equivalency Units (REUs) for this development.

Stormwater management plans show an underground detention system on the south side of the building.

Legal Documents and Submittals

As noted previously, the primary focus of the Final Site Plan stage of the planned development review process is the legal documentation. The documentation memorializes the developer's obligations and sets forth the terms and conditions negotiated and to be agreed to by the applicant and the Township. Approval of the planned development proposal is based on the Final Plan and the legal documentation.

Draft versions of the Declaration of Easements and Liberty Hills Planned Development Agreement were submitted by the applicant.

Once the documents are executed, the documents are recorded with the Register of Deeds. The Construction Plan set serves as the approved Final Plan and is not recorded with the Register of Deeds.

Approval of the Final PD Plan by the Township Board constitutes a rezoning of the subject property from GC (General Commercial) to PD (Planned Development), and an amendment to the Township zoning map.

The following is a brief discussion of the submitted documents.

Declaration of Easements

The Declaration of Easements pertains to a non-exclusive easement over and across an existing paved, private service drive which travels between Highland Road and Old US-23. The proposed self storage facility intends to have access from the private service drive. The draft document has been reviewed by the Township Attorney and the Planning Department. The Township Attorney has provided comments on the Declaration of Easements document. The applicant has received those comments but has not had time to make the necessary changes to the document. The final document shall be subject to the approval of the Township Attorney.

Planned Unit Development Agreement

The draft version of the Liberty Hills Planned Unit Development Agreement was reviewed by the Township Attorney and minor revisions were suggested. The applicant was made aware of the changes and will resubmit the document for another review by the Township Attorney.

Rezoning of the subject property

Per Section 3.1.18.D.vii.b., *Effect of Approval. Approval by the Township Board of a planned development proposal shall constitute an amendment to the Zoning Ordinance. All improvements and use of the site shall be in conformity with the planned development amendment and any conditions imposed. Notice of the adoption of the amendment shall be published in accordance with the requirements set forth in this Ordinance. The applicant shall record an affidavit with the register of deeds containing the legal description of the entire project, specifying the date of approval, and declaring that all future improvements will be carried out in accordance with the approved planned development unless an amendment thereto is adopted by the Township upon request of the applicant or his successors.*

In this case the current zoning of the parcel that constitutes the planned development is GC (General Commercial). Once approved, the property will be zoned PD (Planned Development) and will remain with the property as the zoning designation.

Other Requirements-Zoning Ordinance Standards

Nothing at this time.

Township Engineer's Review

No comments at this time

Hartland Deerfield Fire Authority Review

No comments at this time.

Hartland Township DPW Review

No comments at this time.

Attachments

1. Resolution to Approve
2. Draft Declaration of Easements – PDF version
3. Draft Liberty Hills Planned Development Agreement – PDF version
4. SP PD #24-001 Preliminary PD Approval letter dated 06.05.2024 – PDF version
5. SP PD #24-001 Prelim PD Approved Site Plan – PDF version
6. SP PD #24-001 Prelim PD Approved Elevations – PDF version

Board of Trustees

William J. Fountain, Supervisor
Larry N. Ciofu, Clerk
Kathleen A. Horning, Treasurer
Brett J. Lubeski, Trustee
Summer L. McMullen, Trustee
Denise M. O'Connell, Trustee
Joseph M. Petrucci, Trustee

RESOLUTION NO. 25-_

RESOLUTION TO ADOPT ORDINANCE NO. _____,
ORDINANCE TO AMEND THE HARTLAND TOWNSHIP ZONING MAP

At a regular meeting of the Township Board of Hartland Township, Livingston County, Michigan, held at the Township Hall in said Township on _____, at 7:00 pm.

PRESENT: _____

_____

ABSENT: _____

_____

The following preamble and resolution were offered by _____ _____and seconded by _____.

WHEREAS, the Michigan Zoning Enabling Act, as amended, authorizes a Township Board to adopt, amend, and repeal a Zoning Ordinance and/or sections within the Zoning Ordinance, and/or amend the Zoning Map, which regulate the public health, safety, and general welfare of persons and property; and

WHEREAS, the subject property currently undeveloped and consists of approximately 29.89 acres of one (1) tax parcel, being tax parcel 4708-21-300-039 (1.21acres); and

WHEREAS, the current zoning of the property indicates the parcel is currently zoned in the GC (General Commercial) category; and

WHEREAS, the Hartland Township Future Land Use Map depicts the property in the Commercial category; and

WHEREAS, amending the Zoning Map, for the subject property, to the PD (Planned Development) category, based on the proposed development, as approved in Planned Development Site Plan #25-010, would be consistent with the Future Land Use Map designation; and

WHEREAS, the Township has determined that it is in the best interests of the public health, safety, and welfare to change the zoning of the subject property; and

WHEREAS, the Township Planning Commission reviewed the Conceptual Plan, under Site Plan Application #23-009 on August 24, 2023; and

WHEREAS, the Township Board reviewed the Conceptual P lan, under Site Plan Application #23-009, on September 5, 2023; and

WHEREAS, the Township Planning Commission held a public hearing for comments on the proposed Preliminary Planned Development (PD) Site Plan #24-001 on May 9, 2024; and recommended approval to the Township Board at the May 9, 2024, regular meeting; and

WHEREAS, the Township Board approved the Site Plan #24-001 Preliminary PD on June 4, 2024; and

WHEREAS, the Planning Commission recommended approval of the Site Plan #25-010 Final PD, which will amend the Zoning Map from GC to PD at its July 10, 2025, regular meeting; and

WHEREAS, the Township approves Site Plan #25-010 Planned Development, subject to the following conditions:

1. Final approval of the Highland Road Self Storage Planned Development (SP/PD Application #25-010) shall require an amendment to the Zoning Ordinance to revise the zoning map and designate the subject property as PD (Planned Development). The subject property, which constitutes the planned development project area (approximately 1.21 acres), and which is to be rezoned to PD, is as follows:

    a. Tax Parcel ID #4708-21-300-039 (approximately 1.21 acres in area); currently zoned GC (General Commercial)

2. Waiver request for the planned development project area to be less than 20 acres is approved.

3. Waiver request for the building height to exceed 35 feet is approved.

4. Waiver request for one (1) wall sign on a side of the building that is not the building wall's primary entrance (south elevation) is approved.

5. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated July 3, 2025, on the Construction Plan Set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.

6. As part of the Final Plan Review, the applicant shall provide a Planned Development (PD) Agreement that includes any access and maintenance agreements. The documents shall be in a recordable format and shall comply with the requirements of the Township Attorney.

7. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, Hartland Deerfield Fire Authority, and all other government agencies, as applicable.

WHEREAS, the Township Board has determined that amending the Zoning Map, as presented, is in the best interest of the public health, safety, and welfare of the Township residents.

NOW THEREFORE, be it resolved by the Board of Trustees of the Township of Hartland, Livingston County, Michigan, as follows:

1. The Ordinance attached at Exhibit A, ("Ordinance"), Ordinance No. _____, Ordinance to Amend the Township Zoning Map, as outlined in Ordinance ____.
2. The Ordinance shall be filed with the Township Clerk.
3. The Township Clerk shall publish the Ordinance, or a summary of the Ordinance, in a newspaper of general circulation in the Township as required by law.
4. Any resolution inconsistent with this Resolution is repealed, but only to the extent necessary to give this Resolution full force and effect.

A vote on the foregoing resolution was taken and was as follows:

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF LIVINGSTON)

I, the undersigned, the duly qualified and acting Township Clerk of the Township of Hartland, Livingston County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by Board of said Township at a regular meeting held on the __ day of July 2025.

_____
Larry N. Ciofu, Hartland Township Clerk

EXHIBIT A

HARTLAND TOWNSHIP BOARD OF TRUSTEES
LIVINGSTON COUNTY, MICHIGAN
ZONING MAP AMENDMENT NO.

THE TOWNSHIP OF HARTLAND ORDAINS:

Section 1. **Amendment of Township Zoning Map.** Amend the Zoning Map from GC (General Commercial) to PD (Planned Development) for Tax Parcel Number 4708-21-300-039, which consists of approximately 1.21 acres, located north of Highland Road, west of US-23, and located between Best Western of Hartland motel and Arby's restaurant. in Section 21 of Hartland Township.

Section 2. **Validity and Severability**. Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 3. **Repealer Clause**. Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4: **Effective Date**. This Ordinance shall become effective immediately following publication.

DECLARATION OF EASEMENT

This Declaration of Easement is made this March ___, 2025, by Hartland Storage Investments, LLC, a Michigan Michigan Limited Liability Company, whose address is 100 W. Long Lake Rd. Suite 122, Bloomfield Hills, MI 48304 ("Party One"), **Best Western Parcel & Truck Parking**, a Michigan _____, whose address is _____ ("Party Two"), and **Arby's Parcel**, a Michigan _____, whose address is _____ ("Party Three"). Party One, Party Two and Party Three may also be referenced herein as "Owner".

R E C I T A L S:

A. Party One owns land located in the Township of Hartland, County of Livingston, Michigan and more particularly described in the attached Exhibit A ("Party One Parcel").

B. Party Two owns land located in the Township of Hartland, County of Livingston, Michigan and more particularly described in the attached Exhibit B ("Party Two Parcel").

C. Party Three owns land located in the Township of Hartland, County of Livingston, Michigan and more particularly described in the attached Exhibit C ("Party Three Parcel").

D. Party One, Party Two, and Party Three wish to declare and grant an access easement for the benefit of the Party One Parcel, Party Two Parcel, and Party Three Parcel on, under, across and over such parcels on the terms as set forth herein.

NOW, THEREFORE, in consideration of the foregoing, and the mutual promises set forth below, the parties agree as follows:

P R O V I S I O N S:

1. GRANT. Party One, for itself and grantees, successors and assigns, and Party Two, for itself and grantees, successors and assigns, and Party Three, for itself and grantees, successors and assigns, hereby declare this non-exclusive easement over and across the road as depicted by the cross-hatched areas on the attached Exhibit D ("Road") and described on the attached Exhibit E for the purpose of utilizing the Road as a means of access, ingress and egress to the Party One Parcel and Party Two Parcel and Party Three Parcel for pedestrian and vehicular traffic. The easement declared herein shall be non-exclusive such that

the owners, occupants, tenants and invitees of any portion of the Party One Parcel, Party Two Parcel and Party Three Parcel shall share the right to travel over the Road in common with one another. Notwithstanding anything herein the contrary, this Declaration shall grant rights of access, ingress and egress only, and nothing contained in this Declaration shall grant any rights for parking within the Road or on any other portion of Party One Parcel Party Two Parcel or Party Three Parcel.

2. INDEMNIFY. Each parcel owner having rights with respect to the easement granted hereunder shall indemnify and hold the other parcel owner s whose parcels are subject to the easement harmless from and against all claims, liabilities and expenses (including reasonable attorneys' fees) relating to accidents, injuries, loss, or damage of or to any person or property arising from the negligent, intentional or willful acts or omissions of such 0wner, its contractors, employees, agents, or others acting on behalf of such owner.

3. INSURANCE. Throughout the term of this Agreement, each owner shall procure and maintain general and/or comprehensive public liability and property damage insurance against claims for personal injury (including contractual liability arising under the indemnity contained in section 2 above), death, or property damage occurring upon such owner 's parcel, with single limit coverage of not less than an aggregate of Three Million Dollars ($3,000,000.00) including umbrella coverage, if any, and naming each other owner (provided the owner obtaining such insurance has been supplied with the name of such other owner in the event of a change thereof) as additional insureds.

4. MAINTENANCE. Party _____ (the "Designee") maintains the Road which includes repair, resurfacing and replacing of the Road; landscaping; snow removal, and sweeping ("Maintenance Costs"). Such costs will be paid equally by the owners of the Party One Parcel and Party Two Parcel and Party Three Parcel within thirty (30) days after presentation of an invoice. On or before December 1 of a calendar year, the Designee will provide to the Owners an estimated budget for the Maintenance Work for the following calendar year (with supporting quotes and other documents). The other owners have twenty (20) days after the written notice is sent in which to object in writing to any part of the estimated budget. If no timely objection is received, the estimated budget will be deemed approved. Any written objection to the budget will be resolved through negotiations. If negotiations fail to resolve the objection, any party may commence litigation to resolve the objection.

5. REMEDIES AND ENFORCEMENT.

    a. All Legal and Equitable Remedies Available. In the event of a breach or threatened breach by any Owner or its Permittees of any of the terms, covenants, restrictions or conditions hereof, the other Owner(s) shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance.

    b. Self-Help. In addition to all other remedies available at law or in equity, upon the failure of a defaulting Owner to cure a breach of this Agreement within thirty (30) days following written notice thereof by an Owner (unless, with respect to any such breach the nature of which cannot reasonably be cured within such thirty (30) period, the defaulting Owner commences such cure within such thirty (30) day period and thereafter diligently prosecutes such cure to completion), any Owner shall have the right to perform such obligation contained in this Agreement on behalf of such defaulting Owner and be reimbursed by such defaulting Owner upon demand for the reasonable costs thereof together with interest at the prime rate as published from time to time by The Wall Street Journal, plus two percent (2%) (not to exceed the maximum rate of interest allowed by law). Notwithstanding the foregoing, in the event of (i) an emergency, (ii) blockage

or material impairment of the easement rights, and/or (iii) the unauthorized parking of vehicles on a Parcel, an Owner may immediately cure the same and be reimbursed by the other Owner upon demand for the reasonable cost thereof together with interest at the prime rate, plus two percent (2%), as above described.

c. Lien Rights. Any claim for reimbursement, including interest as aforesaid, and all costs and expenses including reasonable attorneys' fees awarded to any Owner in enforcing any payment in any suit or proceeding under this Agreement shall be assessed against the defaulting Owner in favor of the prevailing party and shall constitute a lien (the "Assessment Lien") against the Parcel of the defaulting Owner until paid, effective upon the recording of a notice of lien with respect thereto in the Office of the Register of Deeds of Livingston County, Michigan; provided, however, that any such Assessment Lien shall be subject and subordinate to (i) liens for taxes and other public charges which by applicable law are expressly made superior, (ii) all liens recorded in the Office of the Register of Deeds of Livingston County, Michigan, prior to the date of recordation of said notice of lien, and (iii) all leases entered into, whether or not recorded, prior to the date of recordation of said notice of lien. All liens recorded subsequent to the recordation of the notice of lien described herein shall be junior and subordinate to the Assessment Lien. Upon the timely curing by the defaulting Owner of any default for which a notice of lien was recorded, the party recording same shall record an appropriate release of such notice of lien and Assessment Lien.

d. Remedies Cumulative. The remedies specified herein shall be cumulative and in addition to all other remedies permitted at law or in equity.

e. No Termination for Breach. Notwithstanding the foregoing to the contrary, no breach hereunder shall entitle any Owner to cancel, rescind, or otherwise terminate this Agreement. No breach hereunder shall defeat or render invalid the lien of any mortgage or deed of trust upon any Parcel made in good faith for value, but the easements, covenants, conditions and restrictions hereof shall be binding upon and effective against any Owner of such Parcel covered hereby whose title thereto is acquired by foreclosure, trustee's sale, or otherwise.

f. Irreparable Harm. In the event of a violation or threat thereof of any of the provisions of this Agreement, each Owner agrees that such violation or threat thereof shall cause the non-defaulting Owner and/or its Permittees to suffer irreparable harm and such non-defaulting Owner and its Permittees shall have no adequate remedy at law. As a result, in the event of a violation or threat thereof of any of the provisions of this Agreement, the non-defaulting Owner, in addition to all remedies available at law or otherwise under this Agreement, shall be entitled to injunctive or other equitable relief to enjoin a violation or threat thereof of this Agreement.

6. BINDING AGREEMENT. The easements granted herein shall be for the use and benefit of the Party One Parcel and Party Two Parcel and Party Three Parcel, the present and future owner (s) thereof and their respective heirs, personal representatives, successors, assigns and mortgagees, shall run with the Party One Parcel and Party Two Parcel and Party Three Parcel and shall constitute an interest in realty and shall be binding upon and burden Party One Parcel and Party Two Parcel and Party Three Parcel and the present and future owner (s) thereof and their respective heirs, personal representatives, successors, assigns and mortgagees.

7. NO PUBLIC DEDICATION. Notwithstanding the foregoing, the owner s of the Party One Parcel and Party Two Parcel and Party Three Parcel shall have the right, at least once in every calendar year, but more often if legally desirable, to erect barriers or chains for the purpose of blocking access to the Driveway in order to avoid the possibility of dedicating the same for public use; provided that, if possible,

such barriers or chains shall be erected for such purpose at a time and upon a day when the businesses established at Party One Parcel and Party Two Parcel and Party Three Parcel are not open for business.

8. MISCELLANEOUS.

a. Attorneys' Fees. In the event a party institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party after a final adjudication shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

b. Amendment. The parties agree that the provisions of this Agreement may be modified or amended, in whole or in part, or terminated, only by the written consent of all record Owners of Parcel One, Parcel Two, and Parcel Three, and the written approval of Hartland Township, evidenced by a document that has been fully executed and acknowledged by all such record Owners and recorded in the official records of the Register of Deeds of Livingston County, Michigan.

c. Consents. Wherever in this Agreement the consent or approval of an Owner is required, unless otherwise expressly provided herein, such consent or approval shall not be unreasonably withheld or delayed. Any request for consent or approval shall: (i) be in writing; (ii) specify the section hereof which requires that such notice be given or that such consent or approval be obtained; and (iii) be accompanied by such background data as is reasonably necessary to make an informed decision thereon. The consent of an Owner under this Agreement, to be effective, must be given, denied or conditioned expressly and in writing.

d. No Waiver. No waiver of any default of any obligation by any party hereto shall be implied from any omission by the other party to take any action with respect to such default.

e. No Agency. Nothing in this Agreement shall be deemed or construed by either party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the parties.

f. Covenants to Run with Land. It is intended that each of the easements, covenants, conditions, restrictions, rights and obligations set forth herein shall run with the land and create equitable servitudes in favor of the real property benefited thereby, shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs, and personal representatives.

g. Grantee's Acceptance. The grantee of any Parcel or any portion thereof, by acceptance of a deed conveying title thereto or the execution of a contract for the purchase thereof, whether from an original party or from a subsequent owner of such Parcel, shall accept such deed or contract upon and subject to each and all of the easements, covenants, conditions, restrictions and obligations contained herein. By such acceptance, any such grantee shall for himself and his successors, assigns, heirs, and personal representatives, covenant, consent, and agree to and with the other party, to keep, observe, comply with, and perform the obligations and agreements set forth herein with respect to the property so acquired by such grantee.

h. Separability. Each provision of this Agreement and the application thereof to Parcel One, Parcel Two, and Parcel Three are hereby declared to be independent of and severable from the remainder of this Agreement. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability

of the remainder of this Agreement. In the event the validity or enforceability of any provision of this Agreement is held to be dependent upon the existence of a specific legal description, the parties agree to promptly cause such legal description to be prepared. Ownership of more than one (1) Parcel by the same person or entity shall not terminate this Agreement or in any manner affect or impair the validity or enforceability of this Agreement.

i. Time of Essence. Time is of the essence of this Agreement.

j. Entire Agreement. This Agreement contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby.

k. Notices. Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Each party may change their respective address for notice hereunder by like notice to the other party. The notice addresses of the Parcel 1 Owner , the Parcel 2 Owner are as follows:

Parcel 1 Owner: Hartland Storage Investments, LLC
Attn: _____
100 W. Long Lake Rd., Ste. 122
Bloomfield Hills, MI 48304

Parcel 2 Owner: **Best Western Parcel & Truck Parking**
Attn: _____
_____
_____

Parcel 3 Owner: **Arby's Parcel**
Attn: _____
_____
_____

l. Governing Law. The laws of the State in which the Parcels are located shall govern the interpretation, validity, performance, and enforcement of this Agreement.

m. Estoppel Certificates. Each Owner , within twenty (20) days of its receipt of a written request from the other Owner(s), shall from time to time provide the requesting Owner, a certificate binding upon such Owner stating: (a) to the best of such Owner's knowledge, whether any party to this Agreement is in default or violation of this Agreement and if so identifying such default or violation; and (b) that this Agreement is in full force and effect and identifying any amendments to the Agreement as of the date of such certificate.

n. Bankruptcy. In the event of any bankruptcy affecting any Owner or occupant of any Parcel, the parties agree that this Agreement shall, to the maximum extent permitted by law, be considered an agreement that runs with the land and that is not rejectable, in whole or in part, by the bankrupt person or entity.

IN WITNESS WHEREOF, this Declaration of Easement has been executed as of the day and year first above written.

Hartland Storage Investments, LLC,
A Michigan Limited Liability Company

By: _____

Print Name: _____

Its: _____

STATE OF MICHIGAN)
) ss
COUNTY OF _____)

The foregoing was acknowledged before me this March ___, 2025, by _____, the _____ of Hartland Storage Investments, LLC, a Michigan Limited Liability Company, on behalf of said company.

_____

_____ , Notary Public

County of _____ , State of Michigan

Acting in _____ County
My commission expires: _____

Best Western Parcel & Truck Parking

By: _____

Print Name: _____

Its: _____

STATE OF MICHIGAN)
) ss
COUNTY OF _____)

The foregoing was acknowledged before me this March ___, 2025, by _____, the _____ of Best Western Parcel & Truck Parking, on behalf of said company.

_____

_____ , Notary Public

County of _____ , State of Michigan

Acting in _____ County
My commission expires: _____

Arby's Parcel

By: _____

Print Name: _____

Its: _____

STATE OF MICHIGAN)
) ss
COUNTY OF _____)

The foregoing was acknowledged before me this March ___, 2025, by _____, the _____ of Arby's Parcel on behalf of said company.

_____

_____ , Notary Public

County of _____ , State of Michigan

Acting in _____ County
My commission expires: _____

DRAFTED BY / RETURN TO:
Ramy Sesi, Esq.
32000 Northwestern Hwy., Suite 155
Farmington Hills, MI 48334

Exhibit A
Legal Description of Party One Parcel

Exhibit B
Legal Description of Party Two Parcel

Exhibit C
Legal Description of Party Three Parcel

Exhibit D
Sketch of Properties and Easement

Exhibit
Legal Description of Easement

STATE OF MICHIGAN
COUNTY OF LIVINGSTON
TOWNSHIP OF HARTLAND

LIBERTY HILLS
PLANNED DEVELOPMENT (PD) AGREEMENT

THIS AGREEMENT FOR PLANNED UNIT DEVELOPMENT (referred to herein as the "Agreement") made effective the __ day of _____, 2025, by and between the TOWNSHIP OF HARTLAND, Livingston County, Michigan, herein called the "Township ", 2655 Clark Rd., Hartland, MI 48353, and ENTITY WE DECIDE TO MAKE OWNER, LLC, a Michigan limited liability company, whose address is 100 W. Long Lake Rd. Suite 122, Bloomfield Hills, MI 48304, and its successors and assigns, herein called the "Developer."

BACKGROUND

A. Developer is the owner of a parcel of real property (the "Property") within the Township that is proposed for development as a self-storage facility, known as "Parcel # 08-21-300-039" (generally referred to hereafter as the "Project"). The legal description of the Property is attached as Exhibit A.

B. Developer has secured approval of the Project as a Planned Development ("PD") pursuant the Township of Hartland Zoning Ordinance (the "Zoning Ordinance"). Approval of Developer's PD Concept Plan was granted, subject to certain terms and conditions, by the Township Board, following recommendation by the Planning Commission. Subsequently, Developer secured Final Site Plan approval for the Project, which such plan is attached as Exhibit B.

C. Set forth below are the terms and conditions of the Parties' agreement for the Project and the use of the Property, which such agreement is to be recorded with the Register of Deeds for the County of Livingston following execution by the Parties.

NOW, THEREFORE, for and inconsideration of the foregoing, the parties agree as follows:

I. GENERAL PROJECT DESCRIPTION

The Property is approximately 1.2 acres of land, bearing Parcel I.D. No. 08-21-300-039. The address is _____ Highland Rd., Hartland Twp., Michigan *[INSERT ZIP]*.

II. EFFECT OF PD AGREEMENT

A. This Agreement is intended to serve as the contract contemplated under Section _____ of the Zoning Ordinance, and to establish the fundamental terms and provisions of subsequent final approval, construction, use, and maintenance of the Project.

B. Developer has secured approval of a site plan in accordance with Section _____ of the Zoning Ordinance, as amended, and any and all other applicable laws, ordinances and regulations, and with this Agreement and any conditions imposed with its approval.

C. This Agreement shall be binding upon and benefit the Township and Developer, as well as their respective successors, assigns, and transferees, and shall run with the land.

D. Physical development of the Project shall be in accordance with the approved Final Site Plan, and shall not be commenced until after the final site plan has been approved by the Township, subject to and in accordance with applicable procedures.

III. USES PERMITTED

Uses permitted within the Project shall consist only of a self-storage facility and related site improvements, amenities, and open space as shown on the PD Concept Plan and approved Final Site Plan, subject to the terms of this Agreement, and in accordance with the approved final site plan. All development and use shall be in accordance with this Agreement, applicable laws, regulations, and ordinances not inconsistent with this Agreement.

IV. DENSITY AND LOCATION

The Project shall consist of a 3-story drive thru self-storage facility. The location of the building shall be as shown on the approved Final Site Plan, within the building envelopes identified. The area and location of the lots shall be as shown on the approved Final Site Plan.

V. YARD SETBACKS

Yard setbacks and lots shall conform to the Township Ordinance.

VI. LANDSCAPING

All landscaping shall be installed in accordance with the Final Site Plan, and thereafter regularly, professionally, and permanently maintained on the Property. If weather conditions do not permit installation of all or a portion of the landscaping at the time Developer seeks an initial certificate of

occupancy, such Certificate shall be issued only after Developer has posted a financial guarantee in a form and manner, and amount, acceptable to the Township .

VII. SHARED DRIVEWAY EASEMENT

The parties acknowledge that there is on the Property an asphalt driveway allowing access to the Project through an easement. The document consists of a Declaration of Easement dated _____ and recorded at Liber _____ , Page _____ of the Livingston County Records.

VIII. ON AND OFF-SITE IMPROVEMENTS

It is understood that certain on-site and off-site infrastructure improvements will be required for the Project, to be set forth in the final site plan and engineering plans, including improvements for storm water management, sanitary sewer, and public water, and that Developer shall be solely responsible for all costs and expenses of and associated with such improvements and the restoration of those areas. The Township has no obligation to construct or provide in any way for such improvements, and the Township has made no guarantees, assurances, or representations with regard to the viability of any such improvements.

IX. STORM WATER MANAGEMENT

Storm water shall be released from the Property and the Project in a manner to be approved by the Township as part of final site plan review and engineering review. In general, the storm water shall be directed to an above-ground basin in the area shown on the approved Final Site Plan. The storm water and drainage conveyance facilities shall be designed and constructed by Developer, and approved and inspected by the Township , in accordance with all applicable Township , County of Livingston, and State of Michigan ordinances, codes, regulations and laws. Developer shall be responsible for securing any off-site easements as may be required, at its sole cost and expense. Developer shall also be responsible for maintaining the approved mechanical pre-treatment structure per the manufacturer's requirements, with records being provided to the Township upon request.

X. WATER AND SANITARY SEWER

Sanitary sewer and water are available to the Property. Developer shall, at its sole expense, construct and install improvements and/or connections tying into the municipal water and sewage systems. Such improvements shall be designed and constructed in accordance with the approved Final Site Plan, and all applicable Township , State and County standards, codes, regulations, ordinances, and laws. Such water and sanitary sewer service facilities, including any on-site and off-site facilities, extensions, and easements to reach the area to be served, shall be provided by and at the sole expense of Developer, and shall be completed, approved, and dedicated to (as required by the Township in its discretion) the Township to the extent necessary to fully service all proposed and existing facilities, structures, and uses within the Development to be served thereby, prior to issuance of any building permits for any building in such phase of the Development.

If Developer chooses to seek building permits for the structure before completion of the completion, dedication, and acceptance of the water and sanitary sewage facilities, Developer shall be permitted to post security in the form of cash or an irrevocable and automatically renewing letter of credit approved by the Township and issued by an institution doing business in Livingston County, Michigan.

Developer shall, upon completion of installation and testing of the public water and sanitary sewer improvements and final acceptance of same, convey and dedicate all interest in such facilities to the Township by providing and executing documents and title work in accordance with all applicable Township ordinances and requirements.

Developer shall not be required to pay any applicable availability fees, user connection fees or tap fees before connecting to the Township 's sanitary sewage or water supply systems.

XI. SIGNAGE

Signage shall be provided as set forth in the approved Final Site Plan.

XII. PHASING

The project shall be developed in a single phase.

XIII. GENERAL PROVISIONS

A. The Zoning Board of Appeals shall have no jurisdiction over the Property or the application of this Agreement.

B. Except as may be specifically modified by this Agreement, the Township Code and all applicable regulations of the Township shall apply to the Property. Any substantial violation of the Township Code by Developer and/or any successor owners or occupants with respect to the Property shall be deemed a breach of this Agreement, as well as a violation of the Township Code.

C. A breach of this Agreement shall constitute a nuisance per se which shall be abated. Developer and the Township therefore agree that, in the event of a breach of this Agreement by Developer, the Township , in addition to any other relief to which it may be entitled at law or in equity, shall be entitled under this Agreement to relief in the form of specific performance and an order of the court requiring abatement of the nuisance per se. In the event of a breach of this Agreement, the Township may notify Developer of the occurrence of the breach and issue a written notice requiring the breach be cured within thirty (30) days; provided, however, that if the breach, by its nature, cannot be cured within thirty (30) days, Developer shall not be in the breach hereunder if Developer commences the cure within the thirty (30) day period and diligently pursues the cure to completion. Failure to comply with such notice shall, in addition to any other relief to which the Township may be entitled in equity or at law, render Developer liable to the Township in any suit for enforcement for actual costs incurred by the Township including, but not limited to, attorneys' fees, expert witness fees and the like.

D. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. In the event Developer desires to propose an amendment, an application shall be made to the Township 's Department of Community Development, which shall process the application in accordance with the procedures set forth in the Zoning Ordinance.

E. Both parties understand and agree that if any part, term, or provision of this Agreement is

held by a court of competent jurisdiction, and as a final enforceable judgment, to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provisions held to be invalid.

F. The Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Livingston, State of Michigan.

G. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. A delay in enforcement of any provision of this Agreement shall not be construed as a waiver or estoppel of the Township 's right to eventually enforce, or take action to enforce, the terms of this Agreement. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, all remedies afforded in this Agreement are in addition to every other remedy provided by law.

H. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represents that the execution of this Agreement has been duly authorized and is binding on such parties.

I. This Agreement shall run with the land described herein as the Property and bind the parties, their heirs, successors, and assigns. This Agreement shall be recorded in the Livingston County Register of Deeds by the Township . The parties acknowledge that the Property is subject to changes in ownership and/or control at any time, but that heirs, successors, and assigns shall take their interest subject to the terms of this Agreement, and all references to "Developer " in this Agreement shall also include all heirs, successors, and assigns of Developer. The parties also acknowledge that the members of the Township Board and/or the Township Administration and/or its departments may change, but the Township shall nonetheless remain bound by this Agreement.

J. Developer has negotiated with the Township the terms of the PD Concept Plan and approved Final Site Plan and this Agreement, and such documentation represents the product of the joint efforts and mutual agreements of Developer and the Township. Developer fully accepts and agrees to the final terms, conditions, requirements and obligations of the PD Documents, and Developer shall not be permitted in the future to claim that the effect of the PD Concept Plan, approved Final Site Plan and Agreement results in an unreasonable limitation upon uses of all or a portion of the Property, or claim that enforcement of the PD Concept Plan or approved Final Site Plan and Agreement causes an inverse condemnation, other condemnation or taking of all or any portion of the Property. Developer and the Township agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan and the United States of America. Developer has offered and agreed to proceed with the undertakings and obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for the Developer, all of which undertakings and obligations Developer and the Township agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the

Property in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objective of the Township and Developer, as authorized under applicable Township ordinances and the Michigan Zoning Enabling Act, MCL 125.3101, *et seq*., as amended.

Developer fully accepts and agrees to the final terms, conditions, requirements, and obligations of this Agreement, and Developer shall not be permitted in the future to claim that the effect of this Agreement results in an unreasonable limitation upon use of all or any portion of the Property, or to claim that enforcement of this Agreement causes an inverse condemnation or taking of all or any portion of such property. It is further agreed and acknowledged that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the development and use of the Property under the approved PD Concept Plan, and are, without exception, clearly and substantially related to the Township 's legitimate interests in protecting the public health, safety and general welfare.

K. At the time of the execution of this Agreement, Developer has obtained Final Site Plan approval. Developer acknowledges that the Engineering Consultant may impose additional conditions other than those contained in this Agreement during its final approvals as authorized by law; provided, however, that such conditions shall not be inconsistent with the approved Final Site Plan or documents and shall not change or eliminate any development right authorized thereby. Such conditions shall be incorporated into and made a part of this Agreement, and shall be enforceable against Developer.

L. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between Developer and the Township .

M. The recitals contained in this Agreement and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement.

N. This Agreement is intended as the complete integration of all understandings between the parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein, other than additional conditions which may be attached to site plan approvals as stated above.

O. The parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The parties are not presently aware of any actions by them or any of their authorized representatives which would form the basis for interpretation construing a different intent and in any event expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.

P. Where there is a question with regard to applicable regulations for a particular aspect of the development, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of the PD Concept Plan or the approved Final Site Plan and this Agreement which apply, the Township , in the reasonable exercise of its discretion, shall determine the regulations of the Township ’s Zoning

Ordinance, as that Ordinance may have been amended, or other Township Ordinances that shall be applicable, provided that such determination is not inconsistent with the nature and intent of the PD Documents and does not change or eliminate any development right authorized by the PD documents. In the event of a conflict or inconsistency between two or more provisions of the PD Concept Plan and/or this Agreement, or between such documents and applicable Township ordinances, the more restrictive provision, as determined in the reasonable discretion of the Township , shall apply.

Q. Both parties acknowledge and agree that they have had the opportunity to have the PD Concept Plan and approved Final Site Plan, and this Agreement, reviewed by legal counsel.

R. Notwithstanding the foregoing, Developer retains the right at any time prior to commencement of construction of the improvements contemplated by the PD Concept Plan and approved Final Site Plan and this Agreement to terminate the PD subject to and in accordance with the requirements of the Zoning Ordinance applicable to such a termination.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGES TO FOLLOW]

TOWNSHIP OF HARTLAND

By: _____

Print Name: _____

Its: _____

STATE OF MICHIGAN)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this ___ day of _____, 2025, by _____, on behalf of the Township of Hartland, a _____.

_____

_____ , Notary Public

County of _____ , State of Michigan

Acting in _____ County

My commission expires: _____

[TBD ENTITY, LLC]

By: _____

Print Name: _____

Its: _____

STATE OF MICHIGAN)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this ___ day of _____, 2025, by _____, the _____ of _____, LLC, a Michigan limited liability company.

_____

_____ , Notary Public

County of _____ , State of Michigan

Acting in _____ County

My commission expires: _____

Drafted by:

When recorded return to:

18461:00003:201313579-1

Board of Trustees

William J. Fountain, Supervisor
Larry N. Ciofu, Clerk
Kathleen A. Horning, Treasurer
Matthew J. Germane, Trustee
Summer L. McMullen, Trustee
Denise M. O'Connell, Trustee
Joseph M. Petrucci, Trustee

June 5, 2024

OnQ Commercial Real Estate
Attn. Joe Qonja
100 W. Long Lake Road Suite 112
Bloomfield Hills, MI 48304

RE: Site Plan/PD Application #24-001 – Highland Road Self-Storage Facility Preliminary Planned Development Site Plan

Dear Joe Qonja:

On Thursday, May 9, 2024, the Planning Commission recommended approval of Site Plan/PD Application #24-001, the Preliminary Planned Development Site Plan for Highland Road Self-Storage Facility Planned Development. The Township Board approved Site Plan/PD Application #24-001 at their regular meeting on Tuesday June 4, 2024.

Approval is subject to the following conditions:

1. The Preliminary Planned Development Site Plan for Highland Road Self-Storage Facility Planned Development, SP/PD #24-001, is subject to all recommendations made by the Planning Commission.

2. Waiver request for the planned development project area to be less than 20 acres is approved.

3. Waiver request for the building height to exceed 35 feet is approved.

4. Waiver request for one (1) wall sign on a side of the building that is not the building wall's primary entrance (south elevation) is approved.

5. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated May 2, 2024, on the Construction Plan Set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.

6. As part of the Final Plan Review, the applicant shall provide a Planned Development (PD) Agreement that includes any access and maintenance agreements. The documents shall be in a recordable format and shall comply with the requirements of the Township Attorney.

7. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, Hartland Deerfield Fire Authority, and all other government agencies, as applicable.

If you have any questions, please contact me at (810) 632-7498.

Sincerely,

Troy Langer
Planning Director

LAND USE AND ZONING			
PID: 4708-21-300-039			
EXISTING: GENERAL COMMERCIAL (GC)			
PROPOSED: PLANNED DEVELOPMENT (PD)			
PROPOSED USE			
WAREHOUSE (SELF STORAGE)	PERMITTED USE		
ZONING REQUIREMENT	**REQUIRED (GC)**	**REQUIRED (PD)**	**PROPOSED**
MINIMUM LOT AREA	40,000 SF	20 AC	52.775 SF (1.2 AC) (W)
MINIMUM LOT WIDTH	200 FT	N/A	180.0 FT
MAXIMUM LOT COVERAGE (PRINCIPAL BUILDING)	75% (39,581 SF)	75% (39,581 SF) (1)	43% (22,800 SF)
MAXIMUM BUILDING HEIGHT	35 FT (2.5 STORIES)	35 FT	40 FT (3 STORIES) (W)
MINIMUM FRONT YARD SETBACK	50 FT	50 FT	27.6 FT (W)
MINIMUM SIDE YARD SETBACK	15 FT	20 FT	29.3 FT
MINIMUM REAR YARD SETBACK	80 FT (2)	20 FT (2)	43.8 FT
MINIMUM FRONT PARKING SETBACK	25 FT	25 FT	234.5 FT
MINIMUM SIDE PARKING SETBACK	10 FT	10 FT	5.0 FT (W)
MINIMUM REAR PARKING SETBACK	10 FT	10 FT	9.2 FT (W)
INTERNAL ROADWAY GREENBELT	15 FT	15 FT	27.6 FT

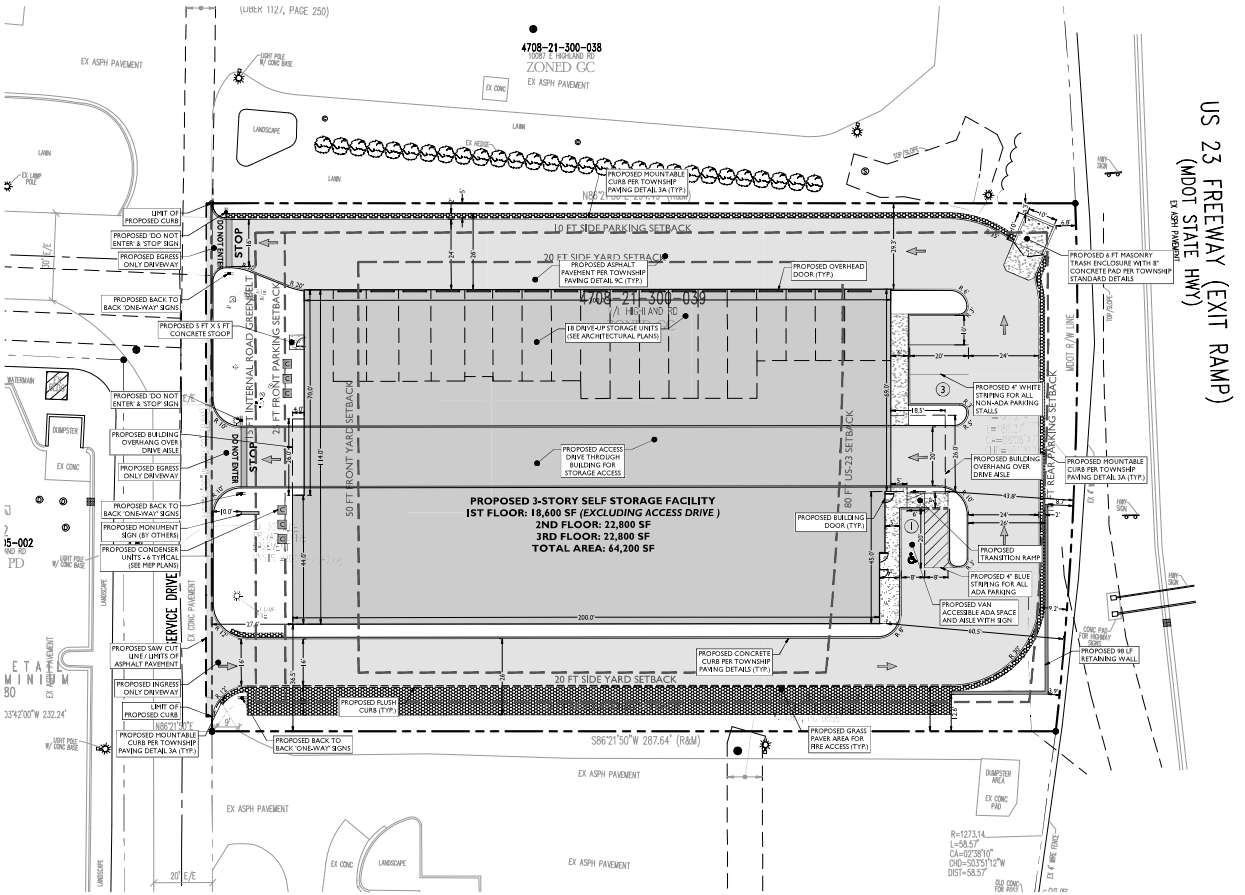
(1) AT MINIMUM, THE PLANNED DEVELOPMENT SHALL PROVIDE OPEN SPACE CONSISTENT WITH THE PREVIOUS ZONING DESIGNATION FOR THE SITE

(2) SETBACK FROM U.S. 23 REQUIRED TO BE 80 FT FROM R.O.W. LINE PER SECTION 3.24(5) OF THE HARTLAND ZONING ORDINANCE

(W) WAIVER

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	**REQUIRED**	**PROPOSED**
§ 5.8.4.H	MINI / SELF-STORAGE WAREHOUSE: MINIMUM SIX (6) SPACES PLUS ADEQUATE LOADING AREA AT EACH UNIT	4 SPACES (W)
§ 5.8.5.D	90° PARKING: 20 FT X 20 FT W/ 24 FT AISLE	10 FT X 20 FT W/ 24 FT AISLE

(W) WAIVER



SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED MOUNTABLE CURB
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED CONCRETE WALL
	PROPOSED BUILDING OVERHANG
	PROPOSED GRASS PAVER

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK, WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
6	01/15/2024	ECM	REVISED PER PRELIMINARY SITE PLAN REVIEW
5	12/07/2024	ECM	REVISED PER PRELIMINARY SITE PLAN REVIEW
4	11/07/2024	ECM	REVISED PER PRELIMINARY SITE PLAN REVIEW
3	10/07/2024	ECM	REVISED PER PRELIMINARY SITE PLAN REVIEW
2	11/16/2023	ECM	FOR PRELIMINARY SITE PLAN REVIEW
1	08/22/2023	JRC	REVISED PER TOWNSHIP PLANNING COMMENT
0	06/16/2023	ECM / JRC	FOR CLIENT REVIEW

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Detroit, MI · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com
607 Shelby Suite 200, Detroit, MI 48226
Phone: 248.247.1115

PRELIMINARY SITE DEVELOPMENT PLANS

HIGHLAND ROAD PLANNED DEVELOPMENT

PROPOSED SELF-STORAGE FACILITY

PARCEL ID: 4708-21-300-039
10051 S. HIGHLAND ROAD (VACANT LOT)
HARTLAND TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

STATE OF MICHIGAN
CHRISTOPHER COONEY OWENER
6201054104
LICENSED PROFESSIONAL ENGINEER

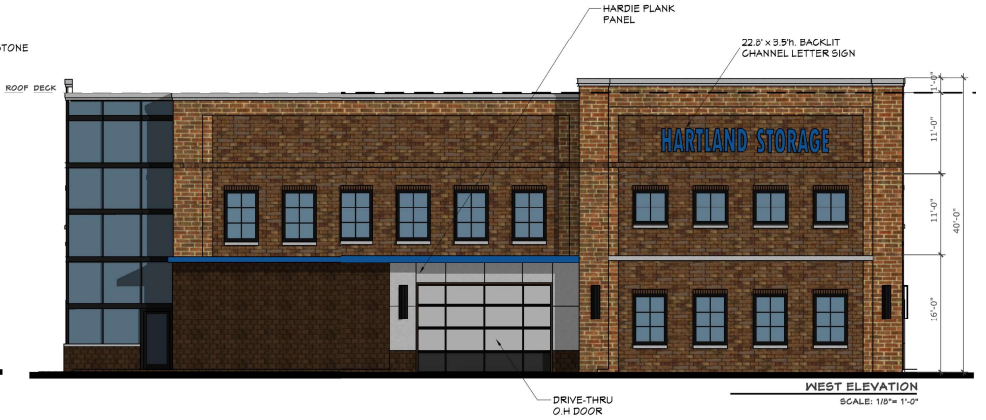
STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: DET-220363

TITLE: SITE PLAN

DRAWING: C-2

EAST ELEVATION
SCALE: 1/8"= 1'-0"



WEST ELEVATION
SCALE: 1/8"= 1'-0"

SOUTH ELEVATION
SCALE: 1/8"= 1'-0"

NOTE:
ALL HVAC UNITS LOCATED IN INTERIOR OF BUILDING

NORTH ELEVATION
SCALE: 1/8"= 1'-0"

RON JONA
COLLABORATIVE
1066 COMMERCE STREET
BIRMINGHAM MI. 48009
248.789.2001

OWNER/DEVELOPER
V/L HIGHLAND RD.
10087 HIGHLAND RD.
HARTLAND MI. 48353
PHONE: 248.712.3300
JOE@ONQCRE.COM

ARCHITECT
RON JONA
PHONE: 248.357.3600
RJONA@RONJONA.COM

SURVEYOR
FENTON LAND SURVEYING & ENGINEERING
14165 FENTON ROAD
SUITE 101A FENTON, MI 48430
PHONE: 810.354.8115
INFO@FENTONLSE.COM

PROJECT
HARTLAND STORAGE

SHEET TITLE
ELEVATIONS

DATE ISSUED
8.01.2023

REVISIONS
8.22.2023
10.10.2023
12.27.2023 (ELEVATIONS)
01.22.2024 (PROJECT INFO)
02.05.2024 (REVISIONS)
02.13.2024 (REVISIONS)
03.07.2024 (REVISIONS)

SHEET NUMBER
A 300

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan/PD Application #25-004, Sawyer Ridge, Residential Planned Development (PD) – Preliminary Site Plan

Date: July 9, 2025

Recommended Action

Move to approve Site Plan/PD #25-004, the Preliminary Planned Development Site Plan for Sawyer Ridge Planned Development as outlined in the staff memorandum dated June 9, 2025.

Approval is subject to the following conditions:

1. The Preliminary Planned Development Site Plan for Sawyer Ridge Planned Development, SP/PD #25-004, is subject to the approval of the Township Board.

2. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated July 9, 2025, on the Construction Plan set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.

3. As part of the Final Plan Review, the applicant shall provide a Planned Development (PD) Agreement that includes any access and maintenance agreements. The documents shall be in a recordable format and shall comply with the requirements of the Township Attorney.

4. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, applicable Fire Code requirements, Michigan Department of Transportation (MDOT), Livingston County Road Commission (LCRC), Livingston County Drain Commission (LCDC), and all other government agencies, as applicable.

5. Applicant shall obtain applicable approvals and permits from Michigan Department of Transportation (MDOT) and the Livingston County Road Commission (LCRC).

6. Applicant shall obtain any necessary approvals and permits from the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

7. (Any other conditions the Planning Commission deems necessary).

Discussion

Applicant: David Straub

Site Description

The subject property is south of Highland Road and west of Pleasant Valley Road in Section 26 of the Township. The subject parcel (Parcel ID #4708-26-200-007) is approximately 71.1 acres in size and zoned CA (Conservation Agricultural). The 2015 Future Land Use Map (FLUM) designates this parcel as Special

Planning Area (SPA) and is within the M-59/Pleasant Valley/Fenton Road SPA. The 2020-2021 Amendment to the FLUM has this same designation.

Currently the property is undeveloped and primarily consists of open fields which have historically been used for agricultural activities. Several wetland areas exist on the property. The applicant submitted a Wetland Delineation Report, dated December 4, 2024. This report identified six (6) wetland areas. A copy of the report is provided as an attachment.

The property directly south is occupied by an agricultural operation and residence and is zoned CA (Conservation Agricultural). Adjacent properties to the west include Hartland Glen Golf Course which is zoned CA (Conservation Agricultural) and a single-family residential Planned Development (Highland Reserve PD) which is zoned PD (Planned Development).

The subject property shares a common boundary with a separate parcel northeast of the site, which is zoned CA (Conservation Agricultural). The approximate 7.407-acre parcel is under separate ownership and is not part of the proposed project.

Per the site plan, there are three (3) vehicular access options to the development: Highland Road/M-59 on the north, a public road, which is under the jurisdiction of the Michigan Department of Transportation (MDOT); Pleasant Valley Road on the east, which is under the jurisdiction of the Livingston County Road Commission (LCRC); and an internal private road/vehicular connection to Highland Reserve Planned Development (PD) on the west, which also has private roads.

Municipal water and sanitary sewer will be required for this project.

The Planning Commission held the public hearing for this request at their June 12, 2025, regular meeting. The Planning Commission recommended approval of the request, subject to conditions.

Site History

Historically, plans for the Newberry Place Planned Development have included the subject property as part of that planned development, under several applications. Newberry Place PD has not received Final PD approval, and the current request is not related to the Newberry Place PD. The applicant is in the process of purchasing the subject property with the intent to develop the property as a residential planned development, as shown on the submitted Preliminary PD Site Plan for Sawyer Ridge.

SP/PD #24-009 PD Concept Plan (dated 07.16.2024)

At the October 24, 2024, meeting of the Planning Commission, SP/PD Application #24-009 was reviewed for the PD Concept Plan for a planned development at M-59 and Pleasant Valley Road (plan dated July 16, 2024). The Concept Plan showed twenty-eight (28) duplex buildings, equating to fifty-six (56) apartment units and one hundred thirty-four (134) single-family residential detached units, for a total of 190 residential units. Comments were provided but no formal action was taken by the Planning Commission, as is typical for the review of a PD Concept Plan.

SP/PD #24-009 PD Concept Plan (dated 10.28.2024 – Revised Layout)

On October 30, 2024, the applicant submitted a revised Concept Plan (dated 10.28.2024) with 167 single-family residential detached units. The duplex units as shown on the previous Concept Plan dated July 16, 2024, were eliminated. The stated lot size is 60 feet by 120 feet for the single-family lots. Generally, the development layout remained the same with some changes to the road layout in the northern portion of the site where duplexes were proposed on the previous plan. The revised plan was reviewed by the Planning Commission at their regular meeting on November 7, 2024, with no formal action taken. Similarly, the

Township Board reviewed the revised plans at their regular meeting on November 19, 2024. No formal action was taken.

Planned Development Procedure

Section 3.1.18 of the Township's Zoning Ordinance provides standards and approval procedures for a PD (Planned Development). Approval of a Planned Development is a three-step process. A Concept Plan, Preliminary Plan, and Final Plan are all reviewed by the Planning Commission and the Township Board, with the Planning Commission making a recommendation and the Board having final approval at each step. The process usually requires a rezoning from the existing zoning district to the Planned Development (PD) zoning district. As part of the rezoning, a public hearing is held before the Planning Commission consistent with the Michigan Zoning Enabling Act; this public hearing is held at the same meeting during which the Planning Commission reviews and makes a recommendation on the Preliminary PD. Approval of the Final Plan by the Township Board usually constitutes a rezoning of the subject property to PD (Planned Development).

Given the requirements for publishing a notice for the planned development, the public hearing has been scheduled for the June 12, 2025, Planning Commission meeting. Approval of the Final Plan by the Township Board usually constitutes a rezoning of the subject property to PD (Planned Development).

For all intents and purposes, the Preliminary Plan step is essentially the same as a preliminary site plan review for a conventional project in the Township. All the information and details required for a preliminary site plan approval must be provided for the Preliminary PD review and approval. Final PD review will involve detailed plans for those phases for which construction is intended to begin immediately, review of the Planned Development Agreement, and other written documents as applicable.

Overview of the Preliminary Plan and Proposed Use

The proposed Planned Development is a single-family residential planned development with 172 residential detached units. The revised Concept Plan (dated 10.28.2024) reviewed under SP/PD #24-009 showed 167 single-family residential detached units.

Currently the subject site (71.1 acres) is zoned CA (Conservation Agricultural). Revisions to the overall layout of the development have occurred since the Concept Plan was reviewed under SP/PD #24-009 (revised plan). The access point from Highland Road has been shifted to the west per the comments from the Michigan Department of Transportation (MDOT). The access point from Pleasant Valley Road has moved northward, when compared to the Concept Plan layout. A roadway connection is still provided to Highland Reserve Planned Development, which is west of the subject site. Internal roadway connections are not provided to the separate 7.407-acre parcel that abuts the subject site at the northeast corner of Sawyer Ridge PD. As noted, the separate parcel is zoned CA (Conservation Agricultural) and is not part of this PD proposal.

The plan shows three (3) development phases for the project, which are summarized below:

Phase #	**# Residential Units**	**Location within development**
Phase 1	78	Northern one-half of development
Phase 2	72	Southern one-half of development
Phase 3	22	North central portion of development
TOTAL UNITS	172	

Several house design options are available. Each style of home has a minimum of three (3) bedrooms with 2 ½ bathrooms, with an attached 2-stall or 3-stall garage. Floor plans and samples of the housing styles are provided as attachments.

The minimum lot size within the development is approximately 7,200 square feet in area, with a minimum lot width of sixty (60) feet.

Sheet C8 of the site plans shows a drawing of a typical 60-foot-wide by 120-foot-deep lot with setbacks that define the building envelope (Typical Lot Data). The setbacks are noted below.

Building Setbacks/Building Envelope:
Front: 25 feet
Side: 5 feet
Rear: 20 feet
(All structures, patios, decks, in-ground pools, and other site elements are to be placed within the building envelope, except driveways and sidewalks).

Lot coverage. Lot coverage is not stated on the plans. All structures and site elements are to be built within the building envelope with the exception of driveways and sidewalks (from house to street). Site elements include hard surfacing (concrete patios, paver patios, sidewalks, pool apron), deck, shed, pools, pavilion, gazebo, and other built structures.

Other Development Features
One (1) vehicular access is provided from Highland Road on the north and another vehicular access is shown on Pleasant Valley Road on the east. Internally, vehicular circulation is provided by a network of paved, private roads and includes two (2) cul-de-sacs, at the southern portion of the development. One (1) street stub is shown (Timber Trail), on the west property line which is intended to allow for a connection to the private road in Highland Reserve PD (west of Sawyer Ridge PD). Access easements for ingress and egress for the proposed road connection will be required as part of the Final PD documents.

The private roads in the proposed development will be required to meet the standards of Section 5.23 of the Zoning Ordinance. For a road serving twenty-five (25) or more units or parcels, private roads are to be constructed consistent with public road requirements of the Livingston County Road Commission (LCRC). The paved roadway portion is shown as thirty (30) feet wide with mountable concrete curb and gutter, and a 66-foot-wide right-of-way. Additional comments on the private roads are found in this memorandum under the section “Requirements for Preliminary Review.”

Internal to the development, five (5) foot wide concrete sidewalks are shown on both sides of each private road. Five (5) foot wide concrete sidewalks are shown along the frontages of Highland Road and the northern portion of Pleasant Valley Road. The sidewalks are placed within the road right-of-way for each of those roads.

Five (5) foot wide natural mowed walking paths are offered within the development, along the landscape berms on the north and east, within the park, and along the borders of some lots. The walking paths connect to the internal sidewalks and sidewalks found along Highland Road and Pleasant Valley Road.

The stormwater management plans indicate stormwater run-off will be collected and conveyed to one (1) detention area, that is shown at the west side of the development. The Township Engineer’s (SDA) review letter dated May 28, 2025, noted that the proposed stormwater detention basin may need to be enlarged to handle the volume of stormwater generated by the proposed development. The plans will be reviewed at a

later date by the Livingston County Drain Commission office. If a larger footprint is required for the detention basin, it could potentially have an impact on the layout of the development as well as the number of residential units. Revisions to an approved site plan would be reviewed by the Planning Commission as an amendment to the approved Preliminary PD Site plan. The amendment could be approved on the construction plans, administratively, if the revisions did not alter the roadways or walkways.

Municipal water and sanitary sewer will be required for this project. The applicant will need to work with the Township and Livingston County regarding public water and sanitary sewer. They will also need to work with the Hartland Township Department of Public Works (DPW) to acquire the necessary Residential Equivalent Units (REUs) for this development.

Approximately 26.08 acres of the site is designated as open space, equating to approximately 38.2% of the property, using the parcel size of 68.34 acres (net site area per applicant). The open space areas include wetlands, detention area, uplands, and usable open space. Additional information is provided under the "Open Space" section of this memorandum.

The parcel is approximately 71.1 acres in size, resulting in an estimated density of 2.42 dwelling units per acre (172 units ÷ 71.1 acres). More discussion on density is provided in the next section of this report.

Eligibility Criteria (Section 3.1.18.B.)
To be eligible for PD approval, the applicant must demonstrate that the criteria in Section 3.1.18.B. will be met.

1. **Recognizable Benefits.** *The planned development shall result in a recognizable and substantial benefit to the ultimate uses of the project and to the community and shall result in a higher quality of development than could be achieved under conventional zoning.*

   The applicant has provided an explanation of the recognizable benefits in the Project Summary dated May 21, 2025. Per the applicant, the recognizable benefits include the following:

   - This development will provide low maintenance single-family housing that is in demand in Hartland Township.
   - The site provides easy access to major roads and is located in an under-serviced area.
   - Clustering of homes allows for preservation of existing woodlands and wetlands and provides passive and active open spaces.

