



10405 Merrill Road  
P.O. Box 157  
Hamburg, MI 48139  
(810) 231-1000  
[www.hamburg.mi.us](http://www.hamburg.mi.us)

Supervisor Jason Negri Clerk Mike Dolan Treasurer Jennifer Daniels Trustees Chuck Menzies, Patricia Hughes, Nick Miller, Joanna Hardesty

## PLANNING COMMISSION MEETING

Wednesday, February 18, 2026 at 6:00 PM  
Hamburg Township Hall Board Room

### AGENDA

#### CALL TO ORDER

#### PLEDGE TO THE FLAG

#### APPROVAL OF THE AGENDA

#### APPROVAL OF MINUTES

- [1.](#) Approval of November 19, 2025 meeting minutes.

#### CALL TO THE PUBLIC

#### OLD BUSINESS

#### NEW BUSINESS

- [2.](#) **PSUP 26-0001** Special Land Use - White Water Express Car Wash
- [3.](#) **PSPA 26-0001** Preliminary Site Plan - White Water Express Car Wash

#### ZONING ADMINISTRATOR'S REPORT

- [4.](#) 2025 Annual Report

5. ADJOURNMENT



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Supervisor Pat Hohl Clerk Mike Dolan Treasurer Jason Negri Trustees Bill Hahn, Patricia Hughes, Chuck Menzies, Cindy Michniewicz

**PLANNING COMMISSION MEETING**  
**Wednesday, November 19 at 7:00 PM**  
**Hamburg Township Hall Board Room**

**MINUTES**

**CALL TO ORDER**

Commissioner Muck called the meeting to order at 7:00 pm.

**PLEDGE TO THE FLAG**

**ROLL CALL OF THE BOARD:**

**1) PRESENT:**

John Hamlin  
Patricia Hughes  
Victor Leabu Jr  
Deborah Mariani  
Jeff Muck, Chair  
Joyce Priebe

**2) ABSENT:**

Ron Muir, Vice Chair

**APPROVAL OF MEETING AGENDA for tonight.**

**Approval Motion** made by Commissioner Priebe, seconded by Commissioner Mariani, to approve the agenda as amended by Commissioner Leabu.

**Voice Vote: Ayes (6); Absent (1) Commissioner Muir**

**VOTE: MOTION CARRIED**

**APPROVAL OF THE MEETING MINUTES**

**Approval Motion** made by Commissioner Priebe, seconded by Commissioner Hamlin, to approve September 17, 2025, Planning Commission Meeting Minutes with corrections as noted by Commissioner Muir.

**Voice Vote: Ayes (6); Absent (1) Commissioner Muir**

**VOTE: MOTION CARRIED**

**CALL TO THE PUBLIC-**

1. Brenda Vibbart located at 10564 Hall Rd came up to the podium to discuss the transition of the approval of putting up a fence to block her view to the Crossing at Lakelands Trail. She is requesting that some kind of quality fence be put up between this community development and her residence. She left the podium.

Chair Muck closed the meeting since there were no other residents to comment at the meeting.

**OLD BUSINESS**

None

**NEW BUSINESS**

1. **PMSP 25-0001 Site Plan Amendment (The Crossing at Lakelands Trail).**

Chair Muck stated that the applicant is present to discuss some minor modifications to the originally approved site plan. There are some reduced reductions in density. Muck invited David Rohr to present his staff report to the commissioners.

David said that this is an amendment to the original site plan that was approved at the Planning Commission Meeting in October of 2024. The original site plan project received an extension last month from the PC and the Township Board. The applicant provided documentation that is affecting one area of the site plan in particular. They are proposing to remove one building, reducing the number of units from 208 to 192. They will be building some smaller structures in that area that will become covered parking and storage units for residents who rent here. The developer had a market study done that showed that such an amenity change would attract renters to the new community development. This is a minor project modification and everything else will essential stay the same. The proposal does reduce the density of this development while increasing the open space by .34. We have the updated traffic study and the comments back from the engineer. The fire department is still reviewing the modified site plan and will be sending in their last comments soon. Their indication was that the overall flow of the project hadn't changed. They don't anticipate any major issues with these changes. Staff support this modification.

Chair Muck commented on this amendment by saying he was pleasantly surprised when he reviewed the plans. He said it was the first time in his career of seeing a developer reduce their density without being directed to do so. He said it was a great change to add covered parking. He said he was fully in favor of the amendment. Chair Muck then turned the meeting over to the other commissioners for comments and questions.

Commissioner Leabu asked the developer if the architecture plans were changed from the original approved site plan since they were included in this modification documentation. Bob Langan from Elevate came up to the podium to address Leabu's questions. Langan said that nothing has changed regarding the architecture, the layout or other details. Langan said the only changes were the removing of one building, adding garages, and the changes to the traffic. Langan said that he included the architecture designs as a reminder of what they should expect with the new smaller garages and storage units.

Commissioner Priebe asked Langan about the fence. Langan said that there were no changes to the fence. He stated that all their past conversations with the residents and PC commissioners were done in good faith. He said we propose something and then we get feedback, and then we make the changes requested. We have had many fence iteration discussions over the past few years. At some point, we agreed on the location and composition of the fence. Unless there is something that requires me to change our agreement of the fence, then I will not change it. Commissioner Priebe asked where they were regarding this fence. Langan said it was proposed to be a 6 ft high wooden fence along the borders of the property where the apartment community abuts residential. Commissioner Leabu agreed. Langan continued to state that even though some of the residential properties were zoned as industrially, their company would still plan on installing the wooden fence along those parcels if they are used as residential. Initially the site plan didn't show a fence along the industrial zone properties since the ordinance does not require fencing along industrial-zoned properties. Much land located along Hall Road is zoned as industrial. Again, Langan said that is how he remembered the fence discussion and this was done in good faith. Commissioner Priebe said she appreciated him working with the PC board on this issue. She said she wanted to make sure that the PC members, residents, and Langan were on the same page regarding the fence modifications.

Commissioner Hamlin asked Langan if there have always been two phases for this project. Langan said yes, there have always been two phases for this community development. He said it has never been discussed at a public meeting before. Hamlin asked how much time would elapse between phase one and phase two. Langan said when he submitted for financing, the financiers expect certain milestones to be completed, such as leasing, before they would issue further funding for the second phase. Langan said hopefully phase two should start on the heels of phase one. Langan said that is his hope, but nothing is guaranteed. David stated that the phasing would be included in the development agreement, which the developer still needs to finalize with the township. David said that the agreement will include these milestones and the time frames for the two phases.

Commissioner Mariani asked how the two garage storage units will be used by the residents. Langan said they can't give everyone a garage and a storage unit. He said not everyone will want one of those units, so that will be a challenge. There will be 28 garage units available. He said he can't remember how many storage units will be available. If a lot of people want these garages and storage units then we are going to come back to the PC and ask to modify phase two. The garage and storage units would be based on availability to new renters. It would be an extra additional expense to the renter each month. If none of these units are rented, then they will be vacant. Commissioner Mariani said she couldn't imagine that. Langan said they were quite surprised when they received their market study update back. Their analyst said that this kind of amenity was necessary for rentals of this type. Mariani asked if Langan had these garage and storage units at his South Lyon community. He said the first phase

development did not have them. He said they added them to the second phase. Mariani mentioned that elderly people will want a garage to keep the snow and ice off their cars. Langan said that elders who sell their homes and move into a rental unit will have stuff to store. Younger folks who are starting out might get engaged and will start collecting stuff for store.

Trustee Hughes said that she thought this addition was an excellent change. Hughes applauded him for making this amendment. Langan said they had considered making carports instead of garages, but they felt they would be too ugly to build. Commissioner Leabu asked Langan where the phasing was mentioned in the site plan. Commissioner Hughes said it was on page 19 in red. Chair Muck asked if anyone else had any further questions or comments. Langan said that the branding would be called Paxton, not the Crossings. There are too many “crossings” out there.

**Approval Motion** made by Commissioner Priebe, seconded by Commissioner Hamlin, to recommend approval by the Township Board of PMSP 25-0001 Amendment to the final site plan for the Crossings at Lakelands Trail since it follows the Hamburg Township Ordinance.

**Voice Vote: Ayes (6); Absent (1) Commissioner Muir**

**VOTE: MOTION CARRIED**

## **2. Rezoning PZTA 25-0001** requiring a public hearing meeting.

Chair Muck opened the public hearing for this item. Since no one was present in the audience to give a comment, he closed the public hearing. Muck stated that this item was requested by the parks committee that he serves on. He said that the item was clear and straight forward, which was in need of some bookkeeping and boundary adjustment cleanup for the parks. Rezoning will allow the township to apply for MDNR trust fund grants to assist with some future projects.

He invited David Rohr to briefly address the commissioners. David said that this rezoning was supposed to have happened twenty years ago. It simply slipped through the cracks. The township had this whole area rezoned so the Public Works buildings were in compliance. We separated the township hall, the library, the police station, and the senior center from the parkland. Chair Muck clarified that we need to comply with our own zoning and that of the state otherwise it will reduce your scoring for any potential grants. With noncompliance, it becomes difficult to attain those grants. This is a necessary process to make these corrections. David clarified that they are seeking a recommendation to the Livingston County Planning Commission for review, and to the township board in January 2026 for their final approval.

Commissioner Hamlin asked if the smaller parcels were being rezoned. David clarified that they would remain as RA (residential) since they are too small to meet the parks zoning requirements (Public and Private Recreational Facilities District). Only the two larger parcels were being rezoned.

Trustee Hughes asked David how far the land behind the Senior Center extends to the next parcel. David said he didn't know the exact square footage of the area behind the Senior Center. She asked what does the township parcel border at the rear. Commissioner Leabu said it was industrial zoned land. Commissioner Hamlin showed Hughes that it was abutting the railroad tracks in there. Hughes said that there has been conversation that the senior center needs to be expanded. David confirmed that the center has room enough on its own township parcel to expand or rebuild if needed.

**Parcel(s):**



**Approval Motion** made by Commissioner Hamlin, seconded by Commissioner Priebe, the planning commission recommends approval of zoning map amendment PZTA 25-0001 to change the zoning of the parcels commonly known as TID# 4715-26-100-028 & 4715-26-100-023 from medium density residential to Public and Private Recreational Facilities District to the Township Board. We approve this change because it would make the parcels conform with their use. We direct staff to forward this request to the Livingston County Planning Commission for review.

**Voice Vote: Ayes (6); Absent (1) Commissioner Muir**

**VOTE: MOTION CARRIED**

**3. Brief Discussion on Short Term Rental by Member Leabu**

Chair Muck reminded Commissioner Leabu that he was going to lead a short discussion on short-term rentals. Leabu said he was going to give a small report and then he would like some comments from the board members afterwards regarding short-term rentals.

Leabu said we have short-term rentals, and we have plenty of them. None of what I state here reflects on David. Leabu said our ordinance says you can do this. We were a little hesitant because we did not know what the courts were going to do a few years ago. The Supreme and Michigan courts have upheld that you can ban short term rentals in residential zoned areas. I am bringing this up because someone has a million dollars invested in a house on Winans Lake. To our surprise, why would someone do an Airbnb on a lake with no motors? Apparently, we missed that. We have some rules and that is not for tonight's discussion but one thing that came up in our ordinance, is that the structure is supposed to meet the size of the lot of its district. David corrected Leabu, saying that the parcel doesn't need to conform to the zoned district, but that the structure needs to conform to the setbacks of the district it is zoned in. Leabu said they had done a study when Leslie was here. There are about 4,000 waterfront residential lots but we could only find 8 that met this requirement. Leabu continued to state that they tried to change the setback requirement on a 60 ft wide lot, so that one side could be 5 ft and the other 10 ft. Commissioner Priebe helped him complete this statement. Leabu continued that someone is doing a 5-bedroom Airbnb with a rec room in the garage and a sauna at the lake. The neighbors are not thrilled with this Airbnb investment. Is that an issue? Maybe not.

Leabu continued that many master deeds do stipulate that you can't rent anything for less than a year. This puts David our Zoning Administrator, into a tough situation. Leabu said when he owned Riverdale back in 1955, almost every HOA has a clause, legal or not, that you can't rent the home for less than a year. If I come in to pull an Airbnb land use permit, and the lot conforms, the township will issue a land use permit without checking to see if the homeowner's association allows it. Winans Lake is cleaning up their rules because Lakeland Golf & Country Club owns the lake. They are upset about this issue. We are going to make it crystal clear and ready to go to court if someone else comes. I want to make sure we don't rent homes as an Airbnb. Leabu said he is not trying to take away people's rights. We don't want to be in the business of causing lawsuits. If a homeowner's association says no Airbnb's, then what? I am seeing firsthand what is happening. Everyone is saying Victor, you are on the Planning Commission. Do something about it. Does anyone have any thoughts? I am just curious as to what they are.

Commissioner Hamlin asked Leabu what he was asking for. Commissioner Leabu said that Jason told him to go to the Planning Commission to see what they think. Leabu asked if we want to keep Airbnb's legal. We need to think about this issue since we can prevent the operation of them.

Leabu asked, "Do we want them to stay the same as they are currently. We don't want to create more work for the planning department. Do we want to require them to be under a special use permit? The Lakeland Golf & Country Club is very sophisticated, so they look at Airbnb's as a commercial operation on a private lake. We are a little different. We have had people wanting to give little fishing companies an opportunity to take you to Winans Lake. Do we want the township to get involved in it, not with lawsuits and homeowners, but do they have to prove that there isn't any deed restriction on the property, that makes short-term rentals illegal? If the township just gives a land use permit, then it means that the homeowners association must go to civil court.

Trustee Hughs said if the ordinance said that the homeowner association rules supersede the township ordinance, is that in theory what you're saying? Commissioner Priebe said they don't. Trustee Hughes asked if our ordinance could state that the homeowner must abide by their home association's rules when applying for land use. Leabu continued that every subdivision that he has lived in has stated in their master deed, no accessory dwelling units. Just because it is legal in the township, doesn't mean I

can get a land use permit to build an accessory structure if my homeowner's association says no. If the township issues a land use permit, they will be setting up a lawsuit. Extrapolate that to Airbnb's. Leabu said he knew about Portage Lake and other motorized lakes, with private equity companies buying stuff. A millionaire guy who is doing a 1031 that's an exchange of some other rental property. He blows into town. Maybe he knows something that we don't know. I didn't know about this issue until I was confronted with it in my own community.

Commissioner Priebe stated that the township can't enforce deed restrictions. She said that it is a civil suit, and the township must issue a land use if they meet the township ordinance requirements. Priebe said she had a friend who lived on Wide Valley. We had an assisted living place operating there, and he asked why they can do that. We had a law in the deed restrictions that stated no operation of a business there. Priebe said that assisted living places are regulated by the state. We can have some input, but you are not going to win. Well, he of course took them to court anyway and he lost. This was a couple of years ago, and he died recently. Commissioner Hamlin asked if there was a deed restriction against that use. She said yes, but he had lost the court case anyway. The operation was state regulated, and the business had already been operating. And he did not win.

Chair Muck said he would be more comfortable having the opinion from our township attorney on short-term rentals. This guy already has his house built and has his land use permit. Muck said he is in favor of adding more restrictions to the ordinance regarding short-term rentals. I want to make sure it is approved by the township attorney first. We don't want to get the township into some other trouble by trying to add stuff after the fact. Now other areas are changing since we have passed the short-term ordinance. Muck asked David if it has been 2-3 years since we passed and published this STR ordinance. David said yes. And now we have different court rulings, and I believe there is something else being challenged again.

Commissioner Priebe said she would not like to see the township get involved in enforcing deed restrictions on all the subdivisions in the township. Priebe said she would totally be against that. Commissioner Leabu asked David what would happen if he came in to build an accessory dwelling unit. Would David issue a land use permit and if it is against the home association deed restrictions, then they would have to take me to civil court. David said yes. Commissioner Leabu said we have a lot of lake lots in Hamburg Township. Are there unintended consequences here? If the township doesn't want to get into judging homeowners associations, then maybe we should be more cautious.

Commissioner Hamlin said he was the Zoning Administrator for Ann Arbor Township for several years. If someone wanted to build a deck or an addition, and they were in a homeowner's association, the applicant would need to get a simple document from the HOA board. It is the applicant's responsibility to get that document & turn it in with their land use application. The board stamped the drawing showing they approved of this project before I could issue the land use permit.

Chair Muck asked David if we have many HOA's in Hamburg. Everyone said each subdivision has a HOA. Commissioner Leabu said Winas Lake has five different development sections under one umbrella. You are supposed to prime your house, paint it with two coats, and then repaint it every three years. There were some racist deed restrictions that are no longer legal. David clarified there is a difference between a deed restriction and a home association bylaw. When encumbrance is on the land and deed restrictions are much more common along lakes, some people do bring in a stamp from their

homeowner's association. Some people come to our department, and they don't even know if their homeowner's association is active, let alone what their bylaws are. Many times, they comply with our zoning ordinance, and they comply with any FEMA floodplain standards, and any other thing that we administer. Then we will offer them a land use permit administratively. The mobile home park is very strict about what they allow and who they allow to do work on the mobile homes. They require us to get a management authorization letter to approve those projects in their community.

Commissioner Priebe said that the neighbors across her street do Airbnb's constantly, and they haven't had any problems yet. Commissioner Mariani asked Leabu what is it that this new owner is doing. He stated that the new owner hasn't started renting out this home yet. One of the neighbors is in the CIA so there will be cameras going all the time. The nature of Winas Lake is that it is not connected to any other water system. We don't have zebra mussels. You must have your boat registered to launch it on Winas Lake. The Lakeland Golf & Country Club is concerned that this millionaire will have many boats. What if he invites eight people over and they bring their blow-up paddle boats. We have kept zebra mussels out of this lake. It is a good private fishing lake. There are strict rules. When staying at Airbnb's, which Leabu says he has many times, you can't talk to a human if you want to. You get a code, and you never see anybody onsite. We are worried that innocent people will not know the rules of Winas Lake. You can have the rules posted inside the home unit, but they will not be enforceable by the homeowner since they are not onsite. It is not the township's responsibility to enforce the lake association rules. The lake association will enforce the rules themselves.

Chair Muck recommended that we should seek the township attorney's review of our current ordinances related to Airbnb's and short-term rentals since it has been a couple of years. See if there's any recommended changes, based on the changes with the state and Supreme Court rulings. David, you may want to have a conversation with Beth regarding what you are hearing from Victor here to see if that changes our ordinance as well. It can't hurt to have an overview of everything we did previously. Commissioner Hamlin asked if Jason asked David to bring these issues to our PC's attention. Leabu said no, it was because Victor had been complaining to Jason, that Jason had asked Leabu to talk to the PC members about their thoughts. Commissioner Hamlin asked Victor if he could write up some clear suggestions and give them to David so he could take them to Beth for consultation. Leabu said this is one issue that they are seeing on Winas Lake since it is commercial use. Is it unfair to require short-term rentals and Airbnb's to be approved through a special use permit process?

Trustee Hughes said she look at this month MTA regarding recent legislative bills that have been passed by the state. I don't remember if I seen anything on short-term rentals. She stated she saw something on fireworks. She said things can get introduced but might not get passed. Commissioner Mariani asked David if there is a duration given for short term rentals. David said that each STR land use permit must be renewed annually, on February 1.

Chair Muck said the good part is that we can come back with some communication to the HOAs of where the township stands regarding our STR ordinance. They have information to change their own HOA rules. Muck stated that he felt this might help the HOA and the township to exist on the same page regarding what is allowed and not allowed regarding Airbnb's. When we issued this short-term rental ordinance, it wasn't clear if we could ban them or not. It would be good to seek an attorney's opinion now to see if we could change the ordinance and ban these short-term rentals. Chair Muck told Victor to

tell Jason that we will be spending township money on the attorney's advice. Victor said that isn't what Jason wants to hear that. Muck said to put it on all of them.

Trustee Hughes asked David where the bylaws and master deed restrictions for the HOAs could be found. David said all current PUD open space communities must file their master deeds with the Livingston County Register of Deeds. By laws get approved from the HOA board and recorded. A lot of times with older associations, many people don't even know what is in the bylaws because the HOA is not operational anymore. Bylaws get updated internally with the homeowners of the subdivision. These are the same people that always expect us to have a survey on file for their property. We only have a survey if the homeowner provided us with a survey in the past.

Commissioner Priebe said that many of these subdivisions, especially older ones, don't have a HOA board anymore. No one knows where to even send that notice. Priebe said she would see that as a problem.

## **ZONING ADMINISTRATOR'S REPORT**

### **1. Village Center Master Plan working group-**

John Hamlin, Victor Leabu, Craig Masserant, Jason Negri, and David are the members of that working group. We have met several times, with a few meetings of just Victor and David to go over the fine details. We have reviewed many maps which included the future land use map, while considering what the current zoning map consists of. We considered some of the different projects that are going on in the area. We looked closely at the Village Core. With a group consensus, that at this time, we decided that no formal changes are recommended to the Village Center Master Plan. David said he is not against reviewing this plan on an annual basis to see what is going on, and see what developments transpire over time and what has been completed. Currently, the township is in a good position with our zoning since it has been consistent for more than two decades. Our future land use plan for that area still gives us some flexibility and some options for the future, should different developments come in that we haven't been seeing.

Commissioner Hamlin asked if the sub zoning in the Village Center Master Plan could be enforced. David said we only have two zoning classifications currently, which are enforceable, which are Village Residential and Village Center. David clarified the future land use map shows possible ways that the VC could be developed in the future. The township has not moved in the direction of codifying all these different sub zoning districts in the VCMP. Trustee Hughes asked a question regarding the fence and the Haskins property. It is currently zoned industrial. If something residential was proposed on this parcel in the future, then they would need to petition the township to rezone this parcel to residential use. She stated that it is a good idea not to officially change the east side maps to allow us more flexibility.

Commissioner Mariani asked if the Village Center Plan would be absorbed into the general Hamburg Township Master Plan. David said that the VC plan is a part of the Master Plan, it is just a small area plan. David said he isn't sure if there is a concise way to completely absorbed the VC into the Township Master Plan due to its historically, geographically and zoning which is different from the overall master plan.

### **2. No December Agenda Items for next month.**

**3. We had a preliminary meeting with Whitewater Car Wash** several weeks ago.

Victor and Patricia were there. They were looking at doing a PC submittal in mid- or late December but with the holidays and everything, we will not hear from them until February. It is being proposed on Lot 10 internally in the Kroger plaza. David said they were very professional and on top of everything.

**ADJOURNMENT**

**Approval motion** made by Trustee Hughes, seconded by Commissioner Hamlin, for adjournment at 7:56pm.

**Voice Vote: Ayes (6); Absent (1) Commissioner Muir**

**VOTE: MOTION CARRIED**

Respectfully submitted,

**Lisa Perschke**

*Planning/Zoning Coordinator & Recording Secretary*

**David Rohr**

*Planning & Zoning Director*

The minutes were approved as presented/corrected: \_\_\_\_\_

\_\_\_\_\_

Commissioner Jeff Muck, Chairperson



PHONE 810-231-1000  
planning@hamburg.mi.us

P.O. Box 157  
10405 Merrill Road  
Hamburg, Michigan 48139

**Special Use Permit Application**  
(FEE \$750+\$1,500 Escrow Review)

*Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Special Use Permit Application.*

The undersigned hereby makes application for a Special Use Permit for:

Proposed Use:

Proposed 4,375 SF express tunnel car wash (Special Land Use). 20 proposed vacuum spaces (free to customers). Also included are utility, stormwater, lighting and landscaping improvements. Access will be from Chilson Commons Circle which leads to M36.

To be located at:

5580 East M36, Hamburg Township, MI

Tax Parcel ID Number: 4715-22-400-023 & 4715-22-402-900 (Unit 10)

By signing this Special Use Application, I/we hereby certify and agree that all use for which this application is made will conform to the date and information submitted with this application and all ordinances affecting Hamburg Township, Livingston County, Michigan.

I/we further agree that any deviation from the date submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township Planning Commission may impose in granting this permit shall constitute a violation of the Ordinance and invalidate the permit granted.

Owner: CHILSON COMMONS LLC

Address: 27600 NORTHWESTERN HWY SUITE 200

SOUTHFIELD, MICHIGAN 48034

Phone: 248-352-5000

Signature:  Date: 12/09/2025

Designer: STONEFIELD ENGINEERING & DESIGN

Address: 555 SOUTH OLD WOODWARD AVENUE

BIRMINGHAM, MICHIGAN 48009

Phone: 248-247-1115

Signature:  Date: 12/09/2025

**Basis for Determination**

Please supply any supporting evidence and/or details as may be appropriate when answering each question. Use extra sheets if necessary.

1. Will the special use be harmonious with and in accordance with the general or any specific objectives of the Hamburg Township Master Plan?  Yes [ ] No

If no detail variations from the Master Plan:

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2. Will the special use be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity?  Yes [ ] No

If no please detail your answer:

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Will this special use change this character of the area? [ ] Yes  No

If yes state how the area's character would be changed:

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3. Will the special use be hazardous or disturbing to existing or future nearby uses? [ ] Yes  No

If yes state how this special use would be hazardous or disturbing:

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4. Will the special use be an improvement in relation to property in the immediate vicinity and to the community as a whole? (Please give details supporting your answer.)  Yes [ ] No

A car wash at this location is a new and needed service for the community. The location is within a centralized commercial area. Customers will be able to access the site for shopping needs, then utilize the car wash by already being within proximity to the site without having to leave the area.

5. Will the special use be served adequately by essential public facilities and services? [ ] Yes  No

If no what persons or agencies responsible for the establishment of the proposed use will provide adequately any such services or facility? (Give responsible party and service to be provided by each party.)

Water is obtained through the existing wells from Chilson Commons.

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6. Will the special use create excessive additional requirements at public cost? [ ] Yes  No If yes please state what additional requirements will be needed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

How will the special use affect the economic welfare of this Township?

~~The Car wash will have a positive affect on the economic welfare of the Township. A car wash in this location will provide an opportunity for additional business in what is currently vacant land.~~

7. Will this special use be consistent with the intent and purposes of the Hamburg Township Zoning Ordinance?

Yes [ ] No

If no please state reasons: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

.....  
**For Office Use Only**

Date of public hearing set by the Hamburg Township Planning Commission: \_\_\_\_\_

This Special Use Permit was:

[ ] Denied by the Hamburg Township Planning Commission for the following reason (s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[ ] Approved by the Hamburg Township Planning Commission on: \_\_\_\_\_

Special Conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Planning Commission Chairman

January 6, 2026

David Rohr  
Planning and Zoning Director  
Hamburg Township  
10405 Merrill Road  
Hamburg, MI 48139

**RE: Project Narrative**  
**WhiteWater Express Car Wash**  
**Parcel ID: 15-22-400-023 (Unit 10) & 15-22-402-900**  
**5580 E M-36**  
**Hamburg Township, MI**

EROP, LLC is proposing an express tunnel WhiteWater carwash on the land known as 5580 E M-36 within the Chilson Commons shopping center in Hamburg Township, MI. This land is currently zoned both Community Service District (CS) and Hardship Planned Unit Development (HPUD). The project site is currently vacant land. EROP, LLC is seeking Site Plan & Special Use Permit approval for the proposed car wash.

WhiteWater Express was founded in 2016 with their first car wash opening in Tomball, Texas. Today they have over 120 locations throughout Texas, Oklahoma, Louisiana, Ohio, Kentucky, and Michigan - and growing. Their leadership team has decades of experience and expertise in the industry and leads the way in efforts to expand above and beyond.

The wash tunnel will be 126 feet long, placed on the northern side of the lot. The location of the tunnel is such that all dryer noise from the exit end of the tunnel will project toward E M-36. The project will include two (2) pay stations. Lane One is dedicated to monthly members with a fast-pass sticker only, and Lane Two is for first time customers or monthly members. There will be 19 vacuum spaces which are free to customers. The car wash also provides cleaning products, towels and air hoses in the vacuum stall areas.

The hours of operation are from 7:30 a.m. to 8:00 p.m., 7 days a week. During the evening hours the parking lot is lit for the convenience and safety of our customers through the use of shielded pole lighting and individual lights at each vacuum. The tunnel has wall lights that are shielded to project light only into the parking areas. The pole lights and vacuum lights are turned before 9 p.m. or as soon as staff have cleaned the parking and vacuum areas for the final time of the day. A few exterior tunnel wall lights are left on all night near the office door for security purposes but these lights are shielded so that they to project light approximately 20 ft.

Each car wash uses soft water as well as eco-friendly and phosphate-free detergents. WhiteWater ensures all water is treated and disposed of per state and local laws.

WhiteWater Car Wash aims to be a valuable addition to the local community by delivering exceptional service, maintaining a clean and attractive site, and operating with environmental responsibility.

<https://www.whitewatercw.com/>

PHONE: 810-231-1000  
FAX: 810-231-4295



P.O. Box 157  
10405 Merrill Road  
Hamburg, Michigan 48139-0157

**To:** Planning Commissioners

**From:** David Rohr  
Planning and Zoning Director

**Date:** February 18, 2026

**Project address and Description:** **Special Use Permit (PSUP 26-0001)** to permit a proposed 4,375sf express tunnel car wash. The proposed car wash will be located at 5580 E. M-36 (Chilson Commons). Features include 20 proposed vacuum spaces (free to customers) utility, stormwater, lighting and landscaping improvements. (Project narrative attached)

**Owner:** White Water Express Car Wash



Project site at 5580 E. M-36, Hamburg, MI.

The zoning, future land use in the Township Master Plan, and existing land uses for the subject site and surrounding parcels is on the table below:

Direction	Zoning	Future Land Use	Existing Use
<b>Subject Site:</b> 5580 E. M-36(4715-22-400-023)	Community Service (CS)	General Commercial	vacant
<b>North</b>	Community Service (CS)	General Commercial	Automotive
<b>South</b>	Community Service (CS)	General Commercial	Retail
<b>East</b>	Community Service (CS)	General Commercial	Retail
<b>West</b>	Community Service (CS)	General Commercial	Vacant

**Future Land Use Map**



- WFR - Waterfront Residential
- NR - Natural River Residential
- MHP - Mobile Home Park Residential
- NS - Neighborhood Service
- CS - Community Service

**PROJECT DESCRIPTION**

The proposed car wash will be located at 5580 E. M-36 (Chilson Commons). Features include 20 proposed vacuum spaces (free to customers) utility, stormwater, lighting and landscaping improvements. (Project narrative attached)

**DISCRETIONARY REVIEW STANDARDS:**

Below are the Special Use Permit Standards from Section 36-36 of the Zoning Ordinance in **bold** followed by staff analysis.

**Special Use Permit Review, Basis of Determinations (Section 36-36(C)):**

The Township Planning Commission shall review the proposed special land use in terms of the standards stated within this Ordinance and shall establish that such use and the proposed location:

- 1. Compatibility with the Master Plan: Will be harmonious and in accordance with the general objectives or any specific objectives of the Hamburg Township Master Plan.**

The following are excerpts from the 2020 Hamburg Township Master Plan that apply to this site and the proposed project followed by staff analysis.

