

NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
June 5, 2019 at 7:00 p.m.
Second Floor, Public Safety Building
8350 Main Street, Whitmore Lake, MI 48189

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADOPTION OF AGENDA**
- 5. CALL TO THE PUBLIC**
- 6. CLARIFICATIONS FROM COMMISSION**
- 7. CORRESPONDENCE:** Multiple Marihuana Correspondences
- 8. PUBLIC HEARINGS:**
 - A. Case #JPC190005 - Recommend to Approve, Approve with Conditions or Deny a Conditional Use approval for National Fiber Construction Co., 6785 Whitmore Lake Rd., Whitmore Lake, MI 48189. The applicant is seeking to construct 14,400 sq. ft. commercial building and office building with associated parking and storage area. The parcel number is B-02-20-300-026 and is zoned LI – Limited Industrial District
- 9. REPORTS OF COMMITTEES**
 - A. Board of Trustees**
 - B. ZBA**
 - C. Staff**
 - D. Planning Consultant**
 - E. Parks and Recreation**
 - F. Downtown Planning Group**
- 10. UNFINISHED BUSINES:**
- 11. NEW BUSINESS:**
 - A. Case #JPC190005 - Recommend to Approve, Approve with Conditions or Deny a Conditional Use approval for National Fiber Construction Co., 6785 Whitmore Lake Rd., Whitmore Lake, MI 48189. The applicant is seeking to construct 14,400 sq. ft. commercial building and office building with associated parking and storage area. The parcel number is B-02-20-300-026 and is zoned LI – Limited Industrial District
 - B. Case #JPC190005 - Recommend to Approve, Approve with Conditions or Deny a Site Plan approval for National Fiber Construction Co., 6785 Whitmore Lake Rd., Whitmore Lake, MI 48189. The applicant is seeking to construct 14,400 sq. ft. commercial building and office building with associated parking and storage area. The parcel number is B-02-20-300-026 and is zoned LI – Limited Industrial District

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.

12. APPROVAL OF PRECEDING MINUTES: May 15, 2019 Regular Meeting

13. FINAL CALL TO THE PUBLIC

14. COMMENTS FROM THE COMMISSIONERS

15. ANNOUNCEMENT: Next Regular Meeting – June 19, 2019

16. ADJOURNMENT

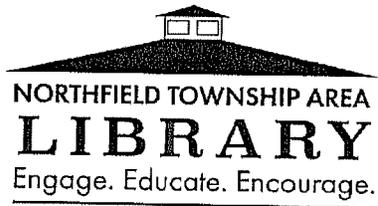
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8350 Main Street, Whitmore Lake, MI 48189-0576
www.twp.northfield.mi.us

Telephone: (734) 449-5000

Fax: (734) 449 -0123

Website:



May 15, 2019

Northfield Township Board of Trustees,

After discussion, the Northfield Township Area Library Board of Trustees has concluded that whether the buffer is 500 feet or 1000 feet, there is no impact on the library's mission, vision, or policies. Therefore, the Northfield Township Area Library Board of Trustees takes no position on the size of buffer.

Sincerely,

A handwritten signature in black ink, appearing to read "Margaret Neblock". The signature is fluid and cursive, with a long horizontal stroke at the end.

Margaret Neblock, Trustee President

Mary Bird

From: Harrison Parker <harrison@livingwatermi.org>
Sent: Wednesday, May 15, 2019 4:59 PM
To: Mary Bird
Subject: Fwd: Thoughts on the Marijuana Ordinances

Hello Mary:

My name is Harrison Parker. I wrote the below letter to the Planning Commission. I was advised that I could request that you print out copies of it and distribute it to all the PC members. I understand if it is too late an hour to make this happen for tonight, but if it isn't, could you please do so?

Thank you for your work and your service to Northfield Township,

Harrison

----- Forwarded message -----

From: **Harrison Parker** <harrison@livingwatermi.org>
Date: Wed, May 15, 2019 at 4:56 PM
Subject: Thoughts on the Marijuana Ordinances
To: <cousinob@northfieldmi.gov>, <zarzeckij@northfieldmi.gov>, <iaquintos@northfieldmi.gov>, <romanl@northfieldmi.gov>, <chickj@northfieldmi.gov>, <dwyere@northfieldmi.gov>, <infantec@northfieldmi.gov>

Hello Northfield Township Planning Commission members:

My name is Harrison Parker. I live at 366 Ivylawn, and I serve as the senior pastor at Living Water Lutheran Church on 200 Barker Road.

I am unable to attend tonight's meeting as I'm attending a previously scheduled event at Living Water. If this weren't the case, I'd be sharing the meat of this with you in person. If you find anything in here of any utility, please feel free to read or share it publicly.

I'm sure you have probably received many, many e-mails, phone calls, social media contacts, and in-person conversations about the topic of the proposed ordinances regarding marijuana businesses in our township, and I know this is just one more in a long line of those. I'm sorry this wasn't sent to you sooner - I know your time is limited.

I have had a lot of conversations the past few months with members of Living Water about the issue of medical and recreational marijuana in Northfield Township. It is an issue where there is certainly no consensus. Some are afraid of what increased access to marijuana might do to a community that already has drug issues. Others are afraid of what it might do to the image of the community as a "family-friendly" place. Some worry what adding cash businesses into town might do for crime rates (although this is something that often changes once they learn about the credit unions in Michigan that will do business with marijuana businesses). Others have little fear of what a highly-regulated, strictly-policed industry will do in a community, and are encouraged by the what the increased tax revenue from marijuana businesses, as well as the increase in shoppers it might bring, could do for our town. I have a few who discuss openly either their medicinal or recreation use of marijuana.

Others talked about the benefits of increased availability of marijuana to treat ailments versus the often-brutal side effects of prescription medication, especially those who themselves have endured chemotherapy. Many talked about the kind of benefit that marijuana businesses could bring to the wider community economically. Each person I spoke with expressed a deep and profound care and love of this community as they reasoned through their position.

I shared this because in my anecdotal experience, any attempt to categorize a singular "Christian" feeling on the issue of marijuana would be quite shallow and inadequate to the reality of the situation. While you are not there to legislate the morality of marijuana itself tonight, I do want to share that Living Water's faith perspective as it informs some of our positions on the ordinances before you.

We come from a faith perspective that says God created all things, that he intends all things to be enjoyed in their proper place, and that abuse of a gift does not neglect the gift itself in the first place. We as a congregation do not have any formal objection to marijuana being in our community, even if some of our members have individual objections. We also believe that Christians can agree to all of this and still come to differing opinions of how to regulate marijuana, what kinds of ordinances should be set up in Northfield Township, etc.

From our perspective, this is a work that must be done based on what is wise and prudent for the township, not one based on "morality." While we recognize marijuana can be abused, and can be misused by minors, we also recognize easier access to marijuana might be a good thing for those who need it for medicinal, therapeutic, and even responsible recreational reasons. We also hope to see our township have positive, measured growth – and it seems that marijuana businesses of different varieties can be a positive source of revenue for our township that is so often hurting from a lack of. This all must be balanced soberly as ordinances are considered. We want to see Northfield Township healthy and providing a great experience for all who live in it and visit it.

A bit of personal opinions:

1. I personally greatly appreciate the work the Planning Commission has done so far in the months it has spent in crafting the ordinances for our township. I also greatly appreciate the response offered from the Planning Commission to the Board in its letter responding to the April 25 meeting, and I support its conclusions.
2. I think it is wise to consider which restrictions – such as the 1000 foot buffer of marijuana facilities from schools, religious establishments, etc. – might break the term "unreasonably impractical" of the MRTMA and thereby open the township to litigation. As one deeply involved in a religious establishment, I do not have any issue with marijuana being held at the same 500 foot buffer that is applied to alcohol (as I understand it). I think the danger of a minor who uses our facility on 200 Barker obtaining marijuana illicitly from either a medical dispensary or a recreational shop 501-1000 feet away is far lower than the danger of litigation that we are not complying with the law the voters passed. Minors are not on our property alone with any regularity – I realize this is not true of every religious institution in the township – so there is almost no concern about what businesses are nearby to Living Water in my eyes. A 500 foot barrier or a 1000 foot barrier would have no impact on the mission and ministry of Living Water.
3. I think it is wise to consider as well where businesses would have the most positive impact on the community. I have lived in San Diego (and I still have family who lives there) and have lived and done ministry in Anchorage, AK, both places where both medical and recreational marijuana are legal and businesses are up and running. From my experience in both communities, I believe that a dispensary or shop in downtown seems like something that would increase foot traffic to all businesses downtown and would actually encourage other business development. Microbusinesses seem to be something that

would match with both our agricultural lands and drawing tourists looking to sample products where they are grown.

4. To me, these both seem like sustainable, healthy ideas of how to bring positive business into town, with very little danger of affecting the abuse of marijuana by minors or others. Like those businesses with liquor licenses, there is a financial incentive to make sure the marijuana products being sold are used responsibly and legally as the continuing operation of the business is contingent upon such things.
5. I think it is also worth mentioning that if you look over polls of public opinion in recent years, the data bears out that people in our nation, in our state, and in our township are more and more accepting of marijuana. There is a reason the poll numbers for the recreational marijuana proposition were what they were in Northfield Township. Regardless of your or my personal opinions on marijuana, it is hard to argue anything other than there is less stigma around it than there ever has been, and that this trend will only likely continue as its use is more prevalent. Therefore, it seems less and less likely that marijuana businesses of any kind will cause a larger portion of businesses or patrons to avoid Whitmore Lake than it would actually attract. In other words, it seems like a net positive in both patrons and businesses, and it seems like a trend that will only continue in the foreseeable future.

Regardless of which ordinances you recommend to the Board, Living Water remains committed to being a good neighbor in Northfield Township. We seek to build friendships and partnerships with the entire community, whatever their business, wherever they are allowed to operate. We are not afraid of engaging marijuana businesses should they come to town, just as we are not afraid of engaging or frequenting places that sell tobacco or alcohol. We would love for our community to develop and grow responsibly and in appropriate places, so that all can benefit from a higher quality of life and health.

I recognize some may disagree with these opinions and stances. Perhaps you yourself do. This is ok. There are reasons for opposing viewpoints. I appreciate your consideration regardless. These are tough questions that you have to come up with answers to. Two people can faithfully wrestle with the same issue, with the same research and information before them, and still come to very different conclusions. This is ok. I do not envy the position you find yourselves in. I pray your discussions tonight are fruitful and helpful and benefit the community at large.

Thank you for your time, for bearing with my long thoughts, for your consideration, and for your work on behalf of the public good.

Harrison Parker

Mary Bird

From: Janet M. Chick <jchick711@aol.com>
Sent: Friday, May 17, 2019 1:11 PM
To: Mary Bird
Subject: Fwd: Marijuana Issue

Janet M. Chick

"Real character is revealed through adversity" ~ Tony Dungy

-----Original Message-----

From: Barb Griffith <griffithvet@yahoo.com>
To: Board of Trustees <boardoftrustees@northfieldmi.gov>
Sent: Wed, May 15, 2019 7:44 am
Subject: Marijuana Issue

Dear Trustees. I know that I have already voiced my opinion on the marijuana issue in our township, but since the final decision has not been cast, I thought I would try again. Please consider banning the sales of marijuana in our township, as have many local townships. Beside the worries about the easy availability of the drug, especially to young people, there are so many enforcement issues that our township is not ready to handle. As time goes on, this can always be readdressed, if needed. However, if the decision is made to permit it at this time, that will never be reversed should we find that a problem has risen.

I am asking you to vote as the conservative board that we elected.

Respectfully,

Barbara Griffith-Watkins

Fine Arts Academy
238 Jennings Rd.
Whitmore Lake, MI. 48189

Northfield Township Board of Trustees
8350 Main St.
Whitmore Lake, MI. 48189

May 15, 2019

Dear Board of Trustees,

I am writing today to share my feelings on a marijuana distribution center within our community. I am the owner of Fine Arts Academy which provides enrichment programs for many children in our community through pre-school, dance, tumbling, and karate. I have done research to come to my conclusions on how marijuana use effects children. I am strongly against having a distribution center in our township. During my research, I came across a study from Yale medical school in 2012 that stated people who use marijuana between the ages of 18-25 are 2.5 times more likely to dabble in prescription opioids later in life than their none marijuana using peers. Also, I found from the (NIH) National Institute on Drug Abuse, that show the negative effects on attention, memory and learning can last for days or weeks after the acute effects of the drug wear off. NIH went on to say that they found reduced educational attainment (graduation) and poorer educational outcomes in people that have used marijuana.

Having a distribution center in our neighborhood makes marijuana more easily available and can contribute to the abuse of substances later in life. It is because of this research I feel I must let you know that we at Fine Arts Academy, are against a distribution location in our neighborhood on behalf of our students and future students. Thank you in advance for your consideration.

Sincerely,

Suzanne Bellore
Fine Arts Academy

Mary Bird

From: Janet M. Chick <jchick711@aol.com>
Sent: Friday, May 17, 2019 1:08 PM
To: Mary Bird
Subject: Fwd: Thoughts on Legalized Marijuana

Janet M. Chick

"Real character is revealed through adversity" ~ Tony Dungy

-----Original Message-----

From: Jonathan gura <jon56699@gmail.com>
To: cousinob <cousinob@northfieldmi.gov>; zarzeckij <zarzeckij@northfieldmi.gov>; iaquintos <iaquintos@northfieldmi.gov>; romanl <romanl@northfieldmi.gov>; chickj <chickj@northfieldmi.gov>; dwyere <dwyere@northfieldmi.gov>; infantec <infantec@northfieldmi.gov>
Sent: Tue, May 14, 2019 12:38 pm
Subject: Thoughts on Legalized Marijuana

Members of the board,

Honest question; why is the opt out debate still ongoing?

The vote to legalize marijuana has passed, and our community voted 2 to 1 to legalize it. With legalization will come access, whether you like it or not. Every adult in Northfield Township now has the right to grow, share and transport pot. That 70% that voted to legalize weed is going to enjoy it. They're adults, and opting out will do nothing to stop those who want to partake in a now legal drug that is basically the same as alcohol. The main difference between those 2 is that alcohol hospitalizes and kills thousands of people every year and marijuana doesn't.

What kind of percentage would it have to have been at the ballot box? 70/30 is a pretty heavy win. Would an 80/20 split make a difference to your position? 90/10? 99/1? Would that not have been unanimous enough? YOU CANNOT LEGISLATE MORALITY. Your personal stance on this issue has very little place at the table. Your opting out will not stop a single person from using or experimenting with marijuana. In fact, there's a good chance you could help put it in the hands of someone who wouldn't have had access if you had opted in.

Opting out limits access to a near by source where people can pop in and grab a supply for a day/week. Instead, some will chose to home grow. How secure do you think these locked up outdoor plants are going to be? Those under the age of 21 might take it upon themselves to go harvest unattended plants. Others may begrudgingly take a trip to the nearest city, like Ann Arbor, to pick up supplies. Instead of getting enough for a day or week, they may choose to buy in bulk to avoid the drive. With a larger supply at home, mom or dad may not notice if one of the kids or their kid's friends nip a little off the top.

The residents of Northfield Township don't need you to act as their mothers and fathers, we already have those. We need you to act as REPRESENTATIVES of the people. We voted to legalize pot. Work with the planning commission and set up reasonable ordinances to attract businesses to our community. The CONDUCT NOT AUTHORIZED by legalizing marijuana is pasted below. All of your concerns will still be illegal; selling to minors, driving high, smoking in public, etc etc. No one is suggesting these law be relaxed.

The ballot text was wisely worded to "allow municipalities to ban or restrict" marijuana business. If we lived in a township that voted it down in a 30/70 split, I couldn't imagine the board members fighting to opt in. Municipalities absolutely should opt out if the majority of their constituents voted down the proposal. You don't live in that township. Your constituents voted it in.

Swallow your pride and personal beliefs and act like a representative of the people.

I'm a father of 3, an engineer, I've never smoked anything, I rarely drink, and I'm appalled to see my small town government acting as bullies for their own personal beliefs rather than inviting in business and revenue from a newly legalized source. The people have spoken. Do your job.

Jon Gura
7659 Edmunds

Ballot Text: This proposal would: Allow individuals 21 and older to purchase, possess and use marijuana and marijuana-infused edibles, and grow up to 12 marijuana plants for personal consumption. Impose a 10-ounce limit for marijuana kept at residences and require amounts over 2.5 ounces be secured in locked containers. Create a state licensing system for marijuana businesses and allow municipalities to ban or restrict them. Permit retail sales of marijuana and edibles subject to a 10% tax, dedicated to implementation costs, clinical trials, schools, roads, and municipalities where marijuana businesses are located. Change several current violations from crimes to civil infractions. Should this proposal be adopted?

Conduct not authorized by the Act :

The Act specifies that it would not authorize, among other things, the following:

- Possession, consumption, purchase, cultivation, processing, transport, or sale of marijuana by an individual who is under 21 years old, or the transfer of marijuana or marijuana accessories to an individual who is under 21.
- Possession or consumption of marijuana on a school bus or on the grounds of a public or private K-12 school or a correctional facility.
- Operation of a motor vehicle, aircraft, snowmobile, ORV, or motorboat while consuming or under the influence of marijuana.
- Marijuana smoking in the passenger area of a vehicle on a public way.
- Marijuana smoking if prohibited by a property's owner, occupant, or manager.
- Consumption of marijuana in a public place, except for any areas designated for such consumption that are not accessible to individuals who are under 21.
- Cultivation of marijuana plants where readily visible from a public place or outside of an enclosed area with locks or other security devices.

Mary Bird

From: Janet M. Chick <jchick711@aol.com>
Sent: Friday, May 17, 2019 1:09 PM
To: Mary Bird
Subject: Fwd: Comments on Planning Ordinances for Marijuana Business in Northfield

Janet M. Chick

"Real character is revealed through adversity" ~ Tony Dungy

-----Original Message-----

From: LJ Walter <ljwalter@gmail.com>
To: cousinob <cousinob@northfieldmi.gov>; zarzeckij <zarzeckij@northfieldmi.gov>; iaquintos <iaquintos@northfieldmi.gov>; romanl <romanl@northfieldmi.gov>; chickj <chickj@northfieldmi.gov>; dwyere <dwyere@northfieldmi.gov>; infantec <infantec@northfieldmi.gov>
Sent: Wed, May 15, 2019 5:08 pm
Subject: Comments on Planning Ordinances for Marijuana Business in Northfield

Good Afternoon;

I had planned on being in attendance this evening but am being kept home due to a health issue; I did, however, want to make my feelings known to members of the commission however, so I thought I'd write in and try to keep my message close to the equivalent of three minutes as it would be at the meeting.

I'm a recent new resident of Whitmore Lake on E Shore Drive, and before we moved, my fiancée's sister, our reason for moving to this particular neighborhood, had joked about businesses being able to survive in Whitmore Lake. In the 9 months I've lived here, I've seen 3 businesses leave town, and I find that the caution and restriction placed around potential marijuana businesses in the Township seems to boil down to individual biases or general feelings of "ickiness" towards the product sold. I see this as shortsighted in light of how commerce performs in our neighborhood, and neglectful of the greater good for our area. I see no downside in inviting money into Northfield Township, least of all on a moral prerogative.

We live in a time during an opioid epidemic, with rampant alcoholism, but I don't see objections from any Northfield board to pharmacies or any of the many locations already in the township where you can buy alcohol freely. The idea that we "don't want this in our backyard" I personally find antiquated, especially considering the other option in many situations are abandoned, vacant buildings.

I look forward to seeing all of you at the next meeting, and will be watching the stream from home. Have a great evening.

--
L.J. Walter
Email: ljwalter@gmail.com
Cell: 410-330-6224

May 16, 2019

To: Northfield Township Board of Trustees

The Planning Commission would like to clarify its position on the Board of Trustees recommendations regarding the Marihuana Zoning and Permit Regulations from their April 25, 2019 meeting as presented on the McKenna memo dated April 30, 2019. The Commission voted 4 in favor, 2 against, 1 absent to resubmit the original recommendations to the Board of Trustees.

The following is a summary of the Board of Trustees recommendations including the Planning Commission opinion, along with supporting reasons the Planning Commission differs on certain recommendations presented from the Board:

- Number of Permits Available - Board recommends a total of 27 permits available. With the Planning Commission recommending 56 potential licenses at a \$5000 application fee per license per year, the potential result would be \$280,000 in gross revenue to the township per year. With this understanding the Commission would ask the Board to reconsider the number of facilities allowed. The Commission also considered the Marihuana Facility Zoning Analysis Map confirming such locations would not be excessive per zoning districts as proposed.
- Medical Licensed Caregivers - As a home occupation requiring a buffer of 1,000 feet is excessive considering this business is unlike any other type of facility.
- Security cameras compliance with State requirements - The Commission specified a requirement under Section 36-761 13. but an applicant would also have to comply with any requirement from the State which may be more inclusive than was recommended. This section can be modified to reflect the State requirement when the final regulations are provided from the State.
- Air scrubbing and filter changing to comply with manufacturers recommendations - "Air scrubbing" is commonly an industrial air purification system that removes gases or particles from the air typically used to clean industrial exhaust systems and gas emissions. Wet scrubbers often use water as the scrubbing liquid, and dry scrubbers use a fabric filter to clean the air. Dry scrubbers for example use a HEPA or carbon filters. The Commission recommendation under Section 36-761 15. already included this requirement as well as maintenance. Again, this section can be modified to reflect the State requirement when the final regulations are provided from the State.

- Sign requirements added by the Board - In respect to signage, due to current ongoing litigation in other municipalities and townships regarding marijuana facility signage, and the recent Supreme Court decision of Reed vs Town of Gilbert, the Commission reviewed and suggested no additional requirements would best benefit the township from any potential future litigation.
- Buffer changed to 1,000 feet between facilities and from schools by the Board - The Commission recommend a 500 foot buffer between facilities and schools due to the size of our zoning districts, the unique location of schools to possible zoning districts, and the possible limiting effect the 1,000 foot buffer could have on possible zoning districts. Again, the 500 foot model was demonstrated on the Marihuana Facility Zoning Analysis Map.
- Religious establishments, child care facilities, parks, and libraries added to uses that require a 1,000 foot buffer from marihuana facilities by the Board - The Commission recommended not to include additional uses to the restriction on buffers due to the language in the recreational marijuana ballot proposal (MRTMA). This Act contains the term “unreasonably impractical” which the medicinal marijuana act (MMFLA) does not. Local ordinance buffers more stringent than what is presented in the proposal – K-12 schools – may invite potential future litigation against the township. While these locations may be applied for MMFLA, the Commission recommends the Board not apply these restrictions for MRTMA.
- Clerk may designate application processing - Although the Commission does not wish to recommend administrative duties, most ordinance models the Commission reviewed assigns the Clerk as the responsible party for the application process. If the Board feels the Clerk may delegate application processing, perhaps it could be specified in the Marihuana Permit Regulation amendment which is where the actual process is spelled out. The same result could be achieved while also maintaining a concise Marihuana Zoning Regulation document.
- WLD - Whitmore Lake District deleted from possible zoning district - The Commission feels the present downtown is in dire need of rejuvenation. Downtown has suffered from a declining business element for many years. Complementing developments which include restaurants and retail along with dispensaries would enhance downtown and provide additional businesses. This would also attract potential foot traffic to encourage future growth in the downtown zoning district.
- No Microbusinesses permitted in the AR District by the Board - The Commission’s vision and understanding of what a Microbusiness facility entails mostly mirrors the agritourism industry where specific crops or produce are grown and sold on the same premises. Restricting Microbusinesses from the AR zoning eliminates where this facility appears to be most suitable. The Commission would like to encourage the Board to reconsider allowing the AR zoning district be included for Microbusiness as a conditional use. Information from a recent workshop provided by the Michigan Association of

Planners and attended by two commissioners, suggested the State added microbusinesses as a facility type in effort to ultimately replace caregivers as a home occupation. Reason being, this would ensure monitoring and regulation as opposed to none. Including the AR district also allows entrepreneurship and income generating opportunities for residents in the AR district.

Respectfully submitted,

Larry Roman

Northfield Township Planning Commission Chair

NORTHFIELD TOWNSHIP PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

The Northfield Township Planning Commission will hold a public hearing at the request of Case #JPC190005 National Fiber Construction Co., 6785 Whitmore Lake Road, Whitmore Lake, MI 48189 for a Conditional Use. The applicant wishes to construct a 14,400 sq. ft. commercial building and office building with associated parking and storage area. The parcel number B-02-20-300-026 and is zoned LI-Limited Industrial District and is also part of Whitmore Lake North Territorial Overlay District.

The public hearing will be held on **Wednesday, June 5, 2019** at 7:00 p.m. on the second floor for the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The application is on file at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189, and may be reviewed Monday through Friday, 8:00 a.m. to 4:30 p.m. Written comments may be submitted to the Building/Zoning Department at the Township Hall (8350 Main St.) before 12:00 p.m. on the day of the meeting.

This notice is in compliance with PA 267 of 1976 as amended (Open Meetings Act) MCLA 41.7, 2A (2) (3) and the Americans with Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Offices at 743-449-2880 seven days in advance.

Kathy Manley – Northfield Township Clerk

Publish: Sunday, May 19, 2019

Newspaper: Ann Arbor News

NORTHFIELD TOWNSHIP, MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax : (734) 449 -0123 • Web Site: www.twp-northfield.org

CONDITIONAL USE APPLICATION FORM

PROJECT NAME: 6785 Whitmore Lake Road

PROJECT ADDRESS: 6785 Whitmore Lake Rad, Whitmore Lake, MI 48189

PARCEL ID(S):	DEVELOPMENT NAME:
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Applicant Information:	Owner Information :
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Name: National Fiber Construction Co.	Name: Tree House Properties LLC
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Address: 5070 W. Joy Road, Dexter, MI 48130	Address: 5070 W. Joy Rd, Dexter, MI 48130
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Phone: 734-580-2114	Phone: 734-580-2144
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Email : jonathan@nationalfiberconstruction.com	Email : jonathan@nationalfiberconstruction.com
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If application is made by anyone other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or agent thereof that the application and the proposed work or operation is authorized by the owner in fee. If the owner or lessee is a corporate body, the full name and address of the responsible officers shall also be provided.

Proof of Ownership Attached:	Non-Owner Affidavit Attached:
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If applicant is not the owner, describe applicants interest in the property: _____

PROPERTY DESCRIPTION

Description of Proposed Use: _____

Conditional Use is Sought Under what section of the Northfield Township Zoning Ordinance: _____

Zoning Classification(s):

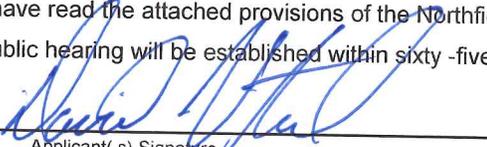
AR LR MR MHP SRI SR2 LCHC GC LI GIRTM ES PUD PSC RC RO WLD- W.L./N.T. Overlay OTHER:

AN APPLICATION FOR CONDITIONAL USE MUST CONTAIN THE FOLLOWING INFORMATION:

- Proof of Ownership
- Legal Description
- Scaled and accurate survey drawings, with existing buildings, drives, and improvements.
- A site plan, meeting the requirements of a preliminary site plan, as set forth in Section 64.03, herein.

AUTHORIZED SIGNATURE

I have read the attached provisions of the Northfield Zoning Ordinance in regards to Article 63.0, Conditional Use and understand a public hearing will be established within sixty -five (65) days of the filing date.

	04.15.19
Applicant(s) Signature	Date

Comments: _____

**DETERMINATIO
N**

The Northfield Township Planning Commission has reviewed the particular circumstances of the above proposed use relative to Section 63.0 Conditional Uses; and **Approved / Disapproved** same on _____, 20____

Conditions imposed on the conditional use of the above described property are as follows: _____

BREACH OF SUCH CONDITIONS SHALL AUTOMATICALLY INVALIDATE THIS PERMIT.

Chair, Planning Commission

Date

Secretary, Planning Commission

Date

APPLICANT DETERMINATION AGREEMENT

I/We _____ applicant(s) for this Conditional Use permit hereby agree to comply with the above imposed conditions as specified by the Northfield Township Ordinance and the Planning Commission of Northfield Township.

Applicant

Date

Applicant

Date

RECEIVED
APR 26 2019
NORTHFIELD TOWNSHIP



MCKENNA

May 24, 2019

Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, Mi 48189-0576

Subject: Conditional Use Review #1; National Fiber, 6785 Whitmore Lake Road Plans Dated 4/26/19 and received by McKenna on 4/26/19.

Dear Planning Commissioners:

National Fiber and Tree House Properties, the owner of the parcel at 6785 Whitmore Lake Road (Parcel ID#: B-02-20-300-026), proposes to construct an office building and indoor parking/storage building to provide off-site servicing of fiber and utility infrastructure. This parcel is approximately 10 acres and is located on the west side of Whitmore Lake Road, south of North Territorial and west of the US-23 interchange. The site is located in the Limited Industrial (LI). We note that the applicant has applied for major vehicle servicing. The Conditional Use is addressed in this letter. The applicant also proposes outdoor storage of materials, which is a Conditional Uses in the LI District. Both the minor services and repair and outdoor storage will be reviewed.