2. **Minimum Size.** *Planned Developments must be a minimum of 20 acres of contiguous land.*

   The parcel is approximately 71.1 acres and complies with the minimum size for a planned development.

3. **Use of Public Services.** *The proposed type and density of use shall not result in an unreasonable increase in the use of public services, facilities, and utilities, and shall not place an unreasonable burden upon the subject site, surrounding land, property owners and occupants, or the natural environment.*

   The residential development is accessed from Highland Road, which is under the jurisdiction of the Michigan Department of Transportation (MDOT) and Pleasant Valley Road, which is under the jurisdiction of the Livingston Conty Road Commission (LCRC). Approvals and permits from MDOT and LCRC will be required for the proposed access points.

A proposed internal private road connection is shown on the west side of the development, to a private road within Highland Reserve Planned Development, which is adjacent to Sawyer Ridge PD. An ingress-egress easement agreement between all parties is required for the connection as part of the Final PD submittal.

Internally, a looped system of private roads is proposed. The intent is that the private roads will be maintained by the Homeowner's Association per the applicant.

Regarding density, the FLUM designation for this property is Special Planning Area (SPA) which allows for a density that is flexible, but with an overall base density of four (4) dwellings per acre. Using this density, a maximum of 284.2 (or 284) dwelling units could be permitted (71.1 acres x 4 dwelling units per acre). In comparison, the proposed residential single-family development has 172 dwelling units and density of 2.42 dwelling units per acre, which could generate less traffic and have less impact on Highland Road and Pleasant Valley Road.

Public water and sanitary sewer services will be required for the project. The Township Director of Public Works has provided comments in the email dated May 22, 2025. The plans show proposed municipal water and sanitary sewer services for the development.

The Hartland Deerfield Fire Authority provided comments in the review letter dated October 8, 2024.

4. Compatibility with Comprehensive Plan. *The proposed development shall not have an adverse impact upon the Comprehensive Plan for the Township. Notwithstanding this requirement, the Township may approve a Planned Development proposal that includes uses which are not called for on the Future Land Use Map, provided that the Planning Commission and Township Board determine that such a deviation from the Future Land Use Map is justified in light of the current planning and development objectives of the Township.*

The subject property is designated as Special Planning Area (SPA) on the 2020-2021 Comprehensive Plan and Future Land Use Map (FLUM) Amendment. The property is part of the M-59/Cundy/Hartland Glen Golf Course Special Planning Area. This category designation envisions a density that is flexible. Overall, the SPA should have an overall density of four (4) dwelling units per acre, with a higher density being more desirable in the northern portion of the SPA and a lower density in the lower portion.

Using 71.1 acres for property size and allowing a density of four (4) units per acre, a maximum 282.2 (or 282) dwelling units could be permitted (71.1 acres x 4 dwelling units per acre). The Preliminary Plan proposes a density of 2.42 dwelling units per acre (172 dwelling units ÷ 71.1 acres), which is consistent with the maximum allowed density for the Special Planning Area.

Specific principles were agreed upon for the Special Planning Area in the 2020-2021 Comprehensive Plan Amendment, as listed below.

1. Development within the Special Planning Area shall provide for a variety of housing forms (for example, single family, townhouses, condominium, apartments, and senior housing), along with retail, office, recreation, and entertainment space. *The applicant proposes a residential development comprised of 172 detached single-family homes. A variety of building styles are proposed. Per the applicant, the Sawyer Ridge PD intends to provide low maintenance single-family housing that is in demand in the Township.*

2. Development within the Special Planning Area shall provide for public facilities and other neighborhood amenities. *The proposed extension of the public watermain and sanitary sewer to serve this site could potentially serve adjacent sites in the future. This could be considered an asset to the Township. The design of the PD provides open space areas that can be enjoyed by the Sawyer Ridge PD community, and include a park, preserved wetland areas, and internal sidewalks and walking paths.*

3. Special Planning Area shall provide pedestrian and vehicular links between land uses and adjacent property (that may not be directly included within this Special Planning Area development). *The proposed plan shows 5-foot-wide concrete sidewalks on each side of each private road. The internal sidewalks connect to the proposed 5-foot-wide concrete sidewalks along the Highland Road and Pleasant Valley Road frontages. A vehicular access point is provided from the Sawyer Ridge PD to Highland Reserve PD.*

4. Special Planning Area shall also coordinate with the Township's goal of creating walkable pathways to the Township settlements and other public and private facilities. *The PD provides an internal system of sidewalks and mowed walking paths. Additionally, the proposed 5-foot-wide concrete sidewalk along the frontage of Highland Road provides a connection to the adjacent development to the west and has the potential to connect to future developments to the east.*

5. Developments shall be developed in harmonious coexistence with pre-existing historical and natural features within the Township. *The intent of the PD is to retain portions of existing natural features such as the wetland areas and existing trees, as shown on the plans.*

6. Special Planning Area shall include landscape, streetscape, traffic and architectural solutions that are superior in design and visually enhancing the local community with sensitivity to the existing historic features in the Township. *The residential buildings are a mix of different styles of two-story detached houses which are in keeping with the surrounding neighborhoods. The proposed landscape plan provides buffering of the homes on the north with a berm and plantings along Highland Road and along the property line of the adjacent vacant parcel at Highland Road and Pleasant Valley Road. Many existing trees along the frontage of Pleasant Valley Road are shown to be preserved, which can provide buffering. Existing wetlands are to be preserved, with a minor exception where constructing an internal road. Proposed street trees are shown for each residential unit.*

5. Unified Control. *The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project, or assuring completion of the project, in conformity with the Ordinance.*

The proposed development will be under single ownership with the applicant being M/I Homes. They will be responsible for completing the project and its conformity with the Planned Development Ordinance. The PD will be governed by a Master Deed and Bylaws. A Homeowners Association (HOA) will be established which will oversee the maintenance of open space areas, private roads, stormwater areas, architectural review, enforcement of community restrictions, and financial management. A thorough review of the documents will occur with the Final Plan submittal.

Planned Development Design Standards (Section 3.1.18.C.)

This section outlines the design standards for a planned development. Additional site standards will be discussed from applicable sections of the Zoning Ordinance.

1. **Permitted Uses.** *The predominant use on the site shall be consistent with the uses specified for the parcel on the Township's Comprehensive Plan for Future Land Uses.*

   The subject area for the planned development project is designated as Special Planning Area (SPA) on the adopted 2020-2021 Comprehensive Plan and Future Land Use Map (FLUM) Amendment. This land use category envisions a variety of housing (for example, single-family, townhouses, condominiums, apartments and senior housing), as well as retail, office, recreation, and entertainment space. The proposed planned development is a single-family residential development with 172 detached homes.

2. **Residential Density.** *Residential density in a planned development shall be consistent with the density designation within the Township's Comprehensive Plan.*

   Section 3.1.18.C. of the Zoning Ordinance states the residential density in a planned development shall be consistent with the density designation within the Township's Comprehensive Plan. The subject property is designated as Special Planning Area (SPA) on the 2020-2021 Comprehensive Plan and Future Land Use Map (FLUM) Amendment. This category designation envisions a flexible density, with an overall density of four (4) dwelling units per acre.

   Using 71.1 acres for property size and allowing a density of four (4) units per acre, a maximum 282.2 (or 282) dwelling units could be permitted (71.1 acres x 4 dwelling units per acre). The Preliminary Plan proposes a density of 2.42 dwelling units per acre (172 dwelling units ÷ 71.1 acres), which is consistent with the maximum allowed density for the Special Planning Area.

   Per Section 3.1.18.C.iv., the Planning Commission may agree to recommend up to a forty (40%) percent increase in units on a site in recognition of outstanding attributes as listed in this section. The Township Board in its sole discretion shall have the ability to approve such density increase up to forty (40%) percent subsequent to an affirmative recommendation from the Planning Commission. In this case if the Planned Development land area could accommodate 282 units (71.1 acres x 4 units per acre), in accordance with the Comprehensive Plan, the Planned Development plan could include up to 395 dwelling units (282 + 113 additional units) if a maximum bonus of 40% were awarded by the Planning Commission and Township Board. A density bonus is not being considered for this PD project.

   The chart below outlines residential density as discussed in this section.

Residential Density	**Residential Units**
Proposed	172
Permitted	282
Bonus – maximum (40%)	395

3. **Design Details.** *The applicant shall prepare a detailed description of design details to be implemented in the proposed planned development, to be presented in a Pattern Book.*

   A Pattern Book was not submitted. The design details are provided within the Project Narrative and the Sample Portfolio of Houses as well as on the submitted site plans.

4. **Minimum Yard Requirements.** The minimum yard requirements are noted in the chart below per Section 3.1.18.C.vi.a. (Residential Use)

Yard Location	Minimum PD Standard	Proposed distance or setback	Complies Yes/No
Along perimeter adjacent to public road (Highland Road)	50 ft.	80 ft. from ROW to closest point to a dwelling unit property line	Yes
Along perimeter adjacent to public road (Pleasant Valley Road)	50 ft.	30 ft. from ROW to closest point to a dwelling unit property line	No
Along perimeter, but not adjacent to a road – for rear yard	40 ft.	20 ft.	No
Along an internal collector or local road – front yard	40 ft.	25 ft.	No

Section 3.1.18.C.vi.b.(2) states that minimum rear yard setback and minimum lot size for detached single-family structures in a planned development shall be based on good planning and design principles taking into account several variables as follows: degree of compatibility between adjoining uses; sensitivity to the characteristics of the site; the need for free access for emergency vehicles; the need for adequate amounts of light and air between buildings; and the need for proper amounts of open space for the exclusive use of residents on the site. The Planning Commission can evaluate the plans using those variables.

5. **Distances Between Buildings.** Spacing requirements for buildings in a planned development for any detached single-family structure are outlined in Section 3.1.18.C.vi.b.(1). *Any detached single-family structure shall be located at least thirty (30) feet from any other detached single-family structure and shall provide a minimum side yard setback of fifteen (15) feet on both sides.*

   The typical lot detail drawing shows the building envelope as defined by the proposed setbacks. Based on the plans, the side yard setback is five (5) feet, which equates to ten (10) feet between two (2) structures, at the closest point. This would not meet the minimum required spacing standards of thirty (30) feet between any other detached single-family structure. Per Section 3.1.18.C.vi.a., modification to yard requirements may be approved by the Township Board upon recommendation from the Planning Commission, upon making the determination other setbacks would be more appropriate.

   The Hartland Deerfield Fire Authority provided a review letter dated October 8, 2024.

6. **Building Height.** *No building in a planned development shall be greater than thirty-five (35) feet in height.*

   The sample portfolio of houses shows a variety of designs for two-story structures however the building height is not stated. Additional details will be required as part of the Construction Plan set.

7. **Parking and Loading.** *Planned Developments shall comply with the parking and loading requirements specified in Section 5.8, Off-Street Parking requirements, and Section 5.9, Loading Space Requirements of the Zoning Ordinance.*

Parking requirements are listed in Section 5.8.4.H (Table of Minimum Parking Space Requirements). For the category, Residential, Family, two (2) parking spaces are required for each dwelling unit.

There are options for an attached 2-stall garage or 3-stall garage per the sample house portfolio. This satisfies the parking requirement. The proposed front setback is twenty-five (25) feet which should accommodate a residential driveway to be at least twenty-five (25) feet long. Given this dimension, the driveway could accommodate additional parking of vehicles.

8. **Landscaping.** Landscaping requirements are found in Section 3.1.18.C.vi.e. These are considered minimum design standards, typically for a commercial or office development. A more detailed review of the landscaping is provided in this memorandum using applicable landscape standards as outlined in Section 5.11 (Landscaping and Screening).

9. **Open Space.** *Open space shall be provided to complement and accentuate the high-quality design of the proposed planned development. At minimum, the planned development shall provide open space consistent with the previous zoning designation for the site.*

   Per this section of the Zoning ordinance (Section 3.1.18.C.vi.f,), the planned development shall provide open space consistent with the previous zoning designation for the site, at a minimum. Currently the site is zoned CA-Conservation Agricultural. In CA, the open space requirement is a minimum of 85%, for a single-family detached dwelling. The proposed plan states the overall open space is 38.2% of the site (using net site area of 68.34 acres, per the applicant) and thus would not comply. Historically, however, open space requirements outlined in Section 3.15 of the Zoning Ordinance have been applied for other single-family residential planned developments in the Township such as Walnut Ridge Estates PD, Highland Reserve PD, and Courtyards of Hartland PD.

   Section 3.15 of the Zoning Ordinance states residential condominium developments (in several zoning district classifications) should provide a minimum of 25% open space, with a minimum of 10% of the total open space to be usable open space ("usable open space" is defined as land area suitable for active recreation). For the proposed development consisting of 68.34 acres, this would equate to a minimum of 17.09 acres of open space (25% of 68.34 acres), with a minimum of 1.71 acres of usable open space (10% of 17.09 acres open space).

   Sheet C11 of the Site Plans shows the different categories of open space areas. The open space areas include wetland areas, detention basin, upland areas, and the mowed walking paths. The total open space is approximately 26.08 acres equating to 38.2% of the site (68.34 acres).

   The usable open space areas (shown in green) include the landscaped berms along Highland Road and the eastern border, open land adjacent to the residential lots in several areas, and the park on the east. The percentage of usable open space is stated as 9.10 acres or 13.3% of the site. The park will have picnic tables, benches, and a play structure.

10. **Natural Features**. *Consistent with the stated intentions for the creation of these regulations, the preservation of the natural features of the Township is an important planning consideration. A PD proposal must consider the natural topography and geologic features, scenic vistas, trees and other vegetation and natural drainage patterns that exist on the site and propose a development pattern which preserves and avoids disruption of those natural features as much as possible.*

    A Topographic Survey and Tree Inventory are provided, which show the existing features of the site. A Tree Survey lists the tree species and condition of each tree on the Tree Inventory. Currently the

majority of the site consists of open fields which have been farmed in the past. Wooded areas occur on the borders of the property and in the wetland areas. The plans indicate what trees will be preserved or removed.

Six (6) wetland areas have been identified per the applicant's Wetland Delineation report. Per the applicant's explanation, a small area of an existing wetland will be filled to provide required road access, which may require approvals and permits from the Michigan Department of Environment, Great Lakes, and Energy (EGLE). Approximately 93% of the onsite regulated wetlands are preserved per the applicant.

11. **Sidewalks and Pedestrian Access.** *The applicant must demonstrate the PD site, and all uses within the site, will be connected to any existing pedestrian and nonmotorized vehicle paths and trails within a public right-of-way or easement open to the public.*

    A proposed 5-foot-wide concrete sidewalk is shown along the frontage of the PD site on Highland Road and along the frontage of Pleasant Valley Road (north of the wetland area). These sidewalks connect to the internal sidewalk system and mowed walking paths within the PD.

Requirements for Preliminary Review (Section 3.1.18.E.ii)

The following section is a summary of items that have not been addressed in the previous review as part of the Design Standards section.

1. **Sewer and Water.**
   The applicant should contact the Township's Department of Public Works regarding the number of REUs required for the proposed development, for municipal water and sanitary sewer.

2. **Stormwater and Drainage Systems.**
   Stormwater will be collected and conveyed to one (1) detention area.

3. **Traffic Impacts.**
   The applicant has provided a Traffic Impact Study, dated March 7, 2025, conducted by Fishbeck. The applicant has been working with the Michigan Department of Transportation (MDOT) to meet their requirements for the proposed access from Highland Road. Per the request of MDOT the entrance drive from Highland Road was moved to the location shown on the plans, thus MDOT is satisfied with the entrance location. The Livingston County Road Commission (LCRC) has reviewed the plans and has no objection to the proposed entrance drive for Pleasant Valley Road.

4. **Vehicular Circulation.**
   The residential development has one (1) entrance from Highland Road and one (1) entrance from Pleasant Valley Road. An internal connection is shown to a private road that is part of Highland Reserve Planned Development on the west.

   Internal circulation is via private roads that include two (2) cul-de-sacs. Section 5.23.5 of the Zoning Ordinance states that when a potential number of units or parcels served is twenty-five (25) or greater, the proposed private roads must be constructed consistent with public road requirements of the Livingston County Road Commission (LCRC). The minimum required roadway surface width shall not be less than thirty (30) feet, with the dimension measured from face of curb to face of curb.

   The plans show a typical cross section of the private road (half-section), and the roadway surface width is stated as thirty (30) feet, as measured from back of curb to back of curb. The curb is a mountable curb. A 66-foot-wide private road right-of-way easement is shown. The roadway surface width in the

cross section is not measured from face of curb to face of curb and thus does not comply with the LCRC standards. Using the LCRC standards would add approximately four (4) feet of paved surface area and would reduce the width of the planting area for street trees, between the back of curb and sidewalk. The deviation from the LCRC design standards is considered a waiver. The proposed road design has been approved for private roads in similar residential PD developments such as the Villas of Hartland PD, the Courtyards of Hartland PD, and Highland Reserve PD.

Section 5.23.5.E.vi. of the Zoning Ordinance (Minimum Private Road Standards) states that private roads serving more than twenty-four (24) parcels or dwelling units or combination thereof equaling twenty-four (24) shall have at least two (2) points of access to a public road. In this case there are two (2) access points to public roads, from Highland Road and Pleasant Valley Road.

5. Fiscal Impacts.
The applicant has provided a response to this topic in the Project Summary letter May 21, 2025.

Landscaping (Section 5.11)
Applicable sections of Section 5.11 (Landscaping and Screening) will be applied to the PD, as outlined below.

A. Landscape plan requirements (Sec. 5.11.1.D.)
- Required – Landscape plans are to be prepared by a Registered Landscape Architect (plans with seal and signature).
- Proposed – Landscape plans are prepared by a Registered Landscape Architect
- Meets Requirement? – Yes
- Comment – (none)

B. Divider Medians (Sec. 5.11.2.A.vii.)
- Required – Divider median shall be curbed, minimum 10 ft. wide; 1 canopy or evergreen tree per initial 25 ft. plus 1 additional canopy or evergreen tree for every increment of 25 ft. Trees no further than 60 ft. center to center. Ground surface coverage 80% minimum with live plant material. One (1) divider median at Highland Road entrance. Divider median 10 ft. wide and 46 ft. in length and is curbed.
  EQUATES TO: 2 trees plus 80% ground surface coverage
- Proposed – 10-ft. wide curbed median; 2 canopy trees; approximately 50% ground surface coverage with shrubs and ornamental plants/annual flowers (North 50% length of median). South 50% of median - no ground coverage shown.
- Meets Requirement? – Yes, for number of trees; No for 80% ground surface coverage on the southern half of the divider median.
- Comment – Plan to be revised to provide 80% ground surface coverage on the southern one-half of divider median (on Construction Plan set). South portion of divider median cannot be all mulch. Lawn is suggested by staff.

C. Irrigation (Sec. 5.11.2.A.viii.)
- Required – All landscaped areas (including lawns) shall be provided with an automatic, underground or drip irrigation system.
- Proposed – Irrigation system is to be provided in all landscape areas per Maintenance Notes on Sheet L-6. The “landscape areas” are not defined in the notes. Staff assumes this will be provided in the buffer areas/common areas.
- Meets Requirement? – Yes
- Comment – Irrigation plan required to be provided in the Construction Plan set.

D. Greenbelt Landscaping (Sec. 5.11.C.)
Highland Road (736 lineal feet of frontage)
- Required – Within the first 30 feet of the property, 1 canopy tree for every 30 ft of lineal of frontage; Planning Commission may approve up to 50% substitution of canopy trees with evergreen trees; PLUS 3 small deciduous ornamental trees or large deciduous or evergreen shrubs for the initial 40 ft., and 1 per 20 ft. thereafter. (736 lineal feet of frontage)
- EQUATES TO: 25 canopy trees and 38 additional ornamental trees, or large deciduous or evergreen shrubs or combination thereof REQUIRED
- Proposed – 28 canopy trees; 17 ornamental trees; 25 large shrubs; and 15 evergreen trees. Majority of plants are planted on 3-foot-high berm. Plants are located within the first 30 feet of the property. Lawn and mulched areas are not labeled.
- Meets Requirement? – Yes
- Comment – All lawn areas and mulched areas to be labeled on Construction Plan set.

Pleasant Valley Road (Net street frontage (excludes wetlands) = 1,003 lineal feet)
- Required – Within the first 30 feet of the property, 1 canopy tree for every 30 ft of lineal of frontage; Planning Commission may approve up to 50% substitution of canopy trees with evergreen trees; PLUS 3 small deciduous ornamental trees or large deciduous or evergreen shrubs for the initial 40 ft., and 1 per 20 ft. thereafter. (1,003 lineal feet of frontage)
  EQUATES TO: 33 canopy trees and 51 additional ornamental trees or large deciduous or evergreen shrubs or combination thereof REQUIRED
  Proposed – 32 canopy trees; 18 ornamental trees; 11 large shrubs; and 16 evergreen trees (counted if within first 30 feet of property). Plants are located within the first 30 feet of the property. Lawn and mulched areas are not labeled.
- Meets Requirement? – No, for number of required canopy trees. 16 conifer trees are proposed as well.
- Comment – Planning Commission may approve of a substitution of evergreen trees for up to 50% of the canopy trees. All lawn areas and mulched areas to be labeled on Construction Plan set.

E. Buffering or Screening (Sec. 5.11.2.G.i.) – Screening between Land Uses (south property line where abutting single-family CA zoned property)
- Required – Landscape buffer shall be provided to create a year-round visual screen at least eight (8) feet in height along all adjoining boundaries of a non-residential use or a residential use of higher density and abutting a single-family residential zoned property. Evergreen trees to be planted in a staggered or clustered pattern with varying tree heights.
- Proposed – SOUTH: random groupings of existing deciduous trees to be preserved.
- Meets Requirement? – **TBD**
- Comment – **Planning Commission to determine if the proposed plan meets the intent of the screening requirement.**

F. Detention/Retention Area Landscaping (Sec. 5.11.2.H.)
- Required – Landscape materials shall be used to integrate the area with the overall landscape design; 1 canopy or evergreen tree must be planted for every 50 lineal ft. of basin perimeter as measured at the top of the bank elevation. The required trees shall be planted in a random pattern or in groupings. EQUATES TO: 24 canopy or evergreen trees/combination of REQUIRED
- Proposed – 24 canopy trees in random groupings.
- Meets Requirement? – Yes
- Comment – (none)

G. Requirements for Single Family Residential Districts (Sec. 5.11.5.C.–Subdivision Planting Requirements)
- Required – In single family platted subdivisions, residential site condominiums, or non-residential subdivisions, 1 street tree required, for every 35 feet of frontage, with tree located between the

sidewalk and curb. Minimum 4-foot-wide area required between the sidewalk and back of curb.

- Proposed – 1-2 street trees per unit (short dimension of lot) and additional street trees on corner lots (long dimension of lot). Spacing varies between 25 ft. to 40 ft. Width of area between sidewalk and back of curb averages approximately 12 feet.
- Meets Requirement? – Yes
- Comments (none)

H. Requirements for Single Family Residential Districts (Sec. 5.11.6.B.)

- Required – Single Family Residential properties are encouraged to plant and maintain landscaping which provides a good street side appearance. All unpaved portions of the front yard are to be planted with suitable live plan material (grass, groundcover, and shrubs) and extending to any abutting street pavement edge.
- Proposed – A typical landscape plan for a residential lot was not provided.
- Meets Requirement? – **TBD**
- Comments – Applicant to provide a typical landscape plan for a residential lot on the Construction Plan set.

Other site details

Landscaped berm along adjacent property (vacant 7.407-acre lot at Highland Rd. and Pleasant Valley Rd.)
The landscape plan shows a 3-foot-high landscape berm, along the adjacent property lines of the vacant lot, located at Highland Road and Pleasant Valley Road. The vacant lot is zoned CA (Conservation Agricultural). The berm is planted with lawn and a double row of evergreen trees with tree heights varying from 8 feet to 12 feet at the time of planting. The landscaped berm serves as a buffer for the residential lots located along the eastern and northern boundaries of the planned development (behind lots #60-68 and lots #158-167).

Lighting
Street lighting is proposed and detailed information for the light fixture is found on Sheet C18. Information on the pole height and pole color are not provided. Sheet C18 states ten (10) streetlights are proposed; however, the site plans do not show the streetlight locations. An elevation drawing of the pole and luminaire, with the total height stated (light fixture and pole) should be included in the Construction Plan set, as well as a plan showing the streetlight locations.

Architecture/Building Materials (Sec. 5.24)
Architectural standards for façade materials are not provided in Section 5.24 for single-family buildings. Elevations and floor plans are provided. The elevations only show the front of the house and partial view on one side of the house. The façade materials are not stated on the elevations. The façade materials generally include siding (horizontal orientation and board and batten), shake siding, and brick or stone as accent products. The product colors include shades of taupe/beige, grey, blue, and green. Brick and stone veneer products are offered in earthtone colors. Façade material percentages are not required to be submitted.

Homes constructed with a ten (10) foot separation will include 1-hour fire rated exterior side walls. Per the applicant's letter dated May 9, 2025.

The square footage range of the homes is 1,957 to 2,065 square feet.

Other Requirements-Zoning Ordinance Standards
Nothing additional at this time.

Hartland Township DPW Review
The DPW Director has provided a review letter dated May 22, 2025.

Hartland Township Engineer's Review (Spaulding DeDecker)
The Township Engineer (SDA) has provided a review letter dated May 28, 2025.

Hartland Deerfield Fire Authority Review
The Hartland Deerfield Fire Authority has provided comments in the review letter dated October 8, 2024.

Attachments:
1. Township DPW review letter 05.22.2025 – PDF version
2. Township Engineer (SDA) review letter 05.28.2025 – PDF version
3. Hartland Deerfield Fire Authority review letter 10.08.2024 – PDF version
4. Applicant's Response to Fire Dept comments 05.09.2025
5. Project Summary from Applicant 05.21.2025 – PDF version
6. Wetland Delineation Report 12.04.2024 – PDF version
7. Executive Summary TIS 03.07.2025 – PDF version
8. MDOT comments Sawyer Ridge – PDF version
9. LCRC comments Sawyer Ridge – PDF version
10. LCRC Site Distance Review 04.14.2025 – PDF version
11. Park Bench Cut Sheet – PDF version
12. Play Structure Cut Sheet – PDF version
13. Elevations & Floor Plans 02.25.2025 – PDF version
14. Sawyer Ridge & Highland Reserve Exhibit – PDF version
15. Site Plans dated 05.13.2025

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2025 Planning Commission Activity\Site Plan Applications\SP PD #25-004 Sawyer Ridge PD Preliminary\Staff reports\Township Board\SP PD #25-004 staff report PH TB 07.09.2025.docx

DEPARTMENT OF PUBLIC WORKS

Scott Hable, Public Works Director
2655 Clark Road
Hartland MI 48353
Phone: (810) 632-7498

TO:	Planning Department
DATE:	5/22/2025
DEVELOPMENT NAME:	Sawyer Ridge
PIN#:	4708-26-200-007
APPLICATION #:	#25-004
REVIEW TYPE:	Site Plan

Site Plans for the proposed Sawyer Ridge Development Site Plan proposes 172 single family homes in with 1 REU is required in Water and Sewer for each lot. Thus totaling 172 REU's for the proposed project. Currently the parcel has 320 Sewer REU's and 0 Water REU's, and sufficient REU's will need to be purchased prior to development of each unit.

	Sewer REUs	Water REUs(Dist.2)
Owned	320	0
Required	172	172
REU Difference	148	172
Cost Each	$9,439.20	$6,829.67
Total Due	$0	$1,174,703.24
TOTAL REU COST	**$1,174,703.24**	

Hartland Township Public Works approves the Highland Reserve Development site plan subject to inclusion of the following details on the construction plans:

1. Sanitary sewer material and sizes and connection detail sheet
2. Monitoring manhole for sewer connection and location if required
3. Utility easements noted as public or private.
4. All watermain and leads installed to meet Township specifications
5. Approval of the Livingston County Drain Commission.

An appropriate sized water meter, horn, and MXU sending unit will need to be purchased from the township at time of each units construction.

Please feel free to contact me with any further questions or comments regarding this matter.

Scott Hable
Public Works Director

Site Plan Review

May 28, 2025

Troy Langer
Planning Director
Hartland Township, MI

Re: Sawyer Ridge – Site Plan Review #2
SDA Review No. HL22-127

Dear Troy:

We have received the preliminary site plan submittal for the above referenced project prepared by Seiber Keast Lehner dated May 13, 2025, and received by our office on May 21, 2025. The plans were reviewed in accordance with Hartland Township Engineering Standards and the following comments are our observations.

Recommendation
Approval of the Site Plan is recommended with the conditions listed below.

Comments:
The preliminary Site Plan meets the general requirements of the Hartland Township Code of Ordinances and the Engineering Design Manual.

Project Summary

- Construction of a residential site with 172 units south of Highland Road and on the east side of Pleasant Valley Road. Site access would be provided via private streets with access drives from Highland Road (M-59) and Pleasant Valley Road. It is noted that the site is 68.34 acres.
- Water service would be provided by two connection points. A proposed 12-inch extension from the currently under review 12-inch water main on the south side of Highland Road (M-59) and a proposed 12-inch extension from the currently under review 12-inch main along Melsetter St. Domestic leads would be provided to serve the proposed units along with additional hydrants on-site.
- Sanitary sewer service would be provided by a sanitary sewer force main and pump station from the existing 12-inch sanitary sewer along Highland Road (M-59). Service leads would be provided to serve the proposed units.
- Storm water would be collected by multiple storm sewer collection systems and discharged to one on-site detention basin and existing wetlands.

General

1. The Highland Reserve residential development is currently under engineering review, 3 Phases are expected for this project. Phase 1 of the Sawyer Ridge project is proposed to connect to Phase 2 of the Highland Reserve project. Coordination with the Township and the Highland Reserve development regarding the timing of the phases will be required.
2. The developer provided a wetland delineation report done by Barr Engineering. The report indicated six wetlands on site and reported three wetlands, C, D, and E, as regulated wetlands. An EGLE permit will be required for all work within the regulated wetlands. Wetland D is proposed to be filled (0.45 acres). Restoration or creation of wetland mitigation for impact on

wetlands may be required by EGLE. This may impact on the footprint of the proposed park or usable open space.

Water Main

1. The proposed water main is connected to the proposed 12-inch water mains along Highland Road and future Melsetter St, proposed as part of the Highland Reserve development. This project is currently under engineering review, and in the event of a delay in construction or discontinuance, the Sawyer Ridge project will need to extend across the frontage of the property along Highland Rd/ M-59 from the water main located at Hartland Glen Ln and Highland Road (which it approximately 1,400 ft of water main). The Sawyer Ridge development is proposing to extend the water main along Highland Road and Pleasant Valley, which follows the Township code. Water mains in new developments shall be installed from boundary to boundary in abutting road rights-of-way, on roads the fronts, on interior streets, and at other locations as may be deemed necessary by the Township for future extensions.
2. The water main along Timber Trail connected from the future 12-inch main at the Highland Reserve Development to Pleasant Valley shall be a 12-inch main to comply with the Township's Master Plan.

Storm Drainage & Site Grading

1. Calculations and drainage plans were provided. Based on the calculations provided it appears a larger basin will be required to accommodate for the required 100-year storm volume of 448,357 cu ft, as the basin can only provide 236,922 cu ft. During engineering review, the stormwater management systems will need to be evaluated and approved by the Livingston County Drain Commission. If it is determined that a larger pond footprint is required, it could potentially impact the number of units proposed.
2. On-site drainage must be captured within the proposed development. The swale behind lots 160-167 appear to only contain a portion of the onsite run off. Some run off is still designed to run off off-site. During engineering review this must be addressed with revised swale grading or additional storm sewer.

Paving

1. Private roads and driveways shall meet the requirement of Hartland Township's Zoning Ordinance Article 30.00, unless amended herein. The private road ordinance states that LCRC requirements must be met when serving greater than 25 units. The roads at this development were designed 30' wide and a 66-foot wide R.O.W. with sidewalks per County standards.
2. Private roads longer than six-hundred (600) feet shall provide one or more additional easements which shall extend from the primary private road easement to the adjoining parcels, unless the Township determines that it would be impractical or not beneficial to connect to existing or future public or private roads on adjoining parcels. The purpose of this requirement is to facilitate the development of a continuous road network.
3. A circulation plan was provided. It will need to be reviewed by the Hartland Fire Marshall, access appears to be adequate within the site.

Sanitary Sewer

1. All sanitary sewer design requirements are to follow current Livingston County Drain Commissioner's (LCDC) standards and details. LCDC sanitary sewer detail sheets shall be attached to the proposed plans when applicable.

Permits and Agreements Required

Based on those improvements depicted on the plans, the following permits and agreements may be needed to be provided for review and approval:

- A draft copy of the Storm Drain Agreement.
- A draft copy of the 20-foot wide easement for water main construction.
- A draft copy of the 20-foot wide easement for sanitary sewer construction.
- A Land Use Permit will be granted after the pre-construction meeting.
- Livingston County Drain Commissioner approval and permit.
- Soil Erosion and Sedimentation permit from Livingston County Drain Commissioner.
- Livingston County Roads permit for any work within the County ROW.
- Genesee County Drain Commissioner's Office IPP Discharge Permit approval.
- NPDES Notice of Coverage Documentation
- EGLE Permit for all public sanitary sewer installation.
- EGLE Permit for all public water main installation.
- MDOT Permit for any work within the Highland Road (M-59) ROW.

Please be aware that additional comments may arise with the submittal of the requested revisions and/or additional information.

The comments are not to be construed as approvals and are not necessarily conclusive. The final engineering plans for this development are to be prepared in accordance with the Hartland Township Engineering Design Standards and 2021 Hartland Township Standard Details. Sanitary sewer and water benefit fees may be applicable for this project.

If you have any questions regarding this letter, please contact Luisa Amici at (248) 844-5400 with any questions.

Sincerely,

SPALDING DEDECKER

Luisa Amici
Engineer

Mark Collins, PE
Project Manager

cc: Martha Wyatt, Hartland Township Planner – Landscape Architect (via email)

HARTLAND DEERFIELD FIRE AUTHORITY

HARTLAND AREA FIRE DEPT.

3205 Hartland Road
Hartland, MI. 48353-1825

Voice: (810) 632-7676
E-Mail: firemarshal@hartlandareafire.com

October 8, 2024

To: Hartland Township Planning Commission
Attn: Planning Department

Re: Planned Development at Highland Rd. and Pleasant Valley

The Hartland Deerfield Fire Authority has reviewed the Site Plan for the Planned Development at Highland Rd. and Pleasant Valley dated July 16, 2024.

These are the following are recommendations:

1. Ensure turning radius is a minimum of fifty feet.
2. Any homes within twenty feet of another, the sides within twenty feet has Class I material as discussed with the current owner.

Any revised drawings affecting the Fire Department must be submitted for review.

Jon Dehanke
Fire Marshal

M/I HOMES

Welcome to Better

May 9, 2025

Troy Langer
Hartland Township
2655 Clark Rd
Hartland, MI 48353

RE: Sawyer Ridge PD – Separation Distance Between Homes

Troy,

On October 8, 2024, Fire Marshal Dehanke issued a memo stating that any homes within twenty feet of another will require the sides to have Class I fire rated building materials. We respectfully request that the Sawyer Ridge PD be approved with a provision that homes will be spaced with a minimum 10' separation. Homes constructed with a 10' separation, will include 1-hour fire rated exterior side walls.

The proposed side setbacks for the Sawyer Ridge PD are 5' with a minimum 10' separation between buildings. The minimum building envelope that a home can be built in will be 50' wide. While minimum 10' home separations are proposed, it is envisioned that the majority of the homes will be greater than 10' apart. Most of the homes that will be offered will range between 38'-40' wide. Having the extra building envelope width afforded by the 10' separation and 5' side setbacks will allow for a greater variety in home product offerings and allow for the flexibility of adding a 3rd car garage on some homes.

It is my understanding that the Highland Reserve PD was approved for the same fire separation provision that we are requesting.

We appreciate your consideration.

Respectfully,

David Straub
M/I Homes of Michigan LLC
P: (248)- 303-0455
E: dstraub@mihomes.com

SAWYER RIDGE

PLANNED DEVELOPMENT
May 21, 2025

PROJECT SUMMARY
This proposed project contains 71.107 acres and is situated at the southwest corner of M-59 & Pleasant Valley Road (Parcel ID 08-26-200-007). The property is currently zoned SPA (Special Planning Area) and we are proposing a Planned Development zoning as outlined in the zoning ordinance Section 3.1.18. The proposed community will be detached single family residential for sale units.

The project proposes the preservation of natural features and valuable open space areas, while incorporating a sustainable and healthy walkable neighborhood design that includes concrete sidewalks along both sides of the private streets, a playground with benches and natural mowed walking paths throughout the neighborhood.

PREVIOUS CONCEPTUAL PLAN REVIEW
The Hartland Township Planning Commission conducted a Conceptual Review of the proposed PD on November 7, 2024. The Hartland Township Board of Trustees subsequently conducted a Conceptual Review of the proposed PD on November 19, 2024. Comments and direction received during these conceptual reviews have been incorporated in the Preliminary Review Application submittal.

RECONGNIZABLE BENEFITS
Sawyer Ridge will be providing low maintenance single family housing that is in demand within Hartland Township. The Site provides easy access to major roads and is located in an under serviced area. With the use of clustering the homes it allows for preservation of the natural features of existing woodlands & wetlands and providing passive and active open spaces.

UNIFIED CONTROL
This proposed development shall be under single ownership and control with the applicant being M/I Homes. They will be responsible for completing the project and its conformity with the Planned Development Ordinance.

MINIMUM YARD REQUIREMENTS
We are requesting approval by the Township Board with recommendation from the Planning Commission for the following changes to the minimum yard requirements:

- Lot size minimum 7,200 sf
- Lot minimum width 60 feet wide
- Front setback interior streets 25 feet

- Rear setback 20 feet
- Side setback 5 feet*
- Adjacent to public road minimum required is 50 feet and we are proposing 80 feet minimum along M-59 to provide a larger buffer.

*With side setbacks proposed with 5 feet minimum with 10 feet between homes it is anticipated that the building separation will be larger based on the proposed product type being 38 feet wide with a 50-foot buildable area. This allows a greater variety of homes and produces better streetscape. It also allows the for the ability to offer a 3rd car garage option if desired.

NATURAL FEATURES & OPEN SPACE PRESERVATION

Based on the wetland delineation there are 13.08 acres of regulated wetlands on site. The proposed residential development was designed to have minimum impact to the wetlands, but a 0.96-acre wetland fill will be required to provide required road access which will be permitted through EGLE. This plan saves 93% of the onsite regulated wetlands.

The Planned Development requires 25% (17.09 acres) of the Site to be preserved as open space, we are providing 38.2% (26.08 acres) which is well over the requirement. The open space is made up of wetlands, detention basins, uplands, and usable open space. There is also a requirement to provide 10% (6.83 acres) of the Site as usable open space, we are providing 13.3% (9.10 acres). The usable open space is activated by walking paths and a park area.

A detailed inventory of existing trees present across the subject property, along with indications of which trees will be preserved with the project, is included in the Preliminary Site Plan set. Additionally, a Landscape Plan identifying required street trees, detention basing landscaping, buffer plantings and required greenbelt landscaping is provided as well.

TRAFFIC IMPACT / PRIVATE ROADS

A professional Traffic Impact Study (TIS) of the overall PD was completed by Fishbeck and a copy of this report is attached with the application package. We are proposing an entrance to M-59 & Pleasant Valley Road with an internal connection to the proposed Highland Reserve project to the west. Our traffic consultant has been working with MDOT to meet their standards for Geometric Design for our approach to M-59.

All internal streets serving the PD will be private, however, will be constructed in accordance with the Livingston County Road Commission standards with a width of 30 feet from back of curb to back of curb.

RESIDENTIAL COMMUNITY ORGANIZATION AND MAINTENANCE

The PD will be governed by a Master Deed and Bylaws. A Homeowner's Association (HOA) will be established with the scope of authority that includes maintenance of the private roads, open space areas, storm water areas, architectural review, enforcement of community restrictions, and financial management. Each homeowner will pay a modest annual fee for the operation of the HOA.

FISCAL IMPACT

Sawyer Ridge residential community at full build out will consist of 172 homes and add an estimated $75 million dollars in assessed value to Hartland Township. With an estimated $5,000/year per home in property tax generation it is estimated $880,000/year for full build out. With each Sawyer Ridge home having a minimum of 3 bedrooms and 2-1/2 bathrooms, it is estimated the average household size will be 3.0-3.5 individuals per home, or 600 total residents at full build-out. It is anticipated that there will be 1.0-2.0 children per home that would equate to 172-344 children upon full development. These additional children integrated into the public school system is not anticipated to adversely impact the capacity of the Hartland Public School system. With these 172 homes it is estimated that the 600 new residents will help support the local economy and contribute to the vibrancy and growth of Hartland Township.

SUMMARY/CONCLUSIONS

The Sawyer Ridge PD project proposes a development concept that will deliver attainably priced housing that is compatible with the Hartland Township Comprehensive Plan and surrounding land use pattern. There will not be an unreasonable increase in the use of public services, facilities, and utilities, and will not place an unreasonable burden upon the subject site, surrounding land, property owners, or the natural environment. The overall project design incorporates recognizable benefits to the owners of the project and overall community beyond what would be achieved under conventional zoning including substantial open space preservation (26.08 acres or 38.2% of the overall property) and a sustainable and healthy walkable neighborhood design.

December 4, 2024

David Straub
MI Homes of Michigan LLC
40950 Woodward Avenue Suite 203
Bloomfield Hills, MI, 48304

Re: Wetland Delineation Report – M59 & Pleasant Valley SW, Livingston

Dear Mr. Straub,

Pursuant to your request, Barr Engineering Co. ("Barr") conducted a wetland delineation at the above-referenced site on November 12, 2024. The purpose of this report is to summarize the results of that work.

1.0 Area of Investigation Description

The Area of Investigation ("AOI") includes parcel number 08-26-200-007. Surrounding land uses include row-crop agriculture, residential and recreational development, forested area, wetlands, and an active sand and gravel mine. Within the AOI, there is planted soybean, wetlands, and upland forest.

Figure 1. Approximate Area of Investigation

1.1 Desktop Review

Barr conducted a desktop review of the site to evaluate aerial imagery, topography, soil types, and mapped wetlands within the site prior to the wetland delineation. As part of the desktop review, Barr staff reviewed resources such as aerial photography (Figure 1), the Natural Resources Conservation Service ("NRCS") Web Soil Survey ("WSS") Soil Units (Figure 2), and the Michigan Department of Environment, Great Lakes, and Energy ("EGLE") Wetlands Map Viewer (Figure 3).

The soil units present on site include 33.6% well drained Fox sandy loam, 2 to 6 percent (FoB), 27.5% well drained Fox sandy loam, 0 to 2 percent slopes (FoA), 14.8% very poorly drained Carlisle muck, 0 to 2 percent slopes (CarabA), 14.6% somewhat poorly drained Brady loamy sand, 0 to 2 percent slopes (BuA), and 5.0% very poorly drained Rifle muck (Rf), along with smaller amounts of other soil types.

Figure 2. Web Soil Survey Soil Map Units

The EGLE Wetlands Map Viewer showed both wetland soils and wetlands as identified by the National Wetlands Inventory ("NWI") and Michigan Resource Inventory System ("MIRIS") on the site.

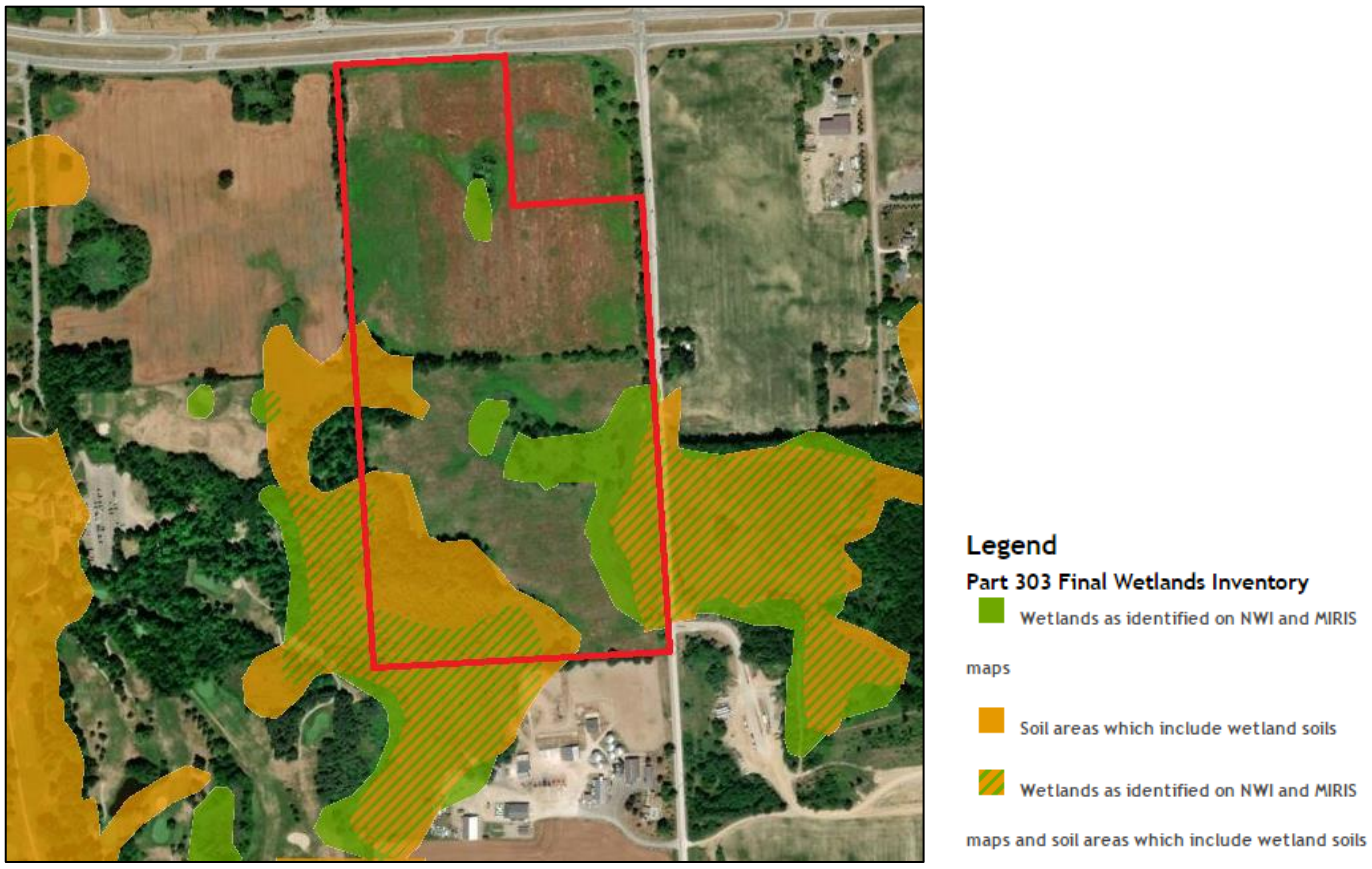


Figure 3. EGLE Wetlands Map Viewer

1.2 Methodology

The wetland delineation was conducted in a manner consistent with the *Corps of Engineers Wetlands Delineation Manual* (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral Northeast Region (Version 2.0,* USACE 2012*).* Wetland delineation procedures outlined in these manuals require the evaluation of on-site vegetation, soils, and hydrologic characteristics. Site observations are described in the sections below. The wetland boundaries were flagged in the field with alphanumerically labeled pink pin flags and/or pink flagging tape. Flagging was located using a GPS unit capable of sub-meter accuracy.

1.3 Results

This site includes palustrine (freshwater) emergent and scrub-shrub wetland habitats. Figure 4 (below and attached) depicts the locations of the wetland areas encountered on site and the attached U.S. Army Corps of Engineers (USACE) wetland data forms provide additional wetland detail.

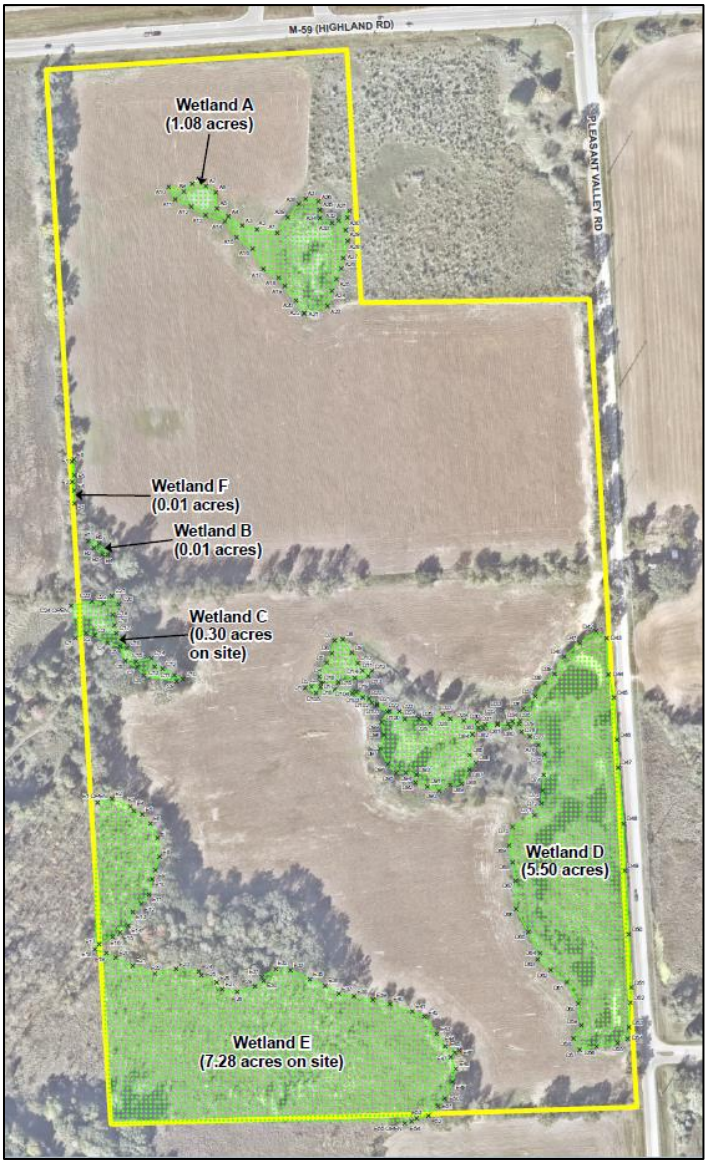


Figure 4. Excerpt from Barr Wetland Delineation Map

Vegetation, Soil, and Hydrology

Wetland A

Wetland A is a palustrine emergent/scrub-shrub wetland located in the northern portion of the site, bounded by flags A1 – A39. Vegetation encountered in this area included black willow (*Salix nigra*), sandbar willow (*Salix interior*), reed canary grass (*Phalaris arundinacea*), duckweed (*Lemna minor*), and water smartweed (*Persicaria amphibia*). In addition to wetland vegetation, indicators of wetland soils and hydrology were encountered at this location.

Wetland B

Wetland B is a palustrine emergent/scrub-shrub wetland located west-centrally in the site, bounded by flags B1 – B5. Vegetation encountered in this area included ash-leaved maple (*Acer negundo*), green ash (*Fraxinus pennsylvanica*), panicled aster (*Symphyotrichum lanceolatum*), sweet wood-reed (*Cinna*

arundinacea), fringed yellow-loosestrife (*Lysimachia ciliata*), glossy false buckthorn (*Frangula alnus*), and bearded sedge (*Carex comosa*). In addition to wetland vegetation, indicators of wetland soils and hydrology were encountered at this location.

Wetland C

Wetland C is a palustrine emergent wetland located west-centrally in the site, bounded by flags C1 – C24. Vegetation encountered in this area included spinulose wood fern (*Dryopteris carthusiana*), American elm (*Ulmus americana*), green ash, sweet wood-reed, bluestem goldenrod (*Solidago caesia*), fowl-manna grass (*Glyceria striata*), and small-spike false nettle (*Boehmeria cylindrica*). In addition to wetland vegetation, indicators of wetland soils and hydrology were encountered at this location.

Wetland D

Wetland D is a palustrine emergent wetland located east-centrally in the site, bounded by flags D1 – D105. Vegetation encountered in this area included black willow, common reed (*Phragmites australis subsp. australis*), reed canary grass, duckweed, bearded sedge, and dock-leaf smartweed (*Persicaria lapathifolia*). In addition to wetland vegetation, indicators of wetland soils and hydrology were encountered at this location.

Wetland E

Wetland E is a palustrine emergent/scrub-shrub wetland located west-centrally in the site, bounded by flags E1 – E55. Vegetation encountered in this area included yellow birch (*Betula alleghaniensis*), black cherry (*Prunus serotina*), American basswood (*Tilia americana*), white-avens (*Geum canadense*), sweet wood-reed, skunk-cabbage (*Symplocarpus foetidus*), black ash (*Fraxinus nigra*), tall-hairy grooveburr (*Agrimonia gryposepela*), and panicled aster. In addition to wetland vegetation, indicators of wetland soils and hydrology were encountered at this location.

Wetland F

Wetland F is a palustrine emergent wetland located east-centrally in the site, bounded by flags F1 – F6. Vegetation encountered at this location included ash-leaved maple, swamp white oak (*Quercus bicolor*), green ash, sweet wood-reed, white avens, pointed broom sedge (*Carex scoparia*), eastern woodland sedge (*Carex blanda*), and reed canary grass. In addition to wetland vegetation, indicators of wetland soils and hydrology were encountered at this location.

Adjacent uplands

In general, two types of upland areas were identified.

Farm field margins contained plants such as field thistle (*Cirsium arvense*), great mullein (*Verbascum thapsus*), switchgrass (*Panicum virgatum*), snake-strawberry (*Potentilla indica*), neckweed (*Veronica peregrina*), greater Canadian St-John's wort (*Hypericum majus*), common St-John's wort (*Hypericum perforatum*), stink grass (*Eragrostis cilianensis*), lamb's-quarters (*Chenopodium album*), and annual bluegrass (*Poa annua*). No evidence of wetland hydrology or soils were identified at these locations.

Forested upland areas included plants such as American basswood, black cherry, northern red oak (*Quercus rubra*), sugar maple (*Acer saccharum*), ash-leaved maple, American elm, white ash (*Fraxinus americana*), smooth brome (*Bromus inermis*), Pennsylvania blackberry (*Rubus pensilvanicus*), eastern prickly gooseberry (*Ribes cynosbati*), ground-ivy (*Glechoma hederacea*), tall goldenrod (*Solidago altissima*), sticky-willy (*Galium aparine*), rambler rose (*Rosa multiflora*), white avens, and eastern woodland sedge. No evidence of wetland hydrology or soils were identified at these locations.

1.4. Conclusions

Based on observations of topography, vegetation, soil, and indicators of hydrology, Barr has determined that wetland habitat is present within the AOI. According to Part 303, Wetlands Protection, of the Michigan Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (Part 303), Wetlands regulated by the State of Michigan include wetlands that are:

1. Located within 500 feet of, or having a direct surface water connection to, an inland lake, pond, river, or stream; or
2. Greater than 5 acres in size; or
3. Located within 1,000 feet of, or having a direct surface water connection to, the Great Lakes or Lake St. Clair; or
4. A water of the United States as that term is used in section 502(7) of the Federal Water Pollution Control Act, 33 USC 1362; or
5. Known to have a documented presence of an endangered or threatened species under Part 365 of State of Michigan 1994 PA 451, as amended or the Federal Endangered Species Act of 1973, Public Law 93-205; or
6. Rare or imperiled.

It is our opinion that wetlands D and E would be regulated under Part 303 as each is greater than 5 acres in size on-site. Wetland C would also be regulated as it extends off-site and appears to be part of a wetland system which is greater than 5 acres in size. Therefore, a Part 303 permit would be required to place fill or structures, excavate soil, drain surface water, or maintain a use of these wetlands.

It is our opinion that wetlands A, B, and F would not be regulated under Part 303 as they do not meet any of the above criteria. Therefore, a Part 303 permit would not be required to place fill or structures, excavate soil, drain surface water, or maintain a use of these wetlands.

Please be advised that EGLE and in some coastal cases USACE have regulatory authority regarding the wetland boundary location(s) and jurisdictional status of wetlands in the State of Michigan. Barr's wetland determination was performed in general accordance with accepted procedures for conducting wetland determinations. Barr provides no warranty, guarantee, or other agreement in respect to the period of time for which this wetland determination will remain valid. Barr's conclusions reflect our professional opinion based on the site conditions within the AOI observed during the site visits. Discrepancies may arise between current and future wetland determinations and delineations due to changes in vegetation and/or hydrology as the result of land use practices or other environmental factors, whether on-site or on adjacent or nearby properties. In addition, wetland delineations performed outside the growing season, typically from late-October until late-April, may differ from those performed at the same site during the growing season due to the presence of snow cover or frozen ground conditions. We recommend our wetland boundary determination and jurisdictional opinion be reviewed by EGLE prior to undertaking any earthmoving activity on the site.

Thank you for the opportunity to provide this wetland delineation. If you have any questions, please contact me at your convenience at 810-241-1229 and fthompson@barr.com.

Sincerely,

BARR ENGINEERING CO.

Fran Thompson
Ecologist

Attachments:

Figure 4 – Wetland Delineation
USACE Wetland Determination Data Forms

References:

U.S. Army Corps of Engineers (USACE). 1987. *Corps of Engineers Wetlands Delineation Manual.* Washington, DC.

