Hamburg Township
a great place to grow

10405 Merrill Road
P.O. Box 157
Hamburg, MI 48139
(810) 231-1000
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, November 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 September 16, 2026 Planning Commission meeting minutes.

CALL TO THE PUBLIC

OLD BUSINESS

NEW BUSINESS

2. **POSPUD26-003 Preliminary Site Plan Review** for a single-family home residential General Planned Unit Development (GPUD). Project located at TPID #4715-25-100-091 & 4715-25-100-099, E. M-36, Hamburg Township, MI.
3. **PSUP26-0002 Special Use Permit** for new electronic sign at 9807 Whitewood Rd, Hamburg Township, MI.

ZONING ADMINISTRATOR'S REPORT

EnterTextHere

Hamburg Township
a great place to grow

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

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

PLANNING COMMISSION MEETING

Wednesday, September 16, 2026, at 6:00 PM
Hamburg Township Hall Board Room

MINUTES

CALL TO ORDER

Commissioner Muck called the meeting to order at 6:00 pm.

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD:

1) **PRESENT:**
   John Hamlin
   Patricia Hughes, Trustee
   Victor Leabu Jr
   Deborah Mariani
   Ron Muir, Vice Chair
   Jeff Muck, Chair
   Mark Venuto

2) ABSENT:

APPROVAL OF MEETING AGENDA for tonight.

Approval Motion made by Commissioner Mariani, seconded by Commissioner Venuto, to approve the agenda as presented.

Voice Vote: Ayes (7)

VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL OF THE MEETING MINUTES

Approval Motion made by Commissioner Mariani, seconded by Commissioner Venuto, to approve August 19, 2026, Planning Commission Meeting Minutes as presented.

Voice Vote: Ayes (7)

VOTE: MOTION CARRIED UNANIMOUSLY

CALL TO THE PUBLIC- No public response

OLD BUSINESS
None

NEW BUSINESS

1. **Conceptual Site Plan Review: Village Party Store Fuel Station.**

Chair Muck invited David Rohr to present to the Planning Commission members regarding his memo about this proposed Village Party Store Fuel Station located at 5589 E. M-36. This proposed fuel station would be located across from Chilson Commons Plaza, adjacent to the existing S &G gas station. The applicant asked for a conceptual site plan review. The planning commission is permitted to review this proposal. No formal action will be taken, and no formal decisions will need to be made. But this is an opportunity for the PC to provide some feedback and give some comments to the applicant. Also, it will help the PC understand this project a bit more. This fuel station would access the existing parking lot in the Village Party development. It would be located in the Southeast corner, closest to M-36.

Chair Muck invited the applicant to the podium before he opened the meeting up to the PC members. The applicant stated that he wanted to create this fuel station to provide fuel to the community through this plaza. He was very brief. No architecture or engineer was present at the meeting.

Chair Muck then opened the meeting to the PC members for questions and feedback. Commissioner Mariani asked the applicant where the kiosk would be located for customers to pay for their gas. The applicant said the customer would have to walk into the party store to pay for fuel. Mariani asked him to clarify if he was proposing that this gas station customer would be required to walk across an active parking lot in order to pay for fueling at this new station. The applicant said yes. Trustee Hughes said as

an elder, she would have an issue with using such a fueling station. She asked the applicant if he would consider putting in a phone to allow customers to talk directly to the Village Party Store staff. Hughes asked the applicant if the ATM machine would stay where it is currently. He said yes. She mentioned that the ATM machine is currently out of commission, so she wondered about its presence in this proposed plan. Hughes asked the applicant what type of fuel he would sell through this proposed station. He said he didn't know yet.
Commissioner Venuto asked how many parking spaces would be removed from the plaza to build this new proposed fueling station. The applicant stated that about 18 spaces would be removed. Then Venuto asked the applicant to clarify how many gallons of gas would be stored underground for this proposed station. He stated 2100 gallons (2 tanks) were being proposed here. Venuto asked the applicant if he has evaluated the traffic for this parking lot in relation to M-36 traffic. The applicant said not yet.

Commissioner Hamlin stated there are already two gas stations in close proximity to this proposed gas station. Hamlin said does it make sense to propose a third one in this area? Hamlin clarified if the vehicles would be allowed to travel in and out, going north and south through this station. The applicant said yes. Commissioner Venuto asked David to clarify if there are two addresses for this gas station (5589 and 5889 E. M-36). David said he believed it was just 5589 E. M-36. David said he wasn't sure if the fuel station would have a separate address than the plaza itself. Hamlin asked the applicant if there was a proposed landscaping island on the east side of the fuel station. The applicant said the engineer would know but he wasn't there. David clarified that the landscaped area is on the smaller drawings but not the larger set of drawings. Mariani restated Hamlin's comment about having so many gas stations in the same area. The applicant said he understood their concern but that he has a different service to sell such fueling station customers. The applicant said that he had a list of residents who signed his proposal for this new gas station. These customers came in and filled out their name, address and phone numbers to state their support for this new fuel station. Commissioner Muir also stated his concern for a third gas station in so close approximation to the others. The applicant said that these customers stated that they do not get the products that he sells at the Village Party Store, at the other local gas stations. Muir stated that it is a long walk to access the cashier in the Party Store when purchasing fuel and his other merchandise from the proposed gas station. The applicant said other stores that sell this type of merchandise are over 100 ft away from the other gas stations. Muir reminded the applicant that adding a third gas station would increase the gas price competition between the businesses. Muir continued to state that this design for these 6 pumps in a parking lot needed to be designed with traffic in mind. This proposal needs more traffic studies, especially with the new car wash being built across the street, and with access of a fuel truck entering the plaza. Muir said that people might park over the fuel tanks making it difficult for the tanker trucks to access the tanks and block the flow of traffic in and out of the plaza. The applicant said that the fuel trucks could come and fuel their gas station at night.

Hamlin said that the traffic flow, with the landscape island jetting out on the east side, is very concerning. You will have cars coming in and going out quickly. Venuto said the traffic study needs to be done. Venuto said they will look at how the fuel tank trucks will block traffic flow in the parking lot and on M-36 and Chilson Rd. Commissioner Leabu asked if these 6 fuel pumps will be double sided? The applicant said yes. Leabu said he understood the applicant's desire to get more customers into his plaza, but he wasn't sure if this was the best way to do this. Leabu said he didn't think double sized pumps were necessary here. Leabu said that would be a lot of fuel pumps. He said the existing S & G gas station on the corner doesn't get a lot of traffic right now. Currently, customers can safely drive around inside

the two existing gas stations; enabling them to find an open pump and orient their vehicle so their gas door is close to the pump hose. Driving around in the Village Party Plaza will present a problem since the whole area is a parking lot.

Chair Muck stated that they needed to address the issuance of a special land use permit for this gas station in Community Service (CS) zoned district. Muck said we currently have heard of this applicant's hardship of needing a fuel station to bring in more customers to his Village Party establishment business. Muck said the PC members needed to discuss how to determine if this use would be compatible with the existing businesses in the area. Muck read The Special Use Permits Section 36-36 (c.) (2.) of the Hamburg Township Ordinance. One of the activities is to consider how vehicle circulation and parking area will be impacted. We talked a lot about that. We all have significant concern about this issue. Most of us are not in favor of a long walk to the Village Party store, so this is an important issue. Traffic internally and on M-36, are big problems. Section 36-36 (c.) (2.) (f.) "impacts on adjacent property values" are also concerns that the PC members have. Muck said we understand that the applicant has been a long-time business owner but so have the adjacent business owners who exist within 300 feet of this project. This proposed fuel station will impact them. It could impact the property values in this area. Many residents on social media were up in arms about us approving the gas station on Pettysville Road a few years ago. Muck said he couldn't imagine what they would say about this proposal being approved within feet of two other gas stations. Muck wanted to let the applicant know that this is a big concern. Muck continued to state that the applicant hasn't meet the Special Use Permit "Basis of Determinations" standards for this proposed fuel station here. Muck let the applicant know that if he wants to continue with this project, that it will not be easy.

Trustee Hughes reminded the applicant that if he adds a gas station to his property, his assessed property taxes might go up considerably. She recommended that the applicant might want to see how much the tax value would increase verses the taxes he would pay annually on such an improvement. She continued to speak about the underground fuel tanks which could possibly leak overtime. She mentioned that he would need to do an environmental assessment for this project moving forward. She stated that the PC might need a property agreement condition to provide assurance that if this new business failed and closed, the owner would need to remove the tanks, and address leaking tanks. Chair Muck asked David what could be done to address this issue. David said that if this project reached a preliminary or final site plan review, then one of the conditions would have to be a promissory note (a bond), so if the tanks needed to be removed and this business was closed, then the township would have a means to remove leaking underground fuel tanks. This is common when dealing with fuel gas stations. Trustee Hughes also mentioned that this area has gas prices that are higher than average for Livingston County. She said the applicant needs to understand that Kroger provides a discount on their gas purchase when their customers spend a certain amount on their groceries. S & G gas station gives a percent off a gallon when you use cash to purchase. Chair Muck reminded the PC members that all of these "Basis of Determinations" standards need to be met before they can issue a special land use permit for a gas station in CS zoned district. Commissioner Leabu reminded the applicant that it would be difficult for the PC to issue a special land use permit for a gas station at this location. Leabu stated that this gas station would be competing against larger companies. Leabu agreed that the PC couldn't justify issuing the applicant a special land use permit here. These larger corporations might have their lawyer representatives come to the township, if they approve this special land use permit, and say you shouldn't have issued this permit here since it is determinantal to all local businesses that exist nearby. Kroger put a great deal of money into their landscaping to build their gas station. He asked how the

applicant will be able to meet Hamburg Township's landscaping requirements here for his proposed gas station?

Chair Muck let the applicant know that if he should want to pursue this project, he will want to ensure that his architect will look closer at traffic flow, landscaping, the layout with the parking lot inside the plaza parking area, the architecture of the canopy and lighting, and how they will set up the 6 pumps (double-sided) for safe access to all. David stated for the applicant to meet the Special Use Permit requirements, the planning commission needs to be able to confidently say that this kind of project is meeting the special use requirements. This will be a challenge for this project. Muck said that the PC appreciates the applicant coming in with this proposal and what he is trying to do for his business. Muck said that there are a lot of hoops that he will have to meet before he can get to the next step with the PC. The applicant said he had already applied for his State of Michigan gas station license, and they have already approved it. The applicant said his underground fuel tanks would be double walled tanks.

2. **Zoning Administrator's Report.**

- Nothing for October's PC meeting.
- For November's PC Meeting- there will be a rezoning, and a few text amendment changes regarding accessory structures. David will prepare these text amendments for discussion for accessory structure heights and one other component that we see a lot regarding accessory structures.
- The crematorium went to the Planning Commission at Livingston County for comment. Once it is returned, then it will go before the Township Board in October. The Board will make their determinations based on the recommendations from the two planning commissions.
- Trustee Hughes asked about the old gas station down on Pettysville Road. David let her know that the old building is being boarded up right now. David has scheduled a meeting with the business owners for next Tuesday. Leabu asked if the new gas station owners own the old gas station building. David said yes. David clarified that the underground tanks had been removed from this old gas station building once it closed.
- Hamlin asked David about Freedom River Vets Park. David let the PC members know that Freedom River has had issues with water limitations. They have been working with the Drain Commissioner and the Livingston County Health Department on these issues. Leabu said that they are open now.
- The Apartments are slowly moving forward. The interest rates went up today. David said he will keep them informed about this project.

ADJOURNMENT

Approval motion made by Commissioner Hamlin, seconded by Trustee Hughes to adjourn at 6:35pm.

Voice Vote: Ayes (7)

VOTE: MOTION CARRIED UNANIMOUSLY

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

Hamburg Township
a great place to grow

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

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

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:** Hamburg Township Residential Submittal Date: _____

4. **PROJECT ADDRES:** No address assigned, see parcel ID

Tax Code Numbers: 15 - 25-100-091 15 - 25-100-099 15 _____
15 - _____ 15 - _____ 15 - _____

○ Metes & Bounds Parcel ○ Subdivision _____ Lot Numbers: _____

Zoning District Classification: Village Center Floodplain Classification: Zone X

Number of Lots Proposed: 104 (Lots + Units) Acreage of Project: 39.45 AC

5. **PROJECT DESCRIPTION:** A residential project consisting of smaller lot single family home product and three larger individual parcels.

6. **OWNER/PROPRIETOR INFORMATION:**

Name: Ijaz Yaqoob Phone Number(s): 810-623-2068
Email: ijazyaqoob420@gmail.com Address: 4102 Barrington Drive
City: Commerce Township State: MI Zip: 48390

7. **APPLICANT:**

Name: Ijaz Yaqoob Phone Number(s): 810-623-2068
Email: ijazyaqoob420@gmail.com Address: 4102 Barrington Drive
City: Commerce Township State: MI Zip: 48390

8. **DESIGNER INFORMATION:**

Name: Boss Engineering, Nick Lamberjack Phone Number(s): 517-546-4836
Email: Nick L@bosseng.com Address: 3121 E Grand River Ave.
City: Howell State: MI Zip: 48843

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: 09-30-2026

*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.

☑ 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. (N/A)

☑ 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. (N/A)

☑ 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.

Hamburg Residential Development Project Description:

The landowner of the vacant parcels on the south side of M-36, west of Hamburg Road, is proposing a general planned unit development (GPUD) for review and approval by the Planning Commission. The approximately 39.5-acre subject property is currently zoned as Village Center (VC) and is proposed to be developed as a single-family residential site condominium. Site access is made from Professional Center Drive at its northwest corner and Veterans Memorial Drive at its northeast corner. Most of the south side of the site is wetland area, which drains to the tributary creek of the Huron River along the southern boundary.

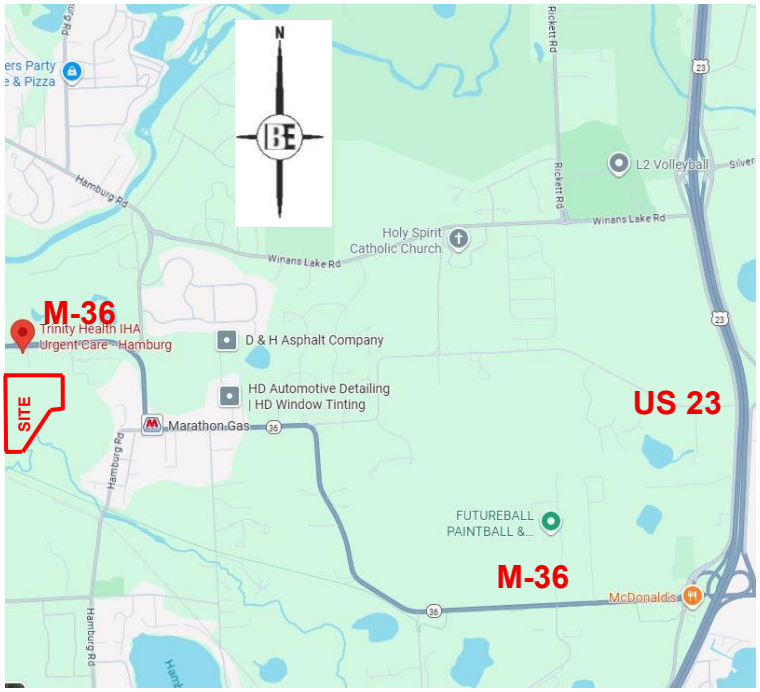
The proposed development consists of 101 single family units as part of the site condominium in the northern portion of the site (The Cottages), and three individual parcels on the upland islands to the south. The Cottages will be accessed and traversed by several private roads in the site's upland. Access to the free-standing parcels on the upland islands will be via private road off the cul-de-sac at the southwest end of The Cottages. Each home in The Cottages will be serviced by public sanitary sewer collection system and public watermain. The three individual parcels will connect to the public sanitary sewer system with grinder pumps and will utilize private wells for their water supply. A privately owned and maintained storm sewer system is proposed to collect runoff from the site and direct it to treatment structures and settling basins before discharge to the wetland for storage.

Preservation of the existing wetlands is paramount to this development. Road crossings through the wetlands were avoided for The Cottages, with a retaining wall proposed at the southeast end of the development to prevent the road's embankment from extending into the wetland. The road is placed at the wetland's two most narrow points to access the individual parcels. The minimum lot size used for the site condominium has been reduced from the VC minimum of 10,600 sq-ft (with sanitary sewer) to 5,000 sq-ft as part of the GPUD to achieve the desired number of units while minimizing impacts on the wetlands.

As part of the GPUD, common open space and several amenities for community use are proposed throughout the site. Sidewalks will be provided on both sides of the roads for the residents' use. A small, landscaped area with two benches is proposed in the heart of the development for residents to stop and relax while on a walk. Moving to the southeast portion of The Cottages, a wetland overlook deck is proposed off the sidewalk, giving an elevated view of the wetland area and the natural beauty that it offers. A community park is provided on the wetland island south of the Cottages, which will be accessed by a path extending from the development's sidewalk system. The park provides a picnic area consisting of eight tables and four grills where residents can enjoy cookouts with the neighbors. There is a pet park just east of here for resident use, which has two separate portions to provide a safe play space for smaller and larger animals.

The proposed development is within the Pinckney Community School District, which has seen its enrollment numbers decrease significantly over the past decade. Per the Michigan School Almanac, enrollment for the 2024-2025 academic year is 2,006 pupils, down 37% from the 3,192 pupils enrolled in the 2015-2016 academic year. With the reduced lot size, this development provides affordable housing options within the school district. The influx of affordable housing provides additional housing opportunities for young families to move into the district and potentially support future enrollment.

NATURAL FEATURES IMPACT STATEMENT FOR: YAQOOB



Professional Center Dr. / M-36
Hamburg Township
LIVINGSTON COUNTY, MI

SUMMARY
A Natural Features Impact Statement (NFIS) was completed as part of wetland delineation field work on August 26-27 and October 10, 2025 for the property (parcel #'s 4715-25-100-091 and - 099) in Hamburg Township, MI.

The intent of this statement is "to provide information regarding the impact of the proposed project on the physical, natural, social, and economic environment of the community".

The location is shown in the map figure at left. The site's west property line is Section 25, Hamburg Township, and the site is accessed off the south end of Professional Center Drive which intersects M-36 – reference business for location purposes being 10020 Professional Center Drive / Trinity Health IHA Care Center The gross overall site – both parcels - is 38.82 acres.

This statement follows the outline of the checklist included on the following pages.

Owner: Ijaz Yaqoob
4102 Barrington Drive
Commerce Township, MI 48390
Email: Ijazyaqoob420@gmail.com
Phone: 810-623-2068

Prepared By:

BOSS BE Engineering
3121 E. Grand River Howell, MI 48843
517.546.4836 fax 517.548.1670
www.bosseng.com

Patrick Cleary, PLA
Professional Landscape Architect
and Wetland Specialist
MI License #3901001619

December 8, 2025

Boss Project #24-452-2

CHECK LIST FROM SITE APPROVAL APPLICATION

——— 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.

☒ 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).

NA
☐ 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.

NA
☐ 9. Wastewater treatment systems, including on-site septic systems will be located to minimize any potential degradation of surface water or groundwater quality.

NA
☐ 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.

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)

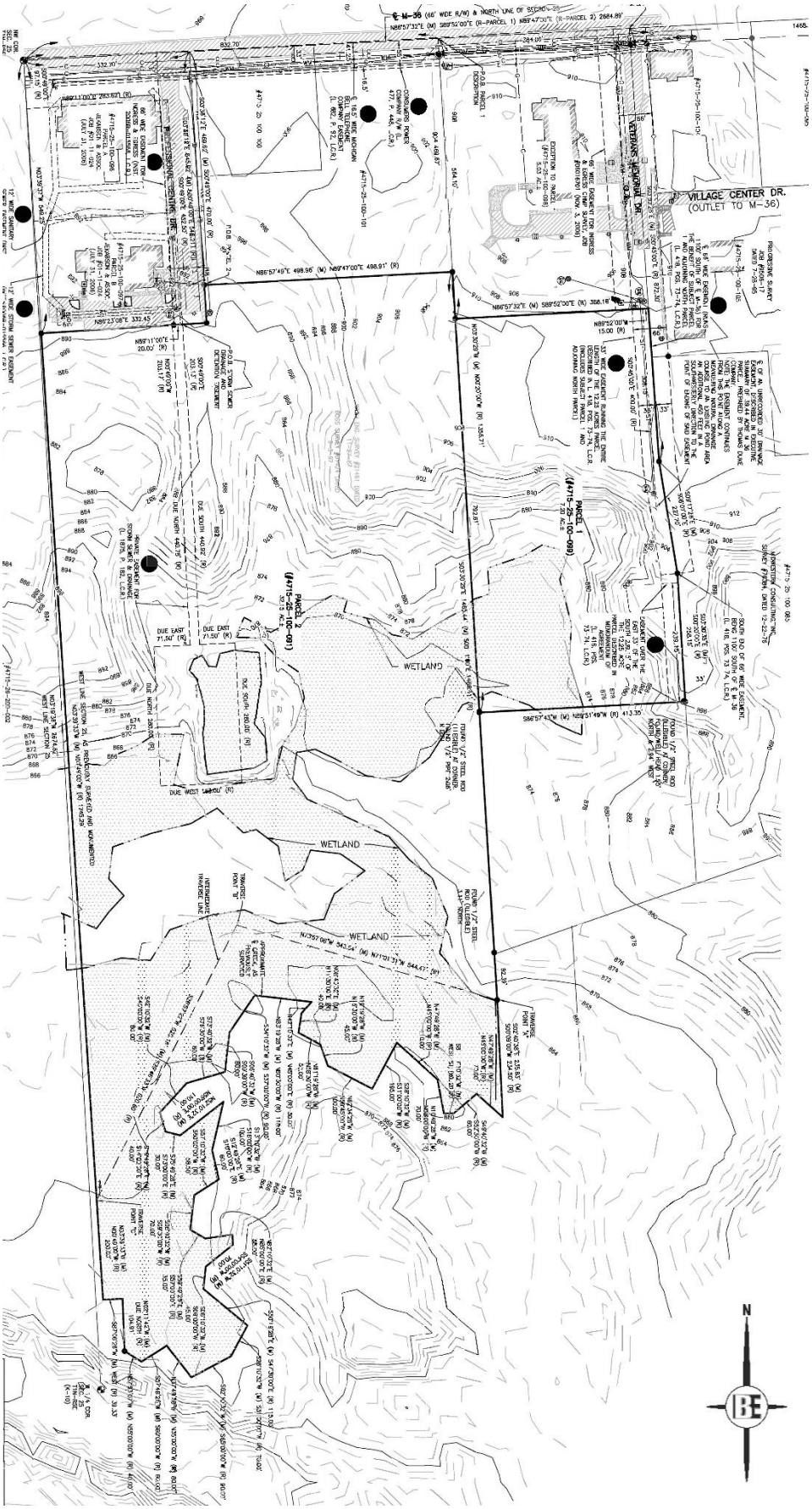
6. Impact on storm water management: Description of natural drainage patterns and soil infiltration and unsaturated soil capacity. A description of changes to site drainage and storm water management facilities to be installed in compliance with the Township Storm Water Ordinance. Description of measures 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

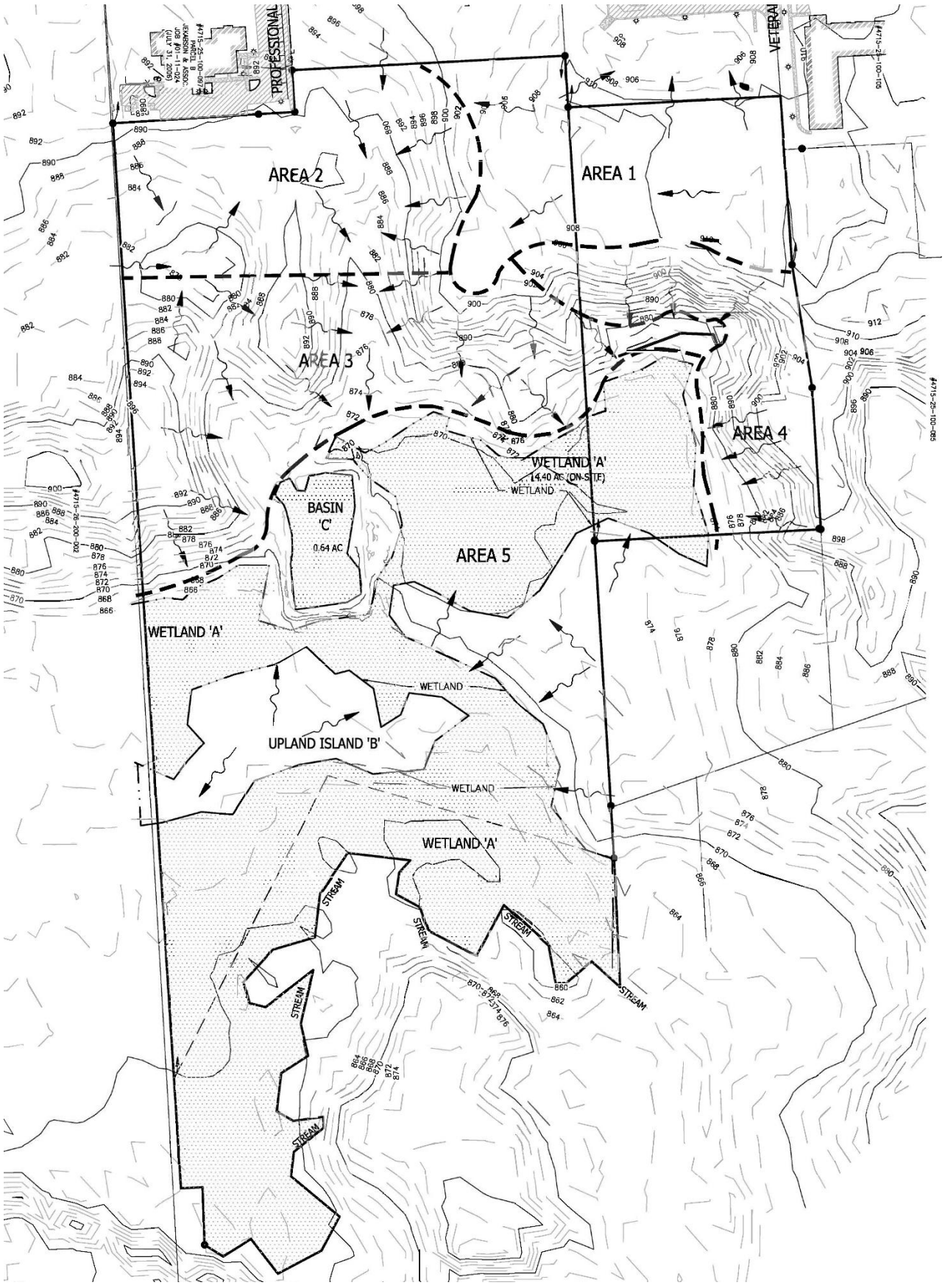
8. Information Sources: A list of all sources of information contained in the NFIS, if any shall be provided.