Site Photo: 6785 Whitmore Lake Road (Source: Google Maps 2018)



DETROIT
28 West Adams Street
Suite 1000
Detroit, Michigan 48226

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☎ 248.596.0930
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CONDITIONAL USE COMMENTS

Conditional use approval of restaurants and commercial uses is subject to the general discretionary standards in Section 36-838 applicable to all conditional uses. The conditional uses are allowed as stated under section 36-510. Our comments are provided below:

- A. Section 36-838. General Conditional Use Approval Requirements.** For conditional use approval to be granted, the Planning Commission and Township Board must find that the proposed use satisfies the following general criteria:
- 1. *Will be harmonious with and in accordance with the general objectives, intent and purpose of this chapter.*** The (LI) limited industrial district is composed of those areas of the township whose principal use is or ought to be light manufacturing and other limited industrial uses. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter. This district has been located within the township to permit the development of these industrial uses, to protect adjacent agricultural, residential and commercial areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. The location of a major vehicle repair in this district would protect other districts from this use while at the same time confining the use within a building. The intent of this district is also followed because it is meant to take on vehicle traffic that other districts were not meant to have like the agricultural district. In addition the storage of materials also fits the character of the district. Being located in this district protects other districts from this use where it would not be appropriate. The use also does not have a lot of odor, glare or vibration. *We find the major repair of vehicles and storage of materials to be harmonious with the district.*
 - 2. *Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.*** The design of the building matches the general character of the industrial building. It is a combination of brick, split-face block, and standing seam metal siding in the middle. There are also windows with insulated glass framed in aluminum and decorative lighting. The applicant has also proposed new landscaping that is attractive and will not take away from the intended character of the general area. The storage of materials is also naturally screened from the (AG) Agricultural District. There is also a loading space nearby the storage which helps with harmonious operation with the rest of the site. *We find the major repair of vehicles and outdoor storage of materials to be harmonious the design of the district.*
 - 3. *Will be compatible with the natural environment and existing and future uses in the vicinity.*** The site is bordered by agricultural to north and west, and faces the right of way to the east. To the south is more (LI) Limited Industrial. No trees are going to be removed and a detention pond in the southwest corner is left undisturbed. The natural environment works with the site by qualifying as screening for the site. The applicant has also proposed additional landscaping. The proposed use fits in with existing and future uses that are currently present. The use would be screened from agricultural uses and fits in with the current uses of the district. The future land use of the area that it is in is (MU) mixed-use. Having the building be a combination of office and major vehicle repair also fits the mixed-use character. By not removing any of the vegetation the natural environment can serve as screening for the storage of materials. *We find the major vehicle repair and storage of materials to be compatible with the Natural Environment.*



4. ***Will be compatible with the Township land use development plan.*** The site and vicinity are currently zoned (LI) Limited Industrial but border some (AG) Agricultural parcels. The Future Land Use plan has many parcels zoned as mixed use. The combination of major vehicle repair and office space meets the standard of mixed use. The storage of materials also adds to the diversity of the uses. The proposed use is compatible with the Township's land use development plan. *We find the major vehicle repair and the storage of materials to be compatible with the Master Plan.*
5. ***Will be or can be served adequately by essential public facilities and services.*** Access is to Whitmore Lake Road, a paved rural minor arterial road. Primary function is to carry traffic relatively short distance through travel movements and/or to service important traffic generators, i.e. airports or regional shopping centers. The facility is located right on a rural minor arterial road. The site is served by public facilities and has access to emergency services. *We find the major repair of vehicles and storage of materials to be adequately served by public facilities and services.*
6. ***Will not be hazardous or disturbing to existing or future neighboring uses.*** As noted above, the proposed major repair of vehicle and storage of materials is in (LI) Limited Industrial District. While the use is close to agricultural district it fits the character of the (LI) Limited Industrial District and will also fit the future land use of Mixed Use. The site will not be hazardous or disturbing to existing or future neighboring uses. *We find this standard to be met.*
7. ***Will not create excessive additional requirements at public cost for public facilities and services.*** The proposed use should not create excessive additional requirements at public cost for public facilities and services. The use is contained in a building and the storage of material is naturally screen from other zoning districts. This will not create an excessive or additional requirement at public cost for public facilities and services. *We find this standard to be met.*

B. Section 36-701 Storage of Materials

1. Where outdoor storage is permitted, within an area surrounded by a ***solid, unpierced fence or wall at least seven feet*** in height and not less in height than the materials located or stored therein, and not closer to the lot lines than the minimum yard requirements for said districts. Such storage shall be for future transfer to other premises and shall not be for the purpose of hire or sale. The outdoor storage is setback from the rear lot line by more than the required amount. It is surrounded by an 8ft high board screen fence. While the new fencing meets the requirements of the ordinance the old screening for the outdoor storage is still displayed on sheet 5. We recommend that the appropriate screening be listed on all sheets. The area does not appear to be used for hire or sale.
2. Such storage shall not be located within the area between the front face of the building, as extended across the entire width of the lot, and the street right-of-way (except where permitted by the planning commission in the front yard adjacent to US-23); in any required yard setback area; or in any required transition strip. *The storage of materials is located in an appropriate position.*



3. Such storage shall not be located in any required parking or loading space. The storage is not located in parking. However, the storage is centered around the loading area. *No materials are stored within the loading area and we find that storage of materials to meet the standards of this section.*
4. Such storage shall be strictly and clearly incidental to the principal use and only products and materials owned or produced by the principal business, and equipment owned and operated by the principal use, shall be permitted for storage under this subsection. Such storage shall not be permitted as a principal use of a lot. The area for such storage shall be screened from view on all sides by a staggered double row of evergreen trees at least eight feet in height and spaced 15 feet on center at the time of planting. The species of evergreen tree species must meet the requirements of section 36-722(n)(1). As the evergreen trees mature, a screen of six feet in height shall be maintained, which shall include replacing dead or dying evergreen trees, planting additional evergreen trees where needed, or planting large evergreen shrubs (see section 36-722(n)(5)) where the bottom branches of evergreen trees have been removed or do not create the required screen. The landscape plan meeting the requirements of this subsection must be prepared by a registered landscape architect. The planning commission may also require an opaque fence or masonry wall of six feet in height or the height of materials stored, whichever is higher, to be constructed around the perimeter of the outdoor storage areas. Wire fences with inserted strips of metal, plastic and similar materials shall not be permitted as acceptable screening. The planning commission may waive or modify the evergreen screening requirements where there is existing vegetation that can be used to fulfill or supplement the requirements of this subsection.
 - a. *Evergreen trees.* When used for screening purposes, evergreen trees shall not be spaced more than 12 feet on center. Plantings in two or more rows, on staggered centers, may be required for adequate screening.
 - b. *Evergreen shrubs.* When used for screening purposes, large evergreen shrubs shall be planted not more than four feet on center. Plantings in two or more rows, on staggered centers, may be required for adequate screening.

An 8 ft high board screen fence is provided for screening. While the new screening meets the requirement there is conflicts with what is showed on the plan. On sheet 5 it states there is a 6 ft chain linked fence but on sheet 13 an 8 ft board screen fence is proposed. We recommend that the type of fencing for storage be consistent on all sheets. The landscaping provided on the site and the existing vegetation is appropriate as screening for the storage of materials. *We recommend that the planning commission waive the requirement of evergreen screening, finding the existing landscaping to satisfy this requirement.*

- A. The location and size of areas for such storage, nature of items to be stored therein, and details of the enclosure, including description of materials, height, and typical elevation of the enclosure, shall be provided as part of site plan review. The planning commission may limit the height of materials stored based on the nature of the materials, adjacent land uses and zoning districts, visibility, and impact on public health, safety, and general welfare. On sheet five there is a description of what will stored. The items include a 30'x50' concrete pad with three (3) 8'x40' storage bins. Additional storage includes a 15'x50' pole storage, three (3) 12'x20' material bins, 10 DIA wire reals, 40 pallets, and 10x20 cable reals. *We have the description of the materials stored to meet the standards of this section.*



C. Section 36-702 Parking and Storage of Vehicles

1. Operative or inoperative automotive vehicles or trailers of any kind or type which are unlicensed shall not be parked or stored in any recreation-conservation, agriculture, residential, office, or RTM zoning district other than in completely enclosed buildings. The site has adequate spaces for parking and the site is located with in the (LI) Limited Industrial district. *We find that parking of vehicles on the site to be appropriate.*
2. Operative or inoperative automotive vehicles or trailers of any kind or type which are unlicensed shall be parked or stored in a commercial or industrial zoning district only in conjunction with an approved use and according to the regulations of section 36-701(3), except for junkyards, which are regulated by section 36-713. *We find that the vehicles on the site are stored appropriately.*
3. Parking or storage of semitrailers, except semitrailers owned and operated by the principal use of the lot, shall be prohibited on a lot in a commercial, office, or planned unit development zoning district, for a period of more than 24 hours in a month. The site is located in a (LI) Limited Industrial district. *Therefore, the standard does not apply.*
4. Storage of products, materials, or equipment in inoperative semitrailers shall be prohibited in any zoning district. *We find this standard to be met.*
5. Sales of products, merchandise, or other materials from semitrailers shall be prohibited in any zoning district. *We find this standard to be met.*
6. Operative or inoperative automotive vehicles of any kind or type which are licensed and operated by the principal use of the lot shall be parked or stored in delineated storage areas which were delineated on the approved site plan for the use. All vehicles on the site have parking spaces and the area for the storage of vehicles is marked on the site plan. *We find this standard to be met.*
7. Operative or inoperative automotive vehicles of any kind or type which are licensed and being stored by the principal use of the lot shall be parked or stored only in conjunction with an approved use and according to the regulations of section 36-701(3). *We find this standard to be met.*

D. Section 36-838. Automobile Service and Repair Stations.

1. Sidewalks shall be separated from vehicular parking or circulation areas by curbs, wheel stops, or traffic islands. The portion of the property used for vehicular traffic shall be separated from landscaped areas by a curb. *We find this standard to be met.*
2. The entire area used for vehicle service shall be paved. *We find this standard to be met.*



3. Hydraulic hoist, service pits, lubricating, greasing, washing and repair equipment and operations shall be located within a completely enclosed structure. *We find this standard to be met.*
4. The maximum widths of all driveways at the right-of-way lines shall be no more than 30 feet. *We find this standard to be met.*
5. The angle of a driveway intersection with the street from the curb line to lot line shall be not less than 60 degrees. *We find this standard to be met.*
6. The distance of any driveway from any property line shall be at least 20 feet, measured at the tangent points of the drive edge and the street curb return. *We find this standard to be met.*
7. The distance between curb cuts shall be no less than 40 feet, measured between the tangent points of the drive edges and the street curb returns. *We find this standard to be met.*
8. Outdoor storage of trash, including new or discarded vehicle parts, shall be contained within a solid, unpierced enclosure. *We find this standard to be met.*

RECOMMENDATION

We recommend that the Planning Commission recommend that the Township Board grant approval of the conditional use application from National Fiber for a major repair of vehicles at 6785 Whitmore Lake Road.

1. All conditions of site plan approval are completed.
2. The plans show 8 ft high board screen fence on all sheets for outdoor storage.
3. We recommend that the planning commission waive the requirement of evergreen screening.

Respectfully submitted,

McKENNA ASSOCIATES

Paul Lippens, AICP
Director of Transportation and Urban Design

Irvin Wyche
Assistant Planner

NORTHFIELD TOWNSHIP

SITE PLAN REVIEW APPLICATION

PROJECT NAME: 6785 Whitmore Lake Road

PROJECT ADDRESS: 6785 Whitmore Lake Road, Whitmore Lake, MI 48189

Applicant Information:

Owner Information:

Name: National Fiber Construction Co.

Name: Tree House Properties LLC

Address: 5070 W. Joy Road, Dexter, MI 48130

Address: 5070 W. Joy Road, Dexter, MI 48130

Phone: 734-580-2114

Phone: 734-580-2114

Email: jonathan@nationalfiberconstruction.com

Email: jonathan@nationalfiberconstruction.com

If the applicant is not the property owner, then a statement from the owner **MUST** be attached authorizing the application.

Proof of ownership **OR** Statement if applicant is not owner is attached. **Property owner authorization letter**

If applicant is not the owner, describe applicant's interest in the property

PROPERTY DESCRIPTION

Legal Description: Attached On Site Plan

Parcel ID(s): B-02-20-300-026

Description of Proposed Use: Construct a commercial building and office building with associated parking and storage area

Total Acreage of Site:

10.02 acres

Total Floor Area: 14,400

Existing: 0

Proposed: 14,400

Height of Structure(s) (in stories & feet):

1 story, 24 feet

Sanitary Facilities: Sewer Septic

Water: Municipal Private Well

Zoning Classification(s):

RC AR LR SR1 SR2 MR VC LC GC ES HC GI LI Other _____

SITE PLAN REVIEW OPTIONS

Administrative Site Plan Review:

- Expansion or reduction of an existing, conforming structure less than 2,000 sq. ft. / 5% of floor area
- Additional parking, loading / unloading spaces and landscape improvements

Site Plan Review:

- New Construction
- Building Addition

Development Plan Review:

- Planned Unit Development
- Planned Residential Development
- Site Condominium Plan

Amendment to Approved Site Plan or Development Plan:

- Site Plan
- Development Plan

Site or Development Plan Review in conjunction with: Rezoning Request Special Land Use Request (Conditional)

AUTHORIZED SIGNATURE

I hereby state that all of the above statements and all of the accompanying information are true and correct.

Applicant's Signature:  Date: 04.15.2019

FOR OFFICE USE ONLY

Application Received Date: _____

Planning Commission Received Date: _____

Planning Commission Action: Approved Date: _____ Denied Date: _____

Expiration Date: _____

Fee Received: Cash Check # _____

RECEIVED

APR 26 2019

NORTHFIELD TOWNSHIP

PRINCIPALS
J.K. MAYNARD, P.E.
D.J. HOUCK
D.L. MOORE
ASSOCIATE
T.L. SUTHERLAND, P.S.



CIVIL ENGINEERS • PLANNERS • SURVEYORS
TRANSPORTATION ENGINEERS
LANDSCAPE ARCHITECTS

May 20, 2019

Planning Commission
Northfield Township
8350 Main Street, Suite A
Whitmore Lake, MI 48189

RE: National Fiber, 6785 Whitmore Lake Road
Site Plan Review

Planning Commission Members:

We offer the following comments in response to the review letters outlined below:

McKenna dated May 10, 2019 – Site Plan Review #1:

2. **Dimensional Requirements.** The Site Data table on the cover page must be revised to include accurate measurements.
Site Data Table has been revised.
5. **Landscaping and Screening.**
 - a. There are only eight canopy trees and four evergreen trees. Recommend providing two more canopy trees that meet the parking goals.
2 additional canopy tree have been added to parking area.
 - f. **Screening of Materials Stored.** A chain link fence with a plastic screen is not permitted, the applicant is required to provide an opaque fence of a durable material at a minimum of 7 ft.
Fencing and note revised to require an opaque fence.

We find the existing vegetation and proposed additions to be sufficient in meeting the screening requirements and recommend the Planning Commission approve a waiver.
Acknowledged.
7. **Stormwater Management.** We will defer stormwater management comments to the Township Engineer.
Acknowledged.
8. **Lighting.** It must be noted on the site plan that the full cut-off design will be utilized.
A Note has been added to Site Plan Sheet 5.
13. **Performance Guarantee.** A Performance guarantee shall be provided prior to Certificate of Occupancy being granted by the Zoning Administrator.
Acknowledged.

S:\PROJECTS\NATIONAL FIBER\REVIEWS\NorthfieldTwp\190520response ltr.doc

OHM dated May 7, 2019 – Site Plan Review #2:

General

1. Two phases of parking are listed on the Cover Sheet. On Sheet 5 it is noted that the project will be construction in one phase. This discrepancy should be corrected.
The Phase 2 table has been removed.

Utilities

2. Existing and proposed water and sanitary sewer facilities are shown. Sanitary sewer will discharge to the existing sewer force main in the Whitmore Lake ROW. Domestic water will be provided by an existing on-site well.
Acknowledged.
3. Storm and sanitary sewer structure and pipe information must be provided on the utility sheet as the plans progress.
Acknowledged.
4. It appears that there is a proposed dry hydrant near the detention pond. It should be labeled on Sheets 6 and 7 and should reference the details on Sheet 11.
Notes added.
5. The property is proposed to be serviced by public sanitary sewer. The applicant is proposing to tap a new sanitary sewer force main lead into an existing manhole. An REU factor will need to be assigned for this facility based on the proposed use and building size in accordance with the Northfield Township Utility Ordinance. This will need to be reviewed with the Northfield Wastewater Superintendent prior to engineering plan approval.
Proposed REU use is noted on Sheet 7 for review.

Paving / Grading

6. Manhole rim and invert information should be provided on the grading plan as the plans progress.
Acknowledged.

Drainage

7. The developed site runoff will be directed to a detention facility. The proposed detention facility should be designed to WCWRC standards. Based on the WCWRC review, the plans may need modification to meet their requirements. We will await the WCWRC's review of the plans.
Plans have been submitted to WCWRC for review.

If you have any questions please contact the undersigned.

Sincerely,


Joseph K. Maynard, P.E.

PRINCIPALS
J.K. MAYNARD, P.E.
D.J. HOUCK
D.L. MOORE
ASSOCIATE
T.L. SUTHERLAND, P.S.



CIVIL ENGINEERS • PLANNERS • SURVEYORS
TRANSPORTATION ENGINEERS
LANDSCAPE ARCHITECTS

May 20, 2019

Planning Commission
Northfield Township
8350 Main Street, Suite A
Whitmore Lake, MI 48189

RE: National Fiber, 6785 Whitmore Lake Road
Conditional Use Review #1

Planning Commission Members:

We offer the following comments in response to the review letter outlined below:

McKenna dated May 10, 2019 – Conditional Use Review #1:

B. Section 36-701 Storage of Materials

1. A chain linked fence does not meet this requirement. The applicant is required to install a durable wooden or opaque fence of at least 7 feet.
Fencing revised to 8' opaque fence.

4. As previously stated, the fence must be replaced with a solid screening fence or wall. We recommend that the Planning Commission waive the requirement of evergreen screening, finding the existing landscaping to satisfy this requirement.
Acknowledged.

If you have any questions please contact the undersigned.

Sincerely,

Joseph K. Maynard, P.E.

PRELIMINARY & FINAL SITE PLAN FOR PARCEL REDEVELOPMENT 6785 WHITMORE LAKE ROAD

SITE DATA

CATEGORY	REQUIRED	EXISTING	PROPOSED	MEASURED
ZONING - LI LIMITED INDUSTRIAL	LI	LI	LI	LI
LOT SIZE (AC) (W/SANITARY SEWER)	1 (0.48)	10.02 AC	10.02 AC	10.02 AC
LOT SIZE (SF) (W/SANITARY SEWER)	43,560 (20,000)	436,593 SF	436,593 SF	436,593 SF
AREA IN R.O.W.	NA	15,567 SF	15,567 SF	15,567 SF
NET AREA	NA	421,026 SF	421,026 SF	421,026 SF
LOT WIDTH	80' MIN.	346'	346'	346'
BUILDING (GARAGE)	NA	0 SF	11,380 SF	NA
BUILDING (CONTRACTOR/OFFICE)	NA	0 SF	5,620 SF	NA
LOT COVERAGE	25% MAX.	0%	3%	NA
BUILDING HEIGHT	45' MAX	0'	24'	41'
BUILDING SETBACKS				
FRONT	85'	0'	198'	198'
SIDE (EAST)	20'	0'	57'	57'
SIDE (WEST)	20'	0'	181'	181'
REAR	35'	0'	381'	381'

PHASE 1 PARKING	REQUIRED	EXISTING	PROPOSED
CONTRACTOR ESTABLISHMENT (1 PER EMPLOYEE)			
18 MAXIMUM EMPLOYEES ON-SITE	18	0	18
EXTERIOR VEHICLE STORAGE (1 PER VEHICLE)	24	0	24
INTERIOR VEHICLE STORAGE (1 PER VEHICLE)	8	0	8
ONE PARKING SPACE PER VEHICLE STORAGE SPACE	32	0	32
TOTAL PARKING, NOT INCLUDING VEHICLE STORAGE	50	0	50
BARRIER FREE PARKING ¹	2	0	2

NOTES:
1. LOT AREA FOR A PARCEL 3 ACRES OR LARGER SHALL INCLUDE THE R.O.W. IN AREA CALCULATIONS.
2. ACCESSIBLE PARKING SPACES NEED ONE SPACE TO BE VAN ACCESSIBLE PER 6 REQUIRED SPACES.

DESCRIPTION (By Others)
Part of the Southwest 1/4 of Section 20, T1S, R6E, Northfield Township, Washtenaw County, Michigan, being more particularly described as follows: Commencing at the Southwest corner of said Section 20; thence N02°01'50"E, a distance of 775.96 feet along the West line of said Section 20 to the Point of Beginning; thence continuing along said West line of Section 20 N02°01'50"E, a distance of 730.06 feet; thence N81°18'20"E, a distance of 760.52 feet to a point on the centerline of Whitmore Lake Road (100 foot wide); thence along said centerline S55°51'23"E, a distance of 300.00 feet; thence S57°33'01"W, a distance of 1118.07 feet to the Point of Beginning. Containing 10.02 acres, more or less, and subject to the rights of the public over the existing Whitmore Lake Road (100 foot wide) and any other easements or restrictions of record.

A PART OF THE SOUTHWEST 1/4 OF
SECTION 20, T1S, R6E, NORTHFIELD TOWNSHIP,
WASHTENAW COUNTY, MICHIGAN

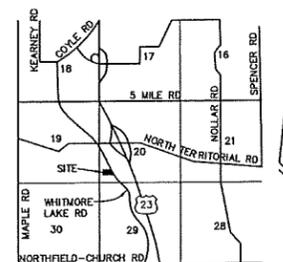
FOR:

NATIONAL FIBER CONSTRUCTION
5070 W. JOY RD.
DEXTER, MI. 48130
PH: (734) 580-2114

APRIL 2019

CONSTRUCTION NOTES:

- IT IS ESSENTIAL THAT THE CONTRACTOR FAMILIARIZE HIMSELF WITH THE SITE PRIOR TO SUBMITTING PROPOSAL.
- ALL CONSTRUCTION SHALL BE PERFORMED PER THE NORTHFIELD TOWNSHIP STANDARD SPECIFICATIONS. IF THERE ARE WORK ITEMS NOT COVERED BY THE ABOVE SPECIFICATIONS, THEN THE CURRENT M.D.O.T. SPECIFICATIONS SHALL APPLY AS DIRECTED IN THE PLANS AND SPECIFICATIONS.
- THE AREA WITHIN THE CONSTRUCTION LIMITS SHALL BE STRIPPED OF ORGANIC SOILS PRIOR TO COMMENCING GENERAL EXCAVATION. THIS MATERIAL SHALL BE STOCKPILED ON THE PROPERTY OR AS DIRECTED BY THE ENGINEER OR THE OWNER.
- THE CONTRACTOR WILL BE REQUIRED TO PROOF ROLL (WITH A HEAVY RUBBER-TIRED VEHICLE) ALL FILL AREAS PRIOR TO PLACING ADDITIONAL FILL AND ALL CUT AREAS UPON COMPLETION OF THE CUT AND PRIOR TO PLACING BASE MATERIAL. IF THE PROOF ROLLING INDICATES UNSTABLE AREAS, THE UNSTABLE MATERIAL MUST BE REMOVED AND REPLACED WITH MATERIAL MATCHING THE ADJACENT SOILS TO THE ELEVATION OF THE SUBGRADE.
- ALL FILL MATERIAL MUST BE PLACED IN LIFTS NOT EXCEEDING 9 INCHES AND COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT.
- THE FINISHED SUBGRADE MUST BE GRADED WITHIN A TOLERANCE OF +/- 0.1 FEET OF DESIGN GRADE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM UNIT WEIGHT TO A DEPTH OF 9 INCHES AND APPROVED BY THE OWNER'S REPRESENTATIVE/ENGINEER PRIOR TO PLACEMENT OF THE AGGREGATE BASE. FINE GRADING, PRIOR TO THE PLACEMENT OF THE BASE MATERIAL, SHALL BE INCLUDED IN THE COST OF PREPARING THE SUBGRADE.
- ALL DISTURBED AREAS, DITCH BOTTOMS AND SLOPES UNLESS OTHERWISE NOTED, SHALL BE SEEDED AND MULCHED PER M.D.O.T. SPECIFICATION 6.5.3, INCLUDING PLACEMENT OF A 4-INCH TOPSOIL BED. DITCH BOTTOMS SHALL BE SODDED AND PEGGED WHERE DITCH GRADE EXCEEDS 3.00%.
- THE CONTRACTOR MUST CONTACT MISS DIG PRIOR TO BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION ACTIVITIES SHALL BE SIGNED PER THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES PER THIS APPROVED PLAN.
- THE CONTRACTOR MUST OBTAIN AN EROSION CONTROL PERMIT PRIOR TO BEGINNING EARTH MOVING. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE R.O.W. PERMITS FROM THE WCRC FOR WHITMORE LAKE ROAD.
- NO NEW TREES, ROCKS, LANDSCAPING, BERMS, HEAD WALLS, PRIVATE DRIVES, SPRINKLERS OR PRIVATE UTILITIES ARE TO BE ALLOWED IN THE RIGHT-OF-WAY.
- NO HOME-BUILDING CONSTRUCTION TRAFFIC WILL BE ALLOWED ON NEW ROADS UNTIL BOTH BITUMINOUS BASE AND LEVELING COURSES ARE IN PLACE.
- ANY CONDITIONS (EXISTING) ON THE SITE THAT ARE NOT CONSISTENT WITH THE PLANS OR SOIL EROSION SEDIMENTATION PERMIT WILL RESULT IN A STOP-WORK ORDER AND REVOCATION OF THE SOIL EROSION SEDIMENTATION CONTROL PERMIT.
- ALL UTILITIES LYING WITHIN THE EXISTING OR PROPOSED INFLUENCE OF THE ROAD SHALL BE BACKFILLED WITH MDOT 21AA MATERIAL, COMPACTED TO 95% MAXIMUM UNIT WEIGHT, PER NORTHFIELD TOWNSHIP.
- ALL UTILITIES SHALL BE INSTALLED WITH #25A BEDDING, COMPACTED TO 95% MAXIMUM OF ITS UNIT WEIGHT.
- ALL DISTURBED AREAS THAT ARE OUTSIDE THE PAVED SURFACES AND WITHIN THE R.O.W. SHALL BE COVERED WITH A MINIMUM OF 4 INCHES OF TOPSOIL.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES THAT MAY AFFECT THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO AND THE REPAIR OF ANY EXISTING UTILITY LINE IN THE CONSTRUCTION ZONE.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS ARE ONLY APPROXIMATE. NO FIELD VERIFICATION OF EXISTING UTILITY LINES HAS BEEN DONE.

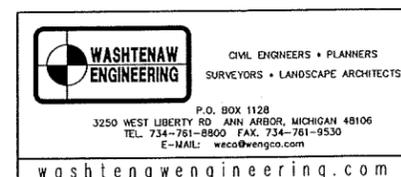


VICINITY MAP
(NO SCALE)

SHEET TITLE	SHEET NO.
COVER SHEET	1
TOPOGRAPHICAL SURVEY	2
NATURAL FEATURES PLAN	3
REMOVAL PLAN	4
FINAL SITE PLAN	5
GRADING & SOIL EROSION CONTROL PLAN	6
UTILITY PLAN	7
STORM WATER MANAGEMENT-DRAINAGE AREAS-EXISTING	8
STORM WATER MANAGEMENT-DRAINAGE AREAS-PROPOSED	9
STORM WATER MANAGEMENT-CALCULATIONS	10
DETAILS	11
TURNING TEMPLATE PLAN	12
LANDSCAPE PLAN	13
TREE IDENTIFICATION PLAN	14
PHOTOMETRIC PLAN	15
PHOTOMETRIC DETAILS	16
WHITMORE LAKE ROAD ENTRANCE PLAN & GRADING	17
WHITMORE LAKE ROAD SIGHT DISTANCE PLAN & PROFILE	18
PROPOSED FLOOR PLAN	A1.0.1
PROPOSED MEZZANINE PLAN	A1.0.2
PROPOSED ELEVATIONS	A2.0.1

OWNER
TREE HOUSE PROPERTIES
5070 W. JOY RD
DEXTER, MI 48130
(734) 580-2114 OFFICE

APPLICANT
NATIONAL FIBER CONSTRUCTION
5070 W. JOY RD
DEXTER, MI 48130
(734) 580-2114 OFFICE
nationalfiberconstruction.com



Joseph Hayward

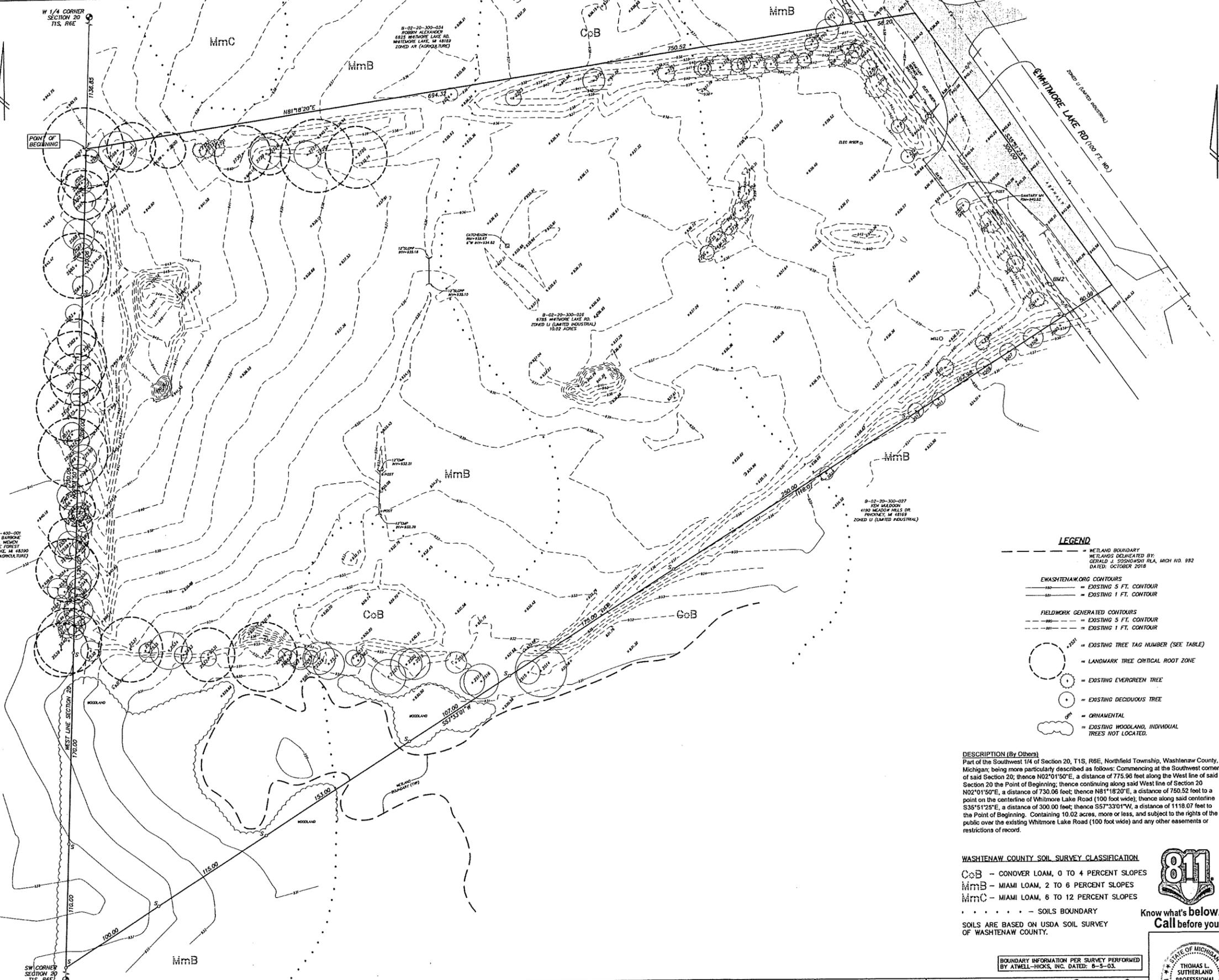
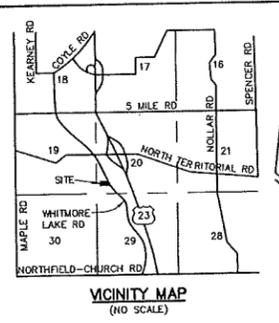
REVISED SITE PLAN: 5-20-19
REVISED SITE PLAN: 4-26-19
REVISION #1: 12-20-19
ORIGINAL: 11-19-18

6875 WHITMORE LAKE ROAD

THE UNDERGROUND UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN ACCORDANCE WITH ANY REGULATORY AGENCIES OR NOT PHYSICALLY LOCATED TO THE UNDERGROUND UTILITIES.