USACE. 2012. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral Northeast (Version 2.0).* Washington, DC.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: M59 & Pleasant Valley SW City/County: Hartland/Livingston Sampling Date: 11/12/2024

Applicant/Owner: MI Homes of Michigan LLC; Hartland North and South Land Investment LLC State: MI Sampling Point: WTL A19

Investigator(s): Macy McPherson and Christian Tibaudo Section, Township, Range: Sec 03, T6N, R26E

Landform (hillside, terrace, etc.): toeslope Local relief (concave, convex, none): concave Slope %: 0-1

Subregion (LRR or MLRA): LRR L Lat: 42.6330009905748 Long: -83.7016723496065 Datum: WGS 84

Soil Map Unit Name: Brady loamy sand, 0 to 2 percent slopes NWI classification: PEM/PSS

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- X Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes X	No ____	Depth (inches): 7
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 5

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: WTL A19

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Salix nigra*	25	Yes	OBL
2.			
3.			
4.			
5.			
6.			
7.			
	25	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Salix interior*	30	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	30	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Phalaris arundinacea*	45	Yes	FACW
2. *Lemna minor*	5	No	OBL
3. *Persicaria amphibea*	10	No	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	60	=Total Cover	
Woody Vine Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	40	x 1 =	40
FACW species	75	x 2 =	150
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	115 (A)		190 (B)

Prevalence Index = B/A = 1.65

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WTL A19

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/1	100					Mucky Loam/Clay	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- X Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: M59 & Pleasant Valley SW City/County: Hartland/Livingston Sampling Date: 11/12/2024

Applicant/Owner: MI Homes of Michigan LLC; Hartland North and South Land Investment LLC State: MI Sampling Point: UPL A19

Investigator(s): Macy McPherson and Christian Tibaudo Section, Township, Range: Sec 03, T6N, R26E

Landform (hillside, terrace, etc.): shoulder Local relief (concave, convex, none): convex Slope %: 2-3

Subregion (LRR or MLRA): LRR L Lat: 42.6328940515097 Long: -83.7018263460486 Datum: WGS 84

Soil Map Unit Name: Brady loamy sand, 0 to 2 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: UPL A19

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Cirsium arvense*	10	No	FACU
2. *Verbascum thapsus*	10	No	UPL
3. *Panicum virgatum*	10	No	FAC
4. *Cerastium fontanum*	20	Yes	FACU
5. *Potentilla indica*	2	No	FACU
6. *Veronica peregrina*	35	Yes	FAC
7. *Hypericum majus*	5	No	FACW
8.			
9.			
10.			
11.			
12.			
	92 =Total Cover		
Woody Vine Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	5	x 2 =	10
FAC species	45	x 3 =	135
FACU species	32	x 4 =	128
UPL species	10	x 5 =	50
Column Totals:	92 (A)		323 (B)

Prevalence Index = B/A = 3.51

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UPL A19

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-9	10YR 3/3	100					Loamy/Clayey	sandy loam
9-13	10YR 2/2	80	10YR 5/2	10	D	M	Loamy/Clayey	sandy loam
			10YR 5/8	10	C	M		Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: M59 & Pleasant Valley SW City/County: Hartland/Livingston Sampling Date: 11/12/2024

Applicant/Owner: MI Homes of Michigan LLC; Hartland North and South Land Investment LLC State: MI Sampling Point: WTL B2

Investigator(s): Macy McPherson and Christian Tibaudo Section, Township, Range: Sec 03, T6N, R26E

Landform (hillside, terrace, etc.): toeslope Local relief (concave, convex, none): concave Slope %: 0-2

Subregion (LRR or MLRA): LRR L Lat: 42.6312800709499 Long: -83.7035734945385 Datum: WGS 84

Soil Map Unit Name: Fox sandy loam, 0 to 2 percent slopes NWI classification: PEM/PSS

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- X Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- X Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: WTL B2

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer negundo*	15	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	15	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Fraxinus pennsylvanica*	10	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	10	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Symphyotrichum lanceolatum*	45	Yes	FACW
2. *Cinna arundinacea*	25	Yes	FACW
3. *Lysimachia ciliata*	10	No	FACW
4. *Frangula alnus*	5	No	FAC
5. *Carex comosa*	5	No	OBL
6. *Fraxinus pennsylvanica*	5	No	FACW
7.			
8.			
9.			
10.			
11.			
12.			
	95	=Total Cover	
Woody Vine Stratum (Plot size: 15')			
1. *Vitis riparia*	5	Yes	FAC
2.			
3.			
4.			
	5	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	5	x 1 =	5
FACW species	95	x 2 =	190
FAC species	25	x 3 =	75
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	125	(A)	270 (B)

Prevalence Index = B/A = 2.16

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WTL B2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 2/1	90	10YR 3/4	10			Mucky Loam/Clay	
4-14	10YR 2/1	100					Mucky Loam/Clay	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- X Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: M59 & Pleasant Valley SW City/County: Hartland/Livingston Sampling Date: 11/12/2024

Applicant/Owner: MI Homes of Michigan LLC; Hartland North and South Land Investment LLC State: MI Sampling Point: UPL B/F1

Investigator(s): Macy McPherson and Christian Tibaudo Section, Township, Range: Sec 03, T6N, R26E

Landform (hillside, terrace, etc.): shoulder Local relief (concave, convex, none): convex Slope %: 2-3

Subregion (LRR or MLRA): LRR L Lat: 42.6313941294975 Long: -83.7036149401248 Datum: WGS 84

Soil Map Unit Name: Fox sand loam, 0 to 2 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: UPL B/F1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer negundo*	55	Yes	FAC
2. *Prunus serotina*	10	No	FACU
3.			
4.			
5.			
6.			
7.			
	65	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Fraxinus americana*	15	Yes	FACU
2. *Acer negundo*	15	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	30	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Rubus pensilvanicus*	40	Yes	FACU
2. *Bromus inermis*	35	Yes	UPL
3. *Urtica dioica*	5	No	FAC
4. *Glechoma hederacea*	10	No	FACU
5. *Galium aparine*	5	No	FACU
6. *Solidago altissima*	5	No	FACU
7.			
8.			
9.			
10.			
11.			
12.			
	100	=Total Cover	
Woody Vine Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 40.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	75	x 3 =	225
FACU species	85	x 4 =	340
UPL species	35	x 5 =	175
Column Totals:	195	(A)	740 (B)

Prevalence Index = B/A = 3.79

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UPL B/F1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-11	10YR 3/4	100					Loamy/Clayey	Sandy loam
11-15	10YR 6/6	70	10YR 3/2	30			Loamy/Clayey	sandy loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: M59 & Pleasant Valley SW City/County: Hartland/Livingston Sampling Date: 11/12/2024

Applicant/Owner: MI Homes of Michigan LLC; Hartland North and South Land Investment LLC State: MI Sampling Point: WTLC18

Investigator(s): Macy McPherson and Christian Tibaudo Section, Township, Range: Sec 03, T6N, R26E

Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope %: 0-1

Subregion (LRR or MLRA): LRR L Lat: 42.630648161027 Long: -83.7035300672004 Datum: WGS 84

Soil Map Unit Name: Fox sandy loam, 0 to 2 percent slopes NWI classification: PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes X	No ____	Depth (inches): 11
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 8

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: WTLC18

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Ulmus americana*	10	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	10	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Fraxinus pennsylvanica*	30	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	30	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Dryopteris carthusiana*	5	No	FACW
2. *Cinna arundinacea*	20	Yes	FACW
3. *Solidago caesia*	5	No	FACU
4. *Glyceria striata*	20	Yes	OBL
5. *Boehmeria cylindrica*	10	No	OBL
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	60	=Total Cover	
Woody Vine Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	30	x 1 =	30
FACW species	65	x 2 =	130
FAC species	0	x 3 =	0
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column Totals:	100 (A)		180 (B)

Prevalence Index = B/A = 1.80

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WTLC18

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 2/1	100					Mucky Loam/Clay	
4-9	10YR 2/1	95	5YR 3/4	5			Muck	
9-13	10YR 2/1	100					Muck	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- X Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: M59 & Pleasant Valley SW City/County: Hartland/Livingston Sampling Date: 11/12/2024

Applicant/Owner: MI Homes of Michigan LLC; Hartland North and South Land Investment LLC State: MI Sampling Point: UPL C24

Investigator(s): Macy McPherson and Christian Tibaudo Section, Township, Range: Sec 03, T6N, R26E

Landform (hillside, terrace, etc.): shoulder Local relief (concave, convex, none): convex Slope %: 4-5

Subregion (LRR or MLRA): LRR L Lat: 42.6310339625558 Long: -83.7038514360224 Datum: WGS 84

Soil Map Unit Name: Fox sandy loam, 0 to 2 percent NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: UPL C24

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Tilia americana*	15	No	FACU
2. *Acer negundo*	25	Yes	FAC
3. *Prunus serotina*	35	Yes	FACU
4. *Ulmus americana*	5	No	FACW
5.			
6.			
7.			
	80	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Ulmus americana*	15	Yes	FACW
2. *Acer negundo*	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	25	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Geum canadense*	10	Yes	FAC
2. *Rosa multiflora*	5	No	FACU
3. *Rubus pensilvanicus*	10	Yes	FACU
4. *Carex blanda*	5	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	30	=Total Cover	
Woody Vine Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	20	x 2 =	40
FAC species	50	x 3 =	150
FACU species	65	x 4 =	260
UPL species	0	x 5 =	0
Column Totals:	135 (A)		450 (B)

Prevalence Index = B/A = 3.33

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UPL C24

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10YR 4/3	95	10YR 6/6	5			Loamy/Clayey	Sandy loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: M59 & Pleasant Valley SW City/County: Hartland/Livingston Sampling Date: 11/12/2024

Applicant/Owner: MI Homes of Michigan LLC; Hartland North and South Land Investment LLC State: MI Sampling Point: WTL D40

Investigator(s): Macy McPherson and Christian Tibaudo Section, Township, Range: Sec 03, T6N, R26E

Landform (hillside, terrace, etc.): toeslope Local relief (concave, convex, none): concave Slope %: 2-3

Subregion (LRR or MLRA): LRR L Lat: 42.6304822508989 Long: -83.6994033054918 Datum: WGS 84

Soil Map Unit Name: Rifle muck NWI classification: PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- X Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ____ Aquatic Fauna (B13)
- ____ Marl Deposits (B15)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres on Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Tilled Soils (C6)
- ____ Thin Muck Surface (C7)
- ____ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ____ Surface Soil Cracks (B6)
- ____ Drainage Patterns (B10)
- ____ Moss Trim Lines (B16)
- X Dry-Season Water Table (C2)
- ____ Crayfish Burrows (C8)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes X	No ____	Depth (inches): 18
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 7

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: WTL D40

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Salix nigra*	65	Yes	OBL
2.			
3.			
4.			
5.			
6.			
7.			
	65	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Phragmites australis*	30	Yes	FACW
2. *Phalaris arundinacea*	55	Yes	FACW
3. *Persicaria lapathifolia*	10	No	FACW
4. *Typha angustifolia*	10	No	OBL
5. *Lemna minor*	5	No	OBL
6. *Carex comosa*	15	No	OBL
7.			
8.			
9.			
10.			
11.			
12.			
	125	=Total Cover	
Woody Vine Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	95	x 1 =	95
FACW species	95	x 2 =	190
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	190 (A)		285 (B)

Prevalence Index = B/A = 1.50

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WTL D40

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 2/1	100					Mucky Loam/Clay	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- X Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: M59 & Pleasant Valley SW City/County: Hartland/Livingston Sampling Date: 11/12/2024

Applicant/Owner: MI Homes of Michigan LLC; Hartland North and South Land Investment LLC State: MI Sampling Point: UPL D38

Investigator(s): Macy McPherson and Christian Tibaudo Section, Township, Range: Sec 03, T6N, R26E

Landform (hillside, terrace, etc.): shoulder Local relief (concave, convex, none): concave Slope %: 2-4

Subregion (LRR or MLRA): LRR L Lat: 42.6303583037555 Long: -83.6995751742559 Datum: WGS 84

Soil Map Unit Name: Fox sandy loam, 2 to 6 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: UPL D38

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Verbascum thapsus*	30	Yes	UPL
2. *Eragrostis cilianensis*	15	Yes	FACU
3. *Hypericum perforatum*	5	No	UPL
4. *Chenopodium album*	10	No	FACU
5. *Poa annua*	5	No	FACU
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	65 =Total Cover		
Woody Vine Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	30	x 4 =	120
UPL species	35	x 5 =	175
Column Totals:	65 (A)		295 (B)
Prevalence Index = B/A =			4.54

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UPL D38

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 4/4	100					Loamy/Clayey	
8-13	10YR 4/4	95	5YR 3/4				Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: M59 & Pleasant Valley SW City/County: Hartland/Livingston Sampling Date: 11/12/2024

Applicant/Owner: MI Homes of Michigan LLC; Hartland North and South Land Investment LLC State: MI Sampling Point: WTL E3

Investigator(s): Macy McPherson and Christian Tibaudo Section, Township, Range: Sec 03, T6N, R26E

Landform (hillside, terrace, etc.): toeslope Local relief (concave, convex, none): concave Slope %: 0-2

Subregion (LRR or MLRA): LRR L Lat: 42.6294755060048 Long: -83.7032988552008 Datum: WGS 84

Soil Map Unit Name: Carlisle muck, 0 to 2 percent slopes NWI classification: PEM/PSS

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- X Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 8

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: WTL E3

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Betula alleghaniensis*	5	Yes	FAC
2. *Prunus serotina*	5	Yes	FACU
3. *Tilia americana*	10	Yes	FACU
4.			
5.			
6.			
7.			
	20	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Fraxinus nigra*	10	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	10	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Symplocarpus foetidus*	5	Yes	OBL
2. *Agrimonia gryposepala*	5	Yes	FACU
3. *Leersia oryzoides*	5	Yes	OBL
4. *Geum canadense*	5	Yes	FAC
5. *Symphyotrichum lanceolatum*	5	Yes	FACW
6. *Cinna arundinacea*	5	Yes	FACW
7.			
8.			
9.			
10.			
11.			
12.			
	30	=Total Cover	
Woody Vine Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 10 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 70.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	10	x 1 =	10
FACW species	20	x 2 =	40
FAC species	10	x 3 =	30
FACU species	20	x 4 =	80
UPL species	0	x 5 =	0
Column Totals:	60	(A)	160 (B)

Prevalence Index = B/A = 2.67

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WTL E3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-9	10YR 2/1	100					Mucky Loam/Clay	
9-16	10YR 2/1	100					Muck	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- X Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: M59 & Pleasant Valley SW City/County: Hartland/Livingston Sampling Date: 11/12/2024

Applicant/Owner: MI Homes of Michigan LLC; Hartland North and South Land Investment LLC State: MI Sampling Point: UPL E25

Investigator(s): Macy McPherson and Christian Tibaudo Section, Township, Range: Sec 03, T6N, R26E

Landform (hillside, terrace, etc.): shoulder Local relief (concave, convex, none): convex Slope %: 2-3

Subregion (LRR or MLRA): LRR L Lat: 42.6286845747822 Long: -83.7025237501222 Datum: WGS 84

Soil Map Unit Name: Carlisle muck, 0 to 2 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: UPL E25

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus rubra*	25	Yes	FACU
2. *Prunus serotina*	25	Yes	FACU
3. *Acer saccharum*	15	Yes	FACU
4.			
5.			
6.			
7.			
	65	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Ulmus americana*	5	Yes	FACW
2. *Acer saccharum*	15	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	20	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Ribes cynosbati*	5	Yes	FACU
2. *Fraxinus americana*	5	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10	=Total Cover	
Woody Vine Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 14.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	5	x 2 =	10
FAC species	0	x 3 =	0
FACU species	90	x 4 =	360
UPL species	0	x 5 =	0
Column Totals:	95	(A)	370 (B)
Prevalence Index = B/A =			3.89

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: UPL E25

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR 3/4	100					Loamy/Clayey	sandy loam
7-14	10Yr 4/4	100					Loamy/Clayey	sandy loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: M59 & Pleasant Valley SW City/County: Hartland/Livingston Sampling Date: 11/12/2024

Applicant/Owner: MI Homes of Michigan LLC; Hartland North and South Land Investment LLC State: MI Sampling Point: WTL F5

Investigator(s): Macy McPherson and Christian Tibaudo Section, Township, Range: Sec 03, T6N, R26E

Landform (hillside, terrace, etc.): toeslope Local relief (concave, convex, none): concave Slope %: 0-1

Subregion (LRR or MLRA): LRR L Lat: 42.6316233822149 Long: -83.7037814144361 Datum: WGS 84

Soil Map Unit Name: Fox sandy loam, 0 to 2 percent slopes NWI classification: PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: WTL F5

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer negundo*	10	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	10	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Quercus bicolor*	10	Yes	FACW
2. *Fraxinus pennsylvanica*	20	Yes	FACW
3.			
4.			
5.			
6.			
7.			
	30	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Cinna arundinacea*	15	Yes	FACW
2. *Geum canadense*	10	Yes	FAC
3. *Carex scoparia*	10	Yes	FACW
4. *Carex blanda*	10	Yes	FAC
5. *Phalaris arundinacea*	15	Yes	FACW
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	60	=Total Cover	
Woody Vine Stratum (Plot size: 15')			
1. *Vitis riparia*			FAC
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 8 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	70	x 2 =	140
FAC species	30	x 3 =	90
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	100 (A)		230 (B)
Prevalence Index = B/A =			2.30

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WTL F5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR 3/2	100					Loamy/Clayey	sandy loam
7-13	10YR 6/1	65	10YR 4/6	30	D	M	Loamy/Clayey	sandy loam, course sands
			10YR 2/2	5				

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

M/I Homes Hartland Township
Traffic Impact Study

M/I Homes of Michigan, LLC

Project No. 2500274
March 7, 2025

fishbeck
Engineers | Architects | Scientists | Constructo

fishbeck
Engineers | Architects | Scientists | Constructors

39500 MacKenzie Drive, Suite 100
Novi, Michigan 48377

248.324.2090 | fishbeck.com

M/I Homes Hartland Township
Traffic Impact Study

Prepared For:
M/I Homes of Michigan, LLC
Bloomfield Hills, MI

March 7, 2025
Project No. 2500274

Executive Summary

Fishbeck has completed a traffic impact study (TIS) for a proposed single family detached housing development located in the southwest corner of M-59 (Highland Road) and Pleasant Valley Road in Hartland Township (Township), Livingston County, Michigan. The parcel is currently vacant. Site access will be provided via one proposed driveway on eastbound (EB) M-59 (Highland Road), one proposed driveway on Pleasant Valley Road, and one proposed cross connection to the proposed Highland Reserve development to the west of this proposed development. The development will be completed in one phase, assumed to be open and fully operational in 2031.

This study was conducted according to the methodologies and guidance published by Institute of Transportation Engineers (ITE), American Association of State Highway and Transportation Officials (AASHTO), Michigan Department of Transportation (MDOT), Livingston County Road Commission (LCRC), and the Township. MDOT standards and guidelines were referenced where local standards/guidelines are not defined.

Vehicular turning movement counts (TMCs) were collected at the study intersections on Tuesday, February 4, 2025, during the weekday morning (7 a.m. to 9 a.m.) and afternoon (4 p.m. to 6 p.m.) peak periods for the roadway network. MDOT requested that traffic counts be adjusted for seasonal variations. A seasonal adjustment of 1.12 was applied during the a.m. peak hour and a seasonal adjustment of 1.14 was applied during the p.m. peak hour.

There is one known project in the site vicinity that would add traffic volumes or alter traffic patterns within the study network. The following development was included as a background development:

- Highland Reserve Development
  - Located to the west of the proposed development.

Site-generated traffic was forecast using the information and methodologies specified in the ITE *Trip Generation Manual*. Existing traffic volumes, site layout, and engineering judgement were used to develop a trip distribution model for the a.m. and p.m. peak hours for the new traffic that would be generated by the proposed development. Additionally, directions of origin, surrounding residential densities, and commuting patterns were considered.

Operational analyses were conducted for existing, background, and total future conditions based on the *Highway Capacity Manual* (HCM) 7th Edition and HCM 2000 methodologies using Synchro traffic analysis software. Synchro network models were also simulated using SimTraffic to evaluate network operations including intersection queueing.

Based on the findings of the HCM operational analyses and site traffic generation, Table 1 has the recommended background and future improvements, with and without the development, to the study intersections to mitigate traffic operation impacts.

Table 1 – Recommended Improvements

Intersection	2025 Background (without development)	2031 Future (with development)
M-59 (Highland Road) and Pleasant Valley Road/ Fenton Road	• Construct an actuated-coordinated traffic signal. • Prohibit direct left turns from EB and westbound (WB) M-59 (Highland Road). Redirect left turning traffic to adjacent crossovers.	

Table 1 – Recommended Improvements

Intersection	2025 Background (without development)	2031 Future (with development)
EB M-59 (Highland Road) and Driveway 1		• An EB right turn lane is recommended.

The opinions, findings, and conclusions expressed in this TIS are those of Fishbeck and not necessarily those of the Owner/Applicant, M/I Homes, MDOT, LCRC, or Hartland Township.

Prepared By:

Alyssa Wambold, PE, PTOE – Fishbeck

Kyle Reidsma, PE, PTOE
Project Manager – Fishbeck

1.0 Introduction

1.1 Project Overview

On behalf of M/I Homes of Michigan, LLC, Fishbeck has completed a TIS for a proposed 176 dwelling unit (DU) single family detached housing development located in the southwest corner of M-59 (Highland Road) and Pleasant Valley Road in Hartland Township (Township), Livingston County, Michigan. The parcel is currently vacant. Site access will be provided via one proposed driveway on EB M-59 (Highland Road), one proposed driveway on Pleasant Valley Road, and one proposed cross connection to the proposed Highland Reserve development to the west of this proposed development. The development will be completed in one phase, assumed to be open and fully operational in 2031. The project location and study intersections are displayed in Figure 1.

Figure 1 – Project Location and Study Network

A. M-59 (Highland Road) and Fenton Road/Pleasant Valley Road
B. EB M-59 (Highland Road) and WB to EB Crossover – 1850 feet West of Pleasant Valley Road
C. EB M-59 (Highland Road) and WB to EB Crossover – 625 feet West of Pleasant Valley Road
D. WB M-59 (Highland Road) and EB to WB Crossover – West of Pleasant Valley Road
E. WB M-59 (Highland Road) and EB to WB Crossover – East of Pleasant Valley Road
F. EB M-59 (Highland Road) and Driveway 1
G. Pleasant Valley Road and Driveway 2

Martha Wyatt

To: Martha Wyatt
Subject: FW: Proposed Subdivision

From: Heidelberg, Craig (MDOT) <HeidelbergC@michigan.gov>
Sent: Tuesday, April 15, 2025 8:25 AM
To: Troy Langer <TLanger@hartlandtwp.com>; Kim Hiller <khiller@livingstonroads.org>; Mike Goryl <mgoryl@livingstonroads.org>
Cc: Fournier, Laurent (MDOT) <FournierL@michigan.gov>
Subject: RE: Proposed Subdivision

My apologies. Too many developments in Hartland to keep track of. I was thinking of a different location.

The driveway location pushed further west as MDOT requested is acceptable to MDOT. Just waiting on the TIS for any other possible mitigations.

Sorry about that.
Thanks
Craig

From: Troy Langer <TLanger@hartlandtwp.com>
Sent: Tuesday, April 15, 2025 8:20 AM
To: Heidelberg, Craig (MDOT) <HeidelbergC@michigan.gov>; Kim Hiller <khiller@livingstonroads.org>; Mike Goryl <mgoryl@livingstonroads.org>
Cc: Fournier, Laurent (MDOT) <FournierL@michigan.gov>
Subject: RE: Proposed Subdivision

CAUTION: This is an External email. Please send suspicious emails to abuse@michigan.gov

Craig,

I can certainly understand that, but earlier you indicated that the applicant was required to relocate their access to M-59, at your agencies request and the revised location complies to your request.

Are you now indicating that the location of that access drive is not accurate? I can understand that additional items may be warranted within the Right-of-way, but I'm trying to determine if the access drive location is acceptable.

Thanks.

Troy Langer
Planning Director
810.632.7498
2655 Clark Road
Hartland, MI 48353
www.hartlandtwp.com

From: Heidelberg, Craig (MDOT) <HeidelbergC@michigan.gov>
Sent: Tuesday, April 15, 2025 8:16 AM
To: Troy Langer <TLanger@hartlandtwp.com>; Kim Hiller <khiller@livingstonroads.org>; Mike Goryl <mgoryl@livingstonroads.org>
Cc: Fournier, Laurent (MDOT) <FournierL@michigan.gov>
Subject: RE: Proposed Subdivision

Troy,

To let you know, nothing has changed since the attached email for MDOT. We are still waiting on a TIS.

As you are aware, this is a busy area. So mitigations will likely be needed to the roadways to accommodate additional traffic from this site. We will see what they propose.

Thank you

Craig Heidelberg, P.E.
MDOT Brighton TSC
Operations Engineer
810-623-8341 C

Martha Wyatt

To: Martha Wyatt
Subject: FW: Proposed Subdivision

From: Troy Langer <TLanger@hartlandtwp.com>
Sent: Monday, June 2, 2025 1:47 PM
To: Martha Wyatt <MWyatt@hartlandtwp.com>
Subject: FW: Proposed Subdivision

Troy Langer
Planning Director
810.632.7498
2655 Clark Road
Hartland, MI 48353
www.hartlandtwp.com

From: Mike Goryl <mgoryl@livingstonroads.org>
Sent: Thursday, March 06, 2025 11:24 AM
To: Troy Langer <TLanger@hartlandtwp.com>
Cc: Heidelberg, Craig (MDOT) <HeidelbergC@michigan.gov>; Kim Hiller <khiller@livingstonroads.org>
Subject: RE: Proposed Subdivision

Troy,

I don't think the entrance location on Pleasant Valley will be a problem, but I also don't think we've ever done an official review. The developer or their engineer should submit a sight distance review application to our office for a formal review to lock down the location.

Mike

From: Troy Langer <TLanger@hartlandtwp.com>
Sent: Thursday, March 6, 2025 10:43 AM
To: Heidelberg, Craig (MDOT) <HeidelbergC@michigan.gov>
Cc: Mike Goryl <mgoryl@livingstonroads.org>
Subject: Proposed Subdivision

Craig,

We have a proposed single family residential subdivision proposed at the southwest corner of Highland Road (M-59) and Pleasant Valley Road.

The original concept plan depicted the connection to M-59, which would have also provided access to a 7.4 acre parcel. However, the updated "Sawyer Ridge" development shows that access to M-59 has been moved further to the west. The applicant is claiming that MDOT has requested this.

Anyway, Hartland Township does not have a Traffic Study at this point, but ultimately, we will seeking comments from MDOT (as well as the Road Commission) on the location of the access points.

Please feel free to share your comments.

Thank you.

Troy Langer
Planning Director
810.632.7498
2655 Clark Road
Hartland, MI 48353
www.hartlandtwp.com

LIVINGSTON COUNTY ROAD COMMISSION
LAND SPLIT / SIGHT DISTANCE REVIEW

****NOTE: THIS IS NOT A DRIVEWAY PERMIT****

Review Number **2509-003**

Property Owner and Applicant Information

Owner: **Yaldo Isam**
Street Address: **31000 NW Hwy Suite 110**
City, State, ZIP: **Farmington Hills, MI 48334**
Day Phone: **(248) 521-0978**

Applicant:
Company: **M/I Homes**
Address: **40950 Woodward Ave, Suite 203**
City,State: **Bloomfield Hill MI, 48304**
Applicant Phone: **(248) 221-5011**

Recommended for Approval:
Yes

Date of Review:
4/14/2025

Inspector:
Kim Hiller

Location

Township: **HartIn** Section **16** Roadway On: **Pleasant Valley Road** Side of Street: **West**
Approach Type: **Private Road** Development: **Sawyer Ridge**
Speed Limit (if posted): **55** Speed Factors (if any): **Unposted Paved Road**

Comments:

The clear vision will need to be shown on the private road approach plans and will need to be established during construction of the private road approach.

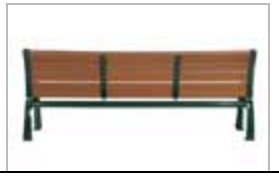
Inspector: Kim Hiller

Field Measurements: Location of existing property corners from nearest crossroad: **658 and 2668 feet South of M-59**

Parcel	Prop/Emnt Corners	Access Point(s)	Sight Distance Req. Std	Sight Distance Req. Min	Sight Distance Measured		S.D. Comply	CVA Comply	Neighbor Consent	Approve
Private Road		**905**	**850**	**610**	**850 North**	**850 South**	**Yes**	**No**	**No**	**Yes**

** This review is based on the survey/sketch provided to us at the time of application or during the review process. Any changes to property lines or driveway locations after the date of this review will void the review and may prevent approval or permits for any future driveway approaches.

Model # PB6-HER | Heritage Bench | 6' Length Print | Close Window

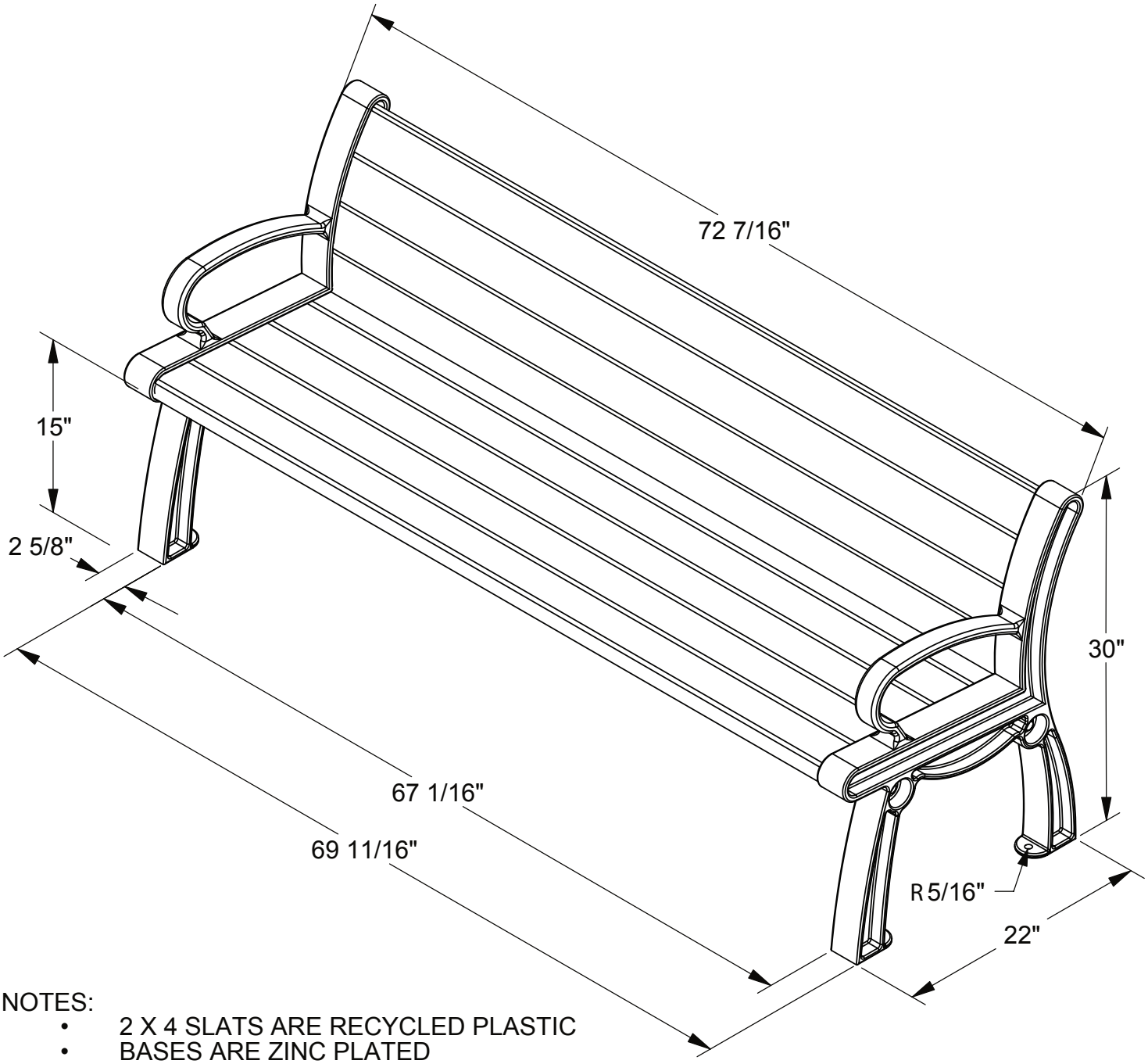


627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

Model # PB6-HER

Dimension Sheet

6’ HERITAGE BENCH



NOTES:

- 2 X 4 SLATS ARE RECYCLED PLASTIC
- BASES ARE ZINC PLATED
- ALL HOLES PRE-DRILLED AND
- ALL HARDWARE IS ZINK PLATED
- UNIT WEIGHT APPROX. 140 LBS.

Holly M/I Homes

NE VIEW

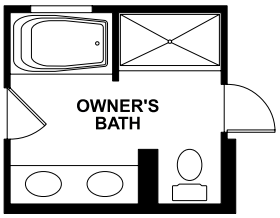
R5

FOR KIDS
AGES
5-12

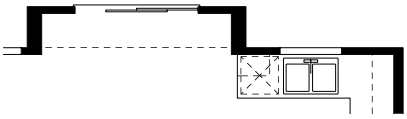
STRUCTURE # R5054682A
PROJECT # R5054682A
DATE 8/27/2024

PLAYCRAFT SYSTEM
A PLAYCORE Company

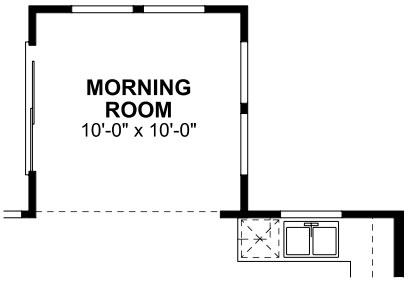
SECOND FLOOR



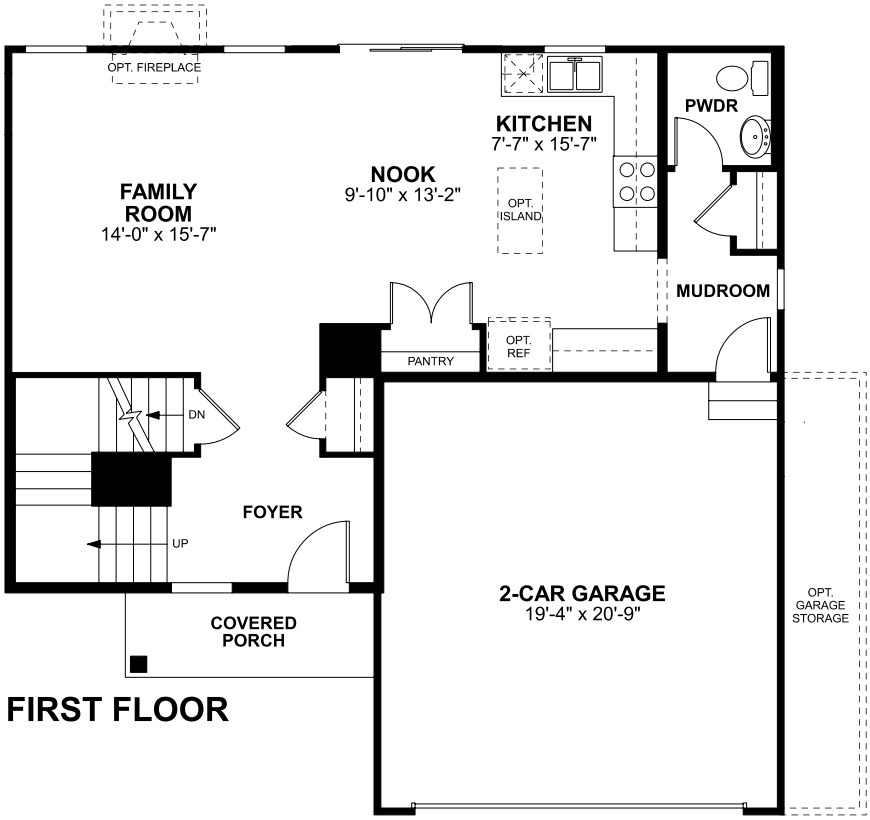
OPTIONAL DELUXE OWNER'S BATH



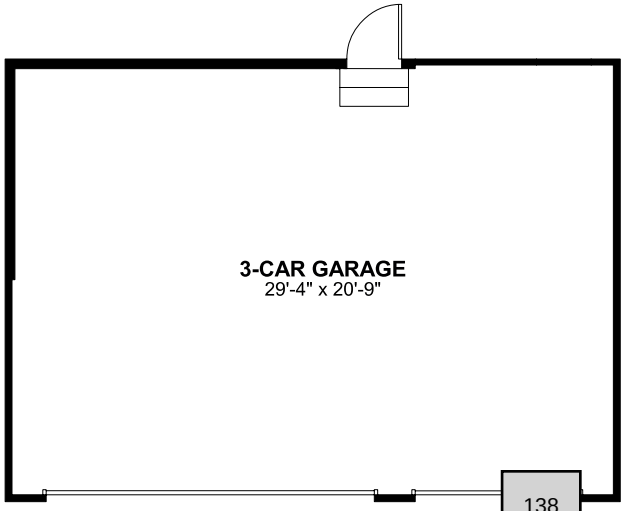
OPTIONAL BAY WINDOW



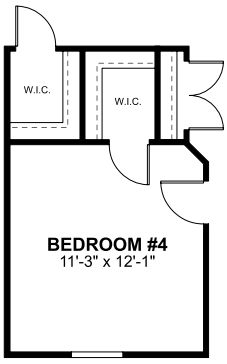
OPTIONAL MORNING ROOM



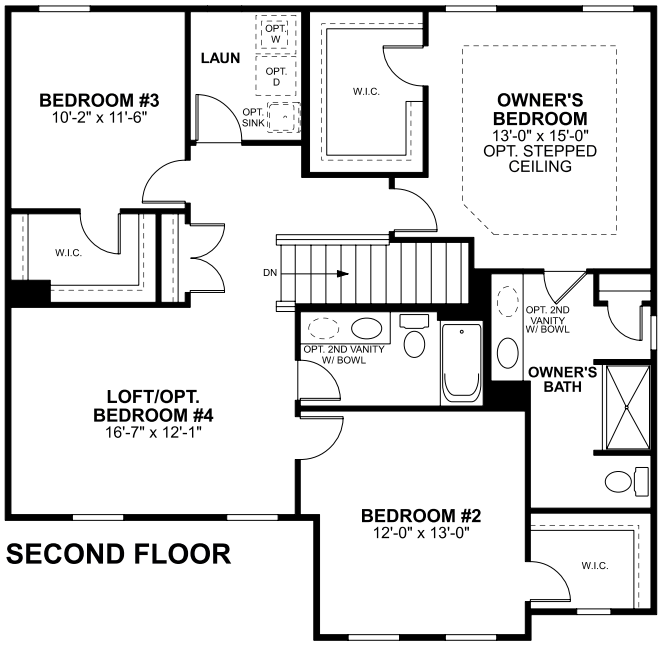
FIRST FLOOR



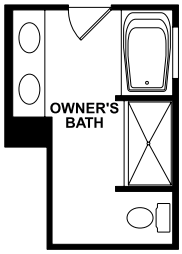
OPTIONAL 3-CAR GARAGE



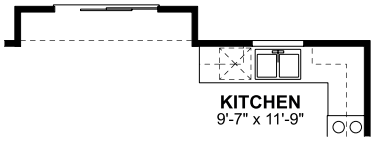
OPTIONAL BEDROOM #4



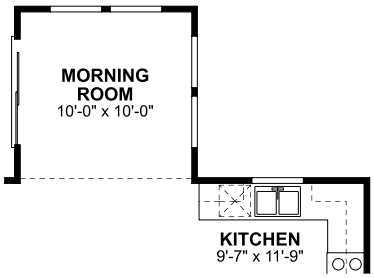
SECOND FLOOR



OPTIONAL DELUXE OWNER'S BATH



OPTIONAL BAY WINDOW



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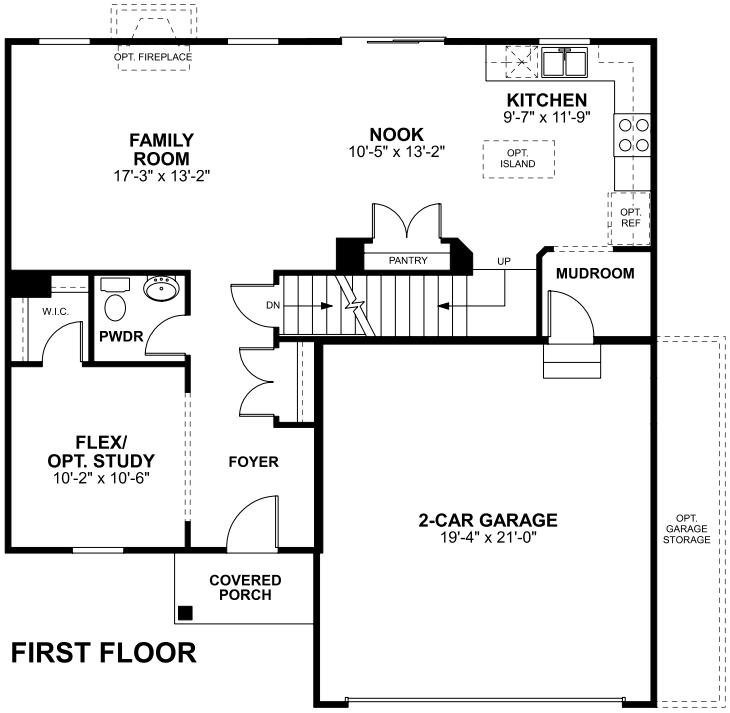

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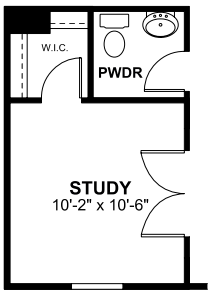
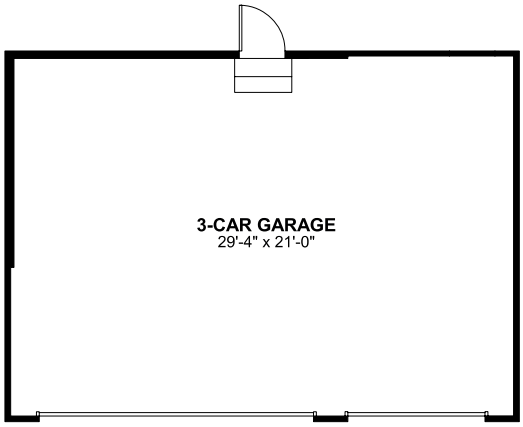
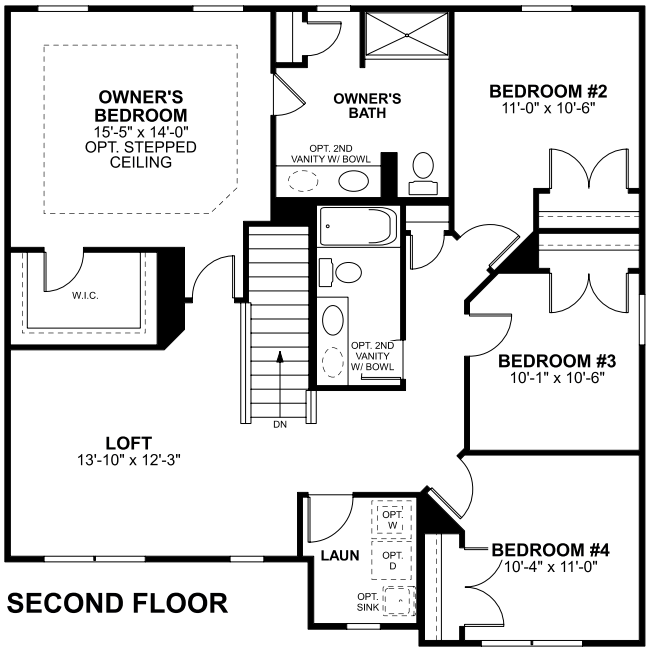


OPTIONAL STUDY



OPTIONAL 3-CAR GARAGE



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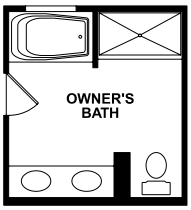
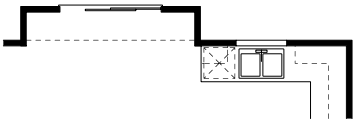


OPTIONAL DELUXE OWNER'S BATH



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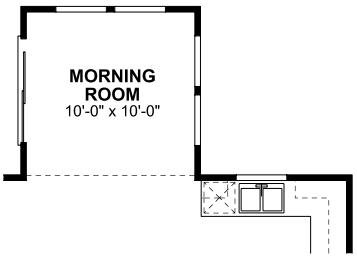

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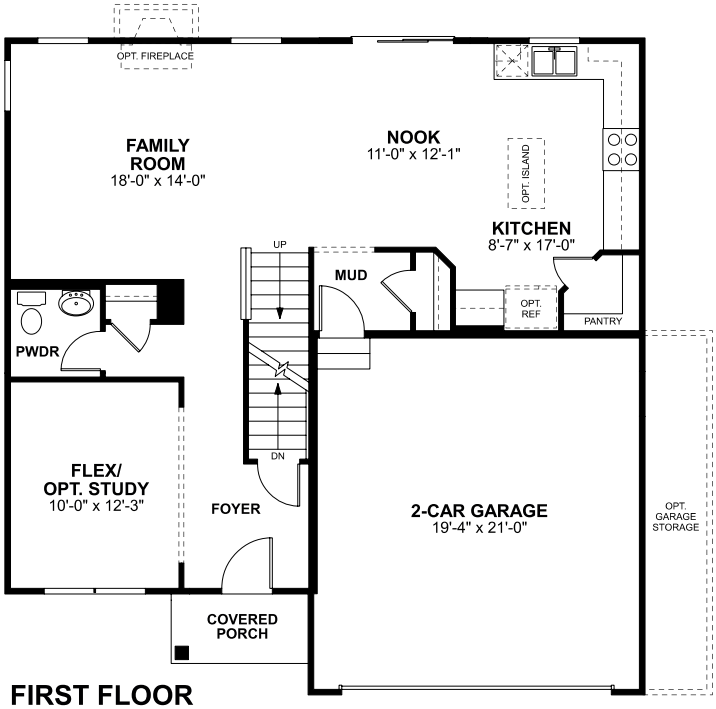

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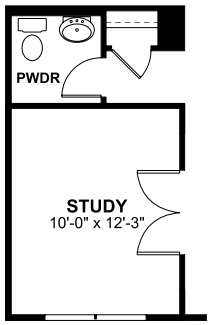

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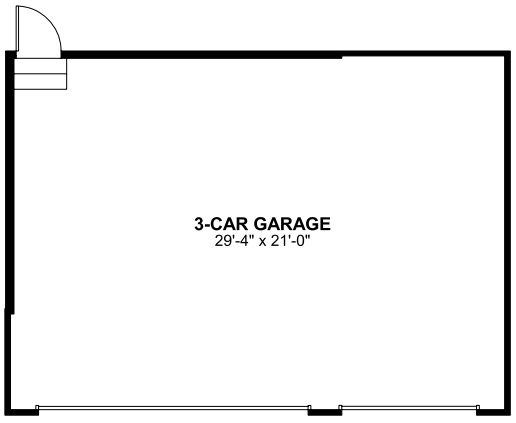

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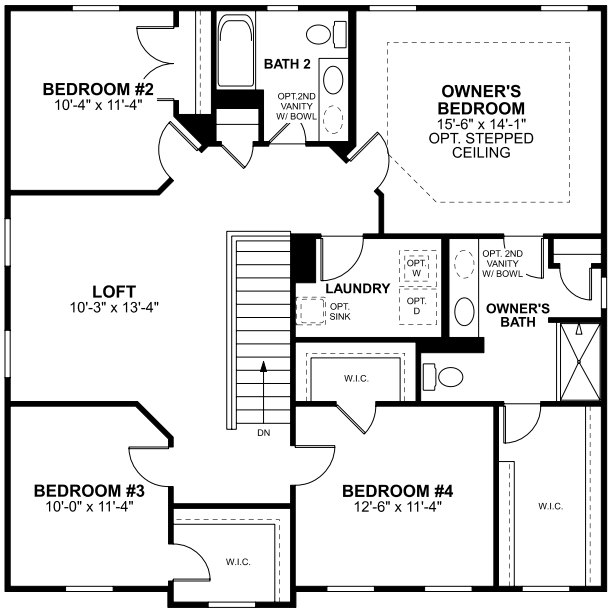
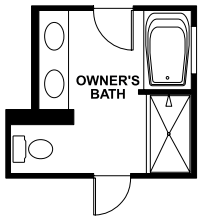
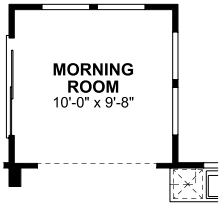


SECOND FLOOR



OPTIONAL DELUXE OWNER'S BATH

OPTIONAL BAY WINDOW



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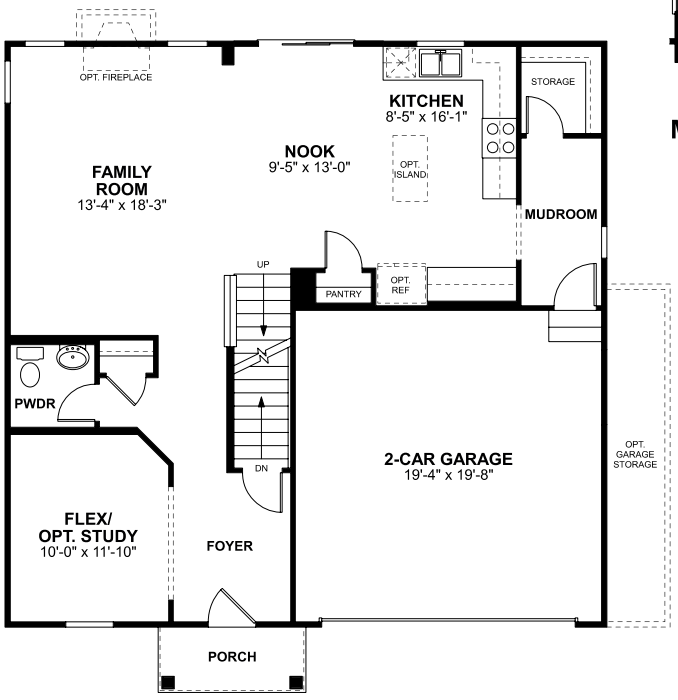

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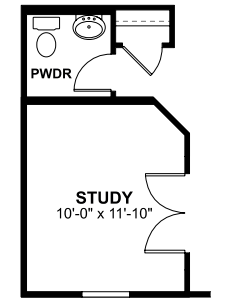

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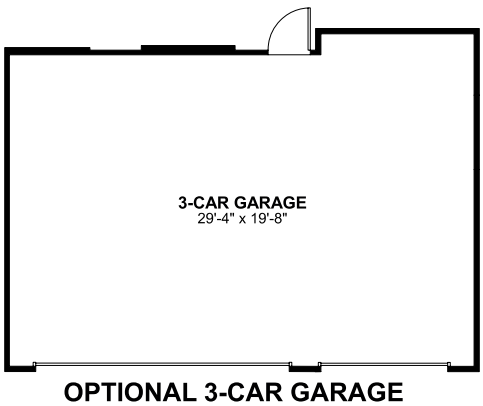
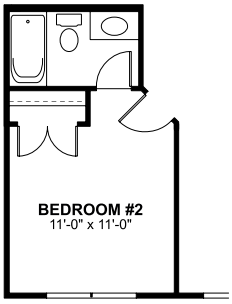
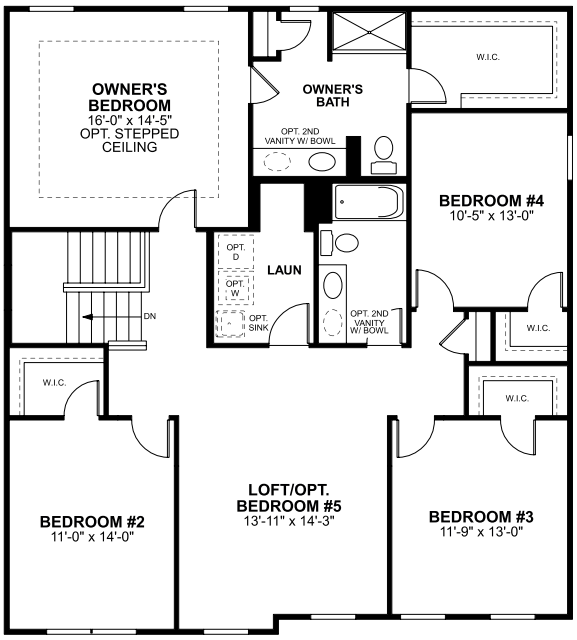


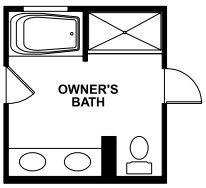
OPTIONAL 3-CAR GARAGE



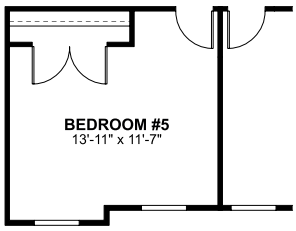
OPTIONAL BATH 3



SECOND FLOOR



OPTIONAL DELUXE OWNER'S BATH



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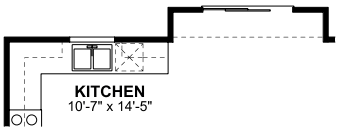
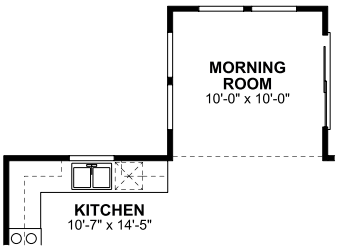


OPTIONAL BAY WINDOW



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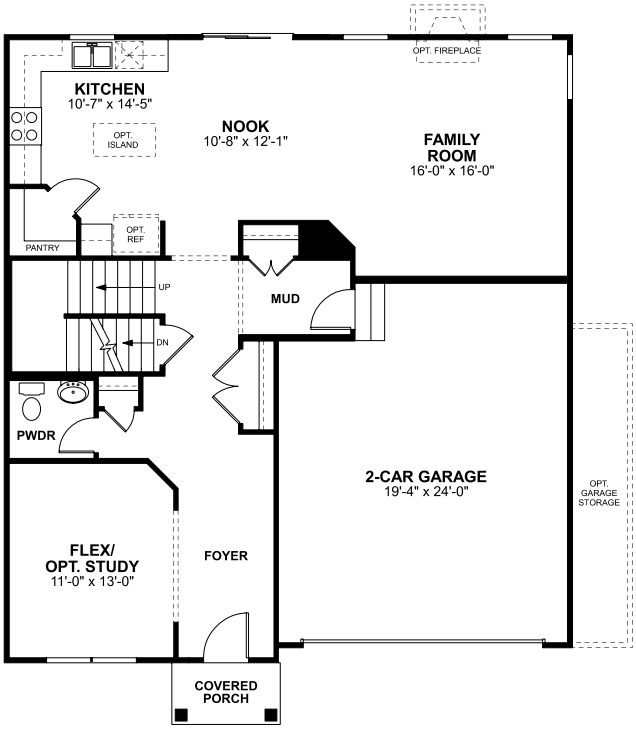
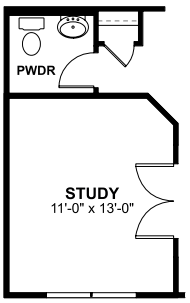
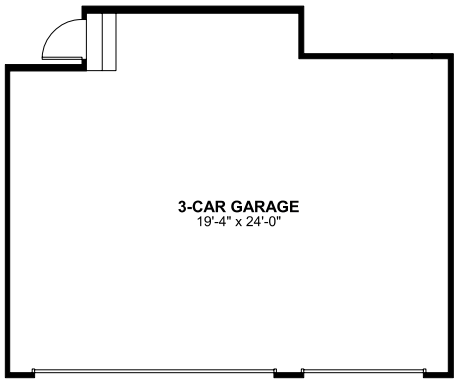


FIRST FLOOR



OPTIONAL STUDY



OPTIONAL 3-CAR GARAGE

PROJECT NAME:
SAWYER RIDGE

SECTION 16, TOWN 4S, RANGE 10E, HARTLAND
TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

SHEET TITLE:
SAWYER RIDGE / HIGHLAND RESERVE
EXHIBIT

PAGE No.: 1

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

PROJECT NUMBER:
24-255

PROJECT MANAGER:
J. RICKARD

DRAWN BY:
M.G.

CHECKED BY:
J.R.