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.

EXISTING CONDITIONS MAP / PLAN: (For Full-size Image see Sheet 3 in the drawing set):



NATURAL FEATURES PLAN (For Full-size Image see Sheet 4 in the drawing set):



NATURAL FEATURES DESCRIPTION (Based on the Areas on the preceding Natural Features Plan):

Overall: The site is undeveloped except for an easement and a stormwater detention basin that serves the development to the north. The site is accessed from M-36 through either Professional Centre Drive near the northwest corner of the property or Veteran's Memorial Drive near the northeast corner. The geography illustrates typical glacial moraine-type topography with steep ridges and valleys primarily consisting of loamy sand (Boyer-Oshtemo Loamy Sand, Miami Loam, Fox Sandy Loam.) Nearly the entire site drains to the south to wetlands, including an irregular tributary creek of the Huron River whose centerline forms the south property line. The steeply sloped areas are primarily forested with only a small area transitioning from meadow. The wetlands are primarily open, dominated by grasses along with a few open water areas. Five (5) areas were further identified to describe the site:

Area 1: This area is located at the northeast corner of the site and is characterized by generally gentle slopes (<5%) and with Miami Loam (MoA) and Boyer-Oshtemo Loamy Sands (BtB) as the underlying soil. It is primarily forested with a mix of smaller to medium deciduous and coniferous trees ranging from 3 to 16-inch DBH (Diameter at Breast Height). Dominate tree species include White Pine (Pinus strobus), Eastern Red Cedar (Juniperus virginiana), Red Oak (Quercus rubra), Black Cherry (Prunus serotina), Shagbark Hickory (Carya ovata) and Red Maple (Acer rubrum). The understory consists of Japanese Honeysuckle (Lonicera japonica), Multi-flora Rose (Rosa multi-flora), Goldenrod (Solidago canadensis), and Brambles (Rubus spp.).

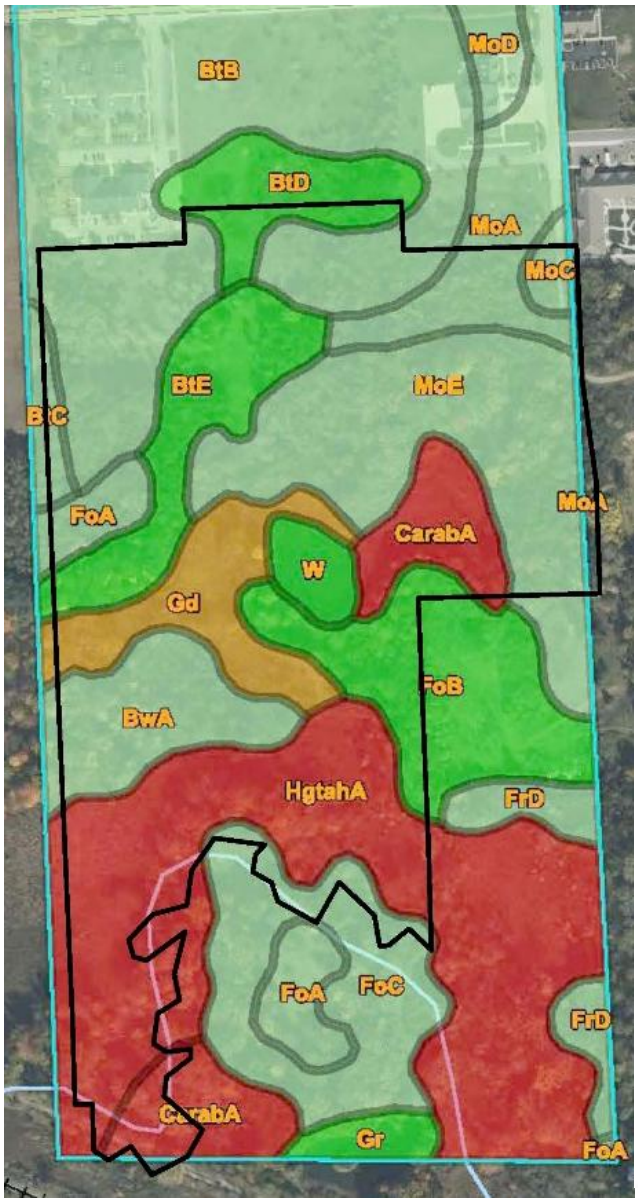
Area 2: This area is a transitional area from the development to the north. The north-central edge is a grassed meadow (Goldenrod dominate) with clusters of scrub shrubs and small trees (3/4-inch to 2-inch DBH) and gentle slopes (primarily <5% but portion up to 6%). Underlying soils here are all Boyer-Oshtemo Loamy Sand. This area appears to have been previously disturbed, presumably with the development to the north and installation of stormwater management controls going through this area to the south. This meadow area quickly narrows and transitions into a steep valley flowing to the south, approximately 12-14-feet lower than Area 1 and with a greater abundance of clusters of larger deciduous trees (3-10-inch DBH) along the valley slopes. Slopes in the valley are increasingly moderate to steep slopes (10-20%). Dominant tree species are similar to Area 1 but in generally smaller sizes (Shagbark Hickory, Red/Sugar Maple, Black Cherry). The understory includes Japanese Honeysuckle, multi-flora rose, and Blackberry but is generally walkable and more open. Rabbits and squirrels were observed in abundance in this area.

Area 3: This area is characterized by very steep ridges and swales (20-30% and greater) ending at wetlands. This area also is characterized by mature forest grown trees (16-inch DBH and larger), and a relatively open understory. Tree species include a stand of White Pine in the west portion of this area and continuing beyond the property line. Toward the east side of this area Black Cherry and Shagbark Hickory dominate, primarily at the tops of the slopes. Basswood (Tilia americana) and Red Maple are increasingly abundant further down the slopes and Silver Maple (Acer saccharinum) and American Elm (Ulmus americana) are common at the edge of the wetlands. Numerous White Tail Deer prints and paths were observed along with the ubiquitous rabbits and squirrels.

Area 4: This area includes larger deciduous forest grown trees (16-inch DBH and larger) with a similar topographic distribution as with Area 3. The Shagbark Hickory, Black Cherry and Red Maple, along with some Red Oak, at the top and mid-levels, then Basswood and American Elm at the lower levels. This area, however, also includes very steep slopes (25-50%) and a dense understory of Oriental Bittersweet Vine (Celastrus orbiculatus), Multi-flora Rose and other invasive plant species that make it very difficult to traverse. Also, unlike Area 3 there is only a short transition from the wetland edge to the steep slopes in the remainder of this portion of the site. Deer prints and paths were limited to this narrow area with the dense understory limiting wildlife as well and with limited wildlife value.

Area 5: This area includes the wetlands on-site. Wetland 'A' is 14.40 acres on-site, continuing off-site to the west and ends at the south at the tributary stream that also forms the south property line. Slopes, as expected are relatively flat in this area, gentle slopes (<3%) correlating with mucky soils (Carlisle & Houghton Mucks observed, Gilford Sandy Loam also identified on the NRCS soils maps). Dominate wetland fringe plants include Green Ash (Fraxinus pensylvanica) , American Elm, & Silver Maple dominant trees, Dogwood (Cornus amomum & foemina/racemosa) as shrub dominants and with Sensitive Fern (Onoclea sensibilis), Skunk Cabbage (Symplocarpus foetidus), Jewelweed (Impatiens capensis), and Joe Pye Weed (Eutrochium maculatum) dominant in the herbaceous layer.

Wetland 'A' includes a small (approximately 2-acre) low upland island surrounded by the wetland (Island 'B' as it was originally thought to be part of a separate wetland). Dominate tree species on the island include wetter preferring (FACW) species including Green Ash, American Elm, and Musclewood (Carpinus caroliniana) but also drier preferring (FACU) Eastern Red Cedar, Red Oak and White Pine. Similarly, the understory included Virgina Creeper (Parthenocissus quinquefolia), Gooseberry (Ribes cynosbati), Canada Goldenrod (Solidago canadensis) with Sensitive Fern and Goldenrod hybridizing mix (Solidago spp.) near the edges. This plant distribution, along with observed sandy soils indicated that this island is typically consistently dry. Overall tree sizes are relatively small, primarily in the 3-8-inch DBH range.



Map unit symbol	Map unit name
BtB	Boyer-Oshtemo loamy sands, 2 to 6 percent slopes
BtC	Boyer-Oshtemo loamy sands, 6 to 12 percent slopes
BtD	Boyer-Oshtemo loamy sands, 12 to 18 percent slopes
BtE	Boyer-Oshtemo loamy sands, 18 to 25 percent slopes
BwA	Bronson loamy sand, 0 to 2 percent slopes
CarabA	Carlisle muck, 0 to 2 percent slopes
FoA	Fox sandy loam, 0 to 2 percent slopes
FoB	Fox sandy loam, 2 to 6 percent slopes
FoC	Fox sandy loam, 6 to 12 percent slopes
FrD	Fox-Boyer complex, 12 to 18 percent slopes
Gd	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil
HgtahA	Houghton muck, 0 to 1 percent slopes
MoA	Miami loam, 0 to 2 percent slopes
MoE	Miami loam, 18 to 25 percent slopes
W	Water

Originally identified Wetland 'C' is actually an approximately 2/3-acre detention basin that has become overgrown with vegetation – a near mono-culture of scrubby Willow (Salix discolor) with some Phragmites (Phragmites australis) near some edges. It has constructed 3:1 (33%) consistent side slopes with sandy soils and an overflow control structure (OCS) at its northeast corner. The OCS discharges directly east. It is understood that this basin serves the existing development to the north through a stormwater easement (depicted on the Existing Conditions Plan, Sheet 3).

No wetland fauna were directly observed in this area although geese were heard and the evidence of the deer trails that crisscrossed the area, often following the wetland edges.

IMPACT ON NATURAL FEATURES:

The project will work with and protect primary natural features on site, including:

- Protection During Construction: Natural features such as the mature trees adjacent to the wetland and wetlands themselves will be protected during construction through Soil Erosion and Sedimentation Control best practices as depicted on the Grading, Drainage, & SESC Plan Sheet 11 including silt fencing, inlet sediment filters on catch basins and other controls.
- Tree Protection Buffer: A varying width buffer averaging approximately 50-feet wide will be maintained around the majority of the wetland. A retaining wall will also be used in another portion to minimize grading and further tree disturbance.
- Street Layout: Streets are laid out generally parallel to the slopes, stepping down towards the wetlands, lessening grading and steep street profiles. The multi-family units that require a larger flat footprint are limited to northern flatter portion of Area 1. The single-family unit lots will allow for more slope from front to back requiring less grading as well as offering the 'built-in' opportunity for walk-out basements.

IMPACT ON STORMWATER MANAGEMENT:

The project will work with and protect primary natural features on site, including:

- All wetlands on the site will be preserved. They will be protected during construction through Soil Erosion and Sedimentation Control best practices as depicted on the Grading, Drainage, & SESC Plan Sheet 11 including silt fencing, inlet sediment filters on catch basins and other controls.
- Streets are laid out to step down the slopes toward the wetlands collecting stormwater in a controlled matter to limit surface runoff and erosion issues from otherwise steep slopes. This will allow the water to be pre-treated and released in a controlled manner to minimize fluctuations in wetland water levels.
- Stormwater runoff will pre-treated before being released to the wetland through a combination of sedimentation basins and mechanical pre-treatment. The existing stormwater basin will be re-used and enlarged to better accommodate the new development. Although specific infiltration testing will be completed later the underlying sandy soils in the area of the existing basin and elsewhere outside of the wetlands will add in the filtration of water into soil before any discharge into the wetlands.

SPECIAL PROVISIONS:
The following restrictions have been recorded relating to the property. Also refer to the Existing Conditions Plan Sheet 3 on the Plan Set.

SCHEDULE B – SECTION II EXCEPTIONS WESTCOR LAND TITLE INSURANCE COMPANY (ISSUING AGENT: LIBERTY TITLE AGENCY), COMMITMENT NO: LIB201109, REVISION NO. 0, WITH A COMMITMENT DATE OF 12/6/2024 AT 8:00 A.M.:

9 Release of Right of Way in favor of State Highway Commissioner, as recorded in Liber 163, page 575, Livingston County Records, as to Parcel 1. (DOES NOT AFFECT SUBJECT PROPERTY. RIGHT OF WAY IS LOCATED AT CURVE OF M–36, EAST OF SUBJECT PROPERTIES.)

10 Agreement as recorded in Liber 418, page 73, Livingston County Records, as to Parcel 1. (AFFECTS AND BENEFITS SUBJECT PROPERTY, AS TO PARCEL 1. EASEMENT IS SHOWN ON THIS DRAWING.)

11 Pole Line Permit in favor of The Detroit Edison Company, as recorded in Liber 177, page 369, Livingston County Records, as to Parcel 2. (DOES NOT AFFECT SUBJECT PROPERTY. POLE LINE PERMIT IS LOCATED IN SECTION 23 & SECTION 24, BEING NORTH OF SUBJECT PROPERTY.)

12 Right of Way in favor of Consumers Power Company, as recorded in Liber 477, page 448, Livingston County Records, as to Parcel 2. (DOES NOT AFFECT SUBJECT PROPERTY. EASEMENT IS LOCATED ALONG THE SOUTH SIDE OF M–36, NORTH OF SUBJECT PROPERTY. EASEMENT IS SHOWN ON THIS DRAWING.)

13 Right of Way in favor of Michigan Bell Telephone Company, as recorded in Liber 682, page 92, Livingston County Records, as to Parcel 2. (DOES NOT AFFECT SUBJECT PROPERTY. EASEMENT IS LOCATED ALONG THE SOUTH SIDE OF M–36, NORTH OF SUBJECT PROPERTY. EASEMENT IS SHOWN ON THIS DRAWING.)

14 Terms and conditions contained in Granting of a Private Easement for Storm Sewer and Drainage as recorded in Liber 1875, page 182, Livingston County Records, as to Parcel 2. (AFFECTS SUBJECT PROPERTY, AS TO PARCEL 2. EASEMENT IS SHOWN ON THIS DRAWING.) Declaration of Easements (Storm Water & Sanitary Sewer) as recorded in Instrument No. 2006R–015566, Livingston County Records. (12 FOOT WIDE STORM EASEMENT AND 12 FOOT WIDE SANITARY SEWER EASEMENT ARE LOCATED ON NORTH ADJOINERS TO PARCEL 2. EASEMENTS ARE SHOWN ON THIS DRAWING.)

15 Terms and conditions contained in Grant 66 Feet Wide Easement for Ingress and Egress as disclosed by instrument recorded in Liber 1875, page 185, Livingston County Records, as to Parcel 2. (DOES NOT AFFECT SUBJECT PROPERTY. EASEMENT IS FOR THE USE OF PARCEL A & PARCEL B, LOCATED NORTH OF SUBJECT PROPERTY, PARCEL 2. THE 66 FOOT WIDE INGRESS & EGRESS EASEMENT IS SHOWN ON THIS DRAWING.)

16 Terms and conditions contained in Easement Deed by Court Order in Settlement of Landowner Action as recorded in Instrument No. 2013R–008991, Livingston County Records. Affidavit of Joseph E. Jones, as recorded in Instrument No. 2013R–008992, Livingston County Records. Partial Quit Claim Release, as recorded in Instrument No. 2015R–028186, as recorded in Instrument No., 2015R–028186, Livingston County Records, as to Parcel 2. (AFFECTS PARCEL 2. BLANKET IN NATURE. NOT PLOTTABLE.)

INFORMATION SOURCES:
As part of the overall natural features and wetland delineation work the following information was reviewed for this report:

- National Wetland Inventory (NWI)
- USDA NRCS Soil Survey Maps (shown on the full Natural Features Plan Sheet 4)
- USGS & Livingston County Topo-Aerial Maps (site also subject to topographic survey by drone overflying and conventional GPS survey for detail pick-up of existing conditions).

PREVIOUS SUBMITTALS:
No previous NFIS have been submitted that we were made aware of.

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

Hamburg Township
a great place to grow

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

To: Planning Commissioners

From: David Rohr
Hamburg Township
Township Planner

Date: November 18, 2026

Agenda Item:

Project Number: Preliminary Site Plan Application for General Planned Unit Development (POSPUD26-003)

Project Location: E. M-36 (4715-25-100-091 & 4715-25-100-099)

Owner: Ijaz Yaqoob

Applicant: Ijaz Yaqoob

LOCATION:
The project is located off E. M-36 on two parcels, parcel #4715-25-100-091(31.6 acres) and 4715-25-100-099 (7.2 acres). The project parcels are accessed from professional Center Dr. (West) and Veterans Memorial Dr. (East).

PROJECT HISTORY:

Project POSPUD26-003 Site Plan Application for General Planned Unit Development received conceptual site plan review from the Planning Commission on May 14, 2025. No formal action was taken at the meeting, and the project was scheduled to be returned to the Planning Commission for formal preliminary site plan review.

The applicant has worked to address the issues raised and the May 2025 meeting, including the addition of more open space dedicated to public amenities. The original plan called for duplexes, multifamily units, and single-family homes. The current plan offers 104 single-family homes (lots + units).

Location Map



PROJECT DESCRIPTION:

The proposed development consists of 101 single family units as part of the site condominium in the northern portion of the site (The Cottages), and three individual parcels on the upland islands to the south. The Cottages will be accessed and traversed by several private roads in the site's upland. Access to the free-standing parcels on the upland islands will be via private road off the cul-de-sac at the southwest end of The Cottages. Each home in The Cottages will be serviced by public sanitary sewer collection system and public watermain. The three individual parcels will connect to the public sanitary sewer system with grinder pumps and will utilize private wells for their water supply. A privately owned and maintained storm sewer system is proposed to collect runoff from the site and direct it to treatment structures and settling basins before discharge to the wetland for storage.

GENERAL PLANNED UNIT DEVELOPMENT REVIEW PROCESS:
The Preliminary GPUD site plan shall contain enough detail to explain the proposed uses, relationship to adjoining parcels, vehicular and pedestrian circulation patterns, open spaces and landscape areas, and building density or intensity.

1. Applicant originally submitted on May 14, 2025, for conceptual site plan review for the GPUD.
2. Applicant received comments from the Planning Commission at their May 14, 2025, meeting. No formal action was taken.
3. Planning Staff sent the submitted information and plans to the Hamburg Township Public Works and Fire Departments, the Hamburg Township Engineer and the Hamburg Township Utilities Department for review and comment. Applicant shall submit information and plans to the Livingston County Public Health Department (LCHD) and Road Commission (LCRC) and the Michigan Department of Environment Great Lakes and Energy (EGLE) and Transpiration (MDOT) for comments.
4. At tonight's meeting on November 18, 2026, the Planning Commission will conduct the public hearing for this project. At this hearing the Planning Commission will act and recommend approval or denial of the preliminary site plan for the GPUD to the Township Board or table the project if the Planning Commission determines more information is required to make a recommendation. A recommendation of approval can include recommended conditions of project approval.
5. Following the public hearing, the Planning Commission recommendation is forwarded to the Township Board for a final determination on the preliminary site plan for GPUD.
6. If the preliminary site plan for the GPUD is approved by the Township Board the applicant will then start working on the submittal of a final site plan for the GPUD.

ZONING ORDINACE REGULATIONS:
The subject site is located within the **Village Center (VC)** Zoning District. The zoning district regulations are listed below with the GPUD process allows flexibility to the required regulations. Table 1 summarizes the zoning regulations that apply for the proposed project:

Table 1 (Page 1 Site Plan)

TABLE OF DEVIATIONS – VC TO GPUD

CURRENT ZONING: VILLAGE CENTER (VC)
PROPOSED ZONING: GENERAL PLANNED UNIT DEVELOPMENT (GPUD)

MINIMUM LOT SIZE VC ZONING (W/SAN SEWER):	10,600 S.F.
MINIMUM LOT SIZE PROPOSED GPUD:	5,000 S.F.
DEVIATION:	5,600 S.F.
MINIMUM SETBACKS VC ZONING:	FRONT 20 FT (MAXIMUM) SIDE 10 FT REAR 15 FT
MINIMUM SETBACKS PROPOSED GPUD:	FRONT 20 FT SIDE 7.5 FT REAR 15 FT
DEVIATION:	FRONT N/A SIDE 2.5 FT REAR N/A
MAXIMUM ALLOWABLE BUILDING HEIGHT:	35 FT (2.5 STORIES)
MAXIMUM PROPOSED BUILDING HEIGHT:	35 FT (2.5 STORIES)
DEVIATION:	N/A
RIGHT-OF-WAY REQUIRED:	50 FT
RIGHT-OF-WAY PROPOSED:	50 FT
DEVIATION:	N/A
MINIMUM ROAD WIDTH ALLOWED:	20' B/C-B/C
MINIMUM ROAD WIDTH PROPOSED:	27' B/C-B/C
DEVIATION:	N/A
MAXIMUM BUILDING LOT COVERAGE (%) VC ZONING:	50%
MAXIMUM BUILDING LOT COVERAGE (%) PROPOSED:	7.2%
DEVIATION:	N/A

LANDSCAPE DEVIATION:
REQUIRED STREET TREES CANNOT BE PLACED IN RIGHT-OF-WAY DUE TO CONFLICT WITH UNDERGROUND UTILITIES. TREES SHALL BE LOCATED IN FRONT YARDS TO MAINTAIN CLEARANCE TO UNDERGROUND UTILITIES. SEE STREET TREE CALCULATIONS & QUANTITIES ON SHEET 7.

Landscaping:
The preliminary plan provides a tree planting plan, page 7.

LANDSCAPE CALCULATIONS & PUD DEVIATIONS:
1. STREET TREES CALCULATED AT PER 40-LFT OF STREET FRONTAGE AT APPROX. 40-FT SPACING
2. STREET TREES TO BE LOCATED IN FRONT YARDS TO MAINTAIN CLEARANCE TO UNDERGROUND UTILITIES. REFER TO THE PLAN SET COVER SHEET FOR ADDITIONAL DEVIATIONS.
3. ADDITIONAL CANOPY TREES PROPOSED IN OPEN SPACE AMENITY AREAS INCLUDING PARK AREA & GAZEBO WETLAND OVERLOOK AREA.
4. DUE TO REDUCED LOT SIZES, NO ADDITIONAL LOT TREES PROPOSED FOR SINGLE-FAMILY LOTS.

A proposed, approximately 500-foot landscape berm will run along the northern property line.

Because this project is a General Planned Unit Development the landscape requirements can be set by the Development Agreement as part of the Planned Unit Development process and the Planning Commission does not need to officially waive the landscaping requirements.

Lighting:
The preliminary site plan includes a lighting plan.

In the Village Center area, A consistent type of pedestrian scale ornamental lighting shall be provided along all sidewalks, within any off-street parking lots and along road frontages.

Suggested Condition 1:
A lighting plan that meets all the regulations for the village center area shall be submitted as a part of the final site plan review. This plan should include pedestrian scale lighting in the park to allow safe pedestrian access to the front doors of the units facing this park.

Signs:
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.

Suggested Condition 2:
A detailed sign plan should be submitted for final site plan review.

Sidewalks/pedestrian circulation.	
1. Site design shall demonstrate a special sensitivity to pedestrian circulation and safety.	✓
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. 3. All developments shall provide pedestrian linkages between public sidewalks and the building entrances. Staff Analysis: The sidewalk system within the development has been designed to provide good pedestrian access within the site.	✓
Architecture. 1. Buildings shall possess architectural variety but enhance the overall cohesive and historic village character. 2. Building architecture shall meet the standards of section 36-73(7). 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. 4. The mass and proportion of structures shall be similar to structures on adjacent lots and on the opposite site 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 and proportion to surrounding structures. 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.	✓ ✓ ✓ ✓ ✓
GPUD Requirements: A. **Location.** A GPUD shall only be created on development sites within the Township which have a portion of the property located within the Neighborhood Service (NS), Community Service (CS), Mixed Use Development (MD), Village Residential (VR), or Village Center (VC) zoning districts. B. **Size.** A GPUD shall only be created on development sites one (1) acre in area or greater. C. **Permitted Uses.** 1. Uses that are listed as Permitted Uses or Special Uses in the underlying zoning district or uses	✓ ✓

identified in the underlying future land use category of the Township Master Plans may be permitted in a GPUD development.	

DISCRETIONARY REVIEW CRITERIA

The following are the applicable discretionary standards for preliminary GPUD site plan review within the Township's Zoning Ordinance in **bold**, followed by staff analysis of the project as it applies to each standard. Because this project is a GPUD it requires compliance to the Planned Unit Development Standards (Section 36-442) and the Site Plan Review Standards (Section 36-73). When the Planning Commission is reviewing the project for compliance to Section 36-442 and 36-73 it should remember that tonight's meeting is for the preliminary site plan review and that additional information may need to be submitted with the final site plan application for the Planning Commission to verify that the project meet the standards in section 36-442 and 36-73(7). The Planning Commission should review the project and determine if the project meet each of the following standards:

Planned Unit Development Project Standards (Section 36-442)

In considering any application for approval of any Planned Unit Development community site plan, the Planning Commission shall make their determinations on the basis of the standards for site plan approval set forth in Article 3 of this chapter, as well as the following standards and requirements:

(1)
A GPUD shall promote the goals and objectives of the Township master plan, and village center master plan. Including the intent and guidelines related to site design as stated in the transportation section of the master plan, and the village design chapter of the Hamburg Township village center master plan, where applicable. Along with other appropriate site design standards, guidelines, and principles, the following site development elements shall also be reviewed for consistency with the applicable guidelines of the master plan and the village center master plan:
a. Sidewalks/pedestrian circulation.
b. Parking/loading areas.
c. Architecture.
d. Signs.
e. Street and access design.
f. Lighting.
g. Landscaping.

This project has been designed to comply with the Village Center Master Plan. The future land use designation of the subject site is Village Core along M-36.

(2)
A GPUD shall result in a higher quality of development than could be achieved under conventional zoning.

The common open space areas and the extensive sidewalk connections will make this development a very desirable location for area residents and will result in a higher quality of development than could be achieved otherwise.

(3)
A GPUD shall not be created in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards without the need for variances.

The developer is requesting an increase in density.

(4)
A GPUD may be created only when the proposed land use will not add public service and facility loads beyond those contemplated in the master plan or other applicable plans or policies of the Township unless the applicant can demonstrate to the sole satisfaction of the Township Board that such added loads will be accommodated or mitigated by the proponent as part of the GPUD or by some other means deemed acceptable to the Township Board.

The proposed GPUD will add additional public service and facility loads envisioned by the Village center master plan. The Township Board should confirm this in the final site plan review.

(5)
Creation of a GPUD shall establish land use patterns which are compatible with and protect existing or planned use. The use of the GPUD option shall not be for the purpose of avoiding applicable zoning requirements of the underlying zoning district.

The proposed project is General Planned Unit Development (GPUD). The proposed project meets most of the regulations of the zoning district.

The Hamburg Township zoning ordinance states that the intent of the GPUD is to

- Permit private development which is substantially in accordance with the goals and objectives of the Township Master Plan which and the Township Village Center Master Plan.
- Permit regulatory flexibility to achieve development that comply with the Township's Master Plans in order to achieve economy and efficiency in the use of land, natural resources, energy and in the provision of public services and utilities; to encourage the creation of useful open space particularly suited to the proposed development and parcel on which it is located; and to provide appropriate housing, employment, services and shopping opportunities to satisfy the needs of residents of the Township of Hamburg.

The GPUD should be laid out so that proposed uses, buildings, and site improvements relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another.

It appears that the proposed project will meet the intent of the GPUD. By allowing this project some slight regulatory flexibility, the proposed development will be compatible with the Master Plan, providing needed housing units within the village area, achieve the efficient use of the land, and will provide important pedestrian and vehicular connections to the village area.

(6)
A GPUD shall not be allowed solely as a means of increasing the density or intensity of development.

While the overall density will increase with the reduced parcel sizes, the overall intensity of the development and land use will be significantly less than a conventional plan.

(7)
A GPUD shall improve the appearance of the Township through quality building design and site development, the provision of trees and landscaping consistent with or beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

The design of this project will improve the appearance of the Township and will provide needed connection through the site to the surrounding community. The proposed single-family homes will provide the Village area with a much-needed, architecturally appealing housing units.

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 for the GPUD. It appears that the applicant has submitted adequate information for the planning commission review of the preliminary site plan for the proposed GPUD 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 has reviewed the roadway and sidewalk layout of the project.

MDOT approvals may also be required prior to issuance of a zoning permit for this 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.

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.
The preliminary project plans do not provide enough detail for the Township Engineer to do a full review of the infrastructure proposed. However, an initial review was prepared by the Township Engineer and these comments will need to be addressed as a part of the final site plan review of the project. Attached. The plans submitted for final site plan review will provide greater details on the drainage, roadway construction, and other improvements.

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 comments in item e above. The plans submitted as a part of the final site plan review will address the Township Engineers initial comments and will provide greater details on the drainage, the design and construction of storm sewers, stormwater holding facilities, water mains, and sanitary sewers.

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 extensive wetlands on the southern portion of the parcel. Every effort has been made to avoid development in those areas.

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 is relatively flat with wetland on the south end of parcel. The location of the improvements on the site have been placed in the areas with no wetlands. 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 GPUD 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 GPUD 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 structures on the site have been designed to be compatible with the village character of the 'Old Hamburg Village" and to comply with the Village Center Master Plan.

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 GPUD project is substantially compliance with the required standards under sections 36-442 and 36-73.

The Planning Commission should review and discuss the preliminary GPUD site plan application, the submitted materials including the project plans, the staff report, and any information presented at the public meeting; and either recommend approval or denial of the preliminary site plan for the GPUD to the Township Board.

Example Approval Motion:

The Planning Commission recommends approval of the preliminary GPUD site plan, as shown on project plan (Exhibit A) , to the Township Board because the project as conditioned it is consistent with the requirements of the General Planned Unit Development regulations and will be able to meet site plan review standards of the zoning ordinance as discussed at the meeting tonight and presented in the staff report with the following conditioned of approval:

Suggested Condition 1:

A lighting plan that meets all the regulations for the village center area shall be submitted as a part of the final site plan review. This plan should include pedestrian scale lighting in the park to allow safe pedestrian access.

Suggested Condition 2:

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

Suggested Condition 3: 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.

Next Steps:
If the Planning Commission recommends approval of the preliminary GPUD 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 GPUD site plan the applicant shall submit a final GPUD site plan which contains all information required by Article 3 of the Township Zoning Ordinance.

The Planning Commission shall review the submitted Final GPUD site plan to insure compliance with all standards and criteria of Article 3 Site Plan Review and Article 12, Planned Unit Development. The Planning Commission then takes action to recommend approval or denial of the Final GPUD 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 the public health, welfare and safety. Approval shall further be subjected to the condition that the contract will be properly recorded.

Exhibits:
Exhibit A: Project Application.
Exhibit B: Preliminary GPUD site plan and other project plans.
Exhibit D: Hamburg Township Fire Department Initial Review
Exhibit E: Hamburg Township Engineering Consultant Initial Review

PRELIMINARY SITE PLAN
FOR
HAMBURG TOWNSHIP RESIDENTIAL
PART OF N.W. QUARTER, SECTION 25, T.1N., R.5E.
HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MI

PROPERTY DESCRIPTION:

LEGAL DESCRIPTION PER WESTCOR LAND TITLE INSURANCE COMPANY (ISSUING AGENT: LIBERTY TITLE AGENCY), COMMITMENT NO: LIB201109, REVISION NO. 0, WITH A COMMITMENT DATE OF 12/6/2024 AT 8:00 A.M.:

The land referred to in this Commitment is located in the Township of Hamburg, County of Livingston, State of Michigan,
and described as follows:

PARCEL 1:
A part of the Northwest 1/4 of Section 25, Town 1 North, Range 5 East, Hamburg Township, Livingston County, Michigan,
more particularly described as follows: Commencing at the Northwest corner of said Section 25; thence along the centerline of M-36 Highway (66 foot wide right of way) and the North line of Section 25, South 89 degrees 52 minutes 00 seconds East 832.70 feet, to the point of beginning of the parcel to be described; thence South 89 degrees 52 minutes 23 seconds East 384.06 feet (previously described as 384.90 feet); thence South 00 degrees 45 minutes 00 seconds East 872.30 feet; thence South 06 degrees 07 minutes 00 seconds East 227.70 feet; thence South 00 degrees 20 minutes 00 seconds East 258.15 feet; thence North 89 degrees 51 minutes 49 seconds West 413.35 feet (previously described as North 89 degrees 52 minutes 00 seconds West 410.00 feet); thence North 00 degrees 20 minutes 00 seconds West 1356.71 feet, to the point of beginning. Subject to and including the use of the 66 foot wide easement as recorded in Liber 418, page 73, Livingston County Records.

EXCEPTING THEREFROM LAND DESCRIBED AS:
A part of the Northwest 1/4 of Section 25, Town 1 North, Range 5 East, Hamburg Township, Livingston County, Michigan, more particularly described as follows: Commencing at the North 1/4 corner of said Section 25; thence along the North Section line, North 89 degrees 52 minutes 00 seconds West 1,468.13 feet to the Point of Beginning; thence South 00 degree 45 minutes 00 seconds East 564.15 feet; thence North 89 degrees 52 minutes 00 seconds West 388.16 feet; thence North 00 degree 20 minutes 00 seconds West 564.10 feet to the North line of said Section 25; thence along said line, South 89 degrees 52 minutes 00 seconds East 384.06 feet to the point of beginning. Subject to and including the use of the 66 foot wide easement as recorded in Liber 418, page 73, Livingston County Records.

PARCEL 2:
Part of the Northwest 1/4 of Section 25, Town 1 North, Range 5 East, Hamburg Township, Livingston County, Michigan, described as follows: Commencing at the Northwest corner of said Section 25; thence along the North line of said Section 25 and the centerline of M-36 (66 foot wide Right-of-Way), North 89 degrees 47 minutes 00 seconds East 332.70 feet; thence South 00 degrees 49 minutes 00 seconds East, 470.00 feet, to the Point of Beginning of the Parcel to be described; thence North 89 degrees 47 minutes 00 seconds East; 498.91 feet; thence South 00 degrees 41 minutes 00 seconds East 1466.41 feet to a point later referred to as Traverse Point "A"; thence South 00 degrees 09 minutes 00 seconds West 234.50 feet to the centerline of a creek; thence along the said centerline on the following 34 courses: 1) North 45 degrees 00 minutes 00 seconds West 70.00 feet; thence 2) South 52 degrees 30 minutes 00 seconds West 60.00 feet; thence 3) West, 20.00 feet; thence 4) North 08 degrees 00 minutes 00 seconds West, 70.00 feet; thence 5) North 45 degrees 00 minutes 00 seconds West, 110.00 feet; thence 6) South 31 degrees 00 minutes 00 seconds West, 105.00 feet; thence 7) North 59 degrees 45 minutes 00 seconds West, 100.00 feet; thence 8) North 16 degrees 30 minutes 00 seconds West, 45.00 feet; thence 9) North 58 degrees 30 minutes 00 degrees West, 50.00 feet; thence 10) North 11 degrees 30 minutes 00 seconds East, 40.00 feet; thence 11) North 45 degrees 00 minutes 00 seconds East, 30.00 feet; thence 12) North 80 degrees 30 minutes 00 seconds West, 115.00 feet; thence 13) South 37 degrees 00 minutes 00 seconds West, 90.00 feet; thence 14) South 09 degrees 30 minutes 00 seconds West, 80.00 feet; thence 15) South 76 degrees 30 minutes 00 seconds West, 80.00 feet; thence 16) South 45 degrees 00 minutes 00 seconds West, 80.00 feet; thence 17) South 14 degrees 00 minutes 00 seconds East, 40.00 feet; thence 18) South 73 degrees 00 minutes 00 seconds East, 30.00 feet; thence 19) North 55 degrees 00 minutes 00 seconds East, 110.00 feet; thence 20) South 16 degrees 00 minutes 00 seconds West, 100.00 feet; thence 21) South 10 degrees 00 minutes 00 seconds East, 60.00 feet; thence 22) South 60 degrees 00 minutes 00 seconds West 58.50 feet; thence 23) South 09 degrees 30 minutes 00 seconds West, 70.00 feet; thence 24) South 57 degrees 00 minutes 00 seconds East 35.00 feet; thence 25) North 85 degrees 00 minutes 00 seconds East, 55.00 feet; thence 26) South, 20.00 feet; thence 27) South 54 degrees 00 minutes 00 seconds West, 70.00 feet; thence 28) South 09 degrees 00 minutes 00 seconds West, 45.00 feet; thence 29) South 47 degrees 30 minutes 00 seconds East, 115.00 feet; thence 30) South 31 degrees 00 minutes 00 seconds West, 70.00 feet; thence 31) South 65 degrees 00 minutes 00 seconds West, 90.00 feet; thence 32) North 35 degrees 00 minutes 00 seconds West, 80.00 feet; thence 33) South 60 degrees 00 minutes 00 seconds West, 60.00 feet; thence 34) North 55 degrees 00 minutes 00 degrees West, 40.00 feet: thence due North, 104.91 feet; thence West, 39.33 feet; thence along the West line of said Section 25 (as previously surveyed), North 00 degrees 49 minutes 00 seconds West, 200.00 feet to Traverse Point "C", said point bearing North 71 degrees 01 minutes 31 seconds West, 544.47 feet and South 29 degrees 46 minutes 33 seconds West, 620.60 feet from Traverse Point "A"; thence continuing along the West line of said Section 25 (as previously surveyed), North 00 degrees 49 minutes 00 seconds West, 1745.29 feet; thence North 89 degrees 11 minutes 02 seconds East, 332.68 feet; thence North 00 degrees 49 minutes 00 seconds West, 76.21 feet, to the Point of Beginning. INCLUDING the use of a 66 foot wide Easement for ingress and egress as recorded in Liber 1875, page 185, Livingston County Records.

TABLE OF DEVIATIONS – VC TO GPUD

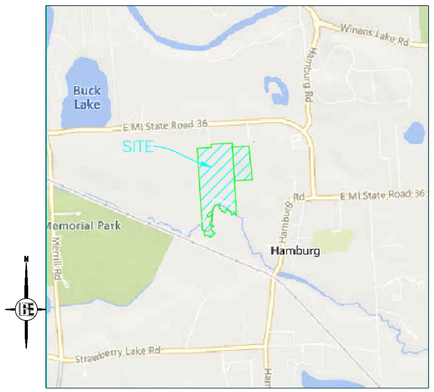
CURRENT ZONING: VILLAGE CENTER (VC)
PROPOSED ZONING: GENERAL PLANNED UNIT DEVELOPMENT (GPUD)

MINIMUM LOT SIZE VC ZONING (W/SAN SEWER):	**10,600 S.F.**	
MINIMUM LOT SIZE PROPOSED GPUD:	**5,000 S.F.**	
DEVIATION:	**5,600 S.F.**	
MINIMUM SETBACKS VC ZONING:	**FRONT**	**20 FT (MAXIMUM)**
	SIDE	**10 FT**
	REAR	**15 FT**
MINIMUM SETBACKS PROPOSED GPUD:	**FRONT**	**20 FT**
	SIDE	**7.5 FT**
	REAR	**15 FT**
DEVIATION:	**FRONT**	**N/A**
	SIDE	**2.5 FT**
	REAR	**N/A**
MAXIMUM ALLOWABLE BUILDING HEIGHT:	**35 FT (2.5 STORIES)**	
MAXIMUM PROPOSED BUILDING HEIGHT:	**35 FT (2.5 STORIES)**	
DEVIATION:	**N/A**	
RIGHT-OF-WAY REQUIRED:	**50 FT**	
RIGHT-OF-WAY PROPOSED:	**50 FT**	
DEVIATION:	**N/A**	
MINIMUM ROAD WIDTH ALLOWED:	**20' B/C-B/C**	
MINIMUM ROAD WIDTH PROPOSED:	**27' B/C-B/C**	
DEVIATION:	**N/A**	
MAXIMUM BUILDING LOT COVERAGE (%) VC ZONING:	**50%**	
MAXIMUM BUILDING LOT COVERAGE (%) PROPOSED:	**7.2%**	
DEVIATION:	**N/A**	

LANDSCAPE DEVIATION:
REQUIRED STREET TREES CANNOT BE PLACED IN RIGHT-OF-WAY DUE TO CONFLICT WITH UNDERGROUND UTILITIES. TREES SHALL BE LOCATED IN FRONT YARDS TO MAINTAIN CLEARANCE TO UNDERGROUND UTILITIES. SEE STREET TREE CALCULATIONS & QUANTITIES ON SHEET 7.



OVERALL SITE MAP
NO SCALE



LOCATION MAP
NO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	NATURAL FEATURES PLAN
5	PRELIMINARY SITE PLAN
6	OPEN SPACE & SITE AMENITIES PLAN
7	LANDSCAPE PLAN
8	LIGHTING PLAN
9	PRELIMINARY UTILITY PLAN
10	PRELIMINARY GRADING, DRAINAGE, & SESC PLAN
11	CONSTRUCTION DETAILS
12	CONVENTIONAL VILLAGE CENTER SITE PLAN

INDEMNIFICATION STATEMENT

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.

PREPARED FOR:

IJAZ YAQOOB
4102 BARRINGTON DRIVE
COMMERCE TOWNSHIP, MI 48390
PHONE: 810-623-2068
EMAIL: IJAZYAQOOB420@GMAIL.COM

PREPARED BY:

BOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670
CONTACT: BRENT LAVANWAY
EMAIL: BRENT L@BOSSENG.COM

STATE OF MICHIGAN – BRENT M. LA VANWAY – ENGINEER – No. 38211 – LICENSED PROFESSIONAL ENGINEER

FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

NO	BY	CK	REVISION	DATE

1

ISSUE DATE: 10/15/26
JOB NO: 24-452-2

G:\24-452\DWG\SP\24-452-2 Sheets SP.dwg, 10/15/2026 3:39:20 PM, nickl, AutoCAD PDF (General Documentation).pc3

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.
2. A GRADING PERMIT FOR SOIL EROSION–SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
3. IF DUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
4. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
5. PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED.
6. ALL BARRIER–FREE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND A.D.A. REQUIREMENTS. WHERE EXISTING CONDITIONS AND/OR THE REQUIREMENTS OF THE PLANS WILL RESULT IN FINISHED CONDITIONS THAT DO NOT MEET ADA REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER PRIOR TO WORK COMMENCING.
7. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT–OF–WAY, PUBLIC OR PRIVATE, PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING, IRRIGATION LINES, AND PRIVATE UTILITY LINES.
10. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
11. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
12. THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
13. THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
14. ALL PAVEMENT REPLACEMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP, INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
16. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE MATERIAL SHORTAGES OR RESPONSIBLE DELAYS DUE TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY REASONABLE DELAYS IN CONSTRUCTION DUE TO THE ENCOUNTERING OR EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.
17. DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.
18. IF WORK EXTENDS BEYOND NOVEMBER 15, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT MAY BE REQUIRED BY THE ENGINEER.
19. NO TREES ARE TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE CONSTRUCTION LIMITS INCLUDING BUT NOT LIMITED TO EXISTING FENCE, LAWN, TREES AND SHRUBBERY.
21. TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES. FLAG PERSONS SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AT NO COST TO THE TOWNSHIP. NO WORK SHALL BE DONE UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.
22. ALL DEMOLISHED MATERIALS AND SOIL SPOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST, AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
23. ANY EXISTING APPURTENANCES SUCH AS MANHOLES, GATE VALVES, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
24. ALL PERMANENT SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE MICHIGAN MUTCD MANUAL AND SHALL BE INCIDENTAL TO THE CONTRACT.
25. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT ARE INCLUDED IN THE CONTRACT. ANY ITEMS NOT SPECIFICALLY DESIGNATED IN THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
26. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF APPROVED CONSTRUCTION PLANS, WITH THE LATEST REVISION DATE, ON SITE PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT OF ANY QUESTIONS PERTAINING TO THE INTENT OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER FOR A FINAL DETERMINATION FROM THE DESIGN ENGINEER.
27. THE CONTRACTOR, NOT THE OWNER OR THE ENGINEER, ARE RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR SAFE EXECUTION OF THE PROJECT SCOPE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.
28. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING CONSTRUCTION STAKING AS NECESSARY. CONTRACTOR TO NOTIFY CONSTRUCTION SURVEYOR OF REPLACEMENT STAKES NEEDED WHICH SHALL BE AT THE CONTRACTORS EXPENSE.
29. THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING FRANCHISE UTILITY SERVICES (CABLE, ELECTRIC, GAS, ETC.) OWNER AND/OR CONTRACTOR SHALL WORK WITH UTILITY COMPANIES ON FURNISHING SITE UTILITY LAYOUTS AND PROVIDING CONDUIT CROSSINGS AS REQUIRED.
30. DAMAGE TO ANY EXISTING UTILITIES OR INFRASTRUCTURE (INCLUDING PAVEMENT, CURB, SIDEWALK, ETC.) SHALL PROMPTLY BE REPLACED IN KIND AND SHALL BE AT THE CONTRACTORS EXPENSE.
31. COORDINATION OF TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND PER ALL CITY/TOWNSHIP/COUNTY REQUIREMENTS. COPIES OF ALL TEST REPORTS SHALL BE FURNISHED TO THE DESIGN ENGINEER.
32. PRIOR TO THE START OF CONSTRUCTION, PROTECTION FENCING SHALL BE ERECTED AROUND THE TREE DRIPLINE OF ANY TREES INDICATED TO BE SAVED WITHIN THE LIMITS OF DISTURBANCE.
33. THE CONTRACTOR SHALL MAINTAIN DRAINAGE OF THE PROJECT AREA AND ADJACENT AREAS. WHERE EXISTING DRAINAGE FACILITIES ARE IMPACTED/DISTURBED DUE TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ANY NECESSARY TEMPORARY DRAINAGE PROVISIONS.
34. SOIL BORING LOGS ARE REPRESENTATIVE OF SPECIFIC POINTS ON THE PROJECT SITE, AND IF PROVIDED TO THE CONTRACTOR ARE FOR INFORMATIONAL PURPOSES ONLY.
35. WHERE CITY/TOWNSHIP STANDARD CONSTRUCTION DETAILS/SPECIFICATIONS ARE PROVIDED AND ARE IN CONFLICT WITH NOTES AND SPECIFICATIONS HEREIN, THE CITY/TOWNSHIP STANDARD SHALL GOVERN.

INDEMNIFICATION STATEMENT

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE, AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.

CONTRACTOR TO FOLLOW MANUFACTURER SPECS/RECOMMENDATIONS THAT SUPERCEDE PLANS

GENERAL GRADING & SESC NOTES

1. THE CONTRACTOR SHALL HAVE IN PLACE ALL REQUIRED EROSION CONTROL METHODS AS INDICATED ON THE CONSTRUCTION PLANS AND AS REQUIRED BY GENERAL PRACTICE. SPECIFIC MEANS, METHODS AND SEQUENCES OF CONSTRUCTION MAY DICTATE ADDITIONAL SOIL EROSION CONTROL MEASURES BE NEEDED. THE CONTRACTOR SHALL COORDINATE WITH THE DESIGN ENGINEER ON THESE ANTICIPATED METHODS. ADDITIONAL SOIL EROSION CONTROL METHODS SHALL BE INCIDENTAL TO THE SCOPE OF WORK.
2. ACTUAL FIELD CONDITIONS MAY DICTATE ADDITIONAL OR ALTERNATE SOIL EROSION CONTROL MEASURES BE UTILIZED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR FIELD CONDITIONS THAT WARRANT ADDITIONAL AND/OR ALTERNATIVE SESC MEASURES BE UTILIZED.
3. AT THE CLOSE OF EACH DAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION OPERATIONS, MATERIALS, DEBRIS, ETC ARE CONTAINED ON–SITE.
4. AT THE CLOSE OF EACH WORKING DAY, ALL DRAINAGE STRUCTURES SHALL BE FREE OF DIRT AND DEBRIS AT THE FLOW LINE.
5. ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE PER MDEGLE REGULATIONS AND BEST PRACTICES, ALL SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR.
6. THE SOIL EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE UNTIL SUCH A TIME THAT THE SITE IS DETERMINED TO BE ESTABLISHED WITH ACCEPTABLE AMOUNT OF VEGETATIVE GROUND COVER.
7. ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SODDED OR SEEDED AS SPECIFIED OR DIRECTED BY THE ENGINEER.
8. AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT.
9. ALL GRADING IN THE PLANS SHALL BE DONE AS PART OF THIS CONTRACT. ALL DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SUBGRADE PRIOR TO COMPACTING.
10. ALL ROOTS, STUMPS AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL. WHERE GRADE CORRECTION IS REQUIRED, THE SUBGRADE SHALL BE CUT TO CONFORM TO THE CROSS–SECTION AS SHOWN IN THE PLANS.
11. ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MDOT CLASS II).

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY. ALL STOCK SHALL BE NURSERY GROWN, CONFORMING TO ANSI Z60.2–2025 "AMERICAN STANDARD FOR NURSERY STOCK", AND IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. STOCK SHALL EXHIBIT NORMAL GROWTH HABIT AND BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, & DEFECTS SUCH AS KNOTS, SUN–SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT, AND SECURELY WRAPPED AND BOUND.
3. ALL PLANT BED MATERIALS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS, OTHER EXTRANEOUS OBJECTS, AND POOR SOILS TO A MINIMUM DEPTH OF 12–INCHES AND BACKFILLED TO GRADE WITH SPECIFIED PLANTING MIX (SEE BELOW).
4. PLANTING MIXTURE SHALL CONSIST OF 5 PARTS TOPSOIL FROM ON–SITE (AS APPROVED), 4 PARTS COARSE SAND, 1 PART SPHAGNUM PEAT MOSS (OR APPROVED COMPOST), AND 5 LBS OF SUPERPHOSPHATE FERTILIZER PER CU. YD. OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED FOR UNIFORM CONSISTENCY.
5. ALL PLANT BEDS AND INDIVIDUAL PLANTS, NOT OTHERWISE NOTED SHALL BE MULCHED WITH A 4–INCH LAYER OF SHREDDED BARK MULCH. EDGE OF MULCH BEDS AS SHOWN. DECIDUOUS TREES IN LAWN AREAS SHALL RECEIVE A 5–FT DIAMETER CIRCLE OF MULCH AND CONIFER TREES 8–FT (PLANTED CROWN OF TREE) UNLESS OTHERWISE NOTED.
6. LANDSCAPE STONE SHALL BE INSTALLED WHERE NOTED OR INDICATED (HATCHED). STONE SHALL BE 3/4"–1–1/4" WASHED RIVER GRAVEL OR AS SELECTED AND SHALL BE INSTALLED TO A MINIMUM DEPTH OF 3–INCHES.
7. ALL LANDSCAPE BEDS, UNLESS OTHERWISE NOTED SHALL BE INSTALLED OVER WEED BARRIER FABRIC – WATER PERMEABLE FILTRATION FABRIC OF NON–WOVEN POLYPROPYLENE OR POLYESTER FABRIC. FABRIC SHALL BE OF SUITABLE THICKNESS FOR APPLICATION.
8. ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
9. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD OF TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT, DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL SPECIFICATIONS.
10. EDGING SHALL BE PROVIDED FOR ALL LANDSCAPE BEDS NOT ADJACENT TO CONCRETE PAVEMENT. EDGING SHALL BE BLACK ALUMINUM EDGING, 3/16–INCH X 4–INCH. INSTALL PER MANUFACTURER'S INSTRUCTIONS, ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
11. SOD SHALL BE DENSE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPRISED OF A BLEND OF AT LEAST TWO KENTUCKY BLUE GRASSES AND ONE FESCUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4–INCH AT TIME OF PLANTING, AND CUT IN UNIFORM STRIPS NOT LESS THAN 10–INCHES BY 18–INCHES. SOD SHALL BE KEPT MOIST AND LAID WITHIN 36–HOURS AFTER CUTTING.

    IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ALL SODDED AREAS THAT BROWN–OUT OR HAVE NOT FIRMLY KNITTED TO THE SOIL BASE WITHIN A PERIOD OF 1 MONTH SHALL BE REPLACED BY THE CONTRACTOR, AT NO COST TO THE OWNER.
12. ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED.

    SEED MIXTURE SHALL BE AS FOLLOWS:

KENTUCKY BLUEGRASS (CHOOSE 3 VARIETIES – ADELPHI, RUGBY, GLADE, OR PARADE)	30%
RUBY RED OR DAWSON RED FINE FESCUE	30%
ATLANTA RED FESCUE	20%
PENNFINE PERENNIAL RYE	20%

    THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 LBS PER ACRE. PRIOR TO SEEDING, THE TOPSOIL SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10–0–10 ANALYSIS:

    10% NITROGEN – MIN 25% FROM A UREA FORMALDEHYDE SOURCE
    0 % PHOSPHATE
    10% POTASH – SOURCE POTASSIUM SULFATE OR POTASSIUM NITRATE

    THE FIRST FERTILIZER APPLICATION SHALL BE AT A RATE OF 10 LBS PER 1000 SQ FT OF BULK FERTILIZER.

    IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RE–SEEDED AND SUCH RE–SEEDING SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDED AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.
13. ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SODDING SHALL FIRST RECEIVE A 6–INCH LAYER OF CLEAN, FRIABLE TOPSOIL. THE SOIL SHALL BE DISCED AND SHALL BE GRADED IN CONFORMANCE WITH THE GRADING PLAN.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING.

GENERAL UTILITY NOTES

1. BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW THE PIPE, UNLESS OTHERWISE NOTED ON THE PLANS. BEDDING SHALL BE OF UNIFORM GRADATION MDOT 6AA STONE OR MDOT CLASS II GRANULAR MATERIAL FOR SANITARY AND STORM PIPE AND MDOT CLASS II GRANULAR MATERIAL ONLY FOR WATERMAIN.
2. WHERE UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED, STONE BEDDING SHALL BE USED AS DIRECTED BY THE ENGINEER.
3. BACKFILL SHALL BE OF A SUITABLE MATERIAL AND SHALL BE FREE OF ANY ORGANIC MATERIALS AND ROCKS.
4. BACKFILL ABOVE THE PIPE SHALL BE OF GRANULAR MATERIAL MDOT CLASS II TO A POINT 12" ABOVE THE TOP OF THE PIPE. WHERE THE TRENCH IS NOT WITHIN THE INFLUENCE OF THE ROAD, SUITABLE SITE MATERIAL MAY BE COMPACTED AND UTILIZED FROM A POINT 12" ABOVE THE PIPE TO GRADE. WHERE THE TRENCH IS WITHIN A 1:1 INFLUENCE OF THE ROAD, GRANULAR MATERIAL, MDOT CLASS II OR III, IS TO BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING 12" IN THICKNESS. COMPACTION SHALL BE 95% AS DETERMINED BY AASHTO T99.
5. 18" MINIMUM VERTICAL SEPARATION AND 10' HORIZONTAL SEPARATION IS TO BE MAINTAINED BETWEEN WATERMAIN AND SANITARY/STORM SEWER TO THE MAXIMUM EXTENT POSSIBLE.

GENERAL STORM NOTES

1. ALL STORM PIPE LENGTHS ARE SHOWN FROM C/L TO C/L OF STRUCTURE OR FROM C/L TO C/L OF STRUCTURE TO DISCHARGE END OF FLARED END SECTION.
2. STORM PIPE MATERIALS SHALL BE AS FOLLOWS:
   2.1. RCP(REINFORCED CONCRETE PIPE): SHALL MEET THE REQUIREMENTS OF ASTM C76 WITH MODIFIED GROOVED TONGUE AND RUBBER GASKETS MEETING THE REQUIREMENTS OF ASTM C443. RCP TO BE EITHER CLASS IV OR V AS CALLED OUT ON THE PLANS.
   2.2. HDPE(HIGH DENSITY POLYETHYLENE): SHALL MEET THE REQUIREMENTS OF ASTM F2648.
   2.3. PP(POLYPROPYLENE): SHALL MEET THE REQUIREMENTS OF ASTM F2881.
   2.4. PVC(POLYVINYL CHLORIDE): SHALL MEET THE REQUIREMENTS OF ASTM D3034.
3. STORM PIPE JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212. HDPE AND PP PIPE GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477.
4. ALL STORM PIPE TO HAVE WATERTIGHT PREMIUM JOINTS, UNLESS OTHERWISE NOTED ON THE PLANS.
5. STORM DRAINAGE STRUCTURES SHALL BE FURNISHED WITH STEPS WHICH SHALL BE STEEL ENCASED WITH POLYPROPYLENE PLASTIC OR EQUIVALENT. STEPS SHALL BE SET AT 16" CENTER TO CENTER.
6. ALL FLARED END SECTIONS 15" AND LARGER SHALL BE FURNISHED WITH AN ANIMAL GRATE.
7. FLARED END SECTIONS DISCHARGING STORM WATER SHALL RECEIVE A MINIMUM OF 10 SQ YDS OF PLAIN COBBLESTONE RIP RAP WITH A MINIMUM STONE SIZE OF 6" AND SHALL BE PLACED ON A GEOTEXTILE FABRIC WRAP.
8. ALL CATCH BASINS WITHIN THE ROADWAY SHALL INCLUDE INSTALLATION OF 6" DIAMETER PERFORATED PIPE SUBDRAIN.
9. STORM DRAINAGE STRUCTURE COVERS SHALL BE OF THE FOLLOWING (OR APPROVED EQUAL):

COVER	USE	FRAME	GRATE/BACK
'A'	MANHOLE	1040	TYPE 'B'
'B'	TYPE B2 CURB	7085	TYPE 'M1'
'C'	VALLEY CURB	7065	7045 TYPE 'M1' GRATE/7060 TYPE 'T1' BACK
'D'	PARKING LOTS	1040/5100	TYPE 'M1' GRATE OR 5105 TYPE 'M1' GRATE
'E'	LAWN	1040	TYPE 'O2' GRATE
'K'	TYPE C & F CURB	7045	TYPE 'M1' GRATE/7050 TYPE 'T1' BACK

10. THE PROPOSED DRAINAGE SYSTEM IS TO BE OWNED AND PROPERLY MAINTAINED BY THE PROPERTY OWNER (LIVINGSTON COUNTY ONLY)

GENERAL SANITARY NOTES

1. ALL SANITARY PIPE LENGTHS ARE SHOWN FROM C/L OF STRUCTURE TO C/L OF STRUCTURE.
2. SANITARY PIPE MATERIALS SHALL BE AS FOLLOWS:
   2.1. PVC SDR–26 (SANITARY MAIN)
   2.2. PVC SDR–23.5 (SANITARY LEADS)
   2.3. HDPE DR–11 (SANITARY FORCEMAIN)
3. ALL PVC SDR SANITARY SEWER PIPE SHALL MEET THE REQUIREMENTS OF ASTM D3034 AND D2241. PVC SCHD 40 PIPE SHALL MEET THE REQUIREMENTS OF ASTM D1785. GASKET JOINTS FOR SANITARY PIPE SHALL MEET THE REQUIREMENTS OF ASTM D3139 AND D3212.
4. SANITARY STRUCTURES SHALL BE FURNISHED WITH STEPS WHICH SHALL BE STEEL ENCASED WITH POLYPROPYLENE PLASTIC OR EQUIVALENT. STEPS SHALL BE SET AT 16" CENTER TO CENTER.
5. ALL NEW MANHOLES SHALL BE MINIMUM 4' DIAMETER, PRECAST MANHOLE SECTIONS AND AN ECCENTRIC CONE. PRECAST MANHOLE JOINTS SHALL BE INSTALLED WITH BUTYL ROPE MEETING THE REQUIREMENTS OF ASTM C990.
6. MANHOLES SHALL BE CONSTRUCTED WITH FLOW CHANNEL WALLS THAT ARE FORMER, AT A MINIMUM, TO THE SPRINGLINE OF THE PIPE.
7. ALL NEW MANHOLES SHALL HAVE AN APPROVED FLEXIBLE, WATERTIGHT SEALS WHERE PIPES PASS THROUGH MANHOLE WALLS.
8. WHEREVER AN EXISTING MANHOLE IS TO BE TAPPED, THE STRUCTURE SHALL BE CORED AND A KOR–N–SEAL BOOT UTILIZED FOR THE PIPE CONNECTION.
9. ALL MANHOLES SHALL BE PROVIDED WITH WATERTIGHT COVERS. COVERS TO BE EJCO 1040 TYPE 'A' SOLID COVER.
10. A MAXIMUM OF 12" OF GRADE ADJUSTMENT RINGS SHALL BE USED TO ADJUST THE FRAME ELEVATION. BUTYL ROPE SHALL BE USED BETWEEN EACH ADJUSTMENT RING.
11. SANITARY SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 1.0%.
12. CLEANOUTS SHALL BE INSTALLED EVERY 100', AT ALL BENDS AND STUBS.
13. PUBLIC SANITARY SEWER SHALL BE CENTERED WITHIN A 25 FOOT WIDE SANITARY SEWER EASEMENT.

GENERAL WATERMAIN NOTES

1. WATERMAIN PIPE MATERIALS SHALL BE AS FOLLOWS:
   1.1. D.I.P. CL.52 (WATERMAIN)
   1.2. TYPE 'K' COPPER (WATER LATERAL – MAIN TO CURB STOP)
   1.3. HDPE DR–9 (WATER LATERAL – CURB STOP TO STUB)
2. WATERMAIN FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING AND MECHANICAL JOINTS CONFORMING TO AWWA C110.
3. WATERMAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651. BAC–T SAMPLES SHALL BE TAKEN IN ACCORDANCE WITH R235.11110 OF THE ADMINISTRATIVE RULES PROMULGATED UNDER MICHIGAN SAFE DRINKING WATER ACT, 1976 PA 399, AS AMENDED.
4. ALLOWABLE LEAKAGE OR HYDROSTATIC PRESSURE TESTING SHALL BE IN ACCORDANCE WITH AWWA C600 AND C605.
5. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURERS CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS.
6. A FULL STICK OF PIPE SHALL BE LAID CENTERED AT A PIPE CROSSING IN ORDER TO MAINTAIN THE MAXIMUM SEPARATION OF WATERMAIN JOINT TO THE CROSSING PIPE.
7. WATERMAIN SHALL BE INSTALLED WITH A MINIMUM OF 5.5' OF COVER FROM FINISHED GRADE TO TOP OF PIPE AND NO MORE THAN 8' OF COVER, UNLESS SPECIAL CONDITIONS WARRANT.
8. WATERMAIN VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES, NON–RISING STEMS, COUNTERCLOCKWISE OPEN, AWWA C509.
9. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE WITH CAST IRON VALVE BOX. THE HYDRANT PUMPER HOSE CONNECTION SHALL FACE THE ROADWAY.
10. THE BREAKAWAY FLANGE AND ALL BELOW GRADE FITTINGS SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.
11. PUBLIC WATERMAIN SHALL BE CENTERED WITHIN A 25 FOOT WIDE WATERMAIN EASEMENT.

LINES & HATCHES LEGEND

PROPOSED (PR)	EXISTING (EX)	
900	900	CONTOUR
T/C XXX.XXX	T/C XXX.XX	SPOT ELEVATION
	+ 922.08	
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
X	X	FENCE
		SILT FENCE
		WETLAND BOUNDARY
		LIMITS OF GRADING/CLEARING
		LIMITS OF DRAINAGE
		MODIFIED CURB
		CONCRETE
		HIGH STRENGTH CONCRETE
		ASPHALT
		HIGH STRENGTH ASPHALT
		GRAVEL
		WETLAND
SAN 1"		SANITARY SEWER LABEL
CB 01		STORM SEWER LABEL
GV 12		WATER MAIN LABEL
54T		SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)

LIGHTING LEGEND

PROPOSED (PR)	EXISTING (EX)	
		DOUBLE FIXTURE LIGHT POLE
		SINGLE FIXTURE LIGHT FIXTURE
		WALL MOUNTED LIGHT FIXTURE
		GROUND LIGHT FIXTURE
0.1		FOOT CANDLES ON SITE
2.5		FOOT CANDLES OFF SITE
5		FOOT CANDLES CONTOURS
		CANOPY MOUNTED LIGHT FIXTURE

LANDSCAPE LEGEND

- EXISTING CONIFER TREE
- EXISTING DECIDUOUS TREE
- PROPOSED CONIFER TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED TREE PROTECTION
- PROPOSED ORNAMENTAL TREE
- PROPOSED DECIDUOUS SHRUBS
- SOD
- PROPOSED GRASSES & PERENNIALS
- SEED
- PROPOSED LANDSCAPE BOULDER
- MULCH

SYMBOL LEGEND

- STORM DRAINAGE FLOW
- GUY WIRE
- POWER POLE
- TRANSFORMER PAD
- ELECTRICAL RISER
- U.G. ELECTRIC MARKER
- ELECTRICAL METER
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- U.G. TELEPHONE MARKER
- GAS RISER
- U.G. GAS MARKER
- GAS METER
- CABLE TV RISER
- U.G. CABLE TV MARKER
- MAILBOX
- WELL
- WATER MANHOLE
- GATE VALVE (EXISTING)
- GATE VALVE (PROPOSED)
- HYDRANT (EXISTING)
- HYDRANT (PROPOSED)
- CATCH BASIN (EXISTING)
- YARD CATCH BASIN (EXISTING)
- CATCH BASIN (PROPOSED)
- STORM MANHOLE (EXISTING)
- STORM MANHOLE (PROPOSED)
- END SECTION (EXISTING)
- END SECTION (PROPOSED)
- SANITARY MANHOLE (EXISTING)
- SANITARY MANHOLE (PROPOSED)
- PUMP CHAMBER
- TRAFFIC SIGN
- SIGN (EXISTING)
- SIGN (PROPOSED)
- SOIL BORING
- STEEL ROD SET
- STEEL ROD OR PIPE FOUND
- WOOD LATH SET
- HUB SET
- MONUMENT FOUND
- SECTION CORNER
- GAS PUMP
- ANTENNA
- SATELLITE DISH
- NEWSPAPER BOX
- PARKING METER
- PHONE BOOTH
- HANDICAP SYMBOL
- BENCHMARK
- LIGHT POLE

ABBREVIATIONS

FFE	FINISHED FLOOR ELEVATION
BFE	BASEMENT FLOOR ELEVATION
GFE	GARAGE FLOOR ELEVATION
FG	FINISHED GRADE
T/A	TOP OF ASPHALT
T/C	TOP OF CURB
T/CO	TOP OF CONCRETE
T/W	TOP OF WALK
T/P	TOP OF PIPE
B/P	BOTTOM OF PIPE
F/L	FLOW LINE
RIM	RIM ELEVATION (AT FLOW LINE)
INV	INVERT ELEVATION
MH	MANHOLE
CB	CATCH BASIN
RY	REAR YARD
YD	YARD DRAIN

EXISTING CONDITIONS & DEMOLITION PLAN

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

SITE BENCHMARKS (NAVD88 DATUM):
-BM #200 = HYDRANT ARROW EAST SIDE OF FIRE DEPARTMENT, 5'± EAST OF N/S SIDEWALK AND 5'± SOUTH OF B/C. ELEV.=911.91
-BM #201 = HYDRANT ARROW EAST SIDE OF "IXL" PRESCHOOL, 12'± EAST OF E/ASPH & 3'± SOUTH OF LIGHTPOLE. ELEV.=891.60

SCALE: 1 INCH = 100 FEET

SANITARY SEWER INVENTORY:

SANITARY MH #1
RIM=909.03
INV. E=899.61 (8" PVC)

STORM SEWER INVENTORY:

STORM FES #1
INV. N=871.44 (24" CONC.)

STORM MH #2
RIM=891.34
INV. N=878.34 (24" CONC.)
INV. S=877.44 (24" CONC.)

STORM MH #3
RIM=889.67
INV. W=883.47 (18" CONC.)
INV. N=884.12 (12" CONC.)
INV. S=883.27 (24" CONC.)

STORM FES #4
INV. NE=899.44 (12" CONC.)

STORM MH #5
RIM=908.4
INV. N=899.60 (12" CONC.)
INV. SW=899.45 (12" CONC.)

STORM MH #6
RIM=909.53
INV. NW=901.28 (12" CONC.)
INV. S=901.18 (12" CONC.)

STORM OCS #7
RIM=905.71
INV. NE=901.86 (12" CONC.)
(7) 1" HOLES 904.21
(1) 1" HOLE 903.11
(4) 0.5" HOLES 902.11

GENERAL SURVEY NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
4. ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING. (NAVD88 DATUM)
5. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
6. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH RECORD DRAWINGS AND MISS DIG MARKINGS.
6. SUBJECT PROPERTY IS DESIGNATED AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN (ZONE X) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), FOR THE TOWNSHIP OF HAMBURG, LIVINGSTON COUNTY, MICHIGAN, MAP NUMBER 26093C0458D, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
8. ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

SCHEDULE B – SECTION II EXCEPTIONS WESTCOR LAND TITLE INSURANCE COMPANY (ISSUING AGENT: LIBERTY TITLE AGENCY), COMMITMENT NO: LIB201109, REVISION NO. 0, WITH A COMMITMENT DATE OF 12/6/2024 AT 8:00 A.M.:

9 Release of Right of Way in favor of State Highway Commissioner, as recorded in Liber 163, page 575, Livingston County Records, as to Parcel 1. (DOES NOT AFFECT SUBJECT PROPERTY. RIGHT OF WAY IS LOCATED AT CURVE OF M-36, EAST OF SUBJECT PROPERTIES.)

10 Agreement as recorded in Liber 418, page 73, Livingston County Records, as to Parcel 1. (AFFECTS AND BENEFITS SUBJECT PROPERTY, AS TO PARCEL 1. EASEMENT IS SHOWN ON THIS DRAWING.)

11 Pole Line Permit in favor of The Detroit Edison Company, as recorded in Liber 177, page 369, Livingston County Records, as to Parcel 2. (DOES NOT AFFECT SUBJECT PROPERTY. POLE LINE PERMIT IS LOCATED IN SECTION 23 & SECTION 24, BEING NORTH OF SUBJECT PROPERTY.)

12 Right of Way in favor of Consumers Power Company, as recorded in Liber 477, page 448, Livingston County Records, as to Parcel 2. (DOES NOT AFFECT SUBJECT PROPERTY. EASEMENT IS LOCATED ALONG THE SOUTH SIDE OF M-36, NORTH OF SUBJECT PROPERTY. EASEMENT IS SHOWN ON THIS DRAWING.)

13 Right of Way in favor of Michigan Bell Telephone Company, as recorded in Liber 682, page 92, Livingston County Records, as to Parcel 2. (DOES NOT AFFECT SUBJECT PROPERTY. EASEMENT IS LOCATED ALONG THE SOUTH SIDE OF M-36, NORTH OF SUBJECT PROPERTY. EASEMENT IS SHOWN ON THIS DRAWING.)

14 Terms and conditions contained in Granting of a Private Easement for Storm Sewer and Drainage as recorded in Liber 1875, page 182, Livingston County Records, as to Parcel 2. (AFFECTS SUBJECT PROPERTY, AS TO PARCEL 2. EASEMENT IS SHOWN ON THIS DRAWING.) Declaration of Easements (Storm Water & Sanitary Sewer) as recorded in Instrument No. 2006R-015566, Livingston County Records. (12 FOOT WIDE STORM EASEMENT AND 12 FOOT WIDE SANITARY SEWER EASEMENT ARE LOCATED ON NORTH ADJOINERS TO PARCEL 2. EASEMENTS ARE SHOWN ON THIS DRAWING.)

15 Terms and conditions contained in Grant 66 Feet Wide Easement for Ingress and Egress as disclosed by instrument recorded in Liber 1875, page 185, Livingston County Records, as to Parcel 2. (DOES NOT AFFECT SUBJECT PROPERTY. EASEMENT IS FOR THE USE OF PARCEL A & PARCEL B, LOCATED NORTH OF SUBJECT PROPERTY, PARCEL 2. THE 66 FOOT WIDE INGRESS & EGRESS EASEMENT IS SHOWN ON THIS DRAWING.)

16 Terms and conditions contained in Easement Deed by Court Order in Settlement of Landowner Action as recorded in Instrument No. 2013R-008991, Livingston County Records. Affidavit of Joseph E. Jones, as recorded in Instrument No. 2013R-008992, Livingston County Records. Partial Quit Claim Release, as recorded in Instrument No. 2015R-028186, as recorded in Instrument No., 2015R-028186, Livingston County Records, as to Parcel 2. (AFFECTS PARCEL 2. BLANKET IN NATURE. NOT PLOTTABLE.)

FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN HEREON IS FURNISHED AS A SERVICE AND IS NOT GUARANTEED TO BE EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE FOUND TO EXIST FROM THE PLANS AS TO THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171
(IT'S THE LAW!!!) (MISS DIG SYSTEM, INC.)

BOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT: HAMBURG TOWNSHIP RESIDENTIAL

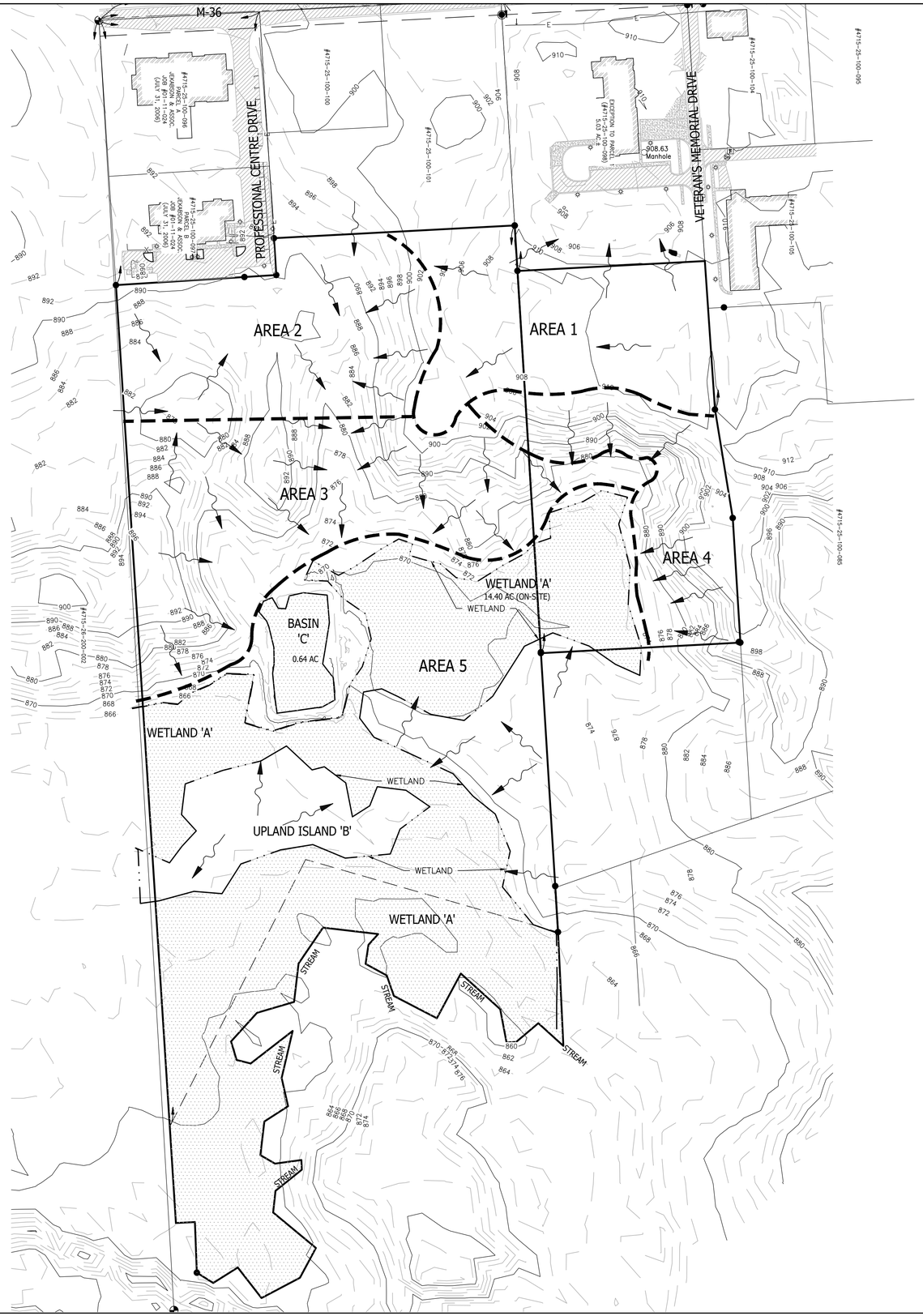
PREPARED FOR: IJAZ YAQOOB
10299 GRAND RIVER, SUITE J
BRIGHTON, MI. 48116
810-588-6055

TITLE: EXISTING CONDITIONS & DEMOLITION PLAN

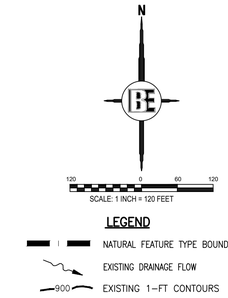
NO	BY	REVISION PER	DATE
		-	-

DESIGNED BY: ST
DRAWN BY: MJD/NL
CHECKED BY:
SCALE: 1" = 100'
JOB NO: 24-452-2
DATE: 10/15/26
SHEET NO. 3

BOSS Engineering



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



NATURAL FEATURES DESCRIPTION:

Overall: The site is undeveloped except for an easement and a stormwater detention basin that serves the development to the north. The site is accessed from M-36 through either Professional Centre Drive near the northwest corner of the property or Veteran's Memorial Drive near the northeast corner. The geography illustrates typical glacial moraine-type topography with steep ridges and valleys primarily consisting of loamy sand (Boyer-Oshtemo Loamy Sand, Miami Loam, Fox Sandy Loam.) Nearly the entire site drains to the south to wetlands, including an irregular tributary creek of the Huron River whose centerline forms the south property line. The steeply sloped areas are primarily forested with only a small area transitioning from meadow. The wetlands are primarily open, dominated by grasses along with a few open water areas. Five (5) areas were further identified to describe the site:

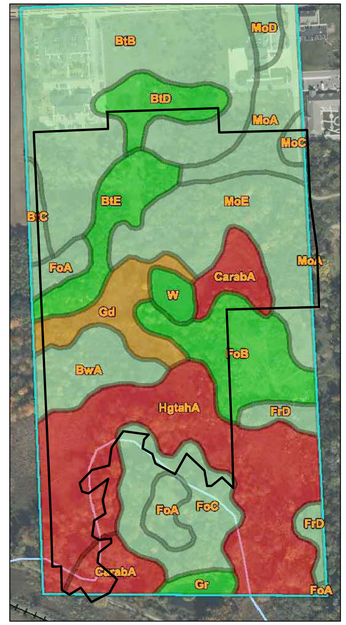
Area 1: This area is located at the northeast corner of the site and is characterized by generally gentle slopes (<5%) and with Miami Loam (MoA) and Boyer-Oshtemo Loamy Sands (BtB) as the underlying soil. It is primarily forested with a mix of smaller to medium deciduous and coniferous trees ranging from 3 to 16-inch DBH (Diameter at Breast Height). Dominate tree species include White Pine (Pinus strobus), Eastern Red Cedar (Juniperus virginiana), Red Oak (Quercus rubra), Black Cherry (Prunus serotina), Shagbark Hickory (Carya ovata) and Red Maple (Acer rubrum). The understory consists of Japanese Honeysuckle (Lonicera japonica), Multi-flora Rose (Rosa multi-flora), Goldenrod (Solidago canadensis), and Brambles (Rubus spp.).

Area 2: This area is a transitional area from the development to the north. The north-central edge is a grassed meadow (Goldenrod dominate) with clusters of scrub shrubs and small trees (3/4-inch to 2-inch DBH) and gentle slopes (primarily <5% but portion up to 6%). Underlying soils here are all Boyer-Oshtemo Loamy Sand. This area appears to have been previously disturbed, presumably with the development to the north and installation of stormwater management controls going through this area to the south. This meadow area quickly narrowes and transitions into a steep valley flowing to the south, approximately 12-14-feet lower than Area 1 and with a greater abundance of clusters of larger deciduous trees (3-10-inch DBH) along the valley slopes. Slopes in the valley are increasingly moderate to steep slopes (10-20%). Dominant tree species are similar to Area 1 but in generally smaller sizes (Shagbark Hickory, Red/Sugar Maple, Black Cherry). The understory includes Japanese Honeysuckle, multi-flora rose, and Blackberry but is generally walkable and more open. Rabbits and squirrels were observed in abundance in this area.

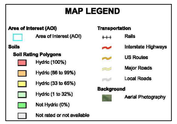
Area 3: This area is characterized by very steep ridges and swales (20-30% and greater) ending at wetlands. This area also is characterized by mature forest grown trees (16-inch DBH and larger), and a relatively open understory. Tree species include a stand of White Pine in the west portion of this area and continuing beyond the property line. Toward the east side of this area Black Cherry and Shagbark Hickory dominate, primarily at the tops of the slopes. Basswood (Tilia americana) and Red Maple are increasingly abundant further down the slopes and Silver Maple (Acer saccharinum) and American Elm (Ulmus americana) are common at the edge of the wetlands. Numerous White Tail Deer prints and paths were observed along with the ubiquitous rabbits and squirrels.

Area 4: This area includes larger deciduous forest grown trees (16-inch DBH and larger) with a similar topographic distribution as with Area 3. The Shagbark Hickory, Black Cherry and Red Maple, along with some Red Oak, at the top and mid-levels, then Basswood and American Elm at the lower levels. This area, however, also includes very steep slopes (25-50%) and a dense understory of Oriental Bittersweet Vine (Celastrus orbiculatus), Multi-flora Rose and other invasive plant species that make it very difficult to traverse. Also, unlike Area 3 there is only a short transition from the wetland edge to the steep slopes in the remainder of this portion of the site. Deer prints and paths were limited to this narrow area with the dense understory limiting wildlife as well and with limited wildlife value.

Area 5: This area includes the wetlands on-site. Wetland 'A' is 14.40 acres on-site, continuing off-site to the west and ends at the south at the tributary stream that also forms the south property line. Slopes, as expected are relatively flat in this area, gentle slopes (<3%) correlating with mucky soils (Carlisle & Houghton Mucks observed, Gilford Sandy Loam also identified on the NRCS soils maps). Dominate wetland fringe plants include Green Ash (Fraxinus pensylvanica) , American Elm, & Silver Maple dominant trees, Dogwood (Cornus amomum & foemina/racemosa) as shrub dominants and with Sensitive Fern (Onoclea sensibilis), Skunk Cabbage (Symplocarpus foetidus), Jewelweed (Impatiens capensis), and Joe Pye Weed (Eutrochium maculatum) dominant in the herbaceous layer. Wetland 'A' includes a small (approximately 2-acre) low upland island surrounded by the wetland (Island 'B' as it was originally thought to be part of a separate wetland). Dominate tree species on the island include wetter preferring (FACW) species including Green Ash, American Elm, and Musclewood (Carpinus caroliniana) but also drier preferring (FACU) Eastern Red Cedar, Red Oak and White Pine. Similarly, the understory included Virgina Creeper (Parthenocissus quinquefolia), Gooseberry (Ribes cynosbati), Canada Goldenrod (Solidago canadensis) with Sensitive Fern and Goldenrod hybridizing mix (Solidago spp.) near the edges. This plant distribution, along with observed sandy soils indicated that this island is typically consistently dry. Overall tree sizes are relatively small, primarily in the 3-8-inch DBH range. Originally identified Wetland 'C' is actually an approximately 2/3-acre detention basin that has become overgrown with vegetation – a near mono-culture of scrubby Willow (Salix discolor) with some Phragmites (Phragmites australis) near some edges. It has constructed 3:1 (33%) consistent side slopes with sandy soils and an overflow control structure (OCS) at its northeast corner. The OCS discharges directly east. It is understood that this basin serves the existing development to the north through a stormwater easement (depicted on the Existing Conditions Plan, Sheet 3). No wetland fauna were directly observed in this area although geese were heard and the evidence of the deer trails that crisscrossed the area, often following the wetland edges.



Map unit symbol	Map unit name
BtB	Boyer-Oshtemo loamy sands, 2 to 6 percent slopes
BtC	Boyer-Oshtemo loamy sands, 6 to 12 percent slopes
BtD	Boyer-Oshtemo loamy sands, 12 to 18 percent slopes
BtE	Boyer-Oshtemo loamy sands, 18 to 25 percent slopes
BwA	Bronson loamy sand, 0 to 2 percent slopes
CarabA	Carlisle muck, 0 to 2 percent slopes
FoA	Fox sandy loam, 0 to 2 percent slopes
FoB	Fox sandy loam, 2 to 6 percent slopes
FoC	Fox sandy loam, 6 to 12 percent slopes
FrD	Fox-Boyer complex, 12 to 18 percent slopes
Gd	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil
HgtahA	Houghton muck, 0 to 1 percent slopes
MoA	Miami loam, 0 to 2 percent slopes
MoE	Miami loam, 18 to 25 percent slopes
W	Water



NOTE:
REFER TO EXISTING CONDITIONS PLAN & DEMOLITION PLAN FOR ADDITIONAL EXISTING PROPERTY AND UTILITY INFORMATION INCLUDING EXISTING EASEMENTS.

PARCEL INFORMATION:

PARCEL ID:	#4711-25-100-091 AND -099
ACREAGE:	32.16 AC + 7.29 AC = 39.45 AC TOTAL
ZONING:	VC (VILLAGE CENTER)
CROSS-ROADS:	PROFESSIONAL CENTRE DRIVE & M-36

FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE AND NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITIES CROSSING EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE FOUND BETWEEN THE PLANS AND THE LOCATION OR DEPTH OF UTILITIES.

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
IT'S THE LAW!!! PA 53 OF 1974 AS AMENDED

BE BOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

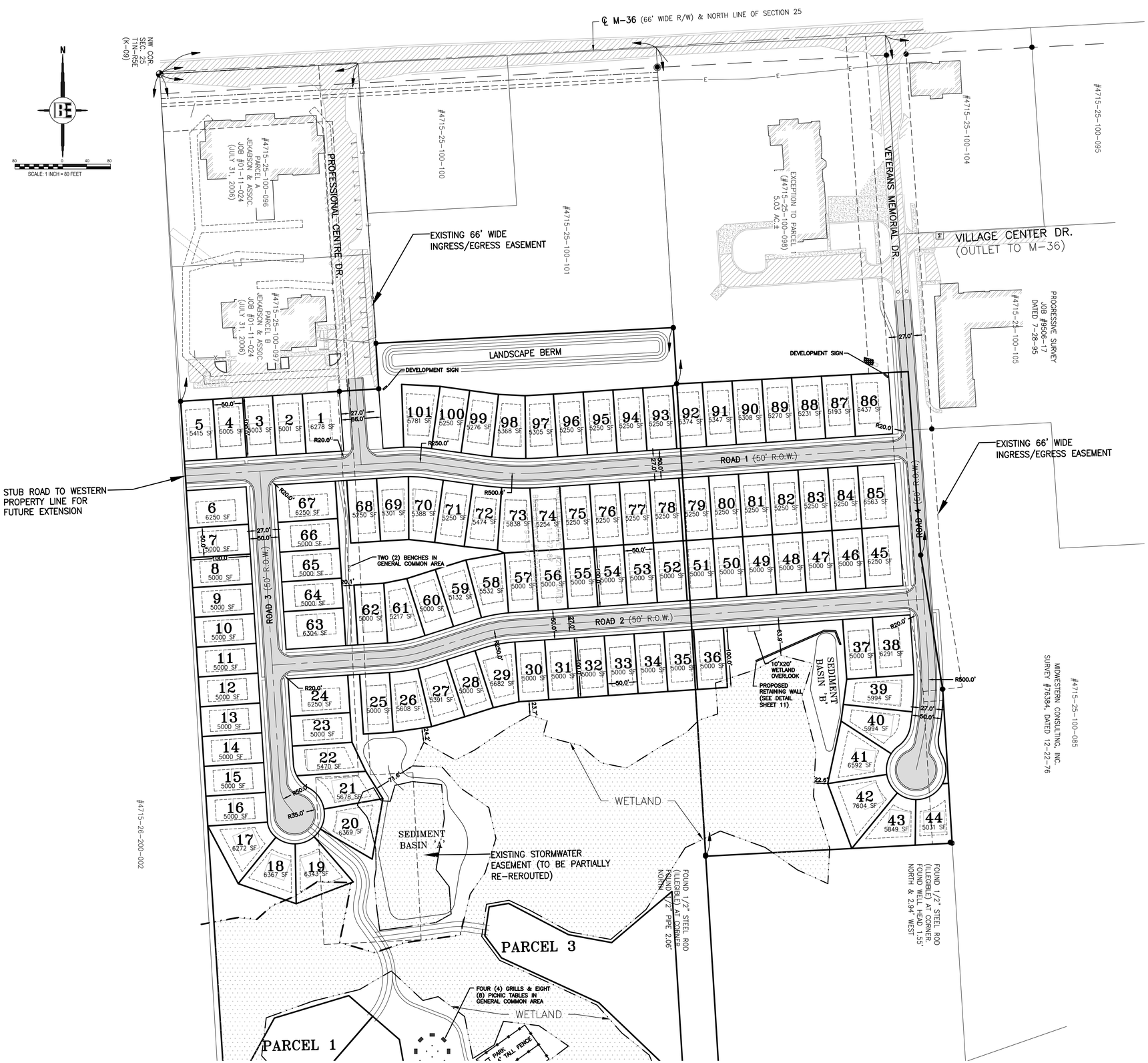
PROJECT
HAMBURG TOWNSHIP RESIDENTIAL

PREPARED FOR
IJAZ YAQOOB
10299 GRAND RIVER, SUITE J
BRIGHTON, MI. 48116
810-588-6055

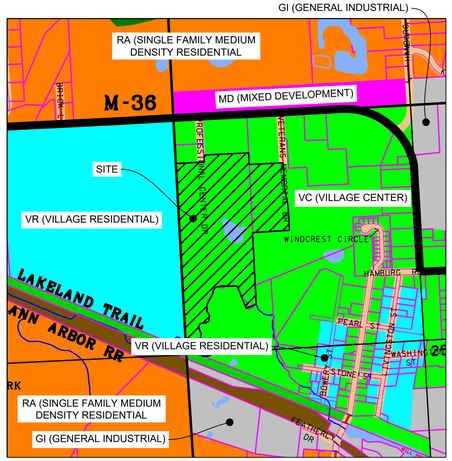
TITLE
NATURAL FEATURES PLAN

NO	BY	REVISION PER	DATE

DESIGNED BY: PC
DRAWN BY: PC
CHECKED BY:
SCALE: 1" = 120'
JOB NO: 24-452-2
DATE: 10/15/26
SHEET NO. 4



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



SURROUNDING ZONING DISTRICTS
NO SCALE

SITE DATA

- HAMBURG TOWNSHIP, LIVINGSTON COUNTY
  CURRENT ZONING: VILLAGE CENTER

SECTION 36.171:
- MINIMUM LOT AREA: 10,600 SFT (WITH SANITARY SEWER)
- MINIMUM LOT WIDTH: 65 FT
- MINIMUM YARDS:
  -- FRONT YARD: 20 FT
  -- SIDE YARD: 10 FT
  -- REAR YARD: 15 FT

DENSITY VILLAGE CENTER (WITH SANITARY SEWER):
APARTMENTS: 10 UNITS / ACRE
MULTI-FAMILY: 8 UNITS / ACRE
DUPLEXES: 6 UNITS / ACRE

SECTION 26-81:
- RIGHT OF WAY: 50 FT, 100 FT AT CUL-DE-SACS
- ROAD SECTION: 3" ASPHALT, 7" MDOT 21AA BASE, 6" MDOT CLASS II SAND
- ROAD WIDTH: 20' WIDE
- CUL-DE-SAC 66' DIAMETER OF ROADWAY SURFACE
- HORIZONTAL ALIGNMENT: 100' RADIUS
- CURB AND GUTTER: PERMITTED
- MIN AND MAX GRADE: 0.5% - 10.0%

THE COTTAGES --> 101 UNITS
UNIT AREA: 5,000 SFT
UNIT WIDTH: 50 FT
SETBACKS
FRONT: 20 FT
SIDE: 7.5 FT
REAR: 15 FT

BUILDING ENVELOPE:
- UNITS 1-68*: 35' WIDE X 65' LONG (SOME RADIAL LOTS HAVE REDUCED BLDG ENVELOPE DIMENSIONS)
  *BUILDING ENVELOPE FOR LOT 25 IS 33' WIDE X 65' LONG.
  *BUILDING ENVELOPE FOR LOT 62 IS 31' WIDE X 65' LONG.
  *BUILDING ENVELOPE FOR LOT 68 IS 28' WIDE X 70' LONG.
- UNITS 69-101: 35' WIDE X 70' LONG (SOME RADIAL LOTS HAVE REDUCED BLDG ENVELOPE DIMENSIONS)

THREE (3) INDIVIDUAL PARCELS TO BE CREATED ON UPLAND ISLANDS IN SOUTHERN WETLANDS

OVERALL DENSITY:
104 UNITS/39.45 ACRES = 2.6 UNITS/ACRE

MAILBOX CLUSTERS WILL BE PROVIDED WITHIN THE DEVELOPMENT.

TWO (2) OFF-ROAD PARKING SPACES SHALL BE PROVIDED FOR EACH UNIT (ONE DRIVEWAY SPOT & ONE GARAGE SPOT).

FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN HEREON IS APPROXIMATE AND NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE THE COMMENCEMENT OF ANY WORK AND SHALL BE RESPONSIBLE FOR THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITIES AS SHOWN ON THE PLANS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE FOUND TO EXIST BETWEEN THE PROPOSED IMPROVEMENTS AND ANY FEATURES FROM THE PLANS. IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171
IT'S THE LAW!!! (P.A. 53 OF 1974, AS AMENDED)
MEMBER OF MISS DIG SYSTEM, INC.

BOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT: HAMBURG TOWNSHIP RESIDENTIAL
PREPARED FOR: IJAZ YAQOOB
10099 GRAND RIVER, SUITE J
BRIGHTON, MI. 48116
810-588-6055
TITLE: PRELIMINARY SITE PLAN

NO	BY	REVISION PER	DATE
		-	-

DESIGNED BY: ST
DRAWN BY: MJD/NL
CHECKED BY:
SCALE: 1" = 80'
JOB NO: 24-452-2
DATE: 10/15/26
SHEET NO. 5



SMALL / LARGE DOG COMBINATION DOG PARK



PARK GRILL

REPRESENTATIVE PROPOSED GRILL:
STANDARD PARK GRILL BY NATIONAL OUTSIDE FURNITURE, INC. (ITEM # JTA 100BK OR EQUIVALENT ALTERNATE), RIVERHEAD, NY
NATIONALOUTDOORFURNITURE.COM; SURFACE-MOUNTED, STEEL FRAME & GRATE, POWDER COAT FINISH, THEFT-PROOF BASE



PICNIC TABLE

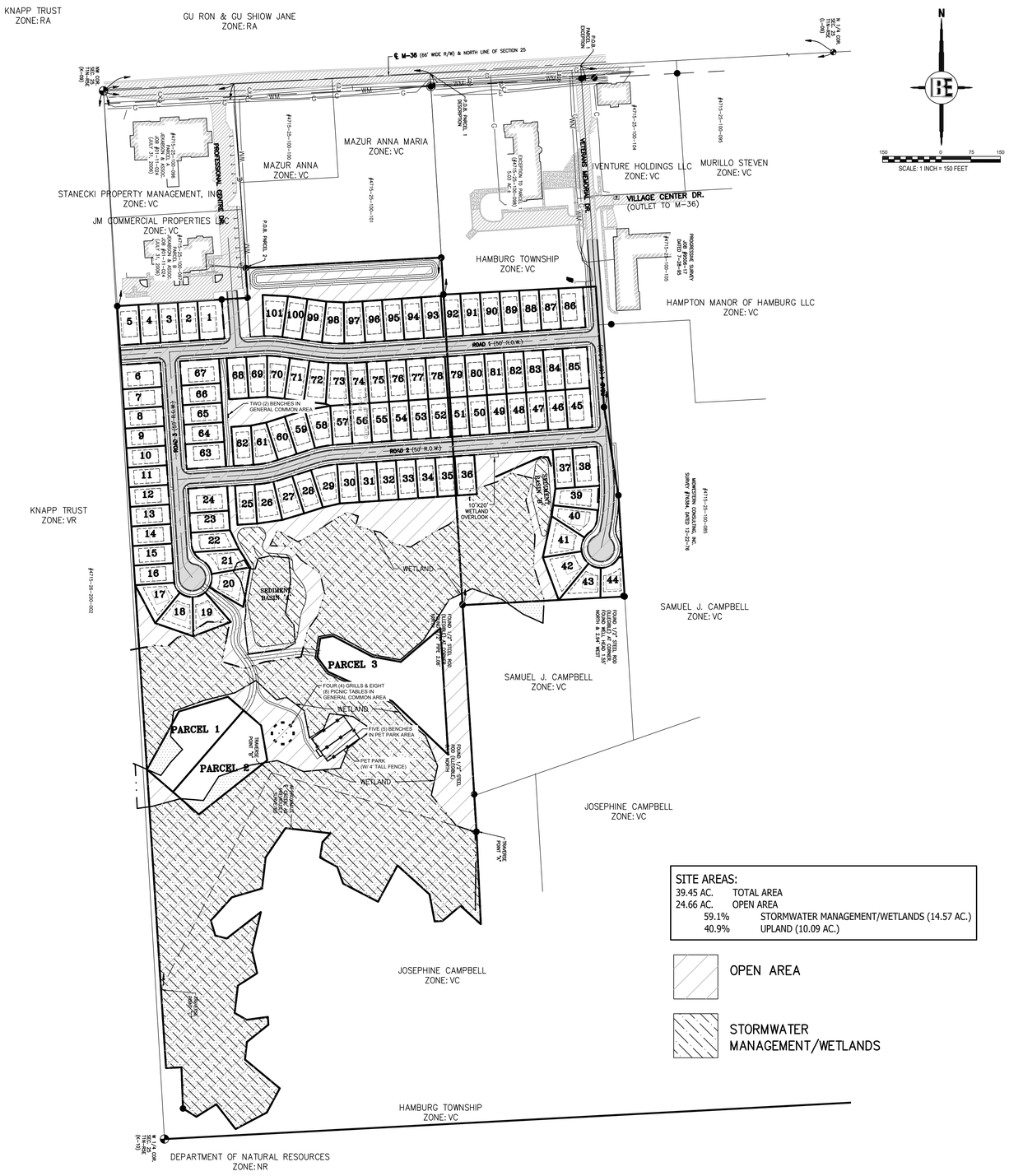
REPRESENTATIVE PROPOSED PICNIC TABLE:
8' PORTABLE BY NATIONAL OUTSIDE FURNITURE, INC. (MODEL # JP PBAPIC8 OR EQUIVALENT ALTERNATE), RIVERHEAD, NY
NATIONALOUTDOORFURNITURE.COM; PORTABLE, RECYCLED PLASTIC SLATS & FRAME, COLOR AS SELECTED



PARK BENCH

REPRESENTATIVE PROPOSED BENCH:
ARCATA BY LANDSCAPE FORMS, KALAMAZOO, MI LANDSCAPEFORMS.COM; BACKED,
SURFACE-MOUNTED, COMPOSITE SLATS, POWDER COAT FRAME, COLOR AS SELECTED

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



SITE AREAS:
39.45 AC. TOTAL AREA
24.66 AC. OPEN AREA
59.1% STORMWATER MANAGEMENT/WETLANDS (14.57 AC.)
40.9% UPLAND (10.09 AC.)