COMPILED BY: PFA WASHTEMAW ENGINEERING COMPANY, INC.
 AND REPRODUCTION SHALL BE MADE WITHOUT PRIOR WRITTEN CONSENT OF WASHTEMAW ENGINEERING COMPANY, INC.

THE OWNER SHALL NOT USE OR ALLOW ANY OTHER PARTY TO USE THE SURVEY INFORMATION FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PROVIDED. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN ACCORDANCE WITH ANY REGULATORY AGENCIES OR NOT PHYSICALLY LOCATED TO THE UNDERGROUND UTILITIES.



LEGEND

- METLAND BOUNDARY
- METLANDS OBTAINED BY: GERALD J. SOSNOSKI R/LA, MICH NO. 982 DATED: OCTOBER 2018
- EWASHTEMAW.ORG CONTOURS
- EXISTING 5 FT. CONTOUR
- EXISTING 1 FT. CONTOUR
- FIELDWORK GENERATED CONTOURS
- EXISTING 5 FT. CONTOUR
- EXISTING 1 FT. CONTOUR
- EXISTING TREE TAG NUMBER (SEE TABLE)
- LANDMARK TREE CRITICAL ROOT ZONE
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- ORNAMENTAL
- EXISTING WOODLAND, INDIVIDUAL TREES NOT LOCATED.

DESCRIPTION (By Others)
 Part of the Southwest 1/4 of Section 20, T1S, R6E, Northfield Township, Washtenaw County, Michigan, being more particularly described as follows: Commencing at the Southwest corner of said Section 20; thence N02°01'50"E, a distance of 775.96 feet along the West line of said Section 20 the Point of Beginning; thence continuing along said West line of Section 20 N02°01'50"E, a distance of 730.06 feet; thence N81°18'20"E, a distance of 750.52 feet to a point on the centerline of Whitmore Lake Road (100 foot wide); thence along said centerline S35°15'25"E, a distance of 300.00 feet; thence S57°33'01"W, a distance of 1118.07 feet to the Point of Beginning. Containing 10.02 acres, more or less, and subject to the rights of the public over the existing Whitmore Lake Road (100 foot wide) and any other easements or restrictions of record.

WASHTEMAW COUNTY SOIL SURVEY CLASSIFICATION
 CoB - CONOVER LOAM, 0 TO 4 PERCENT SLOPES
 mimB - MIAMI LOAM, 2 TO 6 PERCENT SLOPES
 mimC - MIAMI LOAM, 6 TO 12 PERCENT SLOPES
 SOILS BOUNDARY
 SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTEMAW COUNTY.

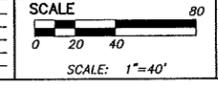


BOUNDARY INFORMATION PER SURVEY PERFORMED BY ATWELL-HICKS, INC. DATED: 8-5-03.

○ = LIGHT POLE	○ = SPOT ELEV.	--- = CRAVEL	--- = EXISTING STORM
○ = UTILITY POLE	○ = POST	--- = FENCE	--- = EXISTING SANITARY
○ = CUY ANCHOR	○ = GATE VALVE	--- = CONCRETE	--- = EXISTING WATER
○ = HYDRANT	○ = END SECTION	--- = ASPHALT	--- = EXISTING GAS
			--- = EXISTING ELECTRIC
			--- = EXISTING TELEPHONE

BENCHMARK BM1-NAIL IN ELY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE NELY CORNER OF THE SITE, ELEV=937.00 (NAVD 88).
 BM2-R.R. SPIKE IN SWLY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE SELY CORNER OF THE SITE, ELEV=939.95 (NAVD 88).

REVISIONS 4-26-2019 REVISED SITE PLAN; 5-20-2019 PER REVIEW COMMENTS



PREPARED BY: *Thomas L. Sutherland*
 THOMAS L. SUTHERLAND P.S., MICH NO. 24620



CLIENT
NATIONAL FIBER CONSTRUCTION
 5070 W. JOY RD
 DEXTER, MI 48130
 TEL 734-560-2714
 nationalfiberconstruction.com

PROJECT
 SECTION 20 TOWN 1 SOUTH RANGE 6 EAST
 NORTHFIELD TOWNSHIP
 WASHTEMAW COUNTY - MICHIGAN
 DATE: 11-19-2018
 JOB NO. 32499
 DWS NO. 488-109D
 FIELD BOOK NONE
 FILE NO. 10542

SHEET
2

TOPOGRAPHICAL SURVEY
6785 WHITMORE LAKE ROAD

WASHTEMAW ENGINEERING
 CIVIL ENGINEERS
 PLANNERS • SURVEYORS
 LANDSCAPE ARCHITECTS
 3208 W. LIBERTY RD
 SUITE 400
 ANN ARBOR, MI 48103
 TEL 734-761-9830
 FAX 734-761-9830
 WASHTEMAWENGINEERING.COM

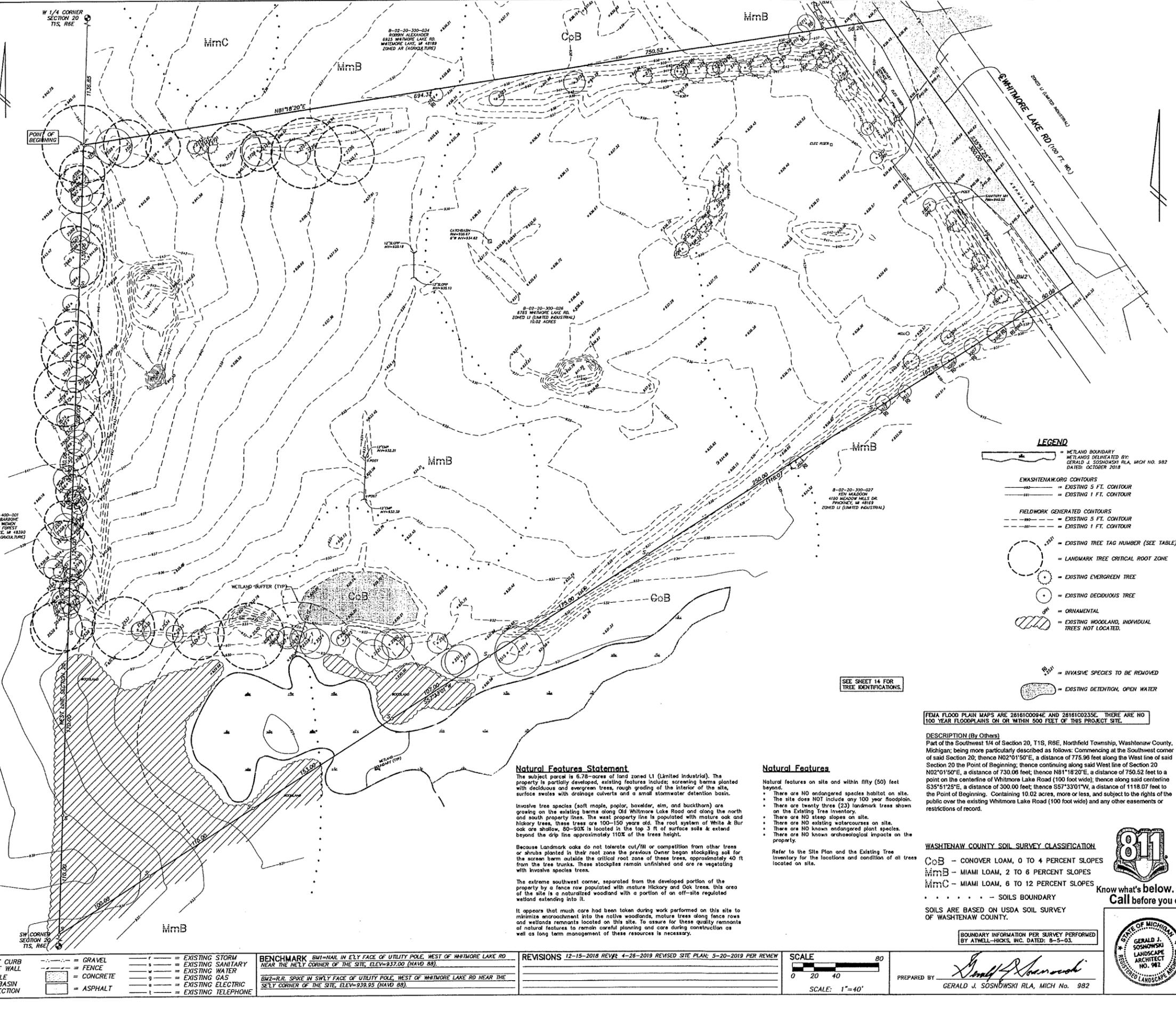
THE UNDERSIGNED HAS BEEN HONORARILY ASSISTED BY THE SURVEYOR GENERAL OF MICHIGAN, AND HAS BEEN ADVISED THAT THE SURVEYOR GENERAL HAS REVIEWED THE SURVEY AND HAS CONSIDERED THE SURVEY TO BE CORRECT AND ACCURATE. THE UNDERSIGNED HAS BEEN ADVISED THAT THE SURVEYOR GENERAL HAS REVIEWED THE SURVEY AND HAS CONSIDERED THE SURVEY TO BE CORRECT AND ACCURATE. THE UNDERSIGNED HAS BEEN ADVISED THAT THE SURVEYOR GENERAL HAS REVIEWED THE SURVEY AND HAS CONSIDERED THE SURVEY TO BE CORRECT AND ACCURATE.

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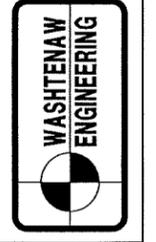
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CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
3526 S. STATE ST.
ANN ARBOR, MI 48103
TEL: 734-761-8800
WWW.WASHTENAWENGINEERING.COM



NATIONAL FIBER
CONSTRUCTION
5070 W. JOY RD
DEXTER, MI 48130
TEL: 734-560-2714
nationalfiberconstruction.com

NATURAL FEATURES
PLAN

6785 WHITMORE
LAKE ROAD

SECTION 20 TOWN 1 SOUTH RANGE 6 EAST
NORTHFIELD TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
DATE 11-19-2018 JOB NO. 32499
DWG NO. 499-nat FIELD BOOK NONE
FILE NO. 10542

LEGEND

WETLAND BOUNDARY
WETLANDS DELINEATED BY:
GERALD J. SOSNOWSKI RLA, MICH. NO. 982
DATED: OCTOBER 2018

EWASHTENAW.ORG CONTOURS
--- = EXISTING 5 FT. CONTOUR
--- = EXISTING 1 FT. CONTOUR

FIELDWORK GENERATED CONTOURS
--- = EXISTING 5 FT. CONTOUR
--- = EXISTING 1 FT. CONTOUR

--- = EXISTING TREE TAG NUMBER (SEE TABLE)
--- = LANDMARK TREE CRITICAL ROOT ZONE
--- = EXISTING EVERGREEN TREE
--- = EXISTING DECIDUOUS TREE
--- = ORNAMENTAL
--- = EXISTING WOODLAND, INDIVIDUAL TREES NOT LOCATED.
--- = INVASIVE SPECIES TO BE REMOVED
--- = EXISTING DETENTION, OPEN WATER

FEMA FLOOD PLAIN MAPS ARE 26161C0094E AND 26161C0033C. THERE ARE NO 100 YEAR FLOODPLAINS ON OR WITHIN 500 FEET OF THIS PROJECT SITE.

DESCRIPTION (By Others)
Part of the Southwest 1/4 of Section 20, T1S, R8E, Northfield Township, Washtenaw County, Michigan; being more particularly described as follows: Commencing at the Southwest corner of said Section 20; thence N02°01'50"E, a distance of 775.96 feet along the West line of said Section 20 to the Point of Beginning; thence continuing along said West line of Section 20 N02°01'50"E, a distance of 730.08 feet; thence N81°18'20"E, a distance of 750.52 feet to a point on the centerline of Whitmore Lake Road (100 foot wide); thence along said centerline S35°51'25"E, a distance of 300.00 feet; thence S57°33'01"W, a distance of 1118.07 feet to the Point of Beginning. Containing 10.02 acres, more or less, and subject to the rights of the public over the existing Whitmore Lake Road (100 foot wide) and any other easements or restrictions of record.

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION
Cob - CONOVER LOAM, 0 TO 4 PERCENT SLOPES
MmB - MIAMI LOAM, 2 TO 6 PERCENT SLOPES
MmC - MIAMI LOAM, 8 TO 12 PERCENT SLOPES
..... SOILS BOUNDARY
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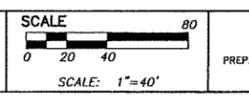
BOUNDARY INFORMATION PER SURVEY PERFORMED BY ATWELL-HICKS, INC. DATED: 8-5-03.

PREPARED BY: *Gerald J. Sosnowski*
GERALD J. SOSNOWSKI RLA, MICH. NO. 982

Natural Features Statement
The subject parcel is 6.78-acres of land zoned L1 (Limited Industrial). The property is partially developed, existing features include: screening berms planted with deciduous and evergreen trees, rough grading of the interior of the site, surface swales with drainage culverts and a small stormwater detention basin.
Invasive tree species (soft maple, poplar, boxelder, elm, and buckthorn) are growing on the existing berms along Old Whitmore Lake Road and along the north and south property lines. The west property line is populated with mature oak and hickory trees, these trees are 100-150 years old. The root system of White & Bur oak are shallow, 80-90% is located in the top 3 ft of surface soils & extend beyond the drip line approximately 110% of the trees height.
Because Landmark oaks do not tolerate cut/fill or competition from other trees or shrubs planted in their root zone the previous Owner began stockpiling soil for the screen berm outside the critical root zone of these trees, approximately 40 ft from the tree trunks. These stockpiles remain unfinished and are re-vegetating with invasive species trees.
The extreme southwest corner, separated from the developed portion of the property by a fence row populated with mature Hickory and Oak trees, this area of the site is a naturalized woodland with a portion of an off-site regulated wetland extending into it.
It appears that much care had been taken during work performed on this site to minimize encroachment into the native woodlands, mature trees along fence rows and wetlands remnants located on this site. To assure for these quality remnants of natural features to remain careful planning and care during construction as well as long term management of these resources is necessary.

Natural Features
Natural features on site and within fifty (50) feet beyond.
• There are NO endangered species habitat on site.
• The site does NOT include any 100 year floodplain.
• There are twenty three (23) landmark trees shown on the Existing Tree Inventory.
• There are NO steep slopes on site.
• There are NO existing watercourses on site.
• There are NO known endangered plant species.
• There are NO known archaeological impacts on the property.
Refer to the Site Plan and the Existing Tree Inventory for the locations and condition of all trees located on site.

SEE SHEET 14 FOR TREE IDENTIFICATIONS.



☆ = LIGHT POLE	○ = SPOT ELEV.	TC = TOP OF CURB	--- = GRAVEL	--- = EXISTING STORM
○ = UTILITY POLE	○ = POST	TW = TOP OF WALL	--- = FENCE	--- = EXISTING SANITARY
○ = GUY ANCHOR	○ = GATE VALVE	○ = MANHOLE	--- = CONCRETE	--- = EXISTING WATER
○ = HYDRANT	○ = SIGN	○ = CATCHBASIN	--- = ASPHALT	--- = EXISTING GAS
		○ = END SECTION		--- = EXISTING ELECTRIC
				--- = EXISTING TELEPHONE

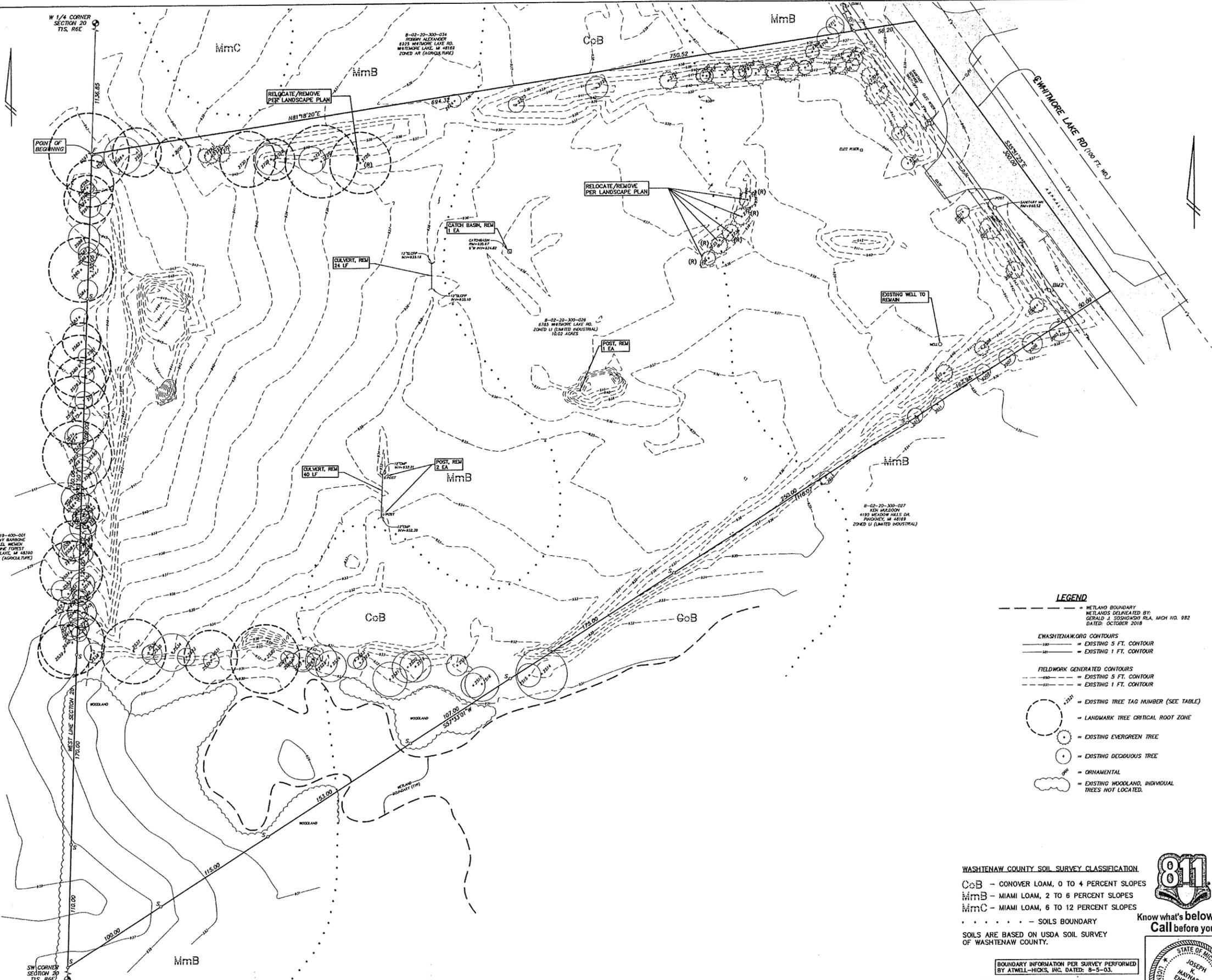
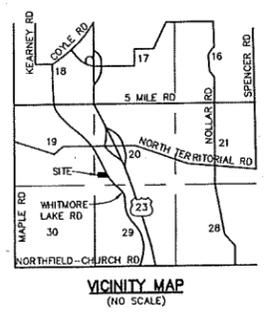
BENCHMARK BMI-NAIL IN ELY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE NELY CORNER OF THE SITE, ELEV=937.00 (NAVD 88).
BMI-R-R. SPIKE IN SWLY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE SELY CORNER OF THE SITE, ELEV=939.95 (NAVD 88).

REVISIONS 12-15-2018 REV# 4-26-2019 REVISED SITE PLAN; 5-20-2019 PER REVIEW

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE TO THE ACTUAL UTILITIES IN THE AREA. OTHER THAN SERVICE OF ABANDONED UTILITIES, THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE ACCURATELY LOCATED OR THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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LEGEND

--- WETLAND BOUNDARY
 --- WETLANDS DELINEATED BY: GERALD J. SOSNOWSKI P.L.A., MICH. NO. 982 DATED: OCTOBER 2018

EWASHTEANAW.ORG CONTOURS

--- = EXISTING 5 FT. CONTOUR
 --- = EXISTING 1 FT. CONTOUR

FIELDWORK GENERATED CONTOURS

--- = EXISTING 5 FT. CONTOUR
 --- = EXISTING 1 FT. CONTOUR

○ = EXISTING TREE TAG NUMBER (SEE TABLE)
 ○ = LANDMARK TREE CRITICAL ROOT ZONE
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 ○ = EXISTING DECIDUOUS TREE
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WASHTEANAW COUNTY SOIL SURVEY CLASSIFICATION

CoB - CONOVER LOAM, 0 TO 4 PERCENT SLOPES
 MmB - MIAMI LOAM, 2 TO 6 PERCENT SLOPES
 MmC - MIAMI LOAM, 6 TO 12 PERCENT SLOPES

..... = SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTEANAW COUNTY.

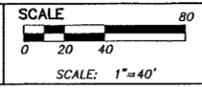


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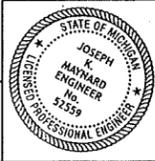
○	LIGHT POLE	○	SPOT ELEV.	TC	TOP OF CURB
○	UTILITY POLE	○	POST	TW	TOP OF WALL
○	GUY ANCHOR	○	GATE VALVE	○	MANHOLE
○	HYDRANT	○	SIGN	○	CATCH BASIN
○		○		○	END SECTION

BENCHMARK BM1=NAI1 IN ELY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE NELY CORNER OF THE SITE, ELEV=937.00 (NAVD 88)
 BM2=I.R. SPIKE IN SWLY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE SELY CORNER OF THE SITE, ELEV=939.95 (NAVD 88).

REVISIONS 4-28-2019 REVISED SITE PLAN 5-20-2019 PER REVIEW



PREPARED BY: *Joseph K. Maynard*
 JOSEPH K. MAYNARD P.E., MICH. No. 52559



WASHTEANAW ENGINEERING
 CIVIL ENGINEERS
 PLANNERS • SURVEYORS
 LANDSCAPE ARCHITECTS
 3556 W. LIBERTY RD
 SUITE 100
 ANN ARBOR, MI 48103
 TEL. 734-761-8900
 FAX. 734-761-9530
 WASHTEANAWENGINEERING.COM

NATIONAL FIBER CONSTRUCTION
 5070 W. JOY RD
 DEXTER, MI 48130
 TEL. 734-580-2114
 nationalfiberconstruction.com

CLIENT

PROJECT SECTION 20 TOWN 1 SOUTH RANGE 6 EAST
 NORTHFIELD TOWNSHIP
 WASHTEANAW COUNTY • MICHIGAN
 JOB NO. 32499
 DATE 11-19-2018
 DWG NO. 499-001
 FIELD BOOK NONE
 FILE NO. 10542

REMOVAL PLAN

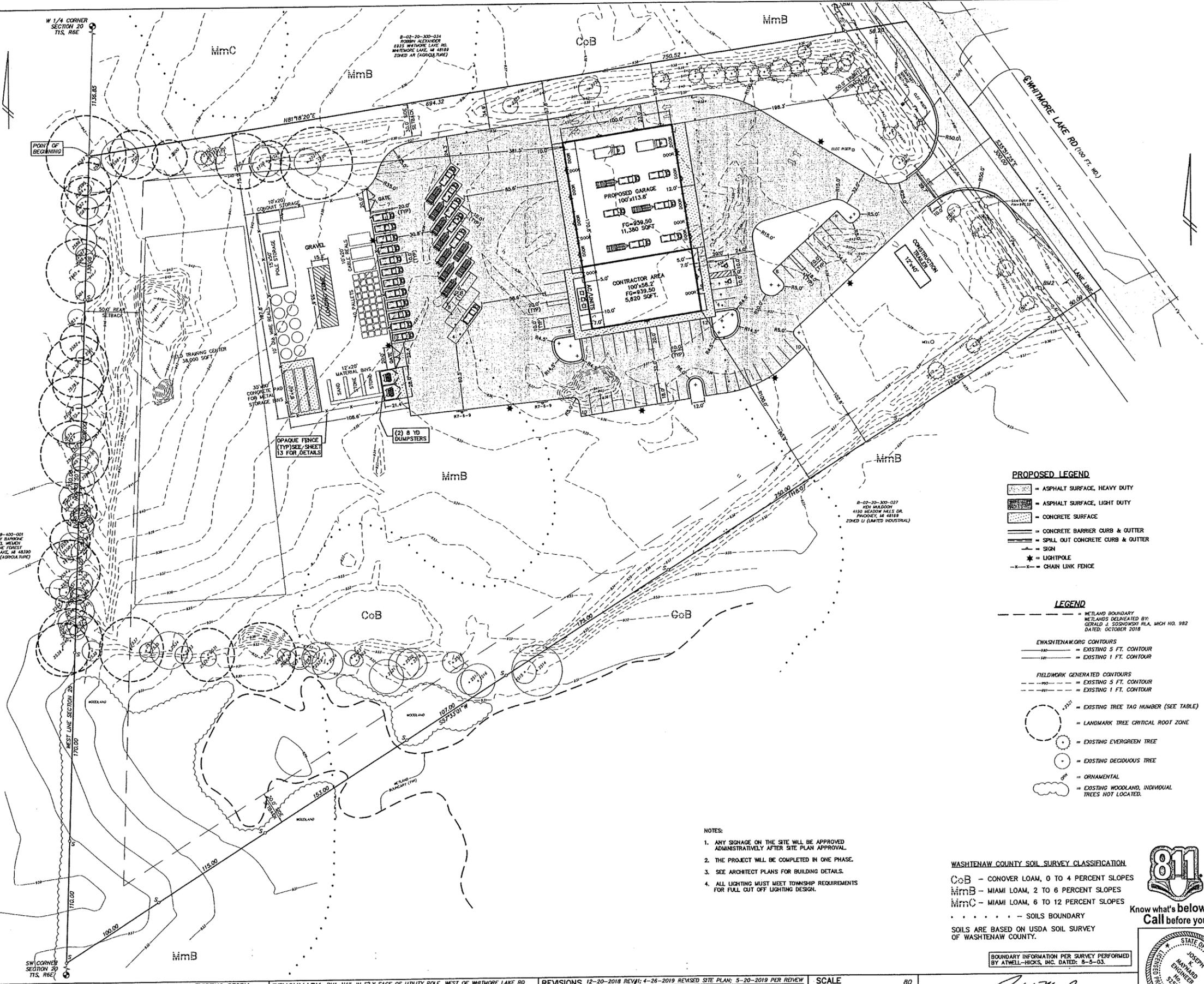
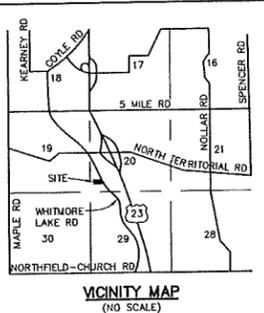
6785 WHITMORE LAKE ROAD

4 SHEET

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- PROPOSED LEGEND**
- = ASPHALT SURFACE, HEAVY DUTY
 - = ASPHALT SURFACE, LIGHT DUTY
 - = CONCRETE SURFACE
 - = CONCRETE BARRIER CURB & GUTTER
 - = SPILL OUT CONCRETE CURB & GUTTER
 - = SIGN
 - = LIGHTPOLE
 - = CHAIN LINK FENCE

- LEGEND**
- = WETLAND BOUNDARY
 - = WETLANDS DELINEATED BY: GERALD J. SOSNOWSKI P.L.A., MICH. NO. 982 DATED: OCTOBER 2018
 - = EWASHENAW.ORG CONTOURS
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 - = ORNAMENTAL
 - = EXISTING WOODLAND, INDIVIDUAL TREES NOT LOCATED.