*Goal 4: Create a more visible identity for Hamburg Township and promote a sense of place within Hamburg Township. Objective B: Prioritize the economic development along the M-36 commercial corridor and in the Village Center area. Objective C: Promote revitalization of the commercial properties.*

*Goal 7: Preserve the rural appearance of the Township as viewed from the roadways when appropriate.*

*Goal 8: Protect, preserve, and enhance whenever possible the unique and desirable natural amenities of Hamburg Township.*

*Objective A: Direct future development to areas most suited for that type of development.*

*Objective B: Consider the location of the natural features on a site during review of future development layouts.*

*Objective C: Encourage preservation of the existing landscaping, natural features, and rural/scenic quality of the Township.*

**Staff Analysis:** The proposed car wash will sit on a outlet (unit 10) of the Chilson Commons development. This lot is currently vacant. Unit 10 will have direct ingress/egress to the Chilson Commons internal road/parking network. The site will not have direct access to E. M-36. The development has been designed to protect existing vegetation to the greatest extent possible.

- 2. Compatibility with Surrounding Area: Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, will not change the essential character of the area, and will not be hazardous or disturbing to existing or future nearby uses. In determining whether a special land use will be compatible and not**

create a significant detrimental impact, as compared to the impacts of permitted uses, consideration shall be given to the degree of impact the special land use may have on adjacent property, as compared with the expected value to the community. The following types of impacts shall be considered:

1. Use activities, processes, materials, equipment or conditions of operation;
2. vehicular circulation and parking areas;
3. outdoor activity, storage and work areas;
4. hours of operation;
5. production of traffic, noise, vibration, smoke, fumes, odors, dust, glare, and light;
6. impacts on adjacent property values; and
7. the relative ease by which the impacts above will be mitigated.

**Staff Analysis:** The proposed development will have minimal impact on the general commercial character of the area. Drivers on E. M-36 accustomed to the vacant wooded lots will notice the development. As much landscaping as possible will be preserved to minimize this visual impact.

3. **Improvement to the Immediate Vicinity:** Will be an improvement in relation to property in the immediate vicinity and to the Township as a whole.

**Staff analysis:** The proposed use will support the general commercial uses in the area, which would not only support the Master Plan objectives but would likely benefit the immediate vicinity because the site has been historically undeveloped.

4. **Impact of Traffic on the Street System:** The location and design of the proposed special land use shall minimize the negative impact on the street system in consideration of items such as vehicle trip generation (i.e. volumes), types of traffic, access location and design, circulation and parking design, street and bridge capacity, traffic operations at proposed access points, and traffic operations at nearby intersections and access points. The Township may require submittal of a traffic impact study to ensure compliance with this standard. Such a traffic study shall be in accordance with standard practices and procedures, and prepared by a qualified traffic professional. The Township may require mitigation to maintain traffic operations at a level that is consistent with other types of permitted uses in the district. Route and operational restrictions (such as hours, cleaning of dust, or debris) may be established for construction traffic to minimize negative impacts.

**Staff analysis:** The site plan indicates one access point at the south end of the site. A “Right Turn Only” sign is noted on the site plan for vehicle exiting the car wash. Staff suggests the Planning Commission make any appropriate conditions as part of the preliminary site plan review.

5. **Impact on the Overall Environment:** The proposed special land use shall not have an unacceptable significant adverse effect on the quality of the natural environment in comparison to the impacts associated with typical permitted uses.

**The Planning Commission may require a quantitative comparison of the impacts of typical permitted uses and the special land use to assist in making this determination (such as an overlay of conceptual development plans, on a natural features map, illustrating other site development options to demonstrate the impacts have been minimized to the extent practical). If the cumulative impact creates or contributes to a significant environmental problem, mitigation shall be provided to alleviate the impacts associated with the environmental problem, mitigations shall be provided to alleviate the impacts associated with the requested use.**

**Staff analysis:** The proposed special land use will have a minimal impact on the quality of the natural environment in comparison to the impacts associated with typical permitted uses.

- 6. Public Services Impact: Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility, will not create excessive additional public costs and will not be detrimental to the economic welfare of the Township. Public facilities shall include, but not be limited to: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, water and sewage facilities, and schools.**

**Staff analysis:** The township has adequate public services and facilities capacity to serve the proposed uses and staff does not find that the use would have an adverse impact on streets, public safety protection, utility systems, schools, or pedestrian or bicycle facilities.

- 7. Compliance with Zoning Ordinance Standards: Will be consistent with the intent and purposes of this Ordinance and be designed, constructed, operated, and maintained to meet the stated intent of the zoning district.**

**Staff analysis:** The proposed car wash will be consistent with the intent and purposes of this Ordinance and be designed, constructed, operated, and maintained to meet the stated intent of the zoning district.

**RECOMMENDATIONS:**

Staff recommend the Planning Commission open the public hearing, take testimony from the applicant and staff as appropriate, discuss, and make a determination on the Special Use Permit (PSUP26-0001) to permit the White-Water Express Car Wash at parcel commonly known as 5580 E. M-36 (TID 4715-22-400-023 and 4715-22-402-900). (Formal resolution attached)

**EXHIBITS:**

- Application
- Site plan
- Architectural renderings

# HAMBURG TOWNSHIP PLANNING COMMISSION

## Resolution for a Special Land Use (PSUP26-0001)

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**A resolution to grant approval of the Special Land Use application for property located at 5580 East M-36, Hamburg, MI (Parcel 4715-22-400-023 & 4715-22-402-900).**

- 10) WHEREAS, the above property is a vacant out lot zoned Community Service (CS) for commercial uses; and
- 20) WHEREAS, the applicant, pursuant to the provisions of the Hamburg Township Zoning Ordinance, submitted an application for special land use on January 6, 2026, for the proposed White Water Express Car Wash; and
- 30) WHEREAS, Section 12.01(D)(14) of the Hamburg Township Zoning Ordinance designates "Auto washes" as a special land use in Community Service (CS) Districts; and
- 40) WHEREAS, the Hamburg Township Zoning Administrator and Planner has determined that applicant has met the Special Use Permit Standards from Section 36-36 of the Hamburg Township Zoning Ordinance; and
- 50) WHEREAS, the Hamburg Township Zoning Administrator and Planner has determined that site plan specific requirements will be addressed in the Preliminary Site Plan Review (PSPA26-0001) application submittal; and
-

# HAMBURG TOWNSHIP PLANNING COMMISSION

## Resolution for a Special Land Use (PSUP26-0001)

60) NOW, THEREFORE, BE IT RESOLVED, the Hamburg Township Planning Commission, by a majority vote at a regularly scheduled and duly-noticed meeting, held this 18th day of February 2026, grants Special Land Use for application **(PSUP26-0001) White Water Express Car Wash**, 5580 E. M-36 (Chilson Commons) Hamburg, MI (Parcel 4715-22-400-023 & 4715-22-402-900)subject to the conditions listed below:

Resolution offered by Planning Commissioner \_\_\_\_

Resolution supported by Planning Commissioner \_\_\_\_\_

YES= ( ) NO=(None)

ABSENT=

The Chair declared the resolution ADOPTED.

Date: \_\_\_\_ 2026

\_\_\_\_\_

Jeff Muck, Chair

Date

\_\_\_\_\_

Ron Muir, Vice-Chair

Date

## SITE PLAN APPROVAL APPLICATION

*Please note: All required information, copies, fees, and other materials as appropriate must be submitted and complete before the Township Planning Commission will set a public hearing date on the Site Plan Approval Application.*

*Application fees and review fees are required at the time of application.*

*In the case of separate applications for Preliminary and Final reviews, separate application and review fees shall be collected. Review fees shall be placed into a non-interest bearing escrow account. Upon final review, review fee balances shall be returned upon receipt of final billing. The applicant shall be responsible for all costs incurred.*

*Note: Acreage calculations based upon the acreage being developed or utilized for the project (parking, buildings, walks, storm water retention etc.)*

The undersigned hereby makes application for a Site Plan Approval for: (Check all that apply)

1. **TYPE OF PROJECT:**  Open Space     Echo     Residential     Condominium  
 Apartments     Commercial     Industrial     PUD     Hardship PUD
2. **TYPE OF APPLICATION:**  Preliminary Site Plan     Optional Conceptual Site Plan Review by Planning Commission  
 Final Site Plan     Combined – Preliminary/Final Site Plan  
 Minor Site Plan     Site Plan Amendment (less than 25% area of site being changed)     Site Plan Amendment (26% or more or site being changed)

3. **PROJECT NAME:** WHITE WATER EXPRESS CAR WASH      Submittal Date: \_\_\_\_\_

4. **PROJECT ADDRESS:** 5580 E M36, HAMBURG TOWNSHIP, MI

Tax Code Numbers: 15 - 22-400-023 (Unit 10)    15 - 22-402-900    15 - \_\_\_\_\_  
15 - \_\_\_\_\_    15 - \_\_\_\_\_    15 - \_\_\_\_\_

Metes & Bounds Parcel     Subdivision \_\_\_\_\_      Lot Numbers: \_\_\_\_\_

Zoning District Classification: COMMUNITY SERVICE DISTRICT (CS)      Floodplain Classification: \_\_\_\_\_

Number of Lots Proposed: N/A      Acreage of Project: 1.36 AC (59,223 SF)

5. **PROJECT DESCRIPTION:** \_\_\_\_\_

Proposed 4,375 SF Express Tunnel Car Wash (Special Land Use). 20 proposed vacuum spaces (free to customers) and 5 employee spaces. Also included are utility, stormwater, lighting and landscaping improvements.

6. **OWNER/PROPRIETOR INFORMATION:**

Name: CHILSON COMMONS LLC Phone Number(s): 248-352-5000  
Email: WWATCH@FIRSTCOMMERCIAL.NET Address: 27600 NORTHWESTERN HWY SUITE 200  
City: SOUTHFIELD State: MICHIGAN Zip: 48034

7. **APPLICANT:**

Name: EROP LLC Phone Number(s): 217-972-4296  
Email: JEFFJ@HYPERSHINECW.COM Address: 3130 NORTH KANDY LANE  
City: DECATUR State: ILLINOIS Zip: 62526

8. **DESIGNER INFORMATION:**

Name: STONEFIELD ENGINEERING & DESIGN Phone Number(s): 248-247-1115  
Email: JCOOKSEY@STONEFIELDENG.COM Address: 555 SOUTH OLD WOODWARD AVENUE  
City: BIRMINGHAM State: MICHIGAN Zip: 48009

9. **SPECIAL USE PERMIT:**

Is a Special Use Permit required for this project?  No  Yes  
IF YES, Attach Special Use Permit Application Form with this site plan review application form

**APPLICANT CERTIFICATION:**

I hereby certify that all structures and uses for which this application is made shall conform to the Ordinances of Hamburg Township, Livingston County and the State of Michigan. All information submitted as a part of the site plan application is to my knowledge accurate. If the information is determined either now or in the future to be inaccurate any permits granted for the incorrect information shall be void and any structures built or uses approved may be in violation of the required ordinances and must otherwise be brought into compliance with all regulations.

I further agree that any deviation from the plans submitted or the breach of any additional safeguards, conditions or requirements the Hamburg Township may impose in granting this application shall constitute a violation of the Ordinance and invalidate the permit granted.

PROPERTY OWNERS SIGNATURE  DATE: 12/16/25

\*If an agent submits the project to the Township for the property owner a letter authorizing must be submitted.

## PRELIMINARY & FINAL SITE PLAN CHECKLIST

Each preliminary & Final Site Plan submitted for review shall provide the following information at the time of application.

\_\_\_\_\_ **A. General Information**

- 1. Name and address of the proprietor and proof of ownership, developer, and registered engineer, registered surveyor, registered architect, registered landscape architect, or registered community planner who prepared the site plan.
- 2. Date of plan preparation, north arrow, and scale of plan, which shall not be greater than one inch equals twenty feet (1" = 20') nor less than one inch equals two hundred feet (1" = 200').
- 3. Full legal description of parcel and dimensions of all lot and property lines showing the relationship to abutting properties, and in which district the subject property and abutting properties are located.
- 4. Area map showing the relationship of the parcel to the surrounding area within one-half mile.
- 5. The location and description of all existing structures within one hundred feet (100') of the parcel.

\_\_\_\_\_ **B. Physical Information**

- 1. Proposed plans for site grading, surface drainage, water supply and sewage disposal.
- 2. The location of existing and proposed landscaping, buffer areas, fences, or walls on the parcel.
- 3. Existing and proposed structure information including the following:
  - a. Footprint location, dimensions and setbacks.
  - b. Finished floor and grade line elevations.
  - c. Elevations drawings that illustrate building design, size, height, windows and doors, and describe construction materials. Elevations shall be provided for all sides visible from an existing or proposed public street or a residential zoning district.
  - d. The Planning Commission may require a color rendering of the building elevation required in paragraph c.
  - e. Proposed materials and colors shall be specified on the site plan. Color chips or samples shall also be submitted at or prior to the Planning Commission meeting to review the site plan. These elevations, colors and materials shall be considered part of the approved site plan.
- 4. The location and dimensions of all existing and proposed streets, driveways, sidewalks, service lanes and other vehicular and pedestrian circulation features within and adjacent to the parcel.
- 5. The location, dimensions, and numbers of off-street parking and loading spaces.

- 6. Location of existing and proposed service facilities above and below ground, including:
  - a. Well sites.
  - b. Septic systems and other wastewater treatment systems. The location of the septic tank and drain field (soil absorption system) should be clearly distinguished.
  - c. Chemical and fuel storage tanks and containers.
  - d. Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels.
  - e. Water mains, hydrants, pump houses, standpipes, and building services and sizes.
  - f. Sanitary sewers and pumping stations.
  - g. Stormwater control facilities and structures including storm sewers, swales, retention and detention basins, drainage ways and other facilities, including calculations for sizes.
  - h. Location of all easements.
  
- 7. Any other pertinent physical features.

———— C. **Natural Features**

- 1. Map of existing topography at two-foot (2') contour intervals with existing surface drainage indicated.
  
- 2. Soil characteristics of the parcel to at least the detail provided by the U.S. Soil Conservation Service "Soil Survey of Livingston County, Michigan."
  
- 3. On parcels of more than one acre, existing topography with a maximum contour interval of two feet indicated. Topography on the site and beyond the site for a distance of 100 feet in all directions should be indicated. Grading plan, showing finished contours at a maximum interval of two feet, correlated with existing contours so as to clearly indicate required cutting, filling and grading.
  
- 4. Location of existing drainage courses, including lakes, ponds, rivers and streams, and all elevations.
  
- N/A 5. Location of existing wetlands, delineated under the requirements of section 3.6, Wetland Determination. A Michigan Department of Natural Resources (MDNR) permit shall be required for activities in a regulated wetland or an inland lake or stream. A copy of any correspondence with and applications to the MDNR shall be submitted with the site plan application. The Planning Commission shall not grant final site plan approval until all necessary permits have been obtained.
  
- 6. Location of natural resource features, including woodlands and areas with slopes greater than 10 percent (one foot of vertical elevation for every 10 feet of horizontal distance).
  
- 7. Location of the required 50 foot natural features setback.
  
- 8. Storm water management systems and facilities will preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent feasible, with the development not substantially reducing the natural retention of storage capacity of any wetland, water body, or water course, or cause alterations which could increase flooding or water pollution on or off site.

- 9. Wastewater treatment systems, including on-site septic systems will be located to minimize any potential degradation of surface water or groundwater quality.
- 10. Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges or polluting materials to the surface of the ground, groundwater, or nearby water bodies.

N/A D. **Natural Features Impact Statement.** The purpose of a Natural Features Impact Statement (NFIS) is to provide the Township with information regarding the impact of a proposed project on the physical, natural, social, and economic environment of the community. A complete report shall be required with all site plan applications. The Zoning Administrator (ZA) has the discretion to modify this requirement based on the specific application. When required the report will be reviewed by the ZA and Hamburg Environmental Review Board (HERB). The HERB may issue an Advisory Report to the Zoning Administrator for review by the Planning Commission. Contained in the Advisory Report will be a summary of the NFIS and appropriate comments and recommendations. The Advisory Report and the required site walk will be used to assist Zoning Ordinance Hamburg Township, Livingston County, Michigan, the Township Board and Planning Commission. The written NFIS will include the following information:

- 1. Name (s) and address (es) of person(s) responsible for preparation of the impact assessment and a brief statement of any relevant qualifications. The HERB may recommend a qualified individual to prepare the NFIS if deemed appropriate.
- 2. An impact assessment checklist on a form provided by the Township shall be completed and placed at the beginning of the document.
- 3. Map (s) and a written description/analysis of the project site including all existing structures, manmade facilities, and natural features. The analysis shall also include information for areas within 50 feet of the property. An aerial photograph or drawing may be used to delineate these areas.
- 4. Description of existing natural features: A description of the environmental characteristics of the site prior to development shall be provide in the form of written documentation and a site inventory map identifying the location of natural features consistent with subparagraph C of this section. In addition, dominant tree species shall be listed and all species greater than 16 inches caliper or greater. As defined in Article 2.00, natural features include but are not limited to: topography, soils, geology, ground water, wetlands, watercourses, plants and animals (including aquatic species), habitat, and scenery.
- 5. Impact on natural features: A written description of the impact on the identified existing natural features shall be provided. The report shall also provide a natural features protection plan, which identifies on a map the natural features potentially affected. Where disturbance of natural features both during and after construction is proposed, a written analysis of alternative plans, which were considered, shall be provided to justify the proposed plan. The HERB may recommend a mitigation plan be required which will describe how disturbed natural features were relocated or replace. (See Article 2.00 for complete definition of terms)
- 6. Impact on storm water management: Description of natural drainage patterns and soil infiltration and unsaturated soil capacity. A description of changes to site drainage and storm water

management facilities to be installed in compliance with the Township Storm Water Ordinance. Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Conservation Service.

- 7. Special Provisions: Provide a general description of any existing deed restrictions, protective covenants, master deed or association bylaws as they relate to the protection of natural features. Zoning Ordinance Hamburg Township, Livingston County, Michigan
- 8. Information Sources: A list of all sources of information contained in the NFIS, if any shall be provided.
- 9. Previous Submittals: Any impact assessment previously submitted relative to the site and proposed development, which fulfills the above requirements (and contains accurate information of the site) may be submitted as the required Impact Assessment.

PHONE: 810-231-1000  
FAX: 810-231-4295



P.O. Box 157  
10405 Merrill Road  
Hamburg, Michigan 48139-0157

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**To:** Planning Commissioners  
**From:** David Rohr  
Hamburg Township  
Township Planner  
**Date:** February 18, 2026  
**Project Number:** Preliminary Site Plan Application **PSPA26-0001**  
  
**Project Location:** 5580 E. M-36 (4715-22-400-023 & 4715-22-402-900)  
**Applicant:** EROP, LLC  
**Zoning:** Community Service (CS)

**LOCATION:**

The project is located at 5580 E. M-36 on a 1.36-acre site. The parcel is an out lot of the Chilson Common development and is currently vacant. The parcel will be accessed by the private internal Chilson Common road network.

**PROJECT HISTORY:**

A Pre-Submittal meeting for White Water Express Car Wash **PSPA26-0001**, took place on November 6, 2025. Planning staff, Township engineer, Utilities, and Planning Commission members discussed the proposed project in anticipation of formal Site plan submittal.

### Location Map



5580 E. M-36, Hamburg, MI

**PROJECT DESCRIPTION:**

Proposed 4,375sf express tunnel car wash. The proposed car wash will be located at 5580 E. M-36 (Chilson Commons). Features include 20 proposed vacuum spaces (free to customers) utility, stormwater, lighting and landscaping improvements. (*Project narrative attached*)

**ZONING ORDINANCE REGULATIONS:**

The subject site is located within the **Community Service (CS)** Zoning District. The zoning district regulations/special land use are listed below.

<b>LAND USE AND ZONING</b>			
<b>PARCEL ID: 4715-22-400-023 &amp; 4725-22-402-900 (UNIT 10)</b>			
<b>COMMUNITY SERVICE DISTRICT (CS) &amp; HARDSHIP PLANNED UNIT DEVELOPMENT (HPUD)</b>			
<b>PROPOSED USE</b>			
<b>CAR WASH</b>		<b>SPECIAL LAND USE</b>	
<b>ZONING REQUIREMENT</b>	<b>REQUIRED (CS)</b>	<b>REQUIRED (HPUD)</b>	<b>PROPOSED</b>
MINIMUM LOT AREA	43,560 SF	N/A	1.36 AC (59,223 SF)
MINIMUM LOT WIDTH AT STREET	150 FT	N/A	320.2 FT
MINIMUM LOT COVERAGE (BUILDING)	40% (23,688 SF)	N/A	7.2% (4,375 SF)
MINIMUM LOT COVERAGE (PARKING)	75% (44,415 SF)	N/A	34.9% (20,354 SF)
MAXIMUM BUILDING HEIGHT	2.5 STORIES / 35 FT	N/A	1 STORY / 22 FT
MINIMUM FRONT YARD SETBACK	30 FT <sup>(1)</sup>	N/A	30.0 FT
MINIMUM SIDE YARD SETBACK	20 FT <sup>(2)</sup>	N/A	60.0 FT
MINIMUM REAR YARD SETBACK	25 FT	N/A	113.3 FT
MINIMUM COMMERCIAL LANDSCAPE BUFFER	10 FT	N/A	10.0 FT
MINIMUM PARKING SETBACK (M-36 ROW)	N/A	50 FT <sup>(2)</sup>	75.8 FT
M-36 ACCESS	N/A	NO NEW CURB CUTS ON M-36, SHARE WITH CHILSON COMMONS	COMPLIES

*Table from site plan, page C-3.*

**SITE PLAN REVIEW REGULATIONS:**

**Landscaping:**

The preliminary plan provides a tree planting plan. **Page C-10** of the site plan provides detailed landscaping details for different sections of the development.

The landscaping plan as presented satisfies the landscaping requirement with one exception on the west side of the parcel. A 60ft wide utility easement on the west side precludes planting trees.

Staff Analysis:

<p>Applicant should work with Township Utilities department on easement encroachment agreement.</p>	
<p><b>Lighting:</b>                  The preliminary site plan includes a lighting plan on page C-8. The lighting plan as presented seems to meet all requirements.</p>	
<p><b>Signs:</b>                  No Sign details were submitted. Proposed signage should be provided as a part of the final site plan review and shall meet the requirements of the zoning regulations.</p> <p><b>Suggested Condition 2:</b>                  A detailed sign plan should be submitted for final site plan review.</p>	
<p><b>Sidewalks/pedestrian circulation.</b></p> <ol style="list-style-type: none"> <li>1. Site design shall demonstrate a special sensitivity to pedestrian circulation and safety. ✓</li> <li>2. Sidewalks at least five feet wide and at least seven feet wide where abutting parking shall be provided along public streets and private roads; bike paths shall be required in locations designated in the Hamburg Village master plan or to provide linkages with existing or planned bikepaths. ✓</li> <li>3. All developments shall provide pedestrian linkages between public sidewalks and the building entrances. ✓</li> </ol> <p>Staff Analysis:                  The sidewalk system within the development has been designed to provide good pedestrian access within the site.</p>	
<p><b>Architecture.</b></p> <ol style="list-style-type: none"> <li>1. Buildings shall possess architectural variety but enhance the overall cohesive and historic village character. ✓</li> <li>2. Building architecture shall meet the standards of section 36-73(7). ✓</li> <li>3. The first floor of front facades shall include at least 30 percent windows. The approximate size, shape, orientation and spacing shall match that of buildings on adjacent lots. ✓</li> <li>4. The mass and proportion of structures shall be similar to structures on adjacent lots and on the opposite side of the street. Larger buildings may be broken-up with varying building lines and rooflines to provide a series of smaller scale sections which are individually similar in mass ✓</li> </ol>	

<p>and proportion to surrounding structures.</p> <p>5. Buildings located on corner lots shall provide distinct and prominent architectural features or site elements which reflect the importance of the building's corner location and creates a positive visual landmark. An entry feature or site landmark shall be required at corners designated for such a feature in the Hamburg Village master plan. The architectural feature or site element shall be subject to planning commission approval.</p>	<p>✓</p>
<p>Staff Analysis:</p>	

**Standards for Site Plan Review (Section 36-73).**

Compliance with the standards of this section are required as a part of the preliminary Site Plan review. Staff has included these standards into the review of the preliminary site plan to make sure that if the preliminary site plan review is approved the applicant is aware that the project will need to meet the requirement of this section once all the required information is submitted for final site plan review. In the review of all site plans, the Zoning Administrator and the Planning Commission shall endeavor to assure the following:

**a. The proposed development conforms to all provisions of this chapter.**

The proposed development has been designed to meet all the required site plan review requirements.

**b. All required information has been provided.**

The application is for the preliminary site plan review. It appears that the applicant has submitted adequate information for the planning commission review of the preliminary site plan for the proposed car was project. All required information under section 36-73 and as to address the initial comments from the different agencies and reviewing bodies will be required prior to final site plan review.

**c. The movement of vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.**

The Township fire district and township engineer have reviewed the roadway and sidewalk layout of the project.

**d. The proposed development will be harmonious with existing and future uses in the immediate area and the community.**

The development will be harmonious with existing and future uses. The development is part of a long-standing commercial PUD.

- e. The proposed development provides the necessary infrastructure improvements, such as roads, drainage, pedestrian facilities and utilities, to serve the site, and be adequately coordinated with the current and future use of adjacent properties.**  
See engineer comments attached.
- f. The applicable requirements of Township, county and state agencies are met regarding grading and surface drainage and for the design and construction of storm sewers, stormwater holding facilities, water mains, and sanitary sewers.**  
See engineer comments attached.
- g. Natural resources will be preserved to the maximum extent possible in the site design by developing in a manner which will not detrimentally affect or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes, and woodlands.**  
There are not any lakes, ponds, streams, wetlands, or steep slopes on the site. The site is vacant semi-cleared land.
- h. The proposed development shall respect the natural topography to the maximum extent possible by minimizing the amount of cutting, filling, and grading required.**  
A detailed grading plan has been submitted. The subject property contains some slope on the north. Site improvements on the site will extend into the slope with steps to minimize the encroachment. The grading plan will be reviewed by the Township engineer.
- i. The proposed development will not cause soil erosion or sedimentation.**  
Prior to issuance of a building permit for this project the Livingston County Drainage Commission will require approval of a soil erosion and sedimentation plan that meets the local and state requirements.
- j. Landscaping, including trees, shrubs and other vegetative material is provided to maintain, improve and/or restore the aesthetic quality of the site.**  
A detailed landscape plan has been provided as a part of the preliminary site plan review.
- k. Conformance to the adopted Hamburg Township Engineering and design standards.**  
Detailed engineering plans are not required to be submitted as a part of the preliminary site plan review process. The township engineer has done a cursory review of the preliminary plans and project layout. The engineering comments are attached. If the preliminary site plan is approved the application will address the engineering comments and will be required to comply with all Hamburg Township Engineering and design standards prior to the issuance of a land use permit.
- l. All proposed commercial, office, industrial, institutional and multiple-family development shall utilize quality architecture to ensure that buildings are compatible with surrounding uses, protect the investment of adjacent landowners, blend harmoniously into the streetscape and meet the objectives the Township master plan. New buildings, additions and renovations shall be designed to preserve or complement the design character of existing development, provide visual harmony between old and new buildings, and create a positive image for the Township's various commercial**

**shopping nodes. Commercial, office, industrial, institutional and multiple-family architecture shall be reviewed by the planning commission under the following criteria:**

- 1. Buildings shall front towards and relate to the public street. Buildings shall be located to create a defined streetscape through uniform setbacks and proper relationship to adjacent structures. Proper relationship to existing structures in the area shall be maintained through building mass, proportion, scale, roofline shapes and rhythm. Buildings within the area designated on the master plan and Village Center master plan as the "Hamburg Village" shall be compatible with the historic character of the unincorporated place commonly referred to as the "Old Hamburg Village."**
- 2. Building materials and colors shall relate well and be harmonious with the surrounding area. Roof shape and materials shall be architecturally compatible with adjacent buildings and enhance the predominant streetscape. For any side of a principal building facing a public or private street, at least 50 percent of the facade shall be constructed of, or covered with, the following materials:**
  - 1. Brick;**
  - 2. Fluted or scored concrete block;**
  - 3. Cut stone;**
  - 4. Vinyl siding;**
  - 5. Wood siding;**
  - 6. Glass; or**
  - 7. Other materials similar to the above as determined by the planning commission.**
- 3. Buildings shall possess architectural variety, but enhance the overall cohesive community character. Buildings shall provide architectural features, details and ornaments such as archways, colonnades, towers, cornices or peaked rooflines.**
- 4. Building walls over 100 feet in length shall be broken up with a combination of the following: varying building lines, windows, architectural accents and trees.**
- 5. Building entrances shall utilize windows, canopies and awnings; provide unity of scale, texture, and color; and provide a sense of place.**
- 6. Where the rear facade of a building will be visible from a residential zoning district, or the rear of the site will be used for public access or parking, such rear facade shall be constructed to a finished quality comparable to the front facade.**
- 7. Signs, landscaping, lighting and other site elements shall be coordinated and compatible with the building design, as well as harmonious with other nearby developments. Developments shall provide site features such as decorative entry signs, ornamental lighting, pedestrian plazas and/or pedestrian furniture.**

The proposed layout and structure on the site have been designed to be compatible with the Chilson Common design.

### **RECOMMENDATIONS:**

Staff believe that as conditioned and with final review of the project under the final site plan review requirement the proposed preliminary site plan for the project is in substantially compliance with the required standards under sections 36-442 and 36-73.

Staff recommend the Planning Commission open the public hearing, take testimony from the applicant and staff as appropriate, discuss, and make a determination on the Preliminary Site Plan Application (PSPA26-0001) to permit the White-Water Express Car Wash at parcel commonly known as 5580 E. M-36 (TID 4715-22-400-023 and 4715-22-402-900).

**Suggested Condition 1:**

A detailed sign plan should be submitted for final site plan review.

**Suggested Condition 2:** Prior to the review of the final site plan or the issuance of a land use permit as needed all appropriate approvals from local, county, state, and federal agencies, including, but not limited to, Hamburg Township Fire, Assessor, and Public Works Departments, the Livingston County Road Commission, Drain Commissioner, and Health Department; and the Michigan Department of Environment, Great Lakes and Energy and Transportation shall be received.

**Next Steps:**

If the Planning Commission recommends approval of the preliminary site plan, the Township Board shall consider the Planning Commission recommendation and public hearing comments and shall take action to approve, deny or remand the site plan back to the Planning Commission for further review.

If the Township Board approves preliminary site plan, the applicant shall submit a final site plan which contains all information required by Article 3 of the Township Zoning Ordinance.

The Planning Commission shall review the submitted Final site plan to ensure compliance with all standards and criteria of Article 3 Site Plan Review. The Planning Commission then takes action to recommend approval or denial of the Final Site Plan to the Township Board based upon compliance with the above referenced standards.

Upon receipt of the report and recommendation of the Planning Commission, the Township Board shall review all findings. If the Township Board determines that approval would be appropriate, it shall instruct the Applicant to work with the Township Attorney to prepare a development agreement setting forth the conditions upon which such approval is based. Such conditions shall include, where appropriate, identification of the phases and timetable for development, and an estimate of the costs of implementing each phase.

After approval by resolution of the Township Board, the Development Agreement shall be executed by the Township and the applicant and recorded in the County records. Approval shall be granted only upon the Township Board determining that all qualification requirements, conditions of approval, and provisions of this and other Township Ordinances have been met, and that the proposed development will not adversely affect public health, welfare and safety. Approval shall further be subjected to the condition that the contract will be properly recorded.

**Exhibits:**

Project Application.