OFFICE:
FARMINGTON HILLS

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

NO.	REVISION	DATE

SUBMITTAL DATE: 03-25

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SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
CLINTON TOWNSHIP OFFICE
17001 NORTHERN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7060
FARMINGTON HILLS OFFICE
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
248.308.3331

GRAPHIC SCALE
(IN FEET)
1" = 150'
300 150 75 0 150

PHASING LEGEND
PHASE 1
PHASE 2
PHASE 3

PROPOSED LEGEND
SANITARY SEWER
WATER MAIN
STORM SEWER
DITCH/SWALE
SILT FENCE
WETLAND
POSTAGE
CURB AND GUTTER
SANITARY MANHOLE
SANITARY CLEANOUT
STORM MANHOLE
STORM CATCH BASIN
FLARE END
FIRE HYDRANT
LIGHT POLE
PAVEMENT (ASPHALT)
PAVEMENT (CONCRETE)
SURFACE DRAINAGE ARROWS
GRADE
1000
1000.00

P:\24-255 MI Homes Harland\CAD DRAWINGS\SITE PLANS\DEVELOPMENT PROPOSED SHEETS\24-255SP-OSP.dwg 9/22/2025 1:28 PM Greg Pennington

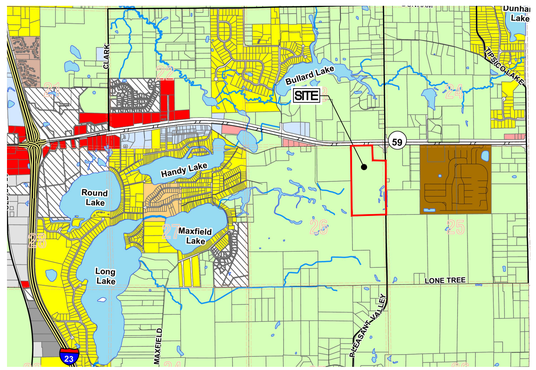
SITE PLAN FOR
SAWYER RIDGE

PART OF SECTION 16, TOWN 4S, RANGE 10E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

PREPARED FOR:

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

ZONING MAP



- CA - Conservation Agricultural
- RUR - Rural Residential
- RR - Residential Recreational
- STR - Settlement Residential
- RE- Rural Estate District
- SR - Suburban Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- MR - Multiple Family Residential
- MR-2 - Mobile Home Park
- OS - Office Service
- LC - Limited Commercial
- NSC - Neighborhood Service Commercial
- GC - General Commercial
- RDP - Research and Development Park
- LI - Light Industrial
- I - Industrial
- PD - Planned Development

LEGAL DESCRIPTION

EXHIBIT "A"

LAND IN THE TOWNSHIP OF HARTLAND, LIVINGSTON COUNTY, MICHIGAN, TO WIT:

SURVEY DESCRIPTION BY TETRA TECH, SURVEY NO.: 2016-1868, DATED 02/08/2016 DESCRIBED AS:

PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE ALONG THE EAST LINE OF SAID SECTION 26 AND THE CENTERLINE OF PLEASANT VALLEY ROAD, SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST, A DISTANCE OF 563.02 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING ALONG SAID EAST LINE AND THE CENTERLINE OF PLEASANT VALLEY ROAD, SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST, A DISTANCE OF 2101.41 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 07 SECONDS WEST, A DISTANCE OF 1320.05 FEET; THENCE ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION, NORTH 00 DEGREES 11 MINUTES 51 SECONDS EAST, A DISTANCE OF 2096.54 FEET; THENCE NORTH 90 DEGREES 23 MINUTES 07 SECONDS EAST, A DISTANCE OF 1313.18 FEET TO THE POINT OF BEGINNING.

ALSO:

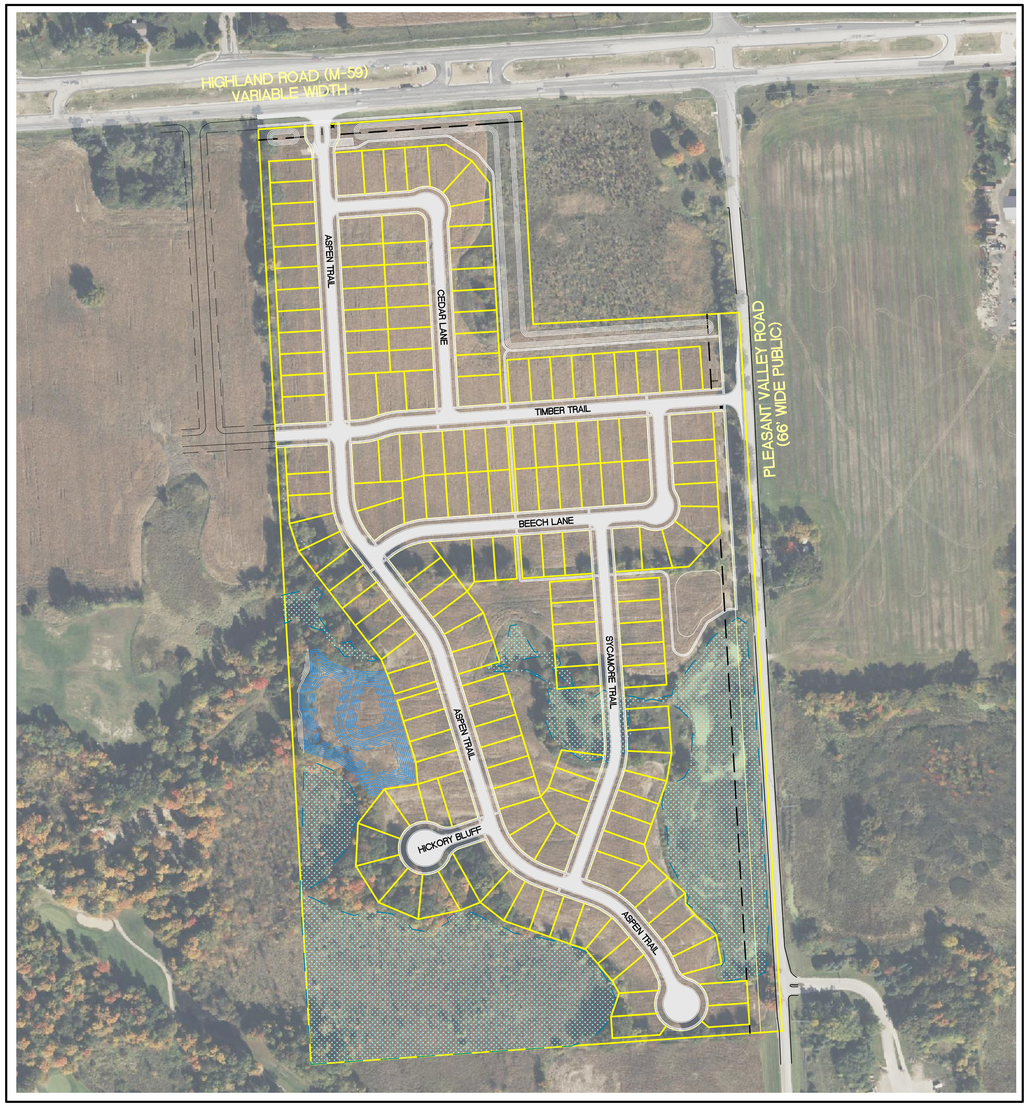
PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE ALONG THE EAST LINE OF SAID SECTION 26 AND CENTERLINE OF PLEASANT VALLEY ROAD, SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING ALONG SAID EAST LINE AND CENTERLINE OF PLEASANT VALLEY ROAD, SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST, A DISTANCE OF 263.02 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 07 SECONDS WEST, A DISTANCE OF 1313.18 FEET; THENCE ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26; NORTH 00 DEGREES 11 MINUTES 51 SECONDS EAST, A DISTANCE OF 516.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF M-59; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID M-59; NORTH 89 DEGREES 23 MINUTES 07 SECONDS EAST, A DISTANCE OF 664.84 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3141.06 FEET, AND ARC LENGTH OF 436.31 FEET, DELTA ANGLE OF 00 DEGREES 39 MINUTES 20 SECONDS AND A CHORD BEARING OF NORTH 89 DEGREES 42 MINUTES 47 SECONDS EAST, AND A CHORD LENGTH OF 436.31 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 56 DEGREES 12 MINUTES 24 SECONDS EAST, A DISTANCE OF 180.83 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST, A DISTANCE OF 148.21 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 57 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING OUT THE FOLLOWING LEGAL DESCRIPTION:

LAND IN THE TOWNSHIP OF HARTLAND, LIVINGSTON COUNTY, MICHIGAN, TO WIT:

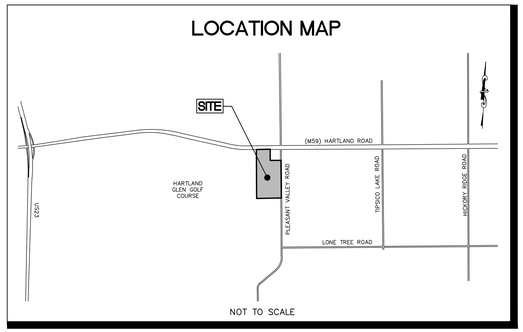
DESCRIPTION BY TETRA TECH, JOB NO. 2016-1868, DATED 09/19/2017 DESCRIBED AS:

PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, BEING DESCRIBED AS-FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, T3N, R6E, SAID POINT BEING ON THE CENTERLINE OF PLEASANT VALLEY ROAD; THENCE ALONG SAID CENTERLINE OF ROAD, SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST, 300.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE OF ROAD, SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST, 352.56 FEET; THENCE LEAVING SAID CENTERLINE OF ROAD, NORTH 89 DEGREES 48 MINUTES 29 SECONDS WEST, 33.00 FEET TO A SET IRON AND CAP #56048 ON THE WEST RIGHT OF WAY OF PLEASANT VALLEY ROAD; THENCE CONTINUING NORTH 89 DEGREES 48 MINUTES 29 SECONDS WEST, 543.58 FEET TO A SET IRON AND CAP #56048; THENCE NORTH 00 DEGREES 11 MINUTES 31 SECONDS EAST, 597.41 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF M-59/HARTLAND RD. (VARIABLE WIDTH), A SET IRON AND CAP #56048; THENCE ALONG SAID SOUTH RIGHT OF WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3814.06 FEET, AN ARC LENGTH OF 364.37 FEET, A CENTRAL ANGLE OF 00 DEGREES 32 MINUTES 50 SECONDS, AND A CHORD BEARING OF NORTH 89 DEGREES 46 MINUTES 01 SECONDS EAST, 364.37 FEET TO A SET IRON & CAP #56048; THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 56 DEGREES 12 MINUTES 24 SECONDS EAST, 180.83 FEET TO A SET IRON AND CAP #56048; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST, 148.21 FEET TO A SET IRON AND CAP #56048; THENCE NORTH 89 DEGREES 29 MINUTES 57 SECONDS EAST 27.00 FEET TO A SET IRON AND CAP #56048 ON THE WEST RIGHT OF WAY LINE OF PLEASANT VALLEY RD., THENCE CONTINUING NORTH 89 DEGREES 29 MINUTES 57 SECONDS EAST, 33.00 FEET TO THE POINT OF BEGINNING.



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

LOCATION MAP



NOT TO SCALE

SHEET INDEX

C1. COVER SHEET
C2. BOUNDARY SURVEY
C3. TOPOGRAPHIC SURVEY – NORTH
C4. TOPOGRAPHIC SURVEY – CENTER
C5. TOPOGRAPHIC SURVEY – SOUTH
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C7. OVERALL SITE PLAN
C8. SITE PLAN – NORTH
C9. SITE PLAN – CENTER
C10. SITE PLAN – SOUTH
C11. OPEN SPACE PLAN
C12. GRADING PLAN – NORTH
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C14. GRADING PLAN – SOUTH
C15. STORM WATER MANAGEMENT
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C18. NOTES AND DETAILS

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L–2 LANDSCAPE PLAN
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L–4 GREENBELT PLAN
L–5 STORMWATER PLAN
L–6 LANDSCAPE DETAILS

STANDARD NOTES

1. ALL SIDE SWALES BETWEEN UNITS AND REAR YARD SWALES SHALL HAVE A MINIMUM OF 1.0% MINIMUM GRADE.
2. MAXIMUM ALLOWABLE GRADE SHALL BE 1 VERTICAL TO 4 HORIZONTAL.
3. MAXIMUM ALLOWABLE DRIVEWAY SLOPE SHALL BE 8.0%.
4. ALL WATER MAINS, SANITARY, AND STORM SEWER SHALL BE CONSTRUCTED IN CONFORMANCE WITH TOWNSHIP STANDARD DETAILS AND SPECIFICATIONS INCLUDING TESTING AND INSPECTION REQUIREMENTS. PUBLIC UTILITIES LOCATED WITHIN THE EXISTING AND/OR PROPOSED ROAD RIGHT–OF–WAY SHALL ALSO CONFORM TO THE LIVINGSTON COUNTY ROAD COMMISSION AND/OR M.D.O.T. STANDARD DETAILS AND SPECIFICATIONS.
5. WATER SERVICES SHALL BE 1" 'K' COPPER WITH STOP BOXES PLACED 15' BEHIND BACK OF CURB TYPICAL AT THE OUTSIDE EDGE OF THE WATER AND/OR SANITARY SEWER EASEMENT. ALL SERVICES SHALL BE EXTENDED PAST THE PROPOSED FRANCHISE UTILITY EASEMENT.
6. HORIZONTAL SEPARATION OF 10–FEET AND VERTICAL SEPARATION OF 1.5–FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND STORM/SANITARY SEWERS, MEASURED FROM OUTSIDE OF THE PIPES.
7. WATER MAINS AND SERVICES SHALL BE INSTALLED AT 5'–0" MIN. COVER.
8. WATER MAINS SHALL BE LEAKAGE AND PRESSURE TESTED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AWWA STANDARD C600 FOR DUCTILE IRON PIPE PRIOR TO BEING PUT INTO SERVICE. THE HYDROSTATIC PRESSURE TEST SHALL BE CONDUCTED FOR A MINIMUM OF TWO HOURS WITH A MINIMUM LOSS THAT MEETS THE LATEST VERSION OF THE C600 STANDARD.
9. WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651, MOST CURRENT VERSION, PRIOR TO BEING PUT INTO SERVICE. BACTERIOLOGICAL SAMPLING SHALL BE IN ACCORDANCE WITH R325.11110 OF THE ADMINISTRATIVE RULES PROMULGATED UNDER THE MICHIGAN SAFE DRINKING DRINKING WATER ACT. 1976 PA 390, AS AMENDED, TWO CONSECUTIVE SAMPLES COLLECTED 24 HOURS APART AT EACH SAMPLING SITE.
10. ALL PUBLIC WATER MAINS SHALL BE LOCATED WITHIN THE ROAD RIGHT–OF–WAY OR A 20' WIDE DEDICATED EASEMENT.
11. ALL PUBLIC SANITARY SEWERS SHALL BE LOCATED WITHIN THE ROAD RIGHT–OF–WAY OR A 20' WIDE DEDICATED EASEMENT.

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

SEIBER KEAST LEHNER
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248.308.3331
CLINTON TOWNSHIP OFFICE
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CLINTON TOWNSHIP, MI 48038
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1.	REVISED PER TOWNSHIP REVIEW	05-13-25

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TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

PROJECT NUMBER: 24-255
PROJECT MANAGER: J RICKARD
DRAWN BY: N.G.
CHECKED BY: JR
OFFICE: FARMINGTON HILLS

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

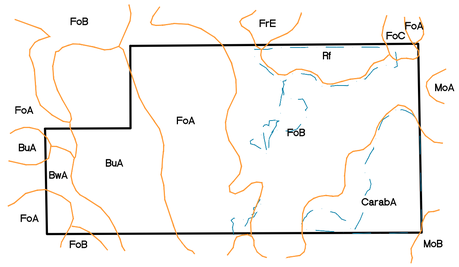
PROJECT NAME:
SAWYER RIDGE
SECTION 16, TOWN 4S, RANGE 10E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

SHEET TITLE:
COVER SHEET

PAGE No.:
C1

R:\24-255 MI Homes Hartland\CAD DRAWINGS\SITE PLAN\24-255SP_Cvr.dwg, 5/13/2025 2:03 PM, Colin Rothrock

SOIL MAP

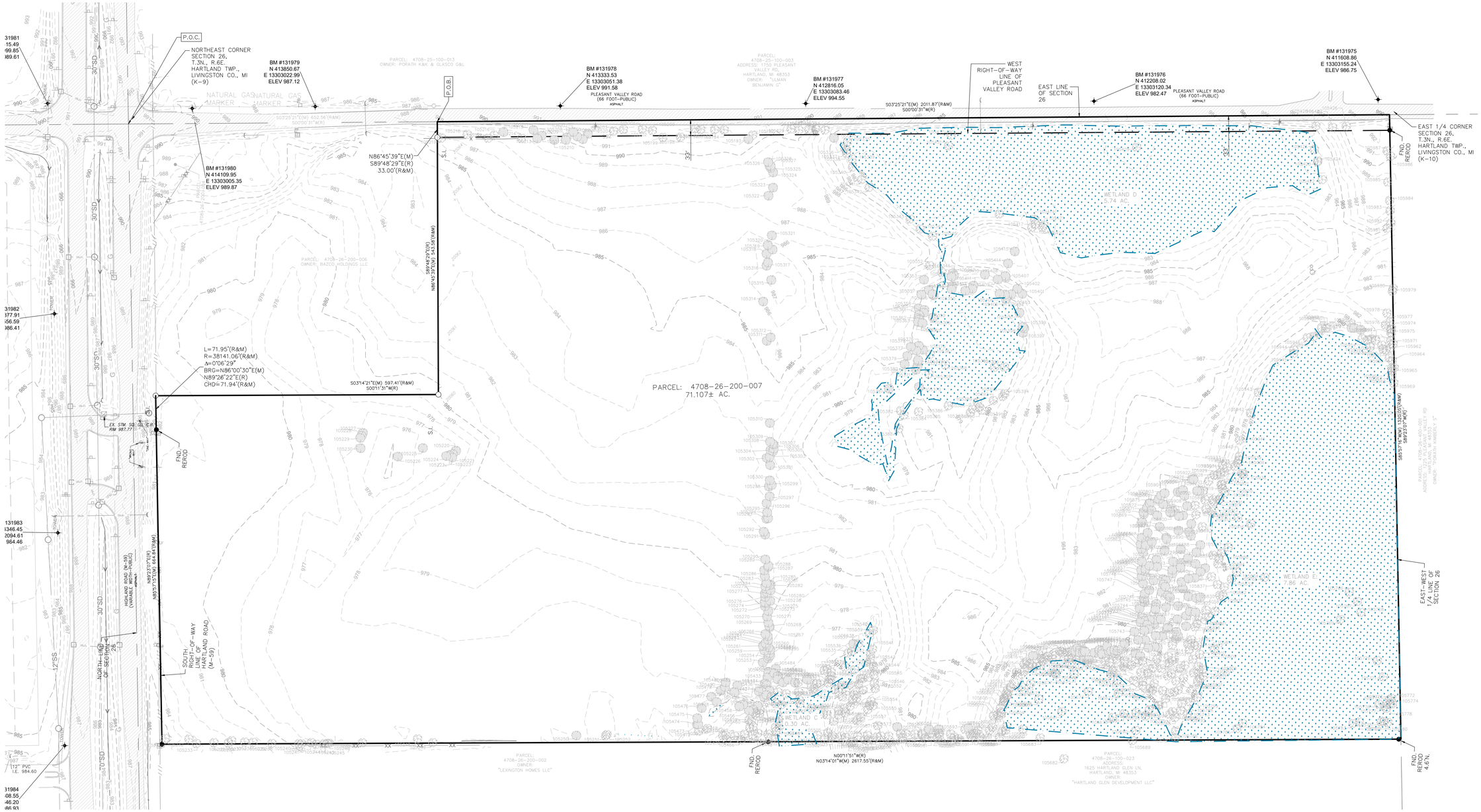


SOIL CLASSIFICATIONS

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

BuA – BRADY LOAMY SAND, 0–2% SLOPES
BwA – BRONSON LOAMY SAND, 0–2% SLOPES
CarabA – CARLISLE MUCK, 0–2% SLOPES
FoA – FOX SANDY LOAM, 0–2% SLOPES
FoB – FOX SANDY LOAM, 2–6% SLOPES
FoC – FOX SANDY LOAM, 6–12% SLOPES
FrE – FOX–BOYER COMPLEX, 18–25% SLOPES
MoA – WAWASEE LOAM, 0–2% SLOPES
MoB – WAWASEE LOAM, 2–6% SLOPES
Rf – RIFLE MUCK

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



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BLOOMFIELD HILLS, MI 48304
248.836.4522

PROJECT NAME:
SAWYER RIDGE
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SHEET TITLE:
BOUNDARY SURVEY

PAGE No.:
C2

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586.412.7080

G:\24–255 MI Homes Hartland\CAD DRAWINGS\SITE PLAN\24–25455–BNDY.dwg 5/13/2025 3:04 PM Greg Nemecek

SAN. MH. E18
RIM. 986.89
12" PVC E IE 967.90
12" PVC W IE 967.84

SAN. MH. E19
RIM. 982.55
12" PVC E IE 968.69
12" PVC W IE 968.62
10" PVC N IE 968.62

18" RCP IE S 981.30

SAN. MH. E19A
RIM. 984.38
12" PVC W IE 969.23
12" PVC S IE 969.33

STM CB
RIM 986.82
12" RCP S IE

STM CB
RIM 988.20
12" RCP S IE

STM MH 138
RIM 989.40
30" RCP E IE 980.55
30" RCP W IE 980.45
12" RCP N IE 982.85
12" RCP SW IE 983.08
RCP SE IE 983.00

12" CMP E IE 984.60

15" CMP E IE 985.71

12" CMP W IE 984.92

15" CMP W IE 987.08

STM CB
RIM 989.66
15" RCP E IE
15" RCP W IE

STM CB
RIM 990.43
12" RCP SW IE

STM CB
RIM 989.80
12" RCP S IE

STM CB
RIM 986.90
12" RCP S IE

STM MH
RIM 986.17
12" RCP N IE
12" RCP S IE

STM CB
RIM 987.07
12" RCP S IE

STM MH 130
RIM 983.95
30" RCP E IE 976.60
30" RCP W IE 976.60
12" RCP NE IE 980.65
12" RCP S IE 979.95

NORTH LINE OF SECTION 26

STM MH 132
RIM 988.49
30" RCP E IE 976.99
30" RCP W IE 977.10
12" RCP NE IE 981.90
12" RCP SE IE 981.30

STM CB
RIM 988.48
12" RCP N IE
12" RCP SW IE

STM CB
RIM 987.51
12" RCP NW IE

EX. STM. SQ. GU. C.B.
RIM 987.77

12" RCP NW IE 985.28

NORTHEAST CORNER SECTION 26, T.3N., R.6E. HARTLAND TWP., LIVINGSTON CO., MI (K-9)

P.O.C.

12" RCP NW IE 987.52

STM MH
RIM 983.64
30" RCP E IE 975.74
30" RCP W IE 975.56
12" RCP N IE 979.64

STM CB
RIM 987.02
12" RCP N IE

HIGHLAND ROAD (M-59)
(VARIABLE WIDTH-PUBLIC)
ASPHALT

STM CB
RIM 987.66
12" RCP NW IE
12" RCP SW IE

18" RCP IE N 980.73

STM CB
RIM 988.10
12" RCP NW IE

STM CB
RIM 988.80
12" RCP NE IE

STM MH 141
RIM 987.95
30" RCP E IE 982.30
30" RCP W IE 982.30
12" RCP SLIE 983.41
12" RCP SW IE 983.09

N89°23'07"E(R)
N85°57'15"E(M) 664.84'(R&M)

S.I.

SOUTH RIGHT-OF-WAY LINE OF HARTLAND ROAD (M-59)

FND. REROD

SAN. MH. 19B
RIM. 983.60
12" PVC N IE 970.08
10" PVC S (STUB) IE 970.20
10" PVC E (STUB) IE 970.24

L=71.95'(R&M)
R=38141.06'(R&M)
Δ=0°06'29"
BRG=N86°00'30"E(M)
N89°26'22"E(R)
CHD=71.94'(R&M)

NATURAL GAS MARKER

NATURAL GAS MARKER

12" CMP E IE 988.73

12" CMP E IE 988.63

12" CMP E IE 985.43

S03°14'21"E(M) 597.41'(R&M)
S01°11'31"W(R)

N86°45'39"E(M)
S89°48'29"E(R)
33.00'(R&M)

S89°48'29"E(R)
N86°45'39"E(M) 543.58'(R&M)

S.I.

P.O.B.

PARCEL: 4708-25-100-013
OWNER: PORATH K&K & GLASCO G&L

33' R.O.W.

PLEASANT VA
(66 FOOT-)
ASPHALT

PROPOSED TREE PROTECTION FENCE, TYP.

6" PVC STM CLEANOUT

TREE TO BE REMOVED, TYP.

TREE TO BE SAVED, TYP.

SB-1

SB-2

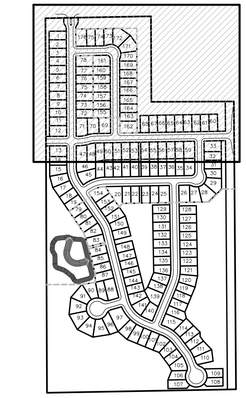
SB-3

SB-4

SB-5

SB-6

SEE CONTINUATION SHEET C4



KEY MAP

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1" = 60'

SEIBER KEAST LEHNER
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CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

PROJECT NUMBER: 24-255

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

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

PROJECT NAME:
SAWYER RIDGE
SECTION 16, TOWN 4S, RANGE 10E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

SHEET TITLE:
TOPOGRAPHIC SURVEY - NORTH

PAGE No.:
C3

P:\24-255 MI Homes Hartland\CAD DRAWINGS\SITE PLANS\24-255SP-BTP.dwg 5/13/2025 2:04 PM Cody Pomeroy

SEE CONTINUATION SHEET C3

PARCEL: 4708-26-200-007
71.107± AC.

TREE TO BE REMOVED, TYP.

TREE TO BE SAVED, TYP.

PROPOSED TREE PROTECTION FENCE, TYP.

N03°14'01"W(M) 2617.55'(R&M)

N00°11'51"W(R)

PLEASANT VALLEY ROAD
(66 FOOT-PUBLIC)
ASPHALT

33' R.O.W.

PARCEL: 4708-25-100-003
ADDRESS: 1750 PLEASANT VALLEY RD
HARTLAND, MI 48353
OWNER: "ULMAN BENJAMIN G"

S03°25'21"E(M) 2011.87'(R&M)
S00°00'31"W(R)

12' CMP(W. IE 981.67
12' CMP(E. IE 980.38

SEE CONTINUATION SHEET C5

KEY MAP

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1" = 60'

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PROJECT NAME:
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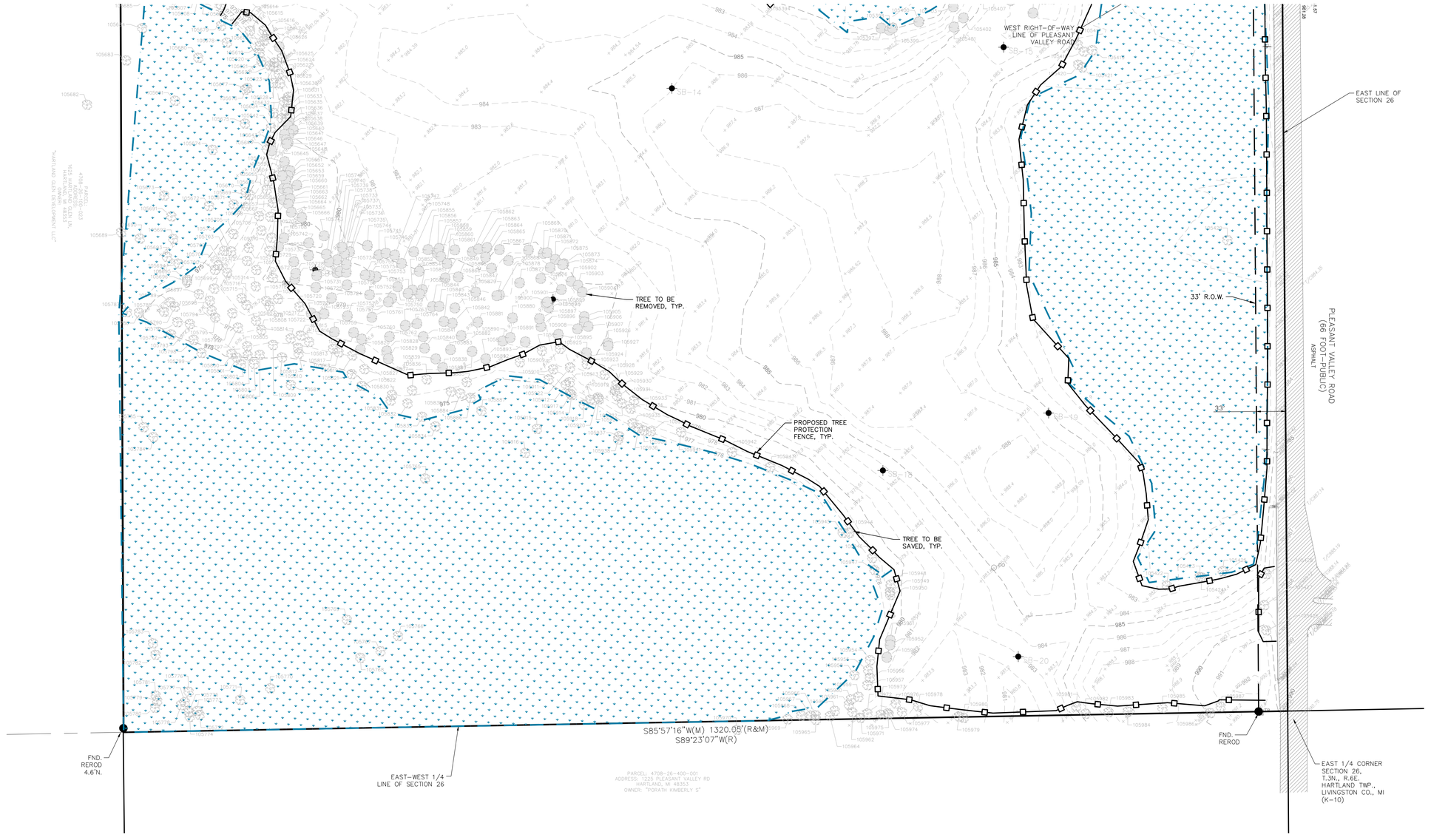
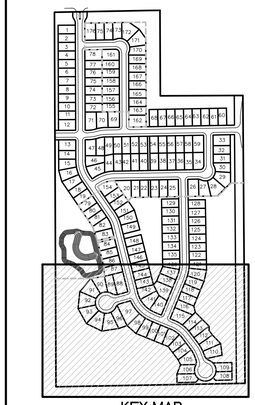
SHEET TITLE:
TOPOGRAPHIC SURVEY - CENTER

PAGE No.:
C4

SEE CONTINUATION SHEET C4





KEY MAP

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1" = 60'

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BLOOMFIELD HILLS, MI 48304
248.836.4522

PROJECT NAME:
SAWYER RIDGE
SECTION 16, TOWN 4S, RANGE 5E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

SHEET TITLE:
TOPOGRAPHIC SURVEY - SOUTH

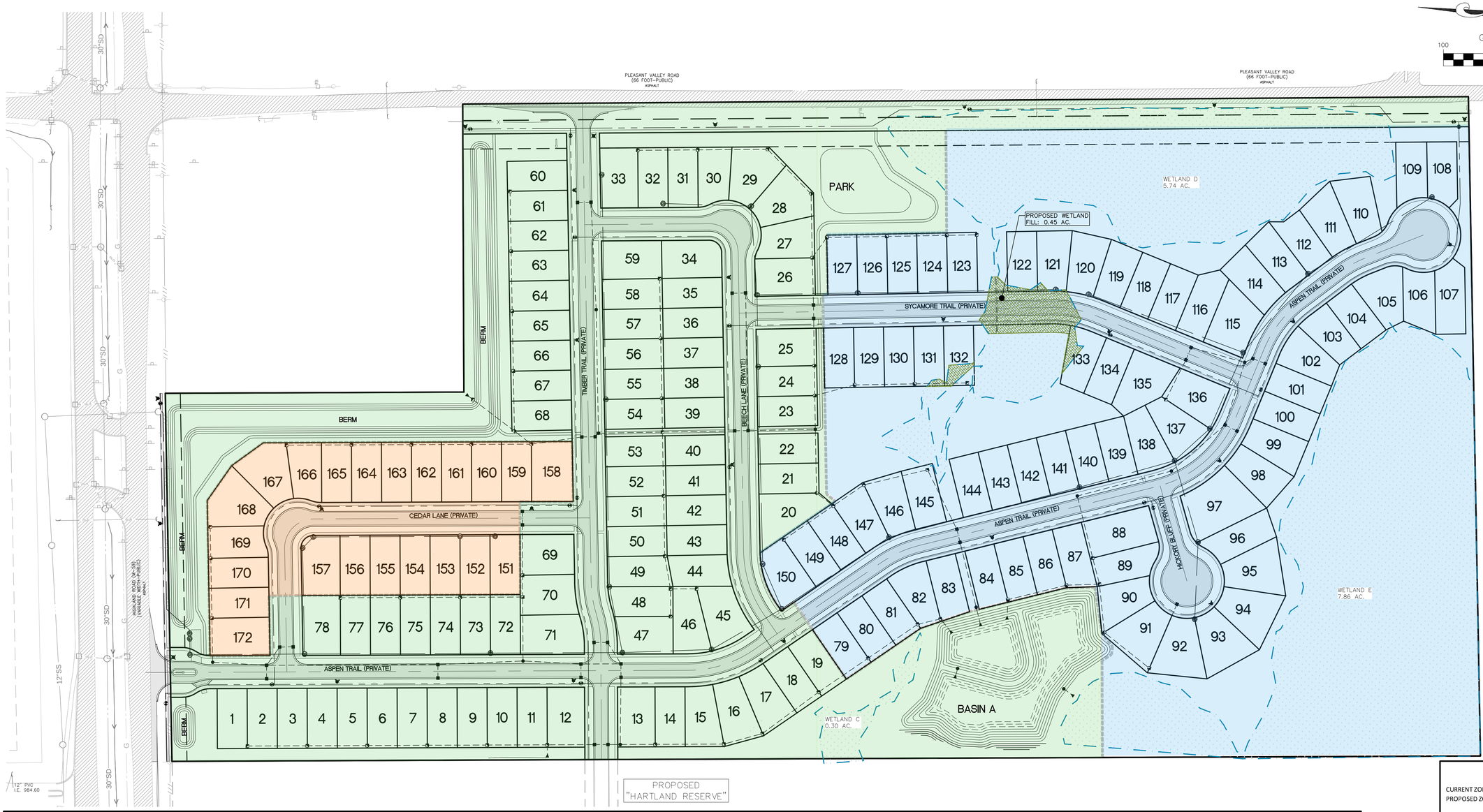
PAGE No.:
C5

P:\24-255 MI Homes Hartland\CAD DRAWINGS\SITE PLAN\24-255SP-BTP.dwg, 5/13/2025 3:05 PM, Cory Bartkowski

TREE NO.	ELEV.	DESCRIPTION	CONDITION	SCIENTIFIC NAME	REMOVED
105192	991.821'	8" RED OAK 7	GOOD	Quercus rubra	NO
105193	990.528'	8" RED OAK	GOOD	Quercus rubra	YES
105194	992.779'	30" WHITE OAK	GOOD	Quercus alba	NO
105195	993.083'	30" WHITE OAK	GOOD	Quercus alba	NO
105196	993.174'	28" WHITE OAK	GOOD	Quercus alba	NO
105197	993.067'	31" WHITE OAK	GOOD	Quercus alba	NO
105198	991.692'	17" WHITE OAK	DEAD	Quercus alba	NO
105199	991.498'	16" WHITE OAK	GOOD	Quercus alba	NO
105200	992.423'	33" WHITE OAK	GOOD	Quercus alba	NO
105201	992.881'	32" WHITE OAK	GOOD	Quercus alba	NO
105202	993.020'	35" WHITE OAK	GOOD	Quercus alba	NO
105203	992.527'	19" WHITE OAK	GOOD	Quercus alba	NO
105204	991.338'	8" RED OAK	GOOD	Quercus rubra	YES
105205	990.651'	9" BOX ELDER 6	FAIR	Acer negundo	YES
105206	990.741'	8" AMERICAN ELM	GOOD	Ulmus americana	YES
105207	991.107'	7" AMERICAN ELM 7	GOOD	Ulmus americana	YES
105208	990.772'	22" BLACK CHERRY	GOOD	Prunus serotina	YES
105209	990.299'	9" AMERICAN ELM	GOOD	Ulmus americana	YES
105210	989.986'	12" WHITE OAK	GOOD	Quercus alba	YES
105211	990.350'	36" WHITE OAK	GOOD	Quercus alba	YES
105212	989.611'	10" BOX ELDER	FAIR	Acer negundo	YES
105213	989.910'	12" AMERICAN ELM	DEAD	Ulmus americana	YES
105214	989.302'	23" AMERICAN ELM	DEAD	Ulmus americana	NO
105215	988.957'	40" WHITE OAK	GOOD	Quercus alba	YES
105216	987.951'	8" APPLE	FAIR	Malus omestica	NO
105217	987.843'	22" BOX ELDER	DEAD	Acer negundo	YES
105218	988.614'	41" WHITE OAK	FAIR	Quercus alba	NO
105219	987.194'	17" BOX ELDER	FAIR	Acer negundo	YES
105220	977.034'	14" BOX ELDER	POOR	Acer negundo	YES
105221	976.936'	8" BOX ELDER	POOR	Acer negundo	YES
105222	976.633'	8" BOX ELDER	POOR	Acer negundo	YES
105223	976.960'	8" BOX ELDER	POOR	Acer negundo	YES
105224	976.452'	8" BOX ELDER	POOR	Acer negundo	YES
105225	975.394'	14" BOX ELDER 9		Acer negundo	YES
105226	975.318'	12" WILLOW 10	FAIR	Salix	YES
105227	976.852'	11" WILLOW	GOOD	Salix	YES
105228	976.686'	8" WILLOW	GOOD	Salix	YES
105229	976.638'	9" WILLOW	GOOD	Salix	YES
105230	976.280'	11" BOX ELDER	GOOD	Acer negundo	YES
105231	985.288'	26" WILLOW 19	POOR	Salix	NO
105232	982.951'	28" UNKNOWN TREE	FAIR		NO
105233	982.977'	15" BLACK CHERRY 20	GOOD	Prunus serotina	YES
105234	982.712'	36" BLACK CHERRY 37	POOR	Prunus serotina	YES
105235	982.449'	28" BOX ELDER	GOOD	Acer negundo	NO
105236	982.454'	24" BOX ELDER	GOOD	Acer negundo	NO
105237	982.508'	28" BOX ELDER 25	FAIR	Acer negundo	NO
105238	981.778'	28" AMERICAN ELM	GOOD	Ulmus americana	NO
105239	981.366'	36" SHAGBARK HICKORY	GOOD	Carya ovata	NO
105240	979.821'	25" BLACK CHERRY	GOOD	Prunus serotina	NO
105241	979.483'	12" BLACK CHERRY	GOOD	Prunus serotina	NO
105242	979.190'	13" BLACK CHERRY	GOOD	Prunus serotina	NO
105243	979.329'	11" SHAGBARK HICKORY	GOOD	Carya ovata	NO
105244	978.376'	11" SHAGBARK HICKORY	GOOD	Carya ovata	NO
105245	978.632'	9" SHAGBARK HICKORY	GOOD	Carya ovata	NO
105246	978.537'	15" BLACK CHERRY	GOOD	Prunus serotina	NO
105247	978.442'	30" SHAGBARK HICKORY	GOOD	Carya ovata	NO
105248	976.445'	10" EASTERN COTTONWOOD	POOR	Populus eltoides	NO
105249	978.202'	51" BOX ELDER	FAIR	Acer negundo	NO
105250	977.232'	39" BOX ELDER	POOR	Acer negundo	NO
105251	976.377'	10" BOX ELDER	FAIR	Acer negundo	NO
105252	976.668'	10" BOX ELDER 6	POOR	Acer negundo	NO
105253	979.448'	7" BASSWOOD 12	GOOD	Tilia americana	YES
105254	978.949'	15" BLACK CHERRY 8	GOOD	Prunus serotina	YES
105255	979.032'	15" BLACK CHERRY 14	GOOD	Prunus serotina	YES
105256	979.074'	8" AMERICAN ELM	GOOD	Ulmus americana	YES
105257	979.136'	3-12" BLACK CHERRY 16	GOOD	Prunus serotina	YES
105258	978.863'	9" AMERICAN ELM	POOR	Ulmus americana	YES
105259	979.353'	10" BASSWOOD 7	GOOD	Tilia americana	YES
105260	979.213'	12" BLACK CHERRY 11	GOOD	Prunus serotina	YES
105261	980.043'	18" BLACK CHERRY	GOOD	Prunus serotina	YES
105262	979.373'	8" BASSWOOD	GOOD	Tilia americana	YES
105263	979.459'	16" BASSWOOD	GOOD	Tilia americana	YES
105264	979.168'	12" BLACK CHERRY 18	GOOD	Prunus serotina	YES
105265	979.495'	12" BLACK CHERRY	GOOD	Prunus serotina	YES
105266	979.760'	9" BLACK CHERRY	GOOD	Prunus serotina	YES
105267	979.851'	17" RED OAK	GOOD	Quercus rubra	YES
105268	979.776'	15" BLACK CHERRY	GOOD	Prunus serotina	YES
105269	979.697'	10" BASSWOOD 2	GOOD	Tilia americana	YES
105270	979.128'	12" BLACK CHERRY 17	GOOD	Prunus serotina	YES
105271	980.113'	25" BLACK CHERRY	GOOD	Prunus serotina	YES
105272	980.412'	9" WILLOW	GOOD	Quercus rubra	YES
105273	980.398'	3-12" BLACK CHERRY 13	GOOD	Prunus serotina	YES
105274	980.552'	12" RED OAK	GOOD	Quercus rubra	YES
105275	980.398'	11" AMERICAN ELM	GOOD	Ulmus americana	YES
105276	980.589'	5" BASSWOOD 8	POOR	Tilia americana	YES
105277	980.662'	8" BLACK CHERRY 12	DEAD	Prunus serotina	YES
105278	980.614'	13" BLACK CHERRY	DEAD	Prunus serotina	YES
105279	980.868'	2-17" BLACK CHERRY 15	GOOD	Prunus serotina	YES
105280	981.281'	12" AMERICAN ELM	GOOD	Ulmus americana	YES
105281	981.260'	8" BLACK CHERRY	GOOD	Prunus serotina	YES
105282	981.140'	9" AMERICAN ELM	GOOD	Ulmus americana	YES
105283	981.144'	11" RED OAK	GOOD	Quercus rubra	YES
105284	980.887'	10" AMERICAN ELM	GOOD	Ulmus americana	YES
105285	980.741'	10" RED OAK	GOOD	Quercus rubra	YES
105286	980.900'	10" RED OAK	GOOD	Quercus rubra	YES
105287	980.921'	11" RED OAK	GOOD	Quercus rubra	YES
105288	981.067'	15" BLACK CHERRY	FAIR	Prunus serotina	YES
105289	981.270'	15" BLACK CHERRY	FAIR	Prunus serotina	YES
105290	981.311'	2-12" BASSWOOD	GOOD	Tilia americana	YES
105291	982.012'	16" BLACK CHERRY	DEAD	Prunus serotina	YES
105292	981.940'	19" BLACK CHERRY	GOOD	Prunus serotina	YES
105293	982.664'	9" BLACK CHERRY	FAIR	Prunus serotina	YES
105294	983.149'	15"-BLACK CHERRY DEAD	DEAD	Prunus serotina	YES
105295	983.047'	11" BASSWOOD 16	GOOD	Tilia americana	YES
105296	982.632'	27" RED OAK	GOOD	Quercus rubra	YES
105297	982.936'	12"-BLACK CHERRY 13	GOOD	Prunus serotina	YES
105298	983.591'	34" BLACK CHERRY	GOOD	Prunus serotina	YES
105299	983.752'	12" AMERICAN ELM	GOOD	Ulmus americana	YES
105300	983.127'	12" RED OAK	GOOD	Quercus rubra	YES
105301	983.040'	12" BLACK CHERRY	GOOD	Prunus serotina	YES
105302	983.438'	2-16" BLACK CHERRY	GOOD	Prunus serotina	YES
105303	983.109'	18" RED OAK 21	GOOD	Quercus rubra	YES
105304	983.188'	10" BLACK CHERRY	GOOD	Prunus serotina	YES
105305	983.398'	9" AMERICAN ELM	GOOD	Ulmus americana	YES
105306	983.299'	14" BLACK CHERRY	GOOD	Prunus serotina	YES
105307	982.944'	13" BLACK CHERRY	GOOD	Prunus serotina	YES
105308	983.393'	9" BLACK CHERRY	GOOD	Prunus serotina	YES
105309	983.807'	27" BLACK CHERRY	GOOD	Prunus serotina	YES
105310	983.220'	18" BOX ELDER	GOOD	Acer negundo	YES
105311	986.401'	15" BOX ELDER	GOOD	Acer negundo	YES
105312	986.225'	15" BOX ELDER 13	GOOD	Acer negundo	YES
105314	986.074'	13" BOX ELDER	GOOD	Acer negundo	YES
105315	987.442'	2-13" BOX ELDER 16	GOOD	Acer negundo	YES
105316	987.308'	10" AMERICAN ELM 12	FAIR	Ulmus americana	YES
105317	987.001'	8" BOX ELDER	POOR	Acer negundo	YES
105318	986.731'	20" BOX ELDER	DEAD	Acer negundo	YES
105319	986.340'	8" BASSWOOD	FAIR	Tilia americana	YES
105320	986.401'	12" EASTERN RED CEDAR	POOR	Juniperus virginiana	YES
105321	986.425'	12" BOX ELDER 14	POOR	Acer negundo	YES
105322	986.959'	24" BOX ELDER	POOR	Acer negundo	YES
105323	988.164'	8" AMERICAN ELM	GOOD	Ulmus americana	YES
105324	987.517'	9" BOX ELDER	GOOD	Acer negundo	YES
105325	987.291'	22" BOX ELDER	FAIR	Acer negundo	YES
105326	987.228'	12" BOX ELDER	POOR	Acer negundo	YES
105327	987.388'	24" BOX ELDER	DEAD	Acer negundo	YES
105328	987.206'	8" BOX ELDER 12	POOR	Acer negundo	YES
105329	991.868'	27" WHITE OAK 32	GOOD	Quercus alba	NO
105330	990.681'	9" EASTERN RED CEDAR	GOOD	Juniperus virginiana	NO
105331	989.438'	12" RED OAK	GOOD	Quercus rubra	NO
105332	988.154'	10" EASTERN RED CEDAR	FAIR	Juniperus virginiana	NO
105333	987.018'	19" WHITE OAK 2-27	GOOD	Quercus alba	NO
105334	983.801'	8" BOX ELDER	GOOD	Acer negundo	YES
105335	982.399'	8" BOX ELDER	GOOD	Acer negundo	NO
105336	982.626'	12" BOX ELDER	POOR	Acer negundo	NO
105337	982.573'	9" BOX ELDER	POOR	Acer negundo	NO
105338	982.495'	8" BOX ELDER	GOOD	Acer negundo	NO
105339	981.865'	10" AMERICAN ELM	GOOD	Ulmus americana	NO
105340	982.649'	13" BOX ELDER	GOOD	Acer negundo	NO
105341	982.450'	11" WILLOW	GOOD	Salix	NO
105342	982.672'	13" WILLOW	GOOD	Salix	NO
105343	982.131'	10" BOX ELDER	GOOD	Acer negundo	NO
105344	981.660'	13" BOX ELDER	FAIR	Acer negundo	NO
105345	982.516'	16" WILLOW	GOOD	Salix	NO
105346	983.206'	11" AMERICAN ELM	GOOD	Ulmus americana	YES
105347	982.816'	12" AMERICAN ELM	DEAD	Ulmus americana	YES
105348	982.403'	13" AMERICAN ELM	DEAD	Ulmus americana	YES
105349	979.603'	12" BOX ELDER	GOOD	Acer negundo	YES

TREE NO.	ELEV.	DESCRIPTION	CONDITION	SCIENTIFIC NAME	REMOVED
105350	978.966'	8" BOX ELDER	FAIR	Acer negundo	YES
105351	982.255'	12" BOX ELDER	GOOD	Acer negundo	NO
105352	984.026'	10" WHITE ASH	GOOD	Fraxinus americana	NO
105353	981.682'	9" BOX ELDER	GOOD	Acer negundo	YES
105354	980.388'	9" AMERICAN ELM	FAIR	Ulmus americana	YES
105355	979.448'	10" AMERICAN ELM	POOR	Ulmus americana	YES
105356	979.686'	13" BOX ELDER	POOR	Acer negundo	YES
105357	980.123'	10" BLACK CHERRY	GOOD	Prunus serotina	YES
105358	979.574'	15" AMERICAN ELM	FAIR	Ulmus americana	YES
105359	979.802'	16" AMERICAN ELM	FAIR	Ulmus americana	YES
105360	979.683'	10" BLACK CHERRY	FAIR	Prunus serotina	YES
105361	979.584'	10" AMERICAN ELM	DEAD	Ulmus americana	YES
105362	979.616'	12" AMERICAN ELM	GOOD	Ulmus americana	YES
105363	979.574'	8" AMERICAN ELM	POOR	Ulmus americana	YES
105364	979.551'	12" AMERICAN ELM	POOR	Ulmus americana	YES
105365	979.695'	27" SILVERMAPLE	GOOD	Acer saccharinum	YES
105366	978.311'	11" AMERICAN ELM	DEAD	Ulmus americana	YES
105367	978.178'	10" AMERICAN ELM	FAIR	Ulmus americana	NO
105368	977.870'	33" RED MAPLE	GOOD	Acer rubrum	NO
105369	978.565'	22" AMERICAN ELM	GOOD	Ulmus americana	NO
105370	978.267'	17" AMERICAN ELM	DEAD	Ulmus americana	YES
105371	980.206'	9" BLACK CHERRY	GOOD	Prunus serotina	YES
105372	979.584'	8" BLACK CHERRY	GOOD	Prunus serotina	YES
105373	979.893'	8" WHITE ASH	GOOD	Fraxinus americana	YES
105374	979.805'	13" BLACK CHERRY	GOOD	Prunus serotina	YES
105375	979.569'	13" SILVERMAPLE	GOOD	Acer saccharinum	YES
105376	980.821'	8" BLACK CHERRY	GOOD	Prunus serotina	YES
105377	980.632'	16" BLACK CHERRY	GOOD	Prunus serotina	YES
105378	980.711'	11" RED OAK	GOOD	Quercus rubra	YES
105379	981.596'	13" BLACK WALNUT	GOOD	Juglans nigra	YES
105380	980.126'	15" SILVERMAPLE	FAIR	Acer saccharinum	YES
105381	979.523'	16" AMERICAN ELM	GOOD	Ulmus americana	YES
105382	980.333'	13" RED OAK	GOOD	Quercus rubra	NO
105383	979.644'	9" WHITE ASH	GOOD	Fraxinus americana	NO
105384	980.692'	10" WHITE ASH	GOOD	Fraxinus americana	NO
105385	980.198'	11" WHITE OAK	GOOD	Quercus alba	NO
105386	980.523'	33" WHITE OAK	GOOD	Quercus alba	NO
105387	979.803'	12" WILLOW	GOOD	Salix	NO
105388	979.617'	16" BASSWOOD 12	GOOD	Tilia americana	NO
105389	978.761'	17" WHITE OAK 6	GOOD	Quercus alba	NO
105390	980.232'	8" WHITE OAK	DEAD	Quercus alba	NO
105391	979.813'	8" AMERICAN ELM	GOOD	Ulmus americana	NO
105392	978.947'	12" BLACK CHERRY 10	FAIR	Prunus serotina	NO
105393	980.183'	17" BIGTOOTH ASPEN	DEAD	Populus randidentata	NO
105394	980.310'	10" BIGTOOTH ASPEN	FAIR	Populus randidentata	NO
105395	978.692'	21" WHITE OAK	GOOD	Quercus alba	NO
105396	978.275'	10" SILVERMAPLE 18	GOOD	Acer saccharinum	NO
105397	979.459'	11" BLACK CHERRY	GOOD	Prunus serotina	YES
105398	981.039'	14" BLACK CHERRY	GOOD	Prunus serotina	YES
105399	979.664'	8" BLACK CHERRY	GOOD	Prunus serotina	YES
105400	980.714'	25" BLACK CHERRY 18	FAIR	Prunus serotina	YES
105401	983.915'	12" BLACK WALNUT	GOOD	Juglans nigra	YES
105402	983.569'	8" BOX ELDER	GOOD	Acer negundo	YES
105403	982.252'	12" BOX ELDER	GOOD	Acer negundo	YES
105404	979.659'	8" BOX ELDER	GOOD	Acer negundo	YES
105405	980.246'	15" BOX ELDER	GOOD	Acer negundo	YES
105406	980.304'	24" AMERICAN ELM	GOOD	Ulmus americana	YES
105407	984.282'	14" AMERICAN ELM	GOOD	Ulmus americana	YES
105408	984.313'	12" AMERICAN ELM 8	GOOD	Ulmus americana	YES
105409	983.485'	10" BIGTOOTH ASPEN	GOOD	Populus randidentata	YES
105410	983.178'	10" BIGTOOTH ASPEN	GOOD	Populus randidentata	YES
105411	980.402'	12" BLACK CHERRY	DEAD	Prunus serotina	YES
105412	978.983'	10" HOP HORNBEAM	GOOD	Ostrya virginiana	YES
105413	978.508'	8" MULBERRY	GOOD	Morus rubra	YES
105414	986.987'	8" WHITE OAK	GOOD	Fraxinus americana	YES
105415	987.654'	14" WHITE OAK	GOOD	Quercus alba	YES
105416	982.901'	11" BOX ELDER	GOOD	Acer negundo	NO
105417	984.253'	11" BOX ELDER	GOOD	Acer negundo	NO
105418	983.437'	17" RED OAK	GOOD	Quercus rubra	NO
105419	982.939'	10" RED OAK	GOOD	Quercus rubra	NO
105420	983.598'	15" RED OAK	GOOD	Quercus rubra	NO
105421	983.261'	12" BLACK CHERRY	GOOD	Prunus serotina	NO
105422	982.383'	8" CHOCK CHERRY	GOOD	Prunus virginiana	NO
105423	982.178'	10" WILLOW	GOOD	Salix	NO
105424	982.560'	9" WHITE OAK	GOOD	Quercus alba	NO
105425	981.917'	14" BOX ELDER	GOOD	Acer negundo	NO
105426	990.984'	26" WHITE OAK	FAIR	Quercus alba	NO
105427	988.542'	20" SUGAR MAPLE	GOOD	Acer saccharum	NO
105428	986.710'	30" SUGAR MAPLE	FAIR	Acer saccharum	NO
105429	981.741'	10" AMERICAN ELM	GOOD	Ulmus americana	NO
105430	981.731'	9" WILLOW	GOOD	Salix	NO
105431	982.034'	9" TREMBLING ASPEN	GOOD	Populus tremuloides	NO
105432	978.157'	2-17" BASSWOOD 2-20		Tilia americana	YES
105433	977.481'	8" AMERICAN ELM	GOOD	Ulmus americana	YES
105434	976.930'	8" RED OAK	GOOD	Quercus rubra	YES
105435	975.991'	20" BLACK CHERRY	POOR	Prunus serotina	YES
105436	974.744'	6" BASSWOOD 16		Tilia americana	YES
105437	977.973'	10" AMERICAN ELM		Ulmus americana	YES
105438	975.819'	14" SILVERMAPLE		Acer saccharinum	YES
105439	975.172'	20" BLACK CHERRY	GOOD	Prunus serotina	YES
105440	973.944'	9" AMERICAN ELM	GOOD	Ulmus americana	YES
105442	973.319'	9" AMERICAN ELM	GOOD	Ulmus americana	NO
105443	973.013'	2-12" SILVERMAPLE		Acer saccharinum	NO
105444	972.986'	8" AMERICAN ELM	FAIR	Ulmus americana	NO
105445	973.378'	10" AMERICAN ELM	GOOD	Ulmus americana	NO
105446	974.067'	22" SILVERMAPLE	GOOD	Acer saccharinum	NO
105447	973.622'	22" SILVERMAPLE	GOOD	Acer saccharinum	NO
105448	973.443'	12" BASSWOOD	GOOD	Tilia americana	NO
105449	974.239'	14" AMERICAN ELM 7	FAIR	Ulmus americana	NO
105450	977.160'	11" AMERICAN ELM	GOOD	Ulmus americana	NO
105451	976.438'	11" AMERICAN ELM	DEAD	Ulmus americana	NO
105452	977.420'	14" BLACK CHERRY	GOOD	Prunus serotina	YES
105453	977.122'	16" BLACK CHERRY	DEAD	Prunus serotina	YES
105454	978.163'	13" BLACK CHERRY	DEAD	Prunus serotina	NO
105455	977.879'	15" BLACK CHERRY	GOOD	Prunus serotina	YES
105456	978.260'	16" SILVERMAPLE	GOOD	Acer saccharinum	YES
105457	978.714'	12" BOX ELDER	GOOD	Acer negundo	YES
105458	976.742'	17" BOX ELDER	FAIR	Acer negundo	YES
105459	978.118'	13" APPLE	POOR	Malus omestica	NO
105460	977.983'	15" BASSWOOD	FAIR	Tilia americana	NO
105461	978.102'	13" AMERICAN ELM	GOOD	Ulmus americana	NO
105462	978.978'	14" AMERICAN ELM	GOOD	Ulmus americana	NO
105463	977.624'	12" AMERICAN ELM	FAIR	Ulmus americana	NO
105464	978.502'	15" BLACK CHERRY	GOOD	Prunus serotina	NO
105465	980.382'	9" BLACK CHERRY	FAIR	Prunus serotina	NO
105466	980.799'	10" BLACK CHERRY	GOOD	Prunus serotina	NO
105467	980.387'	12" AMERICAN ELM	GOOD	Ulmus americana	NO
105468	979.371'	17" AMERICAN ELM	GOOD	Ulmus americana	NO
105469	979.318'	14" AMERICAN ELM	FAIR	Ulmus americana	NO
105470	980.082'	12" BLACK CHERRY	FAIR	Prunus serotina	NO
105471	976.246'	16" BOX ELDER	FAIR	Acer negundo	NO
105472	976.439'	16" BOX ELDER	POOR	Acer negundo	NO
105473	976.527'	11" BOX ELDER	FAIR	Acer negundo	YES
105474	976.629'	9" BLACK CHERRY	GOOD	Prunus serotina	YES
105475	976.844'	18" BLACK CHERRY	GOOD	Prunus serotina	YES
105476	976.680'	10" BLACK CHERRY 14	FAIR	Prunus serotina	YES
105477	977.931'	11" BLACK CHERRY	GOOD	Prunus serotina	YES
105478	976.490'	13" BOX ELDER	FAIR	Acer negundo	YES
105479	976.658'	12" BOX ELDER	POOR	Acer negundo	YES
105480	978.245'	13" SILVERMAPLE	GOOD	Acer saccharinum	YES
105481	978.901'	24" EASTERN COTTONWOOD	FAIR	Populus eltoides	YES
105482	978.315'	25" SILVERMAPLE 4	GOOD	Acer saccharinum	YES
105483	976.183'	5" SILVERMAPLE 8	GOOD	Acer saccharinum	YES
105484	977.895'	12" BASSWOOD	GOOD	Tilia americana	YES
105485	977.174'	8" BASSWOOD	GOOD	Tilia americana	YES
105486	977.060'	13" AMERICAN ELM	FAIR	Ulmus americana	YES
105487	976.546'	15" BLACK CHERRY 12	FAIR	Prunus serotina	YES
105488	975.989'	16" BLACK CHERRY	FAIR	Prunus serotina	YES
105489	976.528'	8" SUGAR MAPLE	FAIR	Acer saccharum	YES
105490	975.953'	8" BLACK CHERRY 8	FAIR	Prunus serotina	YES
105491	976.071'	13" WHITE OAK	GOOD	Quercus alba	NO
105492	974.998'	2-15" BASSWOOD 2-10	GOOD	Tilia americana	NO
105493	974.266'	42" RED MAPLE	GOOD	Acer rubrum	NO
105494	973.510'	16" RED MAPLE	GOOD	Acer rubrum	NO
105495	973.320'	2-12" RED MAPLE	GOOD	Acer rubrum	NO
105496	974.127'	43" RED MAPLE	GOOD	Acer rubrum	NO
105497	973.607'	22" RED MAPLE	GOOD	Acer rubrum	NO
105498	981.178'	TREE LINE	FAIR	Casuarina equisetifolia	NO
105499	973.446'	16" RED MAPLE	GOOD	Acer rubrum	NO
105500	973.962'	48" RED MAPLE	DEAD	Acer rubrum	NO
105501	974.054'	20" RED MAPLE 16	GOOD	Acer rubrum	NO
105502	974.442'	8" WHITE OAK	GOOD	Quercus alba	NO
105503	977.206'	17" RED MAPLE 11	GOOD	Acer rubrum	NO
105504	978.048'	10" RED MAPLE	GOOD	Acer rubrum	NO
105505	975.598'	14" RED MAPLE	GOOD	Acer rubrum	NO
105506	976.935'	14" BLACK CHERRY	GOOD	Prunus serotina	NO
105507	978.444'	17" RED OAK	GOOD	Quercus rubra	NO
105508	977.054'	10" RED OAK	GOOD	Quercus rubra	NO