- NOTES:**
- ANY SIGNAGE ON THE SITE WILL BE APPROVED ADMINISTRATIVELY AFTER SITE PLAN APPROVAL.
 - THE PROJECT WILL BE COMPLETED IN ONE PHASE.
 - SEE ARCHITECT PLANS FOR BUILDING DETAILS.
 - ALL LIGHTING MUST MEET TOWNSHIP REQUIREMENTS FOR FULL CUT OFF LIGHTING DESIGN.

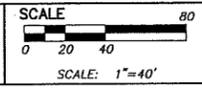
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BOUNDARY INFORMATION PER SURVEY PERFORMED BY ATWELL-HICKS, INC. DATED: 8-5-03.

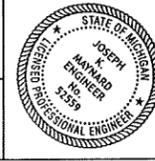
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 - = HYDRANT
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 - = FENCE
 - = CONCRETE
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BENCHMARK BM1=NAIL IN ELY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE NELY CORNER OF THE SITE, ELEV=937.00 (NAVD 88).
 BM2=R.R. SPIKE IN SWLY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE SELY CORNER OF THE SITE, ELEV=939.95 (NAVD 88).

REVISIONS 12-20-2018 REV#1; 4-26-2019 REVISED SITE PLAN; 5-20-2019 PER REVIEW



PREPARED BY JOSEPH K. MAYNARD P.E., MICH. No. 52559



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 nationalfiberconstruction.com

FINAL SITE PLAN
 SHEET

6785 WHITMORE LAKE ROAD
 PROJECT

SECTION 20, TOWN 1, SOUTH RANGE 6, EAST
 NORTHFIELD TOWNSHIP
 WASHTEANAW COUNTY • MICHIGAN
 JOB NO. 32499
 DATE 11-19-2018
 DWG NO. 499-site
 FIELD BOOK NONE
 FILE NO. 10542

5 SHEET

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3528 W. LIBERTY RD
ANN ARBOR MI 48103
TEL: 734-761-8800
FAX: 734-761-8830
WWW.WASHTENAWENGINEERING.COM

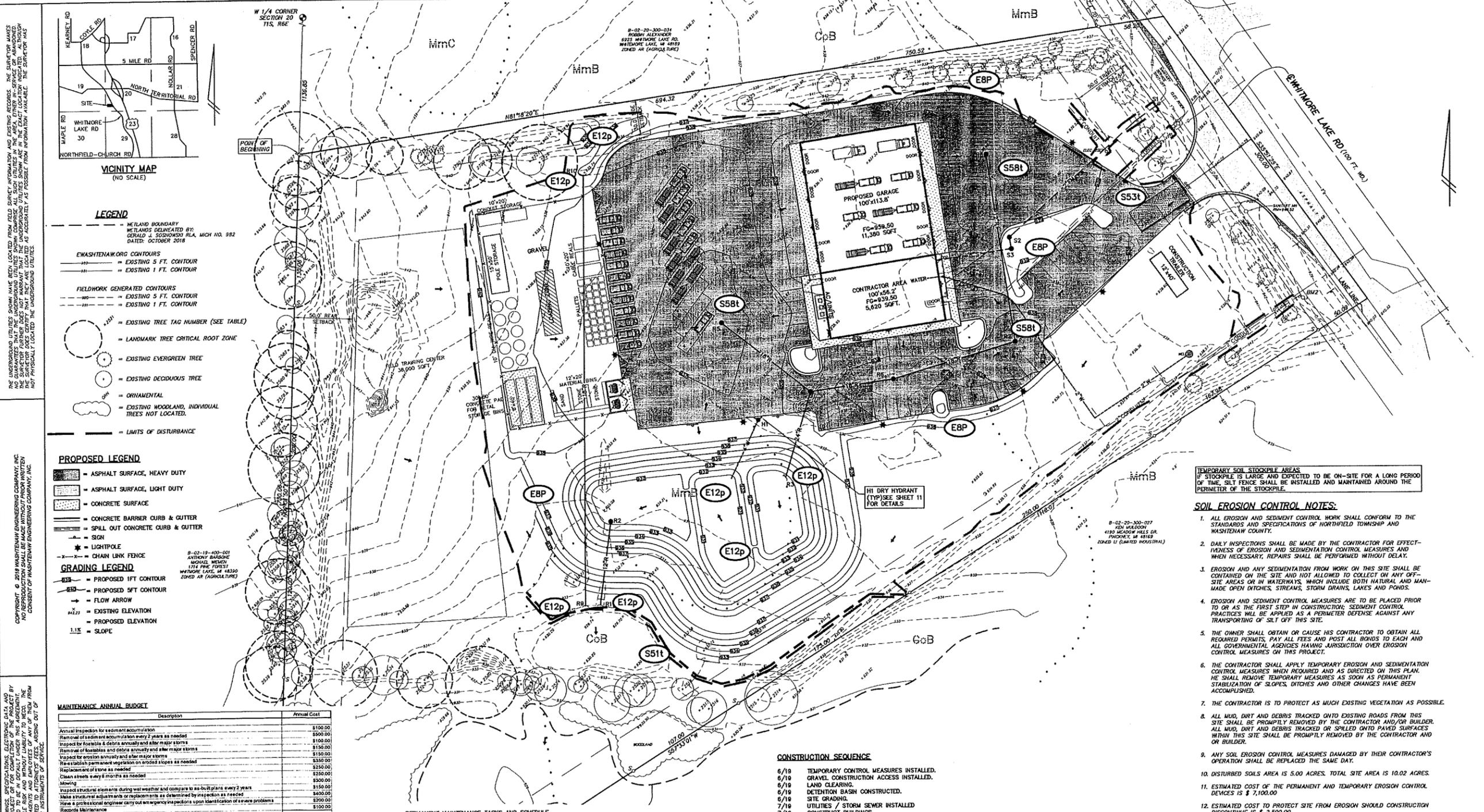


NATIONAL FIBER
CONSTRUCTION
5070 W. JOY RD
DEXTER, MI 48130
TEL: 734-560-2114
nationalfiberconstruction.com

**GRADING & SOIL EROSION
CONTROL PLAN**

**6785 WHITMORE
LAKE ROAD**

SECTION 20, TOWN 1, SOUTH RANGE 6, EAST
NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
JOB NO. 32499
DATE 11-19-2018
DWG NO. 499-grd
FIELD BOOK NONE
FILE NO. 10542



THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE INFORMATION IS CORRECT. THE INFORMATION IS PROVIDED AS A SERVICE TO THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

8-02-23-300-014
ROBINY ALEXANDER
6923 WHITMORE LAKE RD
WHITMORE LAKE, MI 48189
ZONED A/R (AGRICULTURE)

8-02-19-600-001
ANTHONY BASONE
MORAY, MICHIGAN
1714 PINE FOREST
WHITMORE LAKE, MI 48189
ZONED A/R (AGRICULTURE)

8-02-20-300-007
KEN WOODSON
4189 MEADOW HILLS DR
PODUNKY, MI 48169
ZONED LI (LIMITED INDUSTRIAL)

VICINITY MAP
(NO SCALE)

LEGEND

- W/1/4 CORNER SECTION 20 T15, R6E
- METLAND BOUNDARY
- WETLANDS DELINEATED BY CERIALO & SCODNICKI P.L.A. MICH NO. 982 DATED: OCTOBER 2018
- EWASHTENAWORG CONTOURS
- EXISTING 5 FT. CONTOUR
- EXISTING 1 FT. CONTOUR
- FIELDWORK GENERATED CONTOURS
- EXISTING 5 FT. CONTOUR
- EXISTING 1 FT. CONTOUR
- EXISTING TREE TAG NUMBER (SEE TABLE)
- LANDMARK TREE CRITICAL ROOT ZONE
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- ORNAMENTAL
- EXISTING WOODLAND, INDIVIDUAL TREES NOT LOCATED.
- LIMITS OF DISTURBANCE

PROPOSED LEGEND

- ASPHALT SURFACE, HEAVY DUTY
- ASPHALT SURFACE, LIGHT DUTY
- CONCRETE SURFACE
- CONCRETE BARRIER CURB & GUTTER
- SPILL OUT CONCRETE CURB & GUTTER
- SIGN
- LIGHTPOLE
- CHAIN LINK FENCE
- GRADING LEGEND
- PROPOSED 1 FT CONTOUR
- PROPOSED 5 FT CONTOUR
- FLOW ARROW
- EXISTING ELEVATION
- PROPOSED ELEVATION
- SLOPE

MAINTENANCE ANNUAL BUDGET

Description	Annual Cost
Annual inspection for sediment accumulation	\$100.00
Removal of sediment accumulation every 2 years as needed	\$300.00
Inspection for foistables & debris annually and after major storms	\$100.00
Removal of foistables and debris annually and after major storms	\$150.00
Inspection for erosion annually and after major storms	\$150.00
Replacement of stone as needed	\$350.00
Re-establish permanent vegetation on eroded slopes as needed	\$250.00
Replacement of stone as needed	\$250.00
Clean streets every 8 months as needed	\$250.00
Mowing	\$300.00
Inspection structural elements during wet weather and compare to as-built plans every 2 years	\$150.00
Inspection structural adjustments or replacements as determined by inspection as needed	\$400.00
Have a professional engineer carry out an emergency inspection upon identification of severe problems	\$200.00
Records Maintenance	\$100.00
Estimated Annual Maintenance Cost	\$3,000.00

MAINTENANCE TASKS AND SCHEDULE DURING CONSTRUCTION

Tasks	Collection System	Storm Water Management Basins	Scheduled Frequency
Inspect for sediment accumulation	X	X	Weekly
Removal of sediment accumulation	X	X	As Needed 1/2 prior to Acceptance
Inspect for foistables and debris	X	X	Quarterly
Removal of foistables and debris	X	X	As Needed & prior to Acceptance
Inspect for erosion	X	X	Weekly
Re-establish permanent vegetation on eroded slopes	X	X	As Needed & prior to Acceptance
Replacement of stone	X	X	As Needed & prior to Acceptance
Mowing	X	X	0-2 Times per year
Inspection during wet weather & after major storms	X	X	As Needed
Repair Storm Damage to System and Erosion Control	X	X	As Needed

PERMANENT MAINTENANCE TASKS AND SCHEDULE

Tasks	Collection System	Storm Water Management Basin	Scheduled Frequency
Inspect for sediment accumulation	X	X	Annually
Removal of sediment accumulation	X	X	As Needed
Inspect for foistables and debris	X	X	Annually
Removal of foistables and debris	X	X	As Needed
Replacement of stone	X	X	Every 3-5 years as needed
Clean Streets	X	X	0-2 Times per year
Mowing	X	X	Annually
Inspection stormwater system components during wet weather and comparing to as-built plans by professional engineer	X	X	As Needed
Repair Storm Damage to System and Permanent Erosion Control	X	X	As Needed
Keep records on site of all maintenance inspections, actions and costs	X	X	As Needed

CONSTRUCTION SEQUENCE

- 6/19 TEMPORARY CONTROL MEASURES INSTALLED.
- 6/19 GRAVEL CONSTRUCTION ACCESS INSTALLED.
- 6/19 LAND CLEARING.
- 6/19 DETENTION BASIN CONSTRUCTED.
- 6/19 SITE GRADING.
- 7/19 UTILITIES / STORM SEWER INSTALLED CONSTRUCT BUILDINGS
- 9/19 PAVING / SIDEWALKS INSTALLED
- 10/20 FINAL GRADE/SEED
- 10/20 PERMANENT CONTROL MEASURES INSTALLED AND FUNCTIONING.
- 5/21 REMOVE TEMPORARY CONTROL MEASURES.

**MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET
S-E-S-C KEYING SYSTEM**

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
EB	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading activities).
E12	RIPOUP		Use along shorelines, wetlands, or where concentrated flow occurs. Stone velocity, reduce sediment load, and reduce erosion.
S51	SILT FENCE		Use adjacent to off-road work, to prevent sediment from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	HAZT PROTECTION FABRIC DROP		Use at streambed inlets, especially at construction sites.

DESCRIPTION (By Others)

Part of the Southwest 1/4 of Section 20, T15, R6E, Northfield Township, Washtenaw County, Michigan; being more particularly described as follows: Commencing at the Southwest corner of said Section 20; thence N02°01'50"E, a distance of 775.96 feet along the West line of said Section 20 to the Point of Beginning; thence continuing along said West line of Section 20 N02°01'50"E, a distance of 730.06 feet; thence N81°18'20"E, a distance of 750.52 feet to a point on the centerline of Whitmore Lake Road (100 foot wide); thence along said centerline S35°51'25"E, a distance of 300.00 feet; thence S57°33'01"W, a distance of 1118.07 feet to the Point of Beginning. Containing 10.02 acres, more or less, and subject to the rights of the public over the existing Whitmore Lake Road (100 foot wide) and any other easements or restrictions of record.

TEMPORARY SOIL STOCKPILE AREAS
IF STOCKPILE IS LARGE AND EXPECTED TO BE ON-SITE FOR A LONG PERIOD OF TIME, SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF THE STOCKPILE.

SOIL EROSION CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF NORTHFIELD TOWNSHIP AND WASHTENAW COUNTY.
- DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES AND WHEN NECESSARY, REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
- EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS, WHICH INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION; SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THIS SITE.
- THE OWNER SHALL OBTAIN OR CAUSE HIS CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS, PAY ALL FEES AND POST ALL BONDS TO EACH AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER EROSION CONTROL MEASURES ON THIS PROJECT.
- THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THIS PLAN. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER CHANGES HAVE BEEN ACCOMPLISHED.
- THE CONTRACTOR IS TO PROTECT AS MUCH EXISTING VEGETATION AS POSSIBLE.
- ALL MUD, DIRT AND DEBRIS TRACKED ONTO EXISTING ROADS FROM THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR AND/OR BUILDER. ALL MUD, DIRT AND DEBRIS TRACKED OR SPILLED ONTO PAVED SURFACES WITHIN THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR AND/OR BUILDER.
- ANY SOIL EROSION CONTROL MEASURES DAMAGED BY THEIR CONTRACTOR'S OPERATION SHALL BE REPLACED THE SAME DAY.
- DISTURBED SOILS AREA IS 5.00 ACRES. TOTAL SITE AREA IS 10.02 ACRES.
- ESTIMATED COST OF THE PERMANENT AND TEMPORARY EROSION CONTROL DEVICES IS \$ 7,100.00.
- ESTIMATED COST TO PROTECT SITE FROM EROSION SHOULD CONSTRUCTION DISCONTINUE IS \$ 2,500.00.
- MAINTENANCE OF PERMANENT SOIL EROSION CONTROLS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER, NATIONAL FIBER CONSTRUCTION.
- FEMA FLOOD PLAIN MAPS ARE 26161C0094E AND 26161C0235E. THERE ARE NOT ANY 100 YEAR FLOODPLAINS ON OR WITHIN 500 FEET OF THIS PROJECT SITE.
- THERE ARE NO LANDMARK TREE CRITICAL ROOT ZONES WITHIN THE LIMITS OF DISTURBANCE.

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

- CoB - CONOVER LOAM, 0 TO 4 PERCENT SLOPES
- mimB - MIAMI LOAM, 2 TO 6 PERCENT SLOPES
- mimC - MIAMI LOAM, 6 TO 12 PERCENT SLOPES

SOILS ARE BASED ON USDA SOIL BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

BOUNDARY INFORMATION PER SURVEY PERFORMED BY ATWELL-HICKS, INC. DATED: 8-5-03.

PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

LEGEND

- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- HYDRANT
- SPOT ELEV.
- POST
- GATE VALVE
- END SECTION
- GRAVEL
- CONCRETE
- ASPHALT
- EXISTING STORM
- EXISTING SANITARY
- EXISTING WATER
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING TELEPHONE

LEGEND

- TOP OF CURB
- TOP OF WALL
- MANHOLE
- CATCHBASIN
- END SECTION
- EXISTING STORM
- EXISTING SANITARY
- EXISTING WATER
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING TELEPHONE

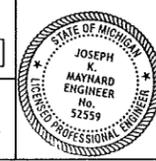
BENCHMARK BM1=NAI IN ELY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE NELY CORNER OF THE SITE, ELEV=937.00 (NAVD 88).
BM2=R-R SPIKE IN SWLY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE SELY CORNER OF THE SITE, ELEV=939.95 (NAVD 88).

REVISIONS 12-20-2018 REV1; 4-26-2019 REVISED SITE PLAN; 5-20-2019 PER REVIEW

SCALE
0 20 40
SCALE: 1"=40'



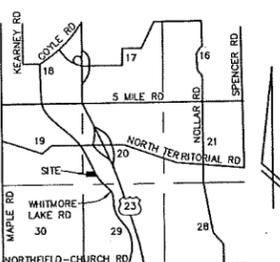
Know what's below.
Call before you dig.



THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED AND MARKED BY SURVEYORS AND EXISTING RECORDS. THE SURVEYORS AND EXISTING RECORDS ARE NOT GUARANTEED TO BE ACCURATE. THE SURVEYORS AND EXISTING RECORDS ARE NOT GUARANTEED TO BE ACCURATE. THE SURVEYORS AND EXISTING RECORDS ARE NOT GUARANTEED TO BE ACCURATE. THE SURVEYORS AND EXISTING RECORDS ARE NOT GUARANTEED TO BE ACCURATE.

CONSENT OF WASHTENAW ENGINEERING COMPANY, INC. FOR REPRODUCTION SHALL BE MADE WITHOUT FROM WRITTEN CONSENT OF WASHTENAW ENGINEERING COMPANY, INC.

THE OWNER SHALL NOT USE OR ALLOW ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, OR EXISTING DATA, AND ANY OTHER INFORMATION PROVIDED FOR THIS PROJECT OR FOR CONSULTATION OF THE PROJECT BY ANY OTHER PERSON WITHOUT THE WRITTEN CONSENT OF WASHTENAW ENGINEERING COMPANY, INC. THE OWNER SHALL NOT USE OR ALLOW ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, OR EXISTING DATA, AND ANY OTHER INFORMATION PROVIDED FOR THIS PROJECT OR FOR CONSULTATION OF THE PROJECT BY ANY OTHER PERSON WITHOUT THE WRITTEN CONSENT OF WASHTENAW ENGINEERING COMPANY, INC.



DRN 1
AREA=3.81 ACRES
C=0.29

DRN 7
AREA=9.44 ACRES
C=0.27

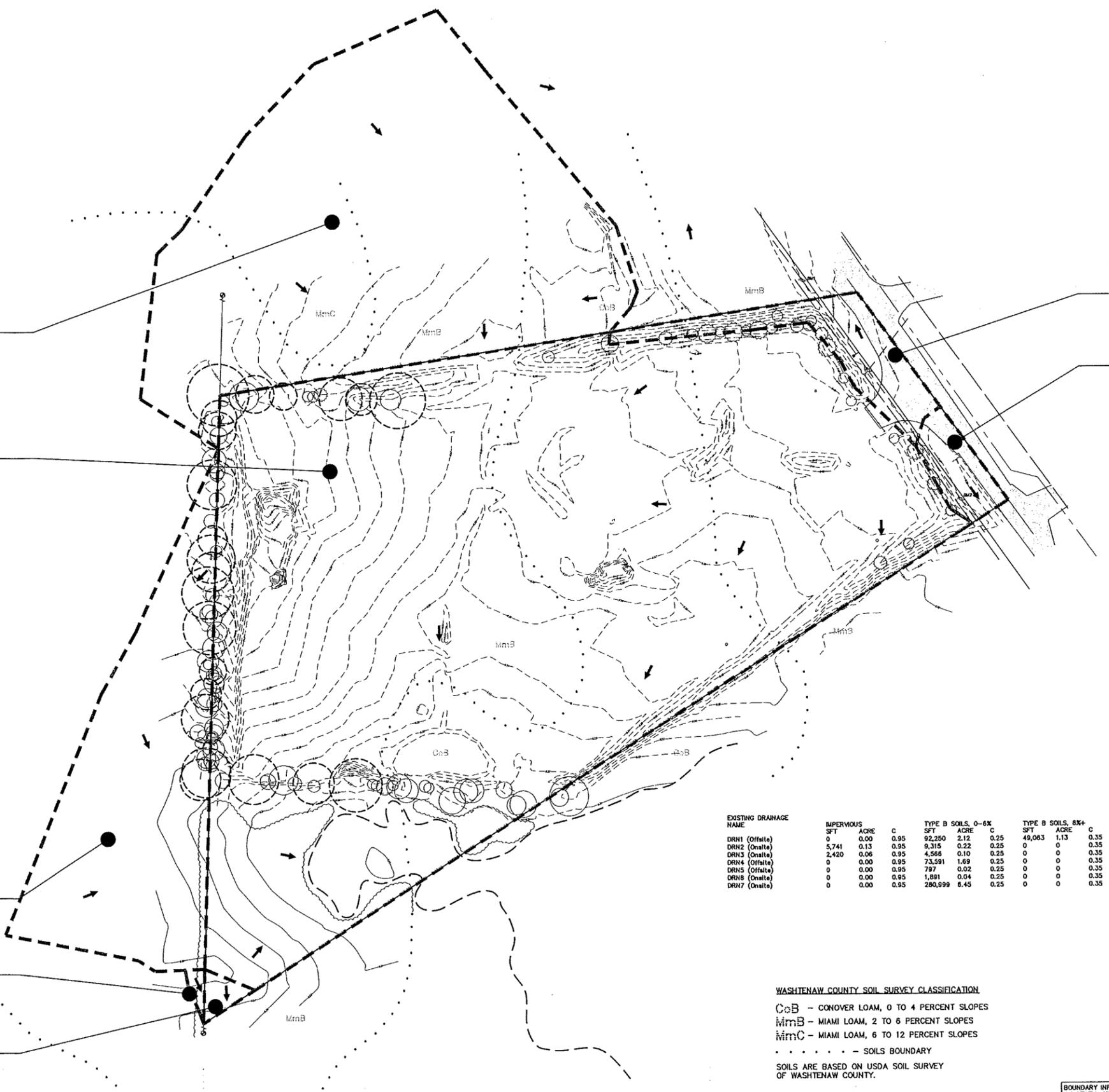
DRN 4
AREA=1.69 ACRES
C=0.25

DRN 5
AREA=0.02 ACRES
C=0.25

DRN 6
AREA=0.04 ACRES
C=0.25

DRN 2
AREA=0.38 ACRES
C=0.49

DRN 3
AREA=0.16 ACRES
C=0.47



EXISTING DRAINAGE NAME	IMPERVIOUS			TYPE B SOILS, 0-6%			TYPE B SOILS, 6%+			TYPE C SOILS, 0-6%			TOTAL AREA	WEIGHTED C	
	SFT	ACRE	C	SFT	ACRE	C	SFT	ACRE	C	SFT	ACRE	C			
DRN1 (Offsite)	0	0.00	0.95	92,250	2.12	0.25	49,063	1.13	0.35	24,529	0.58	0.30	165,842	3.81	0.29
DRN2 (Onsite)	5,741	0.13	0.95	9,315	0.22	0.25	0	0	0.35	1,458	0.03	0.30	18,514	0.38	0.49
DRN3 (Onsite)	2,420	0.06	0.95	4,566	0.10	0.25	0	0	0.35	0	0.00	0.30	6,986	0.16	0.47
DRN4 (Offsite)	0	0.00	0.95	73,591	1.69	0.25	0	0	0.35	0	0.00	0.30	73,591	1.69	0.25
DRN5 (Offsite)	0	0.00	0.95	797	0.02	0.25	0	0	0.35	0	0.00	0.30	797	0.02	0.25
DRN6 (Onsite)	0	0.00	0.95	1,891	0.04	0.25	0	0	0.35	0	0.00	0.30	1,891	0.04	0.25
DRN7 (Onsite)	0	0.00	0.95	290,999	6.45	0.25	0	0	0.35	130,301	2.99	0.30	411,300	9.44	0.27

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION
 CoB - CONOVER LOAM, 0 TO 4 PERCENT SLOPES
 MmB - MIAMI LOAM, 2 TO 6 PERCENT SLOPES
 MmC - MIAMI LOAM, 6 TO 12 PERCENT SLOPES
 SOILS BOUNDARY
 SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

BOUNDARY INFORMATION PER SURVEY PERFORMED BY ATWELL-HICKS, INC. DATED: 8-5-03.

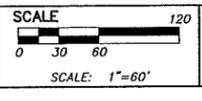
LEGEND

○ = LIGHT POLE	○ = SPOT ELEV.	— = TOP OF CURB	— = GRAVEL	— = EXISTING STORM
○ = UTILITY POLE	○ = POST	— = TOP OF WALL	— = FENCE	— = EXISTING SANITARY
○ = GUY ANCHOR	○ = GATE VALVE	○ = MANHOLE	○ = CONCRETE	— = EXISTING WATER
○ = HYDRANT	— = SIGN	○ = CATCHBASIN	— = ASPHALT	— = EXISTING GAS
		— = END SECTION		— = EXISTING ELECTRIC
				— = EXISTING TELEPHONE

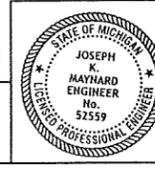
BENCHMARK BM1-MAN IN ELY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE N.E. CORNER OF THE SITE, ELEV=937.00 (NAVD 88).
 BM2-R.R. SPIKE IN SWLY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE S.E. CORNER OF THE SITE, ELEV=939.95 (NAVD 88).

REVISIONS 12-20-2018 REV1: 4-26-2019 REVISED SITE PLAN; 5-20-2019 PER REVIEW

NO.	DATE	DESCRIPTION



PREPARED BY: *Joseph K. Maynard*
 JOSEPH K. MAYNARD P.E., MICH No. 52559



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 CIVIL ENGINEERS
 PLANNERS • SURVEYORS
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 WWW.WASHTENAWENGINEERING.COM

NATIONAL FIBER CONSTRUCTION
 5070 W. JOY RD
 DEERFIELD, IL 60015
 nati/fiberconstruction.com

CLIENT
STORM WATER MANAGEMENT DRAINAGE AREA PLAN EXISTING

SHEET
6785 WHITMORE LAKE ROAD

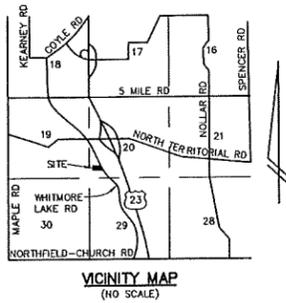
PROJECT
 SECTION 20 TOWN 1 SOUTH RANGE 6 EAST
 NORTHFIELD TOWNSHIP
 WASHTENAW COUNTY • MICHIGAN
 JOB NO. 32499
 DATE 11-19-2018
 DWG NO. 499-swmm-dm-ex
 FIELD BOOK: T102E
 FILE NO. T0242

8 SHEET

THE UNDERSIGNED HAS BEEN ADVISED BY THE SURVEYOR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AND DEPTH AS SHOWN ON THIS PLAN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

COPYRIGHT © 2019 WASHTEAW ENGINEERING COMPANY, INC. NO REPRODUCTION SHALL BE MADE WITHOUT PRIOR WRITTEN CONSENT OF WASHTEAW ENGINEERING COMPANY, INC.

THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA, AND BY OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS, FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF WASHTEAW ENGINEERING COMPANY, INC. THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS WASHTEAW ENGINEERING COMPANY, INC. AND ITS ATTORNEYS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING OUT OF COURT SETTLEMENTS, REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING OUT OF OR FROM THE USE OF THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA OR OTHER INSTRUMENTS OF SERVICE.



DRN 1
AREA=3.81 ACRES
C=0.29

DRN 7
AREA=0.36 ACRES
C=0.26

DRN 8
AREA=0.12 ACRES
C=0.25

DRN 9
AREA=4.44 ACRES
C=0.26

DRN 4
AREA=1.69 ACRES
C=0.25

DRN 5
AREA=0.02 ACRES
C=0.25

DRN 6
AREA=0.04 ACRES
C=0.25

DRN 14
AREA=0.78 ACRES
C=0.71

DRN 2
AREA=0.38 ACRES
C=0.49

DRN 3
AREA=0.16 ACRES
C=0.47

DRN 13
AREA=0.52 ACRES
C=0.83

DRN 12
AREA=0.23 ACRES
C=0.92

DRN 11
AREA=2.28 ACRES
C=0.74

DRN 10
AREA=0.71 ACRES
C=0.26

PROPOSED DRAINAGE NAME	ROOFS, ASPHALT OR CONCRETE		GRAVEL		TYPE B SOILS, 0-6%		TYPE B SOILS, 8%+		TYPE C SOILS, 0-6%		TOTAL AREA		WEIGHTED	
	SFT	ACRE	SFT	ACRE	SFT	ACRE	SFT	ACRE	SFT	ACRE	SFT	ACRE	SFT	ACRE
DRN1 (Offsite)	0	0.00	0	0.00	92,250	2.12	49,063	1.13	24,529	0.56	165,842	3.81	0.29	
DRN2 (Onsite)	5,741	0.13	0	0.00	9,317	0.22	0	0.00	1,458	0.03	16,516	0.38	0.49	
DRN3 (Onsite)	2,420	0.06	0	0.00	4,566	0.10	0	0.00	0	0.00	6,986	0.16	0.47	
DRN4 (Offsite)	0	0.00	0	0.00	73,591	1.69	0	0.00	0	0.00	73,591	1.69	0.25	
DRN5 (Offsite)	0	0.00	0	0.00	797	0.02	0	0.00	0	0.00	797	0.02	0.25	
DRN6 (Onsite)	0	0.00	0	0.00	1,891	0.04	0	0.00	0	0.00	1,891	0.04	0.25	
DRN7 (Onsite)	0	0.00	0	0.00	13,779	0.31	0	0.00	3,070	0.05	15,849	0.36	0.26	
DRN8 (Onsite)	0	0.00	0	0.00	5,503	0.13	0	0.00	0	0.00	5,503	0.12	0.25	
DRN9 (Onsite)	0	0.00	0	0.00	135,511	3.11	0	0.00	57,974	1.33	193,485	4.44	0.26	
DRN10 (Onsite to basin)	0	0.00	0	0.00	22,344	0.51	0	0.00	8,544	0.20	30,888	0.71	0.26	
DRN11 (Onsite to basin)	53,888	1.24	17,272	0.40	25,310	0.58	0	0.00	2,803	0.06	99,371	2.28	0.74	
DRN12 (Onsite to basin)	9,515	0.22	0	0.00	0	0.00	0	0.00	320	0.01	9,835	0.23	0.92	
DRN13 (Onsite to basin)	18,718	0.43	0	0.00	3,273	0.08	0	0.00	425	0.01	22,416	0.52	0.83	
DRN14 (Onsite to basin)	22,414	0.51	0	0.00	10,319	0.24	0	0.00	1,218	0.03	33,951	0.78	0.71	

WASHTEAW COUNTY SOIL SURVEY CLASSIFICATION
 CoB - CONOVER LOAM, 0 TO 4 PERCENT SLOPES
 MmB - MIAMI LOAM, 2 TO 6 PERCENT SLOPES
 MmC - MIAMI LOAM, 6 TO 12 PERCENT SLOPES
 - SOILS BOUNDARY
 SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTEAW COUNTY.

BOUNDARY INFORMATION PER SURVEY PERFORMED BY ATWELL-HICKS, INC. DATED: 6-5-03.

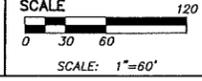
LEGEND

○ = LIGHT POLE	● = SPOT ELEV.	TC = TOP OF CURB	--- = GRAVEL	--- = EXISTING STORM
○ = UTILITY POLE	○ = POST	TW = TOP OF WALL	--- = FENCE	--- = EXISTING SANITARY
○ = GUY ANCHOR	○ = GATE VALVE	○ = MANHOLE	--- = CONCRETE	--- = EXISTING WATER
○ = HYDRANT	○ = END SECTION	○ = CATCHBASIN	--- = ASPHALT	--- = EXISTING GAS
		○ = END SECTION		--- = EXISTING ELECTRIC
				--- = EXISTING TELEPHONE

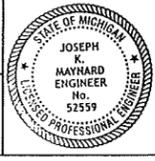
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 BM2-R.R. SPIKE IN SWLY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE SELY CORNER OF THE SITE, ELEV=939.95 (NAVD 88).

REVISIONS

NO.	DATE	DESCRIPTION
12-20-2018	REV1	4-26-2019 REVISED SITE PLAN; 5-20-2019 PER REVIEW



PREPARED BY: *Joseph K. Maynard*
 JOSEPH K. MAYNARD P.E., MICH No. 52559



CLIENT
 NATIONAL FIBER CONSTRUCTION
 5070 W. JOY RD.
 SUITE 100
 WILSON, MI 48093
 TEL: 248-660-2714
 nationalfiberconstruction.com

PROJECT
 STORM WATER MANAGEMENT DRAINAGE AREA PLAN
 6785 WHITMORE LAKE ROAD
 PROPOSED

SHEET
 9

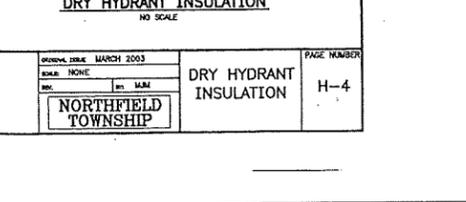
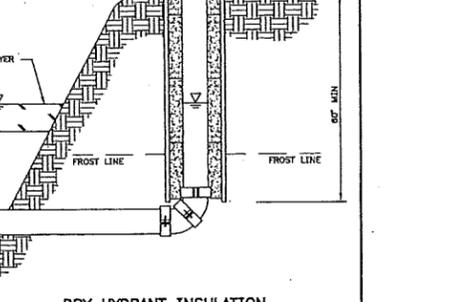
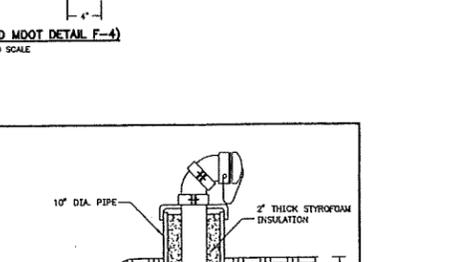
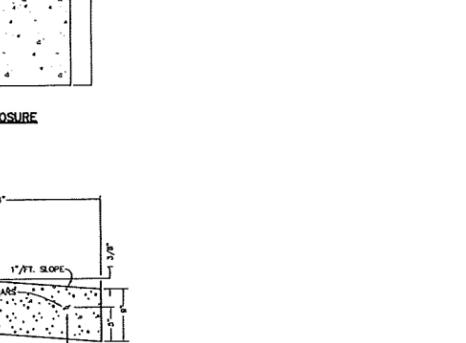
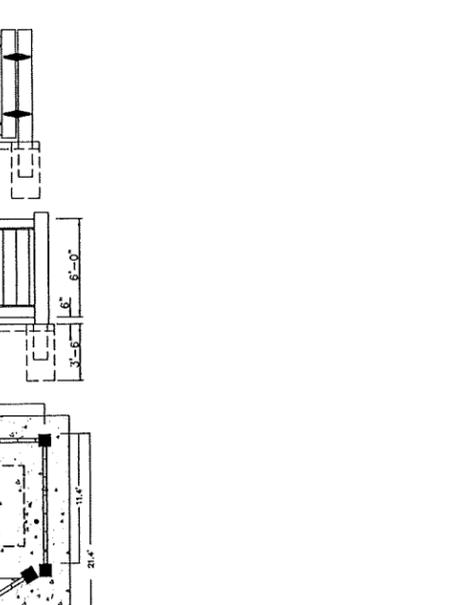
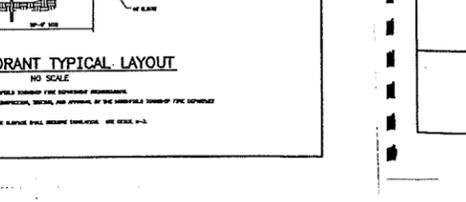
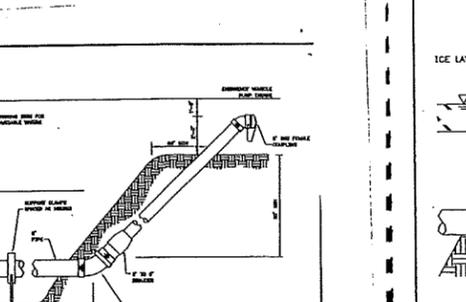
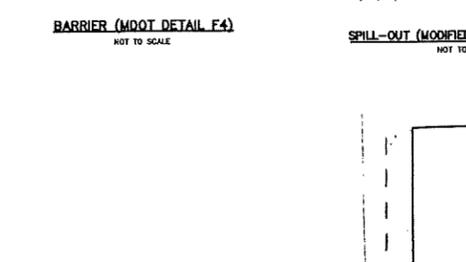
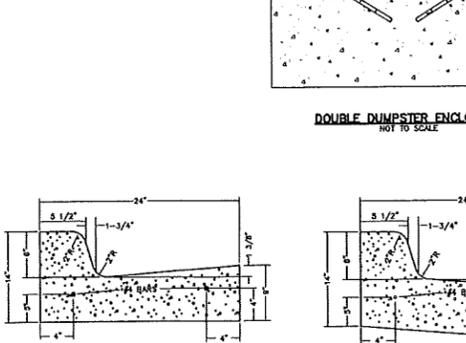
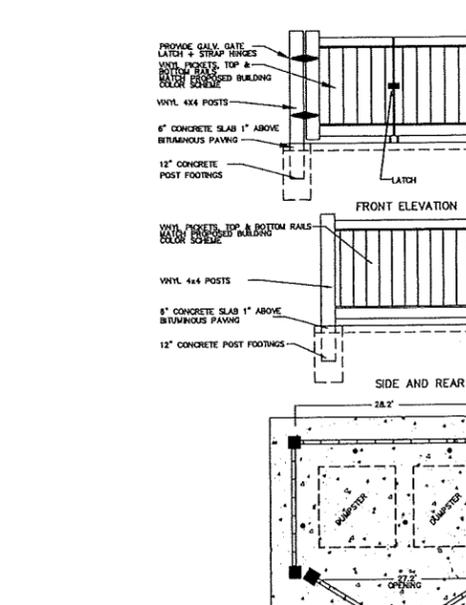
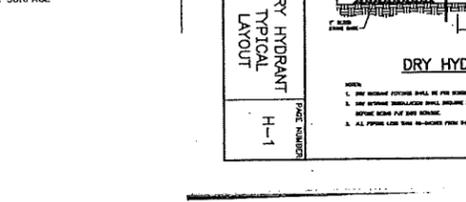
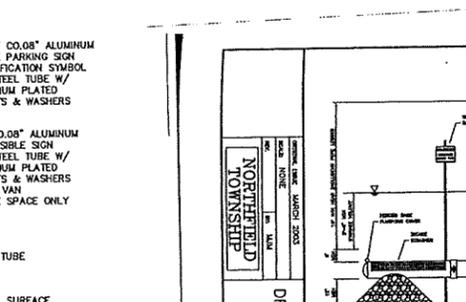
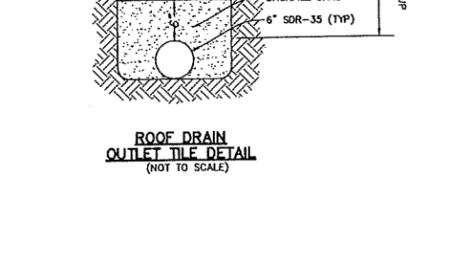
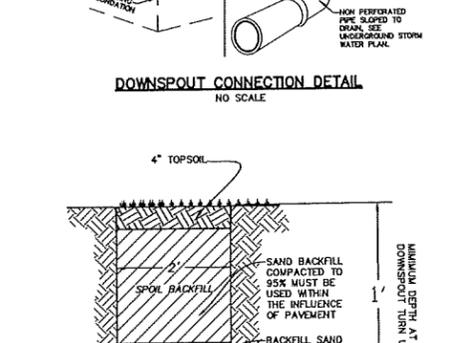
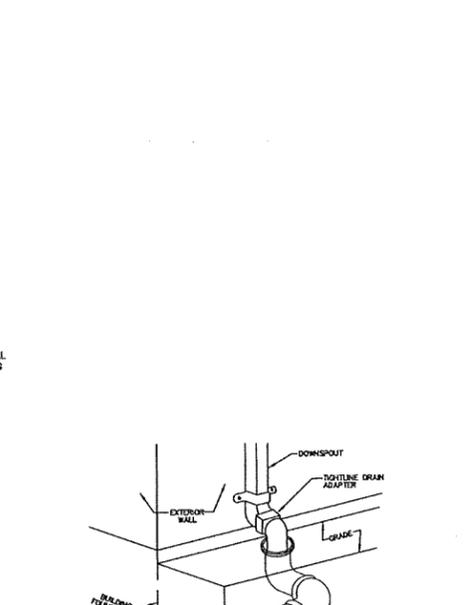
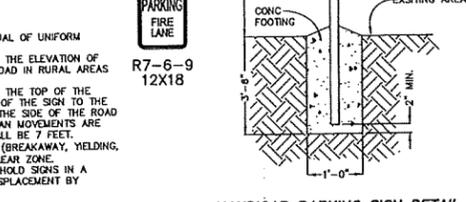
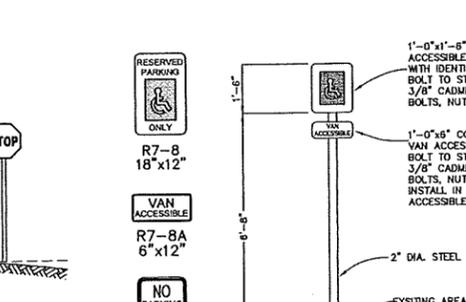
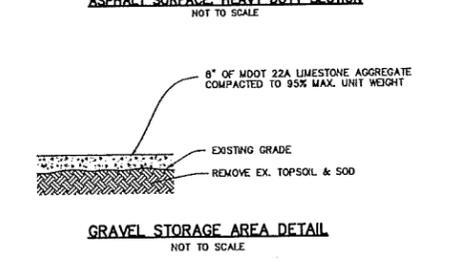
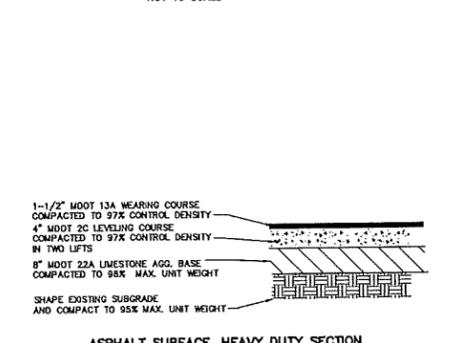
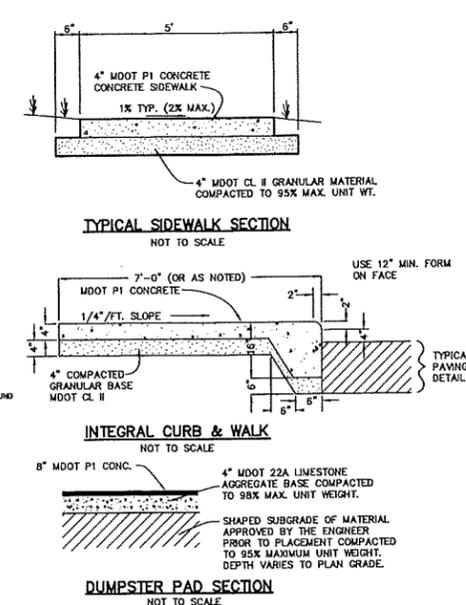
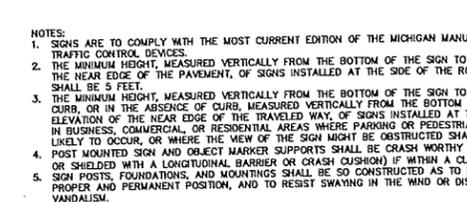
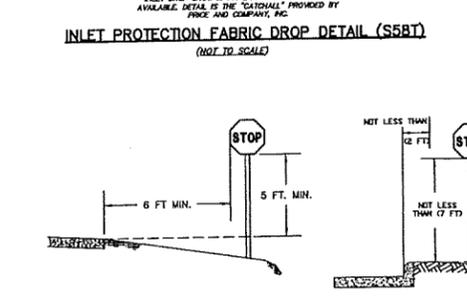
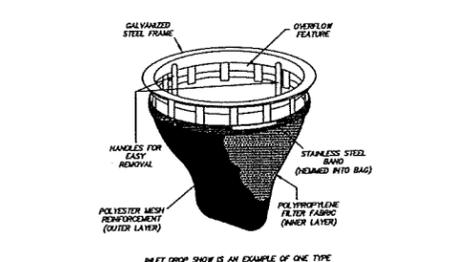
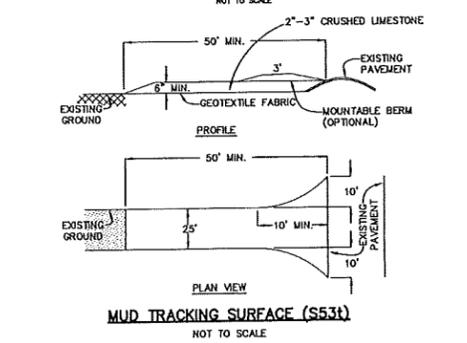
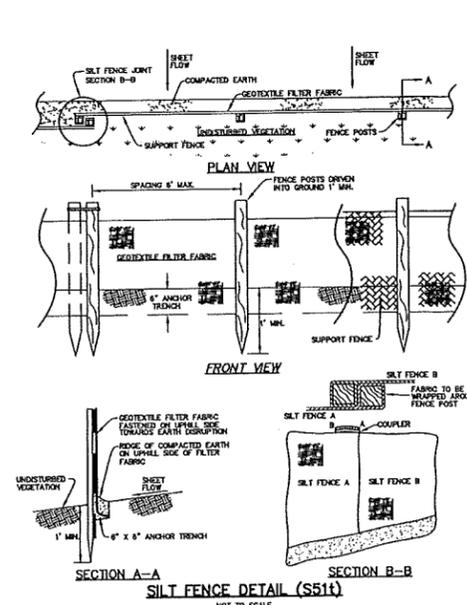
SECTION 20, TOWN 1, SOUTH, RANGE 6, EAST
 ACGETHEFIELD TOWNSHIP
 WASHTEAW COUNTY, MICHIGAN
 JOB NO. 32499
 DWE NO. 499-swmm-dm-pro
 FIELD BOOK NONE
 FILE NO. 10542

WASHTEAW ENGINEERING
 CIVIL ENGINEERS
 PLANNERS • SURVEYORS
 LANDSCAPE ARCHITECTS
 3526 W. LIBERTY RD.
 ANN ARBOR, MI 48103
 TEL: 734-761-9530
 FAX: 734-761-9530
 WASHTEAWENGINEERING.COM

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LEGEND

○ = LIGHT POLE	○ = SPOT ELEV.	○ = EXISTING STORM
○ = UTILITY POLE	○ = POST	○ = EXISTING SANITARY
○ = GUY ANCHOR	○ = GATE VALVE	○ = EXISTING WATER
○ = HYDRANT	○ = CATCHBASIN	○ = EXISTING GAS
	○ = END SECTION	○ = EXISTING ELECTRIC
		○ = EXISTING TELEPHONE
— = GRAVEL		
— = FENCE		
— = CONCRETE		
— = ASPHALT		

BENCHMARK BM1-NAIL IN ELY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE NELY CORNER OF THE SITE, ELEV=937.00 (NAVD 88).
 BM2-R.R. SPIKE IN SWLY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE SELY CORNER OF THE SITE, ELEV=939.95 (NAVD 88).

REVISIONS

12-20-2018	REV1	4-26-2019	REVISED SITE PLAN
5-20-2019			PER REVIEW

SCALE
 NO SCALE

PREPARED BY: *Joseph K. Maynard*
 JOSEPH K. MAYNARD P.E., MICH No. 52559

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

BOUNDARY INFORMATION PER SURVEY PERFORMED BY ATWELL-HICKS, INC. DATED: 9-5-03.

STATE OF MICHIGAN
 JOSEPH K. MAYNARD
 LICENSED PROFESSIONAL ENGINEER
 No. 52559

WASHTEENAW ENGINEERING
 CIVIL ENGINEERS
 PLANNERS & SURVEYORS
 LANDSCAPE ARCHITECTS
 3556 W. LIBERTY RD.
 SUITE 400
 ANN ARBOR, MI 48103
 TEL: 734-761-8800
 FAX: 734-761-8830
 WWW.WASHTEENAWENGINEERING.COM

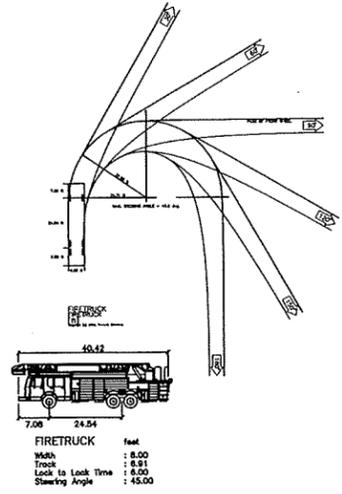
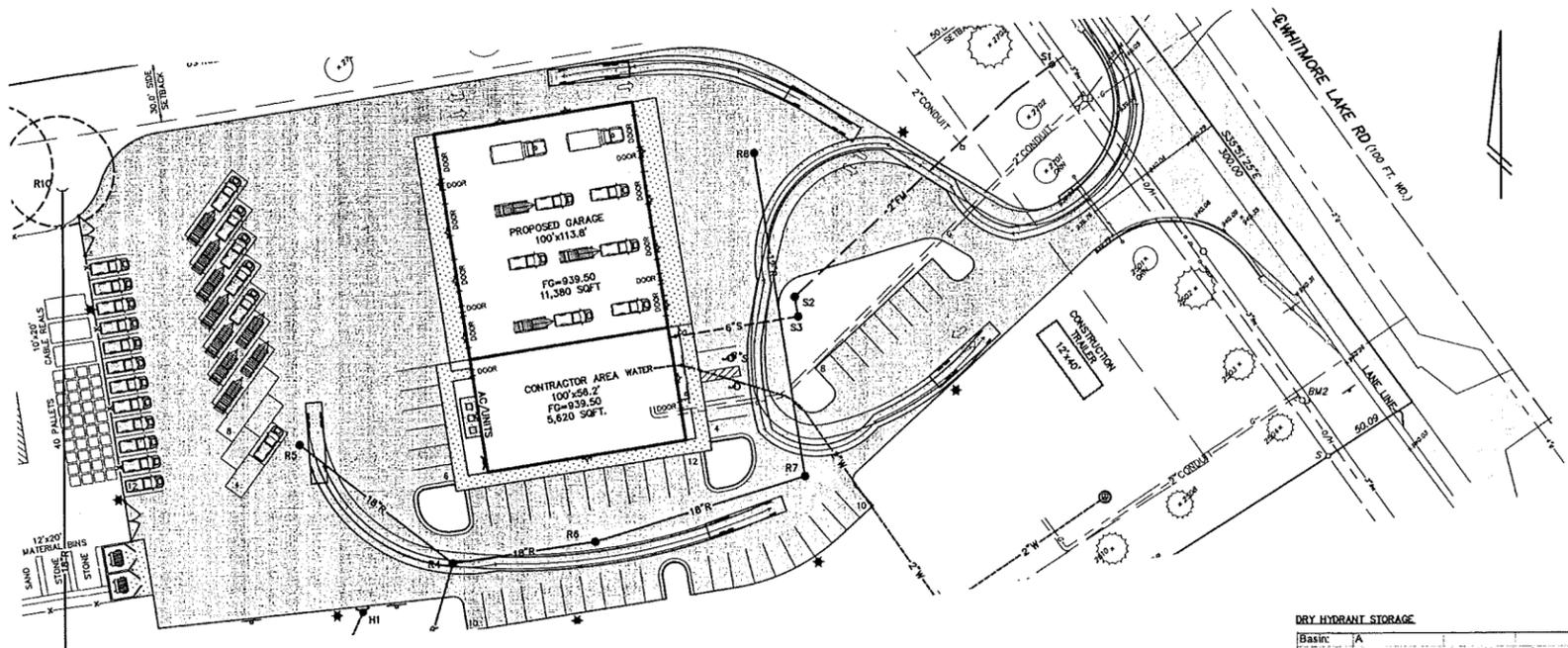
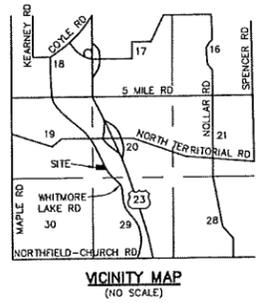
NATIONAL FIBER CONSTRUCTION
 5070 W. JOY RD.
 DEWATER, MI 48130
 TEL: 734-580-2114
 nationalfiberconstruction.com

DETAILS

6785 WHITMORE LAKE ROAD

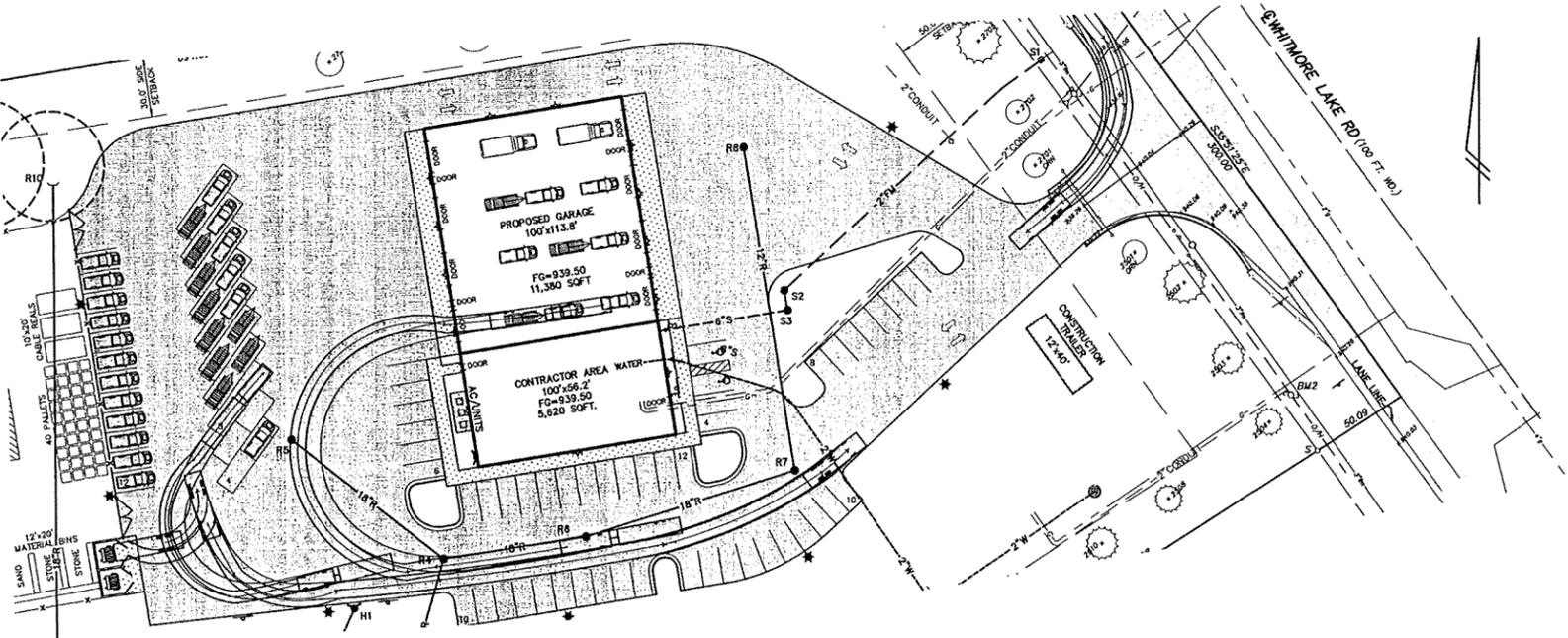
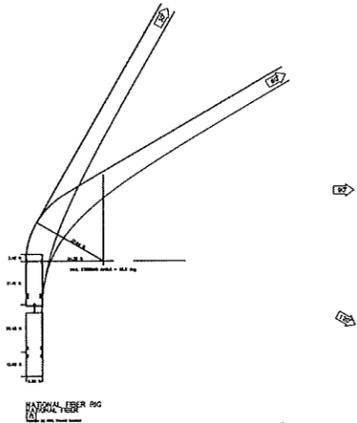
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 NORTHFIELD TOWNSHIP
 WASHTEENAW COUNTY, MICHIGAN
 JOB NO. 32-699
 DATE 11-19-2018
 DWG NO. 499-041
 FIELD BOOK NONE
 FILE NO. 10542

11 SHEET



DRY HYDRANT STORAGE

Basin	Area (sf)	Volume (cf)
A		
Dry Hydrant 4010 cft (30,000 gallons)		
932	4,148	3,534
931	2,920	730
930.5		4,264
Volume required:		4,010
Volume overage(shortfall)		254



TRASH & TRUCK/TRAILER TURNING TEMPLATE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE ALL SUCH UTILITIES IN THE AREA. OTHER UTILITIES MAY BE UNKNOWN TO THE SURVEYOR AND THE SURVEYOR DOES NOT WARRANT THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND BY ANY OTHER MEANS FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF WASTENAW ENGINEERING COMPANY, INC. NO REPRODUCTION SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF WASTENAW ENGINEERING COMPANY, INC.

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- LEGEND**
- = LIGHT POLE
 - = UTILITY POLE
 - = GUY ANCHOR
 - = HYDRANT
 - = SPOT ELEV.
 - = POST
 - = GATE VALVE
 - = SIGN
 - = TOP OF CURB
 - = TOP OF WALL
 - = MANHOLE
 - = CATCHBASIN
 - = END SECTION
 - = GRAVEL
 - = FENCE
 - = CONCRETE
 - = ASPHALT
 - = EXISTING STORM
 - = EXISTING SANITARY
 - = EXISTING WATER
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 BM2=R.H. SPIKE IN SWLY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE SELY CORNER OF THE SITE, ELEV=939.95 (NAVD 88).

REVISIONS 12-20-2018 REV1: 4-28-2019 REVISED SITE PLAN; 5-20-2019 PER REVIEW

SCALE
 0 20 40 80
 SCALE: 1"=40'

BOUNDARY INFORMATION PER SURVEY PERFORMED BY ATWELL-HICKS, INC. DATED: 8-5-03.
 PREPARED BY: *Joseph K. Maynard*
 JOSEPH K. MAYNARD P.E., MICH No. 52559



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 5070 W. JOY RD
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CLIENT

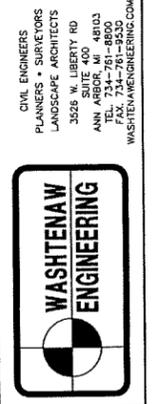
TURNING TEMPLATE PLAN

PROJECT

6785 WHITMORE LAKE ROAD

SECTION 20 TOWN 1 SOUTH RANGE 6 EAST
 NORTHFIELD TOWNSHIP
 WASHTEANAW COUNTY • MICHIGAN
 JOB NO. 32-499
 DATE 11-19-2018
 DWG NO. 499-LUM
 FIELD BOOK NONE
 FILE NO. 10542

12 SHEET

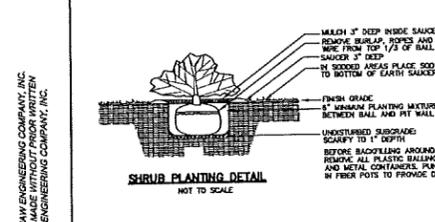
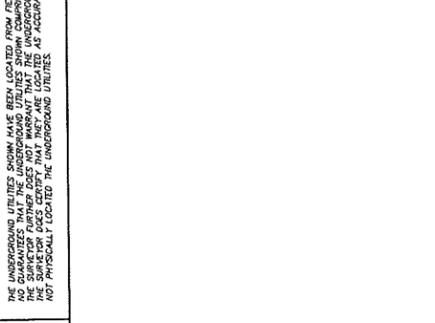
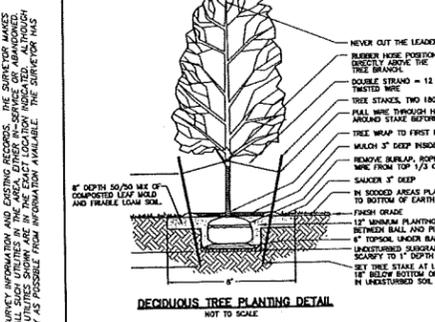


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 nationalfiberconstruction.com

LANDSCAPE PLAN

6785 WHITMORE LAKE ROAD

SECTION 20 TOWN 7 SOUTH RANGE 6 EAST
 NORTHFIELD TOWNSHIP
 WASHTENAW COUNTY - MICHIGAN
 JOB NO. 32-499
 DATE 11-19-2018
 DWG NO. 499-land
 FIELD BOOK NONE
 FILE NO. 10542



KENTUCKY BLUEGRASS LAWN MIX -

20% KENTUCKY BLUE 98/80
25% PERENNIAL RYE
25% CREEPING RED FESCUE
10% BARON KENTUCKY BLUEGRASS
10% KEN BLUE KENTUCKY BLUEGRASS

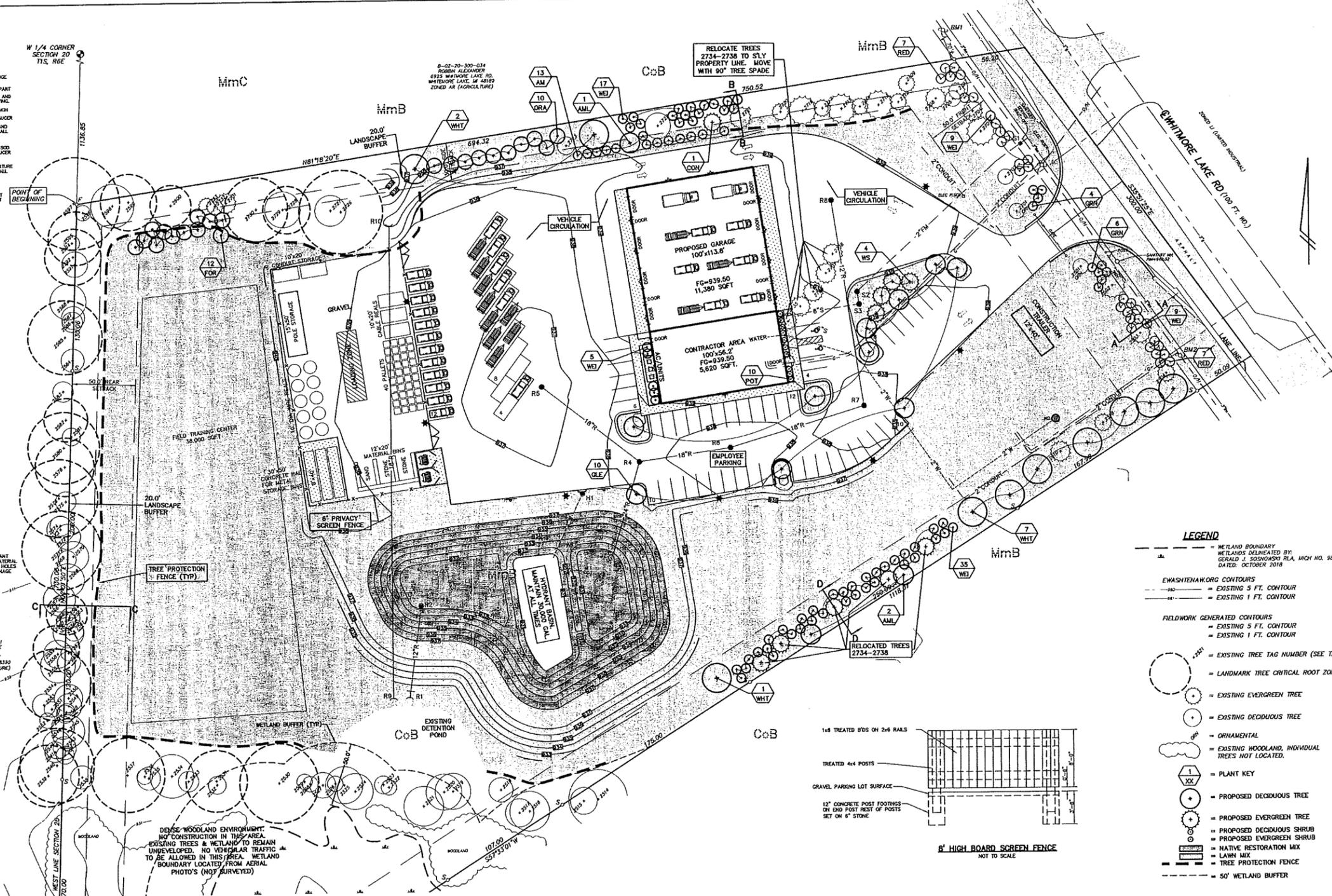
SEED RATE: 4 LBS/1000 SFT
 STARTER FERTILIZER (15-30-15)
 RATE: 3.25 LBS/1000 SFT

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

CoB - CONOVER LOAM, 0 TO 4 PERCENT SLOPES
 MimB - MIAMI LOAM, 2 TO 6 PERCENT SLOPES
 MimC - MIAMI LOAM, 6 TO 12 PERCENT SLOPES

..... SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.



LANDSCAPE REQUIREMENTS

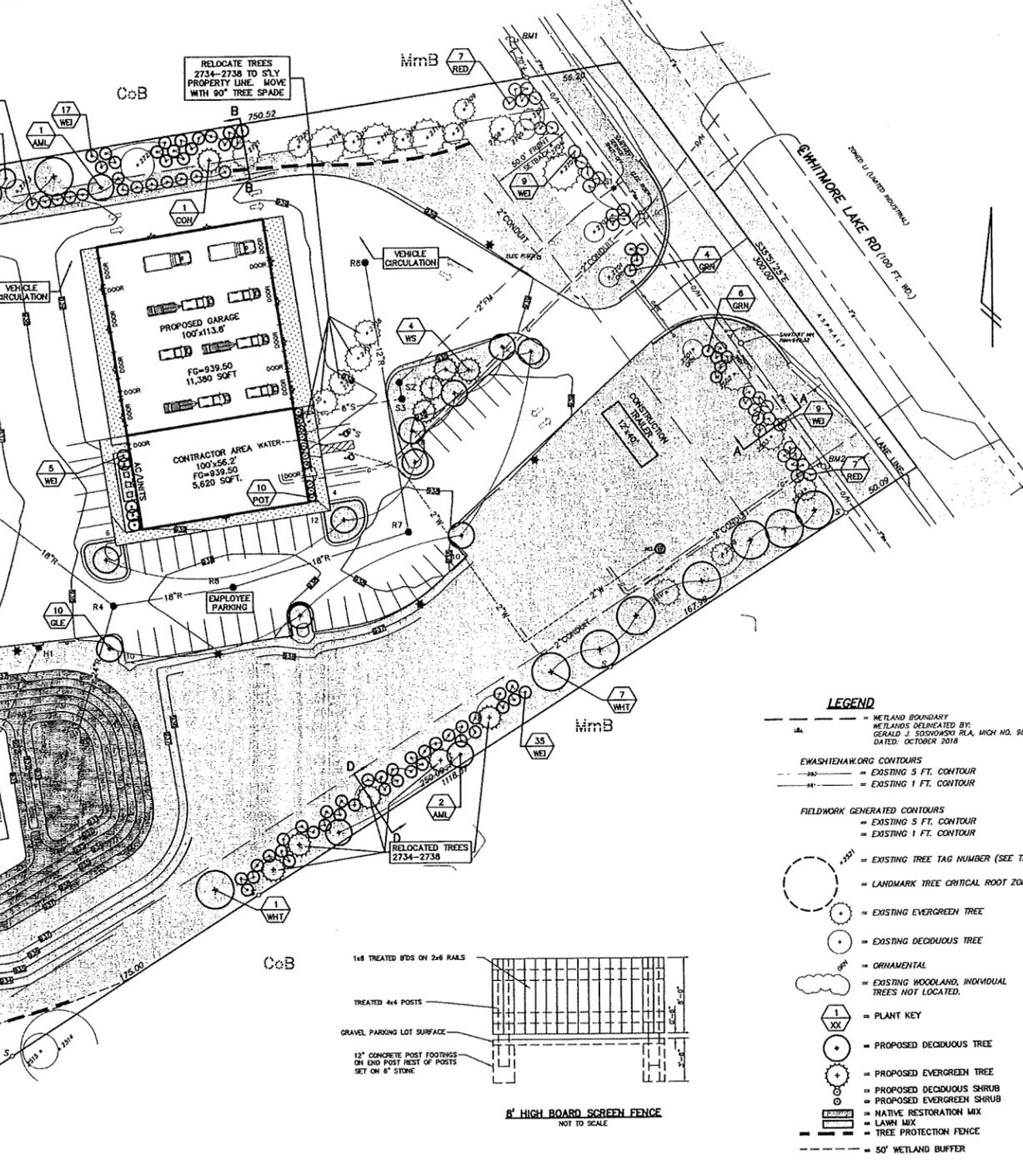
PARKING LOT	= 82 SPACES	= 1 TREE / 8 SPACES	= (10) TREES	= (10) TREES
MITIGATION (1)	= 27.5' CAL LM TREE (100%)	= (9.5) 3" TREES	= (10) 3" TREES	= (10) 3" CAL TREES

PLANT LIST TREES

Sym.	Qty.	Botanical	Common	Size	Comment
WHT	10	Quercus alba	WHITE OAK	3" CAL.	B & B
GLE	10	Quedalia tricanthos 'nervis'	HONEY LOCUST	2.5" Cal.	B & B
WEI	75	Weigela florida 'bristol ruby'	BRISTOL RUBY WEIGELA	36" HT.	B & B
AML	3	Amelanchier canadensis	JUNE BERRY	8" HT.	B & B
AMJ	13	Thuja occidentalis	AMERICAN ARBORVITAE	8" HT.	B & B
CON	1	Abies concolor	CONCOLOR FIR	8" HT.	B & B
WS	4	Picea glauca	WHITE SPRUCE	8" HT.	B & B
POT	10	Potentilla fruticosa	GOLDFINGER CINQUEFOL	24" SPR	CONTAINER
GRN	10	Juniperus chinensis 'green sargent'	GREEN SARGENT JUNIPER	24" SPR	CONTAINER
ORA	10	Chaenactis speciosa	'ORANGE STORM' FLOWERING QUINCE	36" HT.	CONTAINER
FOR	12	Forsythia suspensa	WEeping FORSYTHIA	36" HT.	CONTAINER
RED	14	Cornus sericea	RED TWIG DOGWOOD	36" HT.	CONTAINER

REVISIONS 12-20-2018 REV#1: 4-26-2019 REVISED SITE PLAN; 5-20-2019 PER REVIEW

SCALE 0 20 40
 SCALE: 1"=40'



LANDSCAPE NOTES

- PLANTING DATES: DECIDUOUS TREE PLANTING DATES (MARCH 15 - JUNE 30 OR AUGUST 15 - DECEMBER 15). ALL EVERGREENS TO BE PLANTED (MARCH 15 - JULY 30). THERE WILL BE NO FALL SEASON PLANTING OF EVERGREENS ACCEPTED BY THE LANDSCAPE ARCHITECT.
- WATERING OF ALL NEWLY PLANTED PLANT MATERIAL SHALL BE CONDUCTED AT THE TIME OF INITIAL PLANTING AND USING A HIGH PRESSURE, DEEP ROOT FEEDER WATERING SYSTEM. ADEQUATE WATER SHALL BE APPLIED WITH RESPECT TO AVAILABLE SOIL MOISTURE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SUBSEQUENT WATERINGS AS REQUIRED BY WEATHER CONDITIONS DURING THE GROWING SEASON FOR A MINIMUM OF THREE WATERINGS PER GROWING SEASON.
- NATIVE SEED MIX INSTALLATION: ALL SPECIFIED SEED TO BE PLANTED WITH A NO-TILL DRILL IMPLEMENT AND SHALL BE DIRECT SOIL CONTACT WITH A MAXIMUM OF 1/4 INCH SOIL COVER. STRAW MULCH WILL BE GRIPPED INTO GRADE WITH A DISC IMPLEMENT. SEEDING DATES WILL INCLUDE, MARCH 15 - JUNE 30 OR AUGUST 15 - DECEMBER 15.
- WARRANTY PERIOD WARRANT ALL PLANTINGS. (TREES, SHRUBS & SEEDING) INSTALLED UNDER THIS CONTRACT TO BE IN A HEALTHY AND FLOURISHING CONDITION OF ACTIVE GROWTH FOR ONE (1) FULL YEAR GROWING SEASON (APRIL THROUGH NOVEMBER) FROM DATE OF FINAL ACCEPTANCE.
- ALL DELAYS IN COMPLETION OF PLANTING OPERATIONS WHICH EXTEND THE PLANTING INTO MORE THAN ONE PLANTING SEASON SHALL EXTEND THE WARRANTY PERIOD CORRESPONDINGLY.

BOUNDARY INFORMATION PER SURVEY PERFORMED BY ATWELL-HICKS, INC. DATED: 8-5-03.

PREPARED BY: *Gerald J. Sosnowski*
 GERALD J. SOSNOWSKI P.L.A., MICH. NO. 982

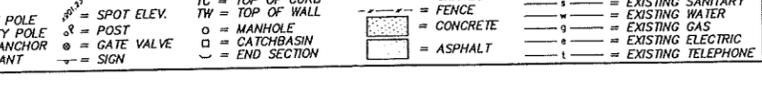
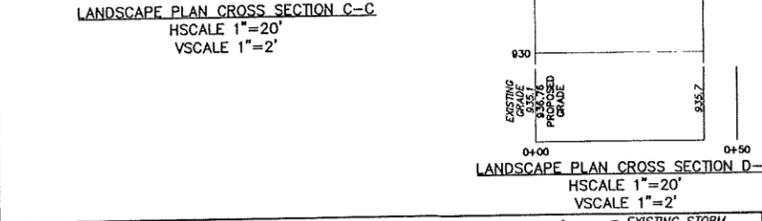
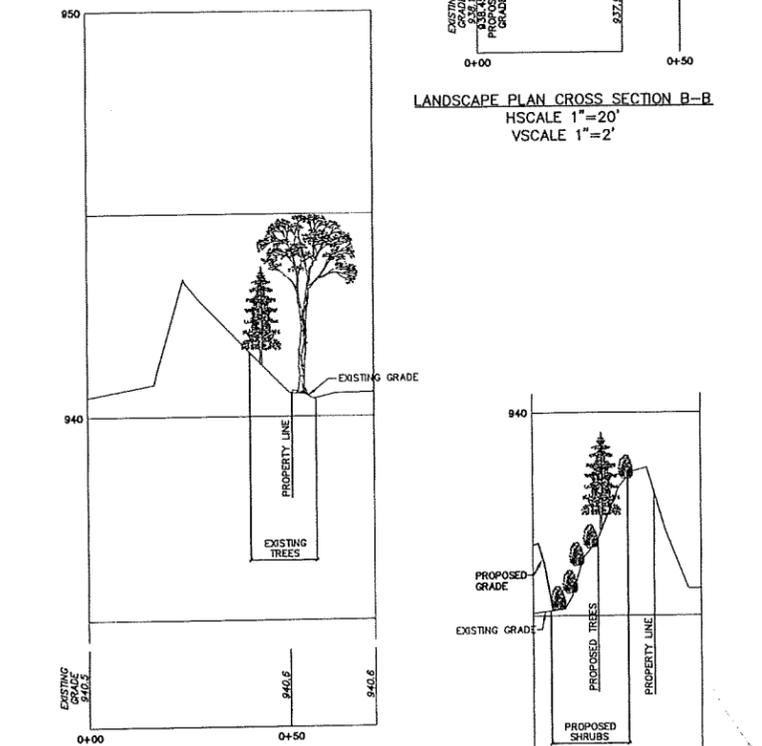
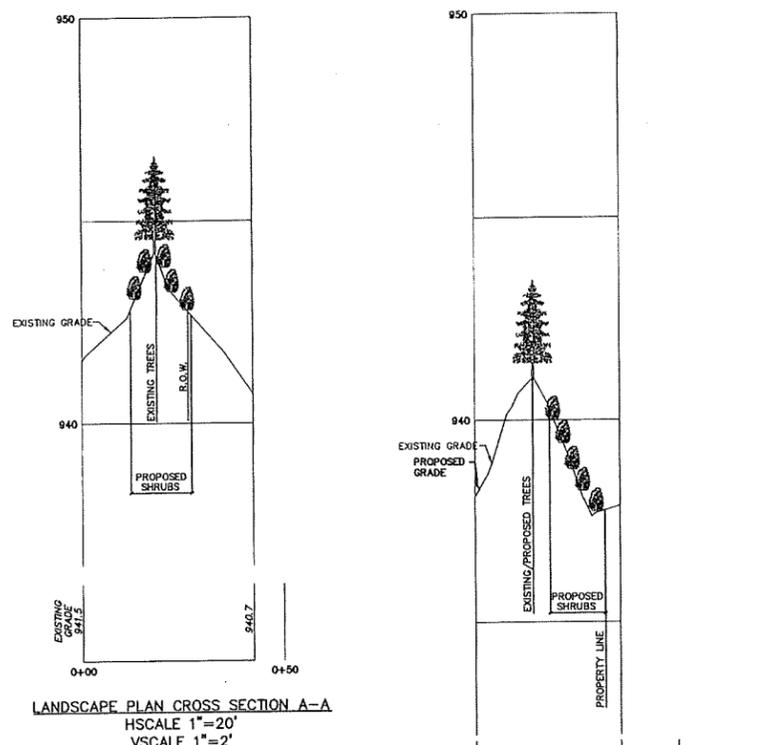
STATE OF MICHIGAN
 GERALD J. SOSNOWSKI
 LANDSCAPE ARCHITECT
 NO. 982
 REGISTERED LANDSCAPE ARCHITECT

THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS.

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TAG	COMMON NAME	DBH	CONDITION
2501	Crabapple	6	Good
2502	Blue Spruce	9	Excellent
2503	White Spruce	7	Excellent
2504	White Spruce	6	Excellent
2505	Cottonwood	6	Fair
2506	Boxelder	9	Good
2507	Cottonwood	7.5" (6, 5)	Fair
2508	Colorate Spruce	6" (5, 4)	Good
2509	Cottonwood	7	Fair
2510	Colorate Spruce	7	Excellent
2511	Cottonwood	6	Fair
2512	Boxelder	7	Good
2513	Boxelder	6	Good
2514	Walnut	23	Excellent
2515	Walnut	10.5	Good
2516	Walnut	15.5	Excellent
2517	Walnut	11	Good
2518	Walnut	9.5	Good
2519	Walnut	14	Good
2520	Walnut	14	Good
2521	Walnut	15.5	Good
2522	Walnut	6	Good
2523	Walnut	7	Good
2524	Walnut	14	Dead
2525	Walnut	14.5	Good
2526	Walnut	6	Excellent
2527	Walnut	10	Good
2528	Walnut	6	Dead
2529	Walnut	6	Fair
2530	Walnut	31	Good
2531	Walnut	24	Good
2532	Walnut	7	Fair
2533	Walnut	8	Fair
2534	Walnut	17	Poor
2535	Walnut	9	Good
2536	Hawthorn	6	Fair
2537	Walnut	29	Excellent
2538	Hawthorn	9	Good
2539	Walnut	29	Excellent
2540	Red Oak	24" (13, 14, 9, 8, 6.5)	Good
2541	Hickory	8	Good
2542	Hickory	7	Good
2543	Walnut	9	Good
2544	Walnut	11	Good
2545	Walnut	13	Good
2546	Hickory	11" (9, 7)	Good
2547	Walnut	7	Good
2548	Hickory	9" (6, 7)	Good
2549	Walnut	10	Fair
2550	Walnut	11	Good
2551	Walnut	6	Good
2552	Walnut	6	Fair
2553	Walnut	9	Good
2554	White Oak	28" (12, 13, 16, 15)	Good
2555	Hickory	13.5	Good
2556	Red Oak	9	Good
2557	Hickory	6	Good
2558	Hickory	11	Good
2559	White Oak	18" (13, 13)	Good
2560	Walnut	12	Good
2561	Walnut	7.5	Fair
2562	Hickory	7.5	Good
2563	Hickory	6	Good
2564	Hickory	8	Good
2565	White Oak	16" (14, 5, 7)	Good
2566	Hickory	5.5	Good
2567	Hickory	12.5	Good
2568	Walnut	13	Good
2569	Hickory	7	Good

TAG	COMMON NAME	DBH	CONDITION
2570	Walnut	12	Good
2571	White Oak	31	Excellent
2572	Hickory	11" (9, 7)	Good
2573	Hickory	10.5" (5, 6, 7)	Good
2574	Hickory	8	Good
2575	Hickory	8	Good
2576	White Oak	30.5" (16, 16, 12, 17)	Good
2577	Elm	8	Good
2578	Red Oak	23" (14, 13, 13)	Good
2579	Elm	7	Good
2580	White Oak	28	Good
2581	Hickory	7	Good
2582	White Oak	17	Good
2583	Hickory	8	Good
2584	Bur Oak	9	Good
2585	White Oak	29" (22, 19)	Good
2586	Hickory	8" (6, 5, 3)	Good
2587	Hickory	9	Good
2588	White Oak	14	Good
2589	Walnut	10	Good
2590	Oak	6	Dead
2591	Walnut	10	Good
2592	Red Oak	22" (18, 13)	Good
2593	Elm	6	Fair
2594	Hickory	6	Fair
2595	White Oak	21" (13, 17)	Good
2596	Bur Oak	6	Poor
2597	Bur Oak	36	Good
2598	Bur Oak	17	Fair
2599	Walnut	22	Excellent
2600	Red Oak	16	Excellent
2701	Crabapple	6	Good
2702	Mulberry	6	Good
2703	Blue Spruce	10	Good
2704	White Spruce	7	Excellent
2705	Crabapple	6	Good
2706	Boxelder	6	Good
2707	Juniper	6	Excellent
2708	White Spruce	7	Excellent
2709	Blue Spruce	9	Good
2710	Cottonwood	10	Good
2711	Cottonwood	8	Good
2712	Green Spruce	6	Good
2713	Blue Spruce	10	Good
2714	Green Spruce	6	Good
2715	Blue Spruce	10	Good
2716	Boxelder	6	Good
2717	Blue Spruce	6	Good
2718	Blue Spruce	10	Good
2719	Boxelder	6	Good
2720	Green Spruce	6	Fair
2721	Green Spruce	7	Good
2722	Red Maple	10	Excellent
2723	Red Maple	7	Excellent
2724	Cottonwood	6	Good
2726	Red Oak	32" (11, 12, 13, 11, 12, 13, 12)	Excellent
2727	White Oak	12	Excellent
2728	Walnut	18.5" (13, 12, 6)	Good
2729	Walnut	14	Good
2730	Bur Oak	25" (18, 17)	Good
2731	Green Spruce	7	Poor
2732	Green Spruce	6	Poor
2733	Green Spruce	6	Poor
2734	Green Spruce	6	Good
2735	Green Spruce	7	Excellent
2736	Green Spruce	7	Excellent
2737	Green Spruce	7	Excellent
2738	Green Spruce	7	Excellent

TREE TAG #2725 REQUIRED REMOVAL DUE TO NECESSARY GRADING TO ACCOMMODATE SITE STORMWATER MANAGEMENT.

2725 = 27.5"
MITIGATION = (10) 3" CAL TREES

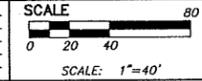
RI = REMOVE INVASIVE SPECIES
LM = LANDMARK TREE
() = MULTI-STEM TREE
DBH* = $\sqrt{a^2 + b^2 + c^2 + d^2}$

NOTE:
THE PETITIONER WILL NOT BE REQUIRED TO REPLACE REMOVED INVASIVE SPECIES TREES.

LEGEND	SYMBOL	DESCRIPTION
☆		LIGHT POLE
○		UTILITY POLE
●		GUY ANCHOR
⊕		HYDRANT
○		SPOT ELEV.
⊙		POST
○		MANHOLE
○		CATCH BASIN
⊥		END SECTION
---		EXISTING STORM
---		EXISTING SANITARY
---		EXISTING WATER
---		EXISTING GAS
---		EXISTING ELECTRIC
---		EXISTING TELEPHONE
---		GRAVEL
---		FENCE
---		CONCRETE
---		ASPHALT

BENCHMARK BM1=NAIL IN ELY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE NELY CORNER OF THE SITE, ELEV=937.00 (NAVD 88).
BM2=R.R. SPIKE IN SWLY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE SELY CORNER OF THE SITE, ELEV=939.95 (NAVD 88).

REVISIONS 12-20-2018 REV#1: 4-26-2019 REVISED SITE PLAN; 5-20-2019 PER REVIEW.



PREPARED BY: *[Signature]*
GERALD J. SOSNOWSKI, R.L.A., MICH. No. 982

BOUNDARY INFORMATION PER SURVEY PERFORMED BY ATWELL-HICKS, INC. DATED: 8-5-03.



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DEXTER, MI 48130
TEL: 734-590-2114
nationalfiberconstruction.com

CLIENT

TREE IDENTIFICATION

PROJECT

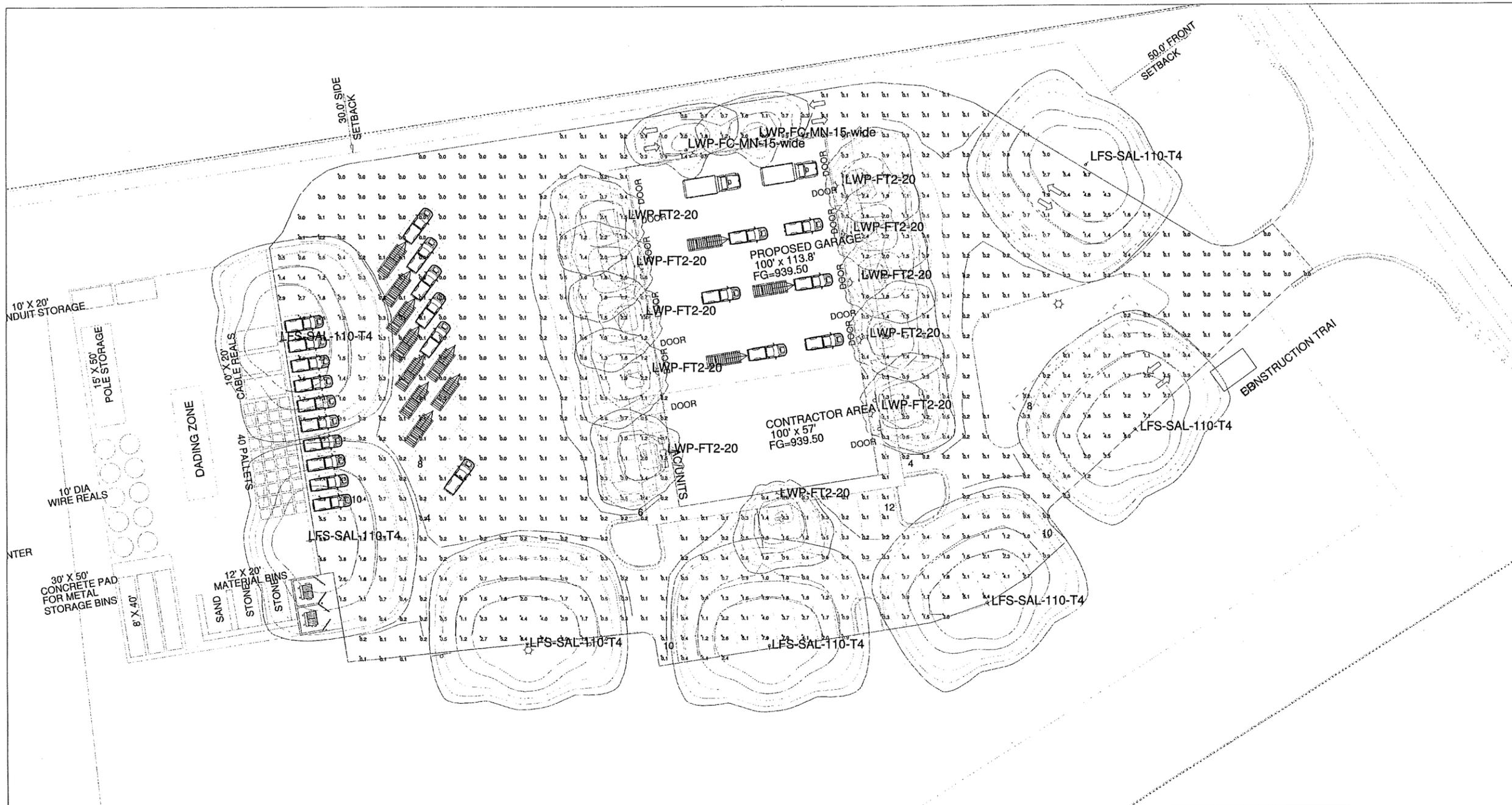
6785 WHITMORE LAKE ROAD

SECTION 20, TOWN 1, RANGE 6, EAST

NORTHFIELD TOWNSHIP
WASHTEWAY COUNTY • MICHIGAN

DATE 11-14-2018
JOB NO. 32499
DWC NO. 489-Tree ID
FIELD BOOK NONE
FILE NO. 10542

14 SHEET



#	Date	Comments

Revisions	

Drawn By: M. Wozniacki
Checked By:
Date: 4/24/2019
Scale:

Symbol	Qty	Label	Lum. Lumens	LLF	Description
	7	LFS-SAL-110-T4	13453	0.890	
	11	LWP-FT2-20	2490	0.890	
	2	LWP-FC-MN-15-wide	1433	0.890	CRT1507151301-001, LWP-FC

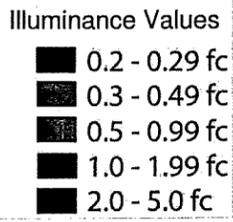
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AsphaltLOT	Planar	Fc	0.83	8.7	0.0	N.A.	N.A.
PropertyLine_Wall_1	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
PropertyLine_Wall_2	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
PropertyLine_Wall_3	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
PropertyLine_Wall_4	Illuminance	Fc	0.05	0.2	0.0	N.A.	N.A.