Project description

Architectural renderings

Hamburg Township Fire Department Initial Review

Hamburg Township Engineering Consultant Initial Review

January 6, 2026

David Rohr  
Planning and Zoning Director  
Hamburg Township  
10405 Merrill Road  
Hamburg, MI 48139

**RE: Project Narrative**  
**WhiteWater Express Car Wash**  
**Parcel ID: 15-22-400-023 (Unit 10) & 15-22-402-900**  
**5580 E M-36**  
**Hamburg Township, MI**

EROP, LLC is proposing an express tunnel WhiteWater carwash on the land known as 5580 E M-36 within the Chilson Commons shopping center in Hamburg Township, MI. This land is currently zoned both Community Service District (CS) and Hardship Planned Unit Development (HPUD). The project site is currently vacant land. EROP, LLC is seeking Site Plan & Special Use Permit approval for the proposed car wash.

WhiteWater Express was founded in 2016 with their first car wash opening in Tomball, Texas. Today they have over 120 locations throughout Texas, Oklahoma, Louisiana, Ohio, Kentucky, and Michigan - and growing. Their leadership team has decades of experience and expertise in the industry and leads the way in efforts to expand above and beyond.

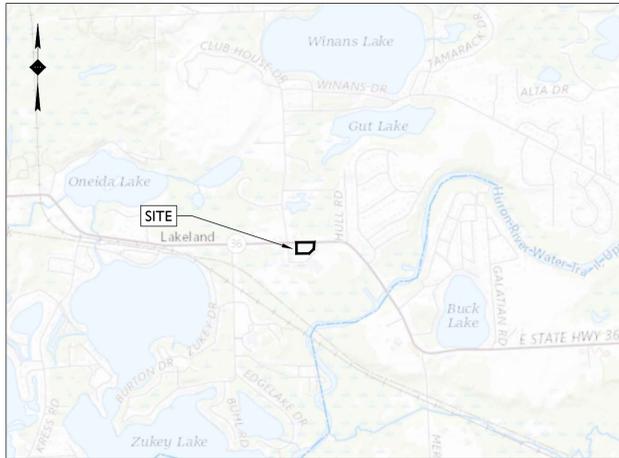
The wash tunnel will be 126 feet long, placed on the northern side of the lot. The location of the tunnel is such that all dryer noise from the exit end of the tunnel will project toward E M-36. The project will include two (2) pay stations. Lane One is dedicated to monthly members with a fast-pass sticker only, and Lane Two is for first time customers or monthly members. There will be 19 vacuum spaces which are free to customers. The car wash also provides cleaning products, towels and air hoses in the vacuum stall areas.

The hours of operation are from 7:30 a.m. to 8:00 p.m., 7 days a week. During the evening hours the parking lot is lit for the convenience and safety of our customers through the use of shielded pole lighting and individual lights at each vacuum. The tunnel has wall lights that are shielded to project light only into the parking areas. The pole lights and vacuum lights are turned before 9 p.m. or as soon as staff have cleaned the parking and vacuum areas for the final time of the day. A few exterior tunnel wall lights are left on all night near the office door for security purposes but these lights are shielded so that they to project light approximately 20 ft.

Each car wash uses soft water as well as eco-friendly and phosphate-free detergents. WhiteWater ensures all water is treated and disposed of per state and local laws.

WhiteWater Car Wash aims to be a valuable addition to the local community by delivering exceptional service, maintaining a clean and attractive site, and operating with environmental responsibility.

<https://www.whitewatercw.com/>



SOURCE: USGS MAPPING SYSTEM

**LOCATION MAP**

SCALE: 1" = 2,000'±

**SITE DEVELOPMENT PLANS**

FOR



**PROPOSED CAR WASH**

PID: 4715-22-400-023 & 4725-22-402-900 (UNIT 10)

5580 E-M36

TOWNSHIP OF HAMBURG, LIVINGSTON COUNTY, MICHIGAN

**APPLICANT**

EROP LLC  
3130 NORTH KANDY LANE  
DECATUR, ILLINOIS 62526  
217-972-4296  
JEFFJ@HYPERSHINECW.COM

**OWNER**

CHILLSON COMMONS LLC  
27600 NORTHWESTERN HWY STE 200  
SOUTHFIELD, MI, 48034

**ARCHITECT**

HARRISON FRENCH & ASSOCIATES, LTD  
1705 S. WALTON BLVD, SUITE 3  
BENTONVILLE, ARKANSAS 72712  
479-273-7780

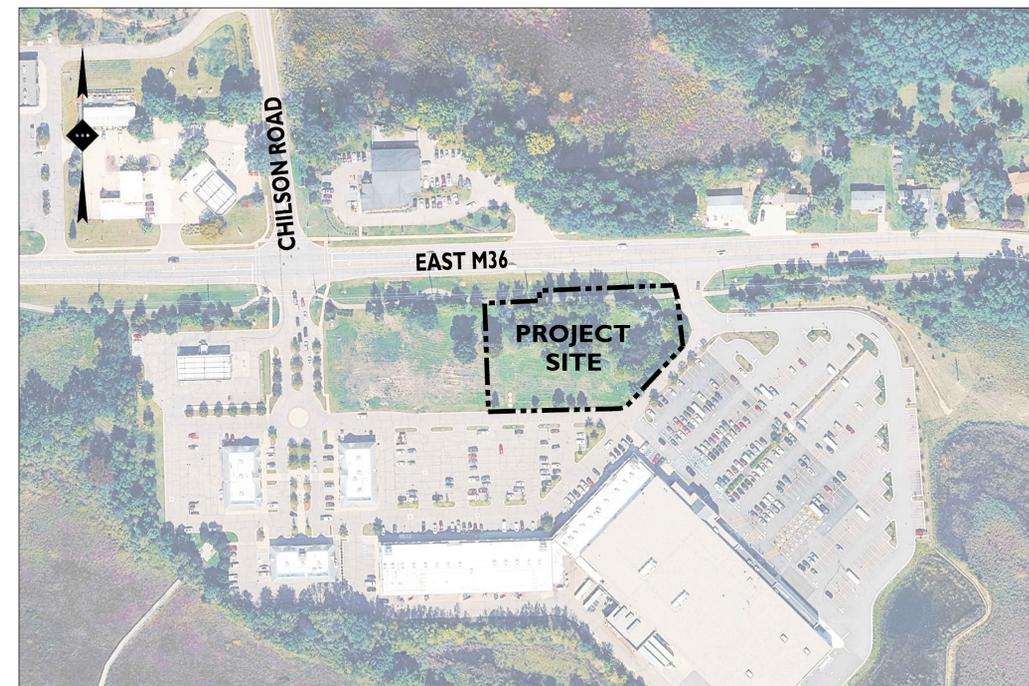
ISSUE	DATE	BY	DESCRIPTION
1	01/23/2024	JSEH	FOR SITE PLAN & SPECIAL USE PERMIT APPROVAL

NOT APPROVED FOR CONSTRUCTION

**STONEFIELD**  
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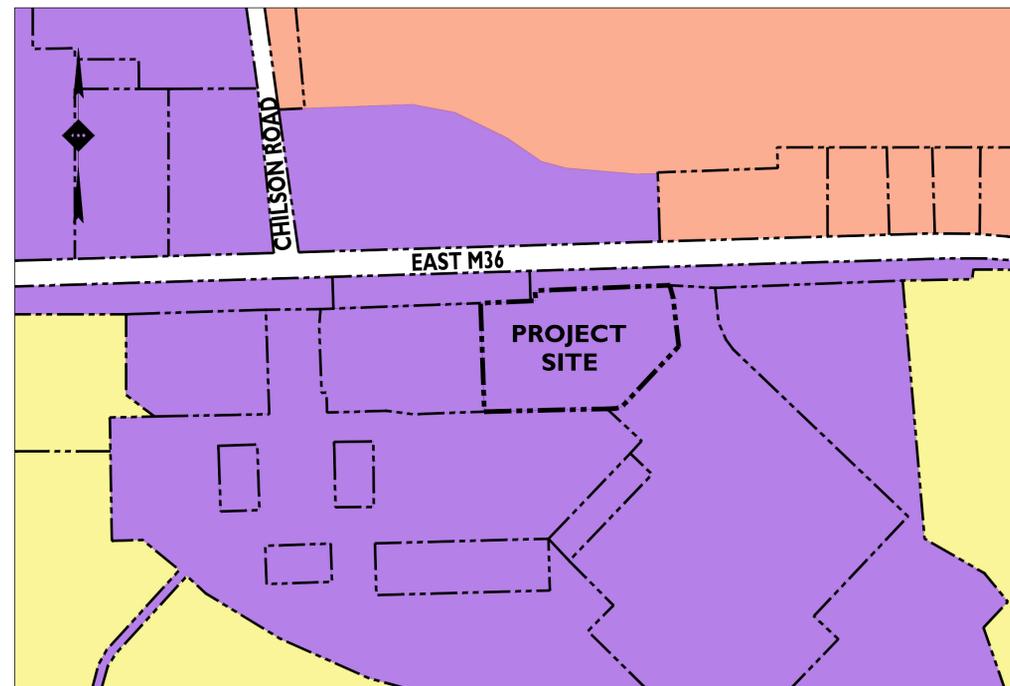
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www.stonefielddeng.com  
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009  
Phone 248.247.1115



SOURCE: GOOGLE EARTH PRO

**AERIAL MAP**

SCALE: 1" = 150'±



SOURCE: TOWNSHIP OF HAMBURG, LIVINGSTON COUNTY, MICHIGAN OFFICIAL ZONING MAP

**ZONING MAP**

SCALE: 1" = 150'±

**ZONING KEY**

- RA- SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL
- WFR- WATERFRONT RESIDENTIAL
- CS COMMUNITY SERVICE

PLANS PREPARED BY:



Birmingham, MI · New York, NY · Salem, MA  
Princeton, NJ · Tampa, FL · Rutherford, NJ

www.stonefielddeng.com

555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009

Phone 248.247.1115

**PLAN REFERENCE MATERIALS:**

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
  - ALTA/NSPS LAND TITLE SURVEY PREPARED BY KEM-TEC, DATED 11/19/2025
  - ARCHITECTURAL BUILDING PERMIT PLANS PREPARED BY HARRISON FRENCH & ASSOCIATES, LTD
  - AERIAL MAP OBTAIN FROM GOOGLE EARTH PRO DATED 12/11/2025
  - LOCATION MAP OBTAINED FROM USGS NATIONAL MAPPER DATED 12/11/2025
  - WETLANDS DELINEATION REPORT PREPARED BY ASTI ENVIRONMENTAL DATED 10/24/2025
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

**SHEET INDEX**

DRAWING TITLE	SHEET #
COVER SHEET	C-1
DEMOLITION & TREE REMOVAL PLAN	C-2
SITE PLAN	C-3
GRADING PLAN	C-4
STORMWATER MANAGEMENT PLAN	C-5
DRAINAGE AREA MAPS	C-6
UTILITY PLAN	C-7
LIGHTING PLAN	C-8
SOIL EROSION & SEDIMENT CONTROL PLAN	C-9
LANDSCAPING PLAN & DETAILS	C-10 TO C-11
CONSTRUCTION DETAILS	C-12 TO C-14

**ADDITIONAL SHEETS**

DRAWING TITLE	SHEET #
ALTA / NSPS LAND TITLE SURVEY	1 OF 1

**PROPERTY DESCRIPTION:**

THE LAND SITUATED IN THE TOWNSHIP OF HAMBURG, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

SECTION 22, TOWN 1 NORTH, RANGE 5 EAST, COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION, THENCE SOUTH 01 DEGREE 08 MINUTES 26 SECONDS EAST 95.25 FEET TO SOUTH LINE OF M-36, THENCE ALONG CHORD BEARING NORTH 73 DEGREES 10 MINUTES 10 SECONDS WEST 179.03 FEET THENCE SOUTH 06 DEGREES 08 MINUTES 27 SECONDS WEST 33.00 FEET THENCE ALONG CHORD BEARING NORTH 87 DEGREES 53 MINUTES 03 SECONDS WEST 63.11 FEET THENCE SOUTH 88 DEGREES 05 MINUTES 53 SECONDS WEST 489.73 FEET FOR POB, THENCE SOUTH 01 DEGREE 54 MINUTES 07 SECONDS EAST 118.50 FEET THENCE SOUTH 43 DEGREES 50 MINUTES 39 SECONDS WEST 116.73 FEET THENCE ALONG CHORD BEARING SOUTH 45 DEGREES 55 MINUTES 22 SECONDS WEST 18.79 FEET THENCE SOUTH 80 DEGREES 00 MINUTES 04 SECONDS WEST 16.28 FEET THENCE NORTH 02 DEGREES 15 MINUTES 15 SECONDS WEST 72.01 FEET THENCE SOUTH 88 DEGREES 04 MINUTES 04 SECONDS WEST 201.44 FEET THENCE NORTH 02 DEGREES 00 MINUTES 09 SECONDS WEST 111.55 FEET TO SOUTH LINE M-36 THENCE NORTH 87 DEGREES 40 MINUTES 10 SECONDS EAST 130.30 FEET THENCE NORTH 02 DEGREES 19 MINUTES 50 SECONDS WEST 22.89 FEET THENCE NORTH 88 DEGREES 05 MINUTES 53 SECONDS EAST 190.04 FEET TO POB, ENCLUMBERED BY CHILSON COMMONS SHOPPING CENTER CONDOMINIUM.



Know what's below  
Call before you dig.

SITE DEVELOPMENT PLANS

**EROP LLC**



**PROPOSED CAR WASH**  
PARCEL ID: 4715-22-400-023 & 4725-22-402-900  
5580 E M36  
HAMBURG TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN 48169



SCALE: AS SHOWN PROJECT ID: DET-240177

TITLE:  
**COVER SHEET**

DRAWING:  
**C-1**

SYMBOL	DESCRIPTION
---	FEATURE TO BE REMOVED / DEMOLISHED
---	PROPERTY LINE
	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE REMOVED

NOT APPROVED FOR CONSTRUCTION

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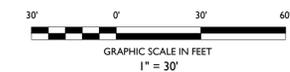
ALL SITE FEATURES WITHIN THE PROPERTY LINES ON THIS PLAN ARE TO REMAIN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE ARE REQUIRED TO BE INSTALLED PRIOR TO CONSTRUCTION. SEE SOIL EROSION PLAN.



Know what's below  
Call before you dig.

- DEMOLITION NOTES**
1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
  2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
  3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
  4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
  5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



V:\012014\DET240177\1001\1001\_HAMBURG\1001\_TOWNSHIP\_HFC\1001\_CADD\1001\_DET240177.DWG

**EROP LLC**

**PROPOSED CAR WASH**  
PARCEL ID: 4715-22-400-023 & 4725-22-402-900  
5580 E M36  
HAMBURG TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN 48169



**STONEFIELD**  
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-240177

TITLE:  
**DEMOLITION & TREE REMOVAL PLAN**

DRAWING:  
**C-2**



SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	SETBACK LINE
- . - . - .	SAWCUT LINE
=====	PROPOSED CURB & GUTTER
=====	PROPOSED FLUSH CURB
=====	PROPOSED MOUNTABLE CURB
○ ○ ○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
■	PROPOSED ASPHALT
■	PROPOSED CONCRETE
⌒	PROPOSED BUILDING DOORS

LAND USE AND ZONING			
PARCEL ID: 4715-22-400-023 & 4725-22-402-900 (UNIT 10)			
COMMUNITY SERVICE DISTRICT (CS) & HARDSHIP PLANNED UNIT DEVELOPMENT (HPUD)			
PROPOSED USE		SPECIAL LAND USE	
ZONING REQUIREMENT	REQUIRED (CS)	REQUIRED (HPUD)	PROPOSED
CAR WASH			
MINIMUM LOT AREA	43,560 SF	N/A	1.36 AC (59,223 SF)
MINIMUM LOT WIDTH AT STREET	150 FT	N/A	320.2 FT
MINIMUM LOT COVERAGE (BUILDING)	40% (23,688 SF)	N/A	7.2% (4,375 SF)
MINIMUM LOT COVERAGE (PARKING)	75% (44,415 SF)	N/A	34.9% (20,354 SF)
MAXIMUM BUILDING HEIGHT	2.5 STORIES / 35 FT	N/A	1 STORY / 22 FT
MINIMUM FRONT YARD SETBACK	30 FT <sup>(1)</sup>	N/A	30.0 FT
MINIMUM SIDE YARD SETBACK	20 FT <sup>(2)</sup>	N/A	60.0 FT
MINIMUM REAR YARD SETBACK	25 FT	N/A	113.3 FT
MINIMUM COMMERCIAL LANDSCAPE BUFFER	10 FT	N/A	10.0 FT
MINIMUM PARKING SETBACK (M-36 ROW)	N/A	50 FT <sup>(3)</sup>	75.8 FT
M-36 ACCESS	N/A	N/A	NO NEW CURB CUTS ON M-36, SHARE WITH CHILSON COMMONS

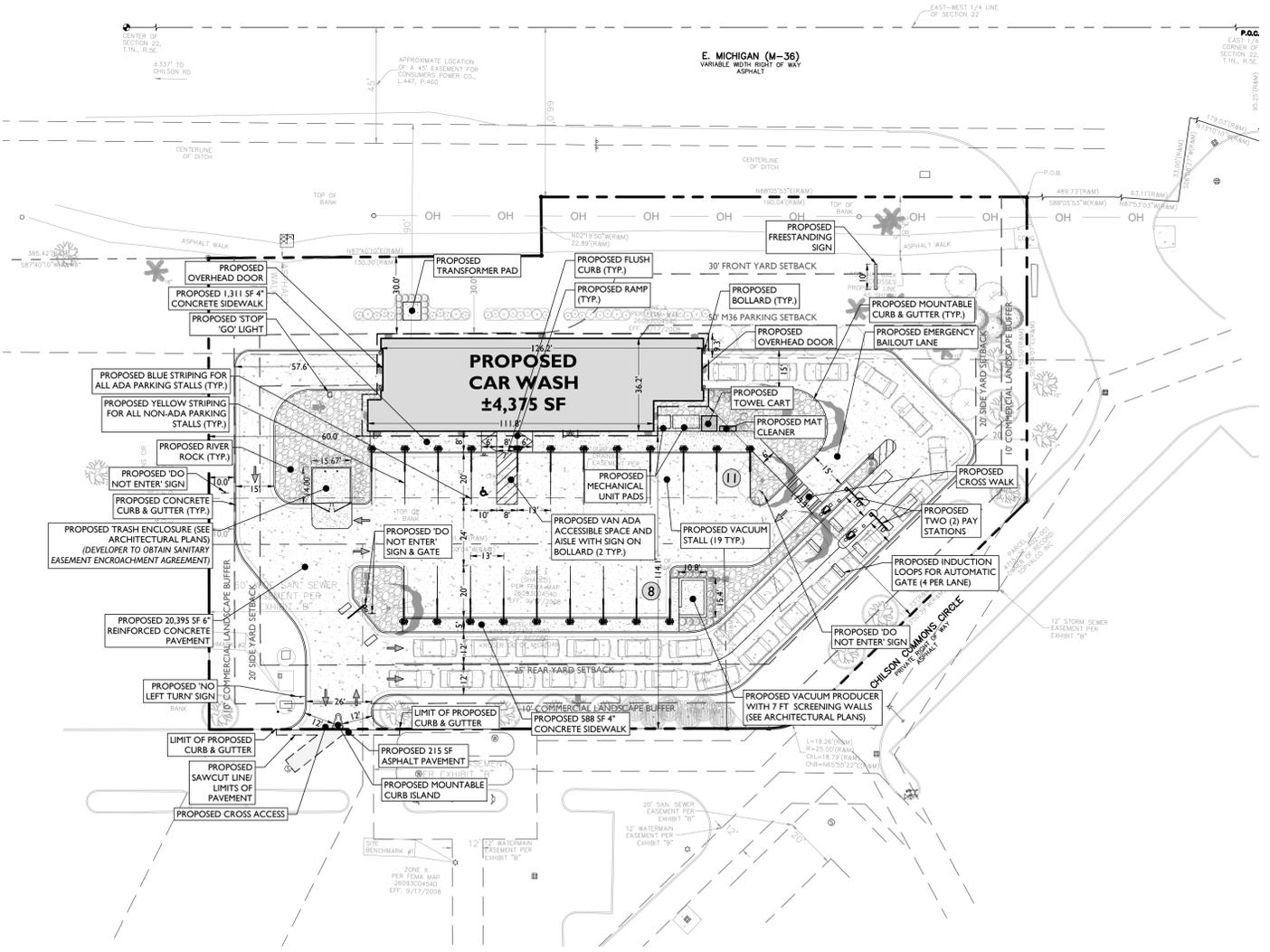
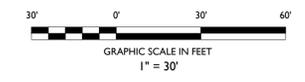
- (1) § 36-171.4 MINIMUM FRONT YARD SETBACKS ARE REQUIRED AS SHOWN EXCEPT WHERE ESTABLISHED BUILDINGS ON ADJACENT LOTS VARY FROM THIS MINIMUM. IN SUCH CASE, A NEW BUILDING SHALL BE CONSTRUCTED WITH A FRONT YARD NO LESS DEPTH THAN THE AVERAGE FRONT YARDS OF BUILDING LOCATED ON EACH SIDE OF THE PROPOSED BUILDING. IN NO CASE SHALL THIS PROVISION BE INTERPRETED TO ALLOW A FRONT YARD OF MORE THAN 40 FT OR LESS THAN 20 FT.
- (2) § 36-171.5 IN COMMUNITY SERVICE DISTRICT, A PRINCIPAL BUILDING MAY BE CONSTRUCTED ON OR NEAR THE PROPERTY LINE PROVIDED THAT THE COMBINATION OF THE TWO SIDE YARDS SHALL BE 20 FT AND THE BUILDINGS SIDE WALL BE FIREWALL MEETING BUILDING CODE.
- (3) OR MUST BE LOCATED SOUTH OF PROPOSED BUILDING

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§36-330.c	MINIMUM VEHICLE PARKING SPACE: 200 SF	260 SF
§36-334.23	GASOLINE FILLING AND SERVICE STATIONS: 1 SPACE PER SERVICE STALL 1 WASH LANE = 1 SPACE PLUS 1 SPACE PER EMPLOYEE 5 EMP. = 5 SPACES <b>TOTAL: 1 + 5 = 6 SPACES</b>	19 VACUUMS +5 EMPLOYEE <sup>(1)</sup> 24 TOTAL SPACES
	STACKING: N/A	28 SPACES

(1) SHARED PARKING AGREEMENT WITH KROGER FOR 5 EMPLOYEE PARKING SPACES.

**GENERAL NOTES**

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



DATE	ISSUE	BY	DESCRIPTION
01/23/2024	1	JSEH	FOR SITE PLAN & SPECIAL USE PERMIT APPROVAL

**NOT APPROVED FOR CONSTRUCTION**

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555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009  
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**EROP LLC**

**PROPOSED CAR WASH**

PARCEL ID: 4715-22-400-023 & 4725-22-402-900  
5580 E M36  
HAMBURG TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN 48169

**STATE OF MICHIGAN**  
DEPARTMENT OF  
NATURAL RESOURCES  
DIVISION OF  
LAND AND WATER  
ENGINEER  
PROFESSIONAL

**STONEFIELD**  
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-240177

TITLE: **SITE PLAN**

DRAWING: **C-3**





SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADING RIDGELINE
	PROPOSED STORMWATER STRUCTURES
	PROPOSED STORMWATER PIPING

NOT APPROVED FOR CONSTRUCTION

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**EROP LLC**

**PROPOSED CAR WASH**  
PARCEL ID: 4715-22-400-023 & 4725-22-402-900  
5580 E M36  
HAMBURG TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN 48169



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SCALE: 1" = 30' PROJECT ID: DET-240177

TITLE:  
**STORMWATER  
MANAGEMENT PLAN**

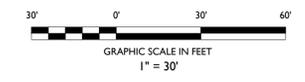
DRAWING:  
**C-5**

**DRAINAGE AND UTILITY NOTES**

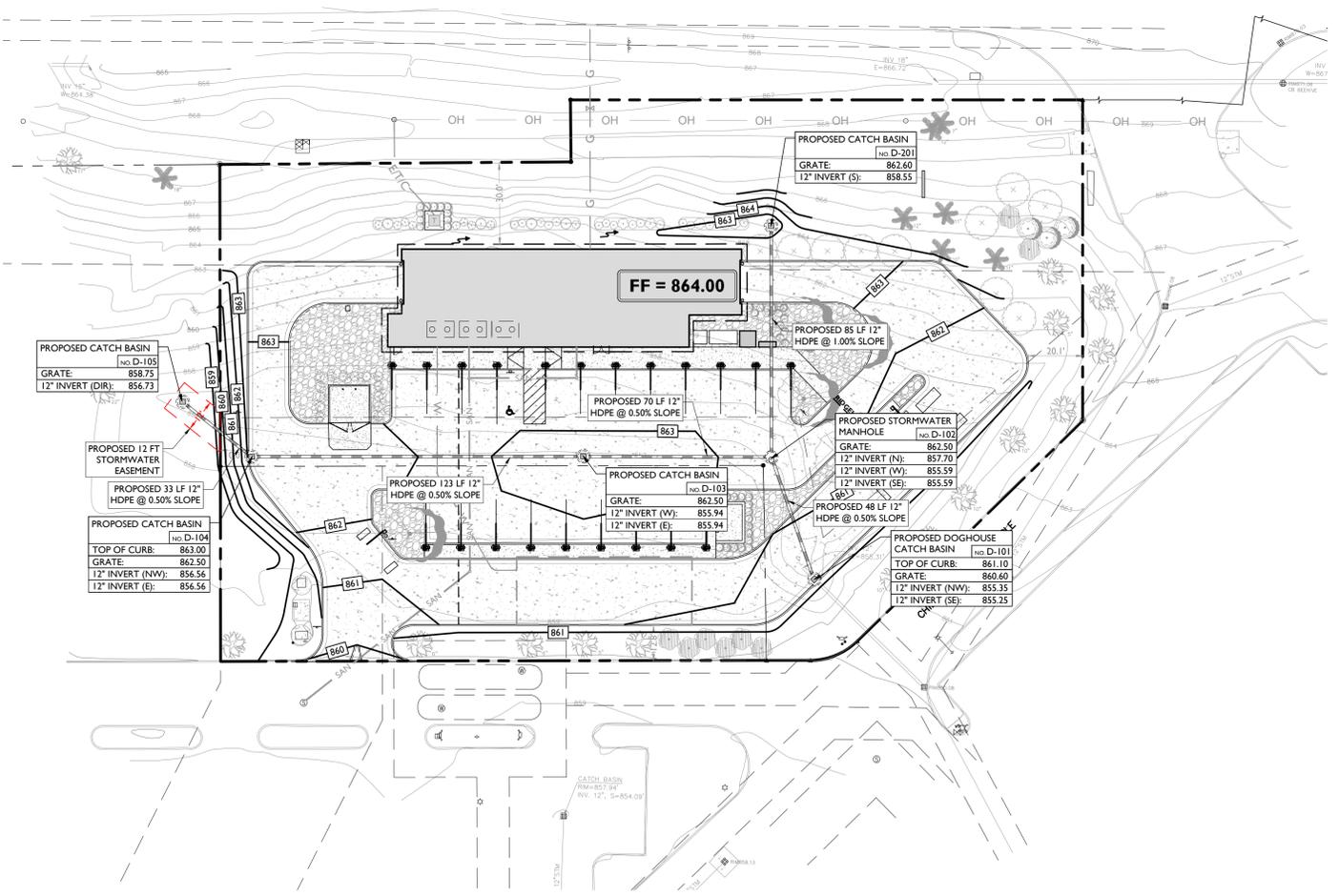
1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADE.
3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

**EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES**

1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL SHORING DESIGNER. THESE DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC. AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

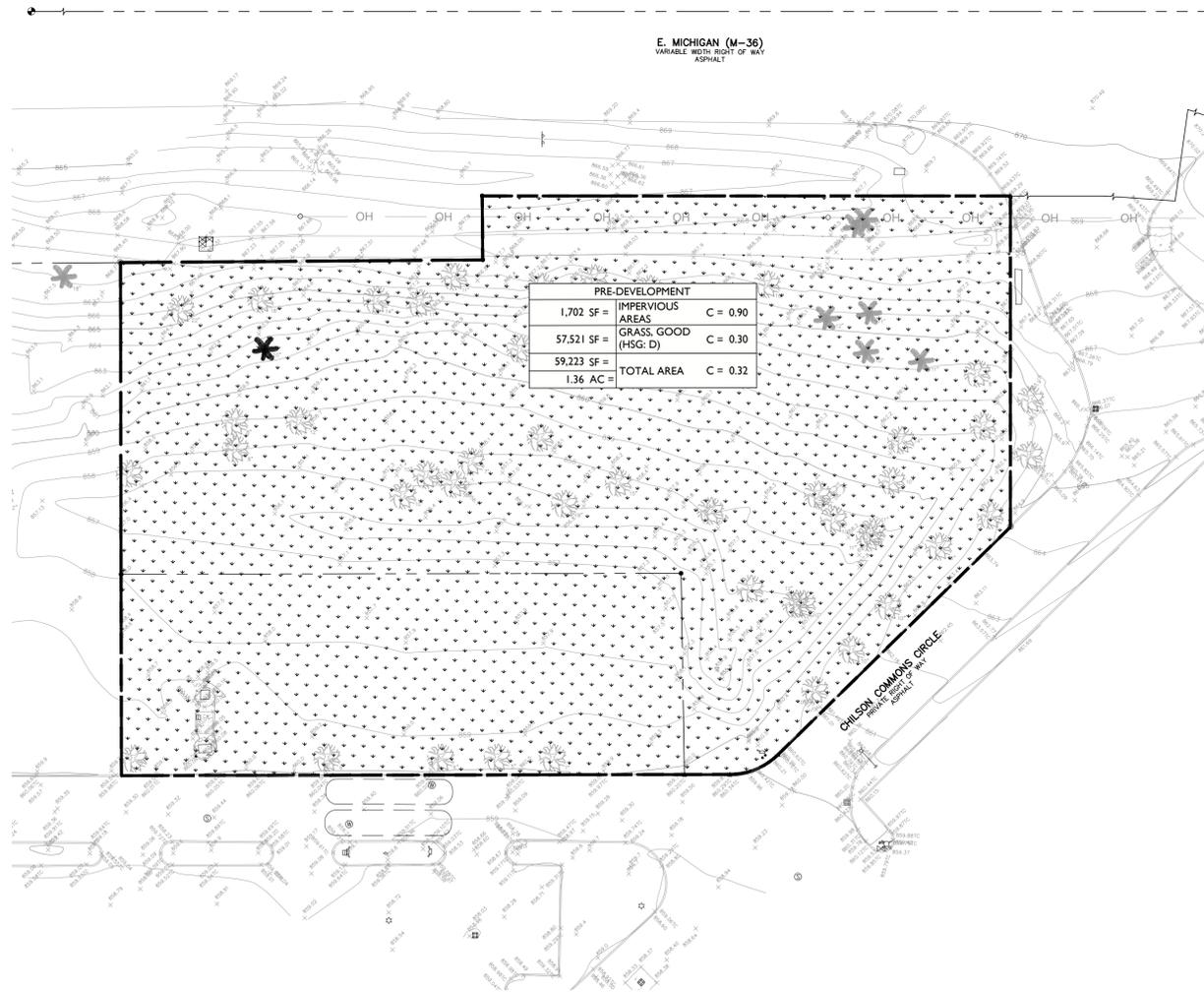


E. MICHIGAN (M-36)  
VARIABLE WIDTH RIGHT OF WAY  
ASPHALT

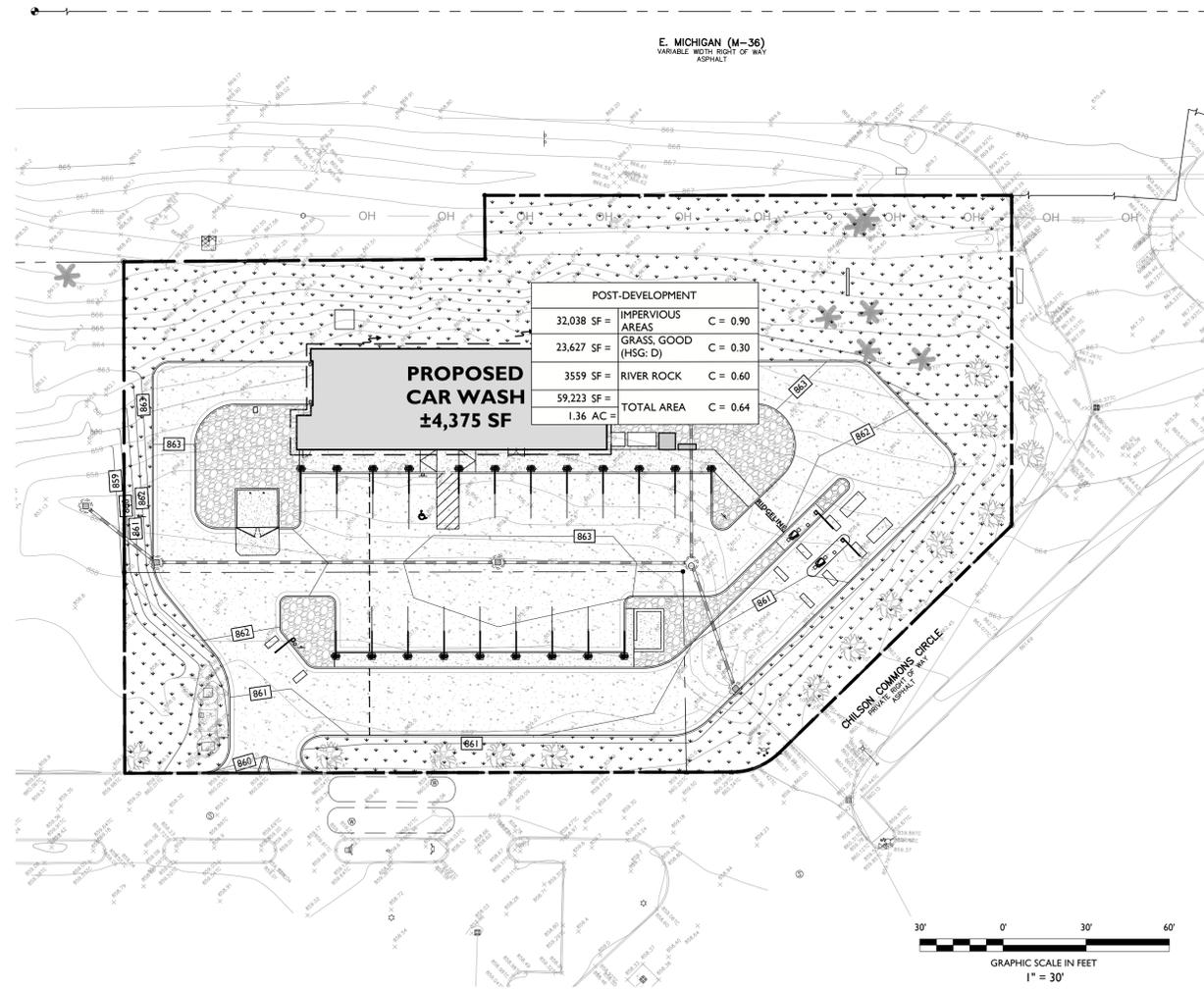


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**PRE-DEVELOPMENT DRAINAGE AREA MAP**



**POST-DEVELOPMENT DRAINAGE AREA MAP**



SYMBOL	DESCRIPTION
	DRAINAGE AREA BOUNDARY
	PERVIOUS AREA



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SITE DEVELOPMENT PLANS

**EROP LLC**

**PROPOSED CAR WASH**

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5580 E M36  
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SCALE: 1" = 30' PROJECT ID: DET-240177

TITLE:  
**DRAINAGE AREA MAPS**

DRAWING:

**C-6**

SYMBOL	DESCRIPTION
---	PROPERTY LINE
— SAN —	PROPOSED SANITARY LATERAL
— W —	PROPOSED DOMESTIC WATER SERVICE
— E/T/C —	PROPOSED ELECTRICAL/DATA CONDUITS
— G —	PROPOSED GAS LINE
⊗	PROPOSED VALVE
○	PROPOSED SANITARY CLEANOUT
⊠	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS

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**EROP LLC**

**PROPOSED CAR WASH**  
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5580 E M36  
HAMBURG TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN 48169



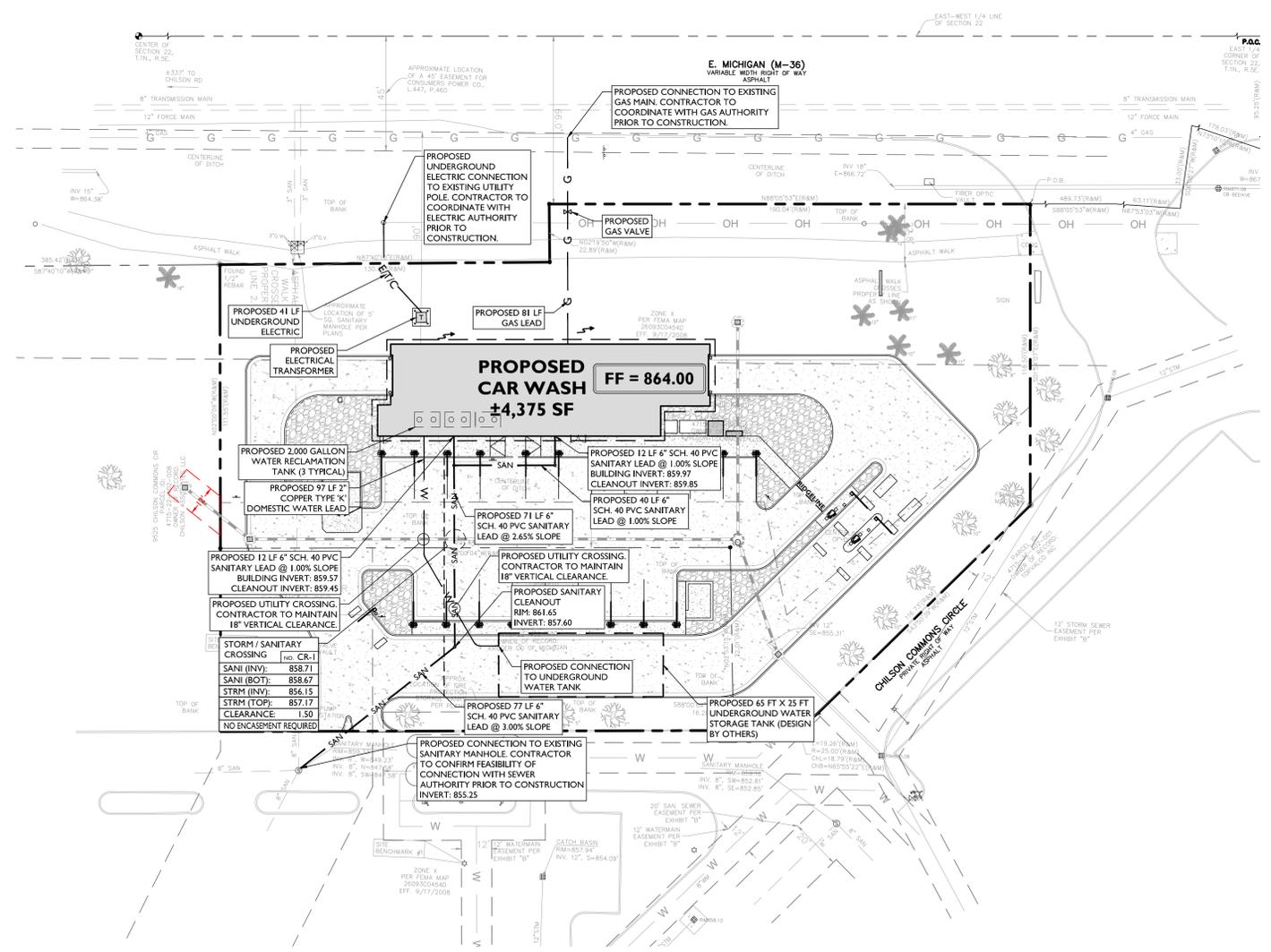
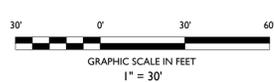
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SCALE: 1" = 30' PROJECT ID: DET-240177

TITLE: **UTILITY PLAN**

DRAWING: **C-7**

- DRAINAGE AND UTILITY NOTES**
- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
  - THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
  - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
  - A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
  - ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
  - THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
  - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
  - CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADE.
  - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
  - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DISPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.



V:\01240177\DET-240177\EROP-LLC-5586-E-M36-HAMBURG-TOWNSHIP-RELOCATED-UTILITY-PLAN.dwg

PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	2	MIRADA MEDIUM LED AREA LIGHT 12L LUMEN PACKAGE W/ HOUSE-SIDE SHIELD - SINGLE	TYPE 3	0.90	LSI INDUSTRIES	MRM-LED-18-SL-3-40-70CRI-IL
	B	3	MIRADA MEDIUM LED AREA LIGHT 18L LUMEN PACKAGE W/ HOUSE-SIDE SHIELD - DOUBLE @ 180°	FT	0.90	LSI INDUSTRIES	MRM-LED-18-SL-FT-40-70CRI-IL
	C	8	MIRADA SMALL OUTDOOR LED WALL SCONCE 2L LUMEN PACKAGE	TYPE 2	0.90	LSI INDUSTRIES	XWS-LED-02L-2-40-70CRI
	D	3	MIRADA MEDIUM OUTDOOR LED WALL SCONCE 8L LUMEN PACKAGE (1)	FT	0.90	LSI INDUSTRIES	XWM-FT-LED-06L-40
	E	21	VACUUM MOUNTED - LOW-PROFILE DRIVERLESS LINKABLE LED LINEAR LUMINAIRE - 2 FT	N/A	0.90	LSI INDUSTRIES	GPX2-SO

\* SECURITY LIGHTING NOT INCLUDED WITHIN LIGHTING CALCULATIONS

SYMBOL	DESCRIPTION
---	PROPOSED CALCULATION AREA
---	PROPOSED ISOMETRIC LINE
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+xx	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT

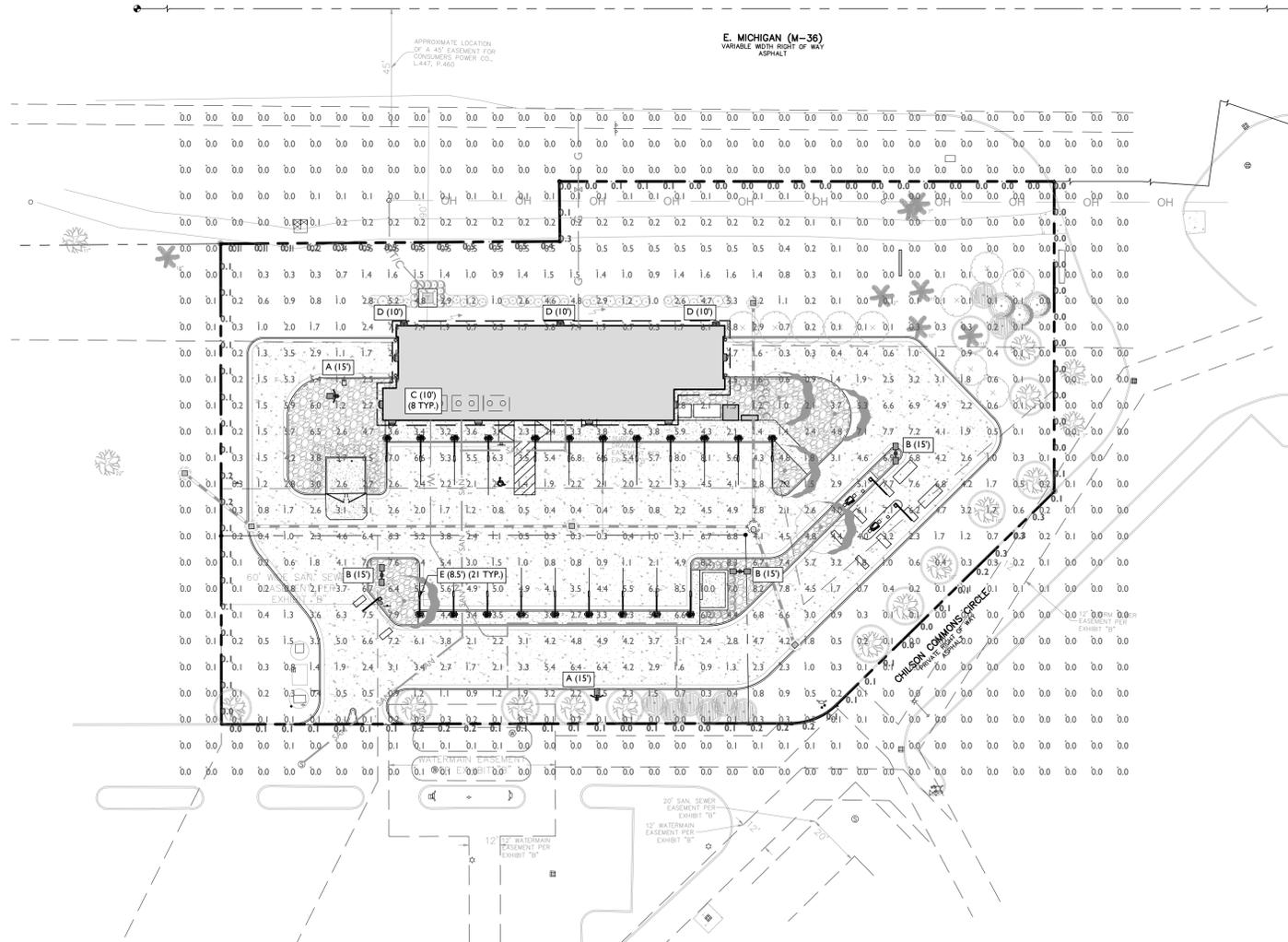
LIGHTING STATISTICS			
DESCRIPTION	AVERAGE	MINIMUM	MAXIMUM
OVERALL PARCEL	2.10 FC	0.0 FC	10.0 FC
PROPERTY LINE	0.12 FC	0.0 FC	0.5 FC

LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 36-295.d(1)	EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD	COMPLIES
§ 36-295.d(3)	MAXIMUM POLE HEIGHT: 15 FT	15 FT
§ 36-295.d(5)	MAXIMUM INTENSITY: 10 FC MAXIMUM SPILLOVER (NON-RESIDENTIAL ZONE): 1.0 FC	10.0 FC 0.5 FC

**GENERAL LIGHTING NOTES**

- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
- WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
- UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
  - LIGHT EMITTING DIODES (LED): 0.90
  - HIGH PRESSURE SODIUM: 0.72
  - METAL HALIDE: 0.72
- THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

EXCEPT WHERE USED FOR SECURITY PURPOSES, ALL OUTDOOR LIGHTING FIXTURES, EXISTING OR HEREAFTER INSTALLED AND MAINTAINED SHALL BE TURNED OFF BETWEEN 11:00 P.M. AND SUNRISE, EXCEPT WHEN USED FOR COMMERCIAL AND INDUSTRIAL USES, SUCH AS IN SALES, ASSEMBLY AND REPAIR AREAS, WHERE SUCH USE IS OPEN FOR BUSINESS AFTER 11:00 P.M. BUT ONLY FOR SO LONG AS SUCH USE OPEN FOR BUSINESS. BUSINESSES WITH LIGHT FIXTURES USED FOR SECURITY PURPOSES ARE ENCOURAGED TO USE A MOTION DETECTION DEVICE WHICH IS DIRECTED TO DETECT MOTION WITHIN THE PROPERTY.



DATE	ISSUE	BY	DESCRIPTION
01/23/2024	1	JSEM	FOR SITE PLAN & SPECIAL USE PERMIT APPROVAL

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**EROP LLC**

**PROPOSED CAR WASH**  
PARCEL ID: 4715-22-400-023 & 4725-22-402-900  
5580 E M36  
HAMBURG TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN 48169

WHITEWATER EXPRESS CAR WASH



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SCALE: 1" = 30' PROJECT ID: DET-240177

TITLE:  
**LIGHTING PLAN**

DRAWING:  
**C-8**



SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED SILT FENCE
	PROPOSED TREE PROTECTION FENCE
	PROPOSED STOCKPILE & EQUIPMENT STORAGE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED INLET PROTECTION FILTER

**SOIL EROSION AND SEDIMENT CONTROL NOTES**

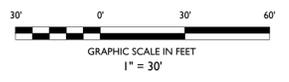
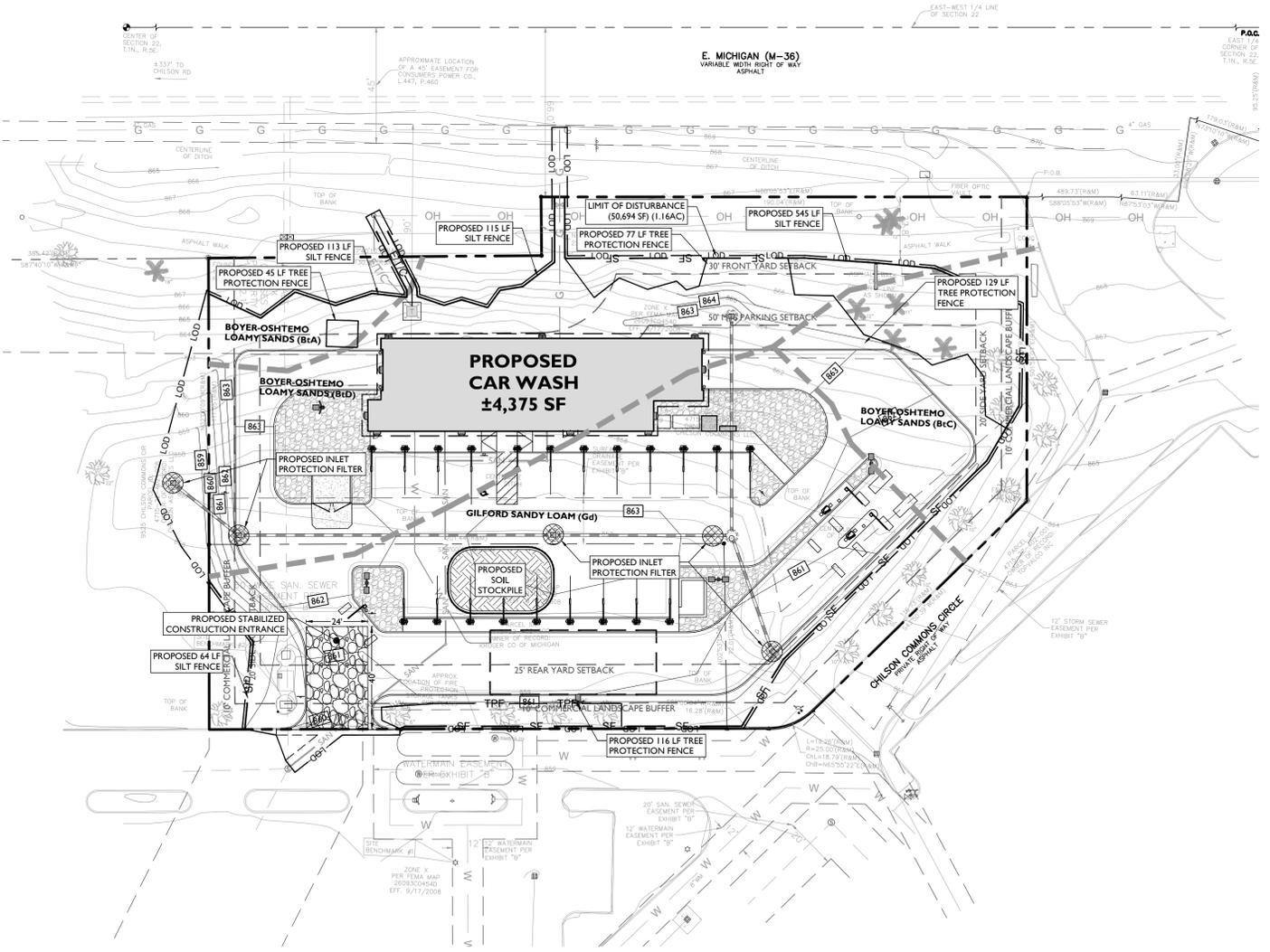
1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

SOIL CHARACTERISTICS CHART	
TYPE OF SOIL	BOYER-OSSTEMO LOAMY SANDS (B/A)
PERCENT OF SITE COVERAGE	7.6%
HYDROLOGIC SOIL GROUP	B
DEPTH TO RESTRICTIVE LAYER	> 80 INCHES
SOIL PERMEABILITY	0.60 TO 2.00 IN / HR
DEPTH TO WATER TABLE	> 80 INCHES

SOIL CHARACTERISTICS CHART	
TYPE OF SOIL	BOYER-OSSTEMO LOAMY SANDS (B/C)
PERCENT OF SITE COVERAGE	16.1%
HYDROLOGIC SOIL GROUP	B
DEPTH TO RESTRICTIVE LAYER	> 80 INCHES
SOIL PERMEABILITY	0.60 TO 2.00 IN / HR
DEPTH TO WATER TABLE	> 80 INCHES

SOIL CHARACTERISTICS CHART	
TYPE OF SOIL	BOYER-OSSTEMO LOAMY SANDS (B/D)
PERCENT OF SITE COVERAGE	32.5%
HYDROLOGIC SOIL GROUP	B
DEPTH TO RESTRICTIVE LAYER	> 80 INCHES
SOIL PERMEABILITY	0.60 TO 2.00 IN / HR
DEPTH TO WATER TABLE	> 80 INCHES

SOIL CHARACTERISTICS CHART	
TYPE OF SOIL	GILFORD SANDY LOAM (G/d)
PERCENT OF SITE COVERAGE	43.8%
HYDROLOGIC SOIL GROUP	A/D
DEPTH TO RESTRICTIVE LAYER	> 80 INCHES
SOIL PERMEABILITY	0.14 TO 14.17 IN / HR
DEPTH TO WATER TABLE	0 INCHES



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LIVINGSTON COUNTY, MICHIGAN 48169



**STONEFIELD**  
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-240177

TITLE:  
**SOIL EROSION & SEDIMENT CONTROL PLAN**

DRAWING:  
**C-9**

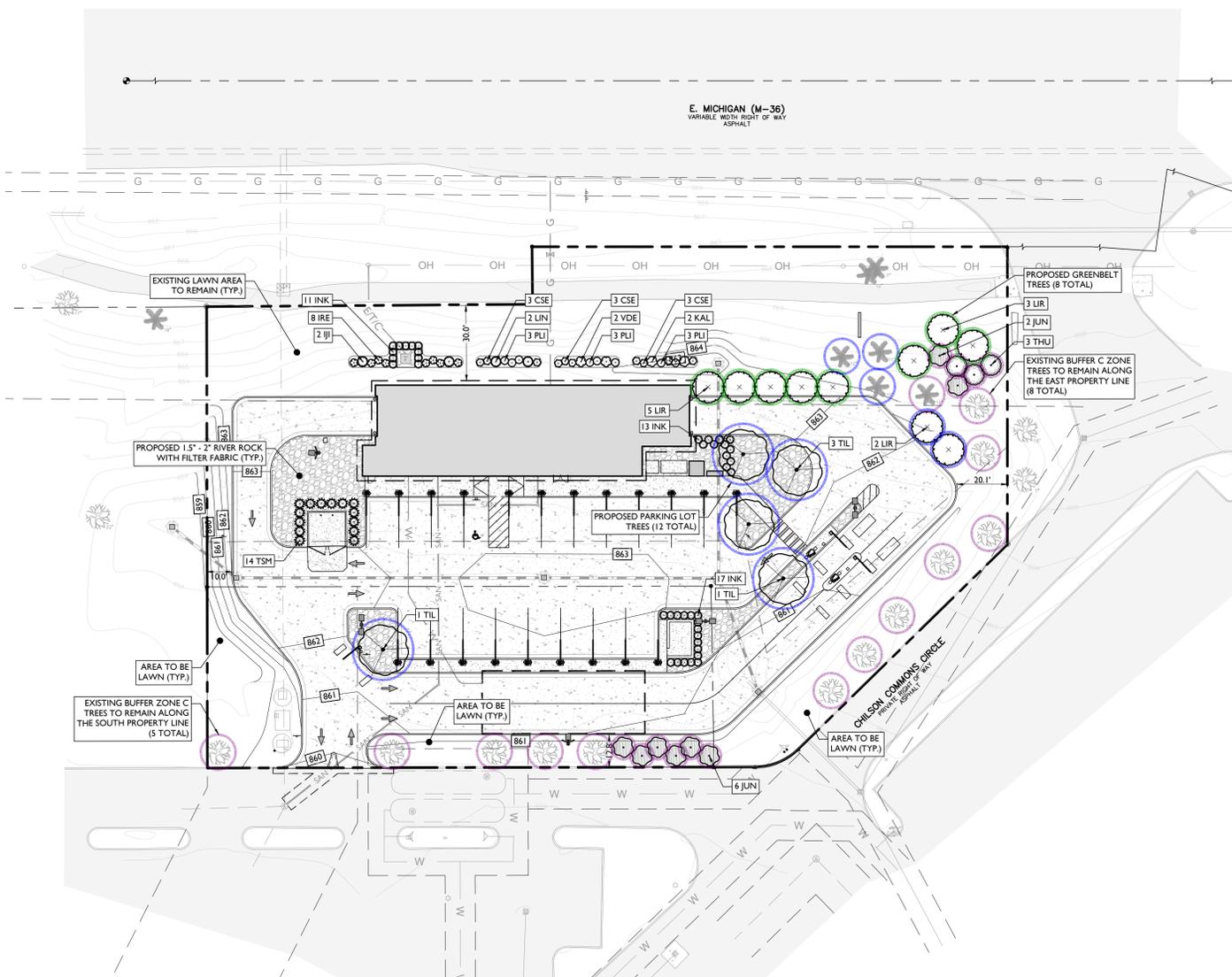
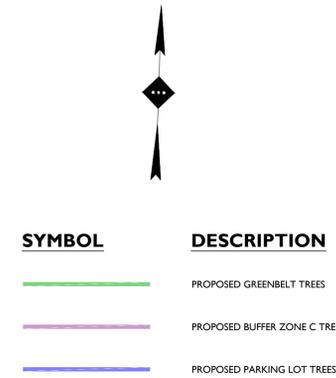
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LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 36.281.(b)(1).	<b>GREENBELT REQUIREMENTS</b> MINIMUM 20 FT GREENBELT REQUIRED ALONG PUBLIC RIGHT-OF-WAY 1 TREE & 4 SHRUBS FOR EVERY 40 LF E. MICHIGAN (M-36): 320 FT (320 FT) * (1 TREE / 40 FT) = 8 TREES (320 FT) * (4 SHRUBS / 40 FT) = 32 SHRUBS	30.0 FT  8 TREES 32 SHRUBS
§ 36.281.(e).	<b>BUFFER REQUIREMENTS:</b> COMMERCIAL ADJACENT TO COMMERCIAL: BUFFER ZONE C REQUIRED <b>BUFFER ZONE C STANDARDS</b> MINIMUM WIDTH: 10 FT  1 TREE FOR EVERY 20 LF EAST PROPERTY LINE: 254 FT (254 FT) * (1 TREE / 20 FT) = 13 TREES  SOUTH PROPERTY LINE: 219 FT (219 FT) * (1 TREE / 20 FT) = 11 TREES  WEST PROPERTY LINE: 184 FT (184 FT) * (1 TREE / 20 FT) = 9 TREES	COMPLIES  EAST: 10.0 FT SOUTH: 12.8 FT WEST: 20.1 FT  8 EXISTING TREES 5 PROPOSED TREES  5 EXISTING TREES 6 PROPOSED TREES  0 TREES <sup>(1)</sup> (EN)
§ 36.283.(a)(1).	<b>PARKING LOT LANDSCAPING</b> 1 TREE REQUIRED FOR EVERY 2,000 SF OF PAVEMENT PAVEMENT AREA: 23,256 SF (23,256 SF) * (1 TREE / 2,000 SF) = 12 TREES	5 EXISTING TREE 7 PROPOSED TREES
§ 36.283.(a)(2).	MINIMUM AREA FOR TREE PLANTING: 150 SF MINIMUM WIDTH FOR TREE PLANTING: 6 FT	COMPLIES

(EN) EXISTING NONCONFORMITY  
(1) EXISTING 60 FT WIDE SANITARY EASEMENT ALONG WEST PROPERTY LINE

PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
DECIDUOUS TREES							
	LIR	10	LIRIODENDRON TULIPIFERA 'FASTIGIATA'	COLUMNAR TULIP POPLAR	2.5' - 3' CAL	B&B	NATIVE
	TIL	5	TILIA AMERICANA	AMERICAN LINDEN	2.5' - 3' CAL	B&B	NATIVE
EVERGREEN TREES							
	JUN	8	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6' - 8' HT	B&B	NATIVE
	TSM	14	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6' - 8' HT	B&B	NATIVE (VARIETY)
	THU	3	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' - 8' HT	B&B	HARDY
SHRUBS							
	CSE	9	CORNUS SERICEA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	24" - 30"	POT	NATIVE (VARIETY)
	IJI	2	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	24" - 30"	POT	NATIVE (VARIETY)
	IRE	8	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	24" - 30"	POT	NATIVE (VARIETY)
	KAL	2	KALMIA LATIFOLIA	MOUNTAIN LAUREL	24" - 30"	POT	HARDY
	LIN	2	LINDERA BENZOIN	SPICEBUSH	24" - 30"	POT	NATIVE
	PLI	9	PHYSCOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL DWARF NINEBARK	24" - 30"	POT	NATIVE (VARIETY)
	VDE	2	VIBURNUM DENTATUM	VIBURNUM	24" - 30"	POT	NATIVE (VARIETY)
EVERGREEN SHRUBS							
	INK	41	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24" - 30"	POT	NATIVE (VARIETY)

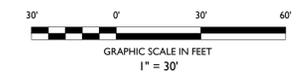
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICATE.



Know what's below  
Call before you dig.

**IRRIGATION NOTE:**  
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

- LANDSCAPING NOTES**
1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
  2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
  3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
  4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
  5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPE DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
  6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



ISSUE	DATE	BY	DESCRIPTION
1	07/23/2024	JSEM	FOR SITE PLAN & SPECIAL USE PERMIT APPROVAL

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**EROP LLC**

**PROPOSED CAR WASH**  
PARCEL ID: 4715-22-400-023 & 4725-22-402-900  
5580 E M36  
HAMBURG TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN 48169

WHITEWATER EXPRESS CAR WASH



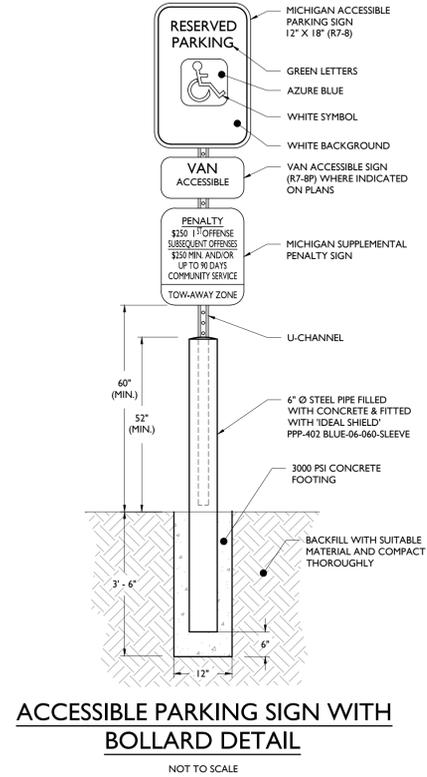
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SCALE: 1" = 30' PROJECT ID: DET-240177

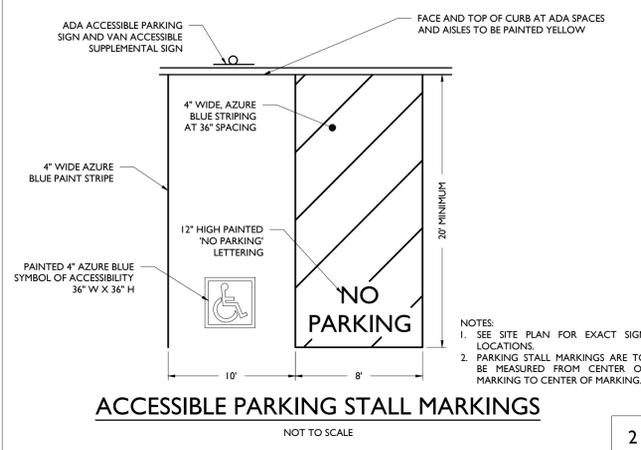
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**LANDSCAPING PLAN**

DRAWING:  
**C-10**

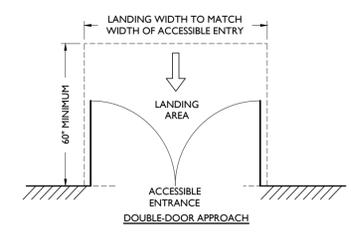




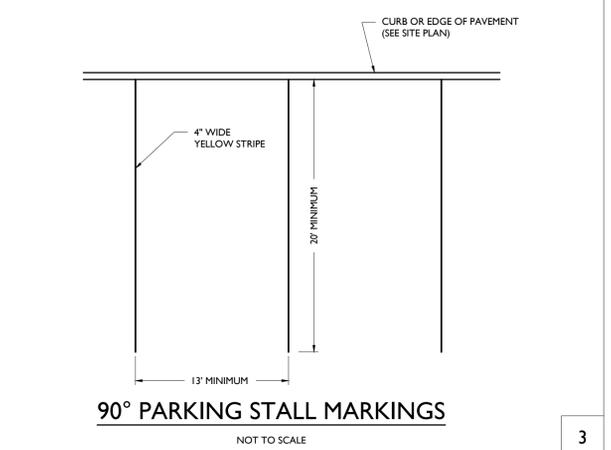
**ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL**  
NOT TO SCALE



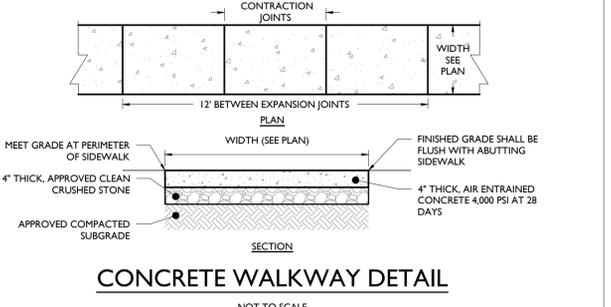
**ACCESSIBLE PARKING STALL MARKINGS**  
NOT TO SCALE



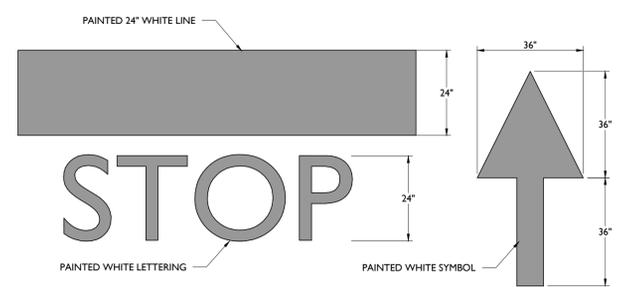
**ACCESSIBLE ENTRANCE LANDING DETAIL**  
NOT TO SCALE



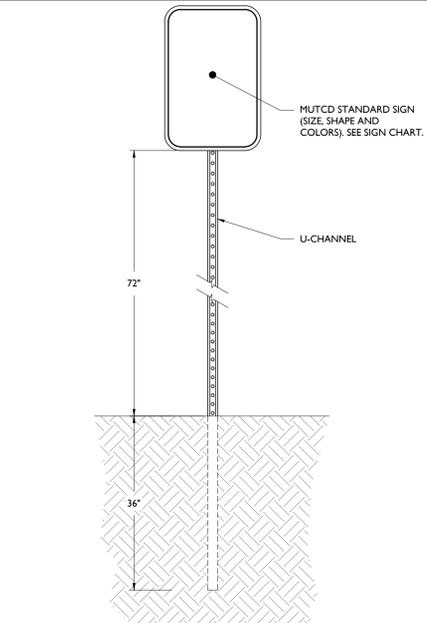
**90° PARKING STALL MARKINGS**  
NOT TO SCALE



**CONCRETE WALKWAY DETAIL**  
NOT TO SCALE

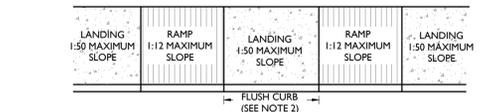


**STOP BAR & ARROW DETAILS**  
NOT TO SCALE



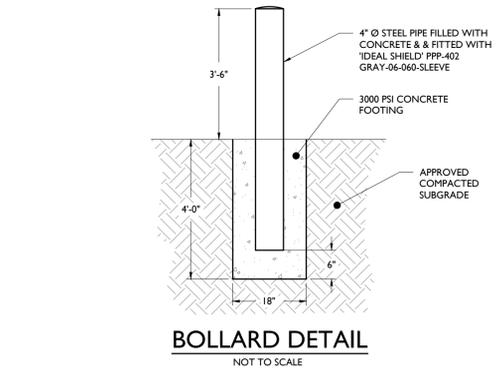
**SIGN DETAIL & DATA TABLE**  
NOT TO SCALE

M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)		WHITE	RED	36"x36"	GROUND
DO NOT ENTER (R5-1)		RED	WHITE	30"x30"	GROUND

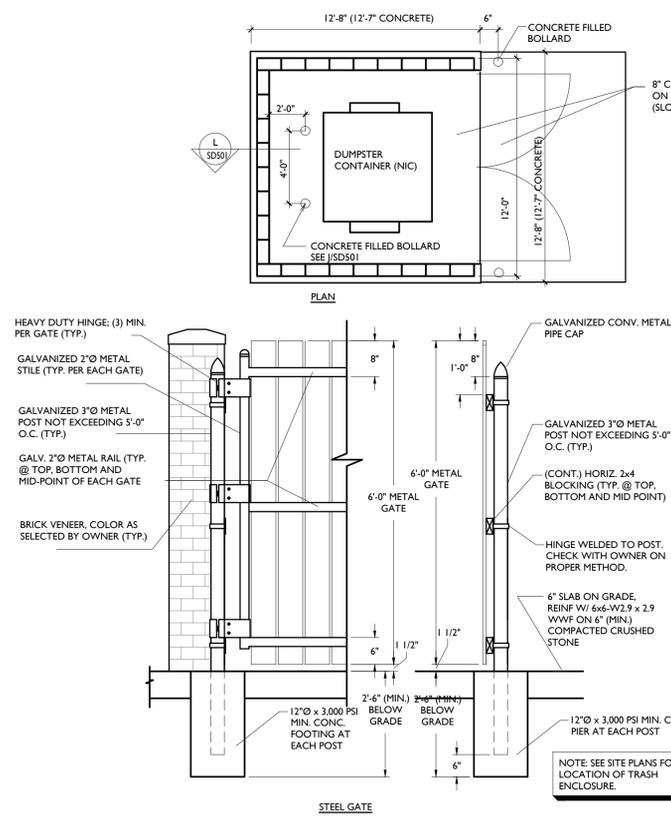


**TRANSITION RAMP DETAIL**  
NOT TO SCALE

- NOTES:  
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%.  
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.  
3. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.

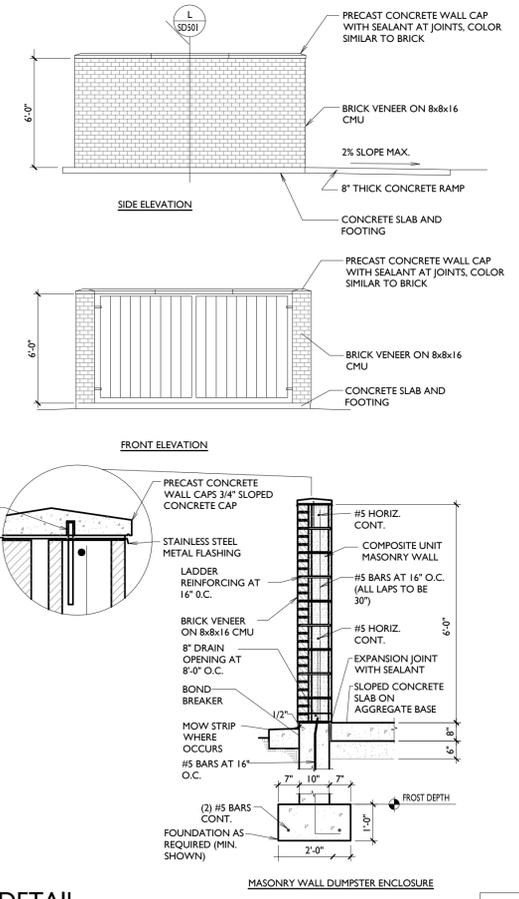


**BOLLARD DETAIL**  
NOT TO SCALE



**TRASH / RECYCLE ENCLOSURE DETAIL**  
NOT TO SCALE

- NOTE:  
BLOCK COLOR TO MATCH BUILDING OR AS SPECIFIED BY OWNER



**MASONRY WALL DUMPSTER ENCLOSURE**

- PAVEMENT STRIPING & MARKINGS NOTES:**
- ALL SIGNING AND STRIPING IN EXISTING CONDITION IN CONFLICT WITH THE PROPOSED DESIGN PLAN SHALL BE REMOVED.
  - ALL PROPOSED SIGNING AND STRIPING SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
  - PAVEMENT STRIPING AND MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS.
  - UNLESS OTHERWISE SPECIFIED, ALL STRIPING AND MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.
  - UNLESS OTHERWISE SPECIFIED, ON SITE PARKING STALL STRIPING, FIRE LANE STRIPING AND DIRECTIONAL ARROWS SHALL BE EPOXY PAINT. ON SITE STOP BARS, "DO NOT ENTER" BARS, AND ASSOCIATED LETTERING SHALL BE THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.

ISSUE	DATE	BY	DESCRIPTION
1	01/23/2024	JSEM	FOR SITE PLAN & SPECIAL USE PERMIT APPROVAL

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**PROPOSED CAR WASH**

PARCEL ID: 4715-22-400-033 & 4725-22-402-900  
5580 E M36  
HAMBURG TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN 48169

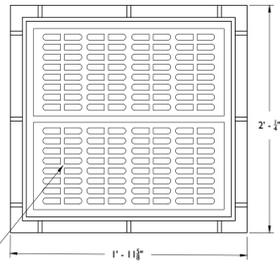
**STATE OF MICHIGAN**  
JAMES W. WATKINS  
REGISTERED PROFESSIONAL ENGINEER  
No. 106942

**STONEFIELD**  
engineering & design

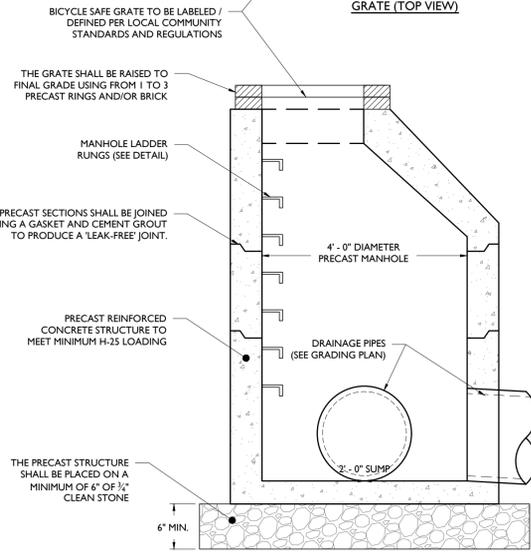
SCALE: AS SHOWN PROJECT ID: DET-240177  
TITLE: CONSTRUCTION DETAILS  
DRAWING: C-12



- NOTES:
1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
  2. FRAME AND GRATE TO BE CAST IRON AND SUPPORT MINIMUM H-25 LOADING.
  3. ALL JOINTS TO BE WATER-TIGHT.
  4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.

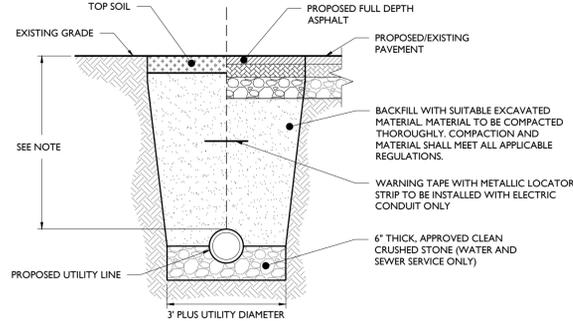


GRATE (TOP VIEW)



STORM INLET SIDE VIEW

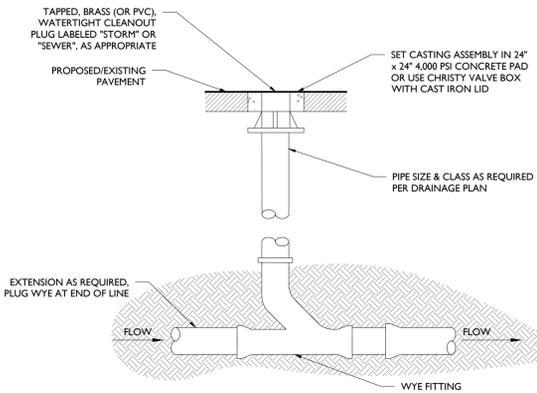
PER MDOT TYPE 'R' COVER  
NOT TO SCALE



UTILITY TRENCH DETAIL

NOTE:  
NOT TO SCALE  
MINIMUM PIPE COVER SHALL BE AS FOLLOWS:  
• ELECTRIC SERVICE - PER APPLICABLE UTILITY AUTHORITY  
• GAS SERVICE - PER APPLICABLE UTILITY AUTHORITY  
• SEWER SERVICE - 36\"/>

2



HARDSCAPE CLEAN-OUT

NOT TO SCALE

3

V:\0120\040177\040177.DWG - 5/8/14 - HAMBURG TOWNSHIP - HFC\040177.DWG

FOR SITE PLAN & SPECIAL USE PERMIT APPROVAL		DESCRIPTION
1	01/23/2014	ISSUE
		DATE
		BY

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WHITEWATER EXPRESS CAR WASH

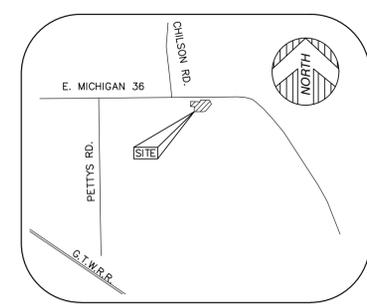


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SCALE: AS SHOWN PROJECT ID: DET-240177

TITLE:  
**CONSTRUCTION  
DETAILS**

DRAWING:  
**C-14**



**PARKING**  
NO MARKED PARKING ON SITE.

**PARCEL AREA**  
44,674± SQUARE FEET = 1.02± ACRES

**BASIS OF BEARING**  
NORTH 88°05'53" EAST, BEING THE SOUTH LINE OF E. MICHIGAN AVE (M-36), AS DESCRIBED.

**BENCHMARK**  
**SITE BENCHMARK #1**  
SQUARE ON NORTHEAST SIDE OF CONCRETE LIGHT POLE BASE 150' ± FROM NORTHEAST CORNER OF BLDG 9682 ELEVATION = 861.19' (NAVD 88)  
**SITE BENCHMARK #2**  
SOUTHWEST CORNER OF RECTANGULAR CONCRETE PAD SOUTH OF SITE. ELEVATION = 860.07' (NAVD 88)

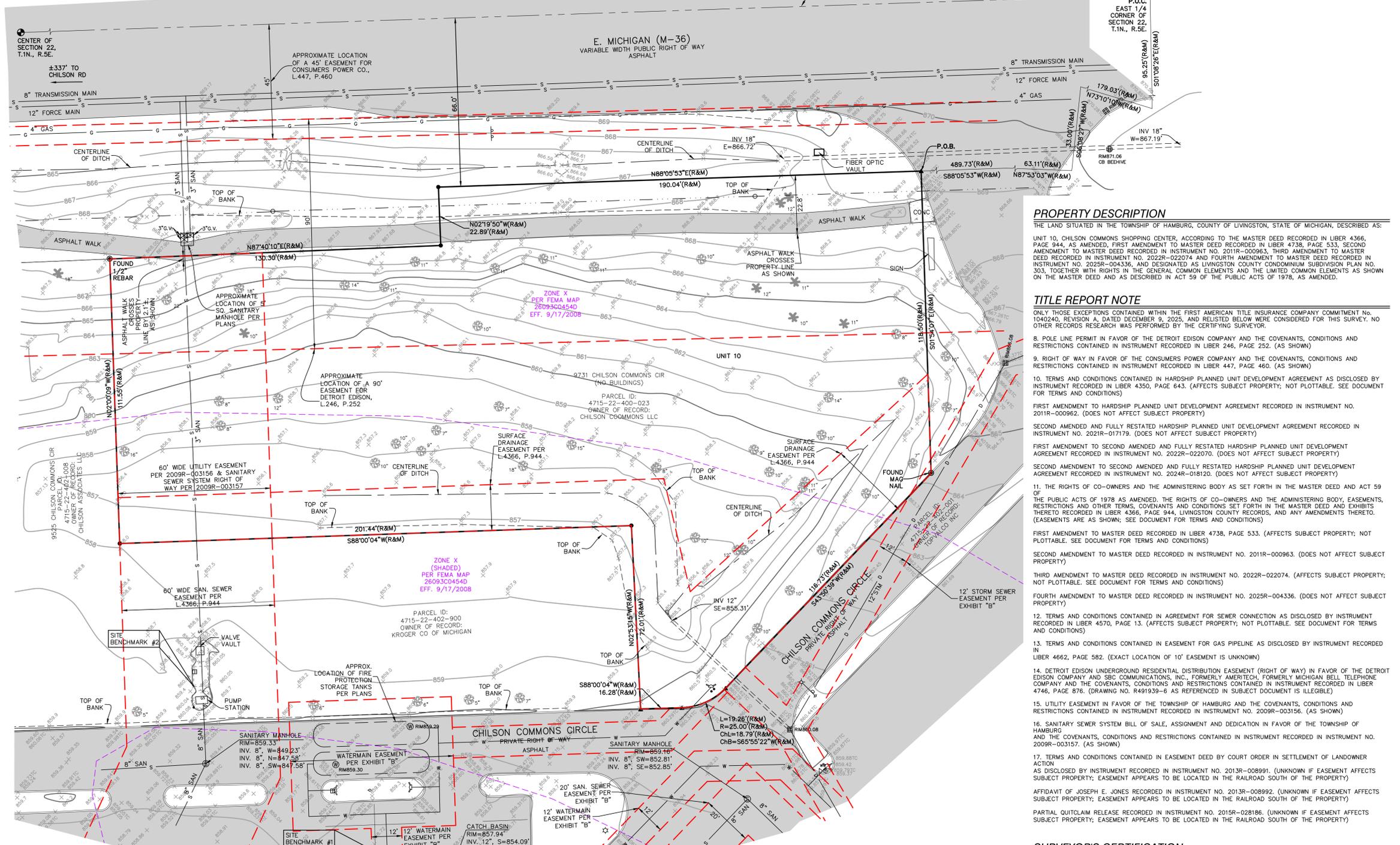
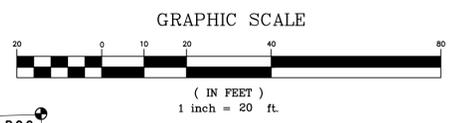
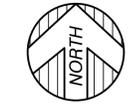
**FLOOD NOTE**  
SUBJECT PARCEL LIES WITHIN:  
OTHER FLOOD AREA (ZONE X): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.  
OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26093C0454D, DATED 9/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**LEGEND**

- SET 1/2" REBAR WITH CAP P.S. 47976
- ▲ SET MAG NAIL
- FOUND MONUMENT (AS NOTED)
- FOUND SECTION CORNER (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- GROUND ELEVATION
- ELECTRIC PANEL
- UTILITY POLE
- VENT PIPE
- LIGHT POLE WITH STREET LAMP
- SANITARY MANHOLE
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER GATE MANHOLE
- WATER VALVE
- UNKNOWN MANHOLE
- BOLLARD
- LIGHTPOST/LAMP POST
- DOUBLE POST SIGN
- DECIDUOUS TREE (AS NOTED)
- CONIFEROUS TREE (AS NOTED)
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT (AS NOTED)
- CENTERLINE OF DITCH
- CONCRETE CURB
- RAISED CONCRETE
- PARKING
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- OVERHEAD UTILITY LINE
- GAS LINE
- SANITARY LINE
- UNDERGROUND PIPE (AS NOTED)
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- FLOOD LINE
- ASPHALT
- CONCRETE

**SURVEYOR'S NOTES**

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.
2. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
3. THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. THERE ARE NO VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THE SURVEY.
5. THE BOUNDARY LINE DIMENSIONS FORM A MATHEMATICALLY CLOSED FIGURE WITH ±0.1 FT. THERE ARE NO GAPS AND/OR GORES WITHIN ANY PORTION OF THE SUBJECT PROPERTY.



**PROPERTY DESCRIPTION**

THE LAND SITUATED IN THE TOWNSHIP OF HAMBURG, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, DESCRIBED AS: UNIT 10, CHILSON COMMONS SHOPPING CENTER, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 4366, PAGE 944, AS AMENDED, FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 4738, PAGE 533, SECOND AMENDMENT TO MASTER DEED RECORDED IN INSTRUMENT NO. 2011R-00063, THIRD AMENDMENT TO MASTER DEED RECORDED IN INSTRUMENT NO. 2022R-022074 AND FOURTH AMENDMENT TO MASTER DEED RECORDED IN INSTRUMENT NO. 2025R-004336, AND DESIGNATED AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 303, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

**TITLE REPORT NOTE**

- ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 1040240, REVISION A, DATED DECEMBER 9, 2025, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.
8. POLE LINE PERMIT IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 246, PAGE 252. (AS SHOWN)
  9. RIGHT OF WAY IN FAVOR OF THE CONSUMERS POWER COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 447, PAGE 460. (AS SHOWN)
  10. TERMS AND CONDITIONS CONTAINED IN HARDSHIP PLANNED UNIT DEVELOPMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4350, PAGE 643. (AFFECTS SUBJECT PROPERTY; NOT PLOTTABLE. SEE DOCUMENT FOR TERMS AND CONDITIONS)
  11. FIRST AMENDMENT TO HARDSHIP PLANNED UNIT DEVELOPMENT AGREEMENT RECORDED IN INSTRUMENT NO. 2011R-00092. (DOES NOT AFFECT SUBJECT PROPERTY)
  12. SECOND AMENDED AND FULLY RESTATED HARDSHIP PLANNED UNIT DEVELOPMENT AGREEMENT RECORDED IN INSTRUMENT NO. 2021R-01719. (DOES NOT AFFECT SUBJECT PROPERTY)
  13. FIRST AMENDMENT TO SECOND AMENDED AND FULLY RESTATED HARDSHIP PLANNED UNIT DEVELOPMENT AGREEMENT RECORDED IN INSTRUMENT NO. 2022R-022070. (DOES NOT AFFECT SUBJECT PROPERTY)
  14. SECOND AMENDMENT TO SECOND AMENDED AND FULLY RESTATED HARDSHIP PLANNED UNIT DEVELOPMENT AGREEMENT RECORDED IN INSTRUMENT NO. 2024R-018120. (DOES NOT AFFECT SUBJECT PROPERTY)
  15. THE RIGHTS OF CO-OWNERS AND THE ADMINISTERING BODY AS SET FORTH IN THE MASTER DEED AND ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED, THE RIGHTS OF CO-OWNERS AND THE ADMINISTERING BODY, EASEMENTS, RESTRICTIONS AND OTHER TERMS, COVENANTS AND CONDITIONS SET FORTH IN THE MASTER DEED AND EXHIBITS THERETO RECORDED IN LIBER 4366, PAGE 944, LIVINGSTON COUNTY RECORDS, AND ANY AMENDMENTS THERETO. (EASEMENTS ARE AS SHOWN; SEE DOCUMENT FOR TERMS AND CONDITIONS)
  16. FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 4738, PAGE 533. (AFFECTS SUBJECT PROPERTY; NOT PLOTTABLE. SEE DOCUMENT FOR TERMS AND CONDITIONS)
  17. SECOND AMENDMENT TO MASTER DEED RECORDED IN INSTRUMENT NO. 2011R-00063. (DOES NOT AFFECT SUBJECT PROPERTY)
  18. THIRD AMENDMENT TO MASTER DEED RECORDED IN INSTRUMENT NO. 2022R-022074. (AFFECTS SUBJECT PROPERTY; NOT PLOTTABLE. SEE DOCUMENT FOR TERMS AND CONDITIONS)
  19. FOURTH AMENDMENT TO MASTER DEED RECORDED IN INSTRUMENT NO. 2025R-004336. (DOES NOT AFFECT SUBJECT PROPERTY)
  20. TERMS AND CONDITIONS CONTAINED IN AGREEMENT FOR SEWER CONNECTION AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4570, PAGE 13. (AFFECTS SUBJECT PROPERTY; NOT PLOTTABLE. SEE DOCUMENT FOR TERMS AND CONDITIONS)
  21. TERMS AND CONDITIONS CONTAINED IN EASEMENT FOR GAS PIPELINE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4662, PAGE 582. (EXACT LOCATION OF 10' EASEMENT IS UNKNOWN)
  22. DETROIT EDISON UNDERGROUND RESIDENTIAL DISTRIBUTION EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT EDISON COMPANY AND SBC COMMUNICATIONS, INC., FORMERLY AMERTECH, FORMERLY MICHIGAN BELL TELEPHONE COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 4746, PAGE 876. (DRAWING NO. R491939-6 AS REFERENCED IN SUBJECT DOCUMENT IS ILLEGIBLE)
  23. UTILITY EASEMENT IN FAVOR OF THE TOWNSHIP OF HAMBURG AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2009R-003157. (AS SHOWN)
  24. TERMS AND CONDITIONS CONTAINED IN EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION AS DISCLOSED BY INSTRUMENT RECORDED IN INSTRUMENT NO. 2013R-008991. (UNKNOWN IF EASEMENT AFFECTS SUBJECT PROPERTY; EASEMENT APPEARS TO BE LOCATED IN THE RAILROAD SOUTH OF THE PROPERTY)
  25. AFFIDAVIT OF JOSEPH E. JONES RECORDED IN INSTRUMENT NO. 2013R-008992. (UNKNOWN IF EASEMENT AFFECTS SUBJECT PROPERTY; EASEMENT APPEARS TO BE LOCATED IN THE RAILROAD SOUTH OF THE PROPERTY)
  26. PARTIAL QUILCLAIM RELEASE RECORDED IN INSTRUMENT NO. 2015R-028186. (UNKNOWN IF EASEMENT AFFECTS SUBJECT PROPERTY; EASEMENT APPEARS TO BE LOCATED IN THE RAILROAD SOUTH OF THE PROPERTY)

**ZONING REGULATIONS**

- WFR - WATERFRONT RESIDENTIAL DISTRICT
- \*MINIMUM LOT SIZE - 43,560 SQUARE FEET
  - \*MINIMUM LOT WIDTH - 150 FEET
  - \*MAXIMUM LOT COVERAGE - 35/40%
  - \*REQUIRED MINIMUM SETBACK LINES - FRONT - 25 FEET, SIDE - 10 FEET, REAR - 30 FEET
  - \*MAXIMUM HEIGHT - 35 FEET/2.5 STORIES
- NOTE: ALL ZONING INFORMATION IS TAKEN FROM THE TOWNSHIP OF HAMBURG WEBSITE. ALL ZONING INFORMATION MUST BE VERIFIED FOR COMPLETENESS WITH CURRENT ZONING REGULATIONS.

**SURVEYOR'S CERTIFICATION**

TO ERUP LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; STONFIELD ENGINEERING AND DESIGN; AND FIRST AMERICAN TITLE INSURANCE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 10, 11A, 13, 14, 16 AND 17 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 10/30/25.  
DATE OF PLAT OR MAP: 11/19/25

ANTHONY T. SYCKO, JR., P.S.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 47976  
22556 GRATIOT AVE., EASTPOINTE, MI 48021  
Tsycko@kemtec-survey.com

**ALTA / NSPS LAND TITLE SURVEY**  
PREPARED FOR: STONFIELD ENGINEERING AND DESIGN  
9731 CHILSON COMMONS CIRCLE, HAMBURG TWP., MICHIGAN,  
PART OF SECTION 22,  
TOWN 1 NORTH, RANGE 5 EAST

NO.	DATE	BY	REVISION	DESCRIPTION
1	11/19/25	ATS	1	ADD UTILITY EASEMENT
2	01/08/26	PJK/JV	1	RECEIVED TITLE WORK
12	12/23/25	ATS	1	DATE



STIPULATION FOR REUSE  
THE DRAWINGS HAVE BEEN PREPARED FOR  
USE ON A SPECIFIC SITE AT  
CONTEMPORANEOUSLY WITH ITS ISSUE  
DATE AND ARE NOT TO BE REUSED FOR  
ANOTHER PROJECT OR FOR USE ON A DIFFERENT  
PROJECT SITE OR AT A LATER DATE WITHOUT  
THE WRITTEN CONSENT OF HARRISON FRENCH  
OR HARRISON FRENCH ARCHITECTS AND ENGINEERS.  
REUSE OF ANY OTHER PROJECT IS NOT  
PERMITTED AND MAY BE CONTRARY TO  
THE LAW.