TREE NO.	ELEV.	DESCRIPTION	CONDITION	SCIENTIFIC NAME	REMOVED
105509	974.062'	17" RED MAPLE	GOOD	Acer rubrum	NO
105510	974.082'	42" RED MAPLE	GOOD	Acer rubrum	NO
105511	978.755'	15" BLACK CHERRY	GOOD	Prunus serotina	NO
105512	980.327'	8" AMERICAN ELM	GOOD	Ulmus americana	NO
105513	980.533'	25" RED OAK	GOOD	Quercus rubra	NO
105514	979.142'	24" BLACK CHERRY	GOOD	Prunus serotina	NO
105515	978.816'	12" BASSWOOD 19	FAIR	Tilia americana	NO
105516	977.066'	21" BASSWOOD 12	GOOD	Tilia americana	NO
105517	976.078'	24" BASSWOOD 14	GOOD	Tilia americana	NO
105518	975.464'	17" BASSWOOD	GOOD	Tilia americana	NO
105519	975.109'	11" BASSWOOD	GOOD	Tilia americana	NO
105520	974.131'	24" RED MAPLE	GOOD	Acer rubrum	NO
105521	975.815'	10" AMERICAN ELM	GOOD	Ulmus americana	NO
105522	976.067'	10" AMERICAN ELM	GOOD	Ulmus americana	NO
105523	975.469'	23" AMERICAN ELM	GOOD	Ulmus americana	NO
105524	975.787'	8" BLACK CHERRY	FAIR	Prunus serotina	NO
105525	975.753'	10" RED OAK	GOOD	Quercus rubra	NO
105526	975.918'	16" RED OAK	GOOD	Quercus rubra	YES
105527	976.833'	11" RED OAK	GOOD	Quercus rubra	NO
105528	976.616'	16" RED MAPLE	FAIR	Acer rubrum	NO
105529	975.677'	15" RED MAPLE	GOOD	Acer rubrum	NO
105530	975.606'	19" RED MAPLE	GOOD	Acer rubrum	NO
105531	975.529'	17" RED MAPLE 9	GOOD	Acer rubrum	NO
105532	975.795'	14" RED MAPLE	GOOD	Acer rubrum	NO
105533	975.062'	15" RED MAPLE	GOOD	Acer rubrum	NO
105534	974.909'	9" WHITE OAK	GOOD	Quercus alba	NO
105535	975.522'	4-18" BASSWOOD 13	GOOD	Tilia americana	NO
105536	975.410'	26" SUGAR MAPLE	GOOD	Acer saccharum	NO
105537	976.516'	20" BASSWOOD 28	GOOD	Tilia americana	NO
105538	975.238'	12" WHITE OAK	FAIR	Quercus alba	NO
105539	975.058'	12" WHITE OAK	DEAD	Quercus alba	NO
105540	975.583'	2-9" WHITE OAK 8	FAIR	Quercus alba	NO
105541	977.233'	30" AMERICAN ELM	GOOD	Ulmus americana	NO
105542	977.174'	8" BLACK CHERRY	GOOD	Prunus serotina	NO
105543	976.589'	8" BLACK CHERRY	GOOD	Prunus serotina	NO
105544	978.341'	10" WHITE ASH	GOOD	Fraxinus americana	NO
105545	978.983'	18" BLACK CHERRY	GOOD	Prunus serotina	NO
105546	978.678'	23" BLACK CHERRY 16	GOOD	Prunus serotina	NO
105547	976.337'	13" SUGAR MAPLE	GOOD	Acer saccharum	NO
105548	975.540'	9" SUGAR MAPLE	GOOD	Acer saccharum	NO
105549	974.797'	15" SUGAR MAPLE	GOOD	Acer saccharum	NO
105550	975.898'	2-13" SUGAR MAPLE	GOOD	Acer saccharum	NO
105551	979.592'	31" RED OAK 12	GOOD	Quercus rubra	NO
105552	979.634'	10" BLACK CHERRY	GOOD	Prunus serotina	NO
105553	980.407'	14" RED OAK	GOOD	Quercus rubra	NO
105554	981.813'	16" RED OAK	GOOD	Quercus rubra	NO
105555	983.553'	8" WHITE OAK	GOOD	Quercus alba	NO
105556	982.666'	11" RED OAK	GOOD	Quercus rubra	NO
105557	983.231'	24" BLACK CHERRY	GOOD	Prunus serotina	NO
105558	983.086'	15" SUGAR MAPLE	GOOD	Acer saccharum	NO
105559	983.105'	9" OHIO BUCKEYE	FAIR	Aesculus fabra	NO
105560	981.512'	11" SUGAR MAPLE	GOOD	Acer saccharum	NO
105561	983.612'	19" BLACK CHERRY	GOOD	Prunus serotina	NO
105562	986.049'	13" RED OAK	GOOD	Quercus rubra	NO
105563	986.386'	25" BLACK CHERRY	GOOD	Prunus serotina	NO
105564	986.561'	9" SUGAR MAPLE	GOOD	Acer saccharum	NO
105565	987.453'	16" BLACK CHERRY	GOOD	Prunus serotina	NO
105566	987.296'	14" SASSAFRAS	GOOD	Sassafras albidum	NO
105567	987.456'	16" SASSAFRAS	GOOD	Sassafras albidum	NO
105568	987.216'	16" SASSAFRAS	GOOD	Sassafras albidum	NO
105569	988.859'	16" SASSAFRAS	GOOD	Sassafras albidum	NO
105570	986.056'	10" AMERICAN ELM	GOOD	Ulmus americana	NO
105571	985.565'	11" RED OAK	GOOD	Quercus rubra	NO
105572	985.004'	11" SILVERMAPLE	GOOD	Acer saccharinum	NO
105573	982.702'	13" BLACK WALNUT	GOOD	Juglans nigra	YES
105574	982.567'	16" SASSAFRAS	FAIR	Sassafras albidum	NO
105575	981.718'	12" SASSAFRAS	FAIR	Sassafras albidum	NO
105576	982.690'	31" BLACK CHERRY	GOOD	Prunus serotina	NO
105577	980.933'	17" SASSAFRAS	FAIR	Sassafras albidum	NO
105578	980.858'	15" SASSAFRAS	GOOD	Sassafras albidum	NO
105579	981.449'	31" SILVERMAPLE



UNIT AREA TABLE		
UNIT #	AREA (SF)	LOT WIDTH
1	7,200	60.00
2	7,200	60.00
3	7,200	60.00
4	7,200	60.00
5	7,200	60.00
6	7,200	60.00
7	7,200	60.00
8	7,200	60.00
9	7,200	60.00
10	7,200	60.00
11	7,200	60.00
12	9,000	75.00
13	9,000	75.00
14	7,200	60.00
15	8,125	60.00
16	8,567	60.00
17	8,295	60.00
18	7,200	60.00
19	7,200	60.00
20	9,875	101.27

UNIT AREA TABLE		
UNIT #	AREA (SF)	LOT WIDTH
21	7,200	60.00
22	7,200	60.00
23	7,200	60.00
24	7,200	60.00
25	9,000	75.00
26	8,999	75.01
27	8,087	68.42
28	9,604	60.00
29	9,557	60.00
30	7,252	64.26
31	7,200	60.00
32	7,200	60.00
33	9,043	74.96
34	8,902	74.92
35	7,200	60.00
36	7,200	60.00
37	7,200	60.00
38	7,200	60.00
39	7,200	60.00
40	7,200	60.00

UNIT AREA TABLE		
UNIT #	AREA (SF)	LOT WIDTH
41	7,200	60.00
42	7,200	60.00
43	7,200	60.00
44	7,399	63.71
45	9,339	85.84
46	8,356	71.87
47	8,495	75.19
48	7,510	61.29
49	7,620	60.37
50	7,200	60.00
51	7,200	60.00
52	7,200	60.00
53	7,200	60.00
54	7,200	60.00
55	7,200	60.00
56	7,200	60.00
57	7,200	60.00
58	7,200	60.00
59	9,192	74.98
60	7,200	60.00

UNIT AREA TABLE		
UNIT #	AREA (SF)	LOT WIDTH
61	7,200	60.00
62	7,200	60.00
63	7,200	60.00
64	7,200	60.00
65	7,200	60.00
66	7,200	60.00
67	7,200	60.00
68	7,200	60.00
69	8,741	80.36
70	8,914	80.32
71	9,930	80.48
72	7,200	60.00
73	7,200	60.00
74	7,200	60.00
75	7,200	60.00
76	7,200	60.00
77	7,200	60.00
78	9,103	75.36
79	7,200	60.00
80	7,200	60.00

UNIT AREA TABLE		
UNIT #	AREA (SF)	LOT WIDTH
81	7,200	60.00
82	8,086	77.77
83	7,350	60.00
84	7,200	60.00
85	7,200	60.00
86	7,200	60.00
87	7,583	60.00
88	10,488	70.54
89	7,618	69.90
90	7,913	60.00
91	9,733	60.00
92	9,733	60.00
93	9,733	60.00
94	9,733	60.00
95	9,733	60.00
96	8,247	60.00
97	13,943	98.40
98	8,311	60.00
99	7,993	60.00
100	7,200	60.00

UNIT AREA TABLE		
UNIT #	AREA (SF)	LOT WIDTH
101	7,200	60.00
102	7,834	77.95
103	7,250	68.71
104	7,245	63.00
105	8,487	91.67
106	7,266	64.40
107	8,339	65.76
108	7,222	66.30
109	7,252	63.56
110	8,516	64.76
111	8,422	60.00
112	7,246	60.00
113	8,000	60.00
114	8,302	63.76
115	10,179	85.00
116	8,169	60.00
117	7,200	60.00
118	7,200	60.00
119	7,559	60.00
120	8,137	60.00

UNIT AREA TABLE		
UNIT #	AREA (SF)	LOT WIDTH
121	7,742	60.00
122	7,200	60.00
123	7,200	60.00
124	7,200	60.00
125	7,200	60.00
126	7,200	60.00
127	7,200	60.00
128	7,200	60.00
129	7,200	60.00
130	7,200	60.00
131	7,200	60.00
132	7,200	60.00
133	7,588	70.42
134	7,203	60.00
135	9,880	94.66
136	9,002	85.20
137	8,365	84.59
138	7,918	72.26
139	7,200	60.00
140	7,200	60.00

UNIT AREA TABLE		
UNIT #	AREA (SF)	LOT WIDTH
141	7,200	60.00
142	7,200	60.00
143	7,200	60.00
144	7,200	60.00
145	7,677	63.97
146	8,142	60.00
147	7,938	60.00
148	7,200	60.00
149	7,200	60.00
150	9,101	84.25
151	7,200	60.00
152	7,200	60.00
153	7,200	60.00
154	7,200	60.00
155	7,200	60.00
156	7,200	60.00
157	9,169	78.05
158	9,871	82.76
159	7,200	60.00
160	7,200	60.00

UNIT AREA TABLE		
UNIT #	AREA (SF)	LOT WIDTH
161	7,200	60.00
162	7,200	60.00
163	7,200	60.00
164	7,200	60.00
165	7,200	60.00
166	7,284	60.00
167	9,875	60.00
168	10,433	60.00
169	7,230	63.44
170	7,200	60.00
171	7,200	60.00
172	9,103	76.35

SITA DATA

CURRENT ZONING	SPECIAL PLANNING AREA (SPA)
PROPOSED ZONING	PD (CLUSTER OPTION)
GROSS AREA	71.11 Ac
ROW	2.77 Ac
NET SITE AREA	68.34 Ac
TOTAL LOTS	172
LOT DENSITY	2.52 LOTS / Ac
MIN LOT AREA	7200 SF
MIN LOT WIDTH	60 FT
FRONT SETBACK	25 FT
REAR SETBACK	20 FT
SIDE SETBACK	5 FT

PHASING LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- SILT FENCE
- WETLAND
- 1000 CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM CATCH BASIN
- END SECTION
- FIRE HYDRANT
- LIGHT POLE
- PAVEMENT (ASPHALT)
- PAVEMENT (CONCRETE)
- 1000.00 SURFACE DRAINAGE ARROWS GRADE

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PROJECT NUMBER: 24-255
PROJECT MANAGER: J. RICKARD
DRAWN BY: N.G.
CHECKED BY: J.R.
OFFICE: FARMINGTON HILLS

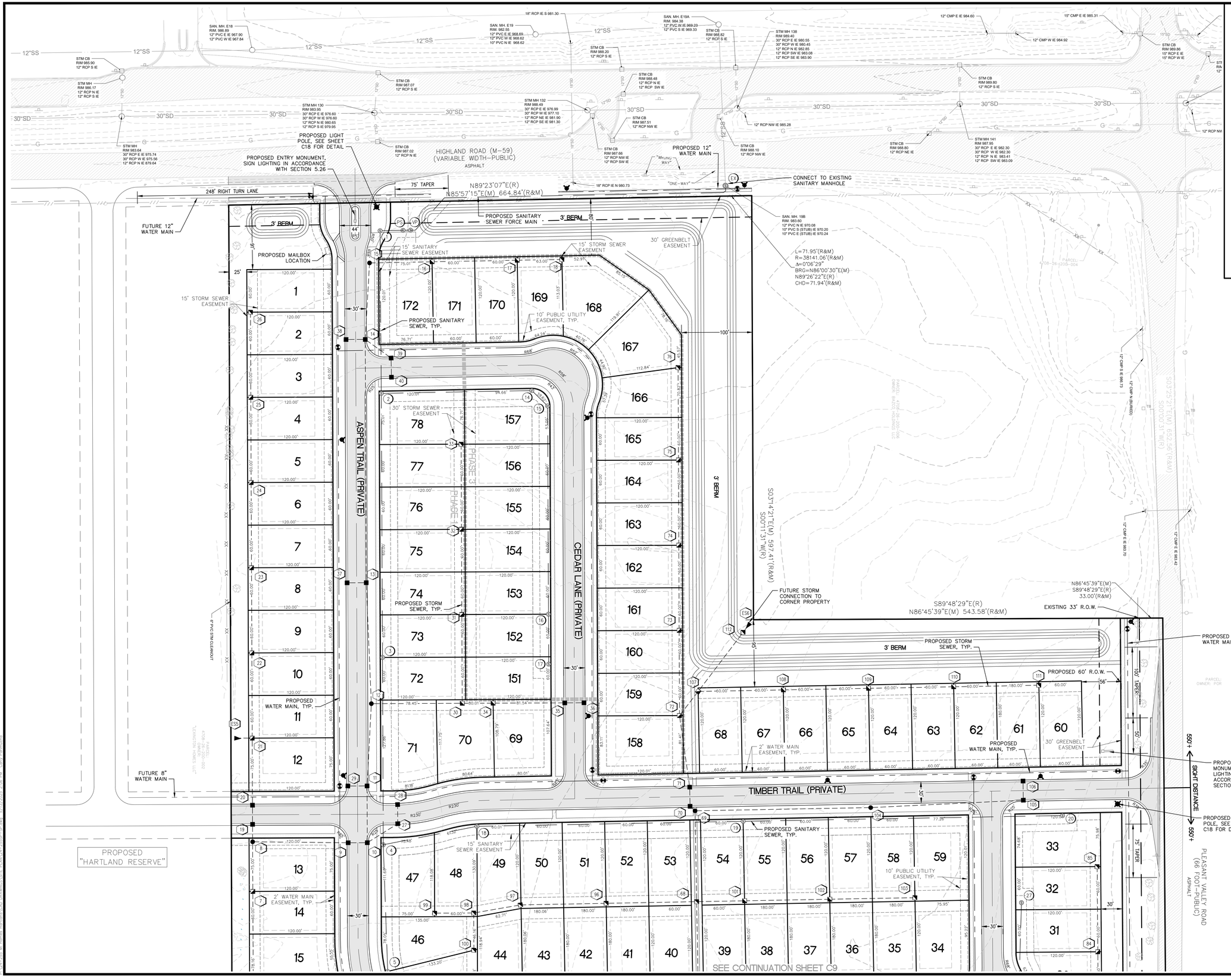
CLIENT:
MI HOMES
40950 WOODWARD AVE #203
BLOOMFIELD HILLS, MI 48304
248.836.4522

PROJECT NAME:
SAWYER RIDGE
SECTION 16, TOWN 4S, RANGE 5E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

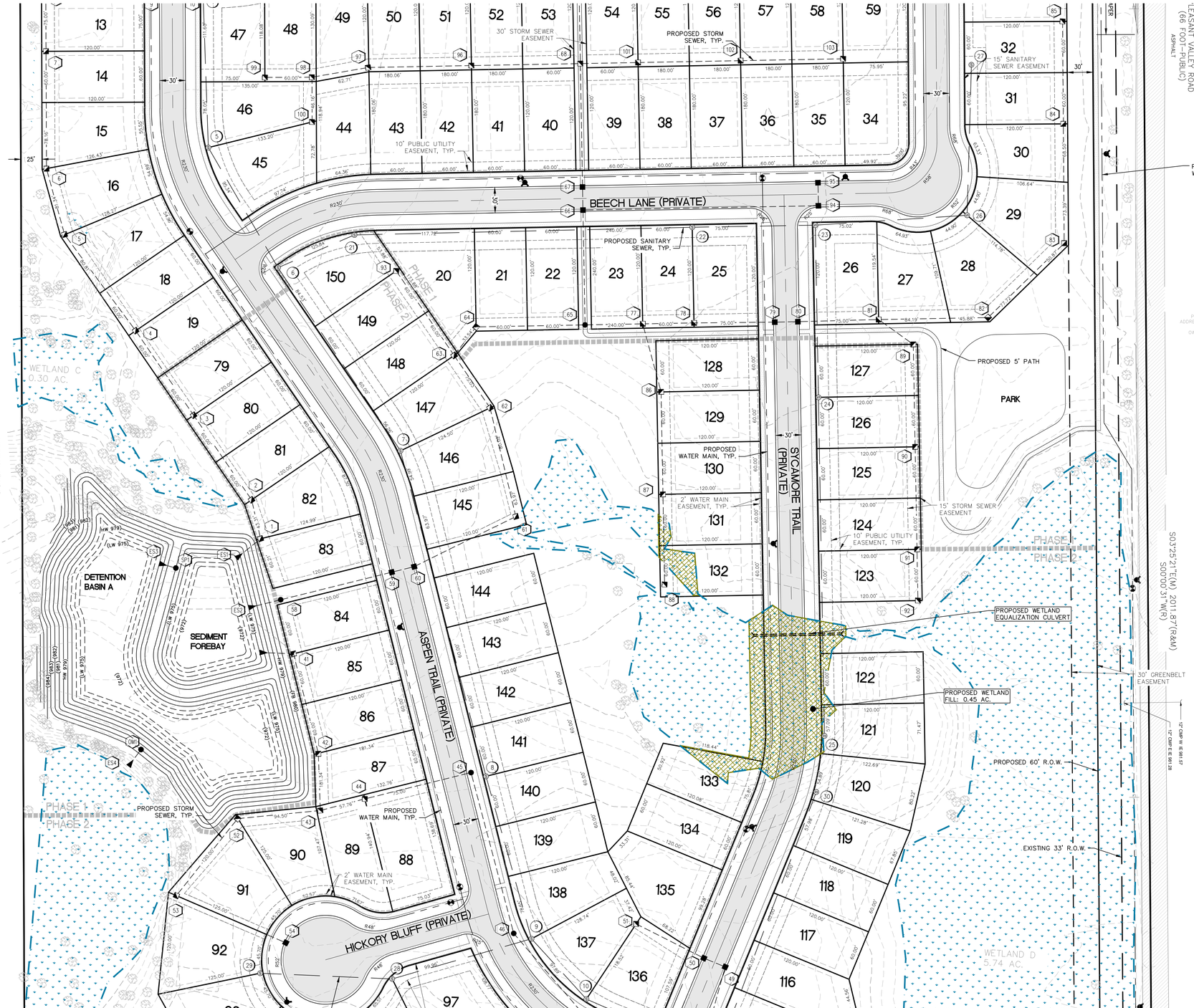
SHEET TITLE:
OVERALL SITE PLAN

PAGE No.:
C7

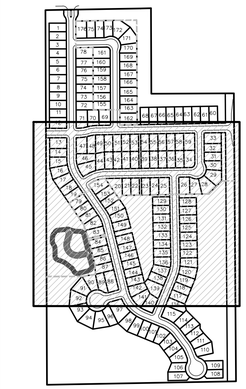
R:\24-255 Mi Homes Hartland\CAD DRAWINGS\SITE PLAN\24-255SP-OSP.dwg, 5/13/2025 3:10 PM, Greg Bartlewski


HIGHLAND ROAD (M-59)
(VARIABLE WIDTH-PUBLIC)
ASPHALT
ASPEN TRAIL (PRIVATE)
CEDAR LANE (PRIVATE)
TIMBER TRAIL (PRIVATE)
PLEASANT VALLEY ROAD
(66 FOOT-PUBLIC)
ASPHALT
PROPOSED "HARTLAND RESERVE"
PHASE 3
PHASE 2
PROPOSED LIGHT POLE, SEE SHEET C18 FOR DETAIL
PROPOSED ENTRY MONUMENT, SIGN LIGHTING IN ACCORDANCE WITH SECTION 5.26
248' RIGHT TURN LANE
FUTURE 12" WATER MAIN
FUTURE 8" WATER MAIN
PROPOSED MAILBOX LOCATION
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED 12" WATER MAIN
CONNECT TO EXISTING SANITARY MANHOLE
PROPOSED SANITARY SEWER, TYP.
PROPOSED STORM SEWER, TYP.
PROPOSED WATER MAIN, TYP.
PROPOSED 60' R.O.W.
PROPOSED WATER MAIN, TYP.
PROPOSED ENTRY MONUMENT, SIGN LIGHTING IN ACCORDANCE WITH SECTION 5.26
PROPOSED LIGHT POLE, SEE SHEET C18 FOR DETAIL
FUTURE STORM CONNECTION TO CORNER PROPERTY
EXISTING 33' R.O.W.
3' BERM
15' SANITARY SEWER EASEMENT
15' STORM SEWER EASEMENT
30' GREENBELT EASEMENT
10' PUBLIC UTILITY EASEMENT, TYP.
30' STORM SEWER EASEMENT
2' WATER MAIN EASEMENT, TYP.
30' GREENBELT EASEMENT
75' TAPER
100' TAPER
SIGHT DISTANCE
550'+
550'+
L=71.95'(R&M)
R=38141.06'(R&M)
Δ=0°06'29"
BRG=N86°00'30"E(M)
N89°26'22"E(R)
CHD=71.94'(R&M)
N89°23'07"E(R)
N85°57'15"E(M) 664.84'(R&M)
S03°14'21"E(M) 597.41'(R&M)
S01°11'31"W(R)
S89°48'29"E(R)
N86°45'39"E(M) 543.58'(R&M)
N86°45'39"E(M)
S89°48'29"E(R)
33.00'(R&M)
SEE CONTINUATION SHEET C9
SAN. MH. E18
RIM. 986.89
12" PVC E IE 967.90
12" PVC W IE 967.84
SAN. MH. E19
RIM. 982.55
12" PVC E IE 968.69
12" PVC W IE 968.62
10" PVC N IE 968.62
18" RCP IE S 981.30
SAN. MH. E19A
RIM. 984.38
12" PVC W IE 969.23
12" PVC S IE 969.33
STM CB RIM 985.82 12" RCP S IE
STM MH 138
RIM 989.40
30" RCP E IE 980.55
30" RCP W IE 980.45
12" RCP N IE 982.85
12" RCP SW IE 983.08
12" RCP SE IE 983.90
12" CMP E IE 984.60
12" CMP W IE 984.92
15" CMP E IE 985.31
STM CB RIM 989.86 15" RCP E IE 15" RCP W IE
STM CB RIM 989.80 12" RCP S IE
STM CB RIM 988.80 12" RCP NE IE
STM MH 141
RIM 987.65
30" RCP E IE 982.30
30" RCP W IE 982.30
12" RCP N IE 983.41
12" RCP SW IE 983.09
STM CB RIM 985.90 12" RCP S IE
STM MH RIM 986.17 12" RCP N IE 12" RCP S IE
STM MH RIM 983.64 30" RCP E IE 975.74 30" RCP W IE 975.56 12" RCP N IE 979.64
STM MH 130
RIM 983.95
30" RCP E IE 976.60
30" RCP W IE 976.60
12" RCP N IE 980.65
12" RCP S IE 979.95
STM CB RIM 987.02 12" RCP N IE
STM CB RIM 987.07 12" RCP S IE
STM CB RIM 988.20 12" RCP S IE
STM CB RIM 988.48 12" RCP N IE 12" RCP SW IE
STM MH 132
RIM 988.49
30" RCP E IE 976.99
30" RCP W IE 977.10
12" RCP NE IE 981.90
12" RCP SE IE 981.30
STM CB RIM 987.51 12" RCP NW IE
STM CB RIM 987.66 12" RCP NW IE 12" RCP SW IE
STM CB RIM 988.10 12" RCP NW IE
12" RCP NW IE 985.28
18" RCP IE N 980.73
SAN. MH. 19B
RIM. 983.60
12" PVC N IE 970.08
10" PVC S (STUB) IE 970.20
10" PVC E (STUB) IE 970.24
6" PVC STM CLEANOUT
PARCEL OWNER: FOR
PARCEL ID: 08-36-200-004
PARCEL OWNER: SUNRISE SENIOR LIVING INVESTMENT, INC
PARCEL ID: 08-36-200-020
PARCEL OWNER: TOLLINGTON HOMES, LLC
PARCEL ID: 08-36-200-021
PARCEL OWNER: TOLLINGTON HOMES, LLC
PARCEL ID: 08-36-200-022
12" CMP S IE 986.73
12" CMP N (SUNKEN) IE 986.70
12" CMP E IE 986.70
12" CMP W IE 986.62
12" RCP NW IE 986.62
12" RCP SE IE 986.62
12" RCP NW IE 986.62
12" RCP SW IE 986.62
12" RCP NE

SEE CONTINUATION SHEET C8



SEE CONTINUATION SHEET C10



KEY MAP

PARCEL: 4708-25-100-003
ADDRESS: 1750 PLEASANT VALLEY RD, HARTLAND, MI 48353
OWNER: "ULMAN BENJAMIN G"

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1" = 60'

PROPOSED LEGEND
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- SILT FENCE
- WETLAND
- 1000 CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM CATCH BASIN
- END SECTION
- FIRE HYDRANT
- LIGHT POLE
- PAVEMENT (ASPHALT)
- PAVEMENT (CONCRETE)
- SURFACE DRAINAGE ARROWS
- 1000.00 GRADE

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SUBMITTAL DATE: 03-03-25

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DRAWN BY: N.G.
CHECKED BY: J.R.
OFFICE: FARMINGTON HILLS

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

PROJECT NAME:
SAWYER RIDGE
SECTION 16, TOWN 4S, RANGE 1OE, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

SHEET TITLE:
SITE PLAN - CENTER

PAGE No.:
C9

SEE CONTINUATION SHEET C9

PARCEL: 4708-26-400-001
ADDRESS: 1225 PLEASANT VALLEY RD
HARTLAND, MI 48353
OWNER: "PORATH KIMBERLY S"

KEY MAP

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1" = 60'

PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- SILT FENCE
- WETLAND
- 1000 CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- SANITARY CLEANOUT
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NO	REVISION	DATE
1.	REVISED PER TOWNSHIP REVIEW	05-13-25

SUBMITTAL DATE: 03-03-25

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

PROJECT NUMBER: 24-255
PROJECT MANAGER: J. RICKARD
DRAWN BY: N.G.
CHECKED BY: J.R.
OFFICE: FARMINGTON HILLS

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

PROJECT NAME:
SAWYER RIDGE
SECTION 16, TOWN 4S, RANGE 05E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

SHEET TITLE:
SITE PLAN - SOUTH

PAGE No.:
C10

R:\24-255 MI Homes Hartland\CAD\DRAWINGS\SITE PLAN\24-255SP.dwg, 5/13/2025 3:06 PM, Cory Pentecost

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

PLEASANT VALLEY ROAD
(66 FOOT-PUBLIC)
ASPHALT

PLEASANT VALLEY ROAD
(66 FOOT-PUBLIC)
ASPHALT

HIGHLAND ROAD (M-59)
(VARIABLE WIDTH-PUBLIC)
ASPHALT

30'SD
12"SS
12" PVC
I.E. 984.60

TIMBER TRAIL (PRIVATE)
BEECH LANE (PRIVATE)
CEDAR LANE (PRIVATE)
SYCAMORE TRAIL (PRIVATE)
ASPEN TRAIL (PRIVATE)
HICKORY BLUFF (PRIVATE)
POCKET PARK

PROPOSED
"HARTLAND RESERVE"

OPEN SPACE DATA

NET SITE AREA	68.34 Ac
TOTAL OPEN SPACE REQUIRED (25%)	17.09 Ac
USABLE OPEN SPACE REQUIRED (10%)	6.83 Ac
OPEN SPACE WETLANDS	12.63 Ac
OPEN SPACE DETENTION	1.88 Ac
OPEN SPACE UPLANDS	11.57 Ac
TOTAL OPEN SPACE PROVIDED	26.08 Ac 38.2%
USABLE OPEN SPACE PROVIDED	9.10 Ac 13.3%

USABLE OPEN SPACE
OPEN SPACE WETLANDS
OPEN SPACE DETENTION
OPEN SPACE UPLANDS

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FARMINGTON HILLS, MI 48331
248.308.3331
CLINTON TOWNSHIP OFFICE
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7080

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SHEET TITLE:
OPEN SPACE PLAN

PAGE No.:
C11

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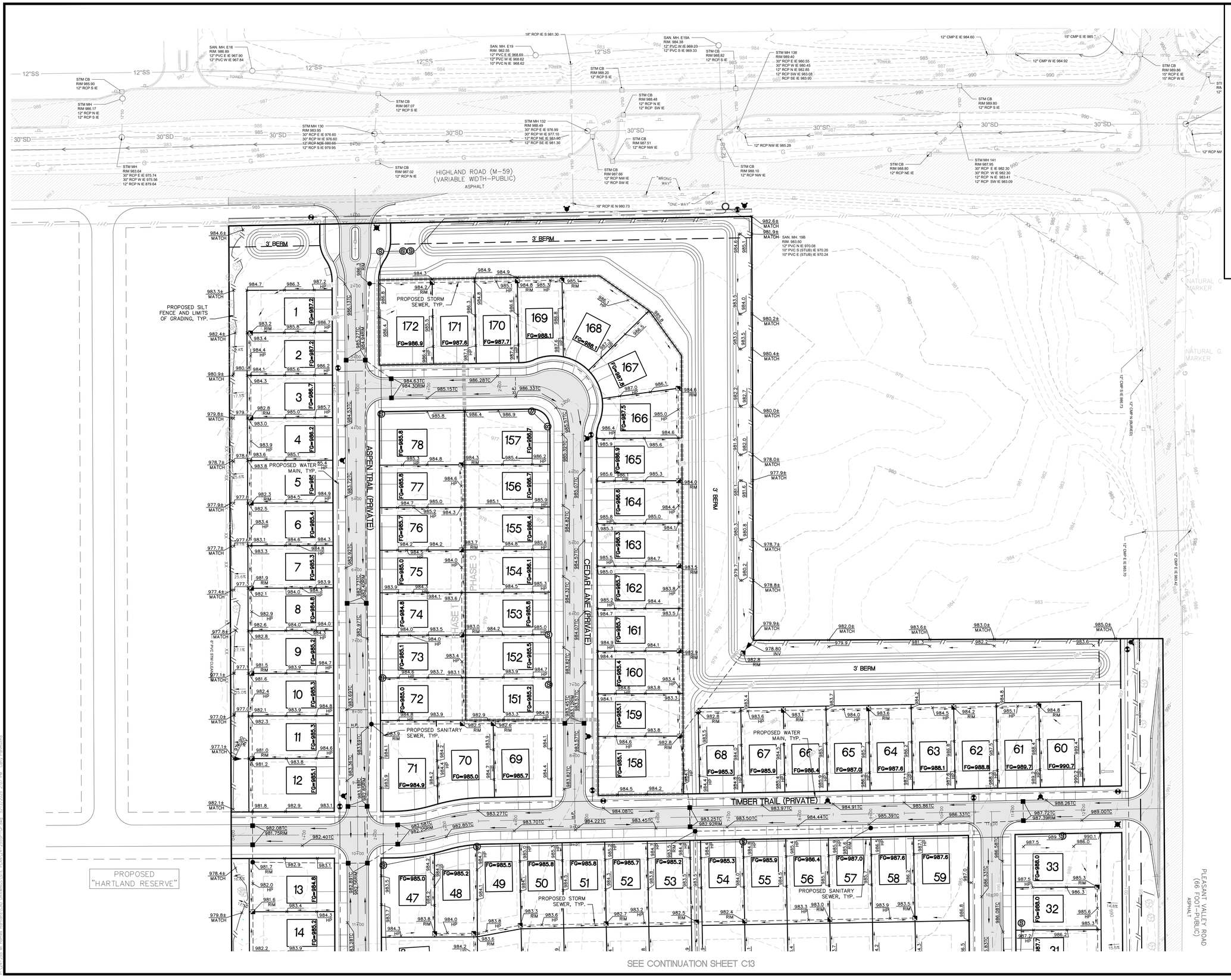

KEY MAP

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1" = 60'

PROPOSED LEGEND
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- SILT FENCE
- WETLAND
- 1000 CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM CATCH BASIN
- END SECTION
- FIRE HYDRANT
- LIGHT POLE
- PAVEMENT (ASPHALT)
- PAVEMENT (CONCRETE)
- SURFACE DRAINAGE ARROWS
- 1000.00 GRADE

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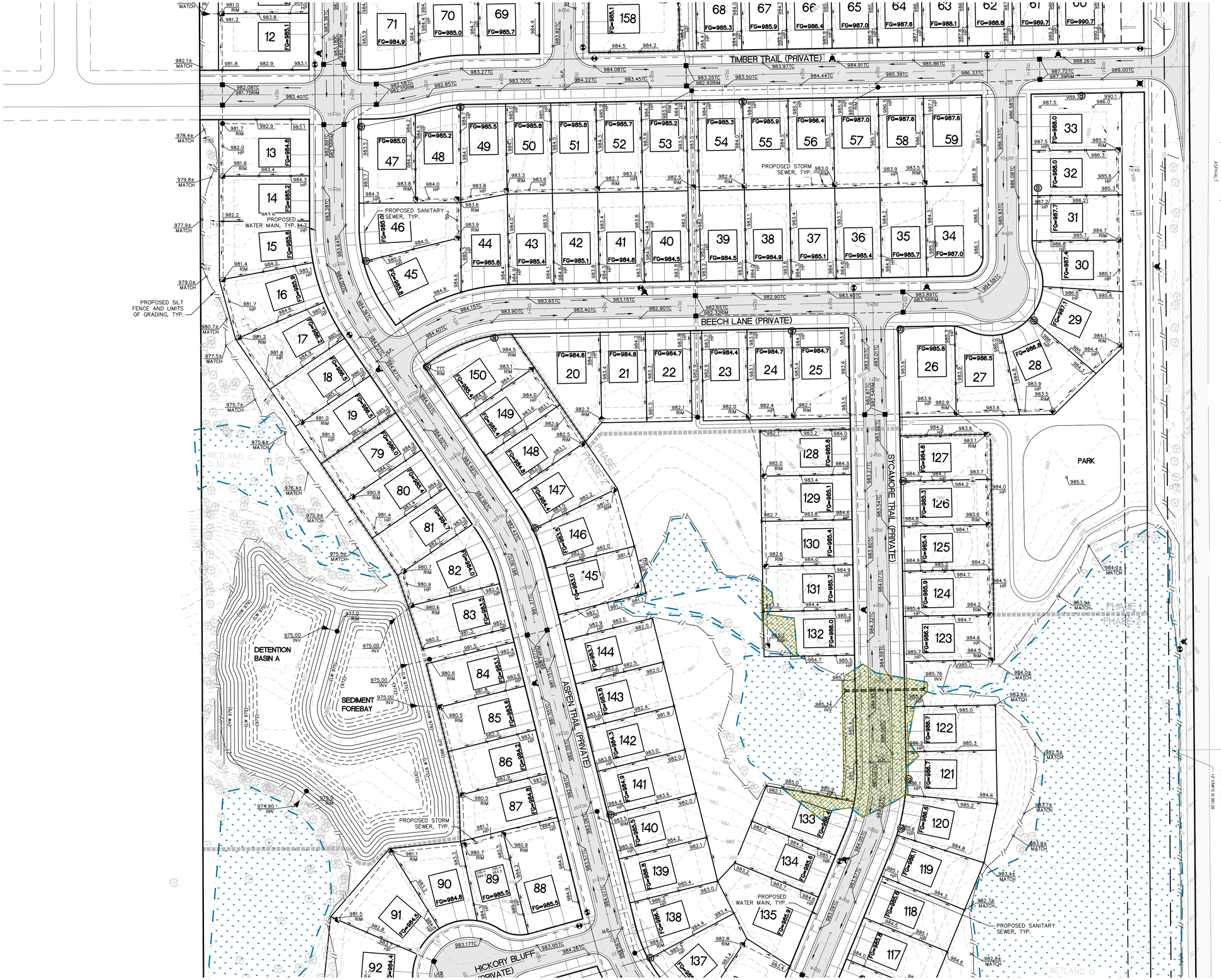
SECTION 16, TOWN 4S, RANGE 5E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

SHEET TITLE:
GRADING PLAN - NORTH

PAGE No.:
C12

SEE CONTINUATION SHEET C12



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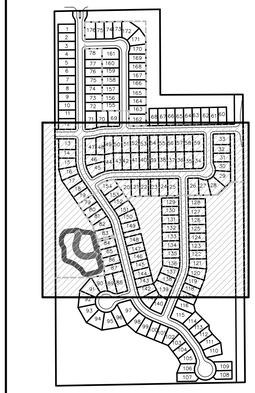

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248.836.4522

PROJECT NAME:
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SECTION 16, TOWN 4S, RANGE 10E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

SHEET TITLE:
GRADING PLAN - CENTER

PAGE No.:
C13

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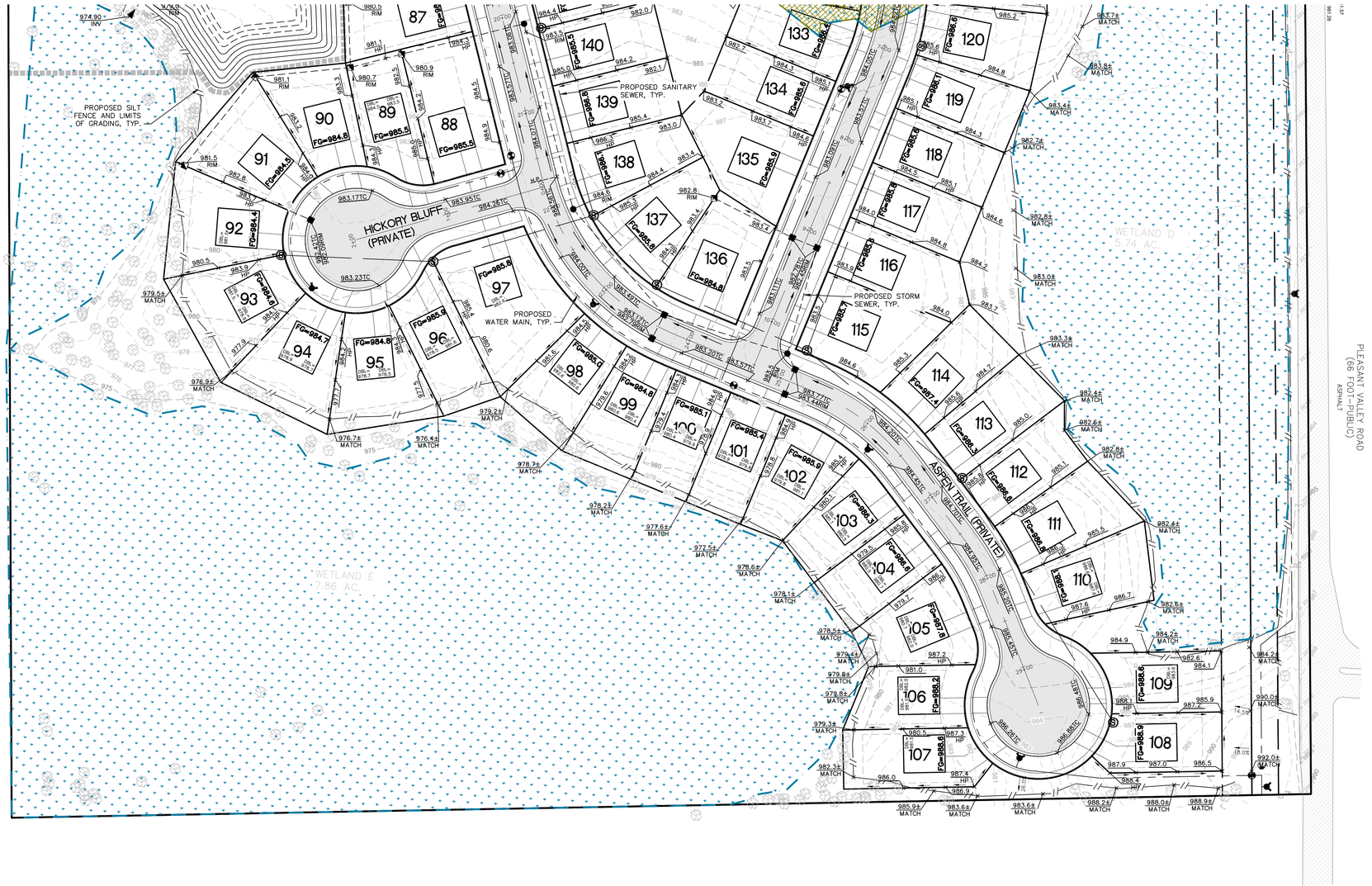

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(IN FEET)
1" = 60'

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SHEET TITLE:
GRADING PLAN - SOUTH

PAGE No.:
C14

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

PLEASANT VALLEY ROAD
(66 FOOT-PUBLIC)
ASPHALT

NATURAL GAS MARKER

HIGHLAND ROAD (M-59)
(VARIABLE WIDTH-PUBLIC)

12" PVC
I.E. 984.60

PROPOSED
"HARTLAND RESERVE"

BASIN A TRIBUTARY
AREA: 44.44 AC.

PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- SILT FENCE
- WETLAND
- CONTOUR (1000)
- CURB AND GUTTER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
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- PAVEMENT (CONCRETE)
- SURFACE DRAINAGE ARROWS (1000.00)
- GRADE

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248.836.4522

PROJECT NAME:
SAWYER RIDGE
SECTION 16, TOWN 4S, RANGE 10E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

SHEET TITLE:
STORM WATER MANAGEMENT

PAGE No.:
C15

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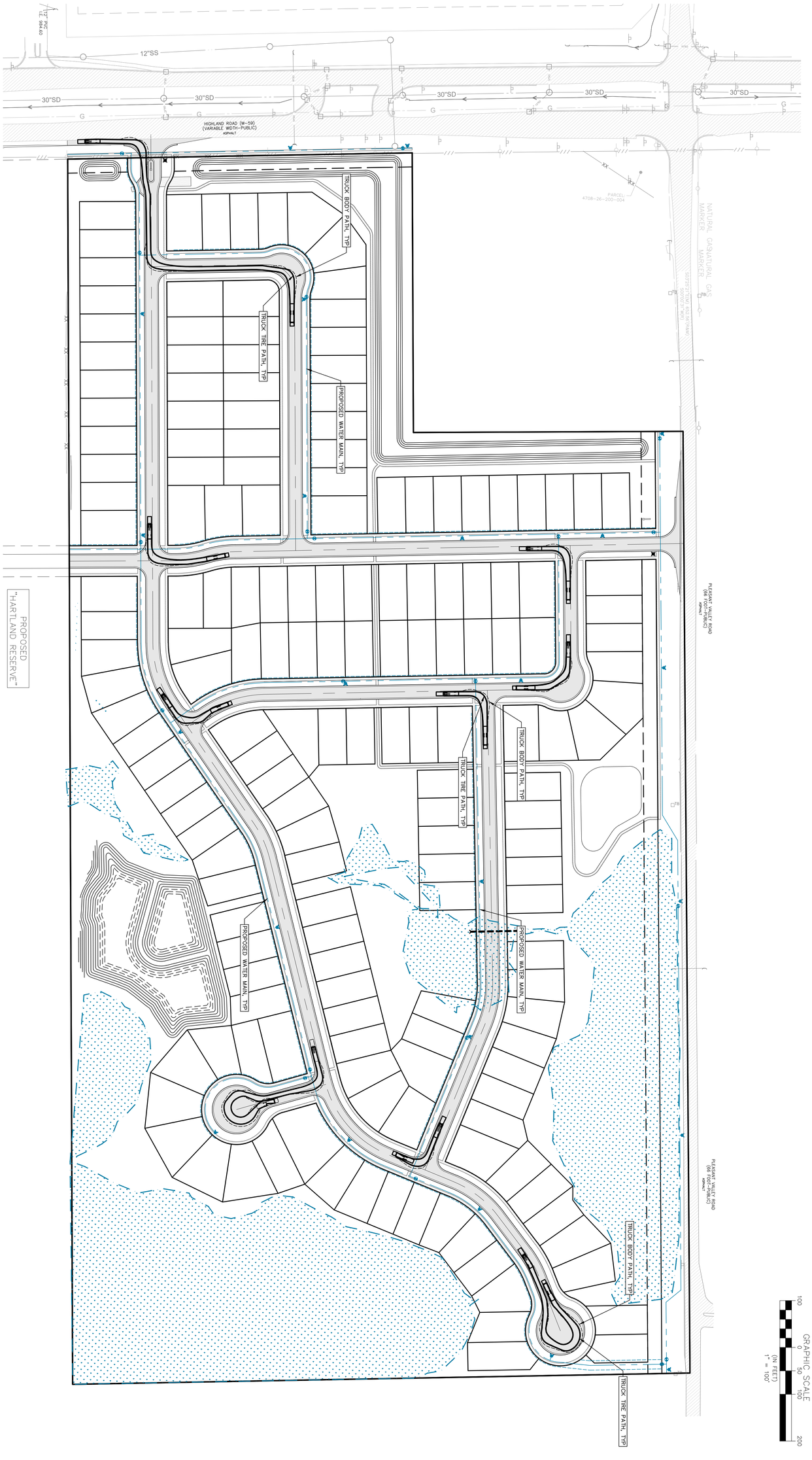

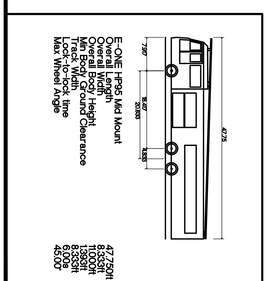

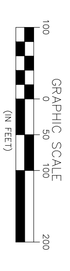

PAGE No. C16

PROJECT NAME:
SAWYER RIDGE

SECTION 16, TOWN 4S, RANGE 10E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

SHEET TITLE:
EMERGENCY VEHICLE ROUTE

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

PROJECT NUMBER:
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PROJECT MANAGER:
J. RICKARD

DRAWN BY:
N.G.

CHECKED BY:
J.R.

OFFICE:
FARMINGTON HILLS

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TOLL FREE NOTIFICATION OF UNDERGROUND FACILITIES

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SANITARY SEWER CALCULATIONS

SANITARY BASIS OF DESIGN

NUMBER OF UNITS	172	UNITS
POPULATION	2.69	PEOPLE/UNITS
	462.68	PEOPLE
AVERAGE FLOW		
PEOPLE X 100 GAL/CAP/DAY	46268	GAL/DAY
	0.072	CFS
PEAK FLOW		
PEAK FACTOR (< 500 PEOPLE)	4	
PEAK FACTOR X AVERAGE FLOW	0.286	CFS
	128.51	GPM
Q PROVIDED (8" sanitary)	0.764	CFS
	342.88	GPM

SANITARY SEWER DESIGN

MH	MH	Length ft	Pipe slope-%	Invert upst.	Invert dnst.	Rim	Rim - Inv
30	11	330.27	1.00	973.80	970.50	985.3	11.50
29	28	154.57	1.00	971.68	970.13	983.4	11.72
28	9	169.64	0.40	970.13	969.45	984.5	14.37
27	26	176.24	1.00	975.07	973.31	986.8	11.73
26	22	177.98	0.40	973.31	972.60	985.8	12.49
25	24	396.39	1.00	973.47	969.51	985.7	12.23
24	23	201.60	0.40	969.51	968.70	985.4	15.89
23	22	143.96	0.40	968.60	968.02	985.0	16.40
22	21	395.34	0.40	968.02	966.44	983.8	15.78
21	6	97.36	0.40	966.44	966.05	984.5	18.06
20	19	399.97	1.00	976.63	972.63	988.2	11.57
19	18	375.08	0.40	972.63	971.13	984.4	11.77
18	4	134.44	0.40	971.13	970.59	984.1	12.97
17	16	70.33	1.00	972.89	972.19	984.3	11.41
16	15	293.37	0.40	972.19	971.02	984.6	12.41
15	14	31.01	0.40	971.02	970.89	986.0	14.98
14	2	212.09	0.40	970.89	970.05	986.8	15.91
13	12	291.78	1.20	976.35	972.85	987.7	11.35
12	11	204.15	1.20	972.85	970.40	985.4	12.55
11	10	166.34	0.40	970.40	969.73	986.9	16.50
10	9	95.41	0.40	969.73	969.35	983.8	14.07
9	8	197.52	0.40	969.35	968.56	984.9	15.55
8	7	394.04	0.40	968.56	966.98	984.0	15.44
7	6	257.87	0.40	966.98	965.95	982.6	15.62
6	5	162.39	0.40	965.95	965.30	985.0	19.05
5	4	178.59	0.40	965.30	964.59	984.7	19.40
4	3	263.86	0.40	964.59	963.53	983.6	19.01
3	2	372.06	0.40	963.53	962.05	984.1	20.57
2	1	229.08	0.40	962.05	961.13	977.7	15.65
1	PS	32.36	0.40	961.13	961.00	983.4	22.27

BASIN CALCULATIONS

Detention Basin A
Forebay Volume Provided

Elev	Area (sf)	Volume (cf)	Total (cf)
975.0	12,585		
976.0	14,907	13,746	13,746
977.0	17,417	30,002	30,002

Detention Volume Provided

Elev	Area (sf)	Volume (cf)	Total (cf)
975.0	32,794	FF Vol =	30,002
976.0	38,285	35,540	65,542
977.0	44,046	41,166	106,707
978.0	70,222	57,134	163,841
979.0	75,940	73,081	236,922

CALCULATED C FACTOR

				C
Impervious Area				
	Roads	5.11	Ac	0.90
	Walks	1.70	Ac	0.90
	Drives	1.26	Ac	0.90
	House	5.73	Ac	0.80
Pervious Area		29.75	Ac	0.20
Low Water		0.89	Ac	1.00

C Avg =	0.42
C ROAD CB =	0.46
C YARD CB =	0.35

DETENTION BASIN A

Total - Tributary Area (A) =	51.34 Ac	
Calculated C Factor =	0.46	
Offsite - Tributary Area (A) =	6.90 Ac	
Offsite - Calculated C Factor =	0.70	
Onsite - Tributary Area (A) =	44.44 Ac	
Onsite - Calculated C Factor =	0.42	

DETENTION AND FLOOD CONTROL RATE
CALCULATE VARIABLE RELEASE RATE

Qvrr = 1.1055-0.206 ln(A)		Qrr= Allowable release rate in cfs/acre
Qvrr =	0.29 cfs/acre	
Q100p = Qvrr x A	15.10 cfs	Q100p= Allowable 100-year peak flow rate

Water Quality Control (WQC)
V_{wqc}=3630 x C x A = 85728 ft^3

Sediment Forebay (WQC)
V_{sed}=545 x C x A = 12871 ft^3

Channel Protection Volume Control (CPVC)
V_{cpv}=4719 x C x A = 111446 ft^3

Channel Protection Rate Control (CPRC)
V_{cp}=6897 x C x A = 162882 ft^3

100-YEAR DETENTION VOLUME (V100D)
V100r=18985 x C x A = 448357 ft^3

100-YEAR PEAK INFLOW RATE (Q100IN)
Q100IN = C x I100 x A
Tr = 20.00 min
I100=83.18/(Tc+9.17)^0.81
I100 = 5.41 in/hr
Q100IN= 127.83 cfs

STORAGE CURVE FACTOR FOR THE 100-YEAR DETENTION VOLUME (R)
R= [0.206-0.15ln (Q100P/Q100IN)]
R = 0.526

100-YEAR REQUIRED DETENTION BASIN VOLUME
V100D= (V100R x R) - VCP-P = 236,003 ft^3 required
236,922 ft^3 provided

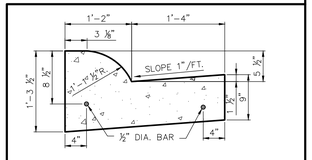
STORM SEWER CALCULATIONS

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

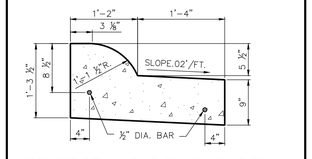
MH	MH	A acres	C	AxC	Flow From MH	AxC Additional	AxC cumul.	T min	I in/hr	Capacity Q cfs	Dia in	Hyd.Gr. %	Vel. ft/sec	Length ft	Tr Time min	Invert upst.	Invert dnst.	Invert drop	Rim	HGL	Pipe slope-%	RIM - HGL	T/Pipe - RIM
ES6	112	6.90	0.70	4.83			4.83	15.00	4.38	21.13	24	0.87	6.73	16.00	0.04	978.80	978.78	1.10		981.92	0.17		
112	107	1.03	0.35	0.36			5.19	15.04	4.37	22.69	36	0.12	3.89	104.61	0.45	976.88	976.70		982.8	981.78	0.17	1.02	2.92
111	110	0.46	0.35	0.16			0.16	20.00	3.89	0.63	12	0.03	3.14	120.00	0.64	980.46	979.88		984.8	982.17	0.48	2.63	3.34
110	109	0.36	0.35	0.13			0.29	20.64	3.83	1.10	12	0.10	3.14	120.00	0.64	979.88	979.31		984.2	982.13	0.48	2.07	3.32
109	108	0.37	0.35	0.13			0.42	21.27	3.78	1.58	12	0.20	3.14	120.00	0.64	979.31	978.73		983.6	982.02	0.48	1.58	3.29
108	107	0.14	0.35	0.15			0.56	21.91	3.73	2.10	15	0.11	3.16	120.00	0.63	978.53	978.10		983.1	981.78	0.36	1.32	3.32
107	72	0.27	0.35	0.09	112	5.19	5.85	22.54	3.68	21.53	36	0.10	3.65	42.98	0.20	976.70	976.63	0.10	982.8	981.66	0.15	1.14	3.10
106	105	0.26	0.46	0.12			0.12	20.00	3.89	0.47	12	0.48	3.14	27.00	0.14	983.16	983.03		987.39	983.96	0.48	3.43	3.23
105	104	0.11	0.46	0.05			0.17	20.14	3.88	0.66	12	0.03	6.09	215.28	0.59	983.03	979.16		987.39	983.83	1.80	3.56	3.36
104	69						0.17	20.73	3.83	0.65	12	0.03	3.14	247.42	1.31	979.16	977.97		985.6	981.51	0.48	4.09	5.44
103	102	0.32	0.35	0.11			0.11	20.00	3.89	0.44	12	0.01	3.14	120.00	0.64	979.29	978.72		983.5	981.43	0.48	2.07	3.21
102	101	0.42	0.35	0.15			0.26	20.64	3.83	0.99	12	0.08	3.14	120.00	0.64	978.72	978.14		983.0	981.41	0.48	1.59	3.28
101	68	0.36	0.35	0.13			0.39	21.27	3.78	1.46	12	0.17	3.14	67.50	0.36	978.14	977.82		982.4	981.32	0.48	1.08	3.26
100	98	0.18	0.35	0.06			0.06	20.00	3.89	0.25	12	0.00	3.14	52.38	0.28	979.68	979.43	0.10	983.9	981.58	0.48	2.32	3.22
99	65	0.13	0.35	0.05			0.05	20.00	3.89	0.18	12	0.00	3.14	55.00	0.29	979.59	979.33		983.8	981.58	0.48	2.22	3.21
98	97	0.14	0.35	0.05	100	0.06	0.16	20.29	3.86	0.61	12	0.03	3.14	66.74	0.35	979.33	979.01		983.6	981.58	0.48	2.02	3.27
97	96	0.28	0.35	0.10			0.26	20.65	3.83	0.98	12	0.08	3.14	120.82	0.64	979.01	978.43		983.3	981.56	0.48	1.74	3.29
96	68	0.50	0.35	0.18			0.43	21.29	3.78	1.63	12	0.21	3.14	127.50	0.68	978.43	977.82		982.7	981.47	0.48	1.23	3.27
95	94	0.49	0.46	0.23			0.23	20.00	3.89	0.88	12	0.06	3.14	27.00	0.14	979.06	978.93		983.56	982.12	0.48	1.44	3.50
94	66	0.87	0.46	0.40			0.63	20.14	3.88	2.43	12	0.46	3.14	275.50	1.46	978.93	977.61		983.56	982.11	0.48	1.45	3.63
93	63	0.16	0.35	0.06			0.06	20.00	3.89	0.22	12	0.00	3.14	120.00	0.64	977.82	977.24		983.1	979.75	0.48	3.35	4.28
92	91	0.04	0.35	0.01			0.01	20.00	3.89	0.05	12	0.00	3.14	60.00	0.32	980.19	979.90		984.5	981.84	0.48	2.66	3.31
91	90	0.13	0.35	0.05			0.06	20.32	3.86	0.23	12	0.00	3.14	120.00	0.64	979.90	979.32		984.2	981.84	0.48	2.36	3.30
90	89	0.45	0.35	0.16			0.22	20.95	3.81	0.83	12	0.05	3.14	120.00	0.64	979.32	978.75		983.6	981.84	0.48	1.76	3.28
89	81	0.35	0.35	0.12			0.34	21.59	3.76	1.28	12	0.13	3.14	49.85	0.26	978.75	978.51		983.1	981.77	0.48	1.33	3.35
88	87	0.10	0.35	0.04			0.04	20.00	3.89	0.14	12	0.00	3.14	105.48	0.56	979.02	978.51		983.2	980.77	0.48	2.43	3.18
87	86	0.21	0.35	0.07			0.11	20.56	3.84	0.42	12	0.01	3.14	120.00	0.64	978.51	977.93		982.6	980.77	0.48	1.83	3.09
86	77	0.20	0.35	0.07			0.18	21.20	3.79	0.68	15	0.01	3.16	82.46	0.44	977.73	977.44		982.0	980.75	0.36	1.25	3.02
85	84	0.28	0.35	0.10			0.10	20.00	3.89	0.38	12	0.01	3.14	120.00	0.64	980.97	980.39		985.3	982.28	0.48	3.02	3.33
84	83	0.31	0.35	0.11			0.21	20.64	3.83	0.79	12	0.05	3.14	139.76	0.74	980.39	979.72		984.7	982.27	0.48	2.43	3.31
83	82	0.30	0.35	0.11			0.31	21.38	3.77	1.18	12	0.11	3.14	124.48	0.66	979.72	979.12		984.1	982.20	0.48	1.90	3.38
82	81	0.54	0.35	0.19			0.50	22.04	3.72	1.86	12	0.27	3.14	128.09	0.68	979.12	978.51		983.5	982.06	0.48	1.44	3.38
81	80	0.27	0.35	0.09	89	0.34	0.93	22.72	3.67	3.43	15	0.28	3.16	94.50	0.50	978.31	977.97		982.9	981.71	0.36	1.19	3.34
80	79	0.89	0.46	0.41			1.34	23.22	3.63	4.88	15	0.57	3.97	27.00	0.11	977.97	977.87		982.54	981.44	0.36	1.10	3.32
79	78	0.80	0.46	0.37			1.71	23.33	3.62	6.20	18	0.35	3.51	94.50	0.45	977.67	977.41		982.54	981.29	0.28	1.25	3.37
78	77	0.15	0.35	0.05			1.76	23.78	3.59	6.33	18	0.36	3.58	60.00	0.28	977.41	977.24		982.1	980.96	0.28	1.14	3.19
77	65	0.10	0.35	0.04	86	0.18	1.98	24.06	3.57	7.06	18	0.45	3.99	67.50	0.28	977.24	977.05		982.0	980.74	0.28	1.26	3.26
76	75	0.58	0.35	0.20			0.20	20.00	3.89	0.79	12	0.05	3.14	130.17	0.69	980.25	979.62		984.6	982.20	0.48	2.40	3.35
75	74	0.41	0.35	0.14			0.35	20.69	3.83	1.33	12	0.14	3.14	120.00	0.64	979.62	979.05		984.0	982.14	0.48	1.86	3.38
74	73	0.36	0.35	0.13			0.47	21.33	3.78	1.78	12	0.25	3.14	120.00	0.64	979.05	978.47		983.5	981.97	0.48	1.53	3.45
73	72	0.40	0.35	0.14			0.61	21.96	3.73	2.28	18	0.05	3.15	120.00	0.64	978.07	977.73		982.9	981.67	0.28	1.23	3.33
72	71	0.27	0.35	0.09	107	5.85	6.56	22.60	3.68	24.10	36	0.13	3.41	101.75	0.50	976.53	976.41		982.8	981.61	0.12	1.19	3.27
71	70	0.93	0.46	0.43			6.98	23.10	3.64	25.41	36	0.15	3.59	27.00	0.13	976.41	976.38		982.92	981.48	0.12	1.44	3.51
70	69	0.99	0.46	0.46			7.44	23.22	3.63	27.00	36	0.16	3.82	9.50	0.04	976.38	976.37		982.92	981.44	0.12	1.48	3.54
69	68				104	0.17	7.61	23.26	3.63	27.59	36	0.17	3.90	128.00	0.55	976.37	976.22		983.5	981.42	0.12	2.08	4.13
68	67	0.62	0.35	0.22	101 & 96	0.82	8.64	23.81	3.59	30.98	36	0.22	4.38	144.50	0.55	976.22	976.04		982.5	981.21	0.12	1.29	3.28
67	66	0.99	0.46	0.46			9.10	24.36	3.55	32.25	36	0.23	4.56	27.00	0.10	976.04	976.01		982.32	980.89	0.12	1.43	3.28
66	65	0.97	0.46	0.45	94	0.63	10.17	24.46	3.54	35.98	36	0.29	5.09	134.50	0.44	976.01	975.85		982.32	980.83	0.12	1.49	3.31
65	64				77	1.98	12.15	24.90	3.51	42.60	36	0.41	6.03	127.50	0.35	975.85	975.70		982.1	980.44	0.12	1.66	3.25
64	63	0.12	0.35	0.04			12.19	25.25	3.48	42.45	36	0.41	6.01	42.16	0.12	975.70	975.64		982.3	979.92	0.12	2.38	3.60
63	62	0.18	0.35	0.06	93	0.06	12.31	25.37	3.47	42.76	36	0.41	6.05	74.24	0.20	975.64	975.56		982.5	979.75	0.12	2.75	3.86
62	61	0.24	0.35	0.08			12.39	25.57	3.46	42.88	36	0.41	6.07	130.81	0.36	975.56	975.40		981.7	979.44	0.12	2.26	3.14
61	60	0.11	0.35	0.04			12.43	25.93	3.44	42.71	36	0.41	6.04	132.62	0.37	975.40	975.24		981.4	978.90	0.12	2.50	3.00
60	59	1.37	0.46	0.63			13.06	26.30	3.41	44.55	36	0.45	6.30	27.00	0.07	975.24	975.21		980.74	978.36	0.12	2.38	2.50
59	58	1.32	0.46	0.61			13.67	26.37	3.41	46.56	36	0.49	6.59	133.88	0.34	975.21	975.05		980.74	978.24	0.12	2.50	2.53
58	ES2						13.67	26.71	3.38	46.26	36	0.48	6.54	38.62	0.10	975.05	975.00		980.6	977.59	0.12	3.01	2.55
																				977.40			
57	56	0.91	0.46	0.42			0.42	20.00	3.89	1.63	12	3.70	8.73	27.00	0.05	979.35	978.35		983.44	980.15	3.70	3.29	3.09
56	48	0.99	0.46	0.46			0.87	20.05	3.88	3.39	12	0.91	8.73	17.93	0.03	978.35	977.69		983.44	979.15	3.70	4.29	4.09
55	47	0.55	0.46	0.25			0.25	20.00	3.89	0.98	12	0.08	9.94	27.00	0.05	978.62	977.32		982.79	979.42	4.80	3.37	3.17
54	53	1.18	0.46	0.54			0.54	20.00	3.89	2.11	12	0.48	3.14	139.50	0.74	977.64	976.97		982.09	978.44	0.48	3.65	3.45
53	52	0.14	0.35	0.05			0.59	20.74	3.83	2.26	15	0.36	3.16	115.09	0.61	976.77	976.36		981.5	977.77	0.36	3.73	3.48
52	43	0.12	0.35	0.04			0.63	21.35	3.78	2.39	18	0.28	3.15	97.19	0.51	976.16	975.89	0.10	981.1	977.36	0.28	3.74	3.44
51	50	0.22	0.35	0.08			0.08	20.00	3.89	0.30	12	0.48	3.14	88.78	0.47	978.66	978.23		982.8	979.64	0.48	3.16	3.14
50	49	0.57	0.46	0.26			0.34	20.47	3.85	1.31	12	0.13	3.14	27.00	0.14	978.23	978.10		982.45	979.21	0.48	3.24	3.22
49	48	0.75	0.46	0.35			0.68	20.61	3.84	2.62	18	0.28	3.15	111.50	0.59	977.70	977.39	0.10	982.45	979.17	0.28	3.28	3.25
48	47				56	0.87	1.56	21.20	3.79	5.90	18	0.32	3.34	131.13	0.65	977.29	976.92		983.5	978.86	0.28	4.64	4.71
47	46	0.43	0.46	0.20	55	0.25	2.01	21.86	3.73	7.50	18	0.51	4.25	141.63	0.56	976.92	976.53		982.79	978.45	0.28	4.34	4.37
46	45						2.01	22.42	3.69	7.41	24	0.17	2.97	194.78	1.09	976.13	975.79		984.6	977.73	0.17	6.87	6.47
45	44						2.01	23.51	3.61	7.25	24	0.17	2.97	128.00	0.72	975.79	975.58		983.5	977.39	0.17	6.11	5.71
44	43	0.14	0.35	0.05			2.06	24.23	3.55	7.32	24	0.17	2.97	53.85	0.30	975.58	975.49	0.10	980.9	977.18	0.17	3.72	3.32
43	42	0.17	0.35	0.06	52	0.63	2.75	24.53	3.53	9.72	24	0.18	3.09	66.46	0.36	975.39	975.27		980.7	977.03	0.17	3.67	3.31
42	41	0.21	0.35	0.07			2.82	24.89	3.51	9.91	24	0.19	3.15	120.62	0.64	975.27	975.07		980.5	976.91	0.17	3.59	3.23
41	ES7	0.26	0.35	0.09			2.92	25.52	3.46	10.10	24	0.20	3.21	39.50	0.20	975.07	975.00		980.5	976.68	0.17	3.82	3.43
																				976.60			
ES5	21	0.46	0.35	0.16			0.16	20.00	3.89	0.63	12	0.03	3.14	25.00	0.13	977.07	976.95			978.66	0.48		
40	39	0.15	0.46	0.07			0.07	20.00	3.89	0.27	12	0.48	3.14	27.00	0.14	980.18	980.05		984.30	980.98	0.48	3.32	3.12
39	14	0.35	0.46	0.16			0.23	20.14	3.88	0.89	12	2.00	6.42	44.87	0.12	980.05	979.15		984.30	980.85	2.00	3.45	3.25
38	14	0.32	0.46	0.15			0.15	20.00	3.89	0.57	12	0.48	3.14	27.00	0.14	979.28	979.15		984.94	980.08	0.48	4.86	4.66
37	13	0.87	0.46	0.40			0.40	20.00	3.89	1.56	12	0.19	3.14	27.00	0.14	978.32	978.19		982.40	979.39	0.48	3.01	3.08
36	35	1.27	0.46	0.58			0.58	20.00	3.89	2.27	12	0.41	3.14	27.00	0.14	979.01	978.88		983.12	981.05	0.48	2.07	3.11
35	34	0.90	0.46	0.41			1.00	20.14	3.88	3.87	15	0.36	3.16	100.97	0.53	978.68	978.32		983.12	980.94	0.36	2.18	3.19
34	30	0.29	0.35	0.10			1.10	20.68	3.83	4.21	15	0.43	3.43	43.53	0.21	978.32	978.16		982.6	980.57	0.36	2.03	3.03
33	32	0.36	0.35	0.13			0.13	20.00	3.89	0.49	12	0.02	3.14	120.00	0.64	980.21	979.64		984.3	981.01	0.48	3.29	3.09
32	31	0.41	0.35	0.14			0.27	20.64	3.83	1.03	12	0.08	3.14	120.00	0.64	979.64	979.06	0.10	983.7	980.74	0.48	2.96	3.06
31	30	0.43	0.35	0.15			0.42	21.27	3.78	1.59	12	0.20	3.14	125.00	0.66	978.96	978.36		983.0	980.64	0.48	2.36	3.04
30	12	0.40	0.35	0.14	34	1.10	1.66	21.94	3.73	6.19	15	0.92	5.04	128.00	0.42	978.16	977.70		982.5	980.39	0.36	2.11	3.09
29	11	0.22	0.46	0.10			0.10	20.00	3.89	0.39	12	0.01	3.14	27.00	0.14	977.83	977.70		982.85	978.91	0.48	3.94	4.02
28	27	0.45	0.46	0.21			0.21	20.00	3.89	0.81	12	0.48	3.14	27.01	0.14	978.20	978.07		982.25	979.00	0.48	3.25	3.05
27	10	0.49	0.46	0.23			0.43	20.14	3.88	1.68	12	0.22	4.54	50.54	0.19	978.07	977.57		982.25	978.87	1.00	3.38	3.18
26	25	0.34	0.35	0.12			0.12	20.00	3.89	0.46	15	0.36	3.16	120.00	0.63	978.91	978.48		983.2	980.06	0.36	3.14	3.04
25	24	0.21	0.35	0.07			0.19	20.63	3.83	0.74	15	0.36	3.16	120.00	0.63	978.48	978.05		982.8	979.63	0.36	3.17	3.07
24	23	0.21	0.35	0.07			0.27	21.27	3.78	1.01	15	0.36	3.16	120.00	0.63	978.05	977.62		982.3	979.20	0.36	3.10	3.00
23	22	0.20	0.35	0.07			0.34	21.90	3.73	1.25	15	0.04	3.16	120.00	0.63	977.62	977.18		981.9	978.77	0.36	3.13	3.03
22	21	0.22	0.35	0.08			0.41	22.53	3.68	1.52	15	0.06	3.16	120.00	0.63	977.18	976.75		981.5	978.72	0.36	2.78	3.07
21	20	0.26	0.35	0.09	ES5	0.16	0.67	23.17	3.63	2.42	15	0.14	3.16	94.50	0.50	976.75	976.41		981.0	978.65	0.36	2.35	3.00
20	19	0.11	0.46	0.05			0.72	23.66	3.60	2.57	15	0.16	3.16	27.00	0.14	976.41	976.31		981.75	978.52	0.36	3.23	4.09
19	8	0.17	0.46	0.08			0.79	23.81	3.59	2.85	15	0.19	3.16	24.50	0.13	976.31	***976.23***	0.10	981.75	978.48	0.36	3.27	4.19
18	17	0.52	0.35	0.18			0.18	20.00	3.89	0.71	12	0.48	3.14	63.00	0.33	981.07	980.77		985.1	981.87	0.48	3.23	3.03
17	16	0.22	0.35	0.08			0.26	20.33	3.86	1.00	12	0.48	3.14	120.00	0.64	980.77	980.19		984.8	981.57	0.48	3.23	3.03
16	15	0.50	0.35	0.18			0.43	20.97	3.81	1.65	12	0.48	3.14	88.08	0.47	980.19	979.77	0.10	984.2	980.99	0.48	3.21	3.01
15	14						0.43	21.44	3.77	1.64	12	0.48	3.14	107.92	0.57	979

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	MOUNTING HEIGHT	LUMENS / LAMP	LAMP DEPRECIATION
L1		10	Holophane	GVD3 P20 40K XXXX GL5LU RB FC	GranVille Gen3, P20 Performance Package, 4000K CCT, 70CRI, Type 5 lunar optic distribution with Ribs and Bands and Full Cover	10'	4044	0.9



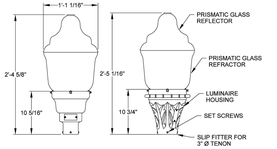
STANDARD M.D.O.T. B-2 ROLL CURB WITH GUTTER



REVERSE M.D.O.T. B-2 ROLL CURB WITH GUTTER

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number	
Notes	Type



Maximum weight - 47 lbs
Maximum effective projected area - 1.38 sq. ft.

GVD3
Granville Classic Standard LED3

Buy American

SPECIFICATIONS

General Description
The GranVille Classic Standard LED3 is designed for use with traditional applications fitting 3" post top tenons. The traditional acorn-shaped luminaire, while reminiscent of the 1920's, contains a powerful, stalk-mounted Chip-On-Board LED platform with a precision optical system that maximizes post-spacings while maintaining uniform illumination.

Mechanical Specifications
The luminaire housing shall:
- Be heavy grade A360 cast aluminum (aluminum with <1% copper)
- IP55 rated housing, provides enclosure for the electrical module
- Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
- Provide four uniquely designed stainless steel spring clips, enclosed in a clear polyvinyl chloride sleeve and adjusted by 1/4-20 hex-head bolts that securely cradle the prismatic acrylic refractor. The same 1/4-20 bolts also support the decorative rib and banding assembly.

The finish shall:
- Utilize a polyester power coat paint to ensure maximum durability
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALexxxOOO) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Electrical Specifications
The driver shall meet the following requirements:
- Certified by UL or CSA for wet locations
- A factory programmable electronic driver with 0-10V dimming control leads
- LEDs shall have a minimum of 70 CRI and available in 2700K, 3000K, 4000K, and 5000K CCT
- The electrical system shall be designed to meet ANSI/IEEE C62.41.2 and shall offer a 10kV/5kA surge protection, fail-off, as standard with an upgradable 20kV/10kA surge protection, fail-off with indicator light, option
- Lumen output can be customized prior to manufacturing by way of FPDxx Options
- The electrical components are mounted on an aluminum plate that is removeable with minimum use of tools.

Optical Specifications
The optical system is IP66 rated and consists of a precisely molded thermal resistant borosilicate glass refractor and top reflector mounted within the decorative glass optic. The top reflector redirects over 50% of the upward light into the controlling refractor while allowing a soft up-light component to define the traditional acorn shape of the luminaire. The lower refractor uses precisely molded prisms to maximize the pole spacings while maintaining uniform illuminance. Two refractors are available, designed for IES type III and V distributions. Lunar Optics shielding is available for asymmetric and symmetric distributions.

Control Options
The control options shall include, but not limited to, the following:
- Three (3) choices of button-style photocontrol kits specified to match voltage requirements: 120V, 208-277V, or 347V, and colored to match housing finish (480V kit not available).

Certification and Standards
- Luminaire shall be UL or CSA listed.
- Suitable for operation in an ambient temperature up to 40°C / 105°F per UL or CSA certification
- LM79 compliant
- DesignLights Consortium™ (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check with the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buyamerican for additional information.

Warranty – 5 Years Limited
Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.

INSPECTION & MAINTENANCE SCHEDULE FOR SOIL EROSION CONTROL

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

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

CATCH BASIN FILTERS

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

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

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

CONSTRUCTION ACCESS ROAD

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

S.E.S.C. SEQUENCE OF CONSTRUCTION

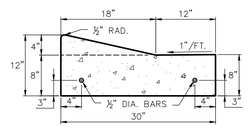
1. INSTALL ALL SOIL EROSION AND TREE PROTECTION FENCING AS PER APPROVED PLANS. CLEAR ONLY WHAT IS NECESSARY TO INSTALL FENCING. INSTALL TRACKING MAT.
2. STRIP AND STOCKPILE TOPSOIL IN A LOCATION APPROVED BY THE OWNER/ENGINEER. PLACEMENT OF ADDITIONAL CONTROL MEASURES MUST BE INSTALLED ON AND AROUND THE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

SILT FENCE

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

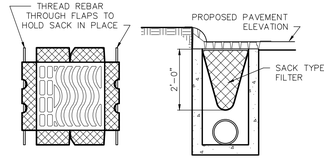
SEEDING, SODDING & MULCHING

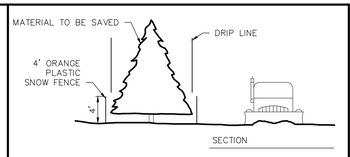
SEEDED, SODDED OR MULCHED AREAS SHOULD BE CHECKED FOLLOWING EACH RAIN TO ENSURE THE MATERIAL IS STAYING IN PLACE. ADDITIONAL TACKING MATERIALS OR NETTING MAY BE NEEDED TO BE APPLIED TO HOLD THE AFOREMENTIONED MATERIALS IN PLACE. MAINTENANCE PROCEDURES SHOULD ALSO BE FOLLOWED FOR THE BMP'S WHICH WERE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



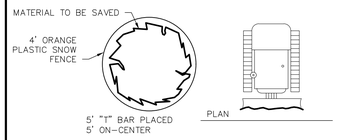
MOUNTABLE CONCRETE STANDARD CURB AND GUTTER DETAIL

SILT SACK INLET FILTER DETAIL



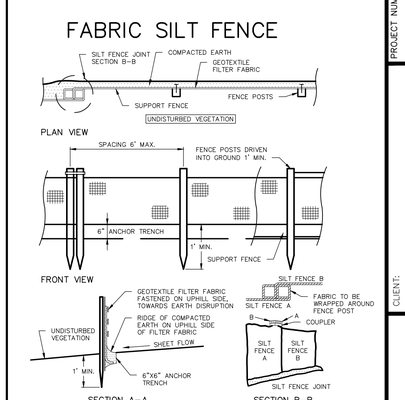


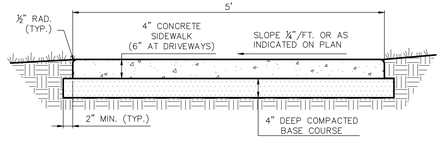
4' HIGH ORANGE PLASTIC SNOW FENCE TO BE INSTALLED AROUND DRIP LINE OF TREES TO BE SAVED PRIOR TO ANY LAND CLEARING OR CONSTRUCTION. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE FENCED AREAS.



SNOW FENCE TREE PROTECTION DETAIL

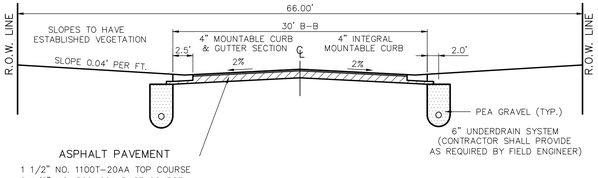
FABRIC SILT FENCE





CONCRETE SIDEWALK DETAIL

ROAD CROSS-SECTION



ASPHALT PAVEMENT
1 1/2" NO. 1100T-20AA TOP COURSE
2 1/2" NO. 500-20A BASE COURSE
8" AGGREGATE BASE COURSE MDOT 21-AA AGG.
BOND COAT BETWEEN COURSES

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
FARMINGTON HILLS OFFICE
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
248.308.3331
CLINTON TOWNSHIP OFFICE
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7080

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SUBMITTAL DATE: 03-03-25

NO	REVISION	DATE
1.	REVISED PER TOWNSHIP REVIEW	05-13-25

811
3 WORKING DAYS BEFORE YOU DIG
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PROJECT NUMBER: 24-255
PROJECT MANAGER: J. RICKARD
DRAWN BY: N.G.
CHECKED BY:
OFFICE: FARMINGTON HILLS

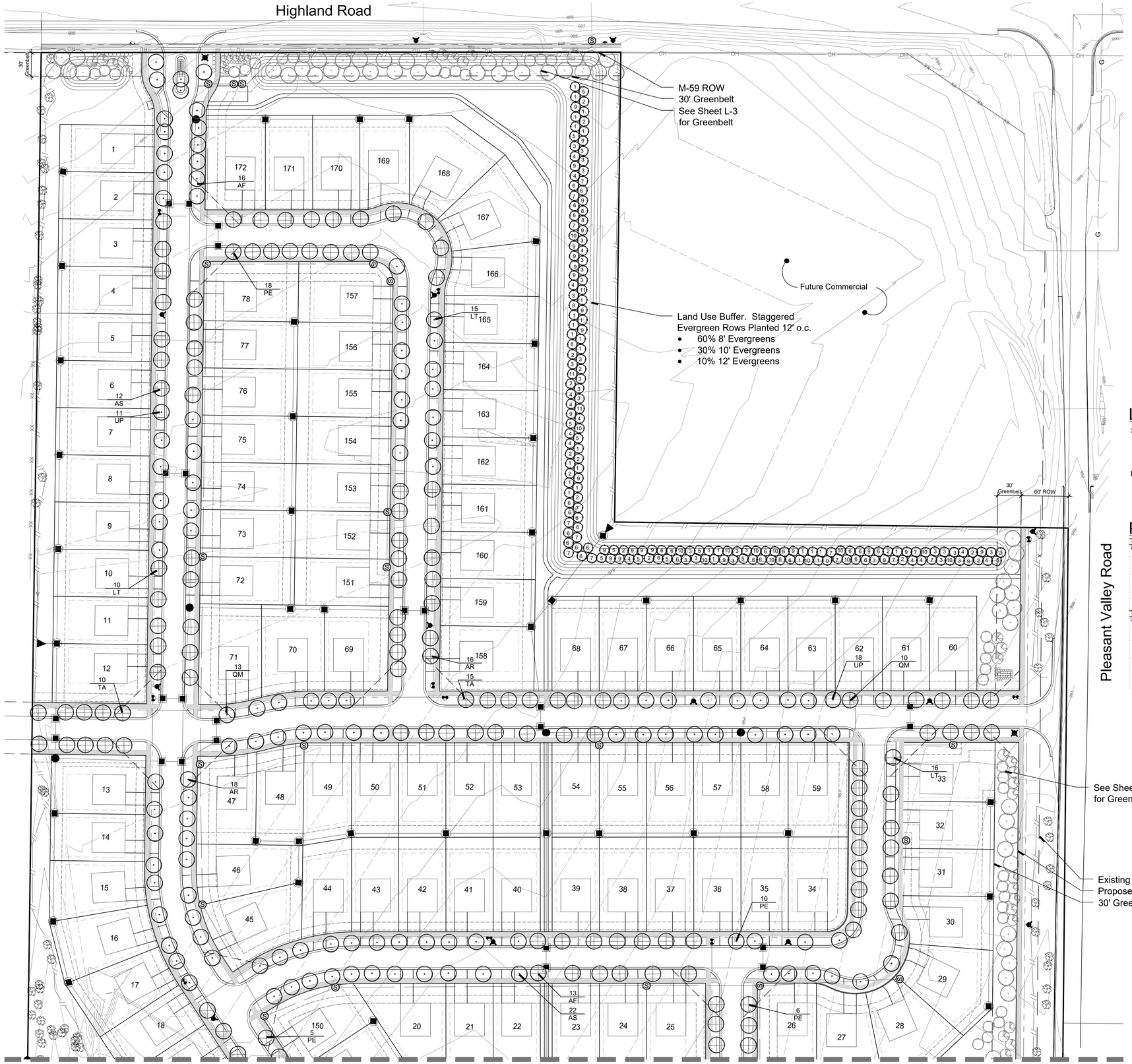
CLIENT:
MI HOMES
40950 WOODWARD AVE #203
BLOOMFIELD HILLS, MI 48304
248.836.4522

PROJECT NAME:
SAWYER RIDGE
SECTION 16, TOWN 4S, RANGE 5E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

SHEET TITLE:
NOTES AND DETAILS

PAGE No.:
C18

R:\24-255 MI Homes Hartland\CAD DRAWINGS\SITE PLAN\24-255SP_MD.dwg, 5/13/2025 2:09 PM, Carlo Raimundo



Landscape Summary - This Sheet

Street Trees

Street Frontage	8,830 l.f.
Trees Required	252.3 Trees (8,830 / 35)
Trees Provided	252 Trees

Divider Median

Island Length	46'
Trees Required	2 Trees (46 / 25)
Trees Provided	2 Trees

Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Street Trees							
AF	29	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple	3.0"	as shown	B&B	
AR	34	Acer rubrum 'Redpoint'	Redpoint Maple	3.0"	as shown	B&B	
AS	34	Acer saccharum 'Legacy'	Sugar Maple	3.0"	as shown	B&B	
LT	41	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B	
PE	39	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	3.0"	as shown	B&B	
QM	23	Quercus macrocarpa	Bur Oak	3.0"	as shown	B&B	
TA	25	Tilia americana 'Redmond'	Redmond Linden	3.0"	as shown	B&B	
UP	29	Ulmus americana 'Princeton'	Princeton Elm	3.0"	as shown	B&B	
	254	Trees Provided					

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Land Use Buffer							
1	28	Abies concolor	Concolor Fir		as shown	B&B	8'
2	14	Abies concolor	Concolor Fir		as shown	B&B	10'
3	28	Picea abies	Norway Spruce		as shown	B&B	8'
4	14	Picea abies	Norway Spruce		as shown	B&B	10'
5	10	Picea abies	Norway Spruce		as shown	B&B	12'
6	28	Picea glauca 'Densata'	Black Hills Spruce		as shown	B&B	8'
7	14	Picea glauca 'Densata'	Black Hills Spruce		as shown	B&B	10'
8	4	Picea glauca 'Densata'	Black Hills Spruce		as shown	B&B	12'
9	27	Pinus strobus	White Pine		as shown	B&B	8'
10	13	Pinus strobus	White Pine		as shown	B&B	10'
11	4	Pinus strobus	White Pine		as shown	B&B	12'

Know what's below. Call before you dig.

0' 15' 30' 60'

NORTH
1"=60'

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

Seal:

STATE OF MICHIGAN
JAMES C. ALLEN
Landscape Architect
6001068
REGISTERED LANDSCAPE ARCHITECT

Title:

Landscape Plan

Project:

Sawyers Ridge
Hartland Township, Michigan

Prepared for:

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

Revision:	Issued:
Review	February 21, 2025
Revised	May 14, 2025

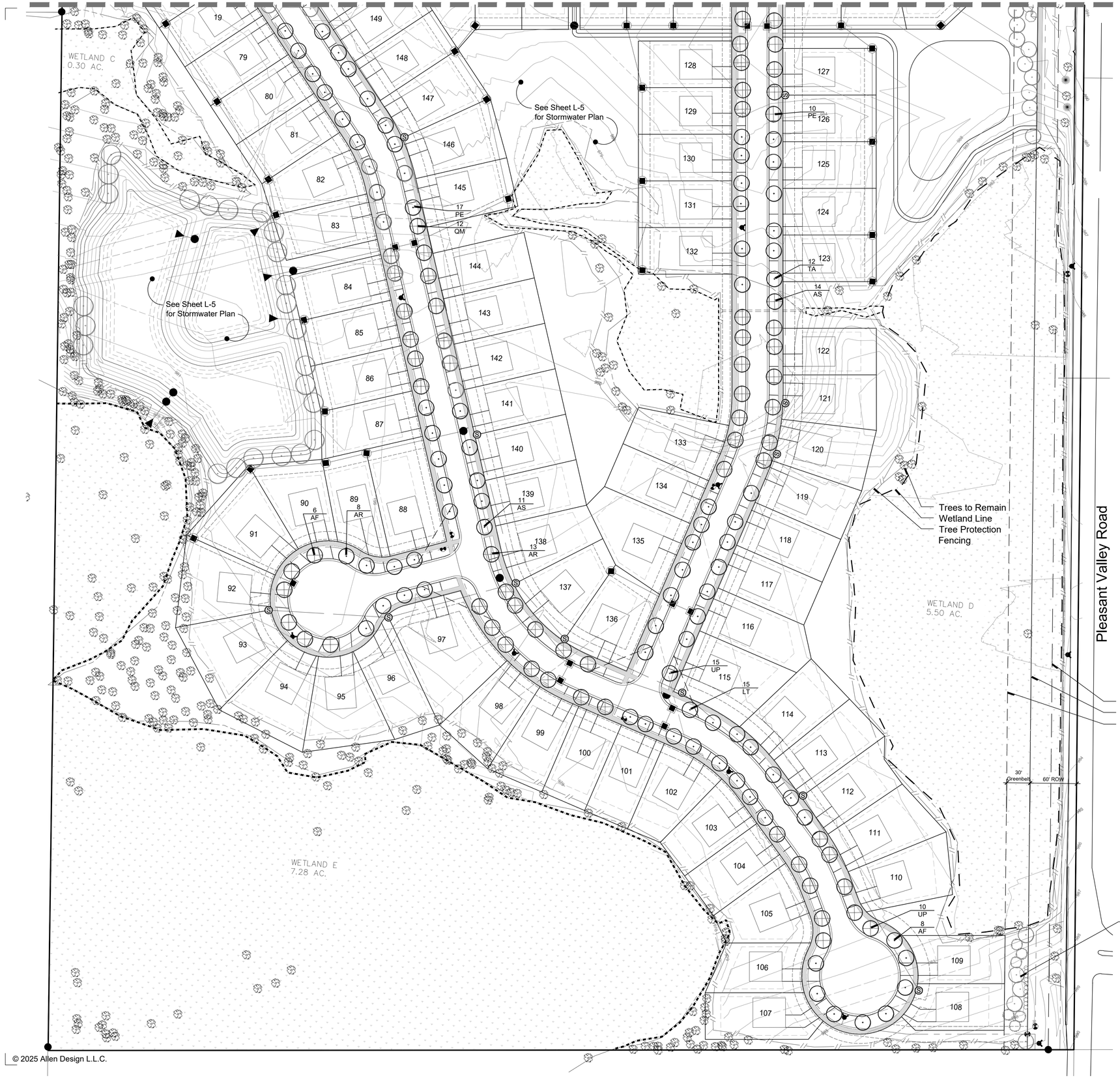
Job Number:

25-013

Drawn By:	Checked By:
jca	jca

Sheet No.

L-1



Landscape Summary - This Sheet

Street Trees

Street Frontage	5,272 l.f.
Trees Required	150.6 Trees (5,272 / 35)
Trees Provided	151 Trees

Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Street Trees							
AF	14	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple	3.0"	as shown	B&B	
AR	21	Acer rubrum 'Redpoint'	Redpoint Maple	3.0"	as shown	B&B	
AS	25	Acer saccharum 'Legacy'	Sugar Maple	3.0"	as shown	B&B	
LT	15	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B	
PE	27	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	3.0"	as shown	B&B	
QM	12	Quercus macrocarpa	Bur Oak	3.0"	as shown	B&B	
TA	12	Tilia americana 'Redmond'	Redmond Linden	3.0"	as shown	B&B	
UP	25	Ulmus americana 'Princeton'	Princeton Elm	3.0"	as shown	B&B	
	151	Trees Provided					

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

Seal:

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

Title:

Landscape Plan

Project:

Sawyers Ridge
Hartland Township, Michigan

Prepared for:

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

Revision:	Issued:
Review	February 21, 2025
Revised	May 14, 2025

Job Number:

25-013

Drawn By:	Checked By:
jca	jca

0' 15' 30' 60'

NORTH
1"=60'

Know what's below. Call before you dig.

Sheet No.

L-2

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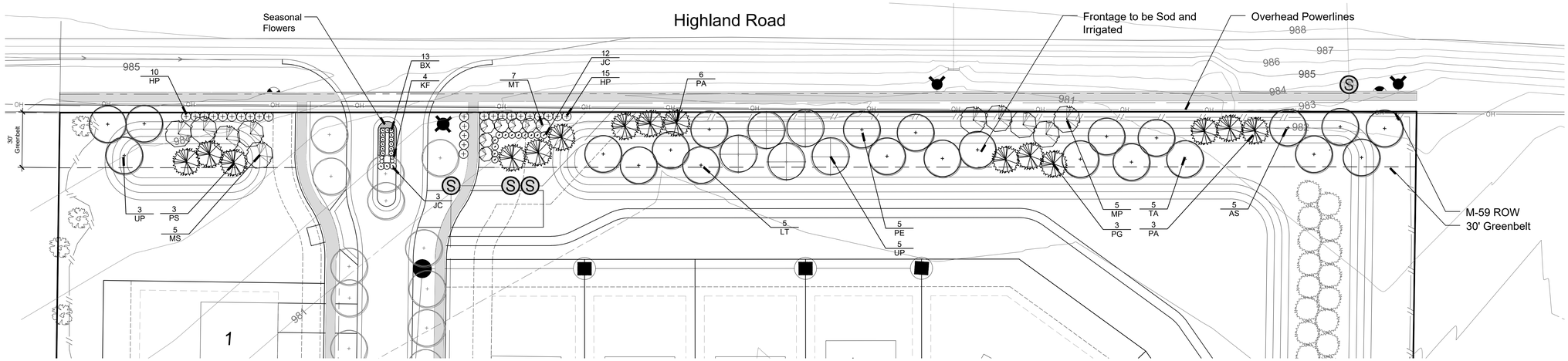
Highland Road



Landscape Summary

Greenbelt - Highland Road

Street Frontage	736'
Deciduous Trees Required	24.5 Trees (736 / 30)
Deciduous Trees Provided	27 Trees
Ornamental Trees or Shrubs Required	3 Trees or Shrubs for first 40'
Ornamental Trees or Shrubs Provided	3 Trees or Shrubs
Ornamental Trees or Shrubs Required	34.8 Trees or Shrubs (736 - 40) / 20
Ornamental Trees or Shrubs Provided	67 Trees or Shrubs

Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height
AS	5	Acer saccharum 'Legacy'	Sugar Maple	3.0"	as shown	B&B	
BX	13	Buxus x. Green Velvet'	Green Velvet Boxwood		as shown	cont	24"
HP	25	Hydrangea p 'Quickfire'	Quickfire Hydrangea		as shown	cont	30"
JC	15	Juniperus ch. keteleeri	Keteleeri Juniper		as shown	B&B	6', Hedge to 5'
KF	4	Calamagrostis a. 'Karl Foerster'	Karl Foerster Grass		as shown	cont	#2
LT	5	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B	
MS	5	Malus 'Spring Snow'	Spring Snow Crab Apple	2.0"	as shown	B&B	
MP	5	Malus 'Profusion'	Profusion Crab Apple	2.0"	as shown	B&B	
MT	7	Malus sargentii 'Tina'	Tina Crab Apple	2.0"	as shown	B&B	
PA	9	Picea abies	Norway Spruce		as shown	B&B	8'
PE	5	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	3.0"	as shown	B&B	
PG	3	Picea glauca 'Densata'	Black Hills Spruce		as shown	B&B	8'
PS	3	Pinus strobus	White Pine		as shown	B&B	8'
TA	5	Tilia americana 'Redmond'	Redmond Linden	3.0"	as shown	B&B	
UP	7	Ulmus americana 'Princeton'	Princeton Elm	3.0"	as shown	B&B	
	27	Deciduous Trees Provided					
	70	Ornamental Trees and Shrubs Provided					

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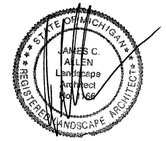
Seal:



Title:

Greenbelt Plan

Project:

Sawyers Ridge
Hartland Township, Michigan

Prepared for:

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

Revision:	Issued:
Review	February 21, 2025
Revised	May 14, 2025

Job Number:

25-013

Drawn By:	Checked By:
jca	jca

0' 15' 30'

NORTH
1"=30'

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Sheet No.

L-3

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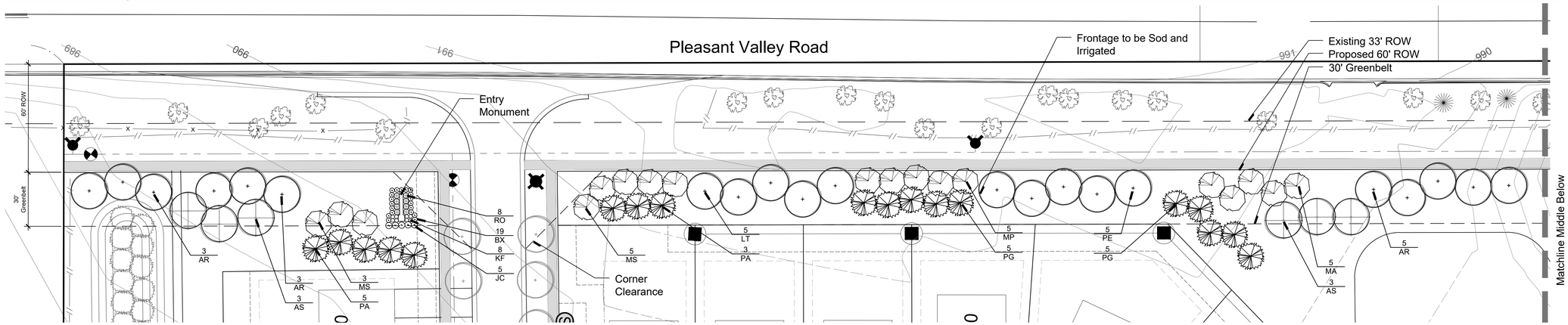
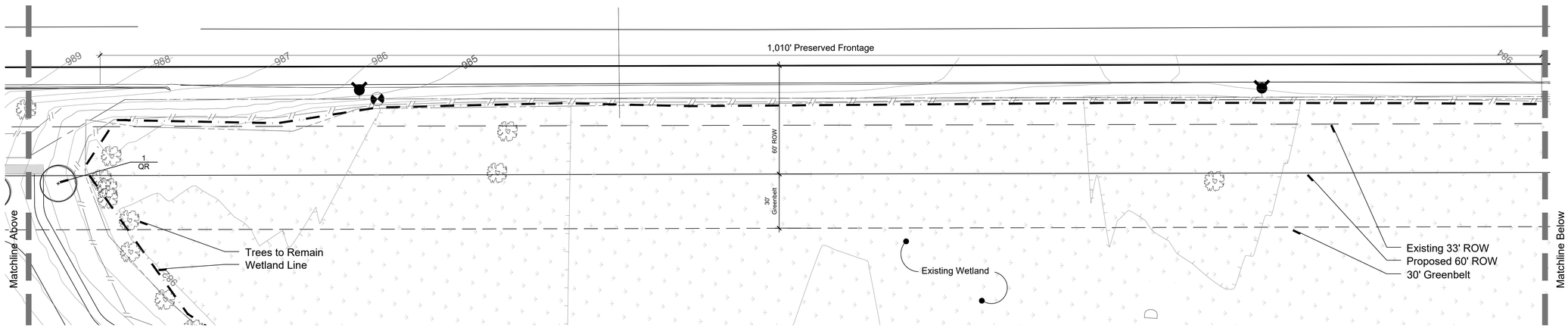
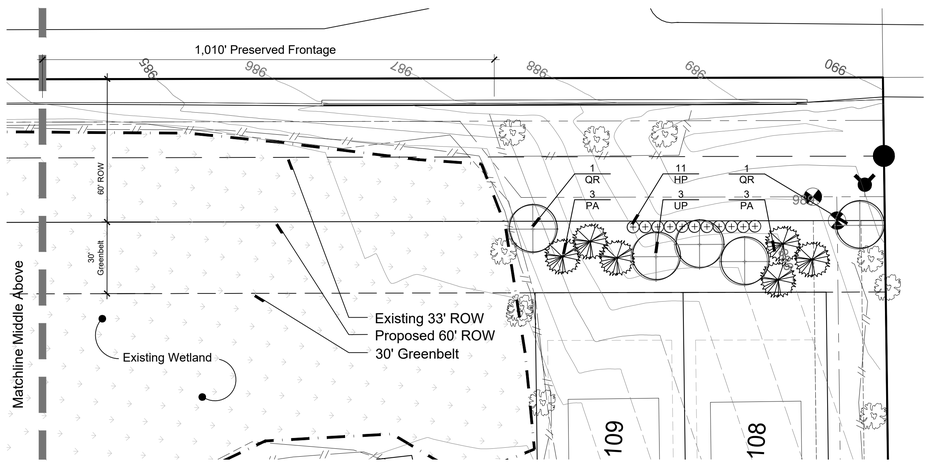
Pleasant Valley Road







Landscape Summary

Greenbelt - Pleasant Valley	
Street Frontage	2,013'
Less Preserved Frontage	1,010'
Net Street Frontage	1,003'
Deciduous Trees Required	33.4 Trees (1,003 / 30)
Deciduous Trees Provided	33 Trees
Ornamental Trees or Shrubs Required	3 Trees or Shrubs for first 40'
Ornamental Trees or Shrubs Provided	3 Trees or Shrubs
Ornamental Trees or Shrubs Required	48.2 Trees or Shrubs (1,003 - 40) / 20
Ornamental Trees or Shrubs Provided	58 Trees or Shrubs

Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height
AR	11	Acer rubrum 'Redpoint'	Redpoint Maple	3.0"	as shown	B&B	
AS	6	Acer saccharum 'Legacy'	Sugar Maple	3.0"	as shown	B&B	
BX	19	Buxus x. Green Velvet'	Green Velvet Boxwood		as shown	cont	24"
HP	11	Hydrangea p 'Quickfire'	Quickfire Hydrangea		as shown	cont	30"
JC	5	Juniperus ch. keteleeri	Keteleeri Juniper		as shown	B&B	6', Hedge to 5'
KF	8	Calamagrostis a. 'Karl Foerster'	Karl Foerster Grass		as shown	cont	#2
LT	5	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B	
MA	5	Malus 'Adirondack'	Adirondack Crab Apple	2.0"	as shown	B&B	
MS	8	Malus 'Spring Snow'	Spring Snow Crab Apple	2.0"	as shown	B&B	
MP	5	Malus 'Profusion'	Profusion Crab Apple	2.0"	as shown	B&B	
PA	14	Picea abies	Norway Spruce		as shown	B&B	8'
PE	5	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	3.0"	as shown	B&B	
PG	10	Picea glauca 'Densata'	Black Hills Spruce		as shown	B&B	8'
QR	3	Quercus rubra	Red Oak	3.0"	as shown	B&B	
RO	8	Rosa x. 'Double Red'	Oso Double Red Rose		as shown	cont	#2
UP	3	Ulmus americana 'Princeton'	Princeton Elm	3.0"	as shown	B&B	
	33	Deciduous Trees Provided					
	61	Ornamental Trees and Shrubs Provided					

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Seal:

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

Title:

Greenbelt Plan

Project:

Sawyers Ridge
Hartland Township, Michigan

Prepared for:

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

Revision:	Issued:
Review	February 21, 2025
Revised	May 14, 2025

Job Number:

25-013

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0' 15' 30'

NORTH
1"=30'

Sheet No.

L-4

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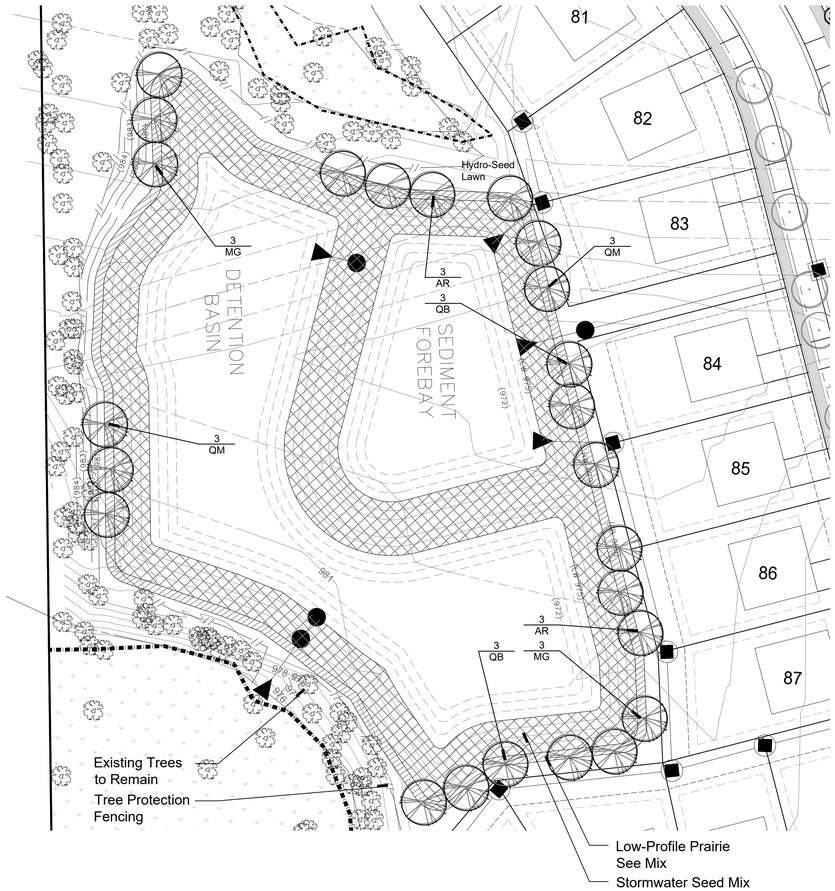
Detention Pond



Landscape Summary

Pond A

Top of Bank Length	1,190'
Trees Required	23.8 Trees (1,190' / 50')
Trees Provided	24 Trees

Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height
AR	6	Acer rubrum 'October Glory'	October Glory Red Maple	3.0"	as shown	B&B	
MG	6	Metasequoia glyptostroboides	Dawn Redwood	3.0"	as shown	B&B	
QB	6	Quercus biloba	Swamp White Oak	3.0"	as shown	B&B	
QM	6	Quercus macrocarpa	Burr Oak	3.0"	as shown	B&B	
	24	Trees Provided					

Seeding Procedure

NATIVE SEEDING MAINTENANCE AND PREPARATION AND PROTECTION

The planting zone shall be roto-tilled to a depth of 6" and supplemented with 4" of topsoil or compost prior to seeding. A barrier / wildlife deterrent fence is required for a period of one year to protect the planting and prevent regular mowing. Signs must be posted around the detention basin stating it is a no mow zone.

During the first growing season, native areas should be mowed two to four times to a height of about 4"-6" when the growth reaches 10"-12". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations. If a mower cannot be set high enough, a string trimmer can be used.

During the second growing season, native areas should be mowed a few times to a height of about 8" when the growth reaches 10"-18". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations.

By the second growing season it should be apparent if some areas need reseeding. Reseed or overseed as needed.

Long term management may include prescribed burning, mowing, hand pulling, and selective herbicide applications. If burning is not allowed or feasible, the planting may be mowed to a short height and the clippings removed in the early spring before ground-nesting birds begin nesting.

Detention Pond Seed Mixes

Stormwater Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre	Seeds/Oz	Seeds/SQ FT
Permanent Grasses/Sedges/Rushes:				
Carex crisatella	Crested Oval Sedge	1.00	59000	1.35
Carex lurida	Bottlebrush Sedge	2.00	12000	0.55
Carex vulpinoidea	Brown Fox Sedge	6.00	125000	17.22
Elymus virginicus	Virginia Wild Rye	12.00	4375	1.21
Glyceria striata	Fowl Manna Grass	1.25	125000	3.59
Juncus effusus	Common Rush	1.00	281000	6.45
Juncus torreyi	Torrey's Rush	0.25	1134000	6.51
Leersia oryzoides	Rice Cut Grass	1.00	94500	2.17
Panicum virgatum	Switch Grass	8.00	28356	5.21
Scirpus atrovirens	Dark Green Rush	1.00	187500	4.30
Scirpus cyperinus	Wool Grass	0.50	562500	6.46
Scirpus fluviatilis	River Bulrush	0.25	27500	0.16
Scirpus validus	Great Bulrush	6.00	37813	5.21
	Total	**40.25**		**60.38**
Temporary Cover:				
Avena sativa	Common Oat	360.00	8125	67.15
Lolium multiflorum	Annual Rye	100.00	14188	32.57
	Total	**460.00**		**99.72**
Forbs & Shrubs:				
Alisma spp.	Water Plantain (Vario	4.25	70175	6.85
Asclepias incarnata	Swamp Milkweed	1.50	4540	0.16
Bidens spp.	Bidens (Various Mix)	2.00	14175	0.65
Helenium autumnale	Sneezeweed	2.00	141750	6.51
Lycopus americanus	Common Water Horel	0.25	235000	1.35
Mimulus ringens	Monkey Flower	1.00	283500	6.51
Penthorum sedoides	Ditch Stonecrop	0.50	36063	0.41
Polygonum pensylvanicu	Pinkweed	4.00	4063	0.37
Rudbeckia subtomentos	Sweet Black-Eyed Su	1.00	46000	1.06
Sagittaria latifolia	Common Arrowhead	1.00	56700	1.30
Senna hebacarpa	Wild Senna	1.00	1400	0.03
Thalictrum dasycarpum	Purple Meadow Rue	2.00	13500	0.62
	Total	**20.50**		**25.82**

6,305 s.y. of Seed Area

Seeds Available from Stantec Native Plant Nursery
All Seed Shall be Protected with Bio-degradable Mulch Blanket.

Low-profile Prairie Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre	Seeds/Oz	Seeds/SQ FT
Permanent Grasses:				
Bouteloua curtipendula	Side Oats Grama	10.00	9375	2.15
Carex spp.	Prairie Carex Mix	4.00	33422	3.07
Elymus canadensis	Canada Wild Rye	32.00	4258	3.13
Koeleria cristata	June Grass	1.00	150000	3.44
Panicum virgatum	Switch Grass	1.00	28356	0.65
Schizachyrium scoparium	Little Bluestem	32.00	8800	6.46
	Total	**80.00**		**18.91**
Temporary Cover:				
Avena sativa	Common Oat	360.00	8125	67.15
Lolium multiflorum	Annual Rye	100.00	14188	32.57
	Total	**460.00**		**99.72**

9,427 s.f.

Seeds Available from Stantec Native Plant Nursery
All Seed Shall be Protected with Mulch Blanket.

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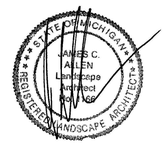

Title:

Stormwater Plan

Project:

Sawyers Ridge
Hartland Township, Michigan

Prepared for:

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

Revision:	Issued:
Review	February 21, 2025
Revised	May 14, 2025

Job Number:

25-013

Drawn By:	Checked By:
jca	jca

0' 10' 20' 40'

NORTH
1"=40'

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L-5

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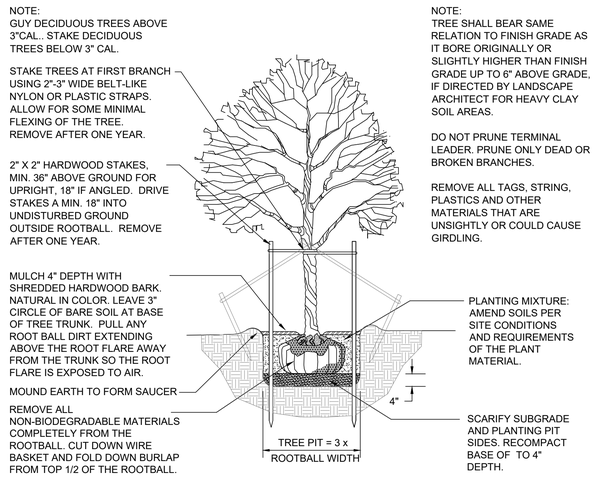
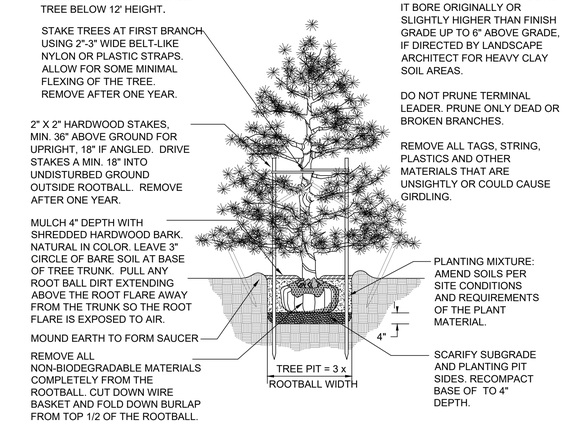


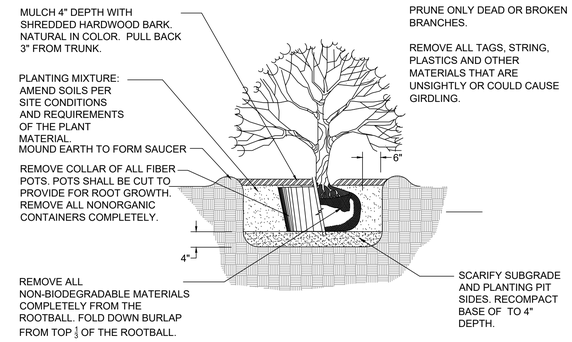
DECIDUOUS TREE PLANTING DETAIL

Not to scale



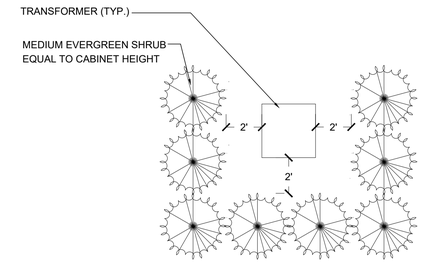
EVERGREEN TREE PLANTING DETAIL

Not to scale



SHRUB PLANTING DETAIL

NOT TO SCALE



TRANSFORMER SCREENING DETAIL

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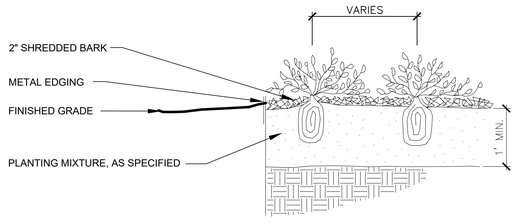

PERENNIAL PLANTING DETAIL

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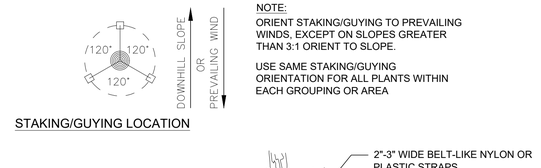

TREE STAKING DETAIL

Not to scale

LANDSCAPE NOTES

1. All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
2. Plants shall be full, well-branched, and in healthy vigorous growing condition.
3. Plants shall be watered before and after planting is complete.
4. All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following approval.
5. All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
6. Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
7. "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
8. Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 compost, mixed well and spread to the depth as indicated in planting details.
9. All plantings shall be mulched per planting details located on this sheet.
10. The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
11. No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
12. The Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
13. The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
14. The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
15. Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
16. The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
17. A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
18. Sod shall be two year old "Baron/Cheriadelphi" Kentucky Blue Grass grown in a sod nursery on loam soil.
19. All Disturbed Areas to Receive Seed or Sod to Meet Wayne County Requirements Per Wayne County Rule 6.13.2

MAINTENANCE NOTES

The owner of the property shall be responsible for all maintenance of site landscaping, as follows:

Continuing Care

Landscaping shall be kept in a neat, orderly and healthy growing condition, free from debris and refuse. All landscape materials shall be maintained by a regular program or mowing, watering, weeding, feeding and pruning. Pruning shall be minimal at the time of installation, only to remove dead or diseased branches. Subsequent pruning shall assure proper maturation of plants to achieve their approved purpose.

Replenishment

All dead or diseased plant material shall be removed and replaced within six (6) months after it dies or in the next planting season, whichever occurs first. For purposes of this the planting season for deciduous plants shall be between March 1 and June 1 and from October 1 until the prepared soil becomes frozen.

Watering

The developer, at the time of submission of the final site plan shall demonstrate that adequate provisions have been made to supply water to all landscape areas. This shall be accomplished by an automatic underground irrigation system.

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Seal:

Title:

Landscape Details

Project:

Sawyers Ridge
Hartland Township, Michigan

Prepared for:

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

Revision:	Issued:
Review	February 21, 2025
Revised	May 14, 2025

Job Number:

25-013

Drawn By:	Checked By:
jca	jca

Sheet No.

L-6

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan with Special Land Use Application #25-007 (Automobile Repair – Minor) at 9990 Highland Road

Date: July 9, 2025

Recommended Action

Move to approve Special Land Use Permit and approve Site Plan Application #25-007, as outlined in the staff memorandum dated July 9, 2025

The request is to establish an Automobile Repair (Minor) facility in an existing building at 9990 Highland Road in Section 29 of the Township (Tax Parcel ID #4708-29-200-017). The recommendation for approval is based on the following findings:

1. The proposed special land use, Automobile Repair (Minor) meets the intent and purposes of the Ordinance as well as the specific standards outlined in Section 6.6 (Special Uses).

2. The proposed special land use is permitted in the GC (General Commercial) zoning district, as outlined in Section 3.1.14.D.xix, and the proposed use is compatible with the existing uses in the vicinity.

3. The proposed use will be served by public water and sanitary sewer, by existing essential facilities and public services, and the Hartland Deerfield Fire Authority has no objection.

4. The proposed use will be served by private shared driveway with direct access to Highland Road.

5. The proposed use will not create additional requirements at public cost for public facilities as the proposed site will be served by public water and sanitary sewer.

Approval is subject to the following conditions:

1. The proposed special land use, Automobile Repair (Minor), is subject to approval by the Township Board.

2. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated July 9, 2025, on the plans submitted with a land use permit application, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.

3. A land use permit is required after approval of the Site Plan and Special Use Permit.

4. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant (SDA), Hartland Deerfield Fire Authority, and all other government agencies, as applicable.

5. (Any other conditions the Planning Commission deems necessary).

Discussion

Applicant: Joseph Mazur

Site Description
The subject property, addressed as 9990 Highland Road, is located south of Highland Road and west of Old US-23 in Section 29 of the Township (Parcel ID #4708-29-200-017). The approximate 4.5-acre site is zoned GC (General Commercial). The existing building is approximately 3,800 square feet, with an office area of 1,800 square feet and a service area of approximately 2,000 square feet. The service area has four (4) bays.

The building is situated in the center of the site with parking and drive lanes around the building. Access to the site is via the shared drive on the east side of the property, which also provides access to Charyl Stockwell Academy, south of the subject site.

The west property line has an existing buffer of mature trees. The remaining property consists of lawn areas, a detention basin, and landscaping around the parking areas and drive aisles.

The adjacent single-family residential development to the west, Millpointe of Hartland, is zoned HDR (High Density Residential). The property to the south is occupied by Charyl Stockwell Academt and is zoned GC (General Commercial)

The Future Land Use Map (FLUM) designates the subject site and adjacent properties to the north (north of Highland Road), south, and east as Commercial. The adjacent land to the west is shown as Medium Urban Density Residential.

This request was reviewed by the Planning Commission during the Public Hearing on July 10, 2025; and the Planning Commission recommended approval of the request.

Background Information

Site Plan Applications #221 (1997)
In 1997 the Planning Commission approved Site Plan Application #221 for Michigan Auto Group, a new and used car dealership with moderate service area with four (4) bays.

Additional Site History
In 2010 LaFontaine Used Cars of Hartland established a used car dealership on the property, using the existing building and site layout. Between 2010 and 2021, the property has been operating under various owners as new and/or used car businesses. Since 2021, LAG (LaFontaine Automotive Group) has occupied the building for their building maintenance division.

Proposed Use
The applicant is requesting to establish an automobile repair business in the existing building, for minor automobile repair services such as oil changes, maintenance, brakes, tires, and alignments. The applicant intends to use the four (4) existing bays for the repair services. The applicant does not intend to make any exterior changes to the existing building other than replacing doors where needed due to rotting issues.

Per Section 3.1.14.D.xix., Automobile Repair – Minor is considered a special land use in the GC (General Commercial) zoning district. Additional standards for this special land use are provided in Section 4.60 of the Zoning Ordinance (Automobile Repair – Minor).

The Hartland Township Zoning Ordinance (No. 76) provides a definition of Automobile Repair – Minor

under Section 2.2.20 as follows:

Automobile Repair – Minor
Any activity involving incidental repair to motor vehicles such as engine tune-ups, pump replacement, tire repair, electrical system repair, and radiator repair. Quick oil change, sales of accessories, tire rotation and lubricating facilities are included in this definition.

Based on the applicant's description of the automobile repair services he will offer, the proposed business aligns with the definition for Automobile Repair – Minor.

The proposed project also requires site plan approval thus there are two application elements: special land use and site plan approval for an automobile repair business (Minor). Although there are technically two elements, all are incorporated into one combined site plan which will be reviewed and approved concurrently.

Per the Hartland Township Zoning Ordinance and the State Enabling Act, a public hearing is required for the special land use application. Given the requirements for publishing a notice for the special land use, the public hearing has been scheduled for the July 10, 2025, Planning Commission meeting.

Request and Project Summary
The applicant is requesting site plan with special land use approval to establish an automobile repair business, for minor repairs, using the existing building and parking lot. The business will be open from 7:00 a.m. to 6:00 p.m., Monday through Friday. Approximately six (6) employees will be employed. Typically, the average repair is a quick turnaround, and disabled cars will be parked in the service area of the building. The applicant estimates up to ten (10) vehicles might be stored overnight, based on his experience at his other locations. Four (4) service bays will be available for repair services. The site plan provided by the applicant shows parking areas for employees, customers, and vehicles waiting to be picked up. Per the applicant, the business does not include any repairs to boats or recreational vehicles.

The applicant intends to use the existing building in its current condition except for minor repairs to the garage doors and main entry door to the office area. Per the plans approved under SP #221, 105 parking spaces are provided. The applicant intends to remove the three (3) parking pads along the north side of the parking area, which were historically used to display cars. Those areas will be converted to lawn and shrubs. Removal of the three (3) parking pads will eliminate six (6) parking spaces.

The applicant intends to seal coat the parking lot and restripe the parking spaces. A parking plan should be submitted with the land use permit application, to show the parking space dimensions, including barrier-free parking spaces, and aisle width for vehicular travel. The parking plan should meet all applicable requirements of the Zoning Ordinance for off-street parking.

A hedgerow of evergreen shrubs is proposed along the north side of the parking lot. Otherwise, the existing landscaping will remain.

The existing dumpster will be moved from the southwest corner of the parking lot to the rear of the building.

Approval Procedure
The proposed use, Automobile Repair – Minor, requires approval from the Township Board for the special land use. The Planning Commission will review the special land use and make a recommendation to the Township Board.

The project also requires the site plan to be reviewed by the Planning Commission who will make a final decision on the site plan. The plans will be reviewed using the development standards of the GC (General Commercial) zoning district (Section 3.1.14.), standards associated with Automobile Repair – Minor (Section 4.60), and all applicable zoning standards in the Zoning Ordinance.

SPECIAL LAND USE REVIEW – General Standards

In accordance with Section 6.6, Special Uses, of the Hartland Township Zoning Ordinance, the following standards shall serve the Planning Commission and Township Board as the basis for decisions involving such uses. The standards are provided below.

A. Be harmonious and in accordance with the objectives, intent, and purposes of this Ordinance.
B. Be compatible with the natural environment and existing and future land uses in the vicinity.
C. Be compatible with the Hartland Township Comprehensive Plan.
D. Be served adequately by essential facilities and public services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such service.
E. Not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, person, property, or the public welfare.
F. Not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

The Planning Department believes the proposed use can and will meet the criteria listed above for the special land use request. The applicant has provided written responses to the special land use general standards, as an attachment. The applicant will be responsible for all applicable approvals and permits from other agencies and departments for the proposed use.

SPECIAL LAND USE REVIEW – Applicable Site Standards

In addition to a finding by the Planning Commission and Township Board that the criteria above have been satisfied, standards outlined in Section 4.60 (Automobile Repair – Minor), will apply. Those standards are listed below, followed by staff's findings on each standard.

Automobile Repair – Minor (Section 4.60)

1. Layout. All lubrication equipment, automobile wash equipment, joists, and pits shall be enclosed entirely within a building. All repair and/or servicing activities shall be conducted within a completely enclosed building. Service bay doors and windows shall be oriented, so they face away from abutting residential districts or adjacent thoroughfares unless screened.

   The intent is to conduct all repair activities within the building. The northern section of the building will be used as office space and has windows on three (3) sides. The southern portion has four (4) service bays with two (2) garage doors on the east and two (2) on the west, there are no windows on the southern portion of the building.

2. Outdoor Display. There shall be no outdoor display of parts and/or products.

   The applicant has been made aware of this requirement.

3. Outdoor Storage. The outside overnight vehicles shall be limited to no more than one per service bay and shall be limited to only those vehicles which are to be repaired. There shall be no outdoor storage or partially dismantled, inoperable, or unlicensed vehicles. There shall be no outdoor storage of new or

discarded parts.

The applicant has been made aware of this requirement.

4. Screening. Where adjoining a residential district, a solid fence or wall six (6) feet in height shall be erected along any common lot line consistent with the applicable standards of Sections 5.11 and 5.13. Such fence or wall shall be continuously maintained in good condition. The Planning Commission may require landscaping, including a berm, as an alternative.

   Currently the west property line has a buffer of mature trees, with a width averaging about 120 feet, which could serve as the required buffer where adjoining a residential district (Millpointe of Hartland, zoned HDR). The distance from the commercial building to the closest house in Millpointe of Hartland is approximately 400 feet.

5. Groundwater Protection. The applicant shall submit a Pollution Incidence Protection Plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental spills or leakage, such as special check valves, drain back catch basins and automatic shut off valve, as approved by the Fire Department.

   A PIPP will be required as part of the Land Use Permit application.

SITE PLAN REVIEW – Applicable Site Standards

The applicable site standards include those standards related to the proposed use, Automobile Repair – Minor, as outlined in Section 3.1.14 (GC-General Commercial); Section 4.60 of the Zoning Ordinance, as discussed above; and all applicable zoning standards in the Zoning Ordinance.

Following is a discussion of applicable site standards for the project as presented under SUP #25-007. Additional standards may be applicable should any revisions occur at a future time.

Off-Street Parking (Sec. 5.8.4.H – Automobile Repair – Minor)

- Required – 2 spaces for each lubrication stall, rack, pit, or pump, plus 1 space for every 200 sq. ft. of gross floor area devoted to retail sales; plus 1 space per employee.
  EQUATES TO: 14 parking spaces REQUIRED TOTAL (using 6 employees & 4 service bays; retail sales area is not proposed)
- Proposed – A parking plan was submitted showing general parking areas by category, but the parking spaces are not delineated on the plan, nor is the number of parking spaces provided per each category. The applicant provided a letter outlining typical parking needs for his other business locations and estimating a total of 40-50 parking spaces are utilized (employees, customers, and cars in for service). If using the site plan from SP #221, 105 parking spaces are shown.
- Meets Requirement? – **TBD**
- Comments – Per Section 5.8.H., the Planning Commission may modify the numerical requirements for off-street parking based on evidence that another standard would be more reasonable, because of the level of current or future employment and/or level of current or future customer traffic. The applicant has provided a parking analysis that outlines the typical parking needs for his other business locations with similar services, which he would like to use for this site. The applicant is asking the Planning Commission to review the parking needs for this business and determine if the proposed plan is acceptable.
- The applicant intends to seal coat the parking lot and restripe the parking spaces. A parking plan should be submitted with the land use permit application, to show the parking space dimensions, including barrier-free parking spaces. The parking plan should meet all applicable requirements of the Zoning Ordinance for off-street parking.

Barrier-Free Parking

- Required – 5 barrier-free spaces in a location most accessible to the building entrance, with at least 1 space van-accessible (1 barrier-free space required per 25 parking spaces; if use 105 spaces per 1997 plan, 5 barrier-free parking spaces required)
- Proposed – Parking plan submitted shows general parking areas, but not barrier-free parking
- Meets Requirement? – TBD
- Comment – Applicant to provide a parking plan with the land use application. Barrier-free parking shall be provided in accordance with applicable parking requirements. All parking spaces and drive aisles shall meet the Ordinance requirements.

Landscaping and Screening (Sec. 5.11)

The Planning Commission Site Plan Review Committee held an informal meeting with the applicant and landscaping was discussed. The applicant noted he intended to keep the existing landscaping intact. The consensus of the group was that the three (3) existing parking pads along the north side of the parking lot should be removed, and an evergreen hedge row should be installed along the north side of the parking area, using the applicable Ordinance standards for parking lot screening.

A. Perimeter Landscaping for Parking Lots (Sec. 5.11.2.E.ii.a.) – Parking lot screening for areas visible from a public ROW, private road, or internal roadway – parking area facing Highland Road.
   - Required – 15-foot-wide perimeter area abutting parking. Landscape berm planted with a combination of evergreen and deciduous shrubs to effectively screen parking lot; or evergreen hedge row a minimum 3 ft. in height; or decorative screen wall.
   - Proposed – Evergreen hedge row north of parking lot using yew shrubs – shrub species and height not listed.
   - Meets Requirement – TBD. Shrub species must be a minimum 3 ft. in height.
   - Comment – Applicant is to provide a revised plan with details regarding the shrub species name and height as part of the land use permit application.

Water Supply and Wastewater Disposal (Sec. 5.16)

The site is served by municipal water and sanitary sewer.

Hartland Township DPW Review

No comments at this time.

Hartland Township Engineer's Review (SDA)

The Township Engineer (SDA) has reviewed the plans and provided comments in the letter dated June 9, 2025.

Hartland Deerfield Fire Authority Review

The Hartland Deerfield Fire Authority has reviewed the plans and has no concerns at this time, as noted in the email dated June 6, 2025.

Attachments:

1. Township Engineer (SDA) review letter 06.09.2025 – PDF version
2. Hartland Deerfield Fire Authority email 06.06.2025 – PDF version
3. Applicant introductory letter – PDF version
4. Applicant's response to SUP criteria – PDF version
5. Applicant's email 06.05.2025 – PDF version

6. Applicant's letter on parking requirements – PDF version
7. North elevation– PDF version
8. South elevation – PDF version
9. East elevation – PDF version
10. West elevation – PDF version
11. Section 3.1.14 GC (General Commercial) Standards – PDF version
12. Section 4.60 Automobile Repair Minor – PDF version
13. SP #221 Site Plan – PDF version
14. SUP #25-007 Parking Plan – PDF version
15. SUP #25-007 Site Plan – PDF version

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2025 Planning Commission Activity\Site Plan Applications\SUP #25-007 Automotive repair 9990 Highland Road\Staff reports\TB\SUP #25-007 TB PH staff report 07.09.2025.docx

June 9, 2025

Mr. Troy Langer
Planning Director
Hartland Township
2655 Clark Road
Hartland, Michigan 48353

Re: Special Land Use for Auto Repair at 9990 E Highland Rd
SD Job#HL25106

Dear Mr. Langer:

We have reviewed the Special Land Use Application including concept sketch for the above referenced project prepared by the applicant (Joe Mazur) on May 28, 2025. We have the following comments:

A. General

The subject site is located south of Highland Road at 9990 E Highland Road with a Parcel ID of 08-29-200-017. The site is currently occupied by an existing one-story commercial building, and parking areas. The proposed site plan includes a proposed auto repair. There are no proposed changes to the existing building or utilities. Access to the site is provided by a shared private driveway with the Charyl Stockwell Academy.

B. Utilities

It is assumed that the site is already serviced by water and sanitary sewer. A site plan showing the location of all existing utilities will be required in the future site plan submittal. Township records show that an existing 12"main is located on the south side of Highland Road and an existing 8" sanitary sewer on the north side of Highland Road. Any changes or additions to the existing building layout may require changes to the existing services.

All sanitary sewer design requirements are to follow current Livingston County Drain Commissioner's (LCDC) standards and details. LCDC sanitary sewer detail sheets shall be attached to the proposed plans when applicable.

The proposed sketch does not indicate an increase in imperviousness, and we would not expect a county drainage review to be needed. Any proposed work should not block or modify existing drainage patterns. There appears to be an existing detention facility. Any disturbance of more than 1 acre, or changes in imperviousness of more than 0.5 acres will require approval from Livingston County Drain Commission.

Please be aware that additional comments may arise with the submittal of additional plans and information.

Special Land Use Recommendation
Overall, there are no evident issues with the construction plan from an engineering perspective. Future reviews will provide detailed analysis of the proposed improvements.

The comments are not necessarily conclusive. The site plan and final engineering plans for this development are to be prepared in accordance with the Hartland Township Engineering Design Standards and Hartland Township Standard Details.

If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,

SPALDING DEDECKER

Mark Collins, PE
Project Manager

Luisa Amici
Municipal Engineer

cc: Martha Wyatt, Hartland Township Planner (via email)

Martha Wyatt

To: Martha Wyatt
Subject: Auto repair at 9990 M-59 (SUP #25-007)

From: Jon Dehanke <jdehanke@hartlandareafire.com>
Sent: Friday, June 6, 2025 10:22 AM
To: Martha Wyatt <MWyatt@hartlandtwp.com>
Subject: Re: Auto repair at 9990 M-59 (SUP #25-007)

No issues at this time.

Jon Dehanke, Fire Marshal
Hartland Deerfield Fire Authority
3205 Hartland Rd. Hartland, MI 48353
Phone: (810) 632-7676
Email:jdehanke@hartlandareafire.com

> On May 28, 2025, at 4:33 PM, Martha Wyatt <MWyatt@hartlandtwp.com> wrote:
>
> Good afternoon-
>
> We have received an application for an auto repair business to occupy the existing building at 9990 M-59. There are no changes proposed for the building or site layout, however the use is considered a Special Land Use in the GC (General Commercial) zoning district. This request will go to the Planning Commission and Township Board.
>
> The building has been occupied by LAG for the past several years, as a contracting office for LaFontaine Auto.
>
> I have attached the site plan and business summary for your review. Please provide written comments to me **by June 9th.** Thank you.
>
> Sincerely-
>
> **Martha K. Wyatt**
> **Planner-Landscape Architect**
> *810.632.7498 o*
> 2655 Clark Road
> Hartland, MI 48353
> **www.hartlandtwp.com**

To whom it may concern,

I am writing this letter to introduce myself, our business, and explain the plans we have to utilize the building at 9990 Highland Rd, in hopes that you will consider approving a Special Use permit for minor auto repair at that site.

My name is Joe Mazur. My wife Cathy and I have been residents of Livingston County since 1997. We have raised our kids here, and now our kids are raising our grandkids (all 7 of them!) in this county. In 2009, We opened our first business, Mazur's Total Automotive, in the Hamburg/Pinckney area. Our vision was to create an automotive repair experience where customer service was a priority, and we created an environment to fill the niche of people whose vehicles were out of warranty, and wanted a professional option to the normal stereotype of what auto repair is. We have achieved that, and over the last 15 years, have grown to 4 locations in Hamburg, Howell, South Lyon, and Brighton. This scale allows us to service 1000 cars each month, helping families keep their second biggest investment running properly and avoiding having to buy a new car. We also provide local employment for over 50 people, as well as spending our money with local companies whenever possible. Despite our scale, my wife and I are still the sole owners, so that we can ensure that the business operates to our high standards. This also enables us to give back generously to the community through partnerships with L.E.A.D, Love INC, and others.

As you will see by the attached photos, our facilities are clean, well maintained, and never have any half torn apart cars, or any type of eyesore in view of anyone driving by. Our locations are very well maintained and updated, and they provide an upscale experience for our customers. All except one of our stores operate on main road alongside office and retail establishments, and we fit right in. Our Free loaner cars can be seen driving on many roads throughout the county, enabling people to still do all that they need to do, even though their car is "in the shop".

We identified many years ago that Hartland Township was underserved in terms of auto repair, and that holds true today. Most residents have to travel to Brighton, Howell, or Fenton for quality auto repairs. We plan to change that. At 9990 Highland road, we plan to operate using our proven business model, and bring value to the community. I have enclosed a site plan, that will show our parking plan, and that we will bring life to a building that has struggled to gain traction with previous businesses.

I look forward to meeting with you in person to discuss these plans further, and to answer any questions you may have.

Sincerely,

Joe Mazur

Special Use Permit Standards- Explanation

Below please find my explanations for each of the special use permit standards, as outlined in Section 6.6.5.

A. Be harmonious and in accordance with the objectives, intent, and purposes of this ordinance.
We seek to bring an essential service to the Hartland community and do so in such a manner that improves the overall community and operates in harmony with the neighboring businesses and communities. We operate professional businesses that go against the stereotypes of “Grease monkey Auto Repair”

B. Be compatible with the natural environment and existing and future land uses in the vicinity.
Our business will beautify and operate in the existing building, adding landscaping to beautify the property, as well as maintaining the existing trees and natural spaces on the property. We will be an asset to any future land uses in the area.

C. Be compatible with the Hartland Township Comprehensive Plan
We seek to operate within all regulations of the township, and be an asset to the community. Operating within the General Commercial District allows us to serve the community in an honest,ethical way in a location that is convenient for residents to access.

D. Be served adequately by essential public facilities and services, such as highways and streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide such service.
We will not bring any significant increase in traffic or congestion to existing roads. The existing structure is well served by current police and fire departments. Refuse disposal is handled privately by us.

E. Not be detrimental, hazardous, or disturbing the existing or future neighboring uses, person, property, or the public welfare.
We always conform to all material handling requirements, and all fluids collected are taken offsite for recycling. Our other locations operate in similar environments, and we have never had any issues with neighbors or disturbances.

F. Not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
We will not create or have need for any additional facilities or services from Hartland Township or the community.

Martha Wyatt

To: Martha Wyatt
Subject: Special use application for 9990 Highland Road

From: Joe Mazur
Sent: Thursday, June 5, 2025 12:12 PM
To: Martha Wyatt <MWyatt@hartlandtwp.com>
Cc: Troy Langer <TLanger@hartlandtwp.com>
Subject: Re: Special use application for 9990 Highland Road

Martha,

Thanks for sending this email. Attached are the photos, and below are the answers to your questions. Please let me know if there is anything else that you need. I will see you at the meeting on July 10 at 7pm. Thanks!

- Please provide photos of each side of the existing building – the photos can be emailed to me. Please state your intentions, if any, for repainting/remodeling the exterior of the building .
  We will not be doing very much to the exterior of the building: We will be replacing the front door with a full glass unit due to it being rotted. Some of the garage doors may be replaced due to rotting as well, but if so, they will be replaced with similar units.

- Please provide information on the business itself: types of repair services offered; number of employees; hours of operation; average number of vehicles stored overnight on site (those that are waiting for service); and number of service bays.
  This business will provide minor auto repair services (oil changes, maintenance, brakes, tires, alignments) and will be open from 7am - 6pm Monday thru Friday. We will have approx 6 employees working there, and expect to have approx 10 cars stored overnight. Our other businesses provide quick turnarounds on repairs and we also do not allow abandoned or disabled cars to linger on the lot. We will have 4 service bays.

- Please state that that you will not be servicing/repairing RVs or boats or doing any body work as part of your business.
  We will not be repairing boats or RV's as part of our business. This existing building is not conducive to that type of repair anyway.

JM

Hartland Township RE: Parking requirements for other businesses.

To whom it may concern,

I am writing this to clarify and document the parking needs for the other similar businesses that we operate in other communities as it relates to the proposed automotive repair facility in Hartland Township.

The businesses that we operate in Hamburg, Howell, South Lyon and Brighton all utilize between 40-50 parking spaces for vehicles at all times. This would include employee cars, and cars that are in for service. Our business model is such that almost all cars are completed by Friday each week, with less than 10 cars occupying the parking lot during the weekend when we are closed. Though other automotive businesses may require more parking spaces, we have made it a policy to be very efficient and not allow “broken down” or abandoned cars to sit on our lot. We also provide a fast turnaround on repairs, with most repairs taking 1-3 days to complete.

Sincerely,

Joe Mazur

LAG
Development
9990

LaFontaine
Family
Club

CUSTOMER PARKING ONLY
CUSTOMER PARKING ONLY
CUSTOMER PARKING ONLY

3.1.14 GC General Commercial

A. INTENT

The "GC" General Commercial District is established to accommodate those retail businesses and services which are intended to serve the requirements of the Hartland community. The large size and variety of permitted commercial uses typically generates significant volumes of vehicular traffic. Uses in the "GC" District typically require a relatively large area devoted to off-street parking and loading, and tend to create problems of congestion. It is intended to direct all intensive commercial development to those areas designated as such on the Hartland Township Comprehensive Plan.

User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

i. Retail stores, wholesale clubs, or retail centers up to sixty thousand (60,000) square feet in gross floor area
ii. Professional and medical offices or clinics
iii. **Financial institutions with drive-through service** §4.57
iv. Personal service establishments
v. Food and beverage service establishments, excluding drive-in or drive-through service, live entertainment or dancing
vi. **Outdoor seating and dining areas** §4.47
vii. Business service establishments
viii. **Adult day care facilities,** 🕮 **and child care centers,** 🕮 **preschool and day care centers** §4.12
ix. Public buildings, post offices, libraries, libraries, community centers but not including warehouses, garages, or storage areas
x. Public or private parks and open space
xi. Business and private schools operated for a profit completely within an enclosed building
xii. **Churches and religious institutions** 🕮 §4.20
xiii. Essential public services, provided there is no building or outdoor storage yard
xiv. Banquet halls, assembly halls, private clubs 🕮, lodge halls or similar places of assembly.
xv. **Funeral homes and mortuary establishments** §4.29
xvi. Theaters and concert halls
xvii. Newspaper offices and accessory printing/ distribution.
xviii. Personal fitness centers 🕮
xix. **Veterinary offices, small animal** 🕮 §4.45

C. ACCESSORY USES

i. **Accessory buildings, uses and activities customarily incidental to any of the above-named principal permitted uses** §5.14

D. SPECIAL LAND USES

i. **Automobile service stations** §4.16
ii. **Automobile sales** §4.15
iii. **Automobile wash, when within a completely enclosed building** §4.17
iv. Billiard halls
v. **Open air business uses** §4.38
vi. **Drive-in establishments for the retail delivery of products to customers in automobiles where the type of drive-in establishment is not otherwise specifically included in this Ordinance** §4.24
vii. **Essential service facilities and related accessory storage yards, including telephone exchange buildings and public utility offices** §4.26
viii. Garden centers, nurseries and greenhouses.
ix. Leasing of recreational, landscaping, or moving equipment
x. **Large institutional uses** 🕮 §4.53
xi. **Motels** 🕮 **and hotels** §4.36
xii. **Outdoor and indoor commercial recreation** §4.40
xiii. **Radio and television towers** 🕮 §4.39
xiv. Restaurant 🕮, bar, or brew-pubs, including with live entertainment or dancing. **With drive-in or drive-through service** §4.28
xv. **Shopping centers and other stores of over sixty thousand (60,000) square feet in gross floor area** §4.46
xvi. Restaurant 🕮, bar, or brew-pubs including with live entertainment or dancing. With drive-in or drive-through service.
xvii. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or Special Use in this district, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.
xviii. **Automobile fueling and convenience station** 🕮 §4.58
xix. **Automobile repair - minor** 🕮 §4.60

GC General Commercial

E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area:	
Without sewer	40,000 sq ft
With sewer	20,000 sq ft
Minimum lot width:	120 ft

Maximum Lot Coverage

Principal Structure	75%

Setbacks

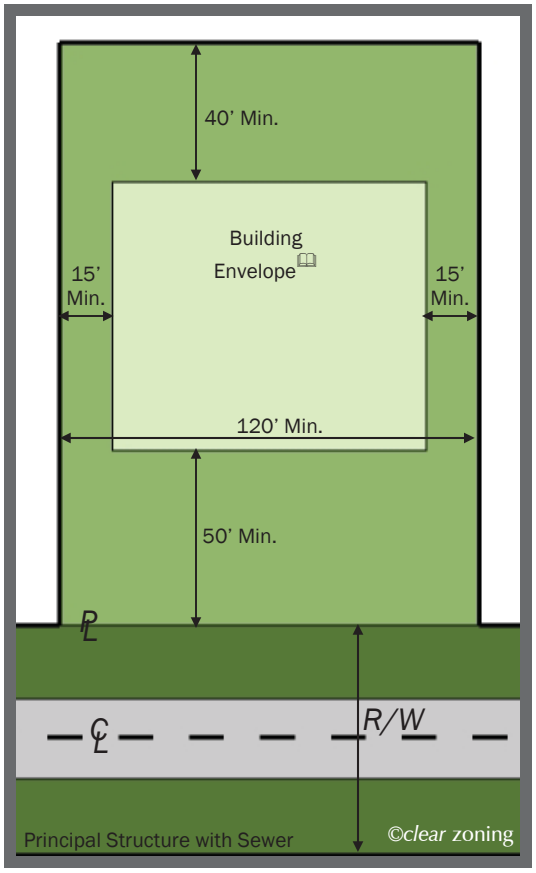
Minimum front yard setback:	50 ft
Minimum rear yard setback:	
Without sewer	0 ft
With sewer	40 ft
Minimum side yard setback:	15 ft

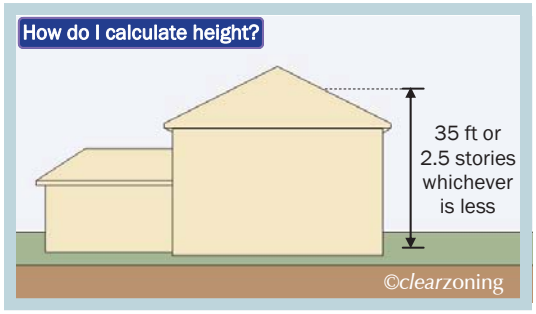
Building Height

Maximum building height:	
Dwelling unit	35 ft or 2.5 stories whichever is less
Accessory structure	15 ft or 1 story

NOTES

- For additions to the above requirements, refer to Section 3.24: 2, 5, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 27, 28.
- See *Suggested References* below for applicability





The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts
- Planned Development §3.1.18

5. Site Standards
- Paved Access §5.22.3
- Off-Street Parking and Loading Requirements §5.8
- Access Management and Driveways §5.10
- Sidewalks & Pathways §5.12
- Landscaping §5.11
- Lighting 5.13
- Walls and Fences §5.20
- Performance Standards §5.19
- Architectural Standards §5.24

6. Development Procedures
- Site Plan Review §6.1
- Traffic Impact §6.5
- Special Use Review §6.6

9. Lighting. A canopy is subject to lighting standards provided in Section 5.13 – Lighting.
10. Groundwater Protection . The applicant shall submit a Pollution Incidence Protection Plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as special check valves, drain back catch basins and automatic shut off valves, as approved by the Fire Department.

4.59 AUTOMOBILE REPAIR - MAJOR

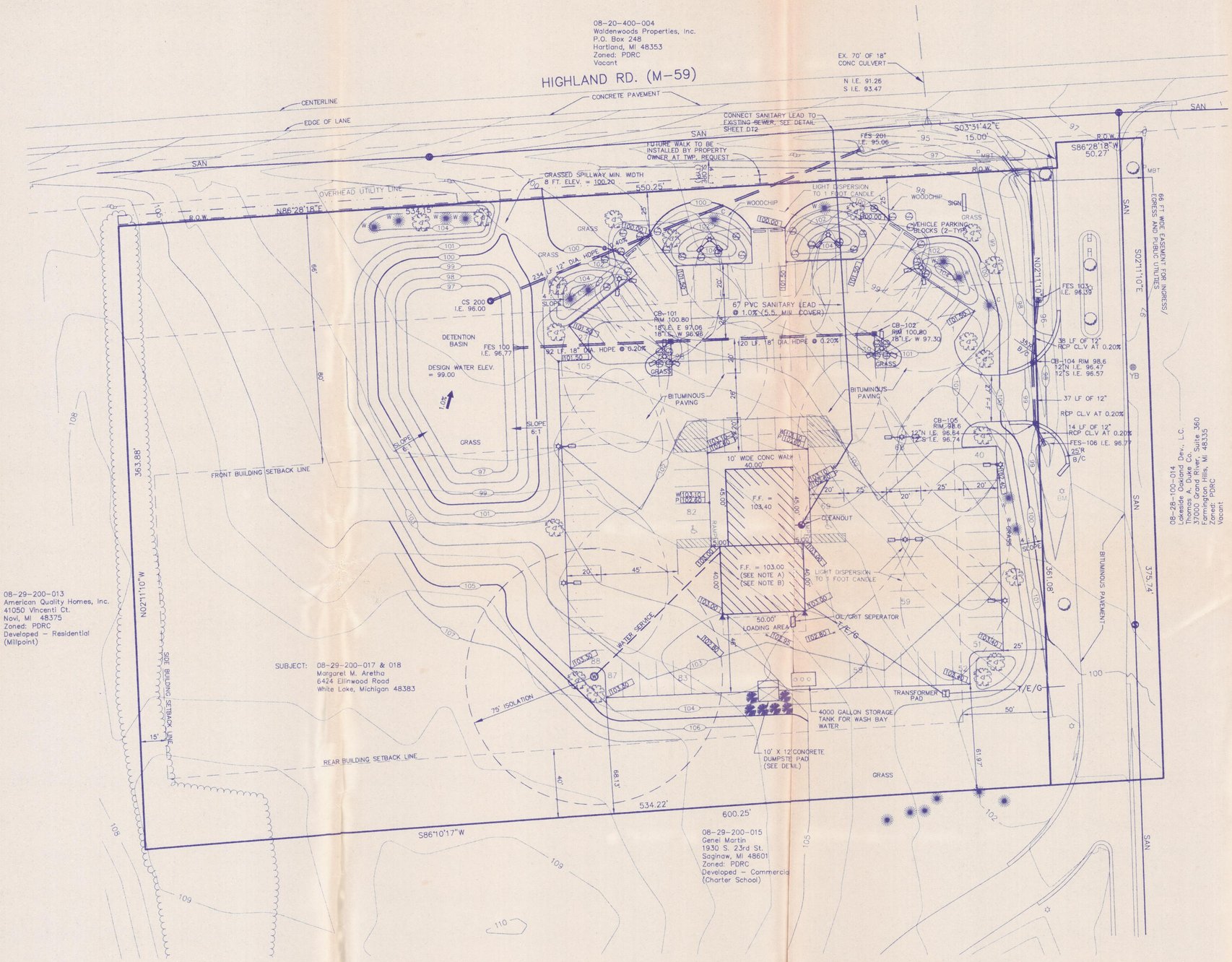
The following regulations shall apply to Automobile Repair - Major facilities:

1. Repair Facility. All repair activities shall be conducted within a completed enclosed building. The facility shall be equipped with all necessary venting, filtration, storage and containment equipment to avoid any adverse effects on adjacent and neighboring areas. All activities shall be further conducted in such a manner as to minimize adverse impacts on adjacent and neighboring properties.
2. Outdoor Storage. Outdoor storage is permitted provided the storage area does not exceed twenty five percent (25%) of the gross floor area of the building, can be provided in the rear yard, and will not adversely affect the reasonable and proper development of the industrial district in which it is located, as determined by the Township. The outdoor storage area shall be screened with a wall and landscaping in accordance with the provisions of Section 5.11 and Section 5.20. No vehicle stored in such area should exceed the height of the wall and no vehicles shall be serviced in this area. This area shall not be used for the storage of parts or supplies. The maximum amount of time that a vehicle may be stored within this area while awaiting repair is sixty (60) days. No vehicle shall be allowed to discharge any fluids onto the ground.
3. Grades. Yards shall be graded in such a manner as to prevent the accumulation of surface water and shall not increase the natural runoff onto adjacent properties.
4. Vehicle Sales and Storage. The storage, sales, or rental of new or used cars, trucks, trailers, or any other vehicles on the premises is prohibited.
5. Groundwater Protection. The applicant shall submit a Pollution Incidence Protection Plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as special check valves, drain back catch basins and automatic shut off valves, as approved by the Fire Department.

4.60 AUTOMOBILE REPAIR - MINOR

The following regulations shall apply to Automobile Repair – Minor facilities:

1. Layout. All lubrication equipment, automobile wash equipment, joists, and pits shall be enclosed entirely within a building. All repair and/or servicing activities shall be conducted within a completely enclosed building. Service bay doors and windows shall be oriented so they face away from abutting residential districts or adjacent thoroughfares unless screened.
2. Outdoor Display. There shall be no outdoor display of parts and/or products.
3. Outdoor Storage. The outside overnight parking of vehicles shall be limited to no more than one per service bay and shall be limited to only those vehicles which are to be repaired. There shall be not outdoor storage of partially dismantled, inoperable or unlicensed vehicles. There shall be no outdoor storage of new or discarded parts.
4. Screening. Where adjoining a residential district, a solid fence or wall six (6) feet in height shall be erected along any common lot line consistent with the applicable standards of Sections 5.11 and 5.20. Such fence or wall shall be continuously maintained in good condition. The Planning Commission may require landscaping, including a berm, as an alternative.
5. Groundwater Protection. The applicant shall submit a Pollution Incidence Protection Plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as special check valves, drain back catch basins and automatic shut off valves, as approved by the Fire Department.



PROPERTY INFORMATION:

CURRENT ZONING: PDRC
TOTAL AREA: 5.0 ACRES
TOTAL FRONTAGE: 616.66 FT

DEVELOPMENT DATA:

	PROVIDED	REQUIRED
LOT AREA:	5 ACRES	40 ACRES
MIN. WIDTH:	550.25 FT	120 FT
COVERAGE:	32.0%	75% (MAX.)
HEIGHT:	26.8 FT	35 FT
SETBACKS:		
FRONT:	140 FT	50 FT
SIDE:	344 FT	15 FT
REAR:	110 FT	40 FT
M-59:	165 FT	80 FT

GROUND FLOOR AREA: 3,800 SQ. FT.
FLOOR AREA RATIO: 1.75%
NUMBER OF EMPLOYEES: 12 (MAX.)

OWNER:

MARGARET M. ARETHA
6424 ELLINWOOD ROAD
WHITE LAKE, MI. 48383

DEVELOPER:

GRAND RIVER REAL ESTATE
8240 W. GRAND RIVER
BRIGHTON, MI. 48116

PARKING CALCULATIONS:

REQUIREMENTS:
1 SPACE / 200 SF U.F.A. 1,800 (0.80) = 1,440
1,440 / 200 = 7.2 = 8 SPACES
1 SPACE / SERVICE STALL 4 SPACES = 4 SPACES
1 SPACE / INVENTORY UNIT 90 UNIT INVENTORY
102 SPACES REQUIRED
105 SPACES PROVIDED
VAN ACCESSIBLE SPACES 2 PROVIDED
NO LOADING AREAS ARE REQUIRED

CUSTOMER PARKING - SPACES 69-82
TWO VAN ACCESSIBLE SPACES
DISPLAY SPACES - SPACES 1-68 & 83-105

SIGN CALCULATIONS:

REQUIREMENTS:
GROUND SIGN: 1 SF / 2 LF LOT FRONTAGE
(80 SQ. FT. MAX)

NOTE A:
ALL HAZARDOUS MATERIAL STORAGE SHALL BE LOCATED THE BUILDING, ABOVE GRADE, IN SECONDARY CONTAINMENT

NOTE B:
FLOOR DRAIN AND WASH BAY WASTE WATER PIPING SHALL NOT BE CONNECTED TO THE SANITARY SEWER SYSTEM

ALL FLOOR DRAINS AND WASH BAY WASTE WATER SHALL BE CONNECTED TO THE OIL/GRIT SEPERATOR AND SHALL DISCHARGE TO THE 4000 GALLON STORAGE TANK. THIS TANK SHALL BE PUMPED AND DISPOSED OF PROPERLY BY A LICENSED CONTRACTOR.

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FEET

LEGEND

- EX. SANITARY MANHOLE
- UTILITY POLE
- MBT AMERITECH RISER
- LIGHT POLE
- SIGN
- EX. CATCHBASIN
- EX. TREE
- PROPOSED PLANTINGS
- EXIST BRUSH LINE
- EX. CONTOUR
- EX. EDGE OF GRAVEL
- EX. CURB & GUTTER
- EX. EDGE OF PAVEMENT
- PROPOSED BLDG
- PROPOSED PVMT MARKING
- VAN ACCESSIBLE PARKING SPACE
- PROPOSED STORM DRAIN W/ FLARED END SECTION
- PROPOSED STORM DRAIN W/ OUTLET CONTROL STRUCTURE
- CB PROP. CATCHBASIN
- PROP. SINGLE LIGHT POLE
- PROP. LIGHT POLE (QUAD)
- 99.00 PROPOSED SPOT ELEVATION P - PAVEMENT W - WALK

BENCHMARK
BM#1 L.P. ON EAST SIDE OF SITE
ASSUMED ELEVATION = 100.00
ADD 893.24' FOR U.S.G.S. ELEVATIONS

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

DESIGN:	DATE	REVISION-DESCRIPTION
DRAFT: DEB	5-6-97	REVISED PER REVIEW COMMENTS
CHECK: WMP	5-30-97	REVISED PER REVIEW COMMENTS
	06-17-97	REVISED PER PLANNING COMMISSION RECOMMENDATION

CLIENT:
GRAND RIVER REAL ESTATE
8240 W. GRAND RIVER
BRIGHTON, MI. 48116
(810) 227-1171

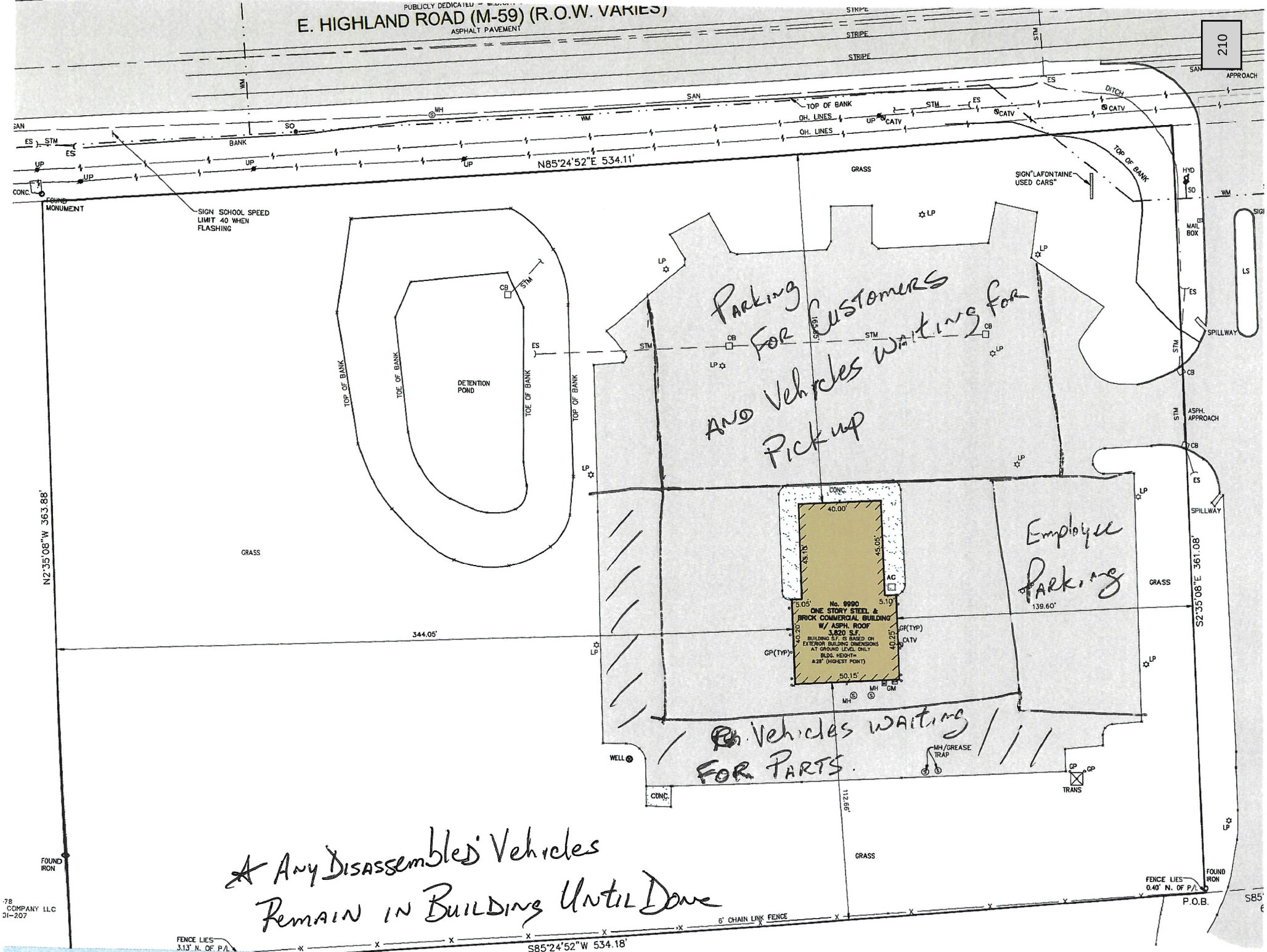
MICHIGAN AUTO GROUP

SITE PLAN

DESINE INC. ENGINEERS
7011 W. GRAND RIVER AVE.
BRIGHTON, MICHIGAN 48116
(810) 227-9533

SCALE: 1in. = 30ft.
DATE: 2-27-97
PROJECT: 8110
REFERENCE: 110SP1
PLOT DATE: 6-17-97 DEB
17 JUN 1997

DRAWING NO. 1


E. HIGHLAND ROAD (M-59) (R.O.W. VARIES)
PUBLICLY DEDICATED
ASPHALT PAVEMENT
STRIPE
STRIPE
STRIPE
N85°24'52"E 534.11'
FOUND MONUMENT
SIGN SCHOOL SPEED LIMIT 40 WHEN FLASHING
TOP OF BANK
DITCH
OH. LINES
SIGN "LAFONTAINE USED CARS"
GRASS
DETENTION POND
TOP OF BANK
TOE OF BANK
TOE OF BANK
TOP OF BANK
Parking For Customers And Vehicles Waiting for Pickup
Employee Parking
No. 9990
ONE STORY STEEL & BRICK COMMERCIAL BUILDING
W/ ASPH. ROOF
3,820 S.F.
BUILDING S.F. IS BASED ON EXTERIOR BUILDING DIMENSIONS AT GROUND LEVEL ONLY
BLDG. HEIGHT= ±28' (HIGHEST POINT)
40.00'
45.05'
45.10'
5.05'
5.10'
40.25'
40.20'
50.15'
GP(TYP)
CONC.
AC
MH
GM
WELL
WH/GREASE TRAP
GP
TRANS
CONC.
112.66'
139.60'
344.05'
N2°35'08"W 363.88'
S2°35'08"E 361.08'
Vehicles WAITING FOR PARTS.
Any Disassembled Vehicles Remain in Building Until Done
FOUND IRON
FENCE LIES 3.13' N. OF P/L
6' CHAIN LINK FENCE
S85°24'52"W 534.18'
FENCE LIES 0.40' N. OF P/L
FOUND IRON
P.O.B.
SPILLWAY
ASPH. APPROACH
MAIL BOX
LS
HYD
SO
WM
ES
STM
CATV
UP
SAN
CB
LP
BANK
OH. LINES

- Remove Front Parking Pads designated with X
- Plant 45 Yew Shrubs in Shaded Area to Create Hedge Row.
- Relocate Dumpster from Rear Corner to Behind Building.
- Sealcoat & Stripe Parking Lot.

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan #25-011 Urban Air Adventure Park Planned Development (PD) Concept Plan

Date: July 9, 2025

Recommended Action
No formal action shall be taken by the Planning Commission or the Township Board as part of a Planned Development Concept Plan review. The Planning Department should provide comments to the applicant about the proposed Urban Air Adventure Park Concept PD Plan and whether it is indicative of a plan that can and will meet the intent, design standards, and eligibility criteria of the Planned Development process.

Discussion

Applicant: Nathanael Sumner

Site Description
The proposed planned development (PD) is shown south of Highland Road, west of US-23, and east of Old US-23, in Section 28 of the Township. The project area is comprised of two (2) undeveloped parcels, which are located south of Fountain Square and east of Hartland Town Center. Each parcel is zoned GC (General Commercial). The northern parcel (labeled as Parcel C on the plan) is approximately 3.52 acres (Parcel ID #4708-28-100-037) and the southern parcel (labeled as Parcel D on the plan) is approximately 2.53 acres (Parcel ID #4708-28-100-030). The combined total is approximately 6.05 acres.

The Fountain Square commercial development is located to the north and is zoned GC (General Commercial). Hartland Town Center is west of the subject site and is also zoned GC. To the south, there are two (2) undeveloped parcels, both zoned LI (Light Industrial).

Public access to the proposed development is via existing driveways into Hartland Town Center and Fountain Square from Old US-23. Existing internal drive aisles provide access to the subject site. A proposed easement plan is provided by the applicant.

The Planning Commission discussed this project at their July 10, 2025, regular meeting.

Site History

Site Plan Application #261
The commercial development (Hartland Town Center) was approved in 1999 under Site Plan Application #261. At this time, the development consisted of one (1) parcel (12.6 acres) and was zoned PDLI-Planned Development Light Industrial. The site plan showed three (3) commercial buildings, labeled as Building A, B, and C. There is very little documentation regarding the permitted uses or dimensional standards for the planned development.

Metes and Bounds Application #600
On February 6, 2001, the Township Board approved REZ #600, a request to split the original 12.6-acre parcel into four (4) parcels, labeled as Parcel A, B, C, and D. This is the current parcel configuration.

Rezoning Application #341
In 2009 Rezoning #341 was approved to rezone each of the four (4) parcels as noted above (12.6 acres total) from PDLI (Planned Development Light Industrial) to GC (General Commercial). The site plan used for REZ #341 is dated May 12, 2005. At that time two (2) multi-tenant buildings had been constructed (one on Parcel A and one on Parcel B). Currently the buildings are occupied with businesses such as Hartland Brewing Company, Wings Etc. and Mackles Table and Taps.

Planned Development Procedure
Section 3.1.18 of the Township's Zoning Ordinance provides standards and approval procedures for a PD Planned Development. Approval of a Planned Development is a three-step process. A Concept Plan, Preliminary Plan, and Final Plan are all reviewed by the Planning Commission and the Township Board, with the Planning Commission making a recommendation and the Board having final approval at each step. The process usually requires a rezoning from the existing zoning district to the Planned Development (PD) zoning district. As part of the rezoning, a public hearing is held before the Planning Commission consistent with the Michigan Zoning Enabling Act; this public hearing is held at the same meeting during which the Planning Commission reviews and makes a recommendation on the Preliminary Plan. Approval of the Final Plan by the Township Board usually constitutes a rezoning of the subject property to PD.

Proposed Concept Plan
A. General
The applicant has submitted a Concept Plan for an indoor adventure park. The approximate 38,400 square foot building offers a diverse range of activities such as trampolines, climbing walls, laser tag, and zip line for all ages. A full-service café is provided as well as several room options that are available for parties and group events.

The typical hours of operation are Monday through Friday, 4:00 p.m. to 8:00 p.m. during the school year; Saturday, 10:00 a.m. to 9:00 p.m.; and Sunday, 11:00 a.m.to 9:00 p.m. During school break periods, summer, or as scheduled for special events, the hours are Monday through Friday, 10:00 a.m. to 9:00 p.m.

Per the applicant, the maximum occupancy for an Urban Air facility of a similar size tends to be in the range of 700-900 occupants, depending on the range of activities offered, party rooms, tables and similar options.

The property is currently zoned GC (General Commercial). The subject property is approximately 6.05 acres in area using the combined total of the two (2) parcels. The two (2) parcels will have to be combined as part of the proposed project, prior to construction.

Per Section 3.1.18.B.ii, the minimum size for a Planned Development is twenty (20) acres of contiguous land. The Township Board, upon recommendation from the Planning Commission, may permit a smaller Planned Development subject to meeting the requirements in Section 3.1.18.B.ii, such as the project offers unique characteristics and benefits or the parcel in question has unique characteristics that significantly impact development. The applicant is to submit a letter to the Township requesting a waiver of the minimum Planned Development size requirements and explaining the basis for the request. A waiver request was not submitted with this application but would be required for the Preliminary Site Plan application; however, the Planning Commission should identify any concerns they may have at this time.

Regarding the site layout for the proposed facility, the building is positioned towards the west lot line with parking provided on the west, south, and north sides of the building. The plan shows 164 parking spaces for Urban Air.

The plans list building setbacks as required for GC (General Commercial) zoning, and parking setbacks per the Zoning Ordinance. Section 3.1.18.C.vi.a. (PD section) provides the minimum yard setbacks for a planned development. Further discussion on this will occur as part of the Preliminary Site Plan application.

Access to the site is via existing internal drive aisles within Hartland Town Center development. Once within Hartland Town Center, the proposed recreation facility can be accessed by an existing drive aisle located on the rear side of the buildings in Hartland Town Center.

A proposed easement plan was submitted by the applicant. The proposed easement shows a 60-foot-wide easement area on the adjacent property (Hartland Town Center), over a portion of an existing drive aisle behind the multi-tenant building in Hartland Town Center and abutting the subject site. The easement is for sanitary sewer, parking, access, electrical, and lighting. Two (2) access points into the Urban Air site are shown within the easement as well as parking spaces and landscaped parking islands associated with Urban Air, and two (2) existing dumpster enclosures. The proposed easement will be reviewed in more detail during the Preliminary PD and Final PD applications.

The proposed 38,400 square foot building is approximately 36’-6” in height. This height exceeds the maximum allowed height of thirty-five (35) feet in a Planned Development. A waiver request to exceed the maximum building height is required from the applicant, with an explanation of the reasons for the height deviation. This would be required as part of the Preliminary Site Plan application.

The entrance to the building is at the southwest corner of the building.

Building elevations note that the façade materials include brick masonry veneer, glass (windows on east elevation and at main entrance), seamed metal panel system, smooth metal panel system, and wood look siding. Specific product information was not provided (product specifications, manufacturer, and color name). Percentages of each façade material for each elevation are listed. Some façade materials may exceed the maximum allowed percentages depending on the determination of the product. Additional product information and a sample board of façade materials will be required with the next Preliminary Site Plan application.

The east elevation drawings show three (3) silhouette images of people, which may include halo lighting around the edges per the applicant. Dimensions were not provided but will be required for the Preliminary Plan set.

Signage is shown at the main building entrance (southwest corner of the building), with a stylized head image on the west and “Urban Air” on the south. The signage is placed on the edge of the canopy and is not placed flat against the building façade. A wall sign is shown on the east elevation (“Urban Air”), which faces US -23. Dimensions were not provided for any signs. Typically, signs or a sign program are made part of a planned development request, or the signs must comply with the Zoning Ordinance. The applicant should provide sign drawings with dimensions as part of the Preliminary Site Plan application for the Planning Commission to review.

The building elevations do not show roof-mounted mechanical units if they are proposed. All roof-mounted mechanical units (RTUs) are required to be appropriately screened by a parapet wall. Additional details on RTUs should be provided on the elevations in the Preliminary Plan set.

Municipal water and sanitary sewer will be required for this development.

Stormwater management plans show a proposed sediment basin in the southeast portion of the site, with drainage and grading occurring in wetland areas located on the east and south. Information on the regulatory status of the wetland area(s) was not provided. Additional details may be required with the next application.

Section 3.1.18.E. has specific requirements for information to be included within a planned development Concept Plan submittal. Based on the submitted plans, the Planning Department feels the information provided is sufficient to consider complete.

B. Proposed Density (Not applicable)

C. Public Road Access
As noted previously, public access to the subject site is via existing drive aisles associated within Hartland Town Center. Hartland Town Center has two (2) access drives from Old US-23, and a connecting internal drive to Fountain Square.

D. Traffic Generation
The applicant has not submitted a traffic impact analysis as part of the Concept Plan submittal; this is one of the requirements for Preliminary Site Plan submittal.

E. Internal Vehicular/Pedestrian Circulation
The proposed development can be accessed from Hartland Town Center and Fountain Square via existing access points and internal drive aisles. Sidewalks are shown along three (3) sides of the building. Sidewalk connections to Hartland Town Center are not proposed.

F. Utilities
The applicant will need to work with the Hartland Township Public Works Department to acquire the necessary Residential Equivalent Units (REUs) for this development.

G. Design Details
A Pattern Book with specific design details was not submitted with the Concept Plan, although elevation drawings were submitted. A floor plan should be submitted with the Preliminary Site Plan application.

H. Open Space
Section 3.1.18.C requires a Planned Development to include open space; at a minimum that open space should meet the requirements of the site's previous zoning district. In this case, a minimum of 25% open space is required in the GC zoning district. An Open Space plan will be required as part of the Preliminary Site Plan submittal.

I. Landscaping
A landscape plan was not submitted is required as part of the Preliminary Site Plan application.

J. Dumpster and Enclosure
A dumpster and enclosure are shown on the plans, on the north side of the building. Staff has reviewed a detail drawing of the dumpster enclosure, which is comprised of concrete block walls, with the outside of the walls to match the building façade color. Typically, masonry products that match the building materials are required for dumpster enclosures.

K. Exterior Lighting
A lighting plan was not provided but will be required as part of the Preliminary Site Plan application.

Recognizable Benefits
One of the eligibility criteria for a planned development is that it "shall result in a recognizable and substantial benefit to the ultimate users of the project and to the community and shall result in a higher quality of development than could be achieved under conventional zoning." The applicant should provide a summary of the recognizable benefits the planned development offers, as part of the Preliminary Site Plan application. It will be ultimately up to the applicant, Planning Commission, and Township Board to come to an agreement on the extent to which a recognizable benefit(s) should be provided as part of the proposed planned development.

Other
The Preliminary Site Plan application will include more details with respect to the open space plan, landscaping, lighting, building façade materials, and applicable waiver requests. It would be in the Applicant's best interest to provide a summary of design details (amenities, open space, and façade materials) as part of the Preliminary Site Plan.

Hartland Township DPW Review
The DPW noted in the email dated June 24, 2025, that comments will be provided at the Preliminary PD review once detailed plans are submitted.

Hartland Township Engineer's Review (SDA)
No comments at this time.

Hartland Deerfield Fire Authority Review
Comments on the project are provided in the review letter dated June 30, 2025.

Attachments:
1. Township DPW email dated 06.24.2025 – PDF version
2. Hartland Deerfield Fire Authority review letter 06.30.2025 – PDF version
3. Hartland Town Center 2005 Site Plan – PDF version
4. Concept plans dated 06.24.2025

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2025 Planning Commission Activity\Site Plan Applications\SP PD #25-011 Urban Air Concept PD\Staff reports\TB\SP PD #25-011 Urban Air Concept PD TB 07.09.2025.docx

Martha Wyatt

To: Martha Wyatt
Subject: FW: Urban Air project

From: Scott Hable <SHable@hartlandtwp.com>
Sent: Tuesday, June 24, 2025 10:40 AM
To: Martha Wyatt <MWyatt@hartlandtwp.com>
Cc: Troy Langer <TLanger@hartlandtwp.com>
Subject: RE: Urban Air project

Hi Martha – Public works has no comments at this point. Once more detailed plans are issued I will be able to calculate REU needs and submit my official review letter.

Thank You –

Scott Hable
Public Works Director
810.632.7498 o
2655 Clark Road
Hartland, MI 48353
www.hartlandtwp.com

HARTLAND DEERFIELD FIRE AUTHORITY

HARTLAND AREA FIRE DEPT.

3205 Hartland Road
Hartland, MI. 48353-1825

Voice: (810) 632-7676
E-Mail: firemarshal@hartlandareafire.com

June 30, 2025

To: Hartland Township Planning Commission

Re: Urban Air

The Hartland Deerfield Fire Authority has reviewed the Site Plan for Urban Air dated June 24, 2025.

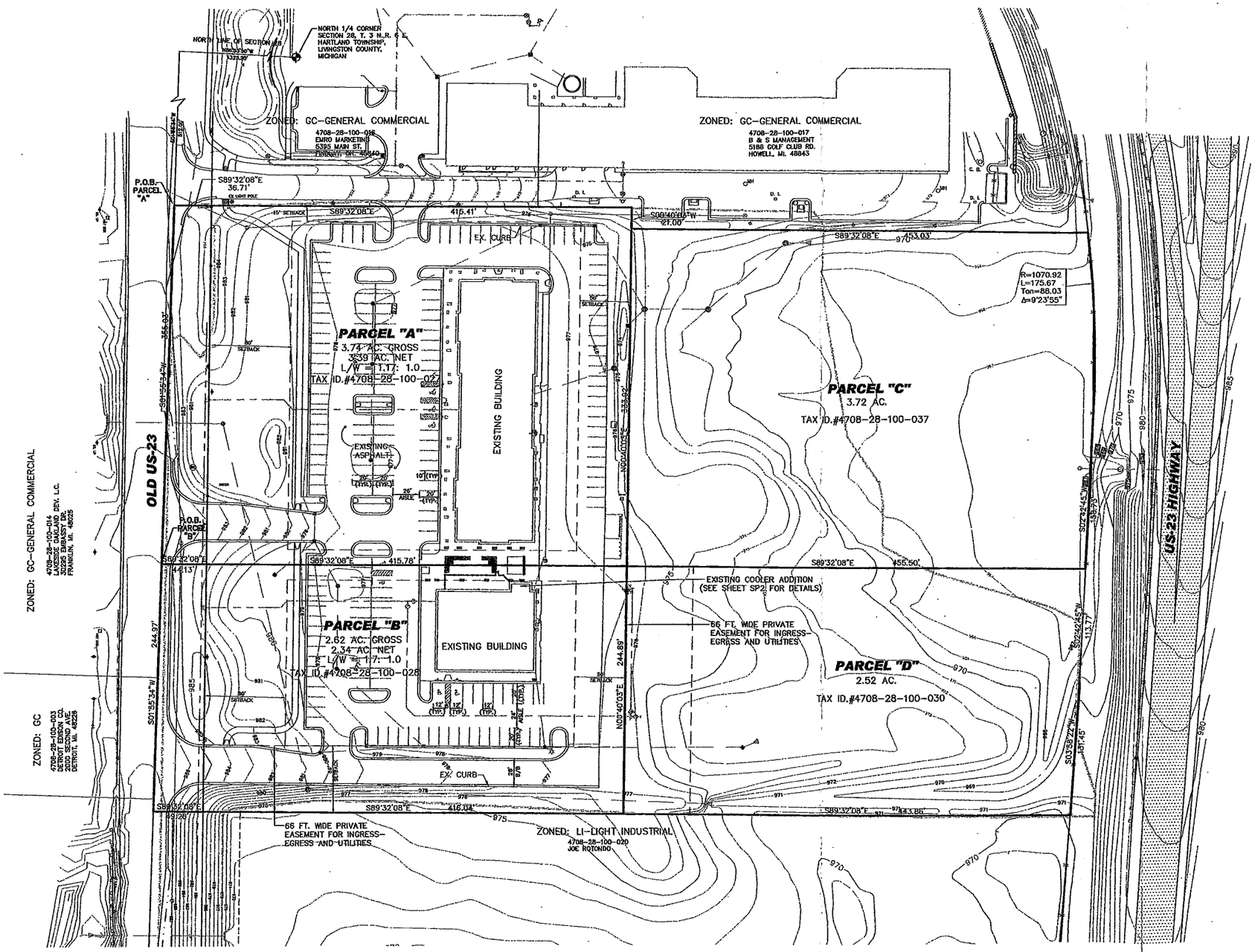
These are the following are recommendations:

1. A minimum of one isle is a minimum of twenty-six feet.
2. All turning radius is a minimum of fifty feet.
3. Required to purchase a Supra Box, Fire Department has ordering information.
4. Follow IFC 2012.
5. Contact the Fire Department for Final Inspection.

This approval is subject to field inspection. This approval shall be valid for one year. If construction has not begun within 12 months of the date on this letter the plans must be resubmitted for approval. This approval does not exempt the project from complying with all applicable codes. Additional submittals and approvals may be required.

Jon Dehanke
Fire Marshal

Exhibit E



GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 feet

LEGEND

PROPERTY LINE
EASEMENT LINE
SETBACK LINE

PARKING CALCULATIONS

BUILDING "A" – GENERAL COMMERCIAL
19,650 S.F./300 = 65 SPACES
BUILDING "B" – GENERAL COMMERCIAL
3,750 S.F./300 = 10 SPACES
RESTAURANT 6,000 S.F./100 = 60 SPACES
TOTAL PARKING REQUIRED = 135 SPACES
TOTAL PARKING PROVIDED = 203 SPACES

BENCHMARK:

1. RIM OF SANITARY MANHOLE 15-3 LOCATED 265 FT. NORTH OF THE SOUTH LINE OF SUBJECT PARCEL, AND 33 FT. EAST OF THE CENTERLINE OF OLD US 23. ELEVATION: 981.92 (U.S.G.S. DATUM)

SITE DATA

ZONED: PD-LI

	(REQUIRED)	(PROVIDED) PARCEL "A"	(PROVIDED) PARCEL "B"
LOT AREA:	40,000 S.F. (MIN.)	162,914 S.F.	114,127 S.F.
LOT WIDTH:	120 FT. WD. (MIN.)	333.9 FT.	244.9 FT.
LOT COVERAGE:	75 % (MAXIMUM)	64.8 %	61.0 %
SETBACKS:	(REQUIRED)	(PROVIDED)	
FRONT	80 FT. (MINIMUM)	243.5 FT.	227.3 FT.
SIDE	15 FT. (MINIMUM)	20.8 FT.	16.2 FT.
REAR	50 FT. (MINIMUM)	91.5 FT.	88.8 FT.
BUILDING HEIGHT:	35 FT. (MAXIMUM)	EXIST. BLDG.	EXIST. BLDG.
GROSS BUILDING AREA:		20,429 SQ. FT.	8,145 SQ. FT.

NOTES

1. NO GRADING CHANGES ARE PROPOSED.
2. NO UTILITY CHANGES ARE PROPOSED.

RECEIVED
MAR 18 2009
HARTLAND TOWNSHIP

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

NOTE: UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE UTILITY COMPANIES, CITY/COUNTY AGENCIES AND OTHER VARIOUS SOURCES. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES (IN CONFLICT WITH PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD.

CALL MISS DIG.

DESIGN: WMP
DRAFT: L.F.
CHECK: WMP

(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

DATE	REVISION-DESCRIPTION	DATE	REVISION-DESCRIPTION

HARTLAND TOWN CENTER

SITE PLAN FOR PARCELS A, B, C, D.

CLIENT:
HARTLAND TOWN CENTER
895 LADD RD.
WALLED LAKE, MI. 48390

SCALE: 1"=50'
PROJECT No.: 50787
DWG NAME: 787-SPLITS
PRINT: MAY 12 2005

SP1

URBAN AIR

ADVENTURE PARK

SITE PLAN APPROVAL

PROJECT ADDRESS:
OLD US-23
(VACANT)

PART OF THE NORTHWEST 1/4 OF SECTION 28
HARTLAND TOWNSHIP, 03 NORTH, RANGE 06 EAST
COUNTY OF LIVINGSTON, STATE OF MICHIGAN

PROPERTY DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LIVINGSTON, STATE OF MICHIGAN AND IS DESCRIBED AS FOLLOWS:

SITUATED IN THE TOWNSHIP OF HARTLAND, COUNTY OF LIVINGSTON, STATE OF MICHIGAN:

PARCEL C: BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 3 NORTH, RANGE 6 EAST, TOWNSHIP OF HARTLAND, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 28; THENCE NORTH 86 DEGREES 53' 50" WEST 1325.23 FEET (RECORDED AS NORTH 86 DEGREES 42' 08" W 1326.61 FEET) ALONG THE NORTH LINE OF SAID SECTION 28; THENCE SOUTH 01 DEGREES 55' 34" WEST (RECORDED AS S 02 DEGREES 01' 21" W) 512.00 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE SOUTH 89 DEGREES 32' 08" EAST (RECORDED AS S 89 DEGREES 17' 50" E) 452.12 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 32' 08" EAST (RECORDED AS S 89 DEGREES 17' 50" E) 450.11 FEET; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SOUTH BOUND ENTRANCE RAMP TO U.S. 23 EXPRESSWAY THE FOLLOWING TWO COURSES: SOUTHEASTERLY, NON-TANGENTIALLY 196.86 FEET (RECORDED AS 196.67 FEET) ALONG THE ARC OF A 1070.92 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10 DEGREES 31' 57" (RECORDED AS 10 DEGREES 31' 19") AND HAVING A CHORD BEARING SOUTH 02 DEGREES 33' 13" EAST (RECORDED AS S 02 DEGREES 20' 58" E) 196.59 FEET AND SOUTH 02 DEGREES 42' 45" WEST (RECORDED AS S 02 DEGREES 54' 42" W) 158.73 FEET; THENCE NORTH 89 DEGREES 32' 08" WEST 455.50 FEET; THENCE NORTH 00 DEGREES 40' 03" EAST 354.92 FEET TO THE PLACE OF BEGINNING.

PARCEL D: BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 3 NORTH, RANGE 6 EAST, TOWNSHIP OF HARTLAND, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 28; THENCE NORTH 86 DEGREES 53' 50" WEST 1325.23 FEET (RECORDED AS N 86 DEGREES 42' 08" W 1326.61 FEET) ALONG THE NORTH LINE OF SAID SECTION 28; THENCE SOUTH 01 DEGREES 55' 34" WEST (RECORDED AS S 02 DEGREES 01' 21" W) 1112.00 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE SOUTH 89 DEGREES 32' 08" EAST (RECORDED AS S 89 DEGREES 17' 50" E) 465.30 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 40' 03" EAST 244.89 FEET; THENCE SOUTH 89 DEGREES 32' 08" EAST 455.50 FEET; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SOUTH BOUND ENTRANCE RAMP TO U.S. 23 EXPRESSWAY THE FOLLOWING TWO COURSES: SOUTH 02 DEGREES 42' 45" WEST (RECORDED AS S 02 DEGREES 54' 42" W) 113.77 FEET AND SOUTH 03 DEGREES 58' 22" WEST 131.45 FEET (RECORDED AS S 04 DEGREES 10' 19" W 131.67 FEET); THENCE NORTH 89 DEGREES 32' 08" WEST (RECORDED AS N 89 DEGREES 17' 50" W) 443.85 FEET TO THE PLACE OF BEGINNING.

DRAWING INDEX:

●	06-24-2025	C000 — COVER SHEET
●	06-24-2025	C100 — TOPOGRAPHIC & BOUNDARY SURVEY
○	-	C101 — SITE REMOVAL PLAN (FINAL ENGINEERING)
●	06-24-2025	C200 — SITE LAYOUT PLAN
●	06-24-2025	C300 — SITE GRADING PLAN
●	06-24-2025	C301 — SITE STORM SEWER PLAN
●	06-24-2025	C302 — SOIL EROSION CONTROL PLAN
●	06-24-2025	C303 — DRAINAGE AREA MAP
○	-	C304 — STORM WATER CALCULATIONS (FINAL ENGINEERING)
●	06-24-2025	C400 — SITE UTILITY PLAN
●	06-24-2025	C401 — SITE PHOTOMETRIC PLAN
●	06-24-2025	C500 — SITE LANDSCAPE PLAN
●	06-24-2025	C501 — LANDSCAPE DETAILS
●	06-24-2025	C600 — SITE DETAILS
○	-	— HARTLAND TOWNSHIP DETAILS
○	-	— LIVINGSTON COUNTY DETAILS

● DATE — MOST RECENT ISSUE / REVISION DATE
FILLED CIRCLE INDICATES SUBMITTED DRAWING

BENCHMARKS (DATUM: NAVD88)

BM#1: TOP OF ARROW ON FIRE HYDRANT LOCATED 33 FEET SOUTH OF BACK OF BUILDING #10100 HIGHLAND RD.. 485 FEET EAST OF CENTER OLD US23 AND 50 FEET EAST OF ELECTRIC TRANSFORMER.

ELEV = 975.75 FEET

NPDES STATEMENT:

THE OWNER WILL NOT NEED TO OBTAIN AN NPDES STORM WATER DISCHARGE PERMIT FROM THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE).
TOTAL DISTURBED AREA: 3.96 ACRES

TOPOGRAPHIC SURVEY STATEMENT:

THE EXISTING FEATURES SHOWN ON THIS PLAN ARE FROM AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY GRIGGS QUADERER, INC. IN APRIL OF 2025. THE UNDERGROUND UTILITIES SHOWN WERE EITHER VERIFIED BY THIS SURVEY OR WERE PLOTTED IN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE. NO EXISTING UTILITIES WERE EXPOSED FOR VERIFICATION OF LOCATION AND ELEVATION. NO GUARANTEES ARE GIVEN THAT THE LOCATIONS ARE ABSOLUTELY ACCURATE OR THAT UTILITIES OTHER THAN THOSE SHOWN ARE NOT PRESENT.

STANDARD LEGEND

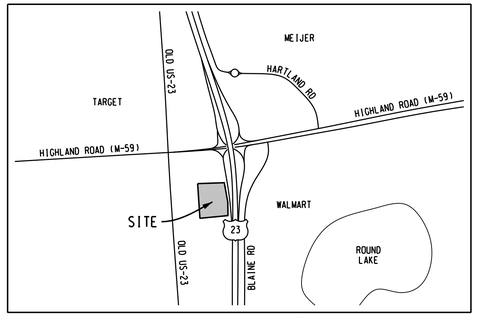
DESCRIPTION	PROPOSED	EXISTING
BUILDING		
STORM SEWER		
SANITARY SEWER	S	S
WATER	W	W
GAS LINE	G	G
ELECTRIC LINE	E	E
TELEPHONE LINE	T	T
MANHOLE	●	○
CATCH BASIN	◑ ◪	⊘ ◪
FIRE HYDRANT		
GATE VALVE & WELL	•	•
POWER POLE		¤
LIGHT POLE		☼
CURB & GUTTER		
FENCE	× × ×	× × ×
DECIDUOUS TREE		
EVERGREEN TREE		
EASEMENT		
WETLAND BOUNDARY		
SIGN		△
ASPHALT SURFACE		ASPH.
CONCRETE SURFACE		CONC.
SOIL BORING		
SPOT ELEVATION	+736.45	+736.45
CONTOUR LINE	736	736

OWNER: NATHAN SUMNER
SUMNER PROPERTY HOLDINGS
10140 HALSEY RD
GRAND BLANC, MI 48439
NATHANSUMNER2@GMAIL.COM

CONTRACTOR: KEVIN JOHNSON
RHOADS & JOHNSON
285 N. ALLOY DRIVE
FENTON, MI 48430
PH: (810) 750-7630
EMAIL: KEVIN@RHOADSJOHNSON.COM

ARCHITECT: SHANNON EASTER WHITE, AIA, NCARB
FUNCHITECTURE, LLS
140 E. 2ND STR., STE. 300
FLINT, MI 48502
PHONE: (810) 287-6668
EMAIL: SHANNON@FUNARCHITECTURE.COM

ENGINEER: CHRIS BRZEZINSKI, PE
GRIGGS QUADERER, INC.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
PHONE: (810) 695-0154
EMAIL: CHRIS@GQINCORP.COM



LOCATION MAP
NOT TO SCALE
NORTH

AGENCY CONTACT INFORMATION

AGENCY	SUBMITTAL DATE	STATUS	AGENCY	SUBMITTAL DATE	STATUS
TROY LANGER DIRECTOR, PLANNING HARTLAND TOWNSHIP 2655 CLARK ROAD HARTLAND, MI 48353 PH: 810-632-7498	06-24-2025	UNDER REVIEW	SOIL EROSION CONTROL LCDC 2300 E. GRAND RIVER SUITE 105 HOWELL, MI 48843 PH: 517-546-0040	DATE	UNDER REVIEW
SANITARY & WATER SCOTT HABLE, DIRECTOR PUBLIC WORKS 2655 CLARK ROAD HARTLAND, MI 48353 PH: 810-632-7498	DATE	UNDER REVIEW			
STORM LCDC 2300 E. GRAND RIVER SUITE 105 HOWELL, MI 48843 PH: 517-546-0040	DATE	UNDER REVIEW			

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

STATE OF MICHIGAN
CHRISTOPHER J. BRZEZINSKI
ENGINEER
NO. 6201050963
LICENSED PROFESSIONAL ENGINEER
SEAL

NO.	DATE	REVISION OR ISSUE SUBJECT
	06-24-25	SITE PLAN APPROVAL
	05-08-25	PRELIM. TWP. MEETING

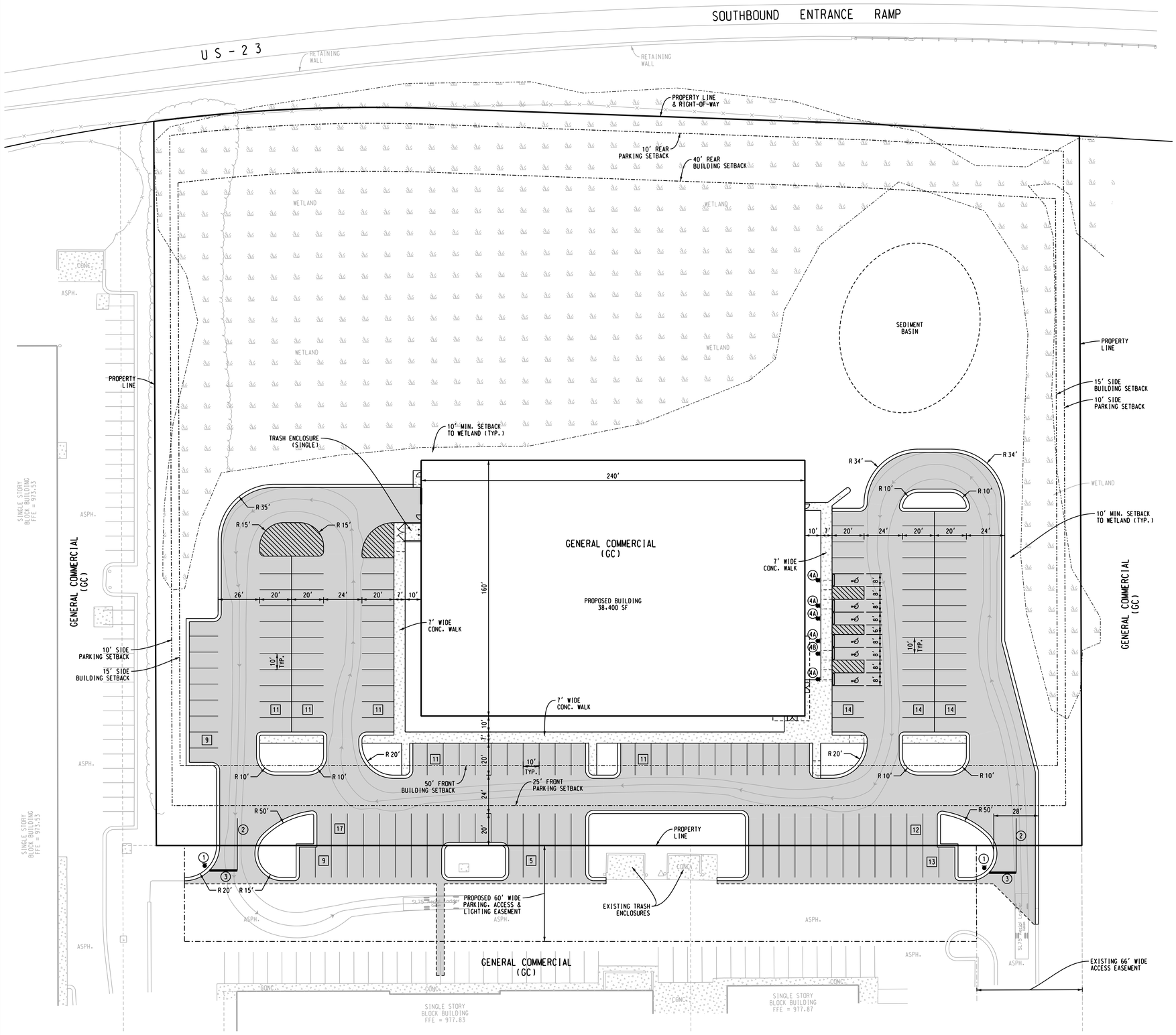
DRAWN
DESIGNED QUADERER
CHECKED BRZEZINSKI
FIELD CREW

URBAN AIR
OLD US-23, HARTLAND TWP.
LIVINGSTON COUNTY, MICHIGAN
NW 1/4, SEC 28, T-3N, R-6E
02-28-100-030 & 08-28-100-037

COVER SHEET

Griggs Quaderer, Inc.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
PH: (810) 695-0154
WWW.GQINCORP.COM
RUDY@GQINCORP.COM
CHRIS@GQINCORP.COM
CIVIL ENGINEERING · LAND SURVEYING
SITE PLANNING
20th ANNIVERSARY 2004 - 2024

JOB NO.: 241201
PHASE: SPA
C000



LAND USE INFORMATION:

CURRENT ZONING:	GENERAL COMMERCIAL (GC)
PROPOSED ZONING:	GENERAL COMMERCIAL (GC)
CURRENT USE:	VACANT
PROPOSED USE:	INDOOR RECREATION FACILITY
TOTAL SITE AREA:	263,530 SF
TOTAL BUILDING AREA:	38,400 SF
LOT COVERAGE BY BLDG:	14.6%
TOTAL IMPERVIOUS AREA:	109,088 SF
LOT COVERAGE BY IMPERVIOUS:	41.4%

YARD SETBACKS:	BUILDING		PARKING	
	FRONT YARD	50LF	FRONT YARD	25LF
	SIDE YARD	15LF	SIDE YARD	10LF
	REAR YARD	40LF	REAR YARD	10LF

MARKING / SIGNAGE LEGEND:

1. STOP SIGN (R1-1)
2. 4" SINGLE SOLID LINE, YELLOW
3. 24" WIDE STOP LINE, WHITE
4A. ACCESSIBLE SIGN (R7-8)
4B. ACCESSIBLE SIGN W/ VAN ACCESSIBLE (R7-8 & R7-8A)

NO PARKING / NO DRIVING AREAS 4" WIDE WHITE PAINT STRIPING 2' ON CENTER @ 45°. REFER TO PAVEMENT MARKING NOTE #2 FOR BARRIER FREE PARKING

PAVEMENT MARKING & SIGNAGE NOTES:

1. PARKING STALL WIDTH DIMENSIONS ARE TO CENTERLINE OF STRIPING.
2. ALL PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE PAINT STRIPING UNLESS OTHERWISE INDICATED. ALL BARRIER FREE STRIPING SHALL BE COLORED BLUE AND IN ACCORDANCE WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN.
3. CONTRACTOR SHALL NOT APPLY TRAFFIC MARKING PAINT ON NEW ASPHALT UNTIL PAVEMENT HAS CURED A MINIMUM OF SEVEN (7) DAYS.
4. PAINT SHALL BE APPLIED WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. APPLY IN TWO COATS AT MANUFACTURER'S RECOMMENDED RATES TO PROVIDE MINIMUM 10.0 TO 15.0 MILS WET THICKNESS.
5. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH ALL REQUIREMENTS AS STIPULATED IN THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ☐ NUMBER OF PARKING SPACES (FOR INFORMATION ONLY)

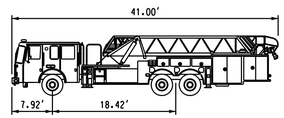
PARKING DATA:

USE	REQUIREMENTS	PARKING REQUIRED	PARKING PROVIDED
GYMNASIUM	1 SPACES PER 200 SF GFA 38,400 SF / 200 =	192 SPACES	162 SPACES
TOTAL		192 SPACES	162 SPACES
BARRIER FREE (VAN)	1 SPACE PER 8 BARRIER FREE (1 MIN.)	1 SPACES	1 SPACES
BARRIER FREE (TOTAL)	151 - 200 SPACES	6 SPACES	6 SPACES

PAVEMENT LEGEND:

ASPHALT PAVEMENT SECTION (ON-SITE) RE:

CONCRETE PAVEMENT SECTION RE:



WIDTH:	8.17'
TRACK:	8.17'
LOCK TO LOCK TIME:	6.0'
STEERING ANGLE:	34.4°

SL75 AERIAL LADDER TRUCK

NORTH

0 30 60 90

SCALE: 1"=30'

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

STATE OF MICHIGAN — CHRISTOPHER J. BRZEZINSKI — ENGINEER — NO. 6201059063 — LICENSED PROFESSIONAL ENGINEER — SEAL

NO.	REVISION OR ISSUE	DATE	SUBJECT
1	SITE PLAN APPROVAL	06-24-25	
	PRELIM. TWP. MEETING	05-08-25	

DRAWN
DESIGNED QUADERER
CHECKED BRZEZINSKI
FIELD CREW

URBAN AIR

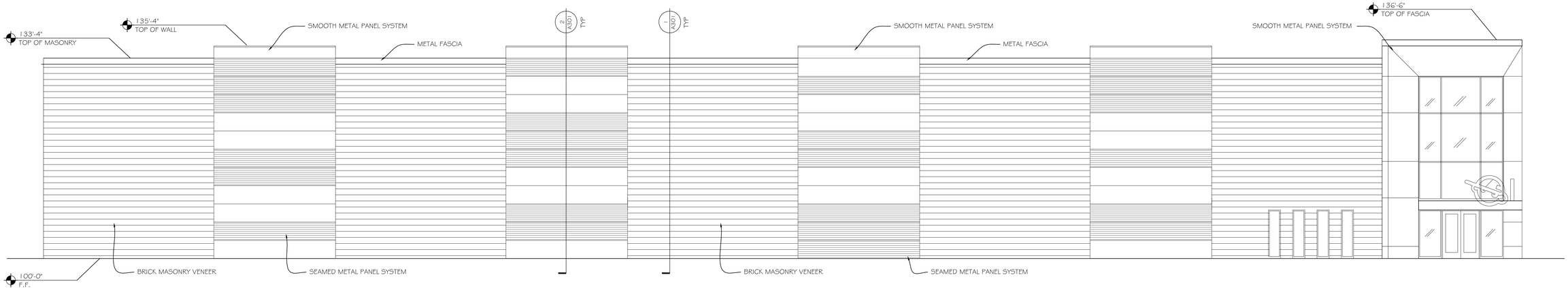
OLD US-23, HARTLAND TWP.
LIVINGSTON COUNTY, MICHIGAN

NW 1/4, SEC 28, T-3N, R-6E
02-28-100-030 & 08-28-100-037

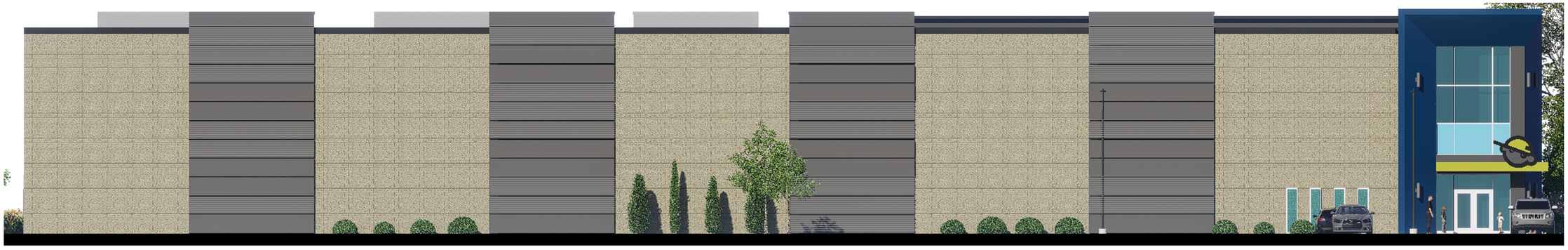
SITE LAYOUT PLAN

Griggs Quaderer, Inc.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
PH: (810) 695-0154
WWW.GQINCORP.COM
RUDY@GQINCORP.COM
CHRIS@GQINCORP.COM
CIVIL ENGINEERING · LAND SURVEYING
SITE PLANNING
20th ANNIVERSARY 2004 - 2024

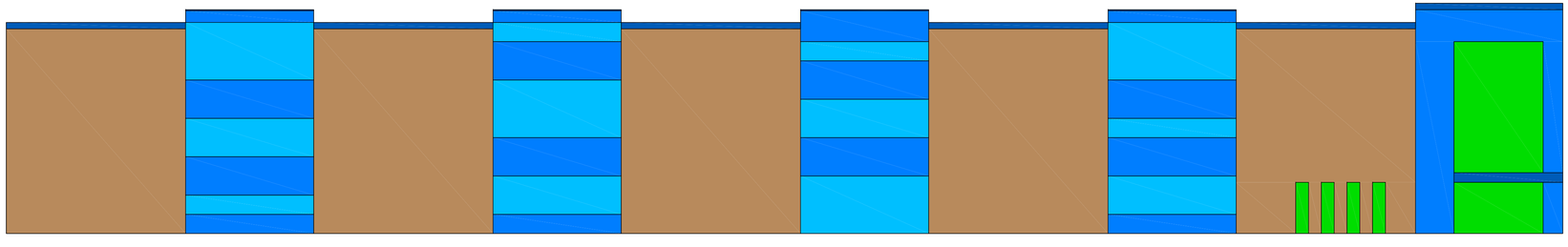
JOB NO.: 241201
PHASE: SPA
C200



WEST
EXTERIOR ELEVATION
1/8" = 1'-0"



WEST
EXTERIOR RENDERING
1/8" = 1'-0"



MATERIAL CALCULATIONS
3/32" = 1'-0"

west facade metal fascia	201sf		
west facade flat metal	1729 sf		
SMOOTH METAL TOTAL	1930 sf	=	23.3%
west facade seamed metal	1440 sf	=	17.4%
west facade masonry	4,416 sf	=	53.5%
west facade glass	460 sf	=	5.5%
TOTAL FACADE	8248 SF		

SITE PLAN REVIEW 6-24-2025

NO.	REVISIONS / SUBMISSIONS	DATE
6		
5		
4		
3		
2		
1		

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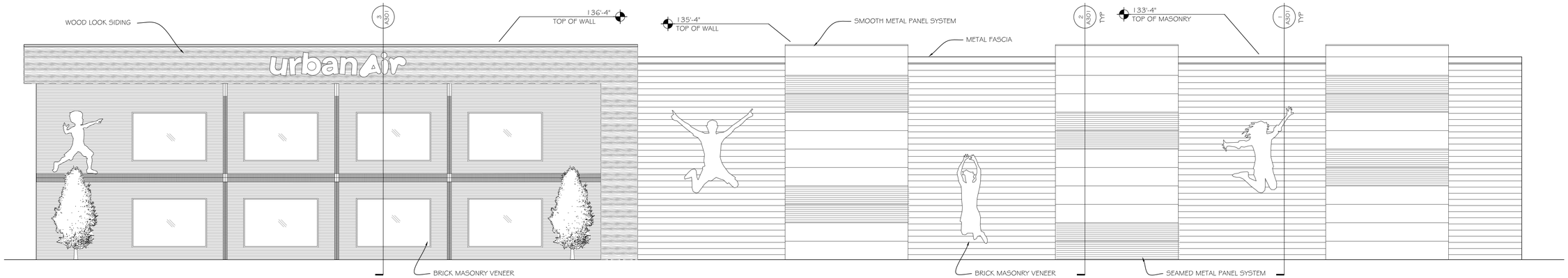
Finding FUNctional & creative design solutions for every need
111 east court street suite 3D flint, michigan 48502

NEW BUILDING FOR:
URBAN AIR
HARTLAND

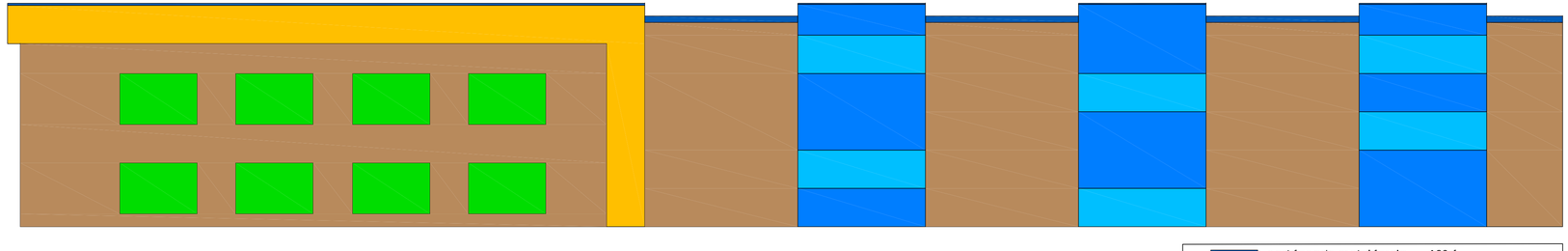
DRAWING TITLE
EXTERIOR
ELEVATIONS

SEAL	DRAWN EHD	PROJECT NO.
		CAD FILE NO. A201
	REVIEWED SEW	DRAWING NO. A201
	DATE	SHEET NO. OF
	SCALE 1/8" = 1'-0"	



EAST
EXTERIOR ELEVATION
3/32" = 1'-0"

EAST
EXTERIOR RENDERING
1/8" = 1'-0"



east facade metal fascia	123sf		
east facade flat metal	1331 sf		
SMOOTH METAL TOTAL	1454 sf	=	18.0%
east facade seamed metal	700 sf	=	8.6%
east facade masonry	4,414 sf	=	54.6%
east facade glass	757 sf	=	9.4%
east facade wood look	750 sf	=	9.2%
TOTAL FACADE	8076 SF		

MATERIAL CALCULATIONS
3/32" = 1'-0"

SITE PLAN REVIEW 6-24-2025

NO.	REVISIONS / SUBMISSIONS	DATE
6		
5		
4		
3		
2		
1		

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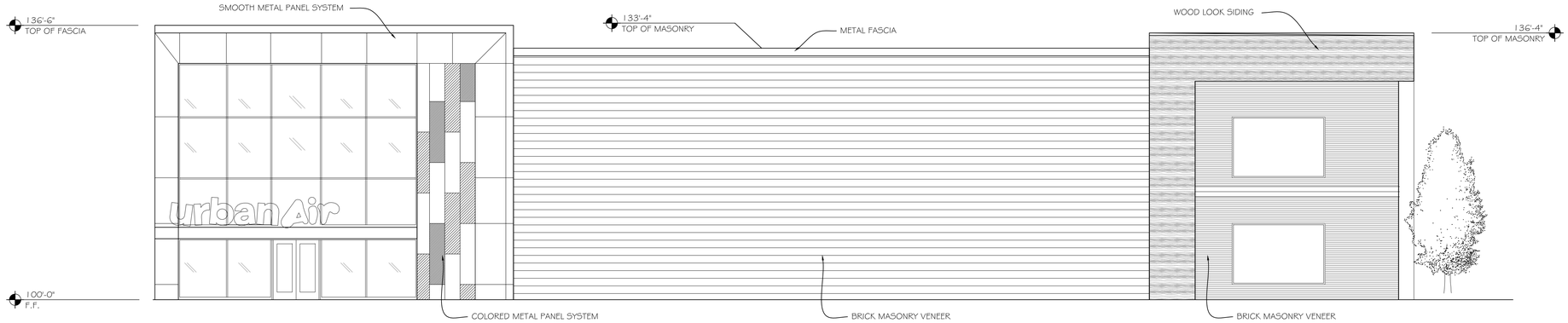
NEW BUILDING FOR:
URBAN AIR
HARTLAND

DRAWING TITLE
EXTERIOR ELEVATIONS

SEAL

DRAWN: EHD
REVIEWED: SEW
DATE:
SCALE: 1/8" = 1'-0"

PROJECT NO.
CAD FILE NO. A201
DRAWING NO. A202
SHEET NO. OF



SOUTH
EXTERIOR ELEVATION
1/8" = 1'-0"

SOUTH
EXTERIOR RENDERING
1/8" = 1'-0"

MATERIAL CALCULATIONS
3/32" = 1'-0"

south facade metal fascia	193sf		
south facade flat metal	670 sf		
SMOOTH METAL TOTAL	863 sf	=	15.4%
south facade masonry	3236 sf	=	57.8%
south facade glass	1117 sf	=	19.9%
south facade wood look	380 sf	=	6.7%
TOTAL FACADE	5598 SF		

SITE PLAN REVIEW 6-24-2025

NO.	REVISIONS / SUBMISSIONS	DATE
6		
5		
4		
3		
2		
1		

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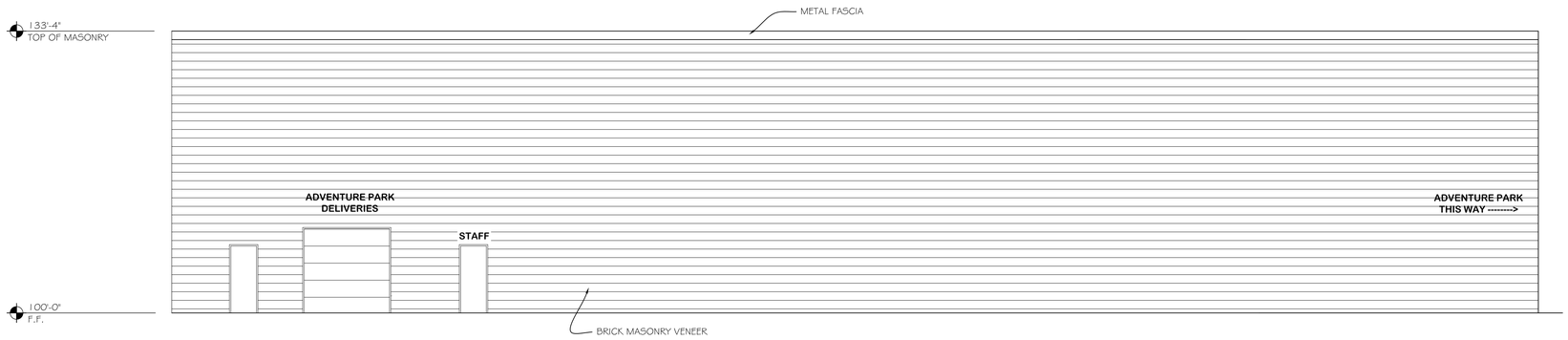
111 east court street suite 3D flint, michigan 48502

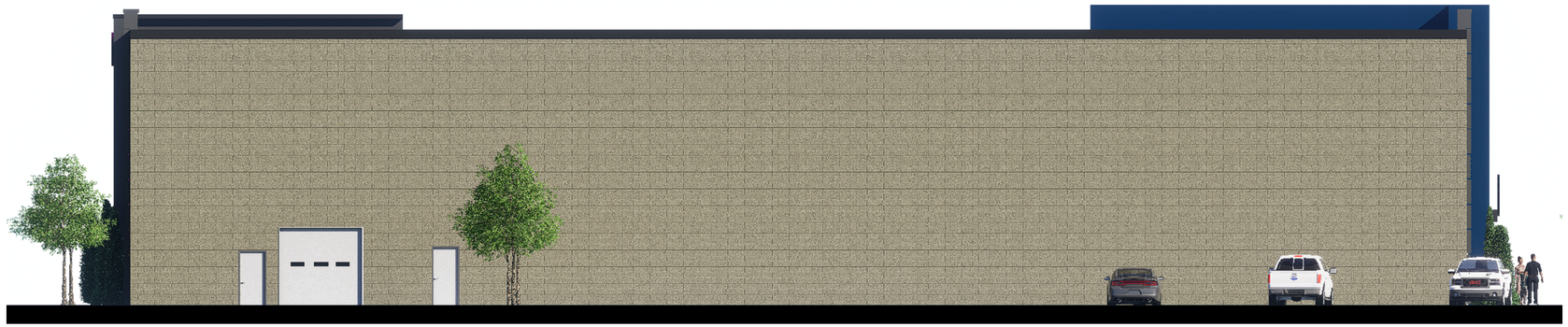
NEW BUILDING FOR:
URBAN AIR
HARTLAND

DRAWING TITLE
EXTERIOR ELEVATIONS

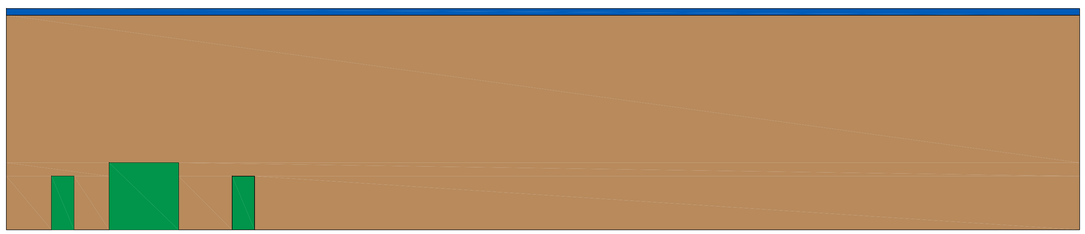
SEAL	DRAWN EHD	PROJECT NO.
		CAD FILE NO. A201
	REVIEWED SEW	DRAWING NO. A203
	DATE	SHEET NO. OF
	SCALE 1/8" = 1'-0"	



NORTH
EXTERIOR ELEVATION
3/32" = 1'-0"



NORTH
EXTERIOR RENDERING
1/8" = 1'-0"



MATERIAL CALCULATIONS
3/32" = 1'-0"

north facade metal fascia	160 sf	=	3.0%
north facade masonry	4963 sf	=	93.9%
north facade metal doors	156 sf	=	2.9%
TOTAL FACADE	5280 SF		

SITE PLAN REVIEW 6-24-2025

NO.	REVISIONS / SUBMISSIONS	DATE
6		
5		
4		
3		
2		
1		

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NEW BUILDING FOR:
URBAN AIR
HARTLAND

DRAWING TITLE
EXTERIOR
ELEVATIONS

SEAL

DRAWN	EHD
REVIEWED	SEW
DATE	
SCALE	1/8" = 1'-0"
PROJECT NO.	
CAD FILE NO.	A201
DRAWING NO.	A204
SHEET NO.	OF

PROPOSED BUILDING RENDERING (ENTRY FROM SOUTHWEST)

PROPOSED BUILDING RENDERING (SOUTHEAST VIEW US-23 SIDE)

PROPOSED BUILDING RENDERING (NORTHEAST CORNER)

SITE PLAN REVIEW 6-24-2025

NO.	REVISIONS / SUBMISSIONS	DATE
6		
5		
4		
3		
2		
1		

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NEW BUILDING FOR:
URBAN AIR
HARTLAND

DRAWING TITLE
EXTERIOR
RENDERINGS

SEAL

DRAWN: EHD	PROJECT NO.
	CAD FILE NO. A100
REVIEWED: SEW	DRAWING NO. A205
DATE	SHEET NO. OF
SCALE	

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Scott Hable, Director of Public Works

Subject: 2025 Public Works Tractor and Implement Purchase

Date: July 15, 2025

Recommended Action

Approve the purchase of a new John Deere tractor and implements through Tri County Equipment for a cost not to exceed $59,821.00.

Discussion

Public Works brought this tractor purchase to the board at a past meeting for approval of a letter of intent, so as to speed up the production process and hopefully allow this machine to get to us quicker. With the possibility of delivery at the end of this month, we are seeking approval to move forward with the purchase once we are notified it is ready for delivery. This machine is being purchased through the John Deere Sourcewell program which saves us 18% off the entire order. This is a Municipal cooperative purchase program which helps municipalities purchase items such as this tractor, more efficiently and cost effectively by leveraging the collective buying power of its members.

In past years, public works has had to rent equipment for processes such as brush cutting, parking lot grading, chemical offloading at the water plant, etc. This new tractor will come equipped with a front loader bucket, as well as a back blade, brush hog mower, and forks for pallet lifting allowing us to be mostly independent from rental equipment. This also allows us to be more frequent with maintenance items such as long grass park mowing, general grading and upkeep of gravel lots, and easier off-loading of heavy items delivered to the water plant.

Financial Impact

Is a Budget Amendment Required? ☐Yes ☒No
This purchase was budgeted in this fiscal years Parks and Recreation 401 CIP line item.

Attachments

Tractor quote

Customer:

Quotes are valid for 30 days from the creation date or upon contract expiration, whichever occurs first.

A Purchase Order (PO) or Letter of Intent (LOI) including the below information is required to proceed with this sale. The PO or LOI will be returned if information is missing.

☐ Vendor: Deere & Company
2000 John Deere Run
Cary, NC 27513

For any questions, please contact:

Zachary Throop

Tri County Equipment, Inc.
2139 W Baldwin Road
Fenton, MI 48430

Tel: 810-655-4886
Fax: 8 106-555-3293
Email: zacharythroop@tricountyequipment.net

☐ Signature on all LOIs and POs with a signature line

☐ Contract name or number; or JD Quote ID

☐ Sold to street address

☐ Ship to street address (no PO box)

☐ Bill to contact name and phone number

☐ Bill to address

☐ Bill to email address (required to send the invoice and/or to obtain the tax exemption certificate

☐ Membership number if required by the contract

Quotes of equipment offered through contracts between Deere & Company, its divisions and subsidiaries (collectively “Deere”) and government agencies are subject to audit and access by Deere's Strategic Accounts Business Division to ensure compliance with the terms and conditions of the contracts.

JOHN DEERE

TRI COUNTY EQUIPMENT

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
Tri County Equipment, Inc.
2139 W Baldwin Road
Fenton, MI 48430
810-655-4886
jddealer@tricountyequipment.net

Quote Summary

Prepared For:
Tyler Brooks
HARTLAND TOWNSHIP OF
Tyler Brooks
3191 HARTLAND RD
HARTLAND, MI 48353
Home : 517-672-8316
TBROOKS@HARTLANDTWP.COM

Delivering Dealer:
Tri County Equipment, Inc.
Zachary Throop
2139 W Baldwin Road
Fenton, MI 48430
Phone: 810-655-4886
zacharythroop@tricountyequipment.net

Quote ID: 32289358
Created On: 03 February 2025
Last Modified On: 03 February 2025
Expiration Date: 05 March 2025

Equipment Summary	Suggested List	Selling Price		Qty		Extended
JOHN DEERE 4052R Compact Utility Tractor (40 PTO hp) **Contract:** Sourcewell Grounds Maintenance 031121-DAC (PG NB CG 70) **Price Effective Date:** February 2, 2025	$ 66,702.00	$ 54,830.64	X	1	=	$ 54,830.64
Frontier RC2072 Lift-Type Rotary Cutter **Contract:** Sourcewell Grounds Maintenance 031121-DAC (PG NB CG 70) **Price Effective Date:** February 2, 2025	$ 3,171.98	$ 2,601.02	X	1	=	$ 2,601.02
Frontier BB5072 Standard Duty Box Blade **Contract:** Sourcewell Grounds Maintenance 031121-DAC (PG NB CG 70) **Price Effective Date:** February 2, 2025	$ 1,672.98	$ 1,371.84	X	1	=	$ 1,371.84
Frontier AP12F Fixed Pallet Fork for Current 200/300/400/500 Series Carrier **Contract:** Sourcewell Grounds Maintenance 031121-DAC (PG NB CG 70) **Price Effective Date:** February 2, 2025	$ 1,242.00	$ 1,018.44	X	1	=	$ 1,018.44
Equipment Total						**$ 59,821.94**

* Includes Fees and Non-contract items

Salesperson : X _____

Accepted By : X _____

Confidential

JOHN DEERE

TRI COUNTY EQUIPMENT

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Tri County Equipment, Inc.
2139 W Baldwin Road
Fenton, MI 48430
810-655-4886
jddealer@tricountyequipment.net

Equipment Total	$ 59,821.94
Trade In	
SubTotal	**$ 59,821.94**
Est. Service Agreement Tax	$ 0.00
Total	$ 59,821.94
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	**$ 59,821.94**

Salesperson : X _____ **Accepted By : X** _____

Confidential

JOHN DEERE

Selling Equipment

TRI COUNTY EQUIPMENT

Quote Id: 32289358 **Customer Name:** HARTLAND TOWNSHIP OF

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
Tri County Equipment, Inc.
2139 W Baldwin Road
Fenton, MI 48430
810-655-4886
jddealer@tricountyequipment.net

JOHN DEERE 4052R Compact Utility Tractor (40 PTO hp)

Hours:
Stock Number:
Contract: Sourcewell Grounds Maintenance 031121-DAC (PG NB CG 70)
Price Effective Date: February 2, 2025

Suggested List *
$ 66,702.00
Selling Price *
$ 54,830.64

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
036BLV	4052R Compact Utility Tractor (40 PTO hp)	1	$ 44,538.00	18.00	$ 8,016.84	$ 36,521.16	$ 36,521.16
	Standard Options - Per Unit						
0202	United States	1	$ 0.00	18.00	$ 0.00	$ 0.00	$ 0.00
0409	English Operator's Manual and Decal Kit	1	$ 0.00	18.00	$ 0.00	$ 0.00	$ 0.00
1520	eHydro™	1	$ 0.00	18.00	$ 0.00	$ 0.00	$ 0.00
1717	Factory Installed Loader with Bucket	1	$ 8,879.00	18.00	$ 1,598.22	$ 7,280.78	$ 7,280.78
2050	Cab with Standard Seat	1	$ 11,322.00	18.00	$ 2,037.96	$ 9,284.04	$ 9,284.04
2660	Factory Installed Stereo	1	$ 712.00	18.00	$ 128.16	$ 583.84	$ 583.84
4060	iMatch™ Quick Hitch Category 1	1	$ 377.00	18.00	$ 67.86	$ 309.14	$ 309.14
5240	16.9-24 (6PR, R4 Industrial, 2 Position)	1	$ -50.00	18.00	$ -9.00	$ -41.00	$ -41.00
6240	10-16.5 (6PR, R4 Industrial, 2 Position)	1	$ 174.00	18.00	$ 31.32	$ 142.68	$ 142.68
	Standard Options Total		**$ 21,414.00**		**$ 3,854.52**	**$ 17,559.48**	**$ 17,559.48**
	Dealer Attachments/Non-Contract/Open Market						
RIM GUARD	REAR TIRE BALLAST (OPEN MARKET)	1	$ 750.00	0.00	$ 0.00	$ 750.00	$ 750.00
	Dealer Attachments Total		**$ 750.00**		**$ 0.00**	**$ 750.00**	**$ 750.00**
	Value Added Services Total		**$ 0.00**			**$ 0.00**	**$ 0.00**
Total Selling Price			**$ 66,702.00**		**$ 11,871.36**	**$ 54,830.64**	**$ 54,830.64**

Confidential

JOHN DEERE

Selling Equipment

TRI COUNTY EQUIPMENT

Quote Id: 32289358 **Customer Name:** HARTLAND TOWNSHIP OF

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
Tri County Equipment, Inc.
2139 W Baldwin Road
Fenton, MI 48430
810-655-4886
jddealer@tricountyequipment.net

Frontier RC2072 Lift-Type Rotary Cutter

Equipment Notes:
Hours:
Stock Number:
Contract: Sourcewell Grounds Maintenance 031121-DAC (PG NB CG 70)
Price Effective Date: February 2, 2025

Suggested List *
$ 3,171.98
Selling Price *
$ 2,601.02

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
0513XF	RC2072 Lift-Type Rotary Cutter	1	$ 2,524.00	18.00	$ 454.32	$ 2,069.68	$ 2,069.68
	Standard Options - Per Unit						
1000	Driveline with Slip Clutch	1	$ 186.00	18.00	$ 33.48	$ 152.52	$ 152.52
2000	Front and Rear Chain Enclosure	1	$ 422.00	18.00	$ 75.96	$ 346.04	$ 346.04
	Standard Options Total		**$ 608.00**		**$ 109.44**	**$ 498.56**	**$ 498.56**
	Dealer Attachments/Non-Contract/Open Market						
LP19969	Imatch bushing kit	1	$ 39.98	18.00	$ 7.20	$ 32.78	$ 32.78
	Dealer Attachments Total		**$ 39.98**		**$ 7.20**	**$ 32.78**	**$ 32.78**
Total Selling Price			**$ 3,171.98**		**$ 570.96**	**$ 2,601.02**	**$ 2,601.02**

Frontier BB5072 Standard Duty Box Blade

Equipment Notes:
Hours:
Stock Number:
Contract: Sourcewell Grounds Maintenance 031121-DAC (PG NB CG 70)
Price Effective Date: February 2, 2025

Suggested List *
$ 1,672.98
Selling Price *
$ 1,371.84

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
1642XF	BB5072 Standard Duty Box Blade	1	$ 1,633.00	18.00	$ 293.94	$ 1,339.06	$ 1,339.06
	Dealer Attachments/Non-Contract/Open Market						

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JOHN DEERE

Selling Equipment

TRI COUNTY EQUIPMENT

Quote Id: 32289358 **Customer Name:** HARTLAND TOWNSHIP OF

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
Tri County Equipment, Inc.
2139 W Baldwin Road
Fenton, MI 48430
810-655-4886
jddealer@tricountyequipment.net

LP19969	Imatch bushing kit	1	$ 39.98	18.00	$ 7.20	$ 32.78	$ 32.78
	Dealer Attachments Total		**$ 39.98**		**$ 7.20**	**$ 32.78**	**$ 32.78**
Total Selling Price			**$ 1,672.98**		**$ 301.14**	**$ 1,371.84**	**$ 1,371.84**

Frontier AP12F Fixed Pallet Fork for Current 200/300/400/500 Series Carrier

Equipment Notes:
Hours:
Stock Number:
Contract: Sourcewell Grounds Maintenance 031121-DAC (PG NB CG 70)
Price Effective Date: February 2, 2025

Suggested List *
$ 1,242.00
Selling Price *
$ 1,018.44

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
2153XF	AP12F Fixed Pallet Fork for Current 200/300/400/500 Series Carrier	1	$ 1,198.00	18.00	$ 215.64	$ 982.36	$ 982.36
	Standard Options - Per Unit						
1010	48 In. Pallet Tine (QTY of 1 equals a complete set of tines. (2)) Ordering a QTY of 2 would equal a total of 4 tines.	1	$ 44.00	18.00	$ 7.92	$ 36.08	$ 36.08
	Standard Options Total		**$ 44.00**		**$ 7.92**	**$ 36.08**	**$ 36.08**
Total Selling Price			**$ 1,242.00**		**$ 223.56**	**$ 1,018.44**	**$ 1,018.44**

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