Fixtures: 7 LFS-SAL-110 type 4
106 watts; 13,453 lumens
Mounting height: 16ft

Fixtures: 11 LWP-FT2-20 wallpacks
22 watts; 2,490 lumens
Mounting height: 12 ft

Fixtures: 2 LWP-FC-MN-15 wallpack
13 watts; 1,433 lumens
Mounting height: 12 ft

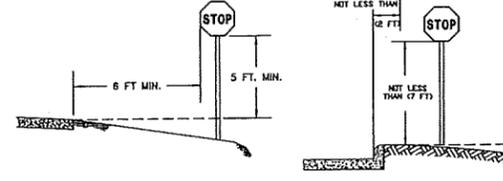
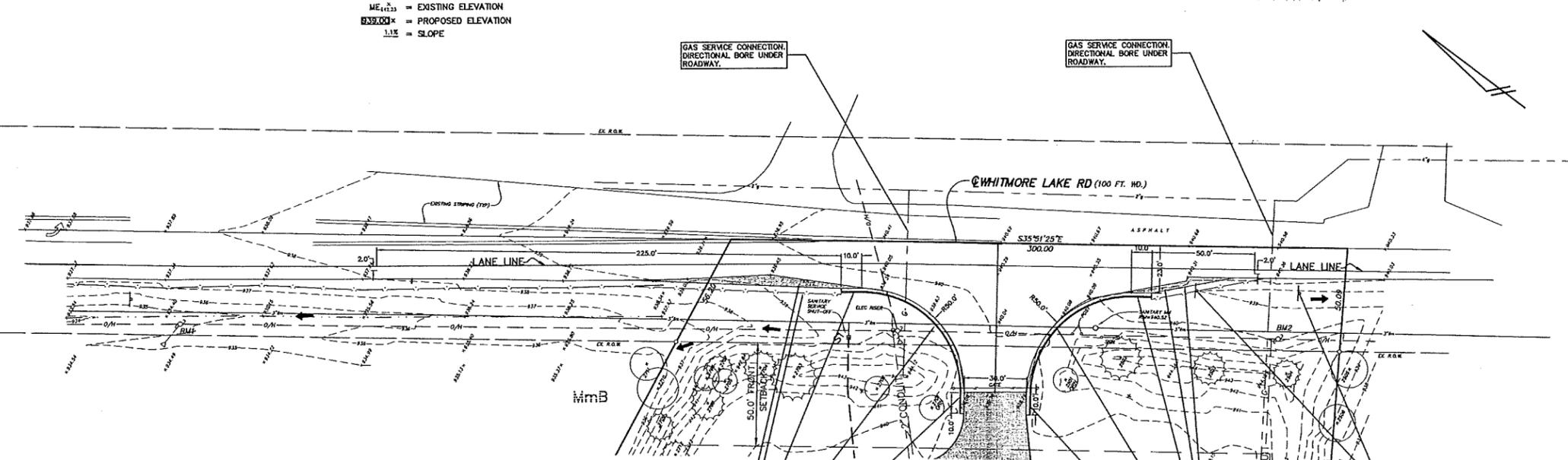
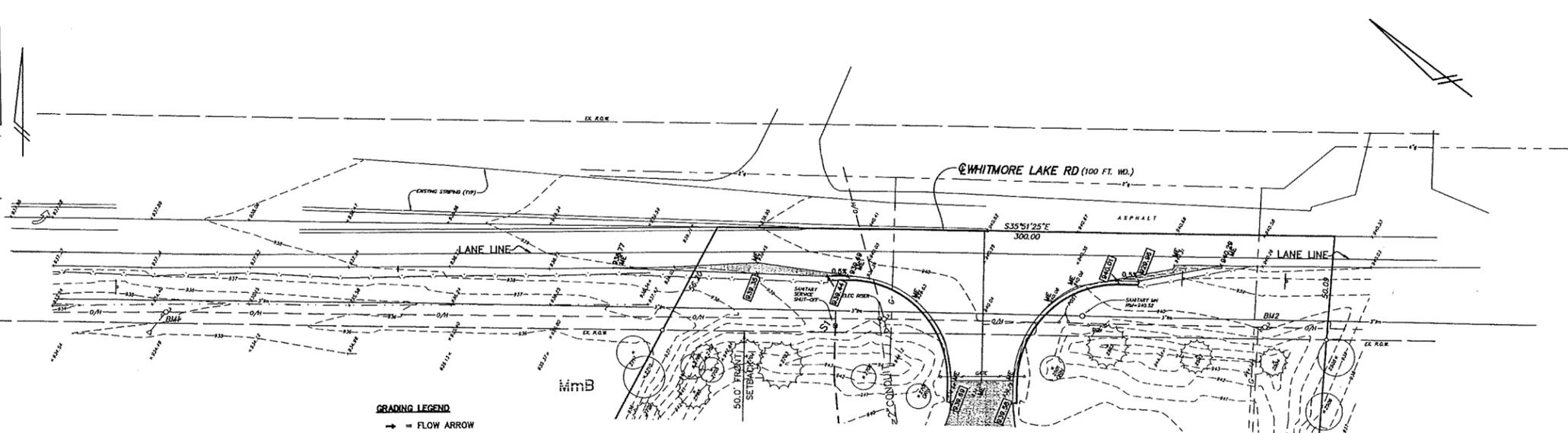
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.



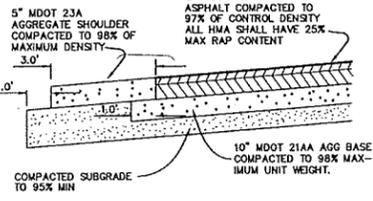
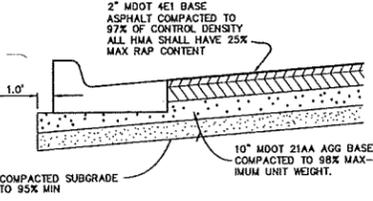
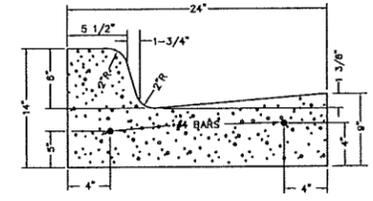
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- NOTES:
1. SIGNS ARE TO COMPLY WITH THE MOST CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 2. THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE PAVEMENT, OF SIGNS INSTALLED AT THE SIDE OF THE ROAD IN RURAL AREAS SHALL BE 5 FEET.
 3. THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE TOP OF THE CURB, OR IN THE ABSENCE OF CURB, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE TRAVELED WAY, OF SIGNS INSTALLED AT THE SIDE OF THE ROAD IN BUSINESS, COMMERCIAL, OR RESIDENTIAL AREAS WHERE PARKING OR PEDESTRIAN MOVEMENTS ARE LIKELY TO OCCUR, OR WHERE THE VIEW OF THE SIGN MIGHT BE OBSTRUCTED SHALL BE 7 FEET.
 4. POST MOUNTED SIGN AND OBJECT MARKER SUPPORTS SHALL BE CRASH WORTHY (BREAKAWAY, YIELDING, OR SHIELDED WITH A LONGITUDINAL BARRIER OR CRASH CUSHION) IF WITHIN A CLEAR ZONE.
 5. SIGN POSTS, FOUNDATIONS, AND MOUNTINGS SHALL BE SO CONSTRUCTED AS TO HOLD SIGNS IN A PROPER AND PERMANENT POSITION, AND TO RESIST SWAYING IN THE WIND OR DISPLACEMENT BY VANDALISM.

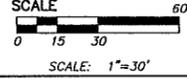


☆ = LIGHT POLE	○ = SPOT ELEV.	TC = TOP OF CURB	--- = GRAVEL	--- = EXISTING STORM
▽ = UTILITY POLE	⊙ = POST	TW = TOP OF WALL	--- = FENCE	--- = EXISTING SANITARY
▽ = GUY ANCHOR	⊙ = MANHOLE	○ = CATCHBASIN	--- = CONCRETE	--- = EXISTING WATER
⊙ = HYDRANT	⊙ = GATE VALVE	--- = END SECTION	--- = ASPHALT	--- = EXISTING GAS
	⊙ = SIGN			--- = EXISTING ELECTRIC
				--- = EXISTING TELEPHONE

BENCHMARK BM1-NAIL IN ELY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE NEELY CORNER OF THE SITE, ELEV=937.00 (NAVD 88).
 BM2-R.R. SPIKE IN SWLY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE SELLY CORNER OF THE SITE, ELEV=939.95 (NAVD 88).

REVISIONS 4-26-2019 REVISED SITE PLAN; 5-20-2019 PER REVIEW

NO.	DATE	DESCRIPTION



BOUNDARY INFORMATION PER SURVEY PERFORMED BY ATWELL-HICKS, INC. DATED: 8-5-03.
 PREPARED BY: *Joseph K. Maynard*
 JOSEPH K. MAYNARD P.E., MICH No. 52559

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WHITMORE LAKE ROAD ENTRANCE PLAN & GRADING

6785 WHITMORE LAKE ROAD

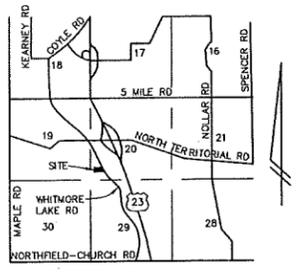
SECTION 20 TOWN 1 SOUTH RANGE 6 EAST
 NORTHFIELD TOWNSHIP
 WASHTENAW COUNTY • MICHIGAN
 JOB NO. 32499
 DATE: 2-20-2018
 DWS NO. 459-Entrance
 FIELD BOOK NONE
 FILE NO. 10542

17 SHEET

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

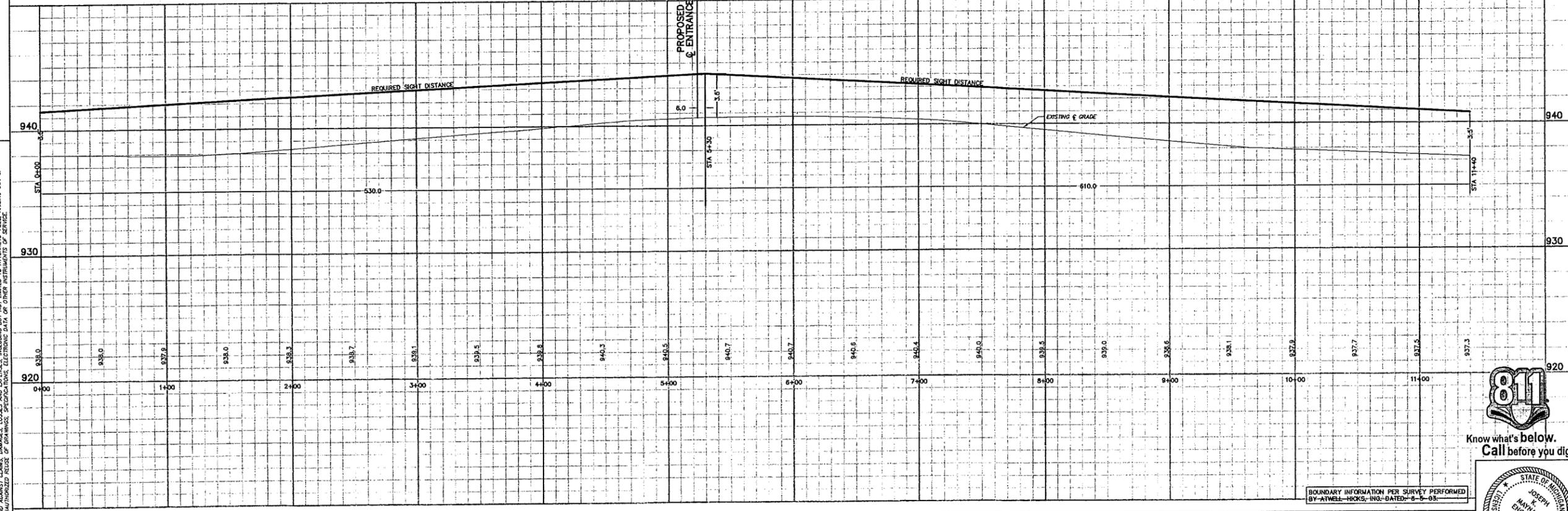
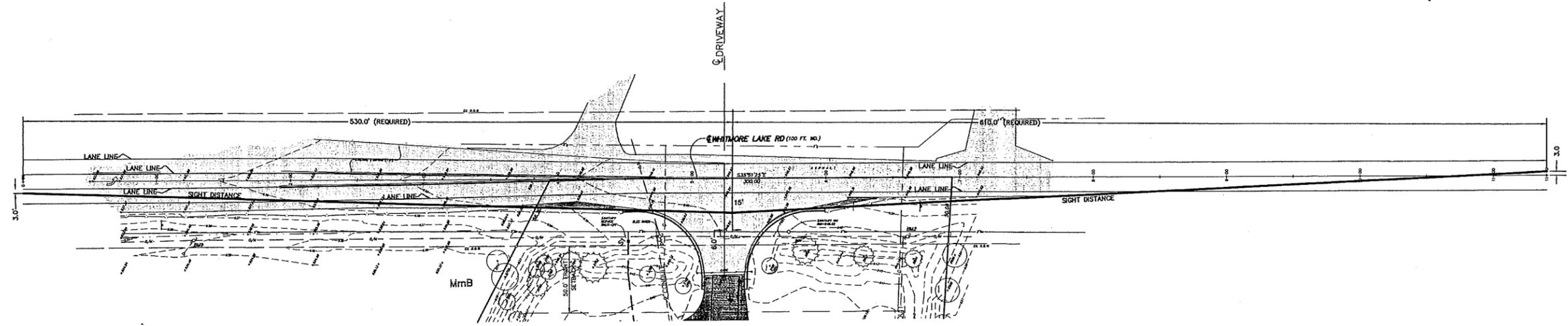
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- PROPOSED LEGEND**
- = ASPHALT SURFACE, HEAVY DUTY
 - = ASPHALT SURFACE, LIGHT DUTY
 - = CONCRETE SURFACE
 - = CONCRETE BARRIER CURB & GUTTER
 - = SPILL OUT CONCRETE CURB & GUTTER
 - = SIGN
 - = LIGHT POLE
 - = CHAIN LINK FENCE

NOTES:
 1. POSTED SPEED LIMIT 55 MPH, (UNPOSTED).
 2. PER WASHTENAW COUNTY ROAD COMMISSION PROCEDURES & REGULATIONS FOR PERMIT ACTIVITIES, TABLE 5, THE SIGHT DISTANCE FOR PASSENGER CARS FROM STOP FOR 55 MPH DESIGN SPEED IS AS FOLLOWS:
 2.1. LEFT TURN 610 FT
 2.2. RIGHT TURN 630 FT.



- LEGEND**
- = LIGHT POLE
 - = UTILITY POLE
 - = CURB ANCHOR HYDRANT
 - = SPOT ELEV.
 - = POST
 - = GATE VALVE
 - = SIGN
 - = TC = TOP OF CURB
 - = TW = TOP OF WALL
 - = MANHOLE
 - = CATCHBASIN
 - = END SECTION
 - = GRAVEL
 - = FENCE
 - = CONCRETE
 - = ASPHALT
 - = EXISTING STORM SANITARY
 - = EXISTING WATER
 - = EXISTING GAS
 - = EXISTING ELECTRIC
 - = EXISTING TELEPHONE

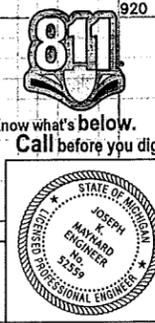
BENCHMARK BM1=NAIL IN E'LY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE NELY CORNER OF THE SITE, ELEV=937.00 (NAYD 88).
 BM2=I.R. SPIKE IN SWLY FACE OF UTILITY POLE, WEST OF WHITMORE LAKE RD NEAR THE S'ELY CORNER OF THE SITE, ELEV=939.95 (NAYD 88).

REVISIONS 12-20-2018 REV1; 4-26-2019 REVISED SITE PLAN; 5-20-2019 PER REVIEW

SCALE
 HORIZONTAL: 1 INCH = 40 FEET
 VERTICAL: 1 INCH = 4 FEET

PREPARED BY
 JOSEPH K. MAYNARD P.E., MICH No. 52559

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 nationalfiberconstruction.com

WHITMORE LAKE ROAD SIGHT DISTANCE PLAN & PROFILE

6785 WHITMORE LAKE ROAD

SECTION 2D TOWN 1 SOUTH RANGE 6 EAST
 NORTHFIELD TOWNSHIP
 WASHTENAW COUNTY • MICHIGAN
 JOB NO. 32499
 DWG NO. 499-whitmore-plan
 FIELD BOOK NONE
 FILE NO. 10542

18 SHEET



MCKENNA

May 24, 2019

Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189

**Subject: National Fiber, 6785 Whitmore Lake Road
Site Plan Review #1; Plans Dated 4/26/19 and received by McKenna on 4/26/19.**

Dear Planning Commissioners:

National Fiber and Tree House Properties, the owner of the parcel at 6785 Whitmore Lake Road (Parcel ID#: B-02-20-300-026), proposes to construct an office building and indoor parking/storage building to provide off-site servicing of fiber and utility infrastructure. This parcel is approximately 10 acres and is located on the west side of Whitmore Lake Road, south of North Territorial and west of the US-23 interchange. The site is located in the Limited Industrial (LI), which permits equipment servicing of this character as a Permitted Use. ***We note that the applicant has applied for major vehicle servicing. The Conditional Use is addressed in a separate letter.*** The applicant also proposes outdoor storage of materials, which is a Conditional Uses in the LI District. Since the area is located on the site plan, we will review the site plan and address the outdoor storage in a separate Conditional use letter.

We have reviewed the site plan for compliance with the Township's Zoning Ordinance and with sound planning and design principles, and we offer the following comments for your consideration (items requiring correction or additional information are underlined):

Site Photo: 6785 Whitmore Lake Road (Source: Google Maps 2018)



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

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COMMENTS

1. **Use.** The site is zoned LI, Limited Industrial District. The district is intended to permit light manufacturing, limited industrial uses, and similar uses that generate a minimum of noise, glare, odor, dust, vibration, and air and water pollutants. Permitted uses include warehousing and distribution centers; provided all products and materials are enclosed within a building and an accessory use, building or structure. Conditional uses include outdoor storage of materials and equipment to be used as part of the principal business and minor or major repair. A conditional use approval is required and the applicant has submitted a conditional use application. The site plan includes descriptions of some of the uses, which are proposed to include the following:

Principal Permitted Use (Commercial and Office Buildings):

A. Main Building. Office, truck storage, and truck servicing and minor repair.

Conditional Uses:

A. Outdoor Storage of Materials and Equipment (Section 36-510(9)). A large gravel area (approximately 20,100 sq. ft.) with a 6 ft. chain link fence is proposed adjacent to the west end of the asphalt surface. There is a 30'x50' concrete pad with three (3) 8'x40' storage bins proposed near the west side of the site. Additional storage areas include a 15'x50' pole storage, three (3)12'x20' material bins, 10 DIA wire reals, 40 Pallets, and 10x20 cable reals. Conditional Use under Section 36-510(1). The applicant has applied for approval of major vehicle servicing, and outdoor storage. Both of them will be addressed in a separate letter.

2. **Dimensional Requirements.** Section 36-511 of the Zoning Ordinance includes the dimensional requirements for lot area (1 acre; 20,000 sq. ft. with sanitary sewer); lot width (150 feet; 80 feet with sanitary sewer); lot coverage (25%), front yard setback (85 feet), side yard setback (20 feet); rear yard setback (35 feet), and height (45 feet). All of these standards have been met, but the cover page of the site plan indicates proposed height that do not match those measured on Sheet 5. The following table details the setbacks that we measured compared to those in the Site Data table on the cover page:

CATEGORY	REQUIRED	PROPOSED	MEASURED
Lot Coverage	25% max.	3%	NA
Building Height	45' max.	24'	41'
Front Setback	85'	198'	198'
Side Setback (north)	20'	57'	57'
Side Setback (south)	20'	181'	181'
Rear Setback	35'	381'	381'

3. **Access and Circulation.** The site will have one driveway at Whitmore Lake Road. The front of the vehicular circulation area will have a triangle island to direct trucks around the building to the rear portion of the site, where a large asphalt area will be sufficient for circulation, loading, and unloading.

4. **Parking and Loading.** Contractor establishments require 1 parking space for each employee plus 1 space for each vehicle stored on the premises. Additionally, 1 parking space must be provided for every 200 sq. ft. of office floor area. There is a 2,400 sq. ft. office building, requiring 12 parking spaces. There are 18 employees and this would be 18 parking spaces in addition to the 26 vehicles included on the site, and would be 56 spaces. 82 spaces are provided and will be sufficient to cover the parking requirements. It should be noted that



Section 36-762(12) of the Zoning Ordinance requires parking spaces to be at least 200 sq. ft. in area and at least 10 feet wide. The parking spaces on Sheet 5 meets the requirements. However, the barrier free spaces may be reduced to 8 feet in width per the Americans with Disabilities Act.

The minimum required aisle width is 22 feet, and all parking aisles meet the requirement.

Section 36-766 requires 1 loading space at least 10 feet in width and 55 feet in length, and the loading space on the west side of the main building meets the requirement.

5. Landscaping and Screening.

a. Parking Lot Landscaping. Section 36-722(m) of the Zoning Ordinance requires 1 canopy tree per 8 parking spaces. With 82 parking spaces proposed, 10 canopy trees are required. The purpose of parking lot landscaping required by Section 36-722(m) is to promote the following:

- 1) Divide and break up the expanse of pavement.
- 2) Define parking areas.
- 3) Designate areas for vehicular circulation.
- 4) Separate parking lots from streets and off-street parking.

The proposed landscaping does achieve some of the 4 goals. The applicant has provided the additional two trees requested.

b. Tree Mitigation. There are 5 trees that will be removed and relocated within the property. None of them are landmark trees. On the most recent site plan the applicant has indicated that one land mark tree will be removed with a DBH of 27.5". The tree was a white oak and the requirement for replacing one landmark tree is 100% DBH replacement. An additional 10 white oak trees are provided on the site within the transition strips. We find the replacement of the landmark tree acceptable. We recommend that the mitigation be approved by the planning commission after reasoning for removal of the Land mark tree is provided to the Planning Commission.

c. Transition Strips. Section 36-511(7) of the Zoning Ordinance requires every lot in the (LI) Limited Industrial District to have a 25-foot wide transition strip along any lot line that abuts a lot in the AR and RTM Districts that consists of a screen wall or hedge between 4'-8' in height. Therefore, a transition strip is required along the north and west lot lines.

- i. Western Transition Strip.** The transition strip on the west side of the site (abutting an AR District) consists of an existing tree line of dense landmark trees and scrub brush that will remain. The tree line extends the entire length of the west parcel line.
- ii. Northern Transition Strip.** The transition strip on the south side of the site (abutting an AR District) consists of keeping the topography and vegetation (trees and brush) in their current state.

While front lot lines are exempt from the transition strip requirements, Section 36-511(7)(b) requires a 20-foot wide landscaped area in the front yard. The front yard will preserve the existing berm and its plant materials, while adding staggered rows of shrubs creating a 20-foot width. This landscaped berm meets the requirements of Section 36-511(7)(b).

d. Berms. There are existing berms on site, which are not proposed to be modified.



- e. **Fences.** A new 6 ft. chain link fence is proposed around the outdoor storage gravel surface area in the rear of the site. Section 36-715 of the Zoning Ordinance permits fences in industrial districts of up to 12 feet in height, but prohibits barbed wire on any fence under 10 feet in height. The proposed fence meets the requirements.
- f. **Screening of Materials Stored.** Section 36-701 of the Zoning Ordinance includes requirements for the storage and screening of outdoor materials. The outdoor storage proposed consists a concrete pad with 3 – 8' x 40' storage bins near the west side of the site. Section 36-701(2)(b)(2) requires these areas to be surrounded by a solid, unpierced fence or wall at least 7 feet in height and not less in height than the materials stored therein. An 8 ft. board screen fence is proposed to surround the outdoor storage area. A detail is provided on Sheet 13. Section 36-701(4)(d) does not permit wire fences with inserted strips of metal, plastic and similar materials as acceptable screening. We find this to be acceptable however, the site plan still indicates a 6 ft privacy screen fence. On sheet 5 the plan shows screening that does not meet the standard of the ordinance. On sheet 13 proper screening is located on the plan. We recommend that the plan indicate the 8 ft board screen fence as screening for the outdoor storage consistently on all sheets.

Section 36-701(4)(e) requires that the nature of items to be stored, including description of materials and height must be provided on the site plan. We find that the description of items on the plan meet these standards.

Although Section 36-701(4)(d) requires outdoor storage to be screened on all sides by evergreen trees, this section allows the Planning Commission to waive the evergreen screening requirements where there is existing vegetation that can be used to fulfill or supplement the requirements. The proposed outdoor storage area is screened by existing tree lines on the north, west, and south sides, and by the proposed building on the east side. We find the existing vegetation to be sufficient in meeting the screening requirements and recommend the Planning Commission approve a waiver if the evergreen screening requirement.

- 6. **Natural Features.** Section 36-723 of the Zoning Ordinance requires a natural features impact statement, which is provided on Sheet 3. While the tree mitigation comments are previously addressed, there are existing woodland environment and edges of an offsite wetland within the property (in the southwest corner). These environments will not be disturbed, and protective measures are proposed to preserve the wetlands and woodlands including a small detention pond that exists in the southwest corner of the site to capture stormwater runoff before it releases into these natural feature areas.
- 7. **Stormwater Management.** A stormwater ponds exists in the southwest corner of the site, and a detention basin is proposed adjacent to the existing stormwater pond towards the southwest corner of the site. We will defer stormwater management comments to the Township Engineer.
- 8. **Lighting.** The site proposes 15 wall mounted light fixtures and 10 pole mounted light fixtures. All fixtures must be full cut-off, and the proposed wall pack fixtures have the options of a full cut-off accessory. It is noted on the site plan that the full cut-off design will be utilized.

Pole mounted fixtures are restricted to 16 ft. height in parking lots of less than 100 spaces. The proposed pole is a 14 ft. height and meets the requirements of the Ordinance.



- 9. Trash Enclosure.** Section 36-701(3) of the Zoning Ordinance requires dumpsters to be located within an enclosure constructed of opaque materials on at least three sides, with an opening or gate on the fourth side. The two proposed dumpster enclosures are located within the gravel-surfaced outdoor storage area and the northeast corner of the vehicular circulation area. Section 36-701(3) also requires the storage area to have a 4-inch thick concrete floor. The plan provides details on sheet 11 that meet the standards.
- 10. Building Façade and Floor Plans.** The building materials are noted on the elevations in the site plan, the entire building seems to have a corrugated metal façade and seam metal roof, the east and west facades will have 4 overhead garage doors each, and the south elevation will have 7 windows and an access door. The material types are labeled on the site plan and appear to use an appropriate mix of quality materials, ornamentation, and transparence. The building height is also noted. The AC units will be located on the ground level, along the western side of the building with some landscaping.

The office building will be connected to the main building. The building materials are not noted on the elevations in the site plan, the base of the building is made with split-face block with standing seam metal siding in the middle and a standing-seam metal roof. There is also brick included on each façade of the building.
- 11. Signs.** Article 26 of the Zoning Ordinance includes all of the requirements for the number, height, area, and placement of signs. Details of signs are included within the site plan. There is a note on the site plan stating signs will be approved after site plan approval. Signs can be approved administratively after site plan approval. Signs in industrial districts are regulated in Section 36-793.
- 12. Phasing.** Phasing of development is permitted by Section 36-868 with approval of the Planning Commission. Such phasing must be in conformance with the criteria of site plan review (Section 36-867), and any changes to the approved phasing plan must be amended according to Section 36-869. On sheet 5 there is a note on the plan stating that all development will occur in one phase.
- 13. Performance Guarantee.** If the site plan is approved by planning Commission a performance guarantee shall be provided to cover all improvements noted on the site plan, as outlined in Section 36-872. A Performance guarantee shall be provided prior to a Temporary Certificate of Occupancy being granted by the Zoning Administrator.



RECOMMENDATION

This letter has identified a few minor issues that require correction or additional information according to the Zoning Ordinance. We recommend Planning Commission approve the site plan with the following details to be addressed administratively and approved on a revised plan within 30-days.