## WHITEWATER EXPRESS

JOB NUMBER: 06-235-70000

### ISSUE BLOCK

PERMIT	xx/xx/xx

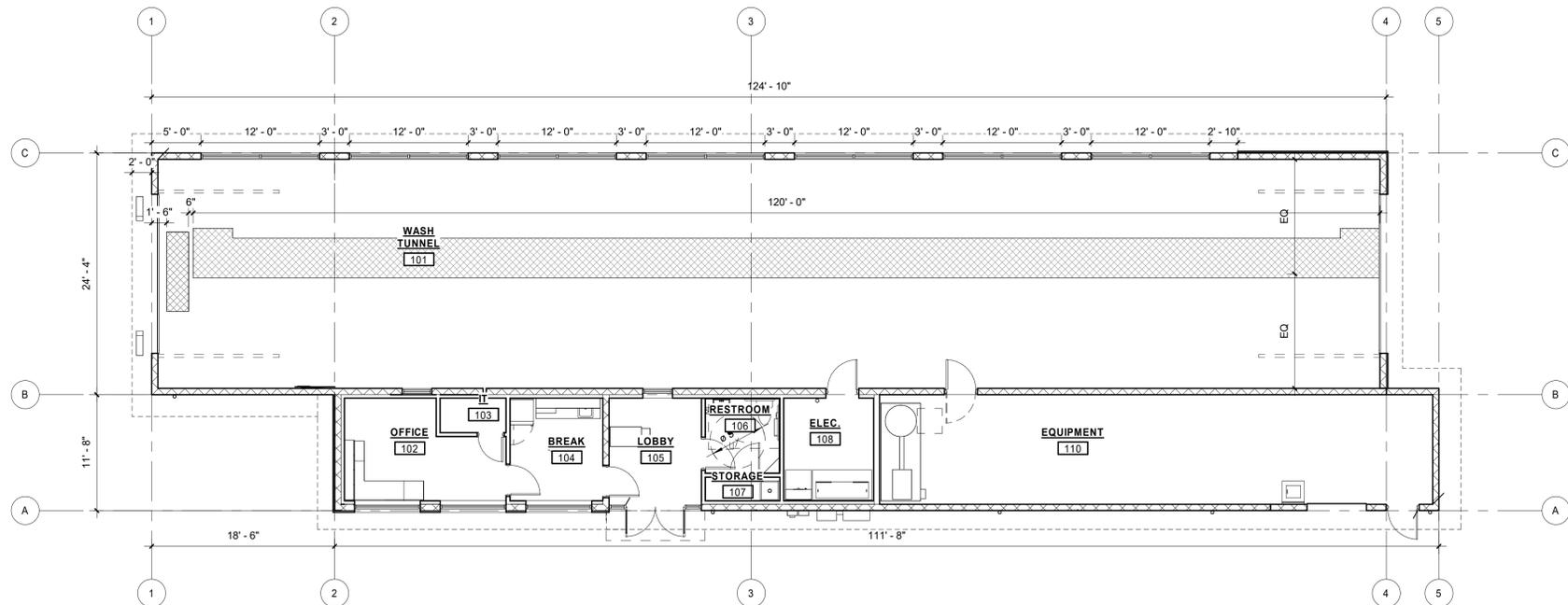
CHECKED BY: MND  
 DRAWN BY: MND  
 DOCUMENT DATE: 3.11.25

NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION

JAMI MARIE COOK, ARCHITECT

### FLOOR PLAN

SHEET:  
**A000**



**1** OVERALL FLOOR PLAN  
 1/8" = 1'-0"

STIPULATION FOR REUSE  
THE DRAWINGS ARE PREPARED FOR  
USE ON A SPECIFIC SITE AT  
CONTEMPORANEOUSLY WITH ITS ISSUE  
DATE AND ARE NOT TO BE REUSED  
OR REPRODUCED FOR ANY OTHER  
PROJECT, SITE OR AT A LATER TIME  
WITHOUT THE WRITTEN CONSENT OF  
HFA-AE, L.T.D. OR ANY OTHER  
LICENSED ARCHITECTS AND ENGINEERS.  
REUSE OF ANY OTHER PROJECT IS NOT  
PERMITTED AND MAY BE CONTRARY TO  
THE LAW.

WHITewater EXPRESS

JOB NUMBER: 06-235-70000

ISSUE BLOCK

PERMIT	xx/xx/xx

CHECKED BY: JMC

DRAWN BY: MND

DOCUMENT DATE: 5.13.25

NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION

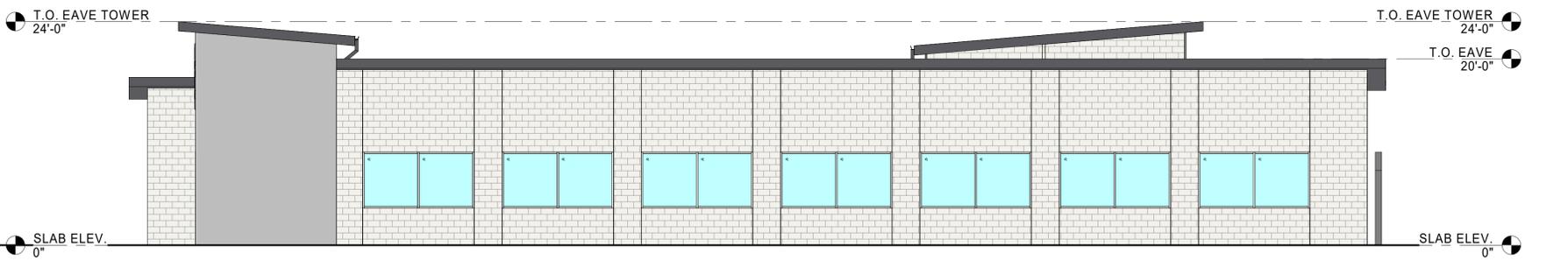
JAMI MARIE COOK, ARCHITECT

EXTERIOR  
COLOR  
ELEVATIONS

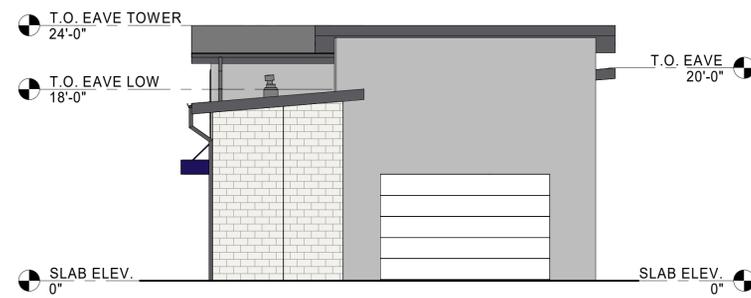
SHEET:  
**A201**



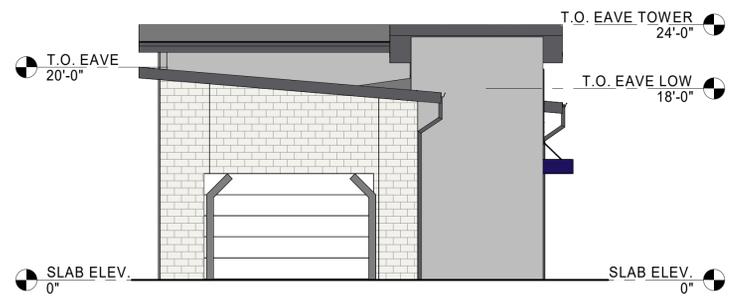
**4** EXTERIOR ELEVATION  
1/8" = 1'-0"



**2** EXTERIOR ELEVATION  
1/8" = 1'-0"



**3** EXIT ELEVATION  
1/8" = 1'-0"



**1** ENTRANCE ELEVATION  
1/8" = 1'-0"





WHITEWATER  
EXPRESS  
CAR WASH

Car Wash



Car Wash





**Sent Via Email Only**

November 6, 2025

Erin McMachen  
**Stonefield Engineering**  
555 S. Old Woodward  
Suite 12L  
Birmingham, MI 48009

*RE: Wetland Delineation and Jurisdictional Assessment with GPS Survey  
9731 Chilson Commons Circle, Pinckney  
Parcel IDs 15-22-400-023 & -402-900 (partial)  
Hamburg Township, Livingston County, Michigan  
ASTI File No. A25-1834.00*

Erin McMachen:

On October 24, 2025, ASTI Environmental (ASTI) conducted a site investigation to delineate wetland boundaries on approximately 1.37 acres of land referenced above and located in Hamburg Township, Livingston County, Michigan (Project Area). No wetlands were found within the Project Area (Figure 1 – *Wetland Map*). Data Points, as depicted on Figure 1, were located using a professional grade, hand-held Global Positioning System unit (GPS).

#### **SUPPORTING DATA AND MAPPING**

The USDA Web Soil Survey (WSS), the National Wetland Inventory Map (NWI), EGLE Wetlands Map Viewer web site, and digital aerial photographs were all used to support the wetland delineation and subsequent regulatory status determination. The EGLE map viewer indicated the presence of wetland in the southwestern portion of the Project Area.

In addition, the WSS indicated the Project Area is composed of the soils Boyer-Oshtemo loamy sands (0-2%, 6-12%, and 12-18% slopes) and Gilford sandy loam (0-2% slopes). The soil complex of Gilford sandy loam is listed as hydric by the WSS.



## FINDINGS

ASTI investigated the Project Area for the presence of any lakes, ponds, wetlands, and watercourses. This work is based on *MCL 324 Part 301 (Inland Lakes and Streams)* and *Part 303 (Wetland Protection)*. In some circumstances the US Army Corps of Engineers (USACE) may also have jurisdiction of wetlands or watercourses; this is not the case with your site.

The delineation protocol used by ASTI for this delineation is based on the US Army Corps of Engineers' *Wetland Delineation Manual, 1987*, the *Regional Supplement to the Corps of Engineer Wetland Delineation Manual: Midwest Region*, and related guidance/documents, as appropriate. Wetland vegetation, hydrology, and soils were used to locate the wetland boundaries.

No wetlands were found within the Project Area. Data recorded for each of the upland data points designated as UP1 through UP3 are summarized below and the GPS-surveyed locations are shown on Figure 1.

### UP1 and UP3

These data points were taken within a depression located in the center of the property, which includes a drainage feature lined with riprap. It is assumed that the nearby developments direct stormwater into this area via the culvert located in the southeastern portion of the Project Area. Vegetation is dominated by black cherry (*Prunus serotina*), black oak (*Quercus velutina*), red maple (*Acer rubrum*), Kentucky bluegrass (*Poa pratensis*), common reed (*Phragmites australis*), tall goldenrod (*Solidago altissima*), glossy buckthorn (*Frangula alnus*), tussock sedge (*Carex stricta*), wild strawberry (*Fragaria virginiana*), and yellow sweet clover (*Melilotus officinalis*). Soils were sandy and loamy, and no evidence of wetland hydrology was observed. It is ASTI's opinion that this area is upland.

### UP2

This area is located on a slope in the northern portion of the Project Area. Vegetation is dominated by black oak, black cherry, cottonwood (*Populus deltoides*), red maple, white willow (*Salix alba*), Kentucky bluegrass, crab grass (*Digitaria ischaemum*), tall goldenrod, and wild strawberry. Soils were sandy, and no evidence of wetland hydrology was observed. It is ASTI's opinion that this area is upland.

## SUMMARY

Based upon the data, criteria, and evidence noted above, it is ASTI's professional opinion that the Project Area contains no wetlands, lakes, or streams. However, please note that EGLE has the final authority on the extent of regulated wetlands, lakes, and streams in the State of Michigan.



Attached are Figure 1 and the completed US Army Corps of Engineers (USACE) Wetland Data Forms. Please note that the data sheet numbers match the data collection sampling points shown on Figure 1.

Thank you for the opportunity to assist you with this project. Please let us know if we can be of any further assistance in moving your project forward.  
Sincerely yours,

ASTI ENVIRONMENTAL

A handwritten signature in blue ink that reads 'Shane P. Jennings'.

Shane Jennings  
Project Manager  
Wetland Professional in Training

A handwritten signature in blue ink that reads 'Dianne C. Martin'.

Dianne C. Martin  
Director of Ecological Services  
Professional Wetland Scientist #1313

Attachments: Figure 1 – *Wetland Delineation Map*  
Completed USACE Wetland Data Forms

**Legend**

- Data Point
- ✕ Culvert
- Approximate Project Area

\* It is ASTI's opinion that wetlands do not occur within the project area.  
 Wetland Delineation Completed: October 24, 2025



Parcel IDs 15-22-400-023 &  
 -402-900 (Partial)

9731 Chilson Commons Circle,  
 Hamburg Township, Livingston Co., MI



Item 3.

Figure 1 - Wetland M



**SOIL**

Sampling Point: U \_\_\_\_\_

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-6	10YR 3/4	100					Sandy	
6-10	10YR 6/4	100					Sandy	
10-18	10YR 3/2	95	5YR 3/4	5	C	PL/M	Sandy	Prominent redox concentrations

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:			Indicators for Problematic Hydric Soils <sup>3</sup> :		
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Coast Prairie Redox (A16)			
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12)			
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)			
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> Very Shallow Dark Surface (F22)			
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Other (Explain in Remarks)			
<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)				
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)				
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)				
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)				
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Redox Depressions (F8)				

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
---	---

Remarks:

**HYDROLOGY**

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Fauna (B13)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> True Aquatic Plants (B14)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
	<input type="checkbox"/> Thin Muck Surface (C7)
	<input type="checkbox"/> Gauge or Well Data (D9)
	<input type="checkbox"/> Other (Explain in Remarks)
	<input type="checkbox"/> Stunted or Stressed Plants (D1)
	<input type="checkbox"/> Geomorphic Position (D2)
	<input type="checkbox"/> FAC-Neutral Test (D5)

<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present?        Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
---	---

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

Remarks:

**U.S. Army Corps of Engineers**  
**WETLAND DETERMINATION DATA SHEET – Midwest Region**  
 See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/20  
 Requirement Control Symbol EXEMPT:  
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 9731 Chilson Commons Circle, Pinckney City/County: Hamburg Twp, Livingston Co Sampling Date: 10/24/2025  
 Applicant/Owner: Stonefield Engineering State: MI Sampling Point: UP2  
 Investigator(s): ASTI - S.Jennings Section, Township, Range: Sec. 22, T01N, R05E  
 Landform (hillside, terrace, etc.): Slope Local relief (concave, convex, none): Slope  
 Slope (%): 5-6 Lat: 42.463128 Long: -83.83182 Datum: NAD 83  
 Soil Map Unit Name: Boyer-Oshtemo loamy sands NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No      (If no, explain in Remarks.)  
 Are Vegetation     , Soil     , or Hydrology      significantly disturbed? Are "Normal Circumstances" present? Yes X No       
 Are Vegetation     , Soil     , or Hydrology      naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes <u>    </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u>    </u> No <u>X</u>
Hydric Soil Present? Yes <u>    </u> No <u>X</u>	
Wetland Hydrology Present? Yes <u>    </u> No <u>X</u>	

Remarks:  
 Upland located in the northwestern portion of the property.

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>9</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>44.4%</u> (A/B)
1. <u>Quercus velutina</u>	<u>20</u>	<u>Yes</u>	<u>UPL</u>	
2. <u>Prunus serotina</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	
3. <u>Populus deltoides</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	
4. <u>Acer rubrum</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	
5. <u>Salix alba</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>	
	<u>60</u> =Total Cover			
Sapling/Shrub Stratum (Plot size: <u>15ft</u> )				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>10</u> x 2 = <u>20</u> FAC species <u>40</u> x 3 = <u>120</u> FACU species <u>40</u> x 4 = <u>160</u> UPL species <u>20</u> x 5 = <u>100</u> Column Totals: <u>110</u> (A) <u>400</u> (B) Prevalence Index = B/A = <u>3.64</u>
1. <u>None</u>				
2. <u>    </u>				
3. <u>    </u>				
4. <u>    </u>				
5. <u>    </u>				
Herb Stratum (Plot size: <u>5ft</u> )				Hydrophytic Vegetation Indicators: <u>    </u> 1 - Rapid Test for Hydrophytic Vegetation <u>    </u> 2 - Dominance Test is >50% <u>    </u> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <u>    </u> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <u>    </u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Poa pratensis</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Digitaria ischaemum</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	
3. <u>Solidago altissima</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	
4. <u>Fragaria virginiana</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	
5. <u>    </u>				
6. <u>    </u>				
7. <u>    </u>				
8. <u>    </u>				
9. <u>    </u>				
10. <u>    </u>				
	<u>50</u> =Total Cover			
Woody Vine Stratum (Plot size: <u>30ft</u> )				Hydrophytic Vegetation Present? Yes <u>    </u> No <u>X</u>
1. <u>None</u>				
2. <u>    </u>				

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

**SOIL**

Sampling Point: U\_\_\_\_\_

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-8	10YR 3/3	100					Sandy	
8-18	10YR 4/4	100					Sandy	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils <sup>3</sup> :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if observed):**  
 Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

**Hydric Soil Present?**      Yes \_\_\_\_\_ No X

Remarks:

**HYDROLOGY**

Wetland Hydrology Indicators:	Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)	

**Field Observations:**  
 Surface Water Present?    Yes \_\_\_\_\_    No X    Depth (inches): \_\_\_\_\_  
 Water Table Present?      Yes \_\_\_\_\_    No X    Depth (inches): \_\_\_\_\_  
 Saturation Present?        Yes \_\_\_\_\_    No X    Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

**Wetland Hydrology Present?**    Yes \_\_\_\_\_    No X

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

Remarks:

**U.S. Army Corps of Engineers**  
**WETLAND DETERMINATION DATA SHEET – Midwest Region**  
 See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/20  
 Requirement Control Symbol EXEMPT:  
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 9731 Chilson Commons Circle, Pinckney City/County: Hamburg Twp, Livingston Co Sampling Date: 10/24/2025  
 Applicant/Owner: Stonefield Engineering State: MI Sampling Point: UP3  
 Investigator(s): ASTI - S.Jennings Section, Township, Range: Sec. 22, T01N, R05E  
 Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave  
 Slope (%): 1-2 Lat: 42.462992 Long: -83.831757 Datum: NAD 83  
 Soil Map Unit Name: Gilford sandy loam NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No      (If no, explain in Remarks.)  
 Are Vegetation     , Soil     , or Hydrology      significantly disturbed? Are "Normal Circumstances" present? Yes X No       
 Are Vegetation     , Soil     , or Hydrology      naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes <u>    </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u>    </u> No <u>X</u>
Hydic Soil Present? Yes <u>    </u> No <u>X</u>	
Wetland Hydrology Present? Yes <u>    </u> No <u>X</u>	

Remarks:  
 Upland located within drainage feature in the center of the property. This drainage feature consisted of riprap within a narrow depression.

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50.0%</u> (A/B)
1. <u>None</u>				
2. <u>    </u>				
3. <u>    </u>				
4. <u>    </u>				
5. <u>    </u>				
=Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of:                      Multiply by: OBL species <u>10</u> x 1 = <u>10</u> FACW species <u>30</u> x 2 = <u>60</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>35</u> x 4 = <u>140</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>75</u> (A) <u>210</u> (B) Prevalence Index = B/A = <u>2.80</u>
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>None</u>				
2. <u>    </u>				
3. <u>    </u>				
4. <u>    </u>				
5. <u>    </u>				
=Total Cover				
<u>Herb Stratum</u> (Plot size: <u>5ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Indicators:</b> ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 <sup>1</sup> ___ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Phragmites australis</u>	<u>15</u>	<u>Yes</u>	<u>FACW</u>	
2. <u>Frangula alnus</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>	
3. <u>Solidago altissima</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	
4. <u>Fragaria virginiana</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	
5. <u>Melilotus officinalis</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	
6. <u>Carex stricta</u>	<u>10</u>	<u>Yes</u>	<u>OBL</u>	
7. <u>Cornus amomum</u>	<u>5</u>	<u>No</u>	<u>FACW</u>	
8. <u>Juniperus virginiana</u>	<u>5</u>	<u>No</u>	<u>FACU</u>	
9. <u>    </u>				
10. <u>    </u>				
<u>75</u> =Total Cover				
<u>Woody Vine Stratum</u> (Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Present?</b> Yes <u>    </u> No <u>X</u>
1. <u>None</u>				
2. <u>    </u>				
=Total Cover				

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

**SOIL**

Sampling Point: UFC

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-24	10YR 3/1	100					Loamy/Clayey	sandy loam

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

<p><b>Hydric Soil Indicators:</b></p> <p><input type="checkbox"/> Histosol (A1)</p> <p><input type="checkbox"/> Histic Epipedon (A2)</p> <p><input type="checkbox"/> Black Histic (A3)</p> <p><input type="checkbox"/> Hydrogen Sulfide (A4)</p> <p><input type="checkbox"/> Stratified Layers (A5)</p> <p><input type="checkbox"/> 2 cm Muck (A10)</p> <p><input type="checkbox"/> Depleted Below Dark Surface (A11)</p> <p><input type="checkbox"/> Thick Dark Surface (A12)</p> <p><input type="checkbox"/> Sandy Mucky Mineral (S1)</p> <p><input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)</p>	<p><input type="checkbox"/> Sandy Gleyed Matrix (S4)</p> <p><input type="checkbox"/> Sandy Redox (S5)</p> <p><input type="checkbox"/> Stripped Matrix (S6)</p> <p><input type="checkbox"/> Dark Surface (S7)</p> <p><input type="checkbox"/> Loamy Mucky Mineral (F1)</p> <p><input type="checkbox"/> Loamy Gleyed Matrix (F2)</p> <p><input type="checkbox"/> Depleted Matrix (F3)</p> <p><input type="checkbox"/> Redox Dark Surface (F6)</p> <p><input type="checkbox"/> Depleted Dark Surface (F7)</p> <p><input type="checkbox"/> Redox Depressions (F8)</p>	<p><b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b></p> <p><input type="checkbox"/> Coast Prairie Redox (A16)</p> <p><input type="checkbox"/> Iron-Manganese Masses (F12)</p> <p><input type="checkbox"/> Red Parent Material (F21)</p> <p><input type="checkbox"/> Very Shallow Dark Surface (F22)</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>
--	---	---

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<p><b>Restrictive Layer (if observed):</b></p> <p>Type: _____</p> <p>Depth (inches): _____</p>	<p><b>Hydric Soil Present?</b>      Yes <input type="checkbox"/>      No <input checked="" type="checkbox"/></p>
--	--

Remarks:

**HYDROLOGY**

<p><b>Wetland Hydrology Indicators:</b></p> <p><u>Primary Indicators (minimum of one is required; check all that apply)</u></p> <p><input type="checkbox"/> Surface Water (A1)</p> <p><input type="checkbox"/> High Water Table (A2)</p> <p><input type="checkbox"/> Saturation (A3)</p> <p><input type="checkbox"/> Water Marks (B1)</p> <p><input type="checkbox"/> Sediment Deposits (B2)</p> <p><input type="checkbox"/> Drift Deposits (B3)</p> <p><input type="checkbox"/> Algal Mat or Crust (B4)</p> <p><input type="checkbox"/> Iron Deposits (B5)</p> <p><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)</p> <p><input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)</p>	<p><u>Secondary Indicators (minimum of two required)</u></p> <p><input type="checkbox"/> Water-Stained Leaves (B9)</p> <p><input type="checkbox"/> Aquatic Fauna (B13)</p> <p><input type="checkbox"/> True Aquatic Plants (B14)</p> <p><input type="checkbox"/> Hydrogen Sulfide Odor (C1)</p> <p><input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)</p> <p><input type="checkbox"/> Presence of Reduced Iron (C4)</p> <p><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)</p> <p><input type="checkbox"/> Thin Muck Surface (C7)</p> <p><input type="checkbox"/> Gauge or Well Data (D9)</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>	<p><input type="checkbox"/> Surface Soil Cracks (B6)</p> <p><input type="checkbox"/> Drainage Patterns (B10)</p> <p><input type="checkbox"/> Dry-Season Water Table (C2)</p> <p><input type="checkbox"/> Crayfish Burrows (C8)</p> <p><input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)</p> <p><input type="checkbox"/> Stunted or Stressed Plants (D1)</p> <p><input type="checkbox"/> Geomorphic Position (D2)</p> <p><input type="checkbox"/> FAC-Neutral Test (D5)</p>
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<p><b>Field Observations:</b></p> <p>Surface Water Present?    Yes <input type="checkbox"/>    No <input checked="" type="checkbox"/>    Depth (inches): _____</p> <p>Water Table Present?      Yes <input type="checkbox"/>      No <input checked="" type="checkbox"/>      Depth (inches): _____</p> <p>Saturation Present?        Yes <input type="checkbox"/>        No <input checked="" type="checkbox"/>        Depth (inches): _____</p> <p>(includes capillary fringe)</p>	<p><b>Wetland Hydrology Present?</b>    Yes <input type="checkbox"/>    No <input checked="" type="checkbox"/></p>
--	--

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

Remarks:



**Kem-Tec, A Group of Companies**  
**Professional Engineering, Surveying & Environmental Services**  
22556 Gratiot Avenue, Eastpointe, Michigan 48021  
Phone: (586) 772-2222 Fax: (586) 772-4048

Item 3.

January 6, 2026

STONEFIELD ENGINEERING & DESIGN, LLC  
92 PARK AVENUE  
RUTHERFORD, NJ 07070

RE: 9731 Chilson Commons Circle, Hamburg Township, Michigan  
KTA Job No.: 25-02256

Dear Mrs. McMachen,

Kem-Tec & Associates was retained by Mrs. McMachen to conduct a Geotechnical investigation at 9731 Chilson Commons Circle, Hamburg Township. The geotechnical investigation was conducted by McDowell & Associates of Ferndale, Michigan.

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**Pavement Design** ..... 5  
    Flexible Pavements ..... 6  
    Rigid Pavements ..... 6  
**Closing**..... 7

**Attachments**

- Soil Boring Logs (5 pp)
- Sieve Analysis Summary (1 p)
- General Notes (1 p)
- Soil Boring Location Plan (1 p)

# McDowell & Associates

*Geotechnical, Environmental & Hydrogeological Services • Materials Testing & Inspection*

21355 Hatcher Avenue • Ferndale, MI 48220

Phone: (248) 399-2066 • Fax: (248) 399-2157

www.mcdowasc.com

Item 3.

December 19, 2025

Kem-Tec & Associates  
22556 Gratiot Avenue  
Eastpointe, Michigan 48021

Job No. 25-553

Attention: Ms. Renata Garbarino

Subject: Soils Investigation  
Proposed Car Wash  
9731 Chilson Commons Circle  
Hamburg Township, Michigan

Dear Ms. Garbarino:

In accordance with your request, we have made a Soils Investigation at the subject project.

## **Project Description**

It is understood that the project will consist of constructing a new single-story, slab-on-grade, car wash building with parking areas and drives at the subject property. It is anticipated that the structures will transmit relatively light loads to the supporting soils and pavements will support mostly automobile traffic with occasional delivery and sanitation trucks.

## **Field Work and Laboratory Testing**

Five Soil Test Borings, designated as 1 through 5, were performed at the subject property at the approximate locations shown on the Soil Boring Location Plan which accompanies this report. The approximate boring locations were field located by our drillers. The borings were advanced to depths ranging from about ten feet (10') to twenty feet (20') below the existing ground surface at the boring locations.

Soil descriptions, groundwater observations and the results of field and laboratory tests are to be found on the accompanying Logs of Soil Test Boring and summary sheet of Sieve Analysis results.

The borings encountered three inches (3") to one foot four inches (1'4") or surficial topsoil underlain by fill and/or possible fill materials generally consisting of sand-type soils with varying silt content. The underlying apparent native materials generally consisted of sand-type soils with varying silt content. Silty clay-type soils were encountered below eighteen feet five inches (18'5") in Boring 1 and at various depths in Borings 3 and 4.

Soil descriptions and depths shown on the boring logs are approximate indications of change from one soil type to another and are not intended to represent an area of exact geologic change or stratification. The transition from one soil type to the next may be gradual rather than abrupt and

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subsurface conditions may be different from those found by the borings at locations between or beyond the actual boring locations. Also, the site shows some signs of modification which could indicate fill and soil conditions different from those encountered at the boring locations.

Groundwater was encountered in each of the borings at initial depths ranging from three feet ten inches (3'10") to seven feet ten inches (7'10") below the existing ground surface. Upon completion of drilling, water and/or cave-in levels were recorded in each of the borings at depths ranging from four feet one inch (4'1") to seven feet ten inches (7'10") below the existing ground surface. It should be noted that short-term groundwater observations may not provide a reliable indication of the depth of the water table. In soils with significant fines content (clay and/or silt), this is due to the slow rate of infiltration of water into the borehole as well as the potential for water to become trapped in overlying layers of granular soils during periods of heavy rainfall. Water levels in granular soils fluctuate with seasonal and climatic changes as well as the amount of rainfall in the area immediately prior to the measurements. It should be expected that groundwater fluctuations could occur on a seasonal basis and that seams of water-bearing sands or silts could be found within the various clay strata at the site.

Standard Penetration Tests (SPTs) made during the sampling operation indicate that the site soils have variable strengths and densities. Tests throughout the borings resulted in values ranging from 5 to 27 blows per foot. It should be noted that an automatic hammer was used for all SPTs. Considering our drilling equipment and procedures, it has been seen that blow counts with an automatic hammer should be increased by a factor of about 1.3 to be comparable with typical blow counts using a safety hammer.

### **Foundation Recommendations**

Based on the project information provided and the results of field and laboratory tests, the indications are that the structures could be supported by conventional to deeper than normal spread or strip footings. All exterior footings should be constructed at, or below, a minimum frost penetration depth of three feet six inches (3'6") below finished grade. All interior and exterior load-bearing footings should extend through non-engineered fill soils, soils containing significant amounts of organic substances, or excessively weak soils. All strip footings should be continuously reinforced in order to minimize any noticeable effects of differential settlement. It should be noted that some groundwater control may be required for foundation installation.

Where sand-type soils are overlying clay soils, it is suggested that footing inverts be at least one foot (1') above the top of clay. If this is not possible, it is suggested that the footings extend down to the underlying clay.

Footings constructed at the following boring locations could be proportioned for the design soil pressures shown below, provided this results in the footings bearing on native, non-organic soils:

<u>Boring</u>	<u>Depth</u>	<u>Soil Pressure (psf)</u>
1	3'6" to 6'0"	2,500*
	6'0" to 10'0"	2,500
2	3'10" to 6'2"	2,000
	6'2" to 10'0"	2,500
3	4'6" to 6'0"	3,000
4	2'0" to 3'9"	3,000*
	3'9" to 10'0"	3,000
5	2'0" to 4'3"	3,000*
	4'3" to 10'0"	2,500

\* Soils at these locations were described by our drillers and/or lab technician as possible fill materials or containing some organic matter. During footing excavation, if it is determined that these soils contain significant amounts of organic material or are indeed fill soils, then the footing depths should be extended so that they bear on native, non-organic material.

A maximum design soil pressure of 3,000 psf was considered for this project. Higher design soil pressures are available at various depths in the borings and could be detailed, if desired.

### ***Engineered Fill***

As an alternative to deeper than normal footings where fill is present or where the site grade is potentially raised, the building's spread or strip footings could be supported on engineered fill. All existing non-engineered fill, organic soils, soft soils and loose granular soils should be excavated and removed from the proposed foundation area. The excavations should extend beyond the edge of the structure's proposed footings at least nine inches (9") for every foot below the footing. Groundwater flow into the excavation may require special dewatering techniques in order to facilitate the excavation of the unsuitable soil. Extreme caution should be practiced during the dewatering operation if the nearby building, utilities or other structures are sensitive to settlement. The removal of the unsuitable soils should be done in the presence of a qualified soils engineer or technician to limit the potential for uncontrolled fill or highly organic soils being left behind before the placement of engineered fill. After the unsuitable soils have been removed, the excavation should preferably be filled with compacted bank run sand similar to MDOT Class I or II granular soils. If clay material is utilized, it should be placed within 3% of its optimum moisture content. If the bottom of the excavation is not sufficiently stable to install the fill material, then a layer of coarse stone fill such as MDOT 6AA crushed stone could be installed. Geotextile filter fabric should be placed between the coarse stone engineered fill material and lower native granular soils to minimize the amount of fines infiltrating into the aggregate material. If granular material is to be placed above the stone, a six-inch (6") layer of MDOT 21AA or an additional layer of filter fabric should be placed above the stone, overlapping the underlying fabric to further minimize the amount of material infiltrating into the aggregate material. The fill soils should be deposited in horizontal lifts not to exceed nine inches (9") in thickness with each lift being compacted uniformly

to a minimum density of 95% of its maximum value as determined by the Modified Proctor Test (ASTM D-1557).

One inch by three inch (1" x 3") size crushed stone or crushed concrete could be used in lieu of the MDOT Type 6AA aggregate and bank run sand that we recommended above. The crushed material would need to be placed and compacted in lifts not exceeding nine inches (9") up to about one foot (1') below the planned footings and/or floor slabs. About a one foot (1') thick layer of MDOT 21AA dense graded aggregate could then be placed above the crushed material in an effort to choke off the stone. The crushed stone or crushed concrete material should not contain significant amounts of brick and should be relatively clean of lime or cement dust which could potentially foul up or clog potential drain tiles. We suggest that the brick content should be less than 5% and cement/lime dust should be less than 3%. The large crushed material will need to be separated from the existing site granular soils by a geotextile fabric. We suggest that a geotextile filter fabric be placed along the bottom and sides of the engineered fill excavation in an effort to minimize fines from migrating into the voids within the crushed material. It should be noted that the use of crushed concrete could cause problems for potential drains and sump pumps. When water percolates through crushed concrete, the pH of the water can increase and minerals can precipitate out of the solution (mostly calcium salts and, in some cases, calcium hydroxide). Mineral deposits precipitating from the solution can shorten the life of sump pumps and plug drain tiles. High pH water can also corrode metal pipes. See AASHTO M 319-02 (2023) for discussion of these problems. Since the new structure will have a slab-on-grade, precipitating mineral deposits should not be a major concern.

Foundations placed on the engineered fill could be proportioned for a design soil pressure of 3,000 psf provided the strength is not limited by the presence of weaker underlying materials. Engineered fill should be placed and compacted up to footing and floor invert elevations.

### **Groundwater Considerations**

Considering the present elevations, footing excavations extending through the fill or possible fill materials are expected to extend near or below the encountered water level in the vicinity of Borings 2 through 5. Footing excavations in the vicinity of Boring 1 are expected to be above the indicated groundwater level. It is sometimes possible to construct strip footings or install fabric and crushed stone engineered fill a foot or so below the water table in granular soils using a rapid sequence of excavation and rapid placement of concrete. If this is not possible, it may be necessary to use special dewatering techniques to depress the water table in the vicinity of Borings 2 through 5. Extreme care must be exercised during any dewatering operation if nearby buildings or utilities are sensitive to settlement. Care must be taken to minimize the removal of soil fines during any pumping operations.

### **Floor Slabs**

Fill and/or possible fill soils were encountered in each of the borings to depths ranging from three feet nine inches (3'9") to six feet (6') below the existing ground surface. If the possibility of more than normal differential settlement can be tolerated, slab-on-grade floors or floor-supporting backfill could be placed at, or near, the present grade in the vicinity of the borings. Any topsoil or

other obviously objectionable material should be removed and the subgrade thoroughly proof compacted. If, during the proof-compaction operation, areas are found where the soils yield excessively, the yielding materials should be scarified, dried, and recompactd or removed and replaced with engineered fill as outlined above.

If the possibility of more than normal differential movement cannot be tolerated, then all existing fill soils should be removed and replaced with engineered fill meeting the requirements outlined above, or the floor slab should be structurally supported.

If any existing structures are found, they should be entirely removed from the proposed building areas. Buried utilities should be removed or grouted in place. Resulting excavations should be backfilled with engineered fill meeting the requirements outlined above.

To minimize capillary action under floor slabs, we suggest placing at least four inches (4") of clean material on the subgrade followed by a suitable plastic vapor barrier between the clean material and the concrete slab. The clean material would preferably consist of MDOT 6AA crushed stone or MDOT Class II sand.

### **Pavement Design**

The site subgrade soils are generally considered to be moderately susceptible to frost heave. As noted above for floor slabs, if the potential for more than normal settlement can be tolerated, it is anticipated that the existing fill soils could be left in place below the proposed pavement at the boring locations. If the possibility of more than normal differential movement cannot be tolerated, then all existing fill soils should be removed and replaced with engineered fill meeting the requirements outlined above.

In the areas to be paved, any topsoil, existing pavement structures, loose soil, soft soil, organic soil (including the buried topsoil encountered below 1' in Borings 4 and 5) or other obviously objectionable materials should be removed and the subgrade thoroughly proof-compacted for stability with heavy (>50,000 lbs.), rubber-tired equipment such as a loaded dump truck. If, during the proof-compaction operation, areas are found where the soil yields excessively, the yielding materials should be scarified, dried and recompactd or removed and replaced with similar material to maintain a relatively uniform subgrade. The entire subgrade should be reworked until approximately the upper one foot (1') of the subgrade is compacted to at least 95% of its Modified Proctor Maximum Dry Density (MPMDD) determined in accordance with ASTM D-1557.

Good drainage provisions will optimize pavement performance. It is recommended that the subgrade should be properly sloped to allow drainage of water. As a minimum, stub drains should be provided at the storm sewer catch basins to provide some drainage for the pavement base. The finished pavement surface should be free of depressions and sloped to provide effective surface drainage towards catch basins, where applicable. Edge drains should be installed in watered landscaped areas and in shallow groundwater areas (typically where groundwater is found to be within 18" of the planned pavement surface). These drains could be field determined during construction.

### ***Flexible Pavements***

Based on the above estimated subgrade CBR values and anticipated traffic loading, the following minimum flexible pavement structures for a 20-year analysis period are recommended:

<b>Pavement Layers</b>	<b>Light Duty (Cars and Seldom Trucks)</b>	<b>Heavy/Medium Duty (Cars and Occasional Trucks)</b>
<b>Asphalt</b>	1.5" 36A or 5EL (Top Course) 2.5" 13A or 4EL (Base Course)	2.0" 36A or 5EL (Top Course) 3.0" 3C or 3EL (Base Course)
<b>21AA Granular Base</b>	8"	10"

**Notes:**

1. The granular base should be compacted to 98% of its Modified Proctor Maximum Dry Density (MPMDD) determined in accordance with ASTM D-1557.
2. The asphalt should be placed in accordance with MDOT specifications as well as applicable local requirements and is recommended to be compacted to a minimum of 92% of the Theoretical Maximum Density (TMD).

The recommended asphalt binder is PG58-28 for the above mixes and a tack coat is recommended to be applied between lifts in accordance with MDOT and/or local standards. These recommended pavement structures are not intended to support concentrated or heavy construction traffic. Other pavement structure configurations and HMA mixes may be possible and can be reviewed upon request. In areas of concentrated slower moving truck traffic and/or areas with frequent stopping and starting, consideration can be given to increasing the asphalt binder to PG64-28 to improve the pavement performance.

The recommended flexible pavement structures outlined above should result in reasonably stable pavements, provided the geotechnical recommendations are followed. It should be recognized, however, that all asphalt pavements need maintenance from time to time as a result of progressive yielding under repeated traffic loads for a prolonged period of time. The 20-year design period assumes that regular maintenance will be carried out on the pavement structures. Placing the new pavement materials over existing non-engineered fill soils may result in long-term differential settlement and some potential cracking of the pavement.

### ***Rigid Pavements***

Based on the anticipated traffic conditions, the following rigid pavement designs are recommended for the parking areas and drives:

<b>Pavement Layers</b>	<b>Light Duty (~50,000 ESAL)</b>	<b>Heavy Duty (~150,000 ESALs)</b>
Concrete	6"	8"
21AA Granular Base	6"	8"

**Note:**

1. The granular base should be compacted to 95% of its Modified Proctor Maximum Dry Density (MPMDD) determined in accordance with ASTM D-1557.

Eight inches (8") of concrete pavement should be used in the dumpster area and other intensive truck wheel load areas on top of the compacted granular base.

### Closing

Experience indicates that actual subsurface conditions at the site could vary from those found at the five test borings made at specific locations. It is, therefore, essential that McDowell & Associates be notified of any variation of soil conditions to determine their effects on the recommendations presented in this report. The evaluations and recommendations presented in this report have been formulated on the basis of reported or assumed data relating to the proposed project. Any significant change in the final design plans should be brought to our attention for review and evaluation with respect to the prevailing subsoil conditions.

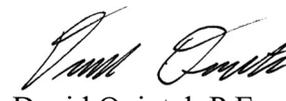
It is recommended that the services of McDowell & Associates be engaged to observe the soils in the footing excavations prior to concreting and engineered fill placement in order to test the soils for the required bearing capacities. Testing should also be performed to check that suitable materials are being used for controlled fills and that they are properly placed and compacted.

If we can be of any further service, please feel free to call.

Very truly yours,

McDOWELL & ASSOCIATES

  
Loran Stenzel-Sebastian  
Staff Geologist

  
David Quintal, P.E.  
Senior Engineer

DQ/



McDOWELL & ASSOCIATES  
 Geotechnical, Environmental, & Hydrogeologic Services  
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 Phone: (248) 399-2066 • Fax: (248) 399-2157

LOG OF SOIL  
 BORING NO. 1

Item 3.

PROJECT Soils Investigation

Proposed Car Wash

LOCATION 9731 Chilson Commons Circle

Hamburg Township, Michigan

JOB NO. 25-553

SURFACE ELEVATION \_\_\_\_\_ DATE 12/11/2025

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Str. %
	1		0'7" Moist dark brown sandy TOPSOIL, fill						
A	2		Compact moist brown silty fine SAND, fill	2					
UL	3	3		3.0	99				
	4			3'6"					
B	5		Compact moist brown silty fine SAND, possible fill	3					
UL	6	3		2.8	---				
	7			6'0"					
C	8		Compact moist brown silty fine SAND with occasional trace of clay	2					
UL	9	2		9.8	113				
	10			7'10"					
	11		Compact wet brown silty fine SAND	3					
D	12			8'7"					
UL	13			2					
	14		Compact wet brown silty gravelly SAND	3	10.7	138			
	15			4					
	16								
	17		18'5" Stiff moist blue silty CLAY with occasional wet silt lense and occasional wet sand lense						
E	18								
UL	19			3					
	20		20'6"	4					
	21			6					
	22								
	23								
	24								
	25								

**TYPE OF SAMPLE**  
 D. - DISTURBED  
 U.L. - UNDIST. LINER  
 S.T. - SHELBY TUBE  
 S.S. - SPLIT SPOON  
 R.C. - ROCK CORE

**Note:**  
 Used Track Rig "P".

**GROUND WATER OBSERVATIONS**

G.W. ENCOUNTERED AT 7 FT. 10 INS.  
 G.W. ENCOUNTERED AT FT. INS.  
 G.W. AFTER COMPLETION 7 FT. 10 INS.  
 G.W. AFTER HRS. FT. INS.

\* - CALIBRATED  
 PENETROMETER  
 (POCKET PENETROMETER)

SPT Hammer: Automatic Crew Chief: T.C.  
 Standard Penetration Test - Driving 2" O.D. Sampler 1' With 140lb Hammer  
 Falling 30": Count Made at 6" Intervals

G.W. VOLUMES Heavy Cave-In at 7'1



McDOWELL & ASSOCIATES  
 Geotechnical, Environmental, & Hydrogeologic Services  
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**LOG OF SOIL**

**BORING NO.** 2

Item 3.

**PROJECT** Soils Investigation

Proposed Car Wash

**LOCATION** 9731 Chilson Commons Circle

Hamburg Township, Michigan

**JOB NO.** 25-553

**SURFACE ELEVATION** \_\_\_\_\_ **DATE** 12/11/2025

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Str. %
	1		Moist dark brown sandy TOPSOIL, fill						
	1'4"								
A	2		Compact moist brown silty fine SAND, fill	3					
UL	4			4	8.0	113			
	3			4					
	3'10"								
B	4		Medium compact wet brown fine SAND with trace of silt	1					
UL	5			2	22.6	122			
	6			3					
	6'2"								
C	7			3					
UL	8			3	13.6	132			
	9			3					
	15'6"								
D	10		Compact wet brown silty fine to medium SAND	2					
UL	11			3	12.4	---			
	12			3					
	15								
E	15			2					
UL	16			4					
	17			4					
	18								
	19								
	20								
	21								
	22								
	23								
	24								
	25								

<b>TYPE OF SAMPLE</b> D. - DISTURBED U.L. - UNDIST. LINER S.T. - SHELBY TUBE S.S. - SPLIT SPOON R.C. - ROCK CORE  * - CALIBRATED PENETROMETER (POCKET PENETROMETER)	<b>Note:</b>	<b>GROUND WATER OBSERVATIONS</b>  G.W. ENCOUNTERED AT 3 FT. 10 INS. G.W. ENCOUNTERED AT FT. INS. G.W. AFTER COMPLETION 4 FT. 5 INS. G.W. AFTER HRS. FT. INS.
	SPT Hammer: Automatic Crew Chief: T.C. Standard Penetration Test - Driving 2" O.D. Sampler 1' With 140lb Hammer Falling 30": Count Made at 6" Intervals	G.W. VOLUMES Heavy Cave-In at 4'5"



McDOWELL & ASSOCIATES  
 Geotechnical, Environmental, & Hydrogeologic Services  
 21355 Hatcher Avenue • Ferndale, MI 48220  
 Phone: (248) 399-2066 • Fax: (248) 399-2157

**LOG OF SOIL**

**BORING NO.** 3

Item 3.

**PROJECT** Soils Investigation

Proposed Car Wash

**LOCATION** 9731 Chilson Commons Circle

Hamburg Township, Michigan

**JOB NO.** 25-553

**SURFACE ELEVATION** \_\_\_\_\_ **DATE** 12/11/2025

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Str. %
	1		0'6" Moist brown sandy TOPSOIL, fill						
A	2		Compact moist brown silty fine SAND with trace of clay, fill	3	11.7	124			
UL	3	3							
	4								
B	5		4'6" Extremely compact wet brown gravelly SAND with trace of silt and moist sand and gravel seams	7	8.9	139			
UL	6	12							
	7	15							
C	8		6'9" Extremely stiff moist blue silty CLAY	7	23.0	126			
UL	9	10							
	10	12					*	(9000)	
D	11		9'6" Compact wet brown SAND with a moist silt seam	2					
UL	12	4							
	13		10'6"	5					
	14								
	15								
	16								
	17								
	18								
	19								
	20								
	21								
	22								
	23								
	24								
	25								

<b>TYPE OF SAMPLE</b> D. - DISTURBED U.L. - UNDIST. LINER S.T. - SHELBY TUBE S.S. - SPLIT SPOON R.C. - ROCK CORE  * - CALIBRATED PENETROMETER (POCKET PENETROMETER)	<b>Note:</b>	<b>GROUND WATER OBSERVATIONS</b>  G.W. ENCOUNTERED AT 4 FT. 6 INS. G.W. ENCOUNTERED AT FT. INS. G.W. AFTER COMPLETION 4 FT. 1 INS. G.W. AFTER HRS. FT. INS.
	SPT Hammer: Automatic Crew Chief: T.C. Standard Penetration Test - Driving 2" O.D. Sampler 1' With 140lb Hammer Falling 30": Count Made at 6" Intervals	G.W. VOLUMES Light Cave-In at 4'1'



McDOWELL & ASSOCIATES  
 Geotechnical, Environmental, & Hydrogeologic Services  
 21355 Hatcher Avenue • Ferndale, MI 48220  
 Phone: (248) 399-2066 • Fax: (248) 399-2157

**LOG OF SOIL**

**BORING NO.** 4

Item 3.

**PROJECT** Soils Investigation

Proposed Car Wash

**LOCATION** 9731 Chilson Commons Circle

Hamburg Township, Michigan

**JOB NO.** 25-553

**SURFACE ELEVATION** \_\_\_\_\_ **DATE** 12/11/2025

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Str. %
	1		0'3" Moist dark brown sandy TOPSOIL, fill						
A UL	2		Very compact moist brown silty fine SAND, possible fill	7	6.6	111			
	3			9					
	4			9					
B UL	5		3'10" Compact wet brown silty fine to medium SAND with traces of gravel and clay	2	18.1	130			
	6		4						
	7		4						
	8		5'4" Stiff moist blue silty CLAY						
C UL	9		5'11" Very compact wet brown silty fine to medium SAND with occasional trace of gravel	7	11.3	---			
	10			9					
	11			9					
D UL	12		8'7" Very stiff moist blue silty CLAY	4	22.7	128	*	(5500)	
	13		6						
	14		10						
	15		11'5" Compact wet brown silty fine to coarse SAND						
E UL	16		16'3" Compact wet brown silty fine SAND with occasional moist blue silty clay layer	2					
	17			3					
	18			5					
	19		20'6" Compact wet brown silty fine SAND with occasional moist blue silty clay layer						
F UL	20			2					
	21			3					
	22								
	23								
	24								
	25								

<b>TYPE OF SAMPLE</b> D. - DISTURBED U.L. - UNDIST. LINER S.T. - SHELBY TUBE S.S. - SPLIT SPOON R.C. - ROCK CORE * - CALIBRATED PENETROMETER (POCKET PENETROMETER)	<b>Note:</b>	<b>GROUND WATER OBSERVATIONS</b>  G.W. ENCOUNTERED AT 3 FT. 10 INS. G.W. ENCOUNTERED AT FT. INS. G.W. AFTER COMPLETION 5 FT. 10 INS. G.W. AFTER HRS. FT. INS.  G.W. VOLUMES Heavy
	SPT Hammer: Automatic Crew Chief: T.C.	
	Standard Penetration Test - Driving 2" O.D. Sampler 1' With 140lb Hammer Falling 30": Count Made at 6" Intervals	



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LOG OF SOIL  
 BORING NO. 5

Item 3.

PROJECT Soils Investigation

Proposed Car Wash

LOCATION 9731 Chilson Commons Circle

Hamburg Township, Michigan

JOB NO. 25-553

SURFACE ELEVATION \_\_\_\_\_ DATE 12/11/2025

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Str. %
	1		0'3" Moist dark brown sandy TOPSOIL, fill						
A	2	[Pattern]	Extremely compact moist brown silty fine SAND, possible fill	10	7.7	111			
UL	11								
	12								
	4		4'3" Compact moist to wet gray silty fine to medium SAND	3	10.0	---			
B	5								
UL	6								
	7		5'9" Compact wet brown silty fine to coarse SAND with occasional moist blue clay layers	3	15.8	---			
C	8								
UL	9								
	10		10'6"	3					
D	11								
UL	12								
	13								
	14								
	15								
	16								
	17								
	18								
	19								
	20								
	21								
	22								
	23								
	24								
	25								

<b>TYPE OF SAMPLE</b> D. - DISTURBED U.L. - UNDIST. LINER S.T. - SHELBY TUBE S.S. - SPLIT SPOON R.C. - ROCK CORE  * - CALIBRATED PENETROMETER (POCKET PENETROMETER)	<b>Note:</b>	<b>GROUND WATER OBSERVATIONS</b>  G.W. ENCOUNTERED AT 4 FT. 7 INS. G.W. ENCOUNTERED AT FT. INS. G.W. AFTER COMPLETION 5 FT. 7 INS. G.W. AFTER HRS. FT. INS.
	SPT Hammer: Automatic Crew Chief: T.C. Standard Penetration Test - Driving 2" O.D. Sampler 1' With 140lb Hammer Falling 30": Count Made at 6" Intervals	G.W. VOLUMES Heavy Cave-In at 5'

Job No. 25-553

**SIEVE ANALYSIS**

<b>Boring</b>	<b>Sample</b>	<b>% Passing #4 Sieve</b>	<b>% Passing #10 Sieve</b>	<b>% Passing #40 Sieve</b>	<b>% Passing #100 Sieve</b>	<b>% Passing #200 Sieve</b>
1	D	75.5	63.5	39.1	17.1	13.7
2	B	100.0	99.9	87.2	7.4	4.7
3	B	47.9	41.6	28.8	14.1	11.6
4	B	94.8	90.5	61.2	23.7	19.7
5	B	85.5	80.6	62.4	23.7	15.5

# McDowell & Associates

Geotechnical, Environmental & Hydrogeological Services • Materials Testing & Inspection

21355 Hatcher Avenue • Ferndale, MI 48220

Phone: (248) 399-2066 • Fax: (248) 399-2157

www.mcdowasc.com

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## General Notes

1. **Terminology** - Unless otherwise noted, all terms used herein refer to standard definitions presented in ASTM D653 and NAVFAC DM-7.1 Table 2 (Pages 7.1-8)

2. **Particle Size**

Boulder	Greater than 12"
Cobble	3" to 12"
Gravel	#4 Sieve to 3"
Stone	¾" to 3"
Pebble	#4 Sieve to ¾"

Coarse Sand	#10 Sieve to #4 Sieve
Medium Sand	#40 Sieve to #10 Sieve
Fine Sand	#200 Sieve to #40 Sieve
Silt	0.005mm to #22 Sieve
Clay	Less than 0.005mm

3. **Classification of Constituents**

-Major soil constituent or soil property is the principal noun (i.e. clay, silt, sand, etc.)

-Second and third major constituents (percent by weight) are reported as follows:

Trace	2% to 12%
Adjective (clayey, silty, etc.)	Over 12%

-Minor constituents (percent by weight) are reported as follows:

Occasional	Sporadic
Trace	2% to 12%
Little	13% to 22%
Some	23% to 33%

4. **Stratified Descriptions**

Streak	0" to 1/16" thickness
Parting	1/16" to ¼" thickness
Lense	¼" to 1" thickness
Seam	1" to 3" thickness
Layer	3" to 9" thickness

5. **Soil Consistency** – If clay content is sufficient so that clay dominates the soil properties, then clay becomes the principal noun with the other major constituent as modifier (i.e. silty clay, sandy clay, etc.). Relative density of granular soils is based upon the evaluation of the standard penetration resistance modified as required for depth effects, sampling effects, etc.

6. **Unified Soil Classifications** – Soils have been classified utilizing the Unified Soil Classification System (ASTM D2487) based on visual characteristics, particle size distributions, liquid limits, and plasticity index information. Unified Soil Classifications are shown as CL, ML, SW, SM, etc.

Cohesive Consistency	Approximate Unconfined Compressive Strength (psf)	Granular Consistency	Approximate Relative Density (%)	Range of Penetration (N)
Extremely Soft	Below 250	Very Loose	0 to 5	Less than 1
Very Soft	250 to 500	Loosely Compact	5 to 10	1 to 1.5
Soft	500 to 1000	Slightly Compact	10 to 20	2 to 4.5
Firm	1000 to 2000	Medium Compact	20 to 30	5 to 7.5
Stiff	2000 to 4000	Compact	30 to 45	8 to 16.5
Very Stiff	4000 to 8000	Very Compact	45 to 60	17 to 25
Extremely Stiff	Over 8000	Extremely Compact	60 to 100	Over 25

7. **Sample Designations**

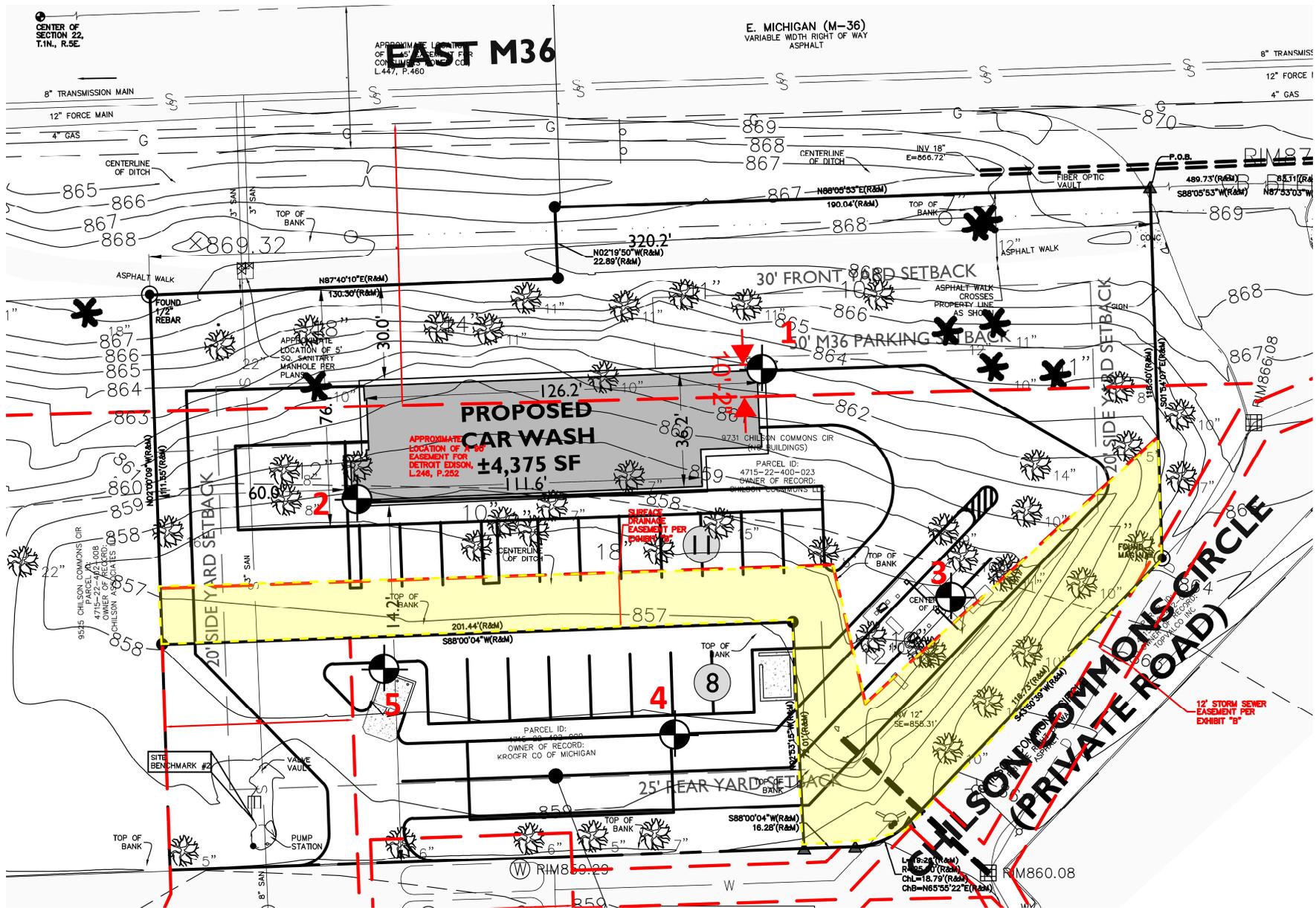
D	Disturbed Sample – Directly from auger
SS	Split Spoon Sample – Without liner inserts
UL	Undisturbed Liner – Split Spoon Sample with liner inserts
ST	Shelby Tube Sample – 3" diameter unless otherwise noted
RC	Rock Core – NX core unless otherwise noted

8. **Standard Penetration Test (ASTM D1586)** – A 2.0" outside diameter, 1 ⅜" inside diameter split barrel sampler is driven into soil by means of a 140-pound weight falling freely through a vertical distance of 30". The sampler is normally driven in three successive 6" increments with the number of blows required to drive the sampler through each increment recorded. The sum of the second and third increment is termed the Standard Penetration Resistance (N).

### Mid-Michigan Office

3730 James Savage Road, Midland, MI 48642

Phone: (989) 496-3610 • Fax: (989) 496-3190



Note: Base drawing prepared by others.

**LEGEND**

-  Soil Boring Locations, 1 through 5:  
Drilled by McDowell & Associates



**McDowell & Associates**  
 21355 Hatcher Avenue  
 Ferndale, Michigan 48220  
 Phone: (248) 399-2066  
 Fax: (248) 399-2157

**Soil Boring Location Plan**

Job No. 25-553



# Hamburg Township Public Safety – Fire Division

Item 3.

10100 VETERANS MEMORIAL DRIVE  
P.O. BOX 157 ♦ HAMBURG, MI 48139-0157  
PHONE: 810-222-1100 ♦ FAX: 810-231-9401  
E-MAIL: [HTFD@HAMBURG.MI.US](mailto:HTFD@HAMBURG.MI.US)

## *DEPUTY FIRE CHIEF JORDAN ZERNICK* *SITE PLAN REVIEW*

---

**To:** Hamburg Twp. Zoning  
**From:** Deputy Fire Chief, Jordan Zernick  
**Subject:** Site Plan Review – 5580 E M36  
**Date:** February 4, 2026

I have completed the plan review of the Site Plan submittal for the Car Wash located at 5580 E M36 in Hamburg Township. The review was based on the applicable Fire Code and Hamburg Township Ordinance Requirements.

The plans are approved as submitted with the following requirements, revisions, and clarification:

1. All building plans shall be submitted to the fire department for review prior to the start of construction.
2. Address listed to be changed from an M36 address to a Chilson Commons Circle address as the site access does not come from M36.
3. Any and all alterations to the site plan shall be submitted by way of as-built plans and submitted directly to the fire department for review.

This approval is subject to field inspection. This approval shall be valid for one year. If construction has not begun within 12 months of the date on this letter the plans must be resubmitted for approval. This approval does not exempt the project from complying with all applicable codes. Additional submittals and approvals may be required.

A handwritten signature in blue ink, appearing to read "J Zernick".

Deputy Chief Jordan Zernick



February 6, 2026

David Rohr  
Hamburg Township  
10405 Merrill Road, P.O. Box 197  
Hamburg, Michigan 48139

RE: Chilson Commons Car Wash  
Preliminary Site Plan Review  
IMEG #25006497.00

Dear David:

We have reviewed the Preliminary Site Plan for the Chilson Commons Car Wash as prepared by Stonefield Engineer & Design, dated January 6, 2026. The applicant is proposing an automated car wash on an out lot of Chilson Commons. We offer the following comments for your consideration:

1. The proposed pavement sections are adequate for the use.
2. A profile is required for all proposed utilities. The crossing of the existing force main is not noted on the storm sewer between Catch basins D 14 and D-13.
3. Stormwater from the site is being routed to the existing detention basin. The original stormwater design included this parcel as 1.77 acres with a C factor of 0.37 and was designed under the old LCDC rules. The applicant should provide calculations showing the post development flows as well as an analysis of capacity of the storm sewers and detention basin to accept the flows. A pretreatment device may be required to make up the difference in the forebay calculation between the old standards and current standards. A storm water narrative shall also be included.
4. The applicant must apply for a commercial sewer connection through the Township's utility department. A detailed review of the sanitary sewer system will be conducted after the application. Preliminary comments are as follows:
  - a. The 60' wide sanitary sewer easement extends through the site to the M-36 Right of Way. This should be clearly shown on all applicable plan sheets. An agreement should be made between the Township and applicant such that future maintenance of the force main may require it to be rerouted around the pavement section at the applicant's expense.
  - b. The grade over the existing sanitary force main is being raised approximately 5', and site improvements are proposed in the easement, including reinforced concrete paving and landscaping.
  - c. Details of the proposed water reclamation tanks should be provided.

David Rohr  
February 6, 2026

IMEG #25006497.00  
Page 2 of 2

Item 3.

- d. A sampling manhole will be required for the car wash effluent prior to connection of the domestic sewage.
  - e. The applicant shall protect the existing pump station during construction. Bollards shall be added to protect above ground components of the pump station.
5. The applicant shall provide approval of the underground water tank / water connection from the Livingston County Department of Public Health or applicable agency.

In summary, we offer no objection to the approval of the preliminary site plan contingent upon the above comments being addressed during the final site plan review.

If you have any questions, please contact me at (734) 657-4925.

Sincerely,

Ted Erickson

Digitally signed by Ted Erickson  
DN: cn=US,  
e=tled.l.erickson@imegcorp.com,  
o=IMEG Consultants Corp, CN=Ted  
Erickson  
Date: 2026.02.06 10:23:10-0500

Ted L. Erickson. P.E  
Principal  
ted.l.erickson@imegcorp.com

TE/jdf

\\files\Active\Projects\2025\25006497.00\Design\Civil\20260205 Chilson Car Wash Preliminary SPR.docx



# HAMBURG TOWNSHIP PLANNING COMMISSION

## Resolution for a Preliminary Site Plan (PSPA26-0001)

---

**A resolution to grant approval of the Preliminary Site Plan application for property located at 5580 East M-36, Hamburg, MI (Parcel 4715-22-400-023 & 4715-22-402-900).**

- 10) WHEREAS, the property at 5580 E. M-36, Hamburg, MI is a vacant out lot of the Chilson Commons planned unit development, zoned Community Service (CS) for commercial uses; and
- 20) WHEREAS, the applicant, pursuant to the provisions of the Hamburg Township Zoning Ordinance, submitted an application for Preliminary Site Plan Review on January 6, 2026, for the proposed White Water Express Car Wash; and
- 30) WHEREAS, Section 12.01(D)(14) of the Hamburg Township Zoning Ordinance designates "Auto washes" as a special land use in Community Service (CS) Districts; and
- 40) WHEREAS, the Hamburg Township Planner has determined that applicant has met the Preliminary Site Plan Review Standards from Section 36-73 of the Hamburg Township Zoning Ordinance; and
- 50) WHEREAS, the Hamburg Township Planning Commission has determined that applicant has met the Preliminary Site Plan Review Standards from Section 36-73 of the Hamburg Township Zoning Ordinance; and
- 60) WHEREAS, the Hamburg Township Planning Commission recommends approval of Preliminary Site Plan PSPA26-0001, with the following conditions contained in the staff report dated February 18, 2026; and

# HAMBURG TOWNSHIP PLANNING COMMISSION

## Resolution for a Preliminary Site Plan (PSPA26-0001)

---

70) NOW, THEREFORE, BE IT RESOLVED, the Hamburg Township Planning Commission, by a majority vote at a regularly scheduled and duly-noticed meeting, held this 18th day of February 2026, recommends preliminary site plan approval of application **(PSPA26-0001) White Water Express Car Wash**, 5580 E. M-36 (Chilson Commons) Hamburg, MI (Parcel 4715-22-400-023 & 4715-22-402-900) subject to the conditions listed below:

**Condition 1:**

*A detailed sign plan should be submitted for final site plan review.*

**Condition 2:**

*Prior to the review of the final site plan or the issuance of a land use permit as needed all appropriate approvals from local, county, state, and federal agencies, including, but not limited to, Hamburg Township Fire, Accessor, and Public Works Departments, the Livingston County Road Commission, Drain Commissioner, and Health Department; and the Michigan Department of Environment, Great Lakes and Energy and Transportation shall be received.*

Resolution offered by Planning Commissioner \_\_\_\_\_

Resolution supported by Planning Commissioner

\_\_\_\_\_

YES= ( ) NO=(None)

ABSENT=

# HAMBURG TOWNSHIP PLANNING COMMISSION

## Resolution for a Preliminary Site Plan (PSPA26-0001)

The Chair declared the resolution ADOPTED.

Date: \_\_\_\_ 2026

\_\_\_\_\_

Jeff Muck, Chair

Date

\_\_\_\_\_

Ron Muir, Vice-Chair

Date

# Hamburg Township

## Planning Commission Zoning Board of Appeals Planning & Zoning Department



## 2025 Annual Report

Prepared by: Planning & Zoning Department Staff  
January 30, 2026

# Introduction

## **Planning Commission**

- **Purpose**
- **Members**
- **Meetings**

## **Zoning Board of Appeals**

- **Purpose**
- **Members**
- **Meetings**

## **Planning & Zoning Department**

- **Staff**
- **Land Use Permits**
- **Floodplain Activity**
- **CRS Activity**
- **FEMA Activity**
- **MS4 Activity**
- **Land Splits, Combos, etc.**
- **Code Enforcement**

# Planning Commission

## Purpose

The Hamburg Township Planning Commission reviews and approves site plans, special use permits, planned unit developments, zoning text and map amendments, and master plans. The Planning Commission advises the Township Board concerning site plans, zoning text and map amendments, and the Master Plan.

## Members

**Chair:** Jeff Muck

**Township Board Representative:** Patricia Hughes

**ZBA Representative:** Joyce Priebe

**Member:** Ron Muir

**Member:** John Hamlin

**Member:** Victor Leabu

**Member:** Deborah Mariani

## 2025 PC Meetings

<u>PC Case Number</u>	<u>Applicant/Parcel ID/Address</u>	<u>Project Description Considered</u>	<u>Result / Status</u>
<b>January 15, 2025 – No Meeting</b>			
<b>February 19, 2025</b>			
		Parliamentary procedures discussion	Discussion
		Master Plan- five-year review discussion	Discussion
<b>March 19, 2025</b>			
	Five Year Master Plan Review	The Michigan Planning Enabling Act (MCL 125.3845(2)) requires each community to review its master plan every five years to determine if it needs to be amended.	No amendments recommended
<b>April 16, 2025 – No Meeting</b>			
<b>May 21, 2025</b>			
	Conceptual Review E. M-36 PUD	The proposed project will utilize the General Planned Unit Development (GPUD) regulations (Section 36- 439). The project location is zoned Village Commercial (VC). The proposed project includes a mix of duplexes (12 units), multi-family (48 units), and single-family homes (69 units). Overall density will be 129 unit/39.45 acres = 3.3 units/acre. Access to the parcel will be provided by two ingress/egress easements off of M-36. The parcel has extensive wetlands on the south side which will remain as open space. A possible connection to the lakelands trail may also be possible.	No formal action taken

		Village Center Master Plan – Five-year review	
<b>June 18, 2025 – No Meeting</b>			
<b>July 16, 2025</b>			
	Five Year Village Center Master Plan Review	The Michigan Planning Enabling Act (MCL 125.3845(2)) requires each community to review its master plan every five years to determine if it needs to be amended.	Discussion
<b>August 20, 2025</b>			
	Election	Election of Planning Commission Chair and Vice-Chair.	
<b><u>SPA23-0001</u></b>	7749 E. M-36	The proposed facade modifications affecting the eastern facade. The proposed changes include: • New awnings over all entrance doors. • Removal of awnings over garage doors and painting doors a darker color	Approved
	Five Year Village Center Master Plan Review	The Michigan Planning Enabling Act (MCL 125.3845(2)) requires each community to review its master plan every five years to determine if it needs to be amended.	Establish working group
<b>September 17, 2025</b>			
<b><u>PPAM24-0001</u></b>	10564 Learning Lane	Request to extend site plan approval for GPUD 24-0001 (Crossing at Lakelands Trail) for one year.	Recommend Extension
<b>October 15, 2025 – No Meeting</b>			
<b>November 19, 2025</b>			
<b><u>PMSP25-0001</u></b>	10564 Learning Lane	PMSP25-0001 Site Plan Amendment (The Crossing at Lakelands Trail)	Recommended Approval
<b><u>PZTA25-0001</u></b>	Zoning Amendment	Change the zoning of the parcel commonly known as 10405 Merrill Rd. (TID 4715-26-100-028) East, from Medium Density Residential (RA) to Public & Private Recreational Facilities District (PPRF). Change the zoning of the parcel commonly known as 10405 Merrill Rd. (TID 4715-26-100-023) West, from Medium Density Residential (RA)/Natural Rivers (NR)/Waterfront Residential (WFR) to Public & Private Recreational Facilities District (PPRF).	Recommended Approval

	Five Year Village Center Master Plan Review	Village Center Master Plan Working Group review and recommendation.	No amendments recommended
<b>December 18, 2025 – No Meeting</b>			

# Zoning Board of Appeals

## Purpose

Variance approval from the Zoning Board of Appeals is necessary when a proposed project does not comply with the bulk and setback standards of the ordinance. The ZBA may also issue interpretations of the Zoning Ordinance and hear appeals of the activities of the Zoning Administrator. Below is a summary of the variance process:

1. The variance or ordinance interpretation application and project plans are submitted to the Planning and Zoning Department at least four weeks prior to the ZBA hearing.
2. After review to ensure the application is complete, staff prepares legal notices that are mailed to adjoining property owners and occupants within 300 feet of the subject site; legal notice is published in the Press and Argus. Legal notice must be made 15 days prior to the hearing.
3. Staff prepare the report and exhibits. The staff report packet is published 7 days prior to the hearing; board members and applicants receive the packet via email.
4. Staff prepare the meeting room and attends the board meeting.
5. After hearing, staff prepares memorialization of findings for board approval at next hearing.

## Members

**Chair/PC Representative:** Joyce Priebe

**Township Board Representative:** Jason Negri

**Member:** Brian Ignatowski

**Member:** Bill Rill

**Member:** Ben Russell

## Meetings

The number of variance applications per year has fluctuated based on multiple factors such as the health of the economy, the constrained size of waterfront lots available for residential construction, code enforcement activity, and staff working with homeowners to design a project that would comply with the ordinance.

## 2025 ZBA Meetings

<u>ZBA Case Number</u>	<u>Owner/Applicant/Parcel ID/Address</u>	<u>Project Description/Variance Requested/Appeal</u>	<u>Result / Status</u>
<b>January 8, 2025 - No Meeting</b>			
<b>February 12, 2025 - No Meeting</b>			
<u>ZBA 25-0001</u>	11347 Pleasant View Dr.	Variance application to permit the construction of a rear yard addition. Applicant requests a variance from the required side setback, per Section 36-171(D).	Granted
<b>March 12, 2025</b>			

<u>ZBA</u> <u>25-0002</u>	6508 Backshore Dr.	Variance application to permit the construction of a new single-family house. Variance requests include: <ul style="list-style-type: none"> <li>• Side yard setback, per section 36-171(D)</li> <li>• Rear yard setback, per section 36-171(D)</li> <li>• Front yard setback, per section 36-171(D)</li> </ul>	Granted
<b>April 9, 2025 - No Meeting</b>			
<b>May 14, 2025</b>			
<u>ZBA</u> <u>25-003</u>	9995 Riverview Dr.	Variance application to permit the construction of an addition to existing house. Variance requests include: <ul style="list-style-type: none"> <li>• Natural Rivers District setback, per section 36-172.1(c)2</li> </ul>	Granted
<u>ZBA</u> <u>25-0004</u>	9676 Zukey Dr.	Variance application to permit the construction of an addition to an existing detached garage. Variance requests include: <ul style="list-style-type: none"> <li>• Accessory structure front setback, per section 36-215(3).</li> <li>• Accessory structure height, per section 36-215(9).</li> </ul>	Granted
<b>June 11, 2025</b>			
<u>ZBA</u> <u>24-0005</u>	11519 West Lane	Variance application to permit the construction of a new single-family home. Variance request: <ul style="list-style-type: none"> <li>• Front setback of 12.5 feet, instead of 25 feet, per section 36-171. (D)</li> </ul>	Granted
<b>July 9, 2025</b>			
<u>ZBA</u> <u>25-0006</u>	8932 Rushside Dr.	Variance application to permit the expansion of the existing sunroom. Variance request: <ul style="list-style-type: none"> <li>• High-water mark setback per section 36-171(4)</li> </ul>	Granted
<b>August 13, 2025 - No Meeting</b>			
<b>September 10, 2025</b>			
<u>ZBA</u> <u>25-0007</u>	5844 Fernlands Ave.	Variance application to permit construction of a new single-family home. Variance requests: <ul style="list-style-type: none"> <li>• Front setback, per section 36-171(E)</li> <li>• Rear setback, per section 36-171(E)</li> </ul>	Granted
<u>ZBA25-</u> <u>0008</u>	9217 Riverside Dr.	Variance application to permit the expansion of the front entry. Variance request: <ul style="list-style-type: none"> <li>• Front setback, per section 36-171(E)</li> </ul>	Granted
<b>October 8, 2025 - No Meeting</b>			
<b>November 12, 2025</b>			

<b><u>ZBA</u></b> <b><u>25-0009</u></b>	3168 Nisbet	Variance application to permit construction of a new deck on rear of house. Variance requests: <ul style="list-style-type: none"> <li>• Ordinary High-Water Mark setback, per section 36-171(D)(*4)</li> <li>• Side setback, per section 36-171(D)Side</li> </ul>	Granted
<b>December 10, 2025 - No Meeting</b>			

The table below illustrates the number of cases the ZBA has heard in previous years.

<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
<b>21</b>	<b>12</b>	<b>19</b>	<b>11</b>	<b>9</b>

# Planning & Zoning Department

## Staff

**Planning & Zoning Director:** David Rohr

**Zoning Coordinator:** Lisa Perschke

**Code Enforcement Officer / Permit Tech.:** Ted Michowski

## Land Use Permits

Land use permits are issued by the Township Zoning Department to certify that a project or use meets the standards of the Zoning Ordinance. Land use permits are required for the following projects, including, but not limited to: the erection of a new building, accessory structure or the alteration of an existing structure (i.e.: house, garage, shed, deck, fence, interior remodel, patio, gazebo, porch, pool, generator, etc.), the excavation, alteration or filling of land, a new use or change in use of land or an existing building, home occupations, seasonal sales, and signs. The replacement of a door, window, siding, roof, and gutter work requires a land use permit waiver.

### When an applicant applies for a land use permit, the following process is followed:

1. A completed land use permit application is submitted to the Planning and Zoning Department (either in person, or via email or mail), along with three copies of project construction plans and three copies of the site plan. The site plan must accurately show property boundaries, location of grinder pump, well, septic field, and all existing and proposed improvements. The site and project footprint must be staked prior to the submittal of the land use permit.
2. After the application is reviewed for completeness, zoning staff conduct a site inspection, if necessary, depending on the project, to verify the information on the plans. (Repairs, such as siding, windows, and roofs, do not require an inspection prior to issuing the land use permit waiver).
3. The land use permit must be approved by Treasury and Utilities Departments prior to the Zoning Department issuing the permit. Once the permit is approved and issued, the applicant is contacted to pay for and pick-up the approved plans and permit.
4. If required, the applicant files for permits from the Livingston County Building Department.
5. Upon project completion, the applicant must contact the Planning and Zoning Department for a final inspection. Staff will visit the site to verify that the project appears to be built to plan and that all final zoning compliance requirements, such as final grading, removal of construction debris, or drainage management, are complete. Once the inspection is complete, staff contact the building department to inform them that the final zoning inspection has been approved.

## **2025 Land Use Permits**

Hamburg Township issued 668 land use permits in 2025. The following table shows how many permits were issued per month by permit type.

Category	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Issued
Accessory Dwelling Unit													0
Addition		1	2	2	1	2	3		2	1	4	1	19
Alteration, Interior Remodel	2	2	2	2	5	4	3	2	4	6	2	2	36
Bed and Breakfast													0
Change of Use				1		1				2			4
Commercial New Construction	1	1	1										3
Commercial Tenant Improvement													0
Deck	1	1	2	9	8	5	3	3	4	5	4	2	47
Demolition													9
Fence		1	4	4	2	6	1	3	4	1	2	3	31
Garage			1	3	1	3	3		1	1			13
Grading													0
Home		1	4	1		2	2	2	2	4		1	19
Home Occupation				1									1
Mechanical Equipment	7		4	6	5	3	11	10	11	6	5	2	70
Mobile Home													0
Multi-family													0
Other	1	1	4	4	8	2	2	1	2			3	28
Patio						1		1	1	1			4
Pole Barn	1			3	1	4	2		1	1	1		14
Pool, above ground				2		1				1			4
Pool, inground					2	1				1			4
Porch	2					1	1				1		5
Repair, Reroof, Windows	16	10	34	42	36	34	29	31	19	20	19	10	300
Seasonal Sales						1			1			1	3
Seawall						1				1			2
Shed			1	4	4	1	3	2	3	3	1		22
Short Term Rentals	5		1	4	1						1		12
Sign		1		1	1	1				1	1		6
Solar Panels		1			3	1		2		2	1		10
Temporary Building or Use									1				1
Wireless Communication Facilities		1											1
<b>TOTALS:</b>	<b>37</b>	<b>21</b>	<b>62</b>	<b>92</b>	<b>78</b>	<b>74</b>	<b>64</b>	<b>58</b>	<b>58</b>	<b>57</b>	<b>42</b>	<b>25</b>	<b>668</b>

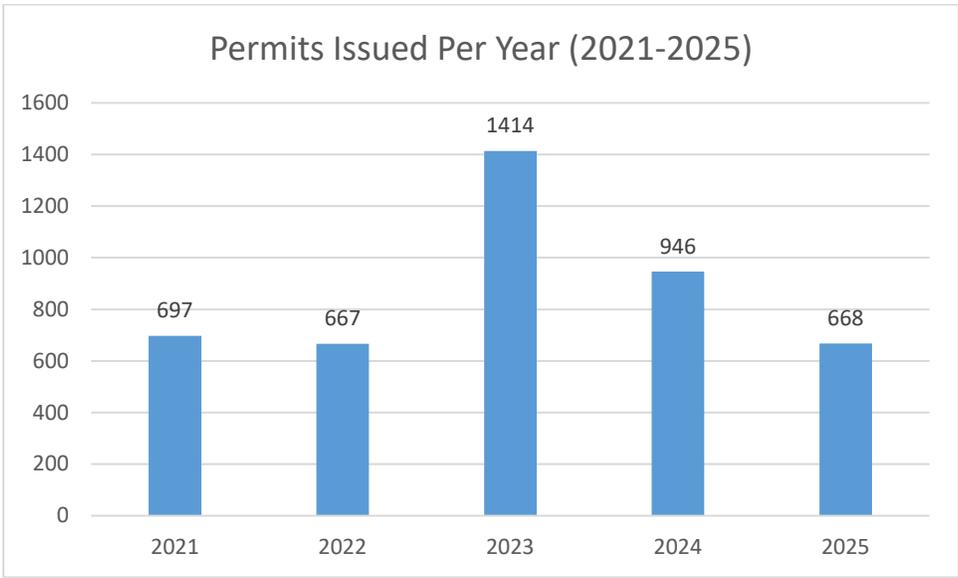
**Land Use Permits Issued per Year:**

**2025**

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
37	21	62	92	78	74	64	58	58	57	42	25	<b>668</b>

**2024**

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
50	57	99	92	103	110	107	84	81	70	56	37	<b>946</b>



From 2024 to 2025 there was a 29% decrease in the number of total land use permits issued (decrease of 278 permits). The decrease in the number of permits issued came after a historic two-year increase. Staff encountered no significant operational disruptions and anticipate a similar number of permits in 2026.

# Code Enforcement

## Ted Michowski, Code Enforcement Officer 2025 New Code Enforcement Complaints

Type	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sep.	Oct.	Nov.	Dec.	Total
Accessory Structure													
Animals		1	1	1			1		1			1	6
Blight		1	2	2	2		7		6	4	2	3	29
Building no Permit	1			1			2	1	3	2	1		11
Business – not permitted			2						1				3
Grading – no permit						2			1				3
Commercial vehicles – not permitted			1					1					2
EGLE Permit required							1						1
Dumping					1			1					2
Fence Violation									1				1
General Nuisance				8					1		1	1	11
Illegal Storage													0
Illegal Temp. Structure						1							1
Illegal Yard Sale													0
Lighting Violation				1					1			2	4
Other				2		1	1			1	3		8
Outside Storage					1				1				2
Seawall Permit Req.								1					1
Sign Violation				1									1
Structure in ROW													0
Tall Grass/Weeds					1	1		2	2				6
Temporary Structure									1				1
Unlicensed Inoperable Vehicle		1		1			2		2	2	2	2	12
Unsafe Structure								1					1
<b>Total</b>													<b>105</b>

## Code Enforcement

The position of Code Enforcement is much more labor intensive requiring multiple trips to the subject property, inspect/confirm, take photographs, meet with the property owners, meet with neighbors, post notices/send letters, if necessary, prepare violations and lastly, when necessary, court appearance. The existing policy in Planning & Zoning is complaint based, meaning I respond when a resident/passers-by feels aggrieved. There are complaint forms at the front desk, or we take phone complaints, and many are also received through emails. We also accept and investigate anonymous complaints. There are two exceptions to the complaint required code enforcement action: building without a permit and activity in the wetlands. I will investigate buildings without permits because unpermitted construction could constitute a danger to public safety and welfare and is more expensive for the property owner to correct after-the-fact. Unpermitted activity in the wetlands not only could constitute a drainage or flooding hazard for adjacent properties but is also extremely expensive to remediate after-the-fact if the activity does constitute a violation of local and state laws.

Issuing violations is a last resort as residents are given a minimum of three warnings before a violation is written. Please note that each progressive step necessitates a separate trip to the property to check on compliance. Typically, residents eventually conform to the ordinance after a letter or meeting. Some are closed quickly with an educational meeting related to the ordinance and why it is in place and the impact it has on one's quality of life. Pursuing frequent violators is expensive if we must engage our township attorney to begin court proceedings. Code enforcement works with the property owner to comply, which results in a more positive outcome for the owner and the township.

We must remember that the complainant is also typically a township resident. Many times, a resident/complainant does not like the lifestyle of their neighbor and wants to impose their life's standard on the neighbor. This is where diplomacy is important. Acknowledging the frustration of the complainant, while educating them about the ordinance and the limits of my enforcement arm. Some complaints simply are not enforceable.

A Code Enforcement Officer is a mediator. Think about how many times a typical resident has some sort of interaction with a township representative. Each of us can articulate in every detail about our last interaction with a police officer, fire marshal, zoning official, building inspector. They do not occur very often and should have a positive impact on the residents. For the complainant, it was important enough to take time out of their day to file a complaint, even though it may appear very petty at times. For the violator, you may be asking them to remove or dispose of their personal property, rearrange their yard which may be conceived as violating their personal space.

### Code Enforcement Process

- 1) Received Code Compliance Request Form via in person, written, phone or email.
- 2) Create a code enforcement file in BS&A where it is assigned a number. Visit the site, speak with homeowner, (if they answer the door), verify a code violation, and take pictures. Return to the office and write a warning letter, file scan letter and update BS&A file. Typically, a resident is given 14 days to rectify the violation.
- 3) Revisit site after 14 days have passed. If the violation still exists, more pictures may be warranted, another attempt to speak with the resident, a second notice is prepared and mailed, and the computer is updated.
- 4) Revisit site again to see if the violation still exists, more pictures may be warranted, another attempt to speak with the resident.
- 5) Revisit the site after the time has passed. If the conditions have not improved or worsened a third and final letter is prepared. This letter is sent as certified mail with return receipt or hand delivered. The letter clearly indicates this is the **final** warning.

- 6) After the time period has elapsed, a civil infraction violation is prepared as an E-ticket. If personal service cannot be made a copy is mailed first-class mail and an additional copy is posted on the property per the Civil Infraction Ordinance #71.
- 7) Once the court appearance date has passed and the property owner has not addressed the initial violation the ordinance does provide for another violation to be written. The second violation assesses the fine at twice the listed amount in the ordinance.
- 8) Prior to any court proceeding, another pass is made by the location in question where pictures are taken depicting the condition of the property.

*(These are recommended steps. Each complaint is handled in the best interest of all individuals involved.)*

### **2025 Goals**

- 1. Prioritize blighted properties.
- 2. Continuing to familiarize myself with the Zoning Ordinances.
- 3. Assist each resident, make every home or business a little better for each of their neighbors in Hamburg Township.

## **Land Divisions, Boundary Adjustments, and Combinations**

In 2024, staff processed applications for 13 applications. However, there are some applications that are still pending, either for incorrect legal descriptions, surveys required, or for delinquent taxes. There was an increase in the number of land divisions processed due to the splitting of several larger parcels.

	<u>2025</u>	<u>2024</u>	<u>2023</u>
<b><u>Lot Combinations</u></b>	5	8	7
<b><u>Land Divisions</u></b>	1	3	0
<b><u>Boundary Adjustments</u></b>	0	2	5

### **This is the process for applying for a land division, combination, or boundary adjustment:**

- 1. An application for a division, combination, or adjustment is submitted to the Planning and Zoning Department.
- 2. Planning staff review the application to ensure that it complies with G.O. 95A and the Land Division Act (for land divisions).
- 3. Planning staff distributes the application materials to the Assessing, Utilities, Treasury, and Accounting Departments.
- 4. Once the departments have signed off on the application, planning staff gives the approved application to the Assessing Department for processing, which includes assignment of a property identification number and preparation of final paperwork.
- 5. The Assessing Department staff sends an approval letter and necessary paperwork to the applicant.

## Floodplain Activity

The flood-inundation study and maps, prepared in cooperation with U.S. Army Corps of Engineers, Hamburg Township and Green Oak Township, have been released to Hamburg Township. According to the USGS website “Digital flood-inundation maps for an 8-mile (mi) reach of the Huron River near Hamburg, Michigan (station number 04172000), from downstream of Rickett Road to Strawberry Lake, were created by the U.S. Geological Survey (USGS), in cooperation with Green Oak and Hamburg Townships, Michigan, and the U.S. Army Corps of Engineers. The flood-inundation maps also include a 1.16-mi reach of the Ore Lake Tributary until it joins the Huron River, approximately 2.22 mi downstream of Rickett Road. The flood-inundation maps, which can be accessed through the USGS Flood Inundation Mapping Science website at [http://water.usgs.gov/osw/flood\\_inundation/](http://water.usgs.gov/osw/flood_inundation/), depict estimates of the areal extent and depth of flooding corresponding to selected water levels (stages) at the USGS stream gage on the Huron River near Hamburg, Michigan (station number 04172000). Near real-time stages at this stream gage may be obtained on the Internet from the USGS National Water Information System at <http://waterdata.usgs.gov/> or the National Weather Service (NWS) Advanced Hydrologic Prediction Service at <http://water.weather.gov/ahps/>. The NWS Advanced Hydrologic Prediction Service also provides forecasted flood hydrographs at this website.”

When property owners ask the township whether or not a property is in the floodplain, typically what they want to know is whether they will be required to purchase flood insurance. Flood insurance is required for structures in the floodplain that carry a federally back mortgage. However, for insurance requirements for these mortgages, FEMA cares only about the floodplain they have identified--the special flood hazard area (SFHA). FEMA defines the SFHA as that area that will be inundated by a flood event having a one percent chance of being equaled or exceeded in any given year; this area is commonly referred to as the 100-year flood or the base flood.

FEMA’s Flood Insurance Rate Maps (FIRM) and the Flood Insurance Study (FIS) identify the 100-year flood zones and the base flood elevations for the flood zones. FEMA defines the base flood elevation (BFE) as “the computed elevation to which floodwater is anticipated to rise during the base flood. Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure's elevation determines the flood insurance premium.”

FEMA adopted the SFHA maps, or the 100-year flood zone maps, for Hamburg Township in 2008; the 2008 maps replaced maps that were originally adopted in 1986. The township relies heavily on the FIRM and the FIS to determine the BFE and if further floodplain information is required by the property owner. The scale of FEMA’s maps is 1:1,000, making using the maps at the parcel level nearly impossible. When there is a question as to whether or not the structure or property is within the SFHA, staff asks for a topographical survey. A topographical survey shows the elevations of the existing structure, the lowest adjacent grades to the structure, the finished floor elevation, and most importantly, the limit of the BFE. If it clear from the FEMA map that the structure is located in the SFHA, we require that an elevation certificate be submitted. The elevation certificate is a FEMA document that is filled out by a surveyor or engineer and provides critical information about the structure’s location in or out of the floodplain.

Michigan Residential Building Code regulates floodplains based on elevations and not the SFHA and requires that a home in the floodplain be elevated at least one foot above the BFE; this elevation is called one-foot freeboard. The one-foot freeboard requirement applies to new construction as well as lateral additions to existing homes. (An accessory structure, because it has a different insurance rating than a home, has different elevation requirements.)

There is only one way to determine if a structure is truly in the floodplain based on elevations and that requires a topographical survey. Once the determination has been made that the structure is in the floodplain—whether by

the mapped SFHA or by elevation, an elevation certificate is required at three points during the construction process: prior to receiving a land use permit; when the foundation is installed and prior to vertical construction; and prior to final certificate of occupancy.

Hamburg Township property owners are able to purchase flood insurance policies because we participate in the National Flood Insurance Program (NFIP). The NFIP underwrites flood insurance coverage only in communities that adopt and enforce floodplain management regulations through an ordinance that meets or exceeds NFIP criteria. Because we participate in the NFIP, it is essential that the township enforce our floodplain ordinance for every property in the SFHA.

Our ordinance mirrors the Michigan building requirement that all substantial improvements of residential structures shall have the lowest floor elevated at least one foot above the BFE. FEMA defines a substantial improvement as any improvement of a structure, the cost of which exceeds 50 percent of the market value of the structure prior to commencement of the improvement.

## CRS Activity

The township voluntarily participates in NFIP's Community Rating System. CRS is an incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. Because of our participation in the CRS and because we undertake additional regulatory activities, such as the one-foot freeboard requirement, Hamburg Township property owners are able to purchase flood insurance at a discounted premium rate. Every part of our participation in the CRS program is administrative; residents do not know that we undertake these activities on their behalf to reduce their flood insurance premiums.

The township earns points for various administrative activities, such as sending floodplain informational letters to lenders, realtors, and insurers; sending informational letters to homeowners in the repetitive loss areas of the township; maintaining elevation certificates for every project in the SFHA; updating our flood maps; and ensuring that projects in the SFHA are properly permitted. Changes to the 2021 and 2023 CRS User Manual reduced the number of points Hamburg had received in the previous certification cycle, moving the Township from class eight to class nine. As a class nine CRS community homeowners receive a five percent discount on flood insurance premiums.

## MS4 Activity

*“The goal of the Municipal Separate Storm Sewer System (MS4) program is to reduce the discharge of pollutants to surface waters of the State. An MS4 is a system of drainage (including roads, storm drains, pipes, and ditches, etc.) that is not a combined sewer or part of a sewage treatment plant. During wet weather, pollutants are transported through MS4s to local water bodies.”*

Hamburg Township operates three discharge points and is in the process of updating the Township MS4 permit. The Township has been operating on an extended MS4 permit since 2015. The Planning department is coordinating with the Township Supervisor, Utilities department, Livingston County Drain Commission, and the Huron River Watership Council to submit an updated MS4 permit application. Staff from the Department of Environment, Great Lakes, and Energy (EGLE) will be at the Township in mid-February for an application review.

## **Staff Training & Professional Activities of 2025**

The planning department attended the following training and continues to be involved in the following professional activities:

- February -March 2025: MSUE ZBA online certificate.
- Master Citizen Planner 2025 Recertification
- December 2025: FEMA floodplain training.
- Planning and Zoning Essentials (MAP training)