Planning Commission

Larry Fox, Chairperson
Michael Mitchell, Vice-Chairperson
Tom Murphy, Secretary
Summer L. McMullen, Trustee
Sue Grissim, Commissioner
Jim Mayer, Commissioner
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Planning Commission Meeting Agenda
Hartland Town Hall
Thursday, October 22, 2026
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Approval of Meeting Minutes
6. Call to Public
7. Old and New Business
   a. Site Plan Application #26-008 for a proposed financial institution with drive-through service (Hartland Towne Square Planned Development)
   b. Site Plan/PD Application #26-010, Planned Development (PD) Concept Plan for a residential community with detached single-family condominium units and commercial area – North Oaks PD
8. Call to Public
9. Planner's Report
10. Committee Reports
11. Adjournment

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan Application #26-008 for a proposed financial institution with drive-through service (Hartland Towne Square Planned Development)

Date: October 15, 2026

Recommended Action

Move to approve Site Plan Application #26-008 a request to construct an approximate 4,006 square foot financial institution with drive-through service, as outlined in the staff memorandum dated October 15, 2026.

Approval is subject to the following conditions:

1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated October 15, 2026, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.
2. A land use permit is required prior to construction.
3. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, the Fire Code requirements and all government agencies as applicable.
4. *(Any other conditions the Planning Commission deems necessary)*

Discussion

Applicant Jennifer King

Site Description

The Hartland Towne Square Planned Development (PD) is located north of Highland Road (M-59) and west of Clark Road in Section 21 of Hartland Township. The entire planned development is approximately 81.34 acres in size and is comprised of multiple parcels.

The subject site is currently vacant; however, the site was prepared for development when Hartland Square Drive was constructed. The property is zoned PD (Planned Development). Per Township Assessing records, the site is approximately 1.04 acres in size (Tax Parcel ID #4708-21-402-001) and has approximately 207.22 feet of frontage along Hartland Square Drive and 207 feet of frontage along US-23 right-of-way.

On the development plans for Hartland Towne Square Planned Development (Final Plan dated June 18, 2008), the subject site is labeled as Outlot #6 and is within Development Area F on the Final Plan.

Background Information

The Hartland Towne Square Planned Development was approved by the Township on March 18, 2008, under SP #429F. As part of the approval of the PD, the plan depicted potential development within the subject property, but that plan was not an approved site plan, instead those were placeholders for potential future development on the subject property.

The approved plans for PD include the Planned Development Agreement (the "Agreement"), the Pattern Book for Hartland Towne Square (site design standards), and the Final Plan (detailed site and landscape plans). Together these documents, and applicable zoning standards, provide the development standards for Hartland Towne Square PD. Eight (8) amendments to the PD have occurred between 2008 and 2019 as outlined below:

1st Amendment
The first amendment to the PD was approved on July 1, 2008. The Agreement, Final Plan (Amended Final Plan, dated June 18, 2008), and Pattern Book (Rev. NO. 3 dated June 18, 2008) were updated in conjunction with the construction of Meijer's.

2nd Amendment
The second amendment to the PD was approved on August 6, 2008, which facilitated the granting of certain alternate access easements within the PD site. The second amendment did not require changes to the previously approved site plans (Amended Final Plan) or Pattern Book.

3rd Amendment
On January 20, 2009, the third amendment to the PD Agreement was approved. The text of Paragraph 21 of the PD Agreement (Integration) was amended to establish the required signatories of any amendment to the PD Agreement. Changes to the Amended Final Plan and Pattern Book were not required.

4th Amendment
The fourth amendment was approved on March 30, 2009, which amended the text of Paragraph 14.3 of the Agreement as it related to the newly configured Hartland Road and the granting of the Highway Easement to the Livingston County Road Commission. Changes to the Amended Final Plan and Pattern Book were not required.

5th Amendment
On August 4, 2010, the fifth amendment was approved. The text of Paragraphs 2 (Intent) and Section 6.6.4 (Signs) were amended to provide for the incorporation of approved amendments to the Agreement into the Final Plan and to provide for the relocation of and replacement of a directional sign to direct traffic to businesses on Rovey Drive. Drawings of the directional sign and revised site plans showing the location of the sign are incorporated into the fifth amendment document and as part of Sign Application #715. The Amended Final Plan and Pattern Book were not formally amended.

6th Amendment
On February 7, 2017, the Township Board approved the sixth amendment, which amended the wall sign standards as outlined in the Hartland RAMCO Planned Development Agreement (Section 6.6.3) and Hartland Towne Square Pattern Book (Page 28), under Site Plan Application #439A.

7th Amendment
On March 5, 2019, the Township Board approved Site Plan #19-002, a request to amend the Planned Development (PD) Agreement for the Hartland Township Square PD to permit up to three (3) drive-through restaurants in the Hartland Towne Square Planned Development (PD) and a total of eight (8) drive-through businesses. The language in the original PD Agreement allows for one (1) drive through for a bagel, donut, or coffee shop, and this language was not amended.

8th Amendment

On September 19, 2019, the Township Board approved the request to amend the Planned Development (PD) Agreement and Pattern Book for the Hartland Towne Square PD as the eighth (8th) Amendment. This request was initiated by the Planning Department to address several concerns in the planned development that had come to staff's attention via several parties. The 8th Amendment established guidelines for the on-going maintenance of private roads withing the development; allowed for improvements to the existing development monument sign at the northwest corner of Hartland Road and Highland Road; allowed for two (2) additional ground signs along Highland Road; allowed selective tree removals along the berm on Highland Road (near Culver's restaurant); adjusted the lighting standards for parking lot lighting (light pole style); and eliminated the restriction on the number of drive-through establishments.

Site Plan Application #26-005 (Chipotle Restaurant)

On April 23, 2026, the Planning Commission reviewed Site Plan Application #26-005, which is a request to construct an approximate 2,385 square foot restaurant (Chipotle) with dining-in option and one (1) pick-up window, for pick-up service only. Construction has not commenced as of the date of this memorandum.

SP #26-009 Amended and Restated 8th Amendment to the Planned Development Agreement and Amendment to Approved Landscape Plans

Under this application, the new owner of Hartland Towne Square PD, Hartland Towne Square, LLC ("HTS"), requested to restate and amend the 8th Amendment to the Hartland Towne Square Planned Development Agreement. The PD document touches on some of the elements of the original 8th Amendment from 2019 and proposed amendments, the Planned Development Agreement for other items, adding new language and provisions. The general categories covered in the proposed amendment include internal traffic circulation, on-going road maintenance, drive-through service establishments, signage, uses permitted by right, façade materials, maximum building height, LED lights, and hours of delivery.

Additionally, landscape modifications were requested under the proposed 8th Amendment to the PD Agreement for several existing landscape areas that generally border the commercial properties. The proposed plans show the selective removal of mature conifer trees in the development that are to be replaced with other conifer shrubs.

A separate aspect of the same application (SP #26-009) was a request by the applicant to amend the approved landscape plans for Hartland Towne Square for two (2) specific areas, as a site plan amendment to be decided by the Planning Commission only.

On September 24, 2026, the Planning Commission recommended approval of SP #26-009 for the Amended and Restated 8th Amendment to the PD Agreement. The Planning Commission also approved the proposed amendment to the approved landscape plans for two (2) areas in the development. On October 6, 2026, the Township Board approved SP #26-009 for the proposed amendments to the PD Agreement.

Other History

Currently, Hartland Towne Square includes the following businesses: Meijer's, Taco Bell, Belle Tire, Tim Horton's/Cold Stone Creamery, Culver's, Emagine Theatre, Panda Express, and Buffalo Wild Wings. In addition to those businesses, an approximate 7,980 square foot multi-tenant building with one (1) drive through window was approved by the Planning Commission in 2021 under SP #21-014. The building is located at the intersection of Hartland Square Drive and Highland Road. This building has four (4) tenant suites with the current tenants being Starbucks, AT&T, Wing Snob, and Athletico.

Planned Development Procedure

New construction within the Hartland Towne Square PD must go through the Township's standard site plan approval process with review and approval by the Planning Commission. The proposed project will be reviewed for compliance with applicable standards with the Planned Development Agreement, Pattern Book and Final Plan that are associated with Hatland Towne Square PD, as well as the Township's Zoning Ordinance as applicable.

The Planning Commission has Site Plan review authority and will make a final decision on Site Plan #26-008.

Project Summary for SP #26-008

Existing Site Conditions

The proposed financial institution is to be constructed on Outlot #6 in the planned development. The subject site is within Development Area F on the Final Plan for Hartland Towne Square PD (2008). This site is bounded by Hartland Square Drive on the north, and US-23 on the south. Buffalo Wild Wings is east of the site. Outlot #5 is the adjacent lot to the west and is vacant. The subject site is vacant of buildings but was prepared for development when Hartland Square Drive was constructed.

Landscaping (deciduous and evergreen trees) exists along the south property line which was installed as part of the development of the PD sites and generally follows the 2008 PD Landscape Plan for Outlot #6. The intent is to preserve this landscaping and install additional plants as shown on the proposed landscape plan.

Request

The applicant proposes to construct an approximate 4,006 square foot financial institution with drive-through service. The proposed plan shows one (1) access point on the north from Hartland Square Drive and a 26-foot-wide, 2-way, internal drive along the south side of the subject site. This drive lane connects to Buffalo Wild Wings on the east and the vacant parcel to the west (Outlot #5).

The proposed building is centered within the site, with twenty-two (22) parking spaces adjacent to the building entrance and east property line, on the east side of the site. A drive lane on the north wraps around the building and leads to three (3) drive-through lanes on the west side of the site. A by-pass lane is shown. Four (4) stacking spaces are required for a drive-through window, which are shown on the plans.

The hours of operation for the credit union are Monday through Friday, 9:00 a.m. to 5:00 p.m. for the lobby and drive-through. There are seven (7) employees and one (1) ATM.

Utilities (water and sewer) are available, and a stormwater management plan is in place for the entire Hartland Towne Square PD development.

Impact Assessment

No separate impact assessment is required for the proposed new use.

Traffic Generation

No separate traffic impact assessment is required for the proposed new use.

Access and Circulation

The site is accessed from a proposed driveway from Hartland Square Drive and an internal access drive that connects to Buffalo Wild Wings on the east and a vacant parcel on the west.

Requirements

Lot Size (Sec 3.1.18 of Zoning Ordinance)

- Required – Min. 20 acres for a Planned Development (entire development area); minimum lot size undefined for individual parcel or lot
- Proposed – 1.04 acre parcel for subject site, which is within the PD
- Meets Requirement? Minimum lot size undefined for individual lots
- Comments – (none)

Frontage

- Required – Minimum Frontage undefined for individual lots with an approved Planned Development
- Proposed – Approx. 207 ft. along US-23 and approx. 207.22 ft. along Hartland Square Drive
- Meets Requirement? – N/A
- Comments – (none)

Building Setbacks (Per approved Final Plan – Sheet SP 1.04 & Pattern Book – Page 34)

Setback	Required	Proposed	Meets Requirements? (Y / N)
Front (N) – Hartland Square Drive	20’	47.5’	Y
Front (S) – US-23	20’	86.2’	Y
Side (E)	20’	88’	Y
Side (W) Main Building	20’	61’	Y
Side (W) Drive through canopy	20’	26’	Y

- Meets Requirement? – Yes
- Comments – (none)

Parking Lot / Driveway / Internal Roads Setbacks (Per Final Plan – Sheet SP 1.04 & Pattern Book – Page 34)

Setback	Required	Proposed	Meets Requirements? (Y / N)
Front (N) – Hartland Square Drive	20’	20’	Y (to internal drive lane)
Front (S) – US-23	20’	38’	Y (to internal drive lane)
Side (E)	10’	10.1’	Y (to parking)
Side (W)	10’	10.9’	Y (to drive through lane)

- Meets Requirement? – Yes
- Comment – (none)

Building Height (Per approved Pattern Book – Page 36, for Outlots along Hartland Square Drive)

- Required – Max. 24’ from finished floor to roof parapet & 28’ max. to any exterior feature element
- Proposed – 24’-0”
- Meets Requirement? – Yes
- Comments – (none)

Lot Coverage

- Required – Undefined for a Planned Development, 75% for principal building in GC
- Proposed – 10.6% (includes combined total of SF of building and drive-through canopy)
- Meets Requirements? – Lot coverage undefined in the Planned Development standards.
- Comment – (none)

Site Requirements

Off-Street Parking (Per Sec. 5.8.4.H. Banks, Savings and Loan Offices)

- Required – 1 space per each 200 square feet of gross floor area plus 2 spaces for each 24-hour teller, plus 4 stacking spaces for each drive-through window equates to 24 parking spaces and 4 stacking spaces per 1 drive-through window
- Calculations: 4,006 gross floor area ÷200 = 20 spaces plus 2 spaces for 24-hour teller (1 teller proposed) TOTAL = 22 parking spaces
- Proposed – 22 parking spaces, 20 standard parking spaces (10' X 20'), 2 barrier free parking spaces, plus 4 stacking spaces.
- Meets Requirements? – Yes
- Comments – The size of the building (4,006 GFA) shall be consistently stated on all applicable sheets on the Construction Plan set. Currently, the building GFA is stated as 3,977 SF on some sheets and 4,006 SF on other sheets.

Barrier-Free Parking (Per ADA guidelines and approved Pattern Book – Page 44)

- Required – 1 barrier-free space in a location most accessible to the building entrance, with at least 1 space van-accessible
- Proposed – 2 barrier-free spaces, located near the building entrance (east side of building).
- Meets Requirements? – No, a van-accessible parking space with an 8 ft. wide access aisle is not provided. The access aisle width is shown as 5 ft. wide.
- Comments – The plan shall be revised on the Construction Plan set to provide an 8-ft. wide access aisle. There appears to be adequate space for the required revision without impacting the overall number of parking spaces in this area.

Loading (Per approved Pattern Book – Page 41)

- Required – 10' X 50' loading area located away from primary/secondary entrances, not visible from the street, must be screened.
- Proposed – Loading area is not shown.
- Meets Requirements? – TBD
- Comments – Although a separate loading area is not provided, it is assumed the deliveries will occur outside the normal business hours for the credit union thus avoiding conflicts with parking and vehicular circulation. The plan is similar with other approved sites in the Hartland Towne Square PD which do not show a loading area**.** Planning Commission to determine if a dedicated loading area is required.