1. Clarification on which screening will be used for the outdoor storage.
2. Planning commission approves the reasoning for removal of the landmark tree.
3. A waiver is granted for evergreen tree screening of outdoor storage, finding that the existing vegetation is sufficient in meeting the screening requirements.
4. We defer stormwater management comments to the Township Engineer.
5. A performance guarantee estimate is submitted to the Township for review.

We look forward to reviewing these findings with you. If you have any questions about this report or require additional information, please contact us.

Respectfully submitted,
MCKENNA

Paul Lippens, AICP
Director of Urban Design
and Mobility

Irvin Wyche
Assistant Planner



ARCHITECTS. ENGINEERS. PLANNERS.

May 7, 2019

Northfield Township Planning Commission
Northfield Township
8350 Main Street
Whitmore Lake, Michigan 48189

**Regarding: National Fiber Construction
Site Plan Review #2**

We have reviewed the April 26, 2019 site plan based on the Township's engineering standards for the above referenced project received by the Township on April 26, 2019. It should be noted that the previous Site Plan submittal dated November 19, 2018 received site plan approval. This new plan was substantially modified so it is our understanding that they will need this site plan to be approved by the Planning Commission.

Plans were prepared by the Washtenaw Engineering. The applicant is requesting Site Plan approval for construction of a new building and other site improvements. A general summary of the site followed by our review comments and conclusion are noted below.

General

The site is located on parcel #02-20-300-026 with address 6785 Whitmore Lake Road. The site is zoned as Limited Industrial (LI). General comments are as follows:

1. Two phases of parking are listed on the Cover Sheet. On Sheet 5 it is noted that the project will be constructed in one phase. This discrepancy should be corrected.

Utilities

2. Existing and proposed water and sanitary sewer facilities are shown. Sanitary sewer will discharge to the existing sewer force main in the Whitmore Lake ROW. Domestic water will be provided by an existing on-site well.
3. Storm and sanitary sewer structure and pipe information must be provided on the utility sheet as the plans progress.
4. It appears that there is a proposed dry hydrant near the detention pond. It should be labeled on Sheets 6 and 7 and should reference the details on Sheet 11.
5. The property is proposed to be serviced by public sanitary sewer. The applicant is proposing to tap a new sanitary sewer force main lead into an existing manhole. An REU factor will need to be assigned for this facility based on the proposed use and building size in accordance with the Northfield Township Utility Ordinance. This will need to be reviewed with the Northfield Wastewater Superintendent prior to engineering plan approval.

Paving/Grading

6. Manhole rim and invert information should be provided on the grading plan as the plans progress.

Drainage

7. The developed site runoff will be directed to a detention facility. The proposed detention facility should be designed to WCWRC standards. Based on the WCWRC review, the plans may need modification to meet their requirements. We will await the WCWRC's review of the plans.

Permits and Other Agency Approvals

Copies of all permits and/or letters of waiver should be provided. The current status of all necessary permits should be included on the cover sheet. We note that this project may require the following permits and/or approvals:

- Northfield Township Fire Department approval for emergency vehicle access and maneuverability.
- Northfield Township Building Department.
- Washtenaw County Water Resources Commissioner's office for storm water and soil erosion and sedimentation control.
- Washtenaw County Environmental Health Division – well approval.
- Washtenaw County Road Commission for work in the Whitmore Lake Road ROW.

Conclusion

If the Planning Commission approves the Site Plan, then we recommend that our comments be addressed as a contingency. Please note that additional comments may be generated on future reviews based upon revised material being presented.

Additionally, to assist the applicant with preparation of construction plans, we are providing the following comments that should be considered prior to submittal of construction plans for detailed engineering review. Please note that these comments are not all inclusive and additional comments may be generated based on the construction plan information provided for review.

1. Storm, sanitary and water system details must be provided on a detail sheet.
2. Proposed sidewalk and handicap parking spaces must be ADA compliant. Additional spot grades and slopes are needed to verify compliance with ADA requirements. Additional spot grades are also needed in the parking areas to assure proper drainage.
3. Utility profiles for water, sanitary, and storm sewer piping shall be provided on the plans to ensure that crossings can be accomplished without conflict.

It should be noted that the 18-inch diameter storm sewer that is conveying off site storm water around the detention basin appears to be above the ground elevation in the area near the bottom of the proposed detention pond. The grading in this area may need to be modified to correct this situation.

If you have any questions, please contact us at (734) 522-6711 or ronald.cavallaro@ohm-advisors.com.

Sincerely,

OHM ADVISORS



Ronald A. Cavallaro, Jr., PE

cc: Mary Bird, Northfield Township (via e-mail)
Paul Lippens, MCKA, Township Planner (via e-mail)
File

Northfield Township Fire Department

8350 Main Street
Phone (734) 449-2385

Whitmore Lake, MI 48189
Fax (734) 449-2521

Fire Chief
William E. Wagner, Jr.

To: Mary Bird
From: Lieutenant Rennells
Date: May 14, 2019
Subject: Site Plan Review for 6785 Whitmore Lake Road

NOT APPROVED

Upon review of the site plan for 6785 Whitmore Lake Road, the following concerns/requirements have been identified per the *2012 International Fire Code*.

- An automatic sprinkler system is required for the larger building as it shall be provided throughout buildings with a fire area used for the repair of commercial trucks where the fire area exceeds 5,000 square feet.
- An automatic sprinkler system is required for the larger building as it shall be provided throughout buildings used for storage of commercial trucks where the fire area exceeds 5,000 square feet.
- A copy of the of the fire protection plan including the automatic sprinkler system is required for review.

Additional submittals and approvals may be required.

NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp-northfield.org

ZONING COMPLIANCE APPLICATION / CERTIFICATION

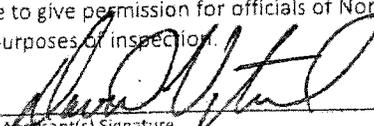
Zoning Compliance is required prior to new construction, alterations to an existing structure, or change of use.

This application must be accompanied by two (2) copies of scaled site plans meeting the information requirements of the Zoning administrator. Plans must be dated (mo., day, yr.), including revisions, notate scale, and include a directional 'North' arrow.

Proposed and existing structures must be included in plans. For non-residential uses in any zoning district, all buildings and structures, utilities, parking area, dumpsters, landscaping, sidewalks, paved drives, fences, sign locations, etc. must be clearly visible on plans.

Site plans must also list the name, address, and parcel number of the property being reviewed on the Zoning Application.

Applications for zoning compliance certificates shall be deemed abandoned (6) months after the date of filing unless diligently pursued or a building permit or certificate of occupancy is issued. Any certificate shall become invalid if the authorized work is suspended or abandoned for a period of six (6) months after commencement of work.

PROJECT NAME: PURCHASE PROPERTY TO OPERATE A FIBER OPTIC INSTALLATION BUSINESS	
PROJECT ADDRESS: 6785 WHITMORE LAKE RD	
PARCEL ID(S): B-02-20-300-026	IS THIS PROPERTY IN A FLOOD PLAIN: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Applicant Information:	Proprietor/Owner Information:
Name: DAVID VOYTOVICH	Name: RICHARD AND POLLY BRADBURN
Address: 5070 W JOY RD. DEXTER, MI 48130	Address: 41244 CRESTWOOD DR. PLYMOUTH, MI 48170
Phone: (734) 231-0002	Phone: (734) 891-8791
Email: NATIONALFIBER@GMAIL.COM	Email: WICKEDWATERPROOFING@GMAIL.COM
If application is made by anyone other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or agent thereof that the application and the proposed work or operation is authorized by the owner in fee. If the owner or lessee is a corporate body, the full name and address of the responsible officers shall also be provided.	
Proof of Ownership Attached: <input type="checkbox"/>	Non-Owner Affidavit Attached: <input type="checkbox"/>
If applicant is not the owner, describe applicants interest in the property: _____	
PURCHASING PROPERTY PENDING TOWNSHIP APPROVAL OF USE	
PROPERTY DESCRIPTION	
Description of Proposed Use: DAY TO DAY OPERATION OF FIBER INSTALLATION BUSINESS.	
WAREHOUSE SUPPLIES IN PHASE 2 BUILDING, PARK EQUIPMENT FOR BUSINESS INSIDE	
PHASE 2 BUILDING, PARK VEHICLES OUTSIDE IN ORDERLY FASHION	
Sanitary Facilities: <input checked="" type="checkbox"/> Sewer; Sewer Tap Permit #: _____ <input type="checkbox"/> Septic; WCHD Permit #: _____	
Zoning Classification(s): AR LR MR MHP SR1 SR2 LC HC GC <u>(L)</u> GI RTM ES PUD PSC RC RO WLD- <u>W.L./N.T. Overlay</u> OTHER: _____	
Type of Construction/Alteration: PHASE ONE - BUILD OFFICE BUILDING AND PAVE PARKING LOT, BUILD UP THE EXISTING BERM ALONG WHITMORE LAKE RD AND REPLACE AND/OR ADD ANY TREES THAT ARE NEEDED. PHASE 2 - ERECT A 80 X 100 METAL BUILDING WITH A SHOP AND INSIDE STORAGE.	
Project Start Date: ASAP	Project Completion Date: SEPTEMBER 1, 2019
AUTHORIZED SIGNATURE	
In the case of a false statement or misrepresentation of fact in the application or on the plans on which the certificate is based, any zoning compliance certificate issued thereto shall be null and void.	
I hereby acknowledge the above facts and those on the attached site sketch and prints to be true to the best of my knowledge and state that said construction and/or occupancy of the structure and/or site shall occur in accordance with this certificate. Further, I agree to give permission for officials of Northfield Township, Washtenaw County and the State of Michigan to enter the property for the purposes of inspection.	
 Applicant(s) Signature	7/27/2018 Date

FOR OFFICE USE ONLY

Received Date:
RECEIVED
 JUL 30 2018
 NORTHFIELD TOWNSHIP

Paid Date:
PAID
 JUL 30 2018
 NORTHFIELD TOWNSHIP TREASURER

Existing Legal Non-Conformities: Yes No
 If yes, explain below:

ZONING COMPLIANCE CERTIFICATE:

- Approved: Date _____
- Approved As Noted: Date 8/7/18
- Denied: Date _____
- Conditional Use Required
- Site Plan Approval Required

COMMENTS: See attached comment sheet.
Equipment Services - site plan only.
Minor/Major vehicle repair - conditional use

Vidya S
 Zoning Administrator Signature _____ Date 8/7/2018

AREA OF CONCERN

Landscaping:	Complies	Does Not Comply	N/A
1 Greenbelt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Parking lot islands, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Site Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Foundation Planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Dumpster Screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Comments:			

Signs:

7 Number of Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Size and area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 Comments:			

Comments:

Engineering: _____

Utilities: _____ Connection fee's paid

Fire Chief: _____ Inspection Complete

Access: _____

Other Conditions of Approval: _____

Additional Comments: _____

6785 Whitmore Lake Road

Applicant: David Voytovich (owner: Richard and Polly Bradburn)
Request: New Business – Fiber Glass Installation with vehicle and equipment storage
Zoning: LI (Limited Industrial) District (WLNT overlay)
Action: **APPROVED with conditions** (see comments below)

Comments:

The subject site is currently vacant, located on the west side of Whitmore Lake Road and is zoned LI (Light Industrial) and is also part of the WLNT (Whitmore Lake-North territorial Overlay) District. The proposed use is a fiber optic installation business. The applicant has previously sought approval for location on other sites which did not work out for various reasons.

The proposed use is a business that was previous described in detail by the applicant as follows:

"We are a utility contractor for AT&T we place high speed fiber optic cables. We place the fiber cables on the telephone phones we pull the fiber cable through manholes, we place the fiber cable underground, and we place the fiber indoors. "

The business also includes storage of materials and supplies inside a building and parking of vehicles related to the business on site. The applicant proposes to develop the site in 2 phases, with the construction of an office building, paved parking area and site landscaping/screening as part of Phase 1, and construction of a building with storage and a "shop" in Phase 2.

Based on the use description provided, the proposed use is permitted by right per Section 36-691 (b) and classified as "Equipment services, including repair; radio and television, electrical appliance shop, plumber, electrician and other similar services and trades." The application does not define what is meant by "shop". Any vehicle repair (minor or major) is allowed in the LI and WLNT district only as a conditional land use.

Therefore, the proposed equipment services use is permitted on the site, subject to site plan approval by the Planning Commission only. Should the applicant choose to include any vehicle repair, additional conditional use approval will be required from the Township Board of Trustees.

**Zoning Administrator
8-7-2018**

NORTHFIELD TOWNSHIP PLANNING COMMISSION Minutes of Regular Meeting May 15, 2019

1. CALL TO ORDER

The meeting was called to order by Chair Roman at 7:00 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

AND DETERMINATION OF QUORUM

Roll call:

Janet Chick	Present
Brad Cousino	Present
Eamonn Dwyer	Present
Sam Iaquinto	Present
Cecilia Infante	Present
Larry Roman	Present
John Zarzecki	Present

Also present:

Building/Planning/Zoning Coordinator Mary Bird
Planning Consultant Paul Lippens, McKenna Associates
Recording Secretary Lisa Lemble
Members of the Community

4. ADOPTION OF AGENDA

- ▶ **Motion:** Roman moved, Iaquinto supported, that items 11a and 11b be heard before item 10.
Motion carried 7—0 on a voice vote.
- ▶ **Motion:** Roman moved, Iaquinto supported, that item 10c be heard before item 10b.
Motion carried 7—0 on a voice vote.
- ▶ **Motion:** Roman moved, Iaquinto supported, that the agenda be adopted as amended.
Motion carried 7—0 on a voice vote

5. FIRST CALL TO THE PUBLIC

No comments.

6. CLARIFICATIONS FROM THE COMMISSION

None.

7. CORRESPONDENCE

Cousino read a letter from the Northfield Township Library stating they take no position on the issue of buffers between libraries and marijuana facilities. Iaquinto said he received three emails from residents.

8. PUBLIC HEARINGS

8A. Case #JPC190004; Pearl Onions, LLC (Small Potatoes), Applicant; 9230 Main Street, Conditional Use Permit (CUP) for commercial food service kitchen. Parcel B-02-05-368-006; zoned WLD-W

- ▶ **Motion:** Iaquinto moved, Chick supported, to open the public hearing.
Motion carried 7—0 on a voice vote.

Tom Guffy, applicant, said he and his wife are both professional chefs, and their business currently provides meals for about 30 families per week. He said they have submitted a site plan, will have a survey done on May 24th, and if the Commission approves their proposal and will make modest improvements to the property's exterior and interior.

Lippens recalled that the Planning Commission rezoned this property to WLD-W, and he referred to his May 2nd memo. He said he recommends approval of both the CUP and the site plan, noting that removal of the existing garage will eliminate the need for a site coverage variance

Adam Olney, Whitmore Lake, said this would be a great addition to the community. He said there is not a lot of parking, but the proposed use does not require it, so it will be a good fit.

Karen Alexa, 7210 Whitmore Lake Road and owner of the subject property, said this is an ideal business for the site and Whitmore Lake needs more businesses.

- ▶ **Motion:** Roman moved, Iaquinto supported, to close the public hearing.
Motion carried 7—0 on a roll call vote.

8B. Recreational Medical Marijuana Ordinance

Roman noted this public hearing concerns recommendations from the Township Board at their April 23rd meeting as reference in Paul Lippens report.

- ▶ **Motion:** Roman moved, Iaquinto supported, to open the public hearing.
Motion carried 7—0 on a roll call vote.

Stan Wutka, 5985 Leland Drive, said he is concerned about these businesses starting up then leaving vacant buildings after a few years, whether there is sufficient power in the grid for the grow lights that will be required for grow businesses, the potential for noise, light, and other types of pollution, that these businesses will be in temporary buildings, how frequently delivery trucks will operate, the impact of

**Northfield Township Planning Commission
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
May 15, 2019**

water use on aquifers, where the waste will end up, and whether zoning requirements should be stricter.

Kathryn Mayer, 5361 Sutton Road, said concerns are valid, and a way to minimize those would be to not allow large corporate growers in favor of smaller operations.

Doug Nelson, 5314 Walnut Creek, questioned why this hearing is being held since the Commission voted on May 1st to return the proposed ordinance to the Township Board as originally recommended without any of the changes recommended by the Board on April 23rd. He said he agrees with the recommendations of the Board.

Paul Tylenda, said he is an attorney and the Commission is not alone and not the first to deal with this. He said the Commission has approached this intelligently. He said any separation requirements should correspond to the number of permits allowed. He said the Commission's view of microbusinesses is correct.

Peter Ziolkowski, 5014 Walnut Creek, said he is opposed to any medical or recreational marijuana and the Commission should accept the recommendations of the Township Board. He said the facts about absenteeism from work, juvenile delinquency, etc. due to marijuana use is well documented.

Dana Forster, 9255 Lakewood Drive, and owner of Lovely Monkey on Main Street, said marijuana is here to stay, and the issues referred to by the previous speakers are all things they will have to deal with anyway. She said she is concerned about the 1,000 foot separation recommendation, and while she understands the desire for a 500 buffer from schools, she does not see that churches need to be protected. She said she agrees with the Planning Commission's recommendations.

James Trunko, 9255 Lakewood Drive, agreed with the previous speaker's comments. He said he does not see why a separation from school, churches, etc. is needed noting that it is not required for liquor stores.

Craig Warburton, 450 W. Joy Road, agreed that the motion to return the original proposed ordinance to the Township Board is an issue, but he understands that the Commission did this because it is obvious the Board did not read the proposal. He said the proposal the Commission prepared is insightful, detailed, and well thought out, but the Commission should have accepted the Board's offer to meet with them to discuss the proposal. He said the downtown could benefit from these businesses, and he hopes the Commission stands their ground and sends the original proposal back to the Township Board.

Marissa Prizgint, 32 Schrumm. said the Board's recommendations were not well thought out, and she agrees with the Commission's proposal.

Adam Olney said he teaches children and has his own children and he supports the Commission's proposal. He said he agrees microbusinesses belong in the AR district, he noted the Library is not concerned about a marijuana ordinance, and he has spoken to people with churches who are also not concerned. He said the Commission should return their original proposal to the Township Board.

Bruce Price, 605 Six Mile Road, said as a former law enforcement officer he has always been in favor of medical marijuana, but not recreational marijuana. He said he is not very familiar with the proposal, but he wants there to be rules for having these businesses. He noted the federal government still considers marijuana use to be illegal.

Stephen Safranek, 5359 Hilltop Court, ZBA Chair, said he is a lawyer, has been a City Councilman, and has argued cases before supreme courts, and the Commissioners do not have the competence, intelligence, or ability to make decisions about this. He said it is mudheaded and idiotic, Commissioners do not have the prudence to wait to do the right thing, and if they spent time considering what is happening nationally they would think twice about allowing marijuana in the community. He said with alcohol and tobacco communities have local, state, and federal police backing up communities. He said the Township thinks they are going to get revenue from this, but they are going to get a few crummy businesses, and every accident that happens due to marijuana use will be on their heads.

Jim Nelson, 7777 Sutton Road, said it was sad to just see the Planning Commission insulted by the Zoning Board of Appeals Chair.

Wayne Davidson, 8015 Coyle Road, said the more permits the better for the Township due to the revenue that will be received, a 500 foot buffer from schools is good and up to 300 feet from other public uses is okay, there is no reason to have a separation from child care centers because children do not use marijuana and being close to it is no more dangerous than children being taken into pharmacies with their parents, and a lot of land is not needed to grow marijuana since it is done indoors.

Tawn Beliger, 8365 Earhart Road, Township Trustee, thanked Commissioners for executing the task given them by the Township Board. She said he has heard from many Township citizens who are not in favor of marijuana businesses in the Township, and she remains unwavering in her opposition. She said such businesses pose unnecessary risks and are not in keeping with the family friend character of the community. She said the marijuana Act says governments may charge up to \$5,000 to defray application, administrative and enforcement costs, but it does not say the money can be used for roads, etc. She said the amount of revenue distributed from the State will probably not be significant.

- ▶ **Motion:** Roman moved, Iaquinto supported, to close the public hearing.
Motion carried 7—0 on a roll call vote.

9. REPORTS

9A. Board of Trustees

Chick reported that on May 14th the Board heard a residential and park proposal for the North Village site, decided on some of the 2019 road projects, and passed a motion confirming that any projects assigned to the Planning Commission must be made by motion by the entire Township Board.

9B. ZBA

Cousino noted the ZBA will meet on May 20th.

9C. Staff Report

Nothing to report.

9D. Planning Consultant

No report.

9E. Parks and Recreation

Iaquinto reported there are five new picnic tables in the North Village park and there will be trash cans and a porta-potty. He noted that for large group events Jennifer Carlisle in the Township office should be contacted and anyone interested in renting a community garden plot should also contact her.

9F. Downtown Planning Group

Infante said she had a work conflict with the DDA's meeting on Monday, so she will provide a summary from the minutes at the next meeting.

11. NEW BUSINESS (Heard out of order)

11A. Case #JPC190004; Pearl Onions, LLC (Small Potatoes), Applicant; 9230 Main Street, Conditional Use Permit (CUP) for commercial food service kitchen. Parcel B-02-05-368-006; zoned WLD-W

11B. Case #JPC190004; Pearl Onions, LLC (Small Potatoes), Applicant; 9230 Main Street, Site Plan for commercial food service kitchen. Parcel B-02-05-368-006; zoned WLD-W

Lippens recommended approval of the CUP subject to final site plan approval.

He also recommended approval of the site plan subject to administrative review and approval of the final site plan showing compliance with the lot coverage requirement and documentation of an easement on the site.

Iaquinto asked whether the applicants would be interested in either reducing the size of the garage or getting a variance for the lot coverage rather than removing it. Mr. Guffy said the lot coverage regulations

would allow for a 215 sq. ft. building of some site, but they are trying to expedite the approval process, so they may present a revised site plan showing a 200 sq. ft. structure to allow them to build one in the future. Lippens said the Commission could approve the project subject to that plan revision.

Regarding the tree on the site Roman said he would be in favor of mitigation not being required.

Dwyer asked if walk-in business could be accommodated even though it is not anticipated at this time. Duffy said they do not plan on that type of operation. Lippens said that use would, however, be consistent with the zoning since it is a walking district and there is some limited parking on that back of the site.

- ▶ **Motion:** Roman moved, Iaquinto supported, in Case # JPC190004 to recommend approval of the Conditional Use Permit for Pearl Onions at 9230 Main Street, Parcel B-02-05-368-006.
Motion carried 7—0 on a roll call vote.

- ▶ **Motion:** Roman moved, Chick supported, to approve the site plan in case JPC190004, Pearl Onions, 9230 Main street, Parcel B-02-05-368-006, subject to the McKenna report dated May 2, 2019, with its three recommendations, and submittal of a revised site plan to the planning consultant showing the potential for a future garage on the site and waiving mitigation for the tree removal.
Motion carried 7—0 on a roll call vote.

10. UNFINISHED BUSINESS

10A. Procedural Guidelines for Planning Commission and Board of Trustee Recommendations

Lippens noted that the Planning Commission made a motion at their May 1st meeting to return their original proposed marijuana ordinance to the Board without the revisions recommended by the Township Board, but that they saw value in holding the public hearing on the Township Board's recommendations. He said the Commission may decide to make a different recommendation to the Board, but it would first have to pass a motion to rescind the prior motion, which would have to be made and seconded by the two people who made and seconded the prior motion, and only those who voted on that motion could vote on the motion to rescind, which would mean that Zarzecki could not vote on that motion.

There was discussion about possible scenarios for eventual disposition of the proposed ordinance should the Commission and Board not come to an agreement. Lippens said from his reading of the State Act substantive changes by the Board to a recommendation made by the Planning Commission is subject to a public hearing at the Planning Commission. Cousino said he is concerned that this will result in an unending back and forth between the Board and Commission.

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Lippens said from his reading of the State Act the Board would eventually have to act on the proposal recommended by the Commission. He urged the Commission to really consider the recommendations of the Board, and that the Board do the same regarding the Commission's recommendations, working collaboratively to find a recommendation that is in the best interest of the community based on the input provided.

Infante said the Commission made a recommendation to the Board after months of intense work, and it appears the Board was pressed for time and under pressure following the public input they heard when they made their recommendations on April 23rd. Chick said there was no time pressure as the Board received the Commission's proposal weeks before their April 23rd meeting.

Iaquinto said he will not agree to rescind the motion he made to send the proposal back to the Board. He said the Commission prepared an ordinance based on many hours of work and research. He noted the Library Board and at least one church have stated they do not have an issue with the proposed 500 foot buffer for marijuana facilities only from schools.

Cousino said the Board listened to the public, a drug enforcement agent, and someone who operates a medical marijuana business before making their recommendations for changes. He said he asked for law enforcement, zoning enforcement, and the Clerk's office to be asked for input, and the Commission did not do any of that. He said he believes the Commission did not do its due diligence.

Roman said he feels the Commission did do their due diligence, it is not fair to ask staff for input, the Clerk said she is not an expert on this, and Chief Wagner said he is not an expert but would enforce the law.

**10C. Recreational Medical Marijuana Ordinance
(Heard out of order)**

Commissioners discussed some of the recommendations from the Board of Trustees made at their April 23rd meeting which were summarized in the April 30th McKenna letter.

There was general agreement on the following items. Lippens said, however, that he believes them to be minor enough that the changes could be made at the Board level without further input from the Commission. He said he will consult with the Township attorney about these:

- *Security cameras and air scrubbing/filter changing.* Commission response: While the State has not released their requirements yet, and while there would be no harm in adding the wording recommended by the Board, the language in the Commission's original proposal is adequate and will have to conform to any rules eventually issued by the State.

- *Clerk may delegate permit processing.* Commission response: The Clerk is the proper person to be responsible for processing zoning applications, although the Clerk may delegate responsibilities covered under the marijuana permit regulations, which are not zoning regulations and are not subject to public hearings.

Commissioners also discussed:

Number of licenses; zoning districts for microbusinesses, provisioning centers, and retail centers. Dwyer said this is his greatest concern because the 56 proposed by the Commission is too many, there could be a demand for 20 of those to be grower permits for up to 2,000 plants, important potential issues (sufficient power in the grid, pollution of various kinds, effect on the aquifer levels, etc.) were brought up during the public hearing, and the \$5,000 per license that could be charged should not be a consideration. Infante said the proposed ordinance addresses these valid concerns because applications will need to have complete site plan and CUP review. Chick said applications must also be reviewed by a variety of State and County agencies.

Zarzecki said the 20 growers, the retail facilities, and provisioning centers are different in character from micro businesses, and the testing, processing, and transporter businesses will be relatively small in comparison. He said he would rather see microbusinesses in AR areas rather than downtown, but there would only be six of those permits. He also noted some of the permits would be for medical facilities.

Chick said a wide variety of products are sold in microbusinesses which are do not resemble the traditional image of a "head shop." She added that micro-businesses are preferred over medical marijuana home occupations because the former are regulated and the latter are not.

Cousino said the number of permits can be set by the Board regardless of the Commission's recommendation. Roman confirmed that is true.

Signage. Regarding signs, Lippens said the marijuana Act allows reasonable sign regulations to be set, and although care should be taken in doing so to avoid litigation, this is a matter of local preference and sign character.

Zarzecki said it appears the Board was adding sign regulations only for medical marijuana provisioning centers.

10B. Planning Commissioner's Letter to Township Board of Trustees Regarding Marijuana Regulations

Commissioners briefly discussed the letter to the Township Board drafted by Iaquinto in response to the Board's recommendations for changes to the proposed ordinance.

- ▶ **Motion:** Roman moved, Iaquinto supported, that the Planning Commission send forward this document, to be revised by Iaquinto, with the addition of the items discussed tonight, including the information regarding microbusiness being preferable to home occupations because they are regulated, to the Board of Trustees as a official Planning Commission document.
Motion carried 5—1—1 on a roll call vote, Cousino abstaining, Dwyer opposed.

12. MINUTES

- ▶ **Motion:** Roman moved, Iaquinto supported, that the minutes of the May 1, 2019, regular meeting be approved as presented, and to dispense with the reading. **Motion carried 7—0 on a voice vote.**

13. SECOND CALL TO THE PUBLIC

Regarding marijuana businesses being required to follow regulations, Stan Wutka, 5985 Leland Drive, said one of the presenters at the April 23rd Board meeting said he has been an Ann Arbor resident for a year, but came to the meeting driving a car with Indiana license plates, so his claim that he follows rules is questionable.

Kathryn Mayer, 5361 Sutton Road, said anyone who applies to operate in Northfield Township will already have had to comply with many State requirements, such as having cameras.

14. COMMENTS FROM THE COMMISSIONERS

Commissioners:

- questioned whether they are serving the Board well,
- said the Commission also serves the public in addition to the Board,
- said this is a very difficult topic, which can lead to displays of emotion, but Commissioners did a good job of having a non-emotional conversation with respect for each other.
- thanked the public for their participation, and said public comments were very helpful, so the public should continue to give input to the Township Board.
- said applicants for marijuana operations will have to comply with a myriad of regulations, they require a conditional use permit at the Township level, and these are the only businesses in the State that have to apply for their licenses annually.
- said there are very smart people on the Commission and they did their homework, and it was verbally abusive to have to listen to an appointed official imply otherwise.

15. ANNOUNCEMENT OF NEXT MEETING

June 5, 2019, at 7:00 P.M. at the Public Safety Building was announced as the next regular Commission meeting time and location.

16. ADJOURNMENT

- ▶ **Motion:** Roman moved, Chick supported, that the meeting be adjourned.
Motion carried 7—0 on a voice vote.

The meeting was adjourned at 9:29 P.M.

Prepared by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;

Wording added is underlined.

Adopted on _____, 2019.

Larry Roman, Chair

John Zarzecki, Secretary

Official minutes of all meetings are available on the Township's website at
<http://www.twp-northfield.org/government/>