OPEN AREA

STORMWATER MANAGEMENT/WETLANDS

FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE AND NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE FROM THE PLANS OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
IT'S THE LAW!!! (P.A. 53 OF 1974, as amended)
IT'S A GOOD IDEA!!!

BE BOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT: HAMBURG TOWNSHIP RESIDENTIAL

PREPARED FOR:
IJAZ YAQOOB
10059 GRAND RIVER, SUITE J
BRIGHTON, MI. 48116
810-588-6055

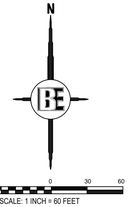
TITLE: OPEN SPACE & SITE AMENITIES PLAN

NO	BY	REVISION PER	DATE
		-	-

DESIGNED BY: ST
DRAWN BY: MJD/NL
CHECKED BY:
SCALE: 1" = 150'
JOB NO: 24-452-2
DATE: 10/15/26
SHEET NO. 6



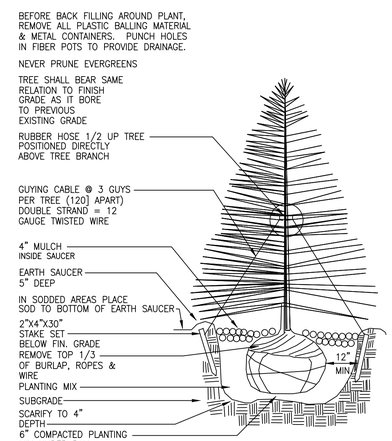
SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



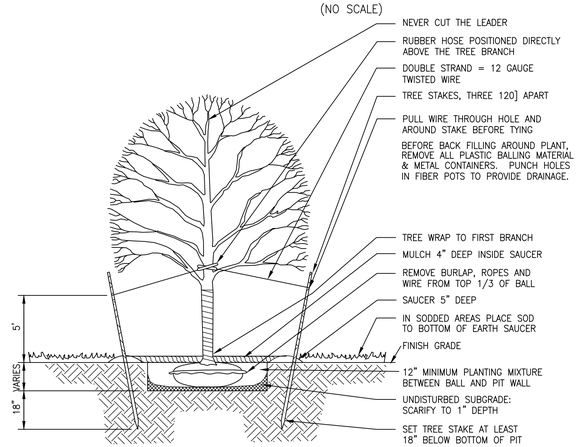
STREET & OPEN SPACE TREE PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
DECIDUOUS TREES					
ARF	18	Acer rubrum 'Frank Jr'	Redpointe Red Maple	2-1/2" cal.	B-B
CB	20	Carpinus betulus 'Fastigata'	Pyramidal European Hornbeam	2-1/2" cal.	B-B
GB	16	Ginkgo biloba 'Autumn Gold'	Autumn Gold Male Ginkgo	2-1/2" cal.	B-B
LS	23	Liquidambar styraciflua 'happdel'	Happidaze Sweet Gum	2-1/2" cal.	B-B
QR	27	Quercus rubra	Red Oak	2-1/2" cal.	B-B
TC	45	Tilia cordata 'Greenspire'	Greenspire Linden	2-1/2" cal.	B-B
UAJ	36	Ulmus americana 'Jefferson'	Jefferson American Elm	2-1/2" cal.	B-B
CONIFER TREES					
AP	6	Abies phanerolepis	Canaan Fir	6' hgt.	B-B
PF	3	Pinus flexilis 'Vanderwolf'	Vanderwolf Pine	6' hgt.	B-B

LANDSCAPE CALCULATIONS & PUD DEVIATIONS:
1. STREET TREES CALCULATED AT PER 40-LFT OF STREET FRONTAGE AT APPROX. 40-FT SPACING
2. STREET TREES TO BE LOCATED IN FRONT YARDS TO MAINTAIN CLEARANCE TO UNDERGROUND UTILITIES. REFER TO THE PLAN SET COVER SHEET FOR ADDITIONAL DEVIATIONS.
3. ADDITIONAL CANOPY TREES PROPOSED IN OPEN SPACE AMENITY AREAS INCLUDING PARK AREA & GAZEBO WETLAND OVERLOOK AREA.
4. DUE TO REDUCED LOT SIZES, NO ADDITIONAL LOT TREES PROPOSED FOR SINGLE-FAMILY LOTS.



EVERGREEN TREE PLANTING DETAIL
(NO SCALE)



DECIDUOUS TREE PLANTING DETAIL
(NO SCALE)

SHRUB PLANTING DETAIL
(NO SCALE)

FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AND UNDERGROUND STRUCTURES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CONNECTIONS PRIOR TO CONSTRUCTION. FURTHERMORE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE FROM THE PLANS IN THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY
3 WORKING DAYS BEFORE YOU DIG 1-800-482-7171
MISS DIG System, Inc.

BE BOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT
HAMBURG TOWNSHIP RESIDENTIAL

PREPARED FOR
IJAZ YAQOOB
10280 GRAND RIVER, SUITE J
BRIGHTON, MI 48116
810-588-6055

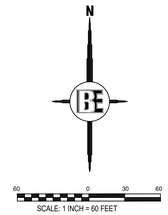
TITLE
LANDSCAPE PLAN

NO	BY	REVISION PER	DATE
		-	-

DESIGNED BY: PC
DRAWN BY: PC
CHECKED BY:
SCALE: 1" = 60'
JOB NO: 24-452-2
DATE: 10/15/26
SHEET NO. 7



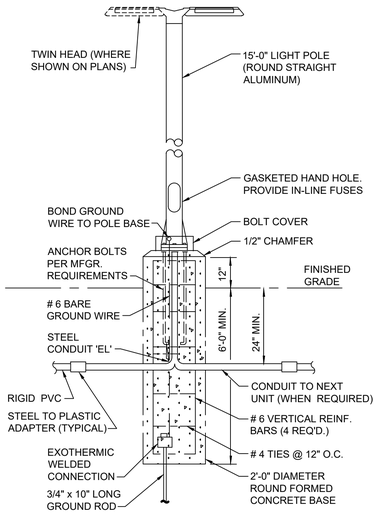
SEE SHEET 2 FOR GENERAL NOTES AND LEGEND





REPRESENTATIVE STREET LIGHT

15-FT HGT. POLES AT STAGGERED APPROX. 150-FT SPACING [TO COMPLEMENT EXISTING ALONG ENTRANCE R.O.W TO NORTH]



LIGHT POLE BASE DETAIL

NOT TO SCALE

SITE LIGHTING REQUIREMENTS FOR HAMBURG TOWNSHIP

OUTDOOR LIGHTING REQUIREMENTS (PER SECTION 36-295):
- SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD
- MAX POLE HEIGHT 15-FT
- ALL LIGHTING SHALL BE TURNED OFF BETWEEN 11:00PM AND SUNRISE
- MAX LIGHT INTENSITY IS 10.0 FC ON SITE
- MAX LIGHT INTENSITY AT A PROPERTY LINE IS 0.5 FC

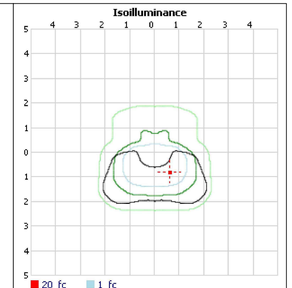
SPECIAL LIGHTING REQUIREMENTS FOR VILLAGE CENTER (VC) DISTRICT (PER SECTION 36-172.6 (9)):
- A CONSISTENT TYPE OF PEDESTRIAN SCALE ORNAMENTAL LIGHTING SHALL BE PROVIDED ALONG ALL SIDEWALKS, WITHIN ANY OFF-STREET PARKING LOT AND ALONG ROAD FRONTAGE.

GENERAL LIGHTING NOTES

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

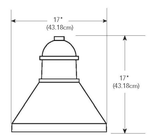


EML17
Munich Pendant
Eurotique Family



Specifications

EPA:	0.86ft²
Height:	17"
Diameter:	17"
Weight:	60 lbs



Ordering Information **EXAMPLE:** EML17 ST 63LED 350MA 4K R3 GCF 120 DDBXD

EML17 Series	Base	Performance Package	Color Temperature	Distribution	Lens Option	Voltage	Mounting	Finish
EML17	ST Smooth RT Ringed FLT Fluted	49LED 350MA 5,000 lumens 49LED 525MA 6,700 lumens 63LED 350MA 6,000 lumens 63LED 525MA 8,200 lumens	3K 3000K 4K 4000K 5K 5000K	R2 Type 2 R3 Type 3 R4 Type 4 R5 Type 5	GCF Glass clear flat GCSG Glass clear sag	MVOLT 120 208 240 277 347 480	OSME Quick Stem Mount	DDBXD Super durable dark bronze DBLXD Super durable black DNAXD Super durable natural aluminum DWHXD Super durable white ANBK Antique black ANDB Antique dark bronze ANDG Antique dark green ANVG Antique verde green

FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE APPROXIMATE AND NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES AS REQUIRED BY LAW PRIOR TO CONSTRUCTION TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SAME. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE FOUND TO EXIST BETWEEN THE PLANS AND THE LOCATION OR DEPTH OF UTILITIES FROM THE PLANS. IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY

MISS DIG
3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
IT'S THE LAW & IT'S FREE
MEMBER AGENCY

BE BOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT: HAMBURG TOWNSHIP RESIDENTIAL

PREPARED FOR: IJAZ YAQOOB
10200 GRAND RIVER, SUITE 3
BRIGHTON, MI 48116
810-588-6005

TITLE: LIGHTING PLAN

NO	BY	REVISION PER	DATE
		-	-

DESIGNED BY: PC
DRAWN BY: PC
CHECKED BY:
SCALE: 1" = 60'
JOB NO: 24-452-2
DATE: 10/15/26
SHEET NO. 8

STORM SEWER INVENTORY:

STORM FES #1
INV. N=871.44 (24" CONC.)

STORM MH #2
RIM=891.34
INV. N=878.34 (24" CONC.)
INV. S=877.44 (24" CONC.)

STORM MH #3
RIM=889.67
INV. W=883.47 (18" CONC.)
INV. N=884.12 (12" CONC.)
INV. S=883.27 (24" CONC.)

STORM FES #4
INV. NE=899.44 (12" CONC.)

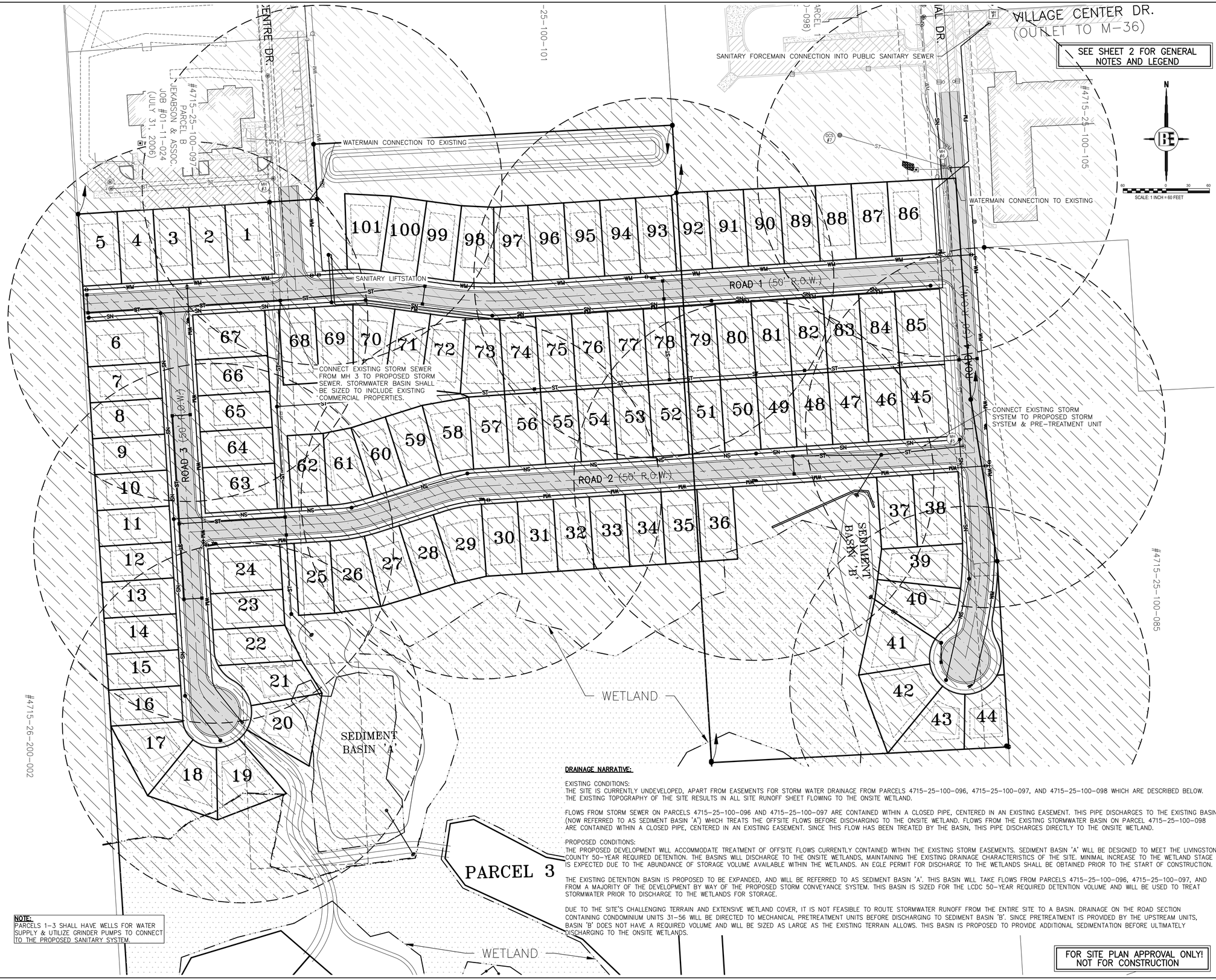
STORM MH #5
RIM=908.4
INV. N=899.60 (12" CONC.)
INV. SW=899.45 (12" CONC.)

STORM MH #6
RIM=909.53
INV. NW=901.28 (12" CONC.)
INV. S=901.18 (12" CONC.)

STORM OCS #7
RIM=905.71
INV. NE=901.86 (12" CONC.)
(7) 1" HOLES 904.21
(1) 1" HOLE 903.11
(4) 0.5" HOLES 902.11

SANITARY SEWER INVENTORY:

SANITARY MH #1
RIM=909.03
INV. E=899.61 (8" PVC)



NOTE:
PARCELS 1-3 SHALL HAVE WELLS FOR WATER SUPPLY & UTILIZE GRINDER PUMPS TO CONNECT TO THE PROPOSED SANITARY SYSTEM.

DRAINAGE NARRATIVE:

EXISTING CONDITIONS:
THE SITE IS CURRENTLY UNDEVELOPED, APART FROM EASEMENTS FOR STORM WATER DRAINAGE FROM PARCELS 4715-25-100-096, 4715-25-100-097, AND 4715-25-100-098 WHICH ARE DESCRIBED BELOW. THE EXISTING TOPOGRAPHY OF THE SITE RESULTS IN ALL SITE RUNOFF SHEET FLOWING TO THE ONSITE WETLAND.

FLOWS FROM STORM SEWER ON PARCELS 4715-25-100-096 AND 4715-25-100-097 ARE CONTAINED WITHIN A CLOSED PIPE, CENTERED IN AN EXISTING EASEMENT. THIS PIPE DISCHARGES TO THE EXISTING BASIN (NOW REFERRED TO AS SEDIMENT BASIN 'A') WHICH TREATS THE OFFSITE FLOWS BEFORE DISCHARGING TO THE ONSITE WETLAND. FLOWS FROM THE EXISTING STORMWATER BASIN ON PARCEL 4715-25-100-098 ARE CONTAINED WITHIN A CLOSED PIPE, CENTERED IN AN EXISTING EASEMENT. SINCE THIS FLOW HAS BEEN TREATED BY THE BASIN, THIS PIPE DISCHARGES DIRECTLY TO THE ONSITE WETLAND.

PROPOSED CONDITIONS:
THE PROPOSED DEVELOPMENT WILL ACCOMMODATE TREATMENT OF OFFSITE FLOWS CURRENTLY CONTAINED WITHIN THE EXISTING STORM EASEMENTS. SEDIMENT BASIN 'A' WILL BE DESIGNED TO MEET THE LIVINGSTON COUNTY 50-YEAR REQUIRED DETENTION. THE BASINS WILL DISCHARGE TO THE ONSITE WETLANDS, MAINTAINING THE EXISTING DRAINAGE CHARACTERISTICS OF THE SITE. MINIMAL INCREASE TO THE WETLAND STAGE IS EXPECTED DUE TO THE ABUNDANCE OF STORAGE VOLUME AVAILABLE WITHIN THE WETLANDS. AN EGLE PERMIT FOR DISCHARGE TO THE WETLANDS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

THE EXISTING DETENTION BASIN IS PROPOSED TO BE EXPANDED, AND WILL BE REFERRED TO AS SEDIMENT BASIN 'A'. THIS BASIN WILL TAKE FLOWS FROM PARCELS 4715-25-100-096, 4715-25-100-097, AND FROM A MAJORITY OF THE DEVELOPMENT BY WAY OF THE PROPOSED STORM CONVEYANCE SYSTEM. THIS BASIN IS SIZED FOR THE LCDC 50-YEAR REQUIRED DETENTION VOLUME AND WILL BE USED TO TREAT STORMWATER PRIOR TO DISCHARGE TO THE WETLANDS FOR STORAGE.

DUE TO THE SITE'S CHALLENGING TERRAIN AND EXTENSIVE WETLAND COVER, IT IS NOT FEASIBLE TO ROUTE STORMWATER RUNOFF FROM THE ENTIRE SITE TO A BASIN. DRAINAGE ON THE ROAD SECTION CONTAINING CONDOMINIUM UNITS 31-56 WILL BE DIRECTED TO MECHANICAL PRETREATMENT UNITS BEFORE DISCHARGING TO SEDIMENT BASIN 'B'. SINCE PRETREATMENT IS PROVIDED BY THE UPSTREAM UNITS, BASIN 'B' DOES NOT HAVE A REQUIRED VOLUME AND WILL BE SIZED AS LARGE AS THE EXISTING TERRAIN ALLOWS. THIS BASIN IS PROPOSED TO PROVIDE ADDITIONAL SEDIMENTATION BEFORE ULTIMATELY DISCHARGING TO THE ONSITE WETLANDS.

FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE AND NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CONNECTIONS PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE FROM THE PLANS. THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
IT'S THE LAW!!!
(P.A. 53 OF 1974, as amended)

BOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

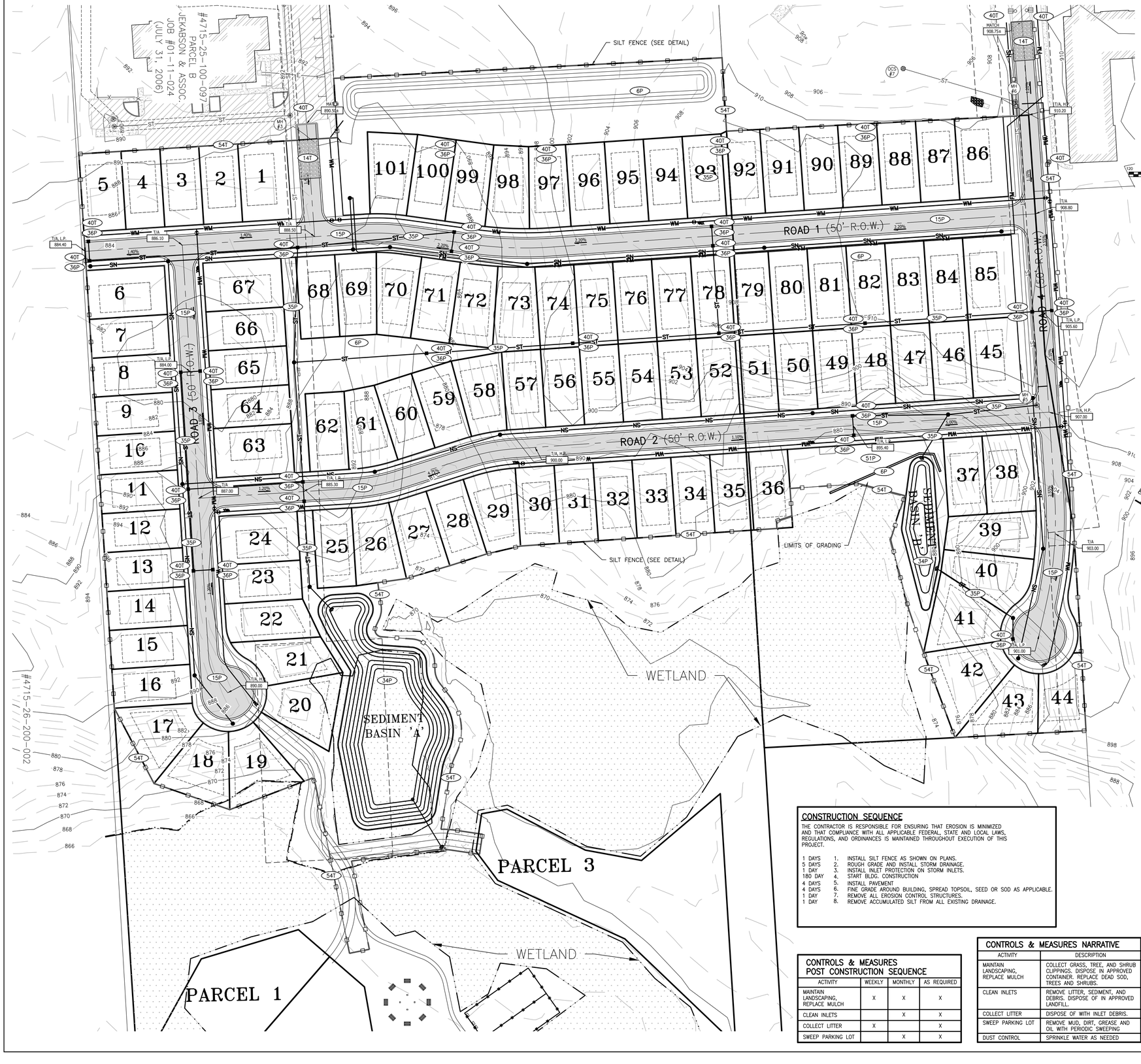
PROJECT
HAMBURG TOWNSHIP RESIDENTIAL

PREPARED FOR
IJAZ YAQOOB
10200 GRAND RIVER, SUITE 3
BRIGHTON, MI 48116
810-588-6055

TITLE
PRELIMINARY UTILITY PLAN

NO	BY	REVISION PER	DATE
1	-	-	-

DESIGNED BY: ST
DRAWN BY: MJD/NL
CHECKED BY:
SCALE: 1" = 60'
JOB NO: 24-452-2
DATE: 10/15/26
SHEET NO. 9



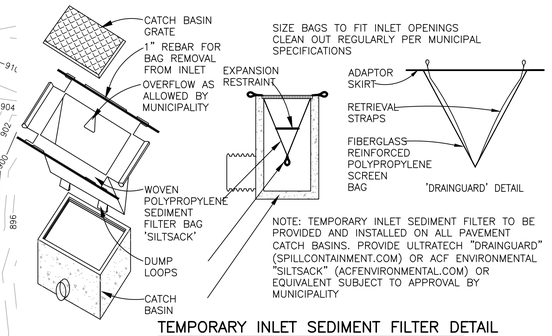
SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

SCALE: 1 INCH = 120 FEET

SOIL EROSION CONTROL MEASURES

1	STRIPPING & STOCKPILING TOPSOIL	TOPSOIL MAY BE STOCKPILED ABOVE BORROW AREAS TO ACT AS A DIVERSION STOCKPILE SHOULD BE TEMPORARILY SEEDED
6	SEEDING WITH MULCH AND/OR MATTING	FACILITATES ESTABLISHMENT OF VEGETATIVE COVER EFFECTIVE FOR DRAINAGEWAYS WITH LOW VELOCITY EASILY PLACED IN SMALL QUANTITIES BY INDEPENDENCED PERSONNEL SHOULD INCLUDE PREPARED TOPSOIL BED
13	RIP-RAP, RUBBEL, GABIONS	USED WHERE VEGETATION IS NOT EASILY ESTABLISHED EFFECTIVE FOR HIGH VELOCITIES OR HIGH CONCENTRATIONS PERMITS RUNOFF TO INFILTRATE SOIL DISSIPATES ENERGY FLOW AT SYSTEM OUTLETS
14	AGGREGATE COVER	STABILIZES SOIL SURFACE, THUS MINIMIZING EROSION PERMITS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS
15	PAVING	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VELOCITY IRREGULAR SURFACE WILL HELP SLOW VELOCITY
16	CURB & GUTTER	KEEPS HIGH VELOCITY RUNOFF ON PAVED AREAS FROM LEAVING PAVED SURFACE COLLECTS AND CONDUCTS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PREPARED DRAINAGEWAY
24	GRASSED WATERWAY	MUCH MORE STABLE FORM OF DRAINAGEWAY THAN BARE CHANNEL GRASS TENDS TO SLOW RUNOFF AND FILTER OUT SEDIMENT USED WHERE BARE CHANNEL WOULD BE ERODED
34	SEDIMENT BASIN	TRAPS SEDIMENT RELEASES RUNOFF AT NON-ERODIE RATES CONTROLS RUNOFF AT SYSTEM OUTLETS CAN BE VISUAL AMENITIES
35	STORM SEWER	SYSTEM REMOVES COLLECTED RUNOFF FROM SITE, PARTICULARLY FROM PAVED AREAS CAN ACCEPT LARGE CONCENTRATIONS OF RUNOFF CONDUCTS RUNOFF TO MUNICIPAL SEWER SYSTEM OR STABILIZED OUTFALL LOCATION USE CATCH BASINS TO COLLECT SEDIMENT
36	CATCH BASIN, DRAIN INLET	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF MAY USE FILTER CLOTH OVER INLET
40	INLET SEDIMENT FILTER	EASY TO SHAPE COLLECTS SEDIMENT MAY BE CLEANED AND EXPANDED AS NEEDED
51	RETAINING WALL	REDUCES GRADIENT WHERE SLOPES ARE EXTREMELY STEEP PERMITS RETENTION OF EXISTING VEGETATION, KEEPING SOIL STABLE IN CRITICAL AREAS MINIMIZES MAINTENANCE
54	SILT FENCE	USES GEOTEXTILE FABRIC AND POST OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY. (SEE DETAIL THIS SHEET)

T= TEMPORARY, P= PERMANENT
TOTAL DISTURBED AREA= 19.5 AC.

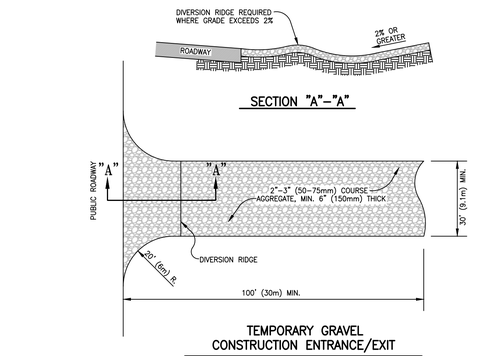


SIZE BAGS TO FIT INLET OPENINGS
CLEAN OUT REGULARLY PER MUNICIPAL SPECIFICATIONS

NOTE: TEMPORARY INLET SEDIMENT FILTER TO BE PROVIDED AND INSTALLED ON ALL PAVEMENT CATCH BASINS. PROVIDE ULTRATECH "DRAINGUARD" (SPILLCONTAINMENT.COM) OR ACF ENVIRONMENTAL "SILTSACK" (ACFENVIRONMENTAL.COM) OR EQUIVALENT SUBJECT TO APPROVAL BY MUNICIPALITY

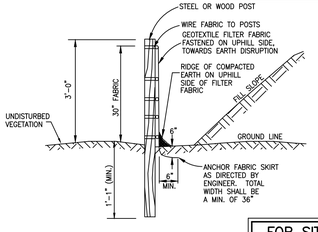
TEMPORARY INLET SEDIMENT FILTER DETAIL

(NO SCALE)



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

NO SCALE



SILT FENCE DETAIL

NO SCALE

CONSTRUCTION SEQUENCE

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EROSION IS MINIMIZED AND THAT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES IS MAINTAINED THROUGHOUT EXECUTION OF THIS PROJECT.

1 DAYS	1.	INSTALL SILT FENCE AS SHOWN ON PLANS.
5 DAYS	2.	ROUGH GRADE AND INSTALL STORM DRAINAGE.
1 DAY	3.	INSTALL INLET PROTECTION ON STORM INLETS.
180 DAY	4.	START BLDG. CONSTRUCTION
4 DAYS	5.	INSTALL PAVEMENT
4 DAYS	6.	FINE GRADE AROUND BUILDING, SPREAD TOPSOIL, SEED OR SOD AS APPLICABLE.
1 DAY	7.	REMOVE ALL EROSION CONTROL STRUCTURES.
1 DAY	8.	REMOVE ACCUMULATED SILT FROM ALL EXISTING DRAINAGE.

CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE

ACTIVITY	WEEKLY	MONTHLY	AS REQUIRED
MAINTAIN LANDSCAPING, REPLACE MULCH	X	X	X
CLEAN INLETS		X	X
COLLECT LITTER	X		X
SWEEP PARKING LOT		X	X

CONTROLS & MEASURES NARRATIVE

ACTIVITY	DESCRIPTION
MAINTAIN LANDSCAPING, REPLACE MULCH	COLLECT GRASS, TREE, AND SHRUB CLIPPINGS. DISPOSE IN APPROVED CONTAINER. REPLACE DEAD SOD, TREES AND SHRUBS.
CLEAN INLETS	REMOVE LITTER, SEDIMENT, AND DEBRIS. DISPOSE OF IN APPROVED LANDFILL.
COLLECT LITTER	DISPOSE OF WITH INLET DEBRIS.
SWEEP PARKING LOT	REMOVE MUD, DIRT, GREASE AND OIL WITH PERIODIC SWEEPING
DUST CONTROL	SPRINKLE WATER AS NEEDED

FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AND UNDERGROUND STRUCTURES AS SHOWN ON THESE PLANS IS NOT GUARANTEED TO BE EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. IT IS THE RESPONSIBILITY OF THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITIES AS SHOWN ON THESE PLANS AND SHALL CONTACT THE ENGINEER IF THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE FOUND TO EXIST BETWEEN THE PLANS AND THE LOCATION OR DEPTH OF ANY UTILITY.

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
IT'S THE LAW!!! (PA 53 OF 1974, AS AMENDED)
MEMBER OF MISSDIG NETWORK

BE BOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT
HAMBURG TOWNSHIP RESIDENTIAL

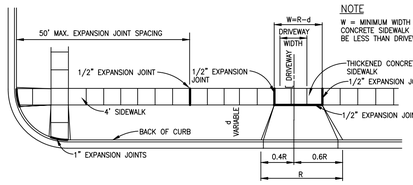
PREPARED FOR
LIAZ YAQOOB
10200 GRAND RIVER, SUITE 3
BRIGHTON, MI 48116
810-588-6055

TITLE
PRELIMINARY GRADING, DRAINAGE, & SESC PLAN

NO	BY	REVISION PER	DATE

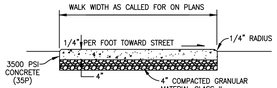
DESIGNED BY: ST
DRAWN BY: MJD/NL
CHECKED BY:
SCALE: 1" = 60'
JOB NO: 24-452-2
DATE: 10/15/26
SHEET NO. 10

BOSS BE Engineering

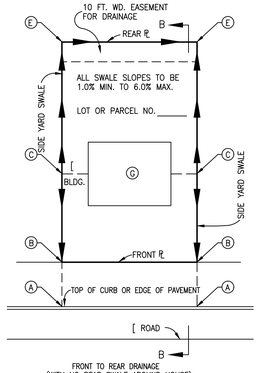


NOTE
W = MINIMUM WIDTH OF THICKENED CONCRETE SIDEWALK (R – d) SHALL NOT BE LESS THAN DRIVEWAY.

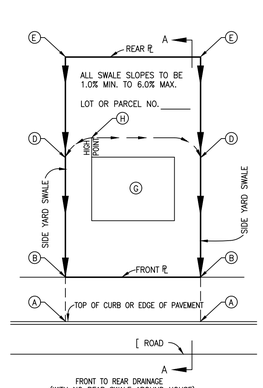
LOCATION OF JOINTS IN CONCRETE SIDEWALK
(NO SCALE)



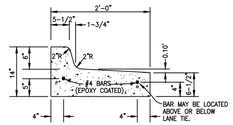
4" CONCRETE SIDEWALK
(NO SCALE)



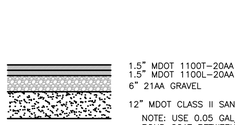
FRONT TO REAR DRAINAGE (WITH NO REAR SWALE AROUND HOUSE)



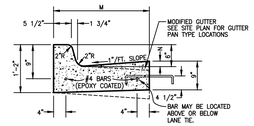
FRONT TO REAR DRAINAGE (WITH NO REAR SWALE AROUND HOUSE)



MODIFIED BARRIER
(M.D.O.T. TYPE F4) (FOR ISLANDS ONLY)
(NO SCALE)

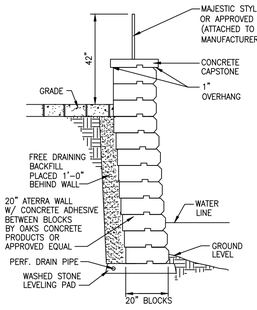


ASPHALT SECTION
(NO SCALE)

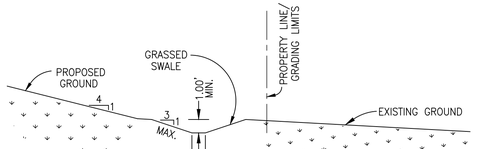


DETAIL	DIMENSIONS M	DIMENSIONS N	LANE TIES	CONCRETE CU.YD/LIN.FT.
F1	1'-6"	7/8"	AS SHOWN	0.0484
F2	1'-6"	7/8"	OMITTED	0.0484
F3	2'-0"	1 3/8"	AS SHOWN	0.0610
F4	2'-0"	1 3/8"	OMITTED	0.0610
F5	2'-6"	1 7/8"	AS SHOWN	0.0737
F6	2'-6"	1 7/8"	OMITTED	0.0737

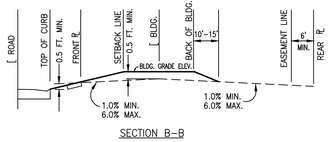
CONCRETE CURB & GUTTER TYPE F
(NO SCALE)



RETAINING WALL AND FENCE #2
(NO SCALE)

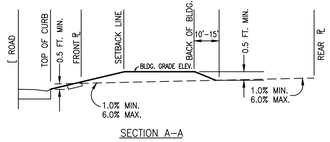


DRAINAGE SWALE CROSS SECTION
(NO SCALE)



SECTION B–B

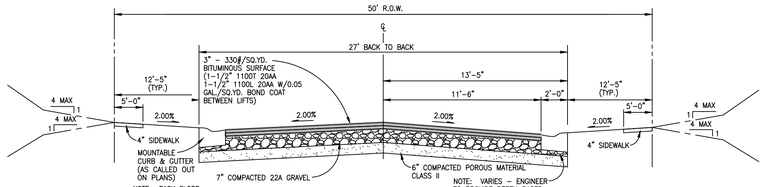
STANDARD LOT GRADING – DETAIL B
(SCALE: NONE)



SECTION A–A

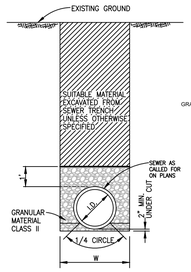
STANDARD LOT GRADING – DETAIL A
(SCALE: NONE)

STRUCTURE FRAMES & COVERS					
M-DOT DESIGNATION	TYPE	USE	MANUFACTURER OR EQUAL: EAST JORDAN	MANUFACTURER OR EQUAL: NEENAH	TYPE OF COVER OR GRATE
TYPE "P"	SANITARY MANHOLE	ALL	1040	R–1916–F	SOLID COVER

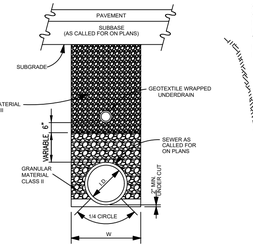


NOTE: BACK SLOPE SHALL BE ADJUSTED TO ALLOW CONSTRUCTION OF PUBLIC UTILITIES AND SIDEWALKS WITHOUT BENCHING

TYPICAL ASPHALT ROAD CROSS–SECTION W/CURB
(NO SCALE)



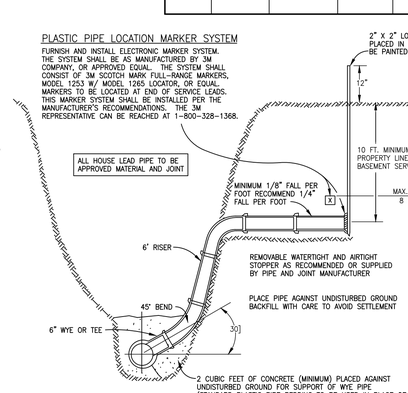
SEWER NOT UNDER ROADBED
(REF. MDOT DETAIL IV–83D)
NO SCALE



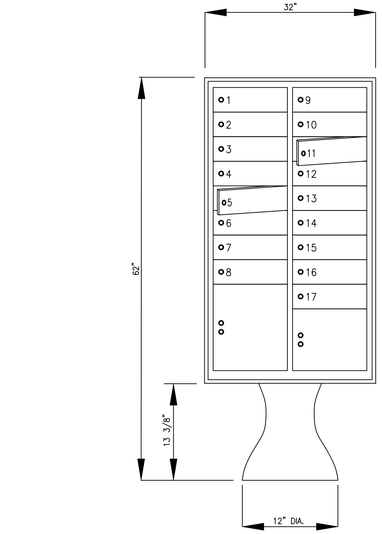
SEWER WITH UNDERDRAIN UNDER ROADBED
(NO SCALE)

PLASTIC PIPE LOCATION MARKER SYSTEM

FURNISH AND INSTALL ELECTRONIC MARKER SYSTEM. THE SYSTEM SHALL BE AS MANUFACTURED BY 3M COMPANY, OR APPROVED EQUAL. THE SYSTEM SHALL CONSIST OF 3M SCOTCH MARK FULL–RANGE MARKERS, MODEL 1253 W/ MODEL 1265 LOCATOR, OR EQUAL. MARKERS TO BE LOCATED AT END OF SERVICE LEADS. THIS MARKER SYSTEM SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. THE 3M REPRESENTATIVE CAN BE REACHED AT 1–800–328–1368.

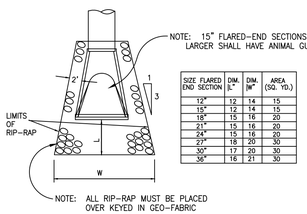


HOUSE LEAD DETAIL
(NO SCALE)



TYPE III CLUSTER MAILBOX UNITS
SCALE: NONE

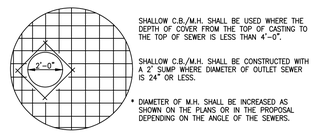
STRUCTURE FRAMES & COVERS				
COVER	TYPE	USE	EAST JORDAN (OR EQUAL)	TYPE OF COVER OR GRATE
A	MH	ALL	1040	TYPE "B"
B	CB & INLET	TYPE B2 CURB	7085	TYPE "M1"
K	CB & INLET	TYPE C & F CURB	7045	TYPE "M1" GRATE 7050 TYPE "T1" BACK
C	CB & INLET	VALLEY CURB	7065	7045 TYPE "M1" GRATE 7060 TYPE "T1" BACK
D	CB & INLET	PARKING LOTS	1040 5100	TYPE "M1" GRATE 5105 TYPE "M1" GRATE
E	CB & INLET	LAWN AREA OR DITCH	1040	TYPE "02"



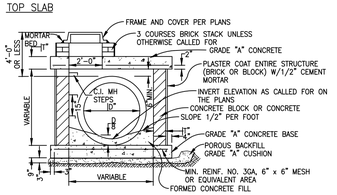
SIZE FLARED END SECTION	DIM. L"	DIM. W"	AREA (SQ. YD.)
12"	12	14	15
15"	12	14	15
18"	15	16	20
21"	15	16	20
24"	15	16	20
27"	18	20	30
30"	17	20	30
36"	16	21	30

NOTE: ALL RIP–RAP MUST BE PLACED OVER KEYED IN GEO–FABRIC

TYPICAL RIP–RAP DETAIL
(SCALE: NONE)



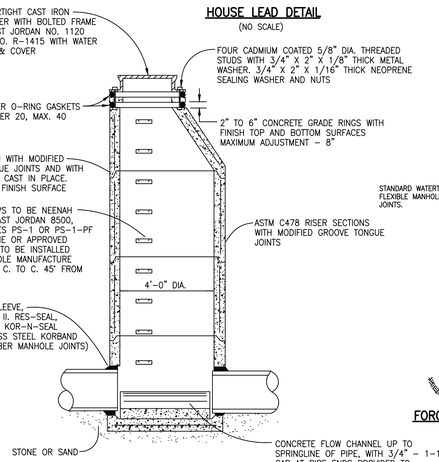
TOP SLAB



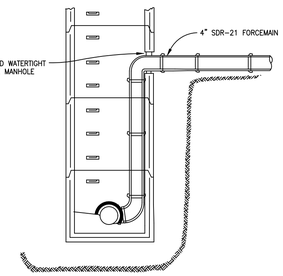
TYPICAL SECTION

OUTLET "D"	M.H. I. DIA.	TOP SLAB "T"	WALLS "T"	REINFORCED STEEL
24" & LESS	4'–0"	9"	8"	3/4" @ 9" EA. WAY
30"	*4'–0"	9"	8"	3/4" @ 9" EA. WAY
36"	*4'–0"	9"	12"	3/4" @ 9" EA. WAY
42"	*5'–0"	10"	12"	3/4" @ 9" EA. WAY
48" & 54"	*6'–0"	11"	12"	7/8" @ 9" EA. WAY
	*7'–0"	12"	12"	7/8" @ 9" EA. WAY
	*8'–0"	12"	12"	1" @ 9" EA. WAY

SHALLOW C.B./M.H. DETAIL
(NO SCALE)



STANDARD ECCENTRIC SANITARY MANHOLE
(ON 8" THROUGH 24" DIAMETER SEWERS)
(NO SCALE)



FORCEMAIN MANHOLE CONNECTION
(NO SCALE)

FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS IS APPROXIMATE AND NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITIES CROSSINGS PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE FROM THE PLANS. THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY

MISS DIG
3 WORKING DAYS BEFORE YOU DIG
1-800-482-7171
(IT'S THE LAW)
MEMBER OF MICHIGAN ONE CALL SYSTEM

BE BOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT
HAMBURG TOWNSHIP RESIDENTIAL

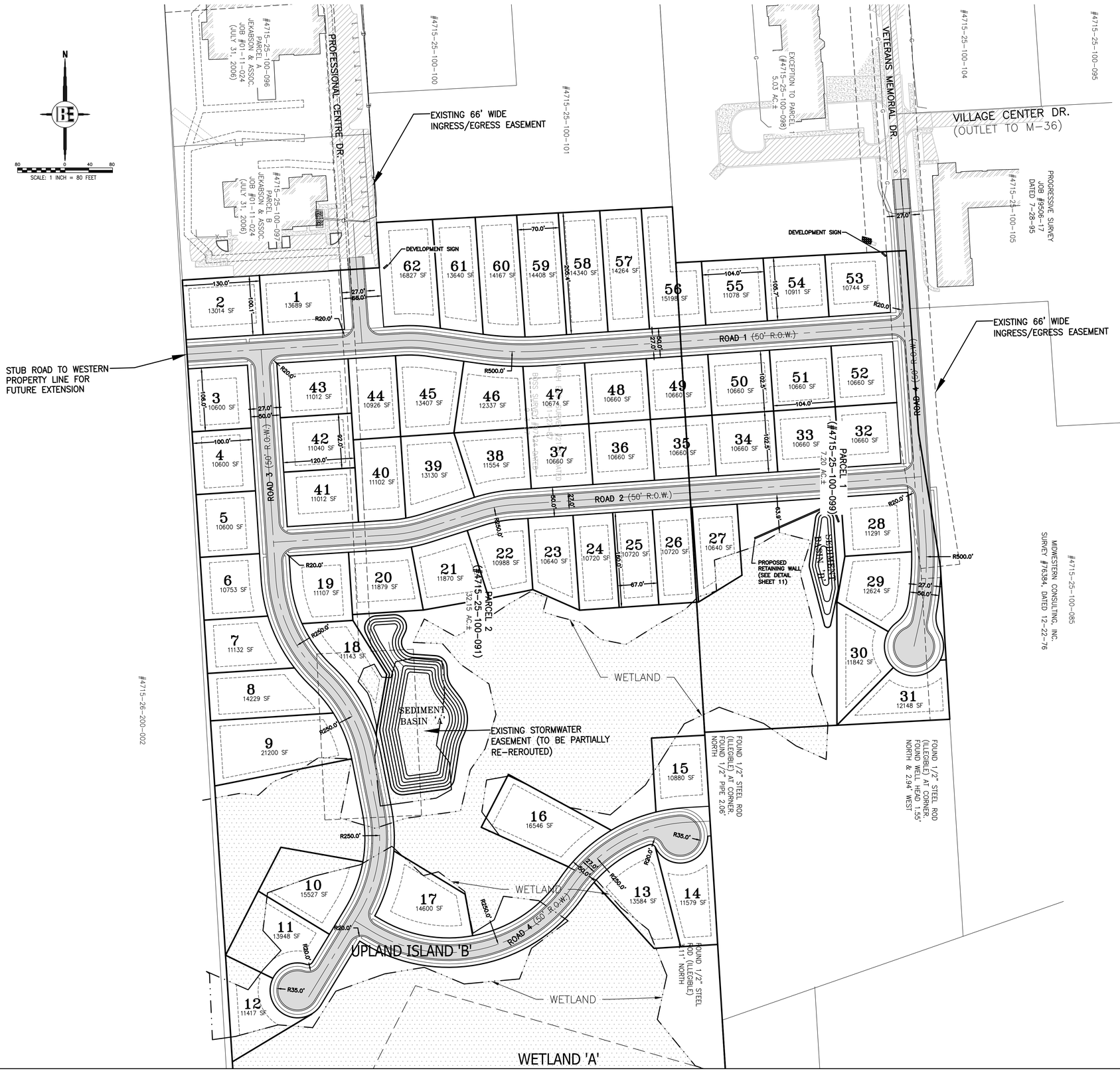
PREPARED FOR
IJAZ YAQOOB
10209 GRAND RIVER, SUITE J
BRIGHTON, MI. 48116
810-588-6055

TITLE
CONSTRUCTION DETAILS

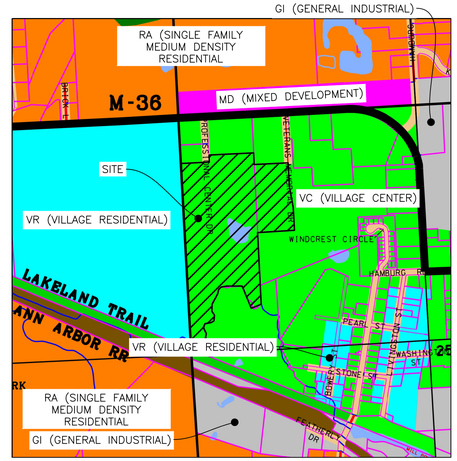
NO	BY	REVISION PER	DATE

DESIGNED BY: ST
DRAWN BY: MJD/NL
CHECKED BY:
SCALE: NO SCALE
JOB NO: 24-452-2
DATE: 10/15/26
SHEET NO. 11

BOSS Engineering



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



SURROUNDING ZONING DISTRICTS
NO SCALE

SITE DATA

- HAMBURG TOWNSHIP, LIVINGSTON COUNTY
  CURRENT ZONING: VILLAGE CENTER

SECTION 36.171:
- MINIMUM LOT AREA: 10,600 SFT (WITH SANITARY SEWER)
- MINIMUM LOT WIDTH: 65 FT
- MINIMUM YARDS:
  - FRONT YARD: 20 FT
  - SIDE YARD: 10 FT
  - REAR YARD: 15 FT

DENSITY VILLAGE CENTER (WITH SANITARY SEWER):
APARTMENTS: 10 UNITS / ACRE
MULTI-FAMILY: 8 UNITS / ACRE
DUPLEXES: 6 UNITS / ACRE

SECTION 26-81:
- RIGHT OF WAY: 50 FT, 100 FT AT CUL-DE-SACS
- ROAD SECTION: 3" ASPHALT, 7" MDOT 21AA BASE, 6" MDOT CLASS II SAND
- ROAD WIDTH: 20' WIDE
- CUL-DE-SAC 66' DIAMETER OF ROADWAY SURFACE
- HORIZONTAL ALIGNMENT: 100' RADIUS
- CURB AND GUTTER: PERMITTED
- MIN AND MAX GRADE: 0.5% - 10.0%

OVERALL DENSITY:
62 UNITS/39.45 ACRES = 1.6 UNITS/ACRE

MAILBOX CLUSTERS WILL BE PROVIDED WITHIN THE DEVELOPMENT.

TWO (2) OFF-ROAD PARKING SPACES SHALL BE PROVIDED FOR EACH UNIT (ONE DRIVEWAY SPOT & ONE GARAGE SPOT).

FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND WITHOUT GUARANTEE AS TO EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF ALL EXISTING AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 IT'S THE LAW!!! (P.A. 53 OF 1974, AS AMENDED)

BOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT: HAMBURG TOWNSHIP RESIDENTIAL

PREPARED FOR:
IJAZ YAQOOB
10599 GRAND RIVER, SUITE J
BRIGHTON, MICHIGAN 48116
810-588-6055

TITLE: CONVENTIONAL VILLAGE CENTER SITE PLAN

NO	BY	REVISION PER	DATE
		-	-

DESIGNED BY: ST
DRAWN BY: NL
CHECKED BY:
SCALE: 1" = 80'
JOB NO: 24-452-2
DATE: 10/15/26
SHEET NO. 12



SMALL / LARGE DOG COMBINATION DOG PARK



PARK GRILL

REPRESENTATIVE PROPOSED GRILL:
STANDARD PARK GRILL BY NATIONAL OUTSIDE FURNITURE, INC. (ITEM # JTA 100BK OR EQUIVALENT ALTERNATE), RIVERHEAD, NY
NATIONALOUTDOORFURNITURE.COM; SURFACE-MOUNTED, STEEL FRAME & GRATE, POWDER COAT FINISH, THEFT-PROOF BASE



PICNIC TABLE

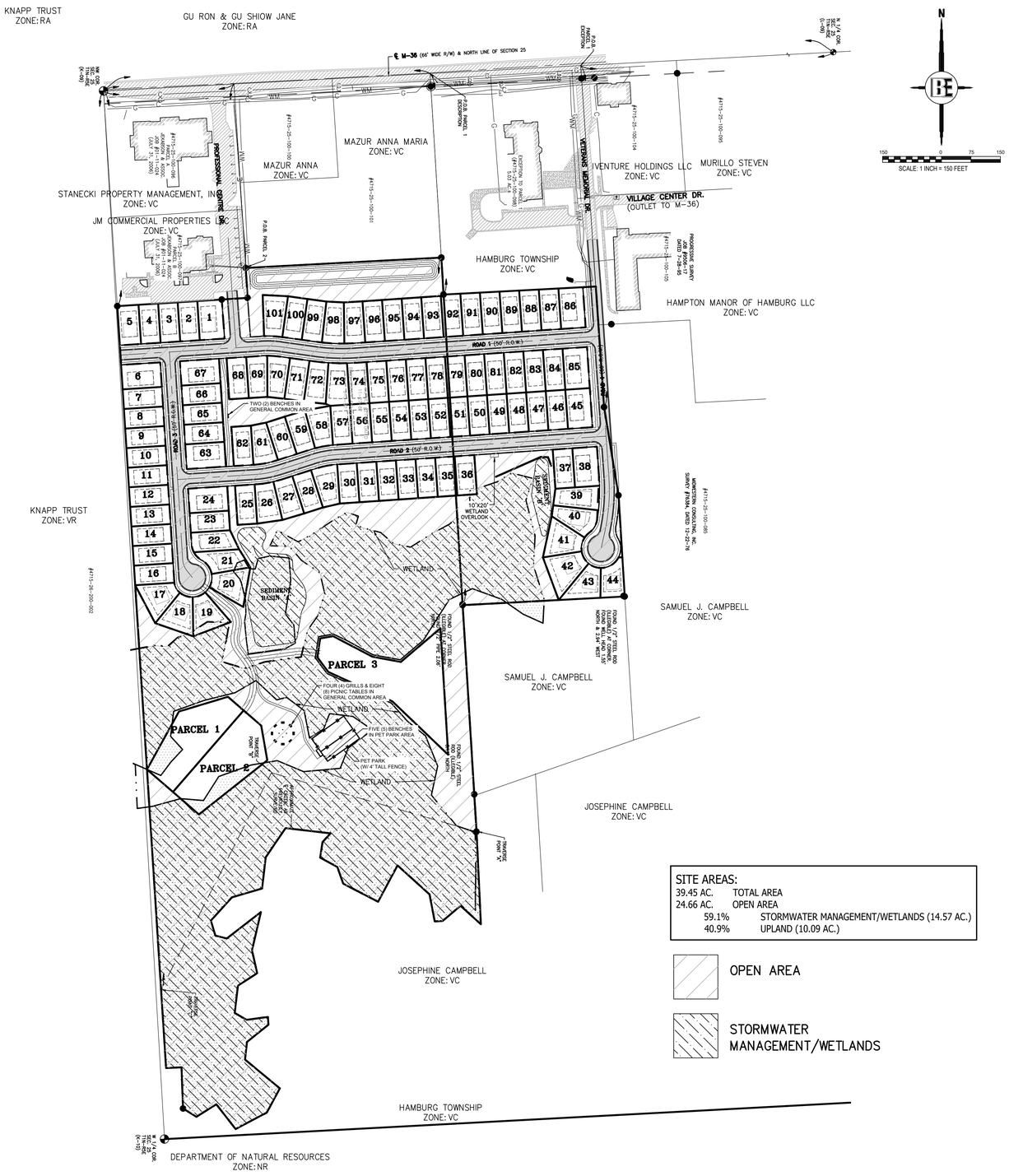
REPRESENTATIVE PROPOSED PICNIC TABLE:
8' PORTABLE BY NATIONAL OUTSIDE FURNITURE, INC. (MODEL # JP PBAPIC8 OR EQUIVALENT ALTERNATE), RIVERHEAD, NY
NATIONALOUTDOORFURNITURE.COM; PORTABLE, RECYCLED PLASTIC SLATS & FRAME, COLOR AS SELECTED



PARK BENCH

REPRESENTATIVE PROPOSED BENCH:
ARCATA BY LANDSCAPE FORMS, KALAMAZOO, MI LANDSCAPEFORMS.COM; BACKED,
SURFACE-MOUNTED, COMPOSITE SLATS, POWDER COAT FRAME, COLOR AS SELECTED

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



SITE AREAS:
39.45 AC. TOTAL AREA
24.66 AC. OPEN AREA
59.1% STORMWATER MANAGEMENT/WETLANDS (14.57 AC.)
40.9% UPLAND (10.09 AC.)

OPEN AREA

STORMWATER MANAGEMENT/WETLANDS

FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE FROM THE PLANS OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
IT'S THE LAW!!! (P.A. 53 OF 1974, as amended)
IT'S A GOOD IDEA!!!

BE BOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT
HAMBURG TOWNSHIP RESIDENTIAL

PREPARED FOR
IJAZ YAQOOB
10299 GRAND RIVER, (SUITE)
BRIGHTON, MI. 48116
810-588-6055

TITLE
OPEN SPACE & SITE AMENITIES PLAN

NO	BY	REVISION PER	DATE
		-	-

DESIGNED BY: ST
DRAWN BY: MJD/NL
CHECKED BY:
SCALE: 1" = 150'
JOB NO: 24-452-2
DATE: 9/30/26
SHEET NO. 6

G:\24-452\DWG\SP\24-452-2 Sheets SP.dwg, 10/13/2026 10:36:12 AM, nickl, DWG To PDF.pc3

HAMBURG TOWNSHIP PLANNING COMMISSION

Resolution for a Preliminary Site Plan (POSPUD26-003)

A resolution to grant approval of the Preliminary Site Plan application for property located on East M-36, Hamburg, MI (Parcel 4715-25-100-091 & 4715-25-100-099).

I0) WHEREAS, the parcels at E. M-36, Hamburg, MI (Parcel 4715-25-100-091 & 4715-25-100-099) are zoned Village Center (VC); and

20) WHEREAS, Section 36-439 of the Hamburg Township Zoning Ordinance permits General Planned Unit Developments (GPUD) in Village Center (VC) Districts; and

30) WHEREAS, the applicant, pursuant to the provisions of the Hamburg Township Zoning Ordinance, submitted an application for Preliminary Site Plan Review on September 30, 2026, for the proposed residential subdivision; 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 POSPUD26-003**, with the following conditions contained in the staff report dated November 18, 2026; and

HAMBURG TOWNSHIP PLANNING COMMISSION

Resolution for a Preliminary Site Plan (POSPUD26-003)

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 November 2026, recommends preliminary site plan approval of application **(POSPUD26-003) Hamburg Township Residential**, E. M-36 Hamburg, MI (Parcel 4715-25-100-091 & 4715-25-100-099) subject to the conditions listed below:

Condition 1:
A lighting plan that meets all the regulations for the village center area shall be submitted as a part of the final site plan review. This plan should include pedestrian scale lighting in the park to allow safe pedestrian access.

Condition 2:
A detailed sign plan should be submitted for final site plan review.

Condition 3: *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.*

HAMBURG TOWNSHIP PLANNING COMMISSION

Resolution for a Preliminary Site Plan (POSPUD26-003)

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

Hamburg Township
a great place to grow

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

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:

- REPLACE EXISTING 3'x6' LUAN SIGN WITH NEW ILLUMINATED 3'x6' LUAN SIGN
- REPLACE EXISTING 3'x6' LUAN SIGN (LOWER HALF) WITH NEW 3'x6' LED SIGN

To be located at:

9807 WHITEWOOD
PINCKNEY, MI 48169

Tax Parcel ID Number: _____

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: AMERICAN LEGION PINCKNEY MEMORIAL POST 419

Address: 9807 WHITEWOOD
PINCKNEY, MI 48169

Phone: 734-878-9522

Signature: _____ Date: _____

Designer: SIGN-TOPPERS

Address: 3300 BARBER RD.
HASTINGS, MN 49058

Phone: 833-273-7446

Signature: _____ Date: _____

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? [X] Yes [ ] No

If no detail variations from the Master Plan:

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? [X] Yes [ ] No

If no please detail your answer:

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

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

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

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

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 [X] No

SIGN REPLACEMENT. THE SIGN WILL BE ILLUMINATED BETWEEN 8:00 A.M. AND 10:00 P.M.

5. Will the special use be served adequately by essential public facilities and services? [ ] Yes [X] 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.)

SIGN REPLACEMENT ONLY

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

_____

_____

_____

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

NO CHANGE

_____

_____

_____

7. Will this special use be consistent with the intent and purposes of the Hamburg Township Zoning Ordinance?
[X] 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: _____

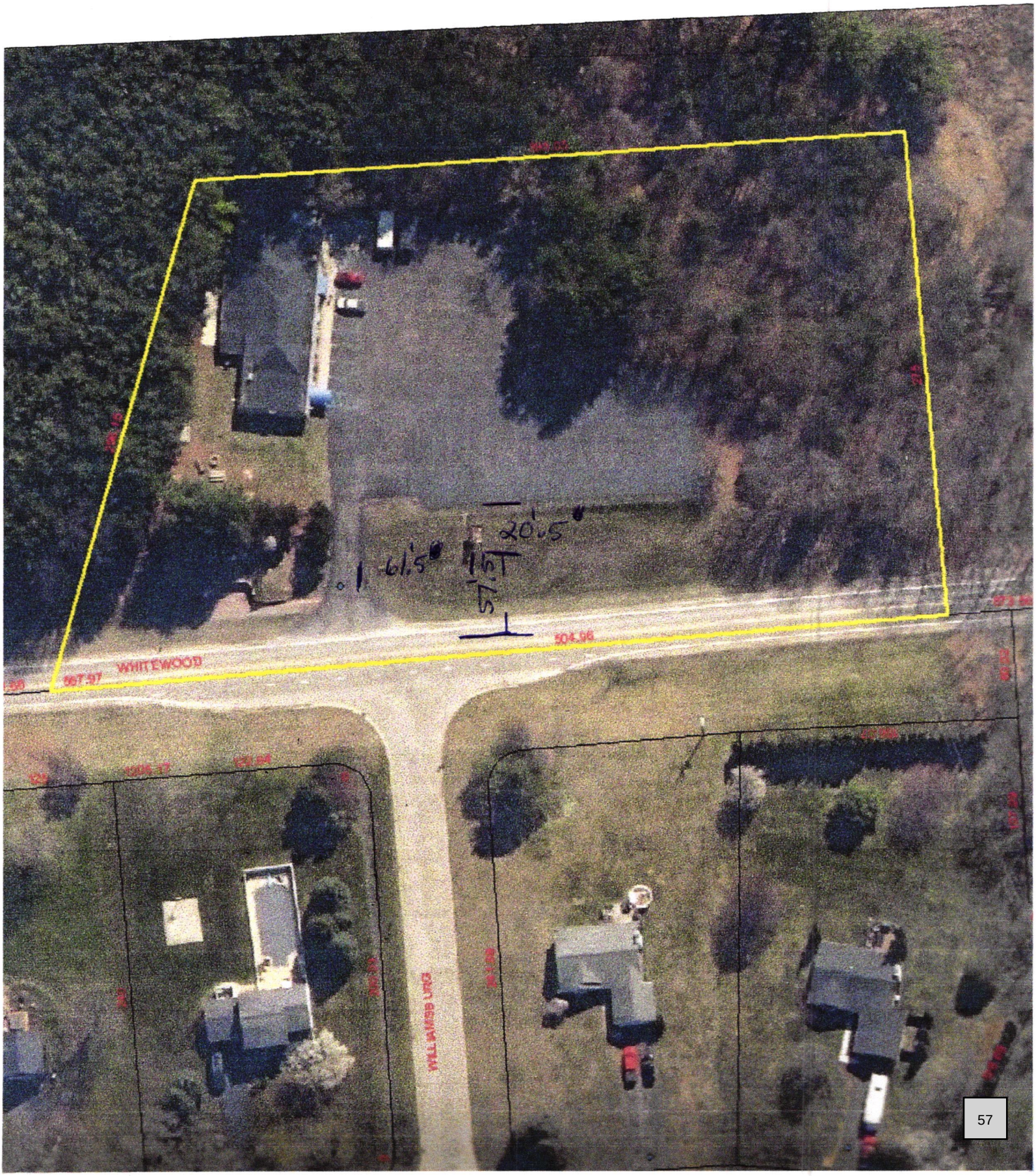
Special Conditions:

_____

_____

_____

_____
Fred Goetz
Planning Commission Chairman


20'.5"
61'.5"
WHITEWOOD
504.96
WILLIAMSBURG



SIGN-TOPPERS
Professional Displays. Simplified.

1:26

Aa

spec sheet

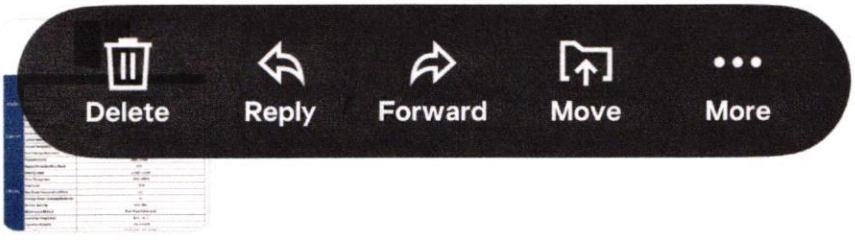
MB **Mike...** 10:55 AM

To: Me

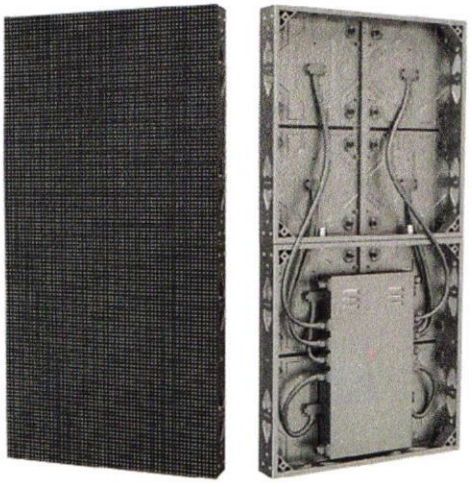
Here is spec sheet on digital sign.
It's in the P6.3 catagory .
Also the lighted sign 3' x 6' lighting is being reduced from 300 Watts down to 60 Watts .

---

1 Attachment



C Series- Outdoor Front Led Display



	Model No.	C4	C6	C9
Model	Pixel Picth(mm)	4.76	6.35	9.525
	LED Type	SMD 1921	SMD 2727	SMD 2727
	Module Dimension(W*H)(mm)	1x 1(304.8mmx 304.8mm)		
	Module Resolution(W*H)(Pixel)	64x 64	48x 48	32x 32
	Pixel Density(Pixel/m²)	44010	24800	11022
	Scan Mode(S)	8	6	2
Cabinet	Canbinet Dimension(W*H)(mm)	2x 4(609.6mmx 1219.2mm)		
	Canbinet Resolution(W*H)(Pixel)	128x 256	96x 192	64x 128
	Cabinet Material	Aluminum Extrusion		
	Cabinet Weight(Kg)	25		
Display	Best Viewing Distance(m)	4.8	6.5	9.5
	Brightness(nits)	6500- 10000		
	Ingress Protection(Fron/Rear)	IP67		
	Viewing Angle	H:140° V:14 0°		
	Color Temperature	3200- 9500K		
	Gray Level	14bit		
	Max Power Consumption(W/m²)	450		
	Average Power Consumption(W/m²)	150		
	Refresh Rate(Hz)	1920- 3840		
	Maintenance Method	Rear/ Front Maintenance		
	Operating Temperature	-40°C - 80°C		
	Operation Humidity	10%-95%HR		
	Input Voltage	AC110- 220V±15% 50/60Hz		
	MTBF(Hours)	50000		
	Life Time(Hours)	100000		

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

Hamburg Township
a great place to grow

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

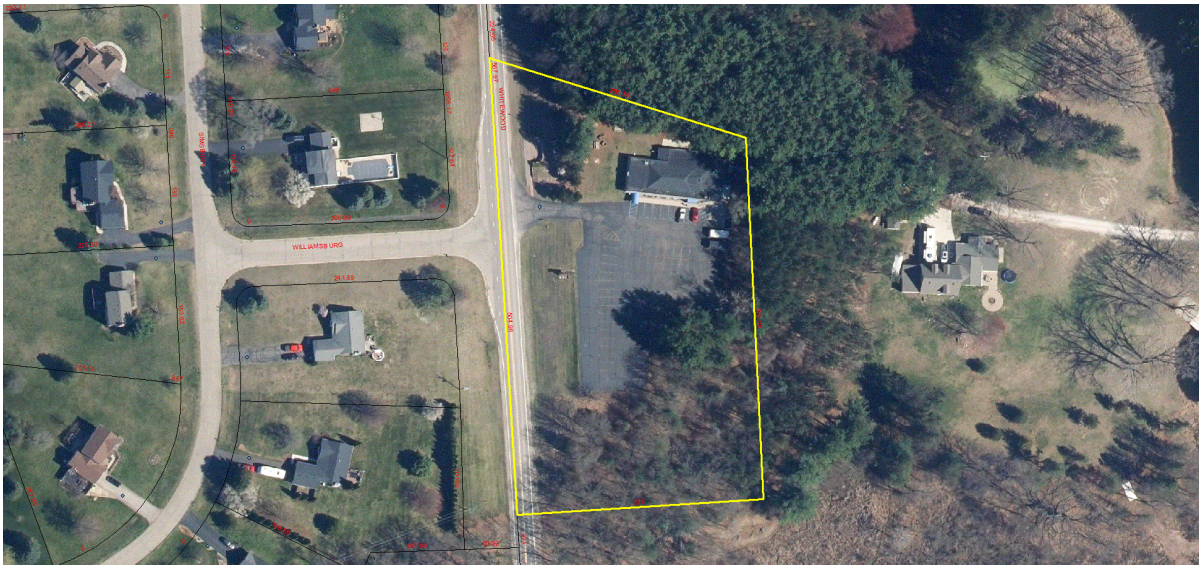
To: Planning Commissioners

From: David Rohr
Planning and Zoning Director

Date: November 18, 2026

Project address and Description: **Special Use Permit (PSUP 26-0002)** to permit a permanent electronic display sign. The proposed sign will replace an existing sign in the same location and of the same size.

Owner: American Legion Pinckney Post



Project site at 9807 Whitewood Rd., Hamburg, MI.

Existing land uses for the subject site and surrounding parcels is on the table below:

Direction	Zoning	Future Land Use	Existing Use
Subject Site: 9807 Whitewood Rd. (4715-20-300-012)	Medium Density Residential (RA)	Residential	Residential
North	Medium Density Residential (RA)	Residential	Residential
South	Medium Density Residential (RA)	Residential	Residential
East	Medium Density Residential (RA)	Residential	Residential
West	Medium Density Residential (RA)	Residential	Residential

PROJECT DESCRIPTION

New permanent sign to replace an existing sign in the same location and of the same size. The lower portion of the new sign (3x6) will be electronic display.

DISCRETIONARY REVIEW STANDARDS:

Below are the Special Use Permit Standards from Section 36-36 of the Zoning Ordinance in b**old** 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 C: Promote revitalization of commercial properties.*

Staff Analysis: The proposed electronic sign will assist the American Legion in advertising future events at the post, thereby continuing the commercial and social viably of the legion.

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 new sign will have no impact on the general residential character of the area. Drivers on Whitewood Rd. are accustomed to the existing sign.

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 sign will support the commercial use of the site.

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: No impact on traffic.

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: No impact on public services.

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 new sign will be consistent with the intent and purposes of this Ordinance.

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 (PSUP26-0002) to permit a permanent electronic display sign, located at 9807 Whitewood Rd.

EXHIBITS:
Application
Site plan
Architectural renderings

Sec. 36-476. Signs permitted in residential districts (CE, RAA, RA, RB, RC, WFR, NR, MHP, OH, PPRF, and VR).

(a) *Signs allowed with a sign permit.*

(1) *Permanent signs.*

a. Residential development sign. One freestanding monument or wall sign to be located within 50 feet of entrance to a subdivision, condominium project, multiple-family complex or mobile home park not to exceed 32 square feet in area. These signs may be located within the road right-of-way of the development as long as the proposed signs are approved as a part of the development improvements when the original project is approved.

b. Nonresidential sign. One freestanding monument and one wall-sign are allowed on lots with nonresidential uses other than home occupations. The freestanding sign shall not exceed 20 square feet in area. The wall sign shall not exceed one square foot for every two linear feet of building frontage, or 100 square feet, whichever is less.

c. Home occupation sign. One freestanding, projecting, or wall sign not to exceed six square feet in area on lots with an approved home occupation. Freestanding home occupation signs shall not exceed four feet in height.

d. A sign or similar notice is allowed for every 150 feet along the property line of a lot, provided that each sign is no more than two square feet in area, is posted no higher than four feet above grade and is located entirely upon private property. These signs shall not be within 150 feet of another sign and are allowed on vacant sites.

e. Permanent signs in the residential zoning districts may be illuminated if they are located along one of the following roads: Bishop Lake Road, Chilson Road, Hamburg Road, M-36, McGregor Road, Pettysville Road, Strawberry Lake Road, Whitewood Road, and Winans Lake Road.

f. Permanent signs in residential zoning districts may be electronic display signs with approval of a special use permit under section 36-36, along one of the following roads: Bishop Lake Road, Chilson Road, Hamburg Road, M-36, McGregor Road, Pettysville Road, Strawberry Lake Road, Whitewood Road, and Winans Lake Road.

(2) *Temporary signs.* Residential development sale and lease sign. One freestanding or wall sign shall be permitted for an approved subdivision, condominium project, multiple-family complex or mobile home park. Such a sign is permitted for a period not to exceed two years from the date of the approval of the project. Thereafter, if properties are still actively marketed for sale or lease in the development, extensions may be permitted on an annual basis with approval of a land use permit. The sign shall not exceed 20 square feet in area.

(b) *Signs allowed without a sign permit.* Temporary signs.

(1) Sale or lease signs. One freestanding sign per roadway frontage shall be permitted on a site that is actively marketed for sale or lease. The sign shall not exceed six square feet in size. These signs are allowed on vacant properties.

(2) Portable wall or freestanding signs with the following restrictions:

a. The total area for all portable signs must not exceed 20 square feet at one time.

b. No more than five portable signs can be erected at one time.

c. Signs of this type must be located solely on private property outside of any street right-of-way or corner clearance area.

d. Signs of this type shall not be in place for longer than 45 days.

(Zoning Ord. 2020, § 18.8, 1-5-2021)