Dumpster Enclosure (Per approved Pattern Book – Page 41)

- Required – Service and refuse areas should be incorporated into the structure as much as possible and screened from view via a minimum 6' high masonry enclosure to match building with a solid framed door. If not incorporated into the structure, refuse areas shall be located along the furthest drive to the west of the building and all other provisions shall remain. Final location to be approved by Hartland Township. Remote or detached refuse areas shall be screened with landscape materials.
- Proposed – A screened refuse enclosure, with one stall, is shown in the southeast portion of the site. With a 6-'4" high screen walls on three (3) sides. The screen walls are comprised of brick with a cast stone cap that matches the building materials. The dumpster enclosure doors are comprised of a composite material to be painted a taupe color.

- Meets Requirements? – Yes
- Comments – (none)

Landscaping Standards per the approved Pattern Book – Pages 10, 42, 43, and 44 as well as approved Final Plan/Landscape Plan for Development Area 'E', for reference of existing plant materials; and applicable current standards of Section 5.11 (Landscaping and Screening) of the Zoning Ordinance.
As an informational note, the proposed landscape plan submitted by the applicant is based on the current landscape design standards from Section 5.11 of the Township Zoning Ordinance and the landscape regulations in the PD Pattern Book and regulations as stated on the approved Final PD landscape plans for Outlot #6.

Staff's analysis is based on the PD regulations and applicable regulations from Section 5.11 of the Zoning Ordinance, unless noted otherwise.

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

B. Adjacent to Roads (Pattern Book/PD plan)
   <u>Hartland Square Drive</u>
   - Required – 1 deciduous or evergreen tree per 40 lineal feet of road frontage, PLUS 1 ornamental tree per 80 lineal feet of road frontage, PLUS 8 shrubs per 40 lineal feet of road. For approx. 207 lineal feet of road frontage, EQUATES TO: 5 deciduous/evergreen trees, 3 ornamental trees, and 40 shrubs REQUIRED (207 ÷ 40 = 5 trees and 40 shrubs; and 207 ÷ 80 = 3 ornamental trees).
   - Required – Evergreen hedge screen, min. 3 ft. wide, along Hartland Square Drive side of parking (this would apply to the area adjacent to Hartland Square Drive on north side of site)
   - Proposed – 6 deciduous/trees total along frontage (4 trees are narrow habit maple trees); 36 deciduous shrubs; and 2 ornamental trees.
   - Meets Requirement? – Yes, for number deciduous trees. Evergreen shrubs should be used for the hedge screen requirement in place of the deciduous shrubs (or provide a mix); deficient in number of shrubs (40 required) and ornamental trees (3 required).
   - Comments – Planning Commission to determine if the proposed plan meets the intent of the PD landscape requirements.

   <u>US-23</u>
   - Required – 1 deciduous or evergreen tree per 40 lineal feet of road frontage, PLUS 1 ornamental tree per 80 lineal feet of road frontage, PLUS 8 shrubs per 40 lineal feet of road frontage. For approx. 207 lineal feet of road frontage, EQUATES TO: 5 deciduous/evergreen trees, 3 ornamental trees, and 40 shrubs REQUIRED (207 ÷ 40 = 5 trees and 40 shrubs; and 207 ÷ 80 = 3 ornamental trees)
   - Existing – Existing landscaping along the US-23 boundary was previously installed (2008?) and is to remain per the proposed plan. Existing plant count is as follows: 5 deciduous trees (all are Callery Pear trees- plan states trees are maple trees); 4 ornamental trees (Serviceberry); and 2 evergreen trees (Spruce). Zero shrubs.
   - Proposed (new plants) – 3 ornamental deciduous trees; 42 shrubs PLUS existing trees
   - Meets Requirement? – Yes
   - Comments – The existing trees should be pruned and reviewed for their current health status.

If the Pear trees are considered viable, the 3 proposed ornamental trees could be eliminated to avoid crowding of the trees in this area. The proposed screen wall for the generator is located too close the one of the existing Pear trees. The generator and dumpster locations could be flipped to avoid this conflict.

C. Parking Lot Landscaping (Pattern Book/PD plan)
   - Required – 10 sf of landscape area per parking space (190 sf of landscape area required for 19 parking spaces); 1 tree per 320 sf landscape area (= square feet of parking islands) (660 sf of landscape area for 3 parking islands per staff's analysis). EQUATES TO: 2 trees; 50% (minimum) of each island/landscaped area must be "sod, shrubs, etc." REQUIRED. Shredded hardwood mulch is the required type of mulch.
   - Proposed – 660 sf of parking lot landscaping (190 sf required); and 2 canopy trees in parking islands by building), with lawn areas covering ground (more than 50%).
   - Meets Requirement? – Yes
   - Comments – 1 proposed canopy tree shown near a parking island (east property line) should be moved into the adjacent parking island.

D. Open Space Landscaping (Pattern Book/PD plan)
   - Required – 1 tree per 3,000 square feet of open space. Per PD landscape standards, the open space landscaping formula pertains to landscaped areas that are unpaved, open areas for which specific landscape requirements are not provided. Per the open space plan shown on the landscape plan, 17,885 sf of open space provided. EQUATES TO: 6 trees REQUIRED (17,885 ÷ 3,000 = 6 trees)
   - Proposed – 6 canopy trees and lawn in buffer area on the south (between the drive aisle and south property line)
   - Meets Requirement? – Yes
   - Comments – Alternate locations could be considered for the trees See additional staff comments regarding these trees are found in the section labeled "Other Landscape Comments"

E. Foundation Landscaping (Pattern Book/PD plan)
   - Required –Foundation Landscaping required. Size, location and quantity will be determined by the Township prior to suite plan approval (Sec. 7.2 of Pattern Book, page 42).
   - Provided – Applicant used the current landscape requirements for Foundation Landscaping. Proposed: a mix of ornamental trees, shrubs, and perennial plants on the north, east, and west sides of the building.
   - Meets Requirement? – Yes
   - Comment – Planning Commission to determine if the proposed plan is acceptable.

F. Landscaping Species (Pattern Book/PD plan)
   - Required **–** Follow plant species listed in the Pattern Book (page 43).
   - Proposed – Proposed plant species generally follow the plant standards called for in the Pattern Book.
   - Meets Requirement? – Yes
   - Comments – (none)

G. Irrigation (Pattern Book/PD plan)
   - Required **–** All plant material shall be irrigated, with underground irrigation system.
   - Proposed – Irrigation system is provided per notes on Sheet C-7 (Landscape Plan).
   - Meets Requirement? – Yes
   - Comments –An irrigation plan shall be included in the Construction Plan set.

H. Screening of Ground Mounted Equipment (Sec 5.11.G.iii.)
   - Required – Screening on three sides for utility cabinets (if 30 inches or more in height).

- Proposed – Masonry screen walls shown on three sides of the generator, with materials to match the building. Solid composite gates are shown and are to be painted taupe. Wall height is 7'-8". Generator height is 7'-2".
- Meets Requirement? – Yes
- Comment – (none)

Other Landscape Comments

- The landscape plan also incorporates some regulations from the current landscape regulations in addition to the PD landscape requirements. In particular the plan shows landscape requirements for Buffer and Perimeter areas. The areas for these categories are noted as generally along the east and west property lines and include a number of trees and shrubs. Staff would suggest simplifying those areas and just plant 3 canopy trees and lawn in each landscape area on the east and west perimeters (3 trees on the east and 3 trees on the west). Staff will work with the applicant on the changes during the construction phase.
- All lawn areas shall be labeled. Lawn is required in the open space areas.
- Light poles shall be shown on the landscape plan to match those shown on the photometric plan.
- The landscape plan shall be revised to show the same parking layout as shown on Sheet C3.0 (Site Layout Plan) showing 22 parking spaces.
- All revisions shall be shown on the Construction Plan set.

Lighting (Per approved Pattern Book – Pages 23 and 44 and Section 5.13 of Zoning Ordinance)

A. Intensity – Overall site
   - Required – Light intensity to be measured at 5ft. above ground level on a vertical plane. Max. 0.5 fc along property line adjacent to residential, or 1.0 fc along property line adjacent to non-residential. Average footcandles between 2.4 and 3.6 fc (average) within main parking area, and up to 5.0 fc (average) at main building entrance(s) and exit/entry drive. Lighting level may not exceed 10 fc in any location. Average footcandle under vehicular canopy not to exceed 5 fc.
   - Proposed – Plan states footcandles values being measured at 5 ft. above grade. Max. 0.1 fc along west property line; Max.0.4 fc along south property line; Max. 0.8 fc along east property line; Max. 0.7 fc along north property line. Average footcandle value in the main parking area is 2.4 fc and complies. Average footcandle value at main building entrance is 3.2 fc. and complies. Average footcandle values at exit/entry 2.5 (main drive) and 2.6 (back drive) complies. Highest lighting level is 18.0 fc (under the drive-through canopy). Average footcandle under vehicular canopy is 10.4 fc and exceeds maximum allowed (ave. 5 fc maximum).
   - Meets Requirement? – Yes, for general site lighting. On Sheet EZ-0.0 (Photometric Plan), a statement from the applicant is provided asking for a variance (waiver) for the drive-through canopy to exceed the maximum allowed footcandle value (18.0 fc proposed) and the average footcandle value (10.4 fc proposed) due to security concerns.
   - Comments – Planning Commission to consider the waiver request from the applicant regarding the proposed lighting values under the drive-through canopy.

B. Fixture Height
   - Required – Max. 28 feet (25-foot fixture on 3-foot base)
   - Proposed – Overall height of pole and base is 20 ft.
   - Meets Requirements? – Yes
   - Comments – (none)

C. Fixture Type
- Required – Light pole fixture style shown on Page 6 of Pattern Book (2019 8th Amendment); Black shoe-box fixture, fully recessed, consistent with overall development.
- Proposed – LED light fixtures on square, light poles (10 single-head light poles); color of light pole and light fixture are not stated.
- Meets Requirement? – Yes
- Comments – The pole and light fixture color (black is required) shall be stated on the revised photometric plan as part of the Construction Plan set

Architecture / Building Materials (Per approved Pattern Book, Pages 24, and 36-38)
The following summary of the building materials is based on the building elevations and material sample board. Per the applicant, the stated façade material percentages include the materials on the building and drive-through canopy (total percentage of each material).

PD Requirements		**Submitted Materials**		**Meets Requirements? (Y / N)**
Building Articulation. Horizontal and vertical offsets, glazing and canopy and shading systems as well as exposed structural components. Use of a diverse but complimentary color and finish palette will be required		Building articulation is provided by using recesses, projections, angled roofline, canopies over the building entrances, and changes in texture/color using a variety of building materials for visual interest.		Y
Materials Used as Defined in the Pattern Book dated March 18, 2008		Materials: Brick veneer in 4 earthtone colors (beige, walnut, Greystone, and ivory); mid-tone brown longboard/wood-look aluminum siding; metal canopies over building entrances (teal color); metal accents; drivet (EIFS); steel/glass storefront window system.		Y
Materials Schedule - Required		**Materials Schedule – Proposed**		
Brick (combined total of brick veneer by Palmetto Brick)	100% (40% min.)	East Elevation West Elevation North Elevation South Elevation	45% 72% 50% 46%	Y Y Y Y
Metal (awnings and trim) Not specifically listed; used metal panel standard for max. percentage	20% Max.	East Elevation West Elevation North Elevation South Elevation	14% 20% 21% 19%	Y Y Y Y
Storefront (Glass)	50% Max.	East Elevation West Elevation North Elevation South Elevation	36% 4% 24% 29%	Y Y Y Y

EIFS	10%	East Elevation West Elevation North Elevation South Elevation	5% 4% 5% 6%	Y Y Y Y

Architecture comments:

- General architectural characteristics – The building has a mixed palette of building materials in complimentary earthtone colors, with steel elements, and teal-tone accents. Articulation is achieved using recesses, projections, an angled roofline, and horizontal elements to add a contrast to the vertical elements.
- Building materials – Brick veneer is the dominant façade material on each building elevation, using a total of four (4) colors). Wood-look aluminum siding (brown), canopies (teal color), metal trim, and EIFS (2 colors) are used for visual interest. The same wood-look aluminum siding is used on each fascia of the drive-through canopy. The support columns for the canopy are wrapped with brick veneer (2 colors) to match the building.

Roof appurtenances (Page 38 of Pattern Book)

- Required – All rooftop equipment is required to be screened with a parapet wall or roof structure in building materials that matches the structure or is visually compatible and shall not be visible from any direction. Sight line section drawings may be required. Metal panels may not be used for rooftop screening.
- Proposed – The roof deck and outline of each rooftop unit (RTU) are also shown on the elevations (black & white elevations). Sight line perspective drawings (for RTUs) are provided and indicate the rooftop units are screened.

Pedestrian Access (Per the approved Pattern Book)

- Required – 7’ sidewalk where adjacent to parking spaces and 5’ sidewalk elsewhere; sidewalks required on all sides of the building where adjacent to parking.
- Proposed – 7-ft wide sidewalk is provided along east of the building (main entrance), which is adjacent to parking spaces. The north side of the building has a 5-ft wide sidewalk.
- Meets Requirements? – Yes
- Comments – (none)

Signage

Any signage for the proposed project will be reviewed administratively through separate sign permit applications. Other than any signage in a window as shown on the building elevations, applicable sign regulations from PD documents and the current Zoning Ordinance will be applied to the signs.

Other Requirements-Zoning Ordinance Standards

A flagpole is shown on the east side of the building. Sheet A-1.0 shows the footing detail and states the pole height and flag size. This will be reviewed administratively during the construction phase of the project.

Hartland Township DPW Review

The DPW Director has provided a review letter dated September 17, 2026.

Hartland Township Engineer’s Review (Spaulding DeDecker)

The Township Engineer (SDA) has reviewed the Preliminary Site Plan and provided comments in the letter dated August 17, 2026.

Hartland Deerfield Fire Authority Review

The Hartland Deerfield Fire Authority has provided comments in the review letter dated August 12, 2026.

Attachments:

1. Township DPW review letter dated 09.17.2026 – PDF
2. Township Engineer (SDA) review letter dated 08.17.2026 – PDF
3. Hartland Deerfield Fire Authority review letter dated 08.12.2026– PDF
4. Site Plans dated 09.29.2026

CC: SDA, Twp Engineer (via email)
Scott Hable, Twp DPW Director (via email)
A. Carroll, Hartland FD Fire Chief (via email)

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

TO:	Planning Department
DATE:	9/17/2026
DEVELOPMENT NAME:	Financial Plus Credit Union
PIN#:	4708-21-402-001
APPLICATION #:	# SP #26-008
REVIEW TYPE:	Site Plan

Site Plans for the proposed Financial Plus Credit Union proposes a 3,977 square foot building. Banks are assigned at a rate of 0.4 REUs per 1,000 square feet; therefore, 2 sewer and 2 water REU's are required. This parcel currently owns no REU's.

	Sewer REUs	Water REUs
Owned	0	0
Required	2	2
# REUs Needed	2	2
Cost Each	$9,439.20	$5,816.01
Total Due Each	$18,878.40	$11,632.02
TOTAL REU COST	**$30,510.42**	

Public Works approves the above plans subject to the purchase of the REU's listed above and inclusion of the following details on subsequent site plans and construction plans:

1. Water main material, sizes and connection detail sheet.
2. Water service lead location, size and materials including fittings.
3. Sanitary sewer material and sizes and connection detail sheet.
4. Monitoring manhole for sewer connection and location if required.
5. Utility easements noted as public.

Prior to interior construction, applicant will be required to purchase a water meter, appropriate mounting hardware, and MXU sending unit from the Township.

Please feel free to contact me with any further questions or comments regarding this matter and thank you for your time.

Scott Hable
Public Works Director

SPALDING DEDECKER

Site Plan Review

August 17, 2026

Mr. Troy Langer
Planning Director
Hartland Township
2655 Clark Road
Hartland, Michigan 48353

Re: Financial Plus Credit Union - Site Plan Review
SDA Review No. HL26-102

Dear Commission Members:

We have received the preliminary site plan submittal for the above referenced project prepared by Kem-Tec dated August 13, 2026 and received by our office on August 10, 2026. The plans were reviewed in accordance with the Site Plan Review Checklist, Current Design and Engineering Standards, Standard Details, and Code of Ordinances and the following comments are our observations.

Recommendation

Approval of the Preliminary Site Plan is recommended conditional upon all of the below comments being addressed to the satisfaction of the Planning Commission and at construction plan review stage.

Project Summary

- Construction of a Financial Plus Credit Union with drive thru lanes located off Hartland Square Drive just north of Highland Rd. east of US-23 in the Hartland Towne Square. It is currently a vacant parcel. Site access would be provided via Hartland Square Drive. The site is noted as 1.04 acres.
- Water service would be provided from the existing 8-inch diameter water main located along the north side of Hartland Square Dr. A water service and fire line are provided to serve the restaurant and to connect to the existing domestic and fire line taps.
- Sanitary service would be provided from the existing 8-inch diameter sanitary sewer crossing the subject parcel on the south side. A 6-inch sanitary sewer lead would be provided.
- Storm water would be collected by proposed storm sewer collection systems and discharged to an off-site detention system. Our records indicate that the proposed site is accounted for in the Hartland Towne Square detention system.

General

1. Confirm parcel ID number. Our records indicate the parcel ID number to be 08-21-402-001.
2. Coordination with the Buffalo Wild Wings property will be required for connection to their site and removal of their pavement and parking spaces.

Water Main

1. The existing 12-inch water main shall not be located closer than 20 feet from the proposed building. It is currently measured to be 13 feet from the building. The water main shall be also located 10 feet from the existing sanitary sewer, so the water main could be shifted 5 feet southwest further from the building.

2. The existing hydrant shall be shown in the plans, and it shall be located no closer than 2 times the height of the tallest part of the proposed building. The building appears to be 24-inch height, and the hydrant is currently located approximately 28 feet from the proposed building.

Sanitary Sewer

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

Storm Drainage

1. Any development project with a land disturbance area of 1.0 acre or larger will require a permit from Livingston County. The proposed work disturbance appears to be over 1 acre. Township records show the proposed site is accounted for in the Hartland Towne Square detention system. A comparison of the run-off coefficient between the existing site, proposed site, and assumed value in development of the Hartland Towne Square will be required.
2. Confirm with Livingston Drain Commission that they will not require any additional water quality requirements before connection to the existing system.
3. All storm water design calculations are to follow Hartland Township and Livingston County Drain Commissioner standards and details. Offsite surface runoff shall not be trapped along the development perimeter.
4. A drainage plan will be required during engineering review.
5. During construction plan review, confirm which structure is more feasible to connect to the Buffalo Wild Wings site.

Site Paving

1. Provide a maneuverability route for the garbage/recycling trucks to the trash enclosures. Show and label the vehicle overhang and tire path.

Permits and Agreements Required

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

- A draft copy of the Storm Drain Agreement.
- A Land Use Permit will be granted after the pre-construction meeting.
- Livingston County Drain Commissioner approval and permit (Sanitary and Storm).
- Soil Erosion and Sedimentation permit from Livingston County Drain Commissioner.
- Genesee County Drain Commissioner water and waste services approval and permit.

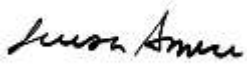
Please be aware that additional comments may arise with the submittal of the requested revisions and/or additional information.

The comments are not to be construed as approvals and are not necessarily conclusive. The final engineering plans for this development are to be prepared in accordance with the Current Design and Engineering Standards, Standard Details, and Code of Ordinances.

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

Sincerely,

SPALDING DEDECKER



Luisa Amici
Engineer



Mark Collins, PE
Project Manager

cc: Martha Wyatt, Hartland Township Planning Planner - Landscape Architect (via email)
Scott Hable, Hartland Township Public Works Director (via email)
Michael Luce, Hartland Township Manager (via email)

HARTLAND DEERFIELD FIRE AUTHORITY

HARTLAND AREA FIRE DEPT.

3205 Hartland Road
Hartland, MI. 48353-1825

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

August 12, 2026

To: Hartland Township Planning Commission

Re: Financial Plus Credit Union

The Hartland Deerfield Fire Authority has reviewed the Site Plan for Financial Plus Credit Union dated July 27, 2026.

These are the following are recommendations:

1. A minimum of one isle is a minimum of twenty-six feet.
2. All turning radius is a minimum of fifty feet.
3. Required to purchase a Supra Box, Fire Department has ordering information.
4. Contact the Fire Department for Final Inspection.

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

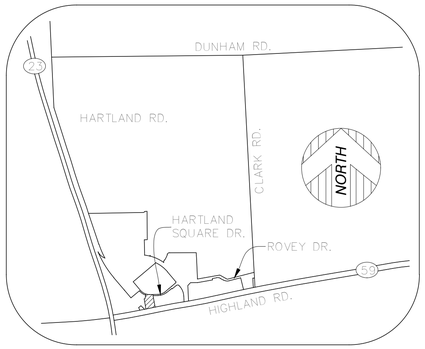
Jon Dehanke
Fire Marshal

FINANCIAL PLUS - HARTLAND TWP

CONSTRUCTION PLANS

PARCEL ID: 4708-21-402-001

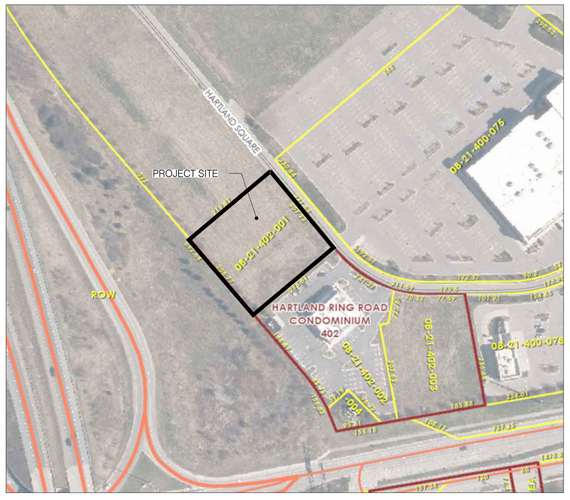
HARTLAND SQUARE DRIVE, HARTLAND, MICHIGAN 48353



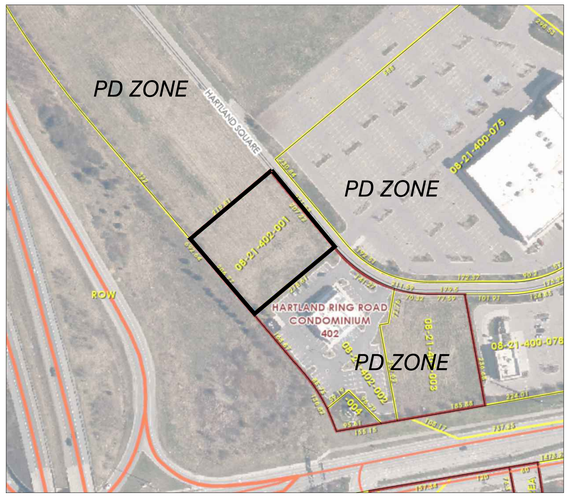
VICINITY MAP
NOT TO SCALE

LEGEND

●	SET 1/2" REBAR WITH CAP P.S. 47976
×	SET PAINT DOT
◉	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
0.00	GROUND ELEVATION
⊠	ELECTRIC METER
Ⓔ	ELECTRIC MANHOLE
◫	ELECTRIC PANEL
○	UTILITY POLE
GV	GAS METER
GV	GAS VALVE
	LIGHT POLE WITH STREET LAMP
Ⓦ	WATER GATE MANHOLE
WV	WATER VALVE
	FIRE HYDRANT
	TRAFFIC SIGNAL
Ⓛ	PUBLIC LIGHTING MANHOLE
Ⓢ	SEWER MANHOLE
	ROUND CATCH BASIN
	SQUARE CATCH BASIN
AC	AIR CONDITIONING UNIT
	LIGHTPOST/LAMP POST
	DECIDUOUS TREE (AS NOTED)
	PARCEL BOUNDARY LINE
	PLATTED LOT LINE
	ADJOINER PARCEL LINE
	BUILDING
	CONCRETE CURB
	EDGE OF CONCRETE (CONC.)
	FENCE (AS NOTED)
	OVERHEAD UTILITY LINE
GAS	GAS LINE
	SEWER LINE
W	WATER LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	BUILDING AREA
	ASPHALT



AERIAL MAP
SCALE: 1" = 150'



ZONING MAP
SCALE: 1" = 150'

DRAWING INDEX

C1.0	COVER SHEET
1	TOPOGRAPHIC SURVEY
C3.0	SITE LAYOUT PLAN
C3.1	FIRE TRUCK TURNING PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	STORMWATER PLAN
C7.0	DETAIL SHEET

CIVIL ENGINEER

KEM-TEC & ASSOCIATES
22556 GRATIOT AVENUE
EASTPOINTE, MI 48021
CONTACT: GREG EZZ0
PHONE: (810)-712-8849

ARCHITECT

RSL COMMERCIAL ARCHITECTURE
8927 ROSSASH RD,
CINCINATI, OH 45236
PHONE: (513) 891-9951

APPLICANT

RSL COMMERCIAL ARCHITECTURE
8927 ROSSASH RD,
CINCINATI, OH 45236
PHONE: (513) 891-9951

PARCEL AREA

45,375± SQUARE FEET = 1.04± ACRES

BENCHMARK

SITE BENCHMARK #10
CUT "X" ON SOUTHWEST SIDE OF LIGHTPOLE BASE, SOUTHEAST CORNER ENTRANCE TO BUFFALO WILD WINGS & EMAGINE.
ELEVATION = 982.09' (NAVD 88)

SITE BENCHMARK #11
CUT "X" ON SOUTH RIM OF SANITARY MANHOLE #122116, NORTHWEST CORNER OF BUFFALO WILD WINGS PARKING LOT.
ELEVATION = 980.12' (NAVD 88)

PROPERTY DESCRIPTION

PARCEL 2:
UNIT 1, RING ROAD CONDOMINIUM, ACCORDING TO THE MASTER DEED THEREOF, AS RECORDED IN INSTRUMENT NO. 2022R-030911, LIVINGSTON COUNTY RECORDS, AND DESIGNATED AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 451, TOGETHER WITH RIGHT IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN SAID MASTER DEED, AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

ALSO KNOWN AS OL-6 DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH 1/4 OF SAID SECTION 21; THENCE NORTH 02 DEGREES 55 MINUTES 00 SECONDS WEST, 275.38 FEET ALONG THE NORTH-SOUTH 1/4 LINE (AS MONUMENTED) TO THE NORTH LINE OF M-59 (HIGHLAND ROAD); THENCE NORTH 80 DEGREES 05 MINUTES 11 SECONDS EAST, 273.69 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF US-23; THENCE ALONG THE EAST LINE 50.91 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 346.97 FEET, A CENTRAL ANGLE OF 08 DEGREES 24 MINUTES 24 SECONDS, AND A CHORD WHICH BEARS NORTH 22 DEGREES 02 MINUTES 50 SECONDS WEST, 50.86 FEET; THENCE CONTINUING ALONG SAID EAST LINE 85.49 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 346.97 FEET, A CENTRAL ANGLE OF 14 DEGREES 07 MINUTES 01 SECONDS, AND CHORD BEARING NORTH 33 DEGREES 16 MINUTES 33 SECONDS WEST, 85.27 FEET AND NORTH 40 DEGREES 22 MINUTES 05 SECONDS WEST, 163.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE NORTH 40 DEGREES 22 MINUTES 05 SECONDS WEST, 206.77 FEET; THENCE NORTH 49 DEGREES 56 MINUTES 15 SECONDS EAST, 210.81 FEET TO THE SOUTHWESTERLY LINE OF HARTLAND SQUARE DRIVE; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 40 DEGREES 02 MINUTES 08 SECONDS EAST, 207.22; THENCE SOUTH 50 DEGREES 03 MINUTES 26 SECONDS WEST, 218.61 FEET TO THE POINT OF BEGINNING.

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

JOSEPH ROCCO DATTILO ENGINEER No. 6201043601 PROFESSIONAL ENGINEER STATE OF MICHIGAN

S.M. ENGINEERS
CIVIL ENGINEER/ SURVEY / LAND PLANNER / LANDSCAPE ARCHITECT
4071 KEATS DRIVE,
TROY, MI 48085
T: 248.835.3553

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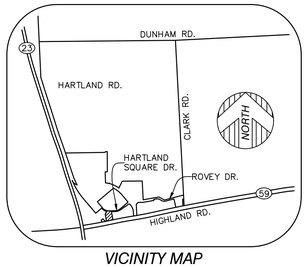
COVER SHEET

PREPARED FOR: RSL COMMERCIAL ARCHITECTURE
VACANT LAND, HIGHLAND TOWNSHIP, MICHIGAN.
PART OF SECTION 21,
TOWN 3 NORTH, RANGE 6 EAST

REVISION	DATE	BY	DESCRIPTION
4	09.29.2025	GAE	SITE PLAN/ENG. REVIEW
3	09.16.2025	GAE	SITE PLAN/ENG. REVIEW
2	09.04.2025	GAE	SITE LAYOUT SUBMISSION
1	08.27.2025	GAE	SITE LAYOUT SUBMISSION

DRAWN BY: S.M. ENGINEERS
CHECKED BY:
DATE: SEPTEMBER 29, 2025
PROJECT NO.: 25-01064
SCALE: 09/29/2025

C1.0



VICINITY MAP

MANHOLE SCHEDULE

POINT#	TYPE	RIM	SIZE	DIR	INV
122302	BEEHIVECB	977.255		12 SE	972.86
122289	STMH	978.99		12 NW	972.59
				18 NE	972.1
				12 W	972.59
				18 SE	972.49
120641	STMH	978.37		18 SW	971.97
				18 SE	971.87
	NOTE:BULKHEADED			15 NW	972.17
122227	SQCB	978.24		10 S	973.64
				12 ESE	972.93
122116	SMH	980.08		8 N	961.48
				8 SW	961.22
125678	SMH	976.11		10 NE	961.1
				10 S	961.06
122128	SMH	980.5		8 N	962.8
				8 S	962.8

PARKING

NO MARKED PARKING ON SITE.

PARCEL AREA

45,375± SQUARE FEET = 1.04± ACRES

BASIS OF BEARING

SOUTH 40°02'08" EAST, BEING THE SOUTHERLY LINE OF HARTLAND SQUARE DRIVE, PER CONDO PLANS.

BENCHMARK

SITE BENCHMARK #10
CUT "X" ON SOUTHWEST SIDE OF LIGHTPOLE BASE, SOUTHEAST CORNER ENTRANCE TO BUFFALO WILD WINGS & EMAGINE.
ELEVATION = 982.09' (NAVD 88)

SITE BENCHMARK #11
CUT "X" ON SOUTH RIM OF SANITARY MANHOLE #122116, NORTHWEST CORNER OF BUFFALO WILD WINGS PARKING LOT.
ELEVATION = 980.12' (NAVD 88)

SURVEYOR'S NOTE

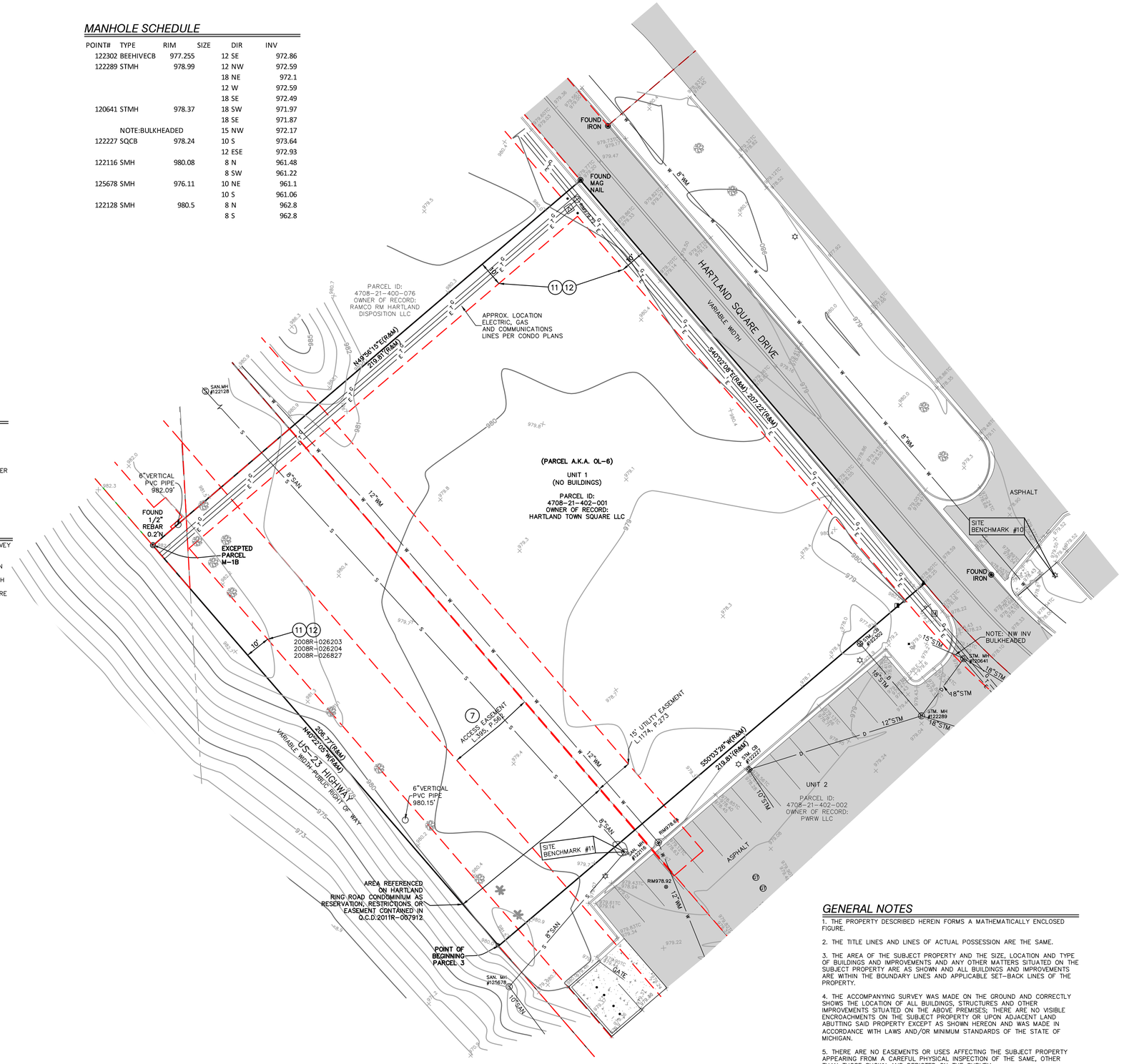
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS AND DRAWINGS PROVIDED BY VARIOUS UTILITY COMPANIES AND/OR MUNICIPAL AGENCIES. UNDERGROUND UTILITIES WHICH ARE LOCATED ON PRIVATE PROPERTY ARE TYPICALLY NOT SHOWN ON PLANS PROVIDED BY THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

LEGEND

- FOUND MONUMENT (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- +0.00 GROUND ELEVATION
- TELEPHONE RISER
- UTILITY POLE
- GAS LINE MARKER
- TELEPHONE MANHOLE
- SANITARY MANHOLE
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- LIGHTPOST/LAMP POST
- SINGLE POST SIGN
- DOUBLE POST SIGN
- DECIDUOUS TREE (AS NOTED)
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- EASEMENT (AS NOTED)
- CONCRETE CURB
- PARKING
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- E ELECTRIC LINE
- T COMMUNICATION LINE
- S SANITARY LINE
- G GAS LINE
- D STORM LINE
- W WATER LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- ASPHALT
- CONCRETE

PRIOR TO CONSTRUCTION ALL LOCATIONS AND DEPTHS OF EXITING UTILITIES SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

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



GENERAL NOTES

1. THE PROPERTY DESCRIBED HEREIN FORMS A MATHEMATICALLY ENCLOSED FIGURE.

2. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.

3. THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY ARE AS SHOWN AND ALL BUILDINGS AND IMPROVEMENTS ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY.

4. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF MICHIGAN.

5. THERE ARE NO EASEMENTS OR USES AFFECTING THE SUBJECT PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY.

6. THERE ARE NO VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY.

7. EXCEPT AS SHOWN HEREIN, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FROM DRAINING, UTILITIES OR INGRESS OR EGRESS.

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PROPERTY DESCRIPTION

LAND IN THE TOWNSHIP OF HARTLAND, LIVINGSTON COUNTY, MI, DESCRIBED AS FOLLOWS:

UNIT 1, RING ROAD CONDOMINIUM, ACCORDING TO THE MASTER DEED THEREOF, AS RECORDED IN INSTRUMENT NO. 2022R-030911, LIVINGSTON COUNTY RECORDS, AND DESIGNATED AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 451, TOGETHER WITH RIGHT IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN SAID MASTER DEED, AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

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TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1306484-MICH, DATED APRIL 30, 2026, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

7. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN AN EASEMENT IN FAVOR OF THE MICHIGAN STATE HIGHWAY DEPARTMENT RECORDED IN LIBER 395 PAGE 562. [AFFECTS SUBJECT PROPERTY; EASEMENT AS SHOWN]

8. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN A STATEMENT OF NECESSITY IN FAVOR OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION RECORDED IN LIBER 978 PAGE 520. [DOES NOT AFFECT SUBJECT PROPERTY]

9. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN A DRAINAGE EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 2008R-008723. [EASEMENT DOES NOT CROSS OR ABUT SUBJECT PROPERTY]

10. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN A GRANT IN FAVOR OF HARTLAND TOWNE SQUARE DRAIN DRAINAGE DISTRICT RECORDED AS DOCUMENT NUMBER 2008R-024240 [EASEMENT DOES NOT CROSS OR ABUT SUBJECT PROPERTY].

11. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN AN EASEMENT FOR GAS PIPELINE RECORDED AS DOCUMENT NUMBERS 2008R-26202 [DOES NOT AFFECT SUBJECT PROPERTY], 2008R-026203 [AS SHOWN], 2008R-026204 [AS SHOWN], 2008R-026205 [DOES NOT AFFECT SUBJECT PROPERTY] AND 2009R-11454 [DOES NOT AFFECT SUBJECT PROPERTY].

12. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN A GRANT IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY D/B/A AT &T MICHIGAN RECORDED AS DOCUMENT NUMBER 2008R-026827. [10' PRIVATE EASEMENT IS AS SHOWN]

PARTIAL RELEASE OF EASEMENT RECORDED AS DOCUMENT NUMBER 2009R-011453 [DOES NOT AFFECT SUBJECT PROPERTY].

13. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN AN AGREEMENT FOR THE ESTABLISHMENT OF A COUNTY DRAIN AND COUNTY DRAINAGE DISTRICT FOR THE HARTLAND SQUARE PUD RECORDED AS DOCUMENT NUMBER 2008R-027570 [AFFECTS SUBJECT PROPERTY; EASEMENT DOES NOT CROSS OR ABUT SUBJECT PROPERTY].

AGREEMENT TO ADD LANDS TO A DRAINAGE DISTRICT RECORDED AS DOCUMENT NUMBER 2008R-027571. [AFFECTS SUBJECT PROPERTY]

14. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN A MONUMENT SIGN AGREEMENT RECORDED AS DOCUMENT NUMBER 2008R-028131. [EASEMENT DOES NOT CROSS OR ABUT SUBJECT PROPERTY]

15. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN AN AGREEMENT RECORDED AS DOCUMENT NUMBER 2008R-031308. [AFFECTS SUBJECT PROPERTY; EXACT LOCATION OF EASEMENT IS UNKNOWN]

16. SPECIAL ASSESSMENT CONTRACT HARTLAND TOWNSHIP M-59 REHABILITATION, RECONSTRUCTING AND WIDENING SPECIAL ASSESSMENT DISTRICT NO. 1 RECORDED AS DOCUMENT NUMBER 2008R-033855. [AFFECTS SUBJECT PROPERTY; SEE DOCUMENT FOR TERMS AND CONDITIONS]

17. SPECIAL ASSESSMENT CONTRACT HARTLAND TOWNSHIP HARTLAND ROAD RELOCATION AND CLARK/DUNHAM PAVING SPECIAL ASSESSMENT DISTRICT NO. 1 RECORDED AS DOCUMENT NUMBER 2008R-034360. [AFFECTS SUBJECT PROPERTY; SEE DOCUMENT FOR TERMS AND CONDITIONS]

18. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN A GRANT IN FAVOR OF THE LIVINGSTON COUNTY DEPARTMENT OF PUBLIC WORKS RECORDED AS DOCUMENT NUMBER 2009R-016250. [DOES NOT AFFECTS SUBJECT PROPERTY]

19. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN A MAINTENANCE AGREEMENT RECORDED AS DOCUMENT NUMBER 2009R-034029. [DOES NOT AFFECT SUBJECT PROPERTY]

20. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED ACCESS EASEMENT AGREEMENT RECORDED APRIL 21, 2026 AS INSTRUMENT NO. 2026R-008494. [EASEMENT DOES NOT CROSS OR ABUT SUBJECT PROPERTY]

SURVEYOR'S CERTIFICATION

TO FINANCIAL PLUS CREDIT UNION, A MICHIGAN CREDIT UNION, FIRST AMERICAN TITLE INSURANCE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 7A, 8, 9, 11A, AND 11B OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 06/19/26.

DATE OF PLAT OR MAP: 07/08/26

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

STATE OF MICHIGAN
ANTHONY T. SYCKO, JR
PROFESSIONAL SURVEYOR
No. 4001047976
LICENSED PROFESSIONAL SURVEYOR

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ALTA / NSPS LAND TITLE SURVEY

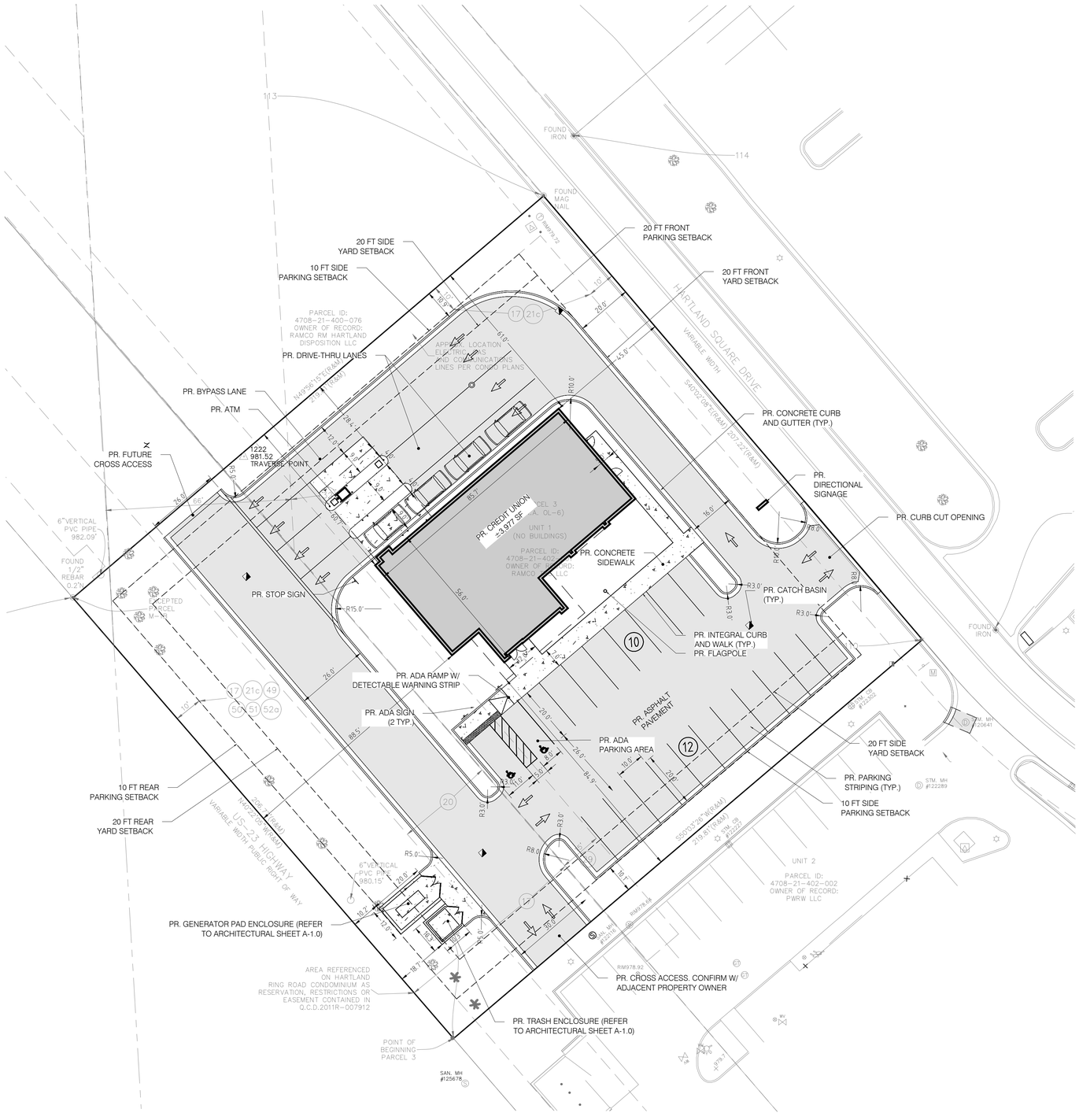
PREPARED FOR: RSL COMMERCIAL ARCHITECTURE
VACANT LAND, HIGHLAND TOWNSHIP, MICHIGAN,
PART OF SECTION 21,
TOWN 3 NORTH, RANGE 6 EAST

REVISION	DATE	BY	DESCRIPTION
1	07.21.26	RDM	REVISED PER OBJECTION LETTER
2	07.22.26	PJK	TITLE WORK UPDATED
3	08.03.26	MRJ	REVISE STORM
4	09.17.26	RDM	REVISE PARCEL ID

DRAWN BY:	RDM
CHECKED BY:	ATS
DATE:	JULY 8TH, 2026
PROJECT NO.	26-01084
SCALE:	1" = 20'
DATE	07/08/26
DATE	07/08/26

1

1 OF 1 SHEETS



SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED WATER STRUCTURES
- PROPOSED MANHOLE / CATCH BASIN

GENERAL SITE NOTES

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

SITE DATA

HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
REQUIREMENTS FOR HARTLAND TOWN SQUARE PLANNED DEVELOPMENT, USE BY RIGHT,
AS SPECIFIED IN THE PATTERN BOOK (PB) AND ZONING ORDINANCE (JANUARY 2008 ORDINANCE)

TABLE OF LAND USE AND ZONING

PARCEL ID: 4708-21-402-003		
PD (PLANNED DEVELOPMENT)		
ZONING REQUIREMENT	**REQUIRED**	**PROPOSED**
MINIMUM ZONING LOT SIZE		45,375 SF (1.04 AC)
MINIMUM LOT WIDTH		206.77 FT
MAXIMUM BUILDING HEIGHT		N/A
MINIMUM FRONT YARD SETBACK	20.0 FT	45.0 FT
MINIMUM FRONT PARKING SETBACK	20.0 FT	20.0 FT
MINIMUM SIDE YARD SETBACK	20.0 FT	28.4 FT
MINIMUM SIDE PARKING SETBACK	10.0 FT	10.1 FT
MINIMUM REAR YARD SETBACK	20.0 FT	88.5 FT
MINIMUM REAR PARKING SETBACK	20.0 FT	10.2 FT

OFF-STREET PARKING AND LOADING REQUIREMENTS

REQUIRED	PROPOSED
BANKS, SAVINGS AND LOAN OFFICES:	
1 SPACE PER 200 GFA ; (1 SPACE / 200 GFA)*(3,977 GFA) = 20 SPACES	
2 SPACES PER EACH 24 HR TELLER; 1 TELLER = 2 SPACES	
TOTAL SPACES = 20+2 = 22 SPACES	19 TOTAL SPACES
4 STACKING SPACE FOR EACH DRIVE-THRU WINDOW	4 STACKING SPACES

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SITE LAYOUT PLAN

PREPARED FOR: RSL COMMERCIAL ARCHITECTURE
VACANT LAND, HIGHLAND TOWNSHIP, MICHIGAN,
PART OF SECTION 21,
TOWN 3 NORTH, RANGE 6 EAST

REVISION	DATE	BY
4	09.29.2026	GAE
3	09.16.2026	GAE
2	09.04.2026	GAE
1	08.27.2026	GAE
		SITE PLAN/ENG REVIEW
		SITE PLAN/ENG REVIEW
		SITE LAYOUT SUBMISSION
		SITE LAYOUT SUBMISSION
		DESCRIPTION

S.M. ENGINEERS — CHECKED BY: — 09/29/2026
DATE: SEPTEMBER 29, 2026
PROJECT NO: 26-01084
SCALE: 1" = 20'

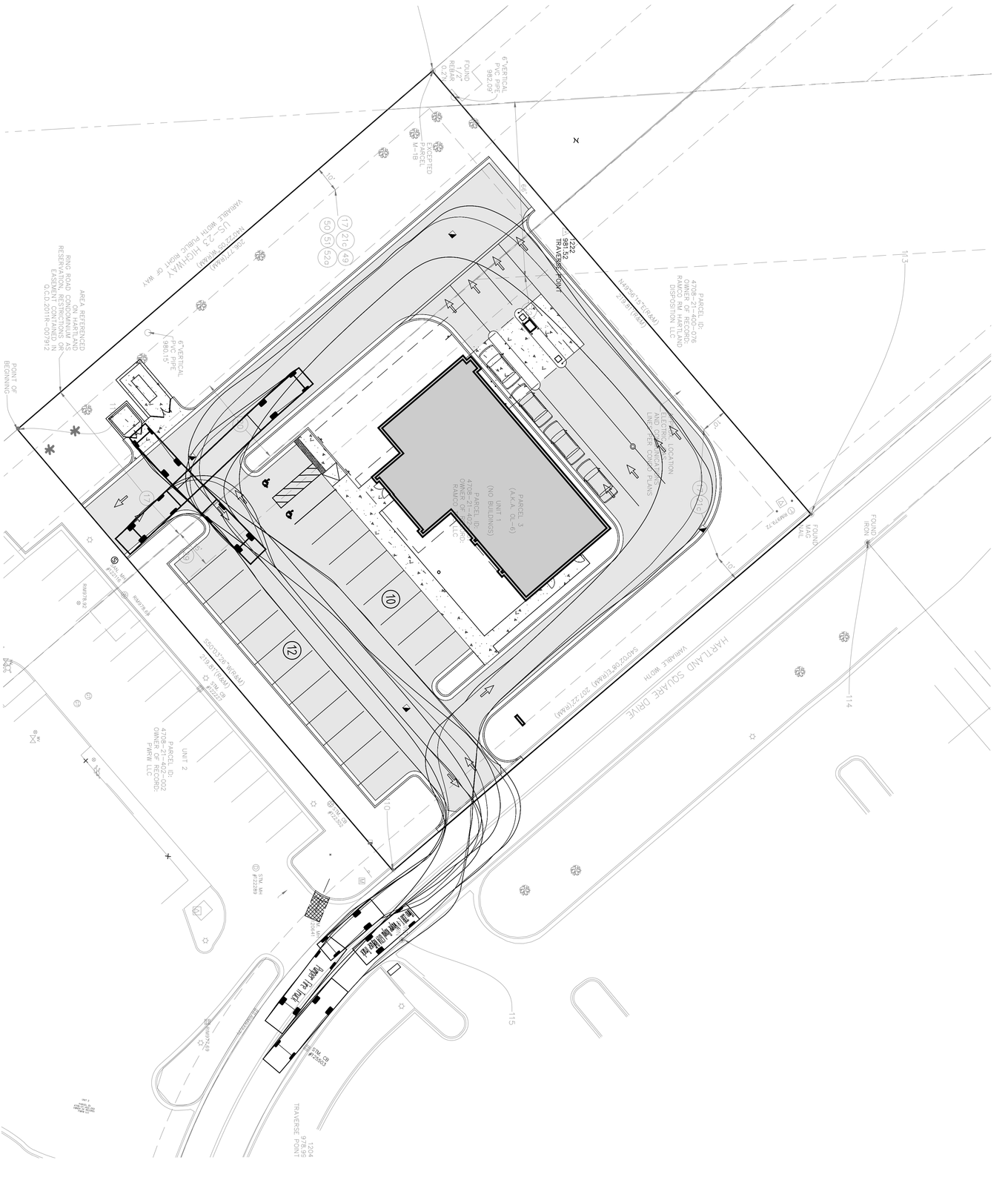
STATE OF MICHIGAN — JOSEPH ROCCO DATTILO — ENGINEER — No. 6201049001 — LICENSED PROFESSIONAL ENGINEER

Know what's below. Call before you dig.

NORTH
SITE LAYOUT PLAN
SCALE: 1"= 20'

C3.0

C:\SLP Site Layout Plan.dwg 9/29/2026 Gabe Eaton



STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
JOSEPH ROCCO DATTILO
ENGINEER
No. 6201058301

811
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NORTH

FIRE TRUCK TURNING PLAN

SCALE: 1" = 20'

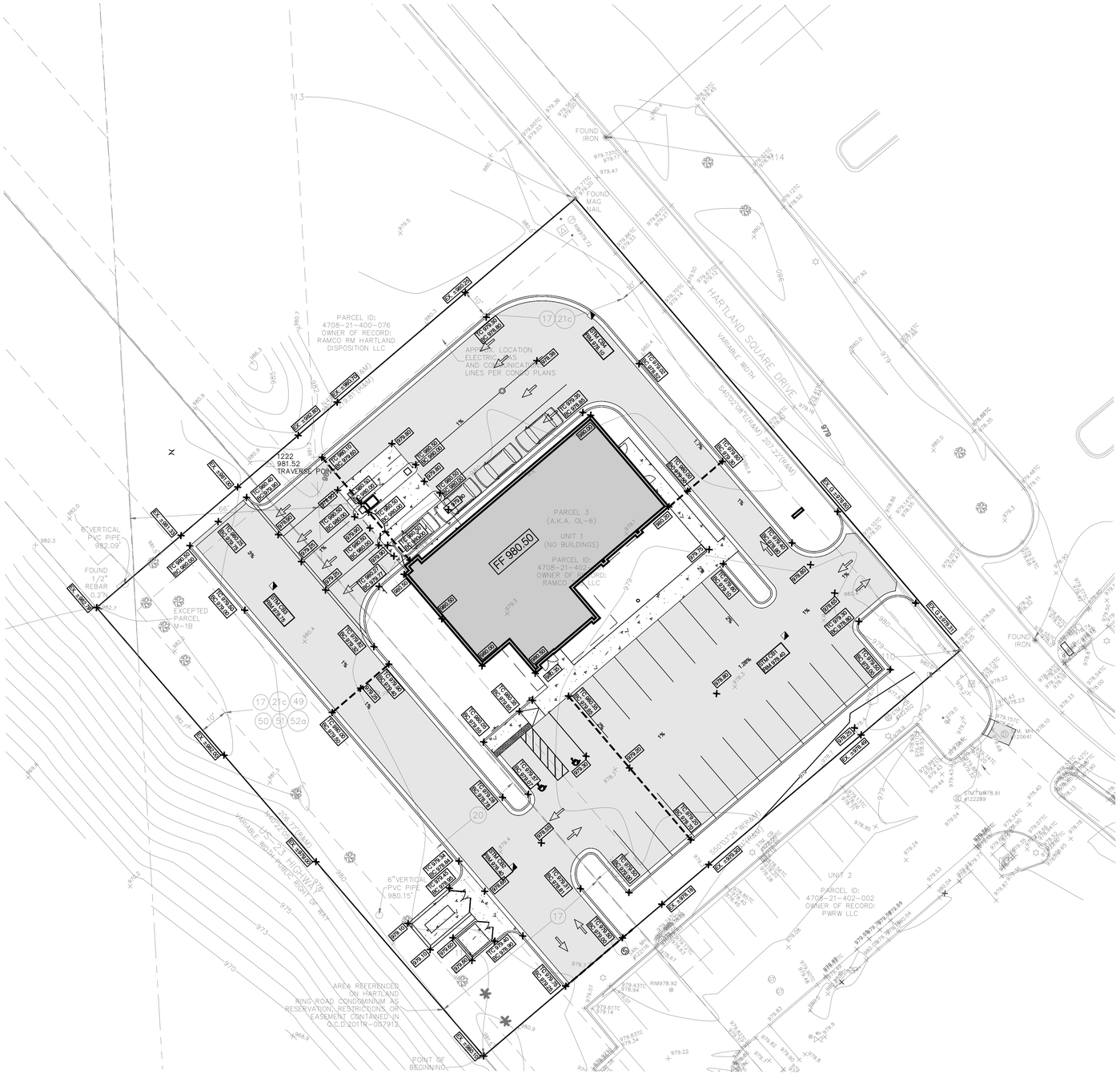
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S.M. ENGINEERS	09/29/2026
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DATE:	SEPTEMBER 29, 2026
PROJECT NO.	26-01084
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1	08.27.2026	GAE	SITE LAYOUT SUBMISSION

FIRE TRUCK TURNING PLAN
PREPARED FOR: RSL COMMERCIAL ARCHITECTURE
VACANT LAND, HIGHLAND TOWNSHIP, MICHIGAN,
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SITE LEGEND

- ● ◪ PROPOSED MANHOLE / CATCH BASIN
- × 900.00 EXISTING GRADES
- × 100.00 PROPOSED GRADES
- — — — — PROPOSED RIDGE LINE

GRADING NOTES

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF HARTLAND AND LIVINGSTON COUNTY
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
4. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOF ROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/ PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
5. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
6. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
7. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
8. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
9. FINAL PAVEMENT ELEVATIONS SHOULD BE SO DESIGNED TO PROVIDE POSITIVE SURFACE DRAINAGE. A MINIMUM SURFACE SLOPE OF 1.0 PERCENT IS RECOMMENDED.
10. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF HARTLAND AND SPECIFICATIONS.
12. SPOT ELEVATIONS INDICATE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED:
    TC = TOP OF CURB
    BC = BOTTOM OF CURB
13. REFER TO LANDSCAPE PLAN FOR LANDSCAPE TREATMENT AND PLACEMENT.

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GRADING PLAN

PREPARED FOR: RSL COMMERCIAL ARCHITECTURE
VACANT LAND, HIGHLAND TOWNSHIP, MICHIGAN,
PART OF SECTION 21,
TOWN 3 NORTH, RANGE 6 EAST

REVISION	DATE	BY	DESCRIPTION
4	09.29.2026	GAE	SITE PLAN/ENG REVIEW
3	09.16.2026	GAE	SITE PLAN/ENG REVIEW
2	09.04.2026	GAE	SITE LAYOUT SUBMISSION
1	08.27.2026	GAE	SITE LAYOUT SUBMISSION

S.M. ENGINEERS
CHECKED BY:
DATE: SEPTEMBER 29, 2026
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09/29/2026

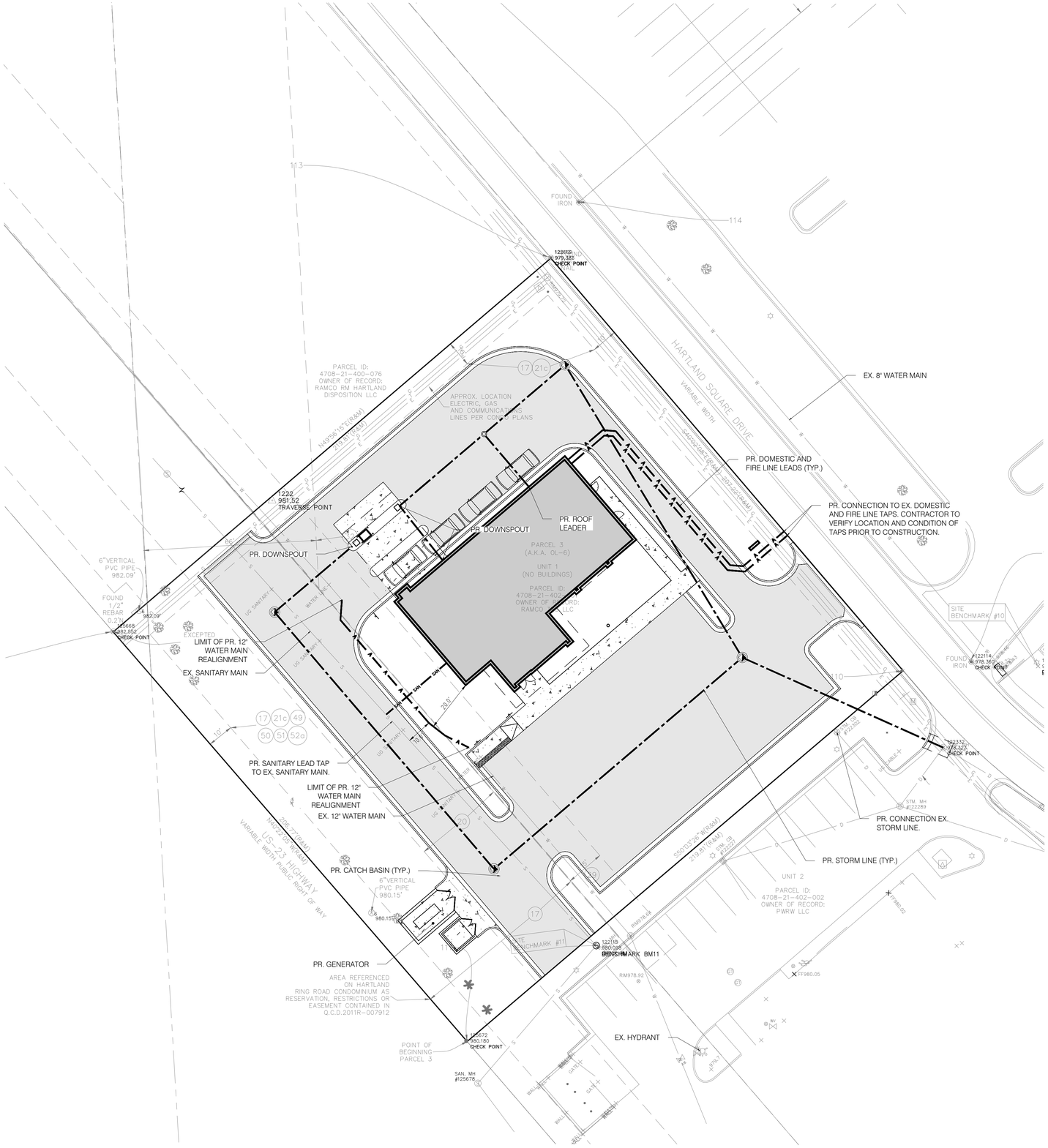
C4.0

STATE OF MICHIGAN
JOSEPH ROCCO DATTILO
ENGINEER
No. 6201049801
LICENSED PROFESSIONAL ENGINEER

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NORTH

GRADING PLAN
SCALE: 1"= 20'



UTILITY LEGEND

SAN	PROPOSED SANITARY LINE
W	PROPOSED WATER LINE
	PROPOSED STORMWATER PIPING
	PROPOSED CATCH BASIN STRUCTURE
	PROPOSED MANHOLE STRUCTURE / WATER QUALITY UNIT
	PROPOSED WATER STRUCTURES
	PROPOSED SANITARY CLEANOUT

UTILITY NOTES

1. ALL CONSTRUCTION PROCEDURES AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF HARTLAND A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED BY CITY OF HARTLAND AND HELD PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR MUST CONTACT MISS DIG (811) AT LEAST THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS. ALL UTILITIES SHALL BE STAKED BEFORE CONSTRUCTION BEGINS.
3. ALL TRENCHES UNDER OR WITHIN A 1:1 RATIO OF EXISTING OR PROPOSED PAVEMENT OR DRIVEWAYS, SHALL BE BACKFILLED WITH COMPACTED CLASS II SAND TO GRADE (95% MAXIMUM UNIT DENSITY).
4. WHERE TWO UTILITIES CROSS, PROVIDE CLASS II BACKFILL MATERIAL IN SIX (6) INCH COMPACTED LAYERS TO TOP HIGHEST UTILITY.
5. ALL CROSS-CONNECTION CONTROL DEVICES SHALL BE INSTALLED AS REQUIRED BY THE CITY OF DEARBORN PLUMBING INSPECTOR AND IN ACCORDANCE WITH THE STANDARDS OF THE LIVINGSTON COUNTY DRAIN COMMISSIONER OPERATION AND MAINTENANCE DIVISION AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER AND RADIOLOGICAL PROTECTION.
6. EXISTING UTILITY CONNECTIONS TO BE REUTILIZED. CONTRACTOR TO CONFIRM FEASIBILITY OF EX. UTILITY CONNECTIONS PRIOR TO CONSTRUCTION.

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UTILITY PLAN

PREPARED FOR: RSL COMMERCIAL ARCHITECTURE
VACANT LAND, HIGHLAND TOWNSHIP, MICHIGAN,
PART OF SECTION 21,
TOWN 3 NORTH, RANGE 6 EAST

REVISION	DATE	BY	DESCRIPTION
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S.M. ENGINEERS 09/29/2026
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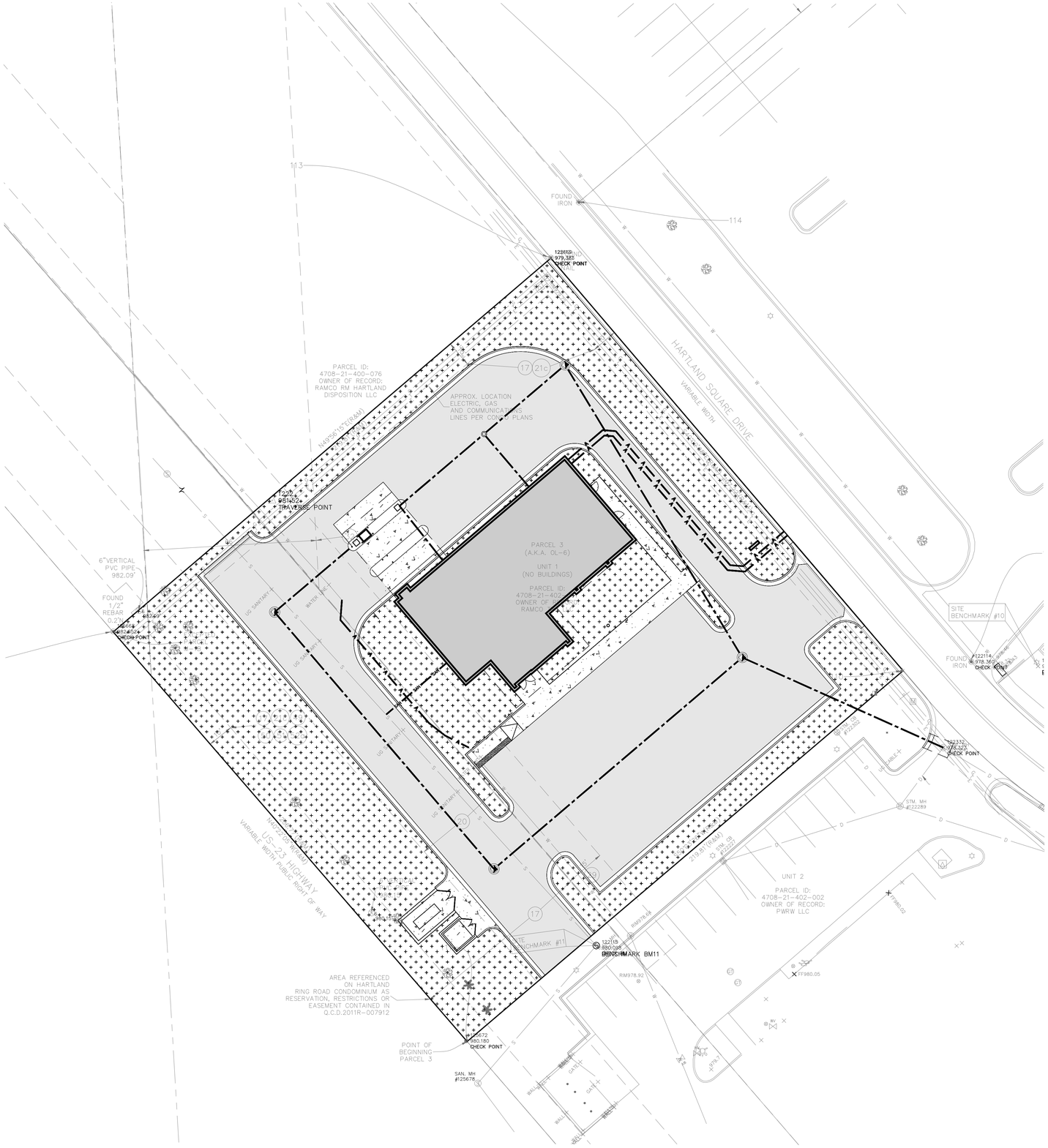
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JOSEPH ROCCO DATTILO
ENGINEER
No. 6201049801
STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER

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NORTH
UTILITY PLAN
SCALE: 1"= 20'

9/29/2026 9:29:47 AM
C:\Users\Gabe Ellsworth\Desktop\Projects\26-01084 RSL Highland Township\Drawings\Civil\26-01084 Utility Plan.dwg



UTILITY LEGEND

- PROPOSED DRAINAGE BOUNDARY
- PROPOSED STORMWATER PIPING
- SAN — PROPOSED SANITARY LINE
- W — PROPOSED WATER LINE
- PROPOSED CATCH BASIN STRUCTURE
- PROPOSED MANHOLE STRUCTURE / WATER QUALITY UNIT
- PROPOSED PERVIOUS AREA

DETENTION CALCULATIONS

The assumed C_{AVG} is 0.75 based the calculations provided in the plans for the Hartland Towne Square development as indicated on sheet C336 Storm Sewer Calculations provided by PEA issued on 4-16-09.

Proposed development based on the Livingston County Stormwater Control Standards

C_{PAVED} = 0.95 C_{GRASS} = 0.25

Weighted Value C_{PAVED}= (28,053 SF)*(0.95) = 26,650 SF

Weighted Value C_{GRASS} = (17,322 SF)*(0.25) =4,331 SF

Area Site (A) = 1.04 Acres

C_{AVG} = (26,650 + 4,331) / (28,053 + 17,332) = 0.68

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STORMWATER PLAN

PREPARED FOR: RSL COMMERCIAL ARCHITECTURE
VACANT LAND, HIGHLAND TOWNSHIP, MICHIGAN,
PART OF SECTION 21,
TOWN 3 NORTH, RANGE 6 EAST

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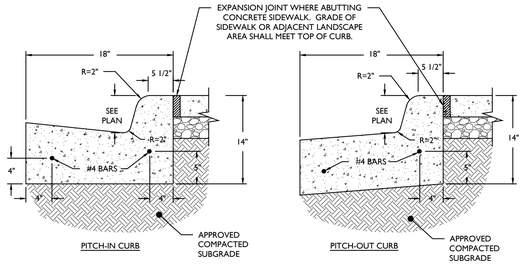
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STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
ENGINEER
No. 6201049801

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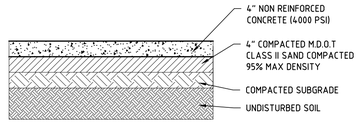
NORTH

STORMWATER PLAN
SCALE: 1"= 20'

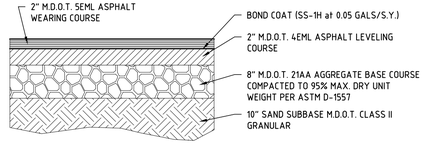


NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 14" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

CONCRETE CURB AND GUTTER DETAIL

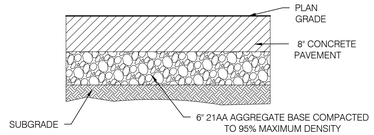


CONCRETE SIDEWALK DETAIL



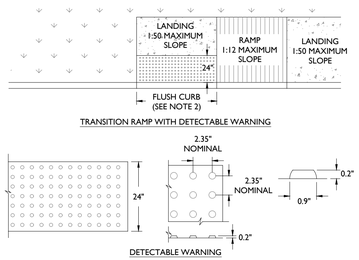
NOTE: CONTRACTOR SHALL REFER TO GEOTECH TO CONFIRM PAVEMENT THICKNESS PRIOR TO CONSTRUCTION

ASPHALT PAVEMENT DETAIL



NOTE: CONTRACTOR TO CONFIRM WITH GEO-TECH PRIOR TO CONSTRUCTION.

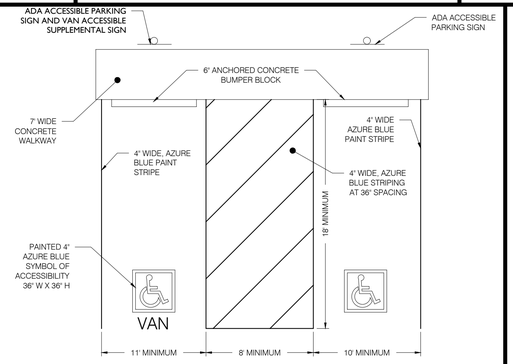
8" CONCRETE PAVEMENT DETAIL



TRANSITION RAMP DETAIL

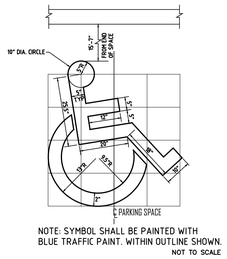
NOT TO SCALE

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
5. DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
6. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL



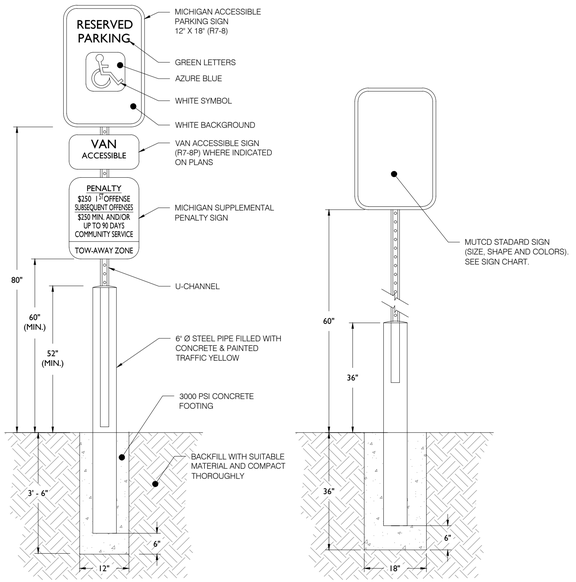
NOTE: SEE SITE PLAN FOR EXACT SIGN LOCATIONS.

ACCESSIBLE PARKING STALL MARKINGS



NOTE: SYMBOL SHALL BE PAINTED WITH BLUE TRAFFIC PAINT. WITHIN OUTLINE SHOWN.
NOT TO SCALE

BARRIER FREE PARKING SYMBOL



SIGN DETAILS

KEM-TEC
PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
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Detroit (313) 730.0677
Ann Arbor (734) 994.9988
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DETAIL SHEET

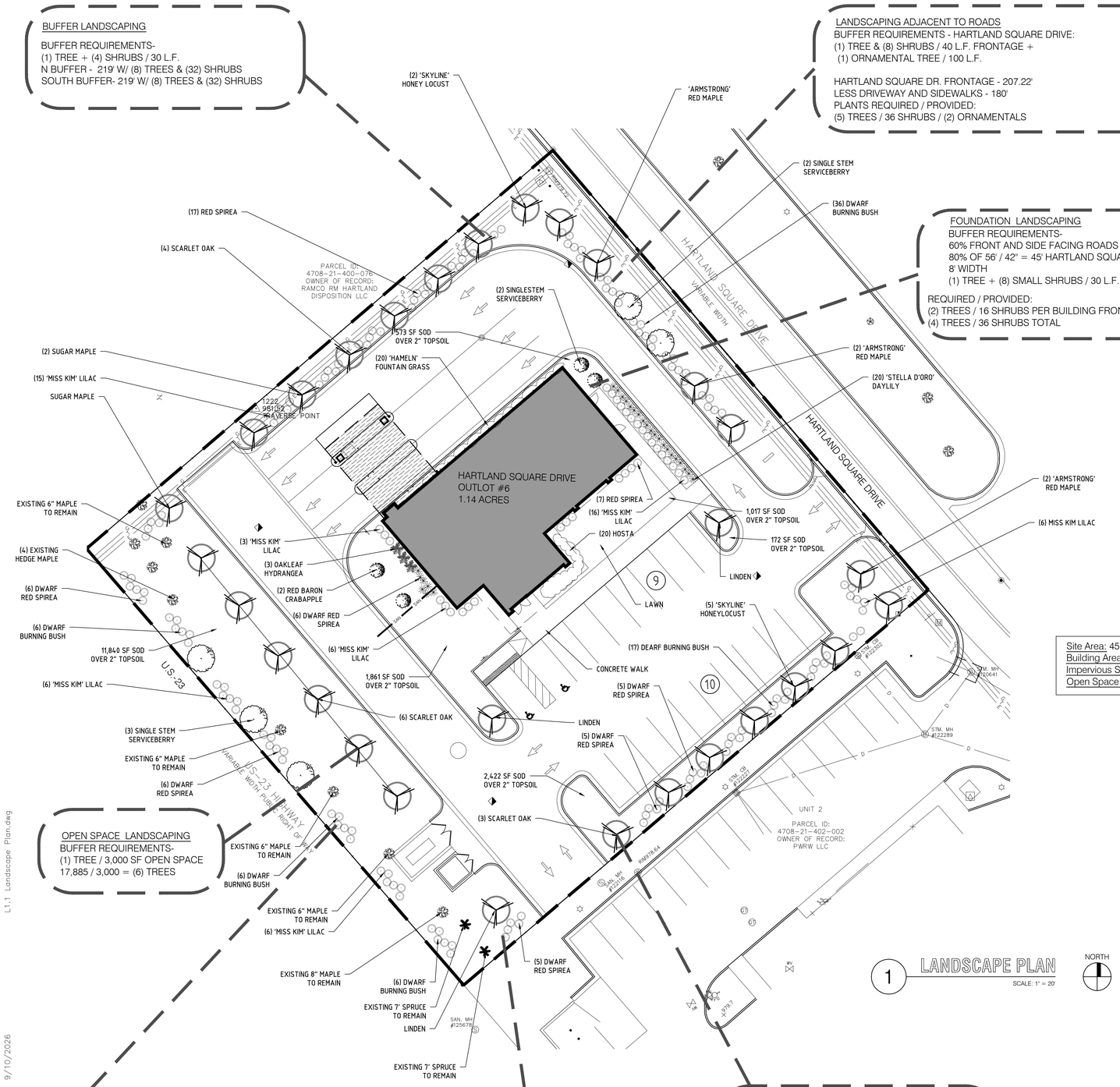
PREPARED FOR: RSL COMMERCIAL ARCHITECTURE
VACANT LAND; HIGHLAND TOWNSHIP, MICHIGAN,
PART OF SECTION 21,
TOWN 3 NORTH, RANGE 6 EAST

REVISION	DATE	BY	DESCRIPTION
4	09.29.2026	GAE	SITE PLAN/ENG. REVIEW
3	09.16.2026	GAE	SITE PLAN/ENG. REVIEW
2	09.04.2026	GAE	SITE LAYOUT SUBMISSION
1	08.27.2026	GAE	SITE LAYOUT SUBMISSION

DRAWN BY: S.M. ENGINEERS 09/29/2026
CHECKED BY:
DATE: SEPTEMBER 29, 2026
SCALE:
PROJECT NO.

STATE OF MICHIGAN
JOSEPH ROCCO DATTILO
ENGINEER
No. 6201049801
LICENSED PROFESSIONAL ENGINEER

C7.0

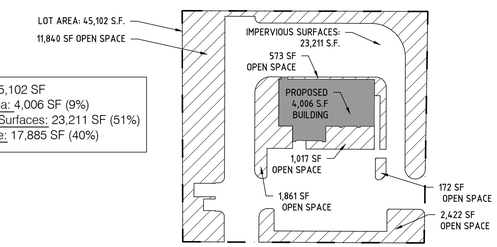


GENERAL NOTES FOR LANDSCAPE DEVELOPMENT

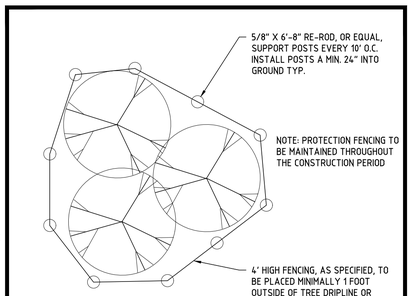
1. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. CONCERNING GROUND COVER, ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH, SEE SPECIFICATIONS. ALL OTHER DISTURBED AREAS SHALL BE SODDED.
6. OWNER TO ESTABLISH MAINTENANCE PROGRAM TO ENSURE GROUNDS AND LANDSCAPING TO REMAIN HEALTHY AND WELL GROOMED.
7. REPLACE DEAD OR DYING PLANT MATERIAL .
8. UNDERGROUND IRRIGATION SYSTEM TO BE MODIFIED AND INSTALLED BY CONTRACTOR.
9. TURF GRASS TO BE COMMON TO LIVINGSTON COUNTY, MI.

	PROPOSED PLANT MATERIAL		SIZE/ROOT	NOTE	UNIT/TOTAL COST
7	GLEDITSIA tricanthos SKYLINE	SKYLINE HONEY LOCUST'	3" B&B		$325 / $2,750
5	ACER rubrum 'ARMSTRONG' -	ARMSTRONG RED MAPLE	3" B&B		$325 / $1,625
2	TILIA cordata	LINDEN	3" B&B		$325 / $650
3	ACER saccharum	SUGAR MAPLE	3" B&B		$350 / $1,050
4	QUERCUS coccinea	SCARLET OAK	3" B&B		$350. / $1,400
2	MALUS x. 'RED BARON'	RED BARON CRABAPPLE	2" B&B		$300 / $600
7	AMELANCHIER laevis	SERVICEBERRY	2" B&B	SINGLE STEM	$300 / $2,100
57	SPIREA x COCCINEA	DWARF RED SPIREA	24" B&B		$50 / 2,850
42	SYRINGA 'MISS KIM'/	MISS KIM LILAC	24" B&B		$50 / $2,100
71	EUONYMUS a. COMPACTA	DWARF BURNING BUSH	24" B&B		$50 / $3,500
20	HEMEROCLLIS 'STELLA D'ORO'	DAYLILY	#2 CONT		$25. / $500
3	HYDRANGEA q	OAKLEAF HYDRANGEA	24" B&B		$50 / $150.
20	HOSTA x 'ALBO MARGNIATA'	ALBO MARGINATA HOSTA	#2 CONT		$30 / $600
+/- 17,500 SF SOD		SF			$15,000
			TOTAL LANDSCAPE PLANTINGS:		$34,875

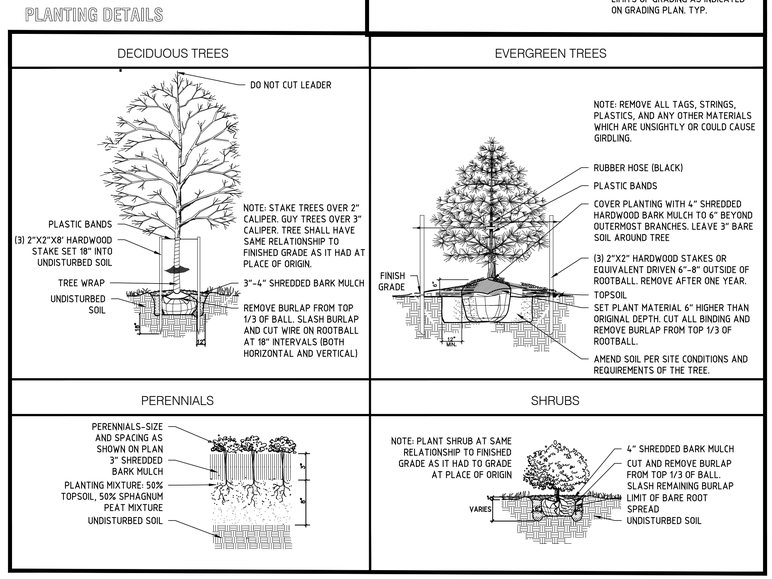
MINIMUM INSTALLED PLANT MATERIAL REQUIREMENTS	
DECIDUOUS SHADE TREES	3" CAL
EVERGREEN TREES	8' HEIGHT / 5' SPREAD
DECIDUOUS ORNAMENTALS	2" CALIPER OR 6' HEIGHT
SHRUBS (LARGE / SMALL)	24" / 30" HEIGHT
GROUNDCOVER	FLAT



TREE PROTECTION DETAIL



PLANTING DETAILS



DESIGNHAUS EST 1998 ARCHITECTURE
3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

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Owner Review	**26.09.09**
ISSUANCE	DATE

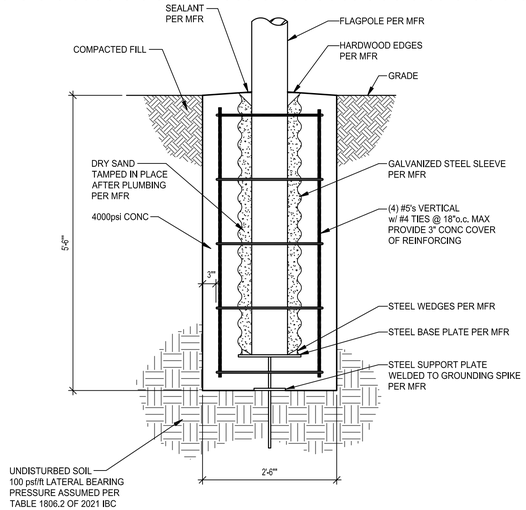
STATE OF MICHIGAN
MICHAEL E PIZZOLA
LANDSCAPE ARCHITECT
No. 3901001656
REGISTERED LANDSCAPE ARCHITECT

Lot 3 - Landcape Plan
Vacant Parcel
Highland Township,MI
Landscape Plan

026134

L1.1

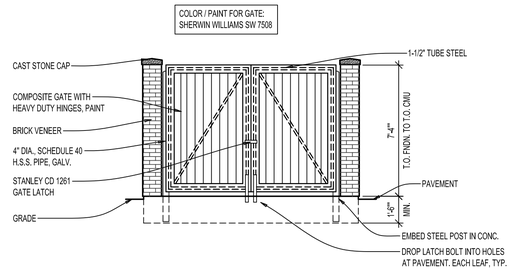
L1.1 Landscape Plan.dwg
9/10/2026
Mike Pizzola



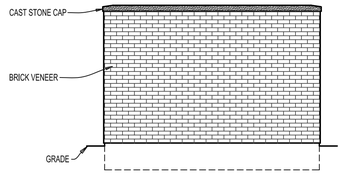
FLAGPOLE FOUNDATION

- COORDINATE LOCATION OF FLAGPOLE WITH ARCHITECTURAL SITE PLAN AND CIVIL DRAWINGS
- LIMITED TO 30'-0" (MAXIMUM ABOVE GRADE) TALL POLE WITH 5'x7' MAXIMUM FLAG
- ASSUMES FLAG POLE DIAMETER IS 8" MAXIMUM

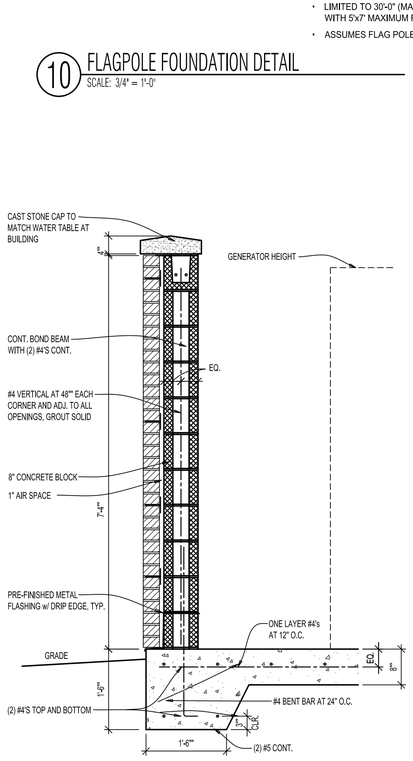
10 FLAGPOLE FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"



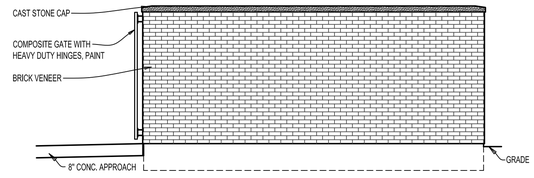
8 ELEVATION AT GENERATOR ENCLOSURE
SCALE: 1/4" = 1'-0"



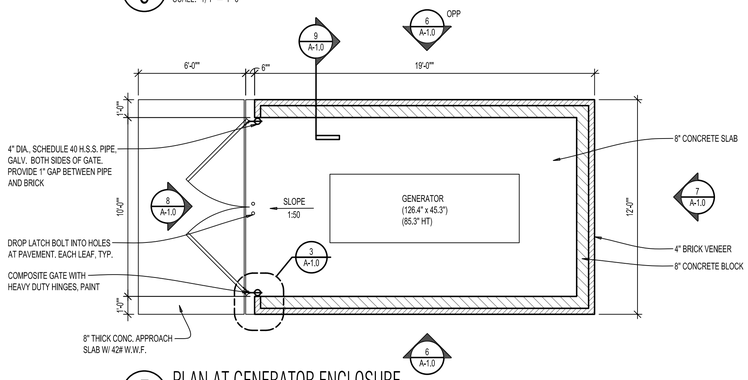
7 ELEVATION AT GENERATOR ENCLOSURE
SCALE: 1/4" = 1'-0"



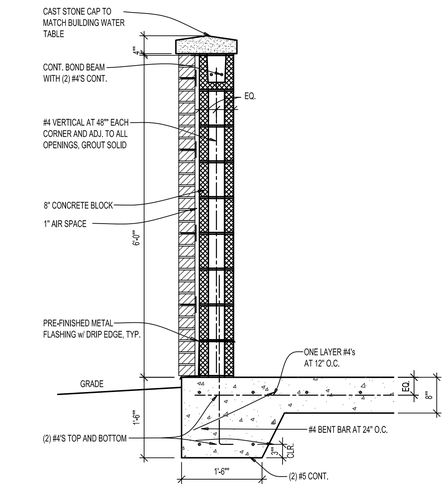
9 SECTION AT GENERATOR ENCLOSURE
SCALE: 3/4" = 1'-0"



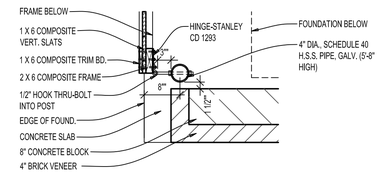
6 ELEVATION AT GENERATOR ENCLOSURE
SCALE: 1/4" = 1'-0"



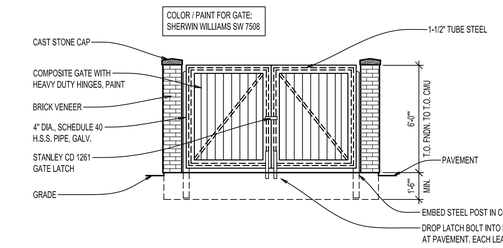
5 PLAN AT GENERATOR ENCLOSURE
SCALE: 1/4" = 1'-0"



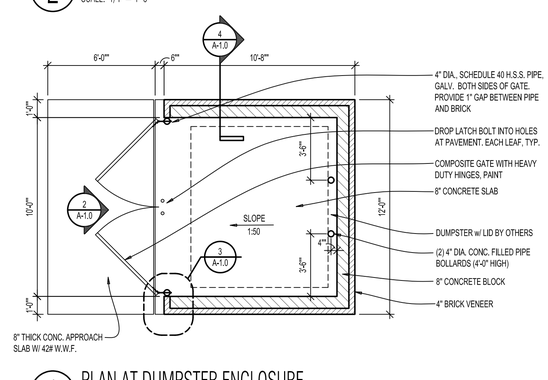
4 SECTION AT DUMPSTER ENCLOSURE
SCALE: 3/4" = 1'-0"



3 DETAIL AT GATE & BOLLARD
SCALE: 3/4" = 1'-0"



2 ELEVATION AT DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



1 PLAN AT DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"

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DUMPSTER ENCLOSURE

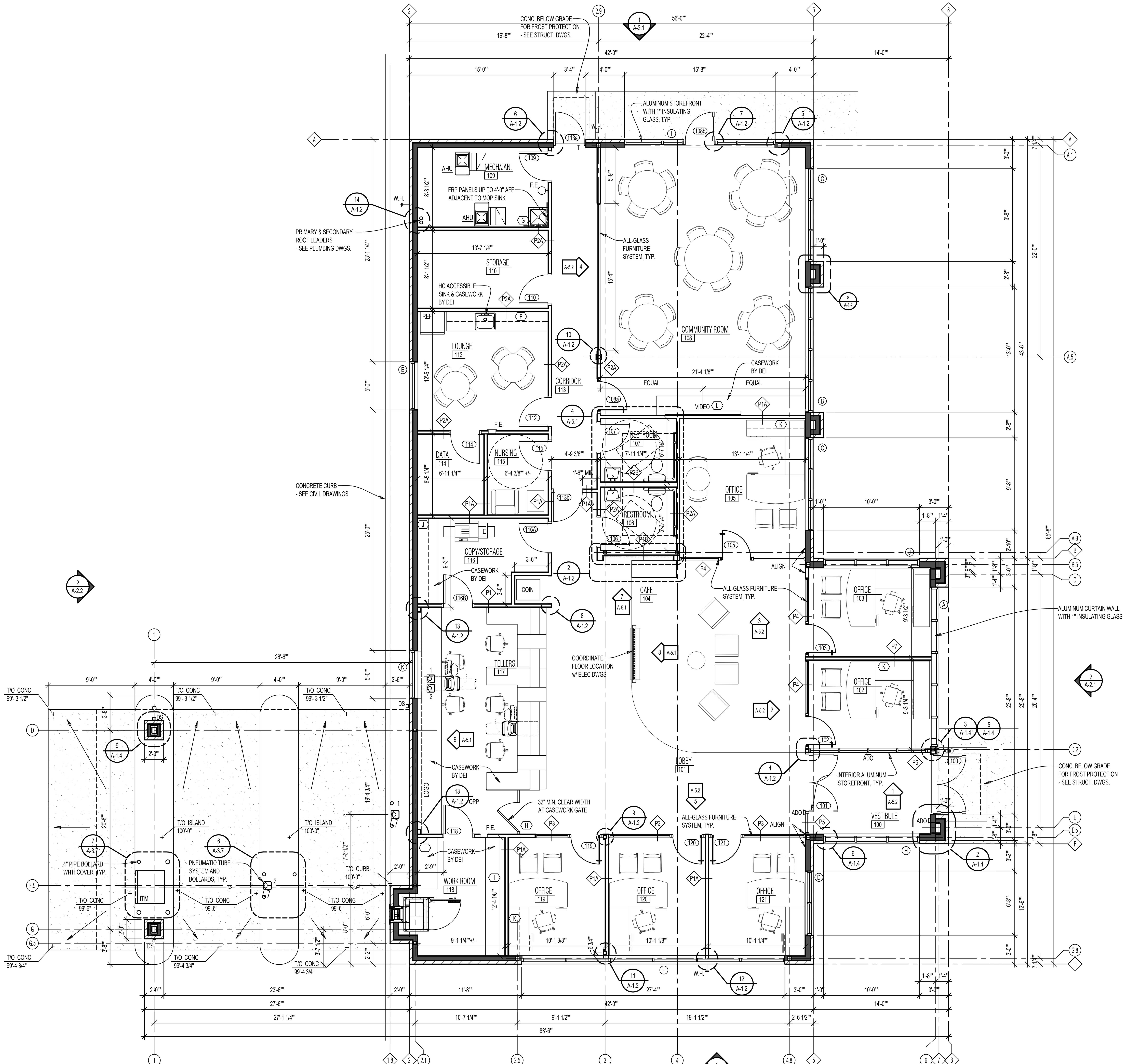
NEW BRANCH FOR:
Financial Plus Credit Union
Hartland Square Drive
Hartland, MI 48353

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REVISIONS

1	CONST. BULLETIN ONE 10.02.26

BY: JCW
ISSUE DATE: 08/28/26
JOB NO.: 226063
SHEET NO.: A-1.0



1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

BLOCKING SCHEDULE

AREA		CASEWORK, FIXTURE, ETC.	LOCATION OF BLOCKING	DIRECTION	RMKS
RESTROOM	A	HORIZONTAL GRAB BARS	CENTER AT 34"	HORIZONTAL	
	B	VERTICAL GRAB BARS	CENTER AT 57"	HORIZONTAL	a
	C	LAVATORY	CENTER AT 30"	HORIZONTAL	
	D	MIRROR	CENTER AT 72"	HORIZONTAL	b
	E	WALL CABINETS	TOP AT 72"	HORIZONTAL	
LOUNGE	F	WALL CABINET	TOP AT 84"	HORIZONTAL	
JANITOR	G	H.W. HEATER SHELF	CENTER AT 88"	HORIZONTAL	
TELLER	H	GATE (38" HIGH)	TOP AT 36"	HORIZONTAL	c
WORK ROOM	I	COUNTER	TOP AT 36"	HORIZONTAL	
COPY/STORAGE	J	WALL CABINET	TOP AT 84"	HORIZONTAL	
OFFICES	K	WALL HUTCHES	TOP AT 70"	HORIZONTAL	d
CONFERENCE	L	VIDEO	TOP AT 76"	HORIZONTAL	e

BLOCKING SCHEDULE LEGEND

NOTES:
1. ALL BLOCKING TO BE 5 7/8" WIDE PLYWOOD UNLESS NOTED OTHERWISE
2. ALL BLOCKING TO BE SECURELY FASTENED TO WOOD OR METAL STUDS WITH SELF TAPPING SCREWS.
3. PROVIDE BLOCKING THE FULL LENGTH OF CASEWORK
4. VERIFY FINAL CASEWORK LAYOUT AND DIMENSIONS WITH DEI

REMARKS:
a. PROVIDE A SECOND ROW OF BLOCKING WITH BOTTOM AT 39".
b. PROVIDE A SECOND ROW OF BLOCKING WITH TOP AT 49".
c. PROVIDE A SECOND ROW OF BLOCKING WITH TOP AT 10".
d. (3) STUD SPACES OR FULL WIDTH OF CASEWORK
e. (2) 12" HIGH PLYWOOD BLOCKING WITH TOP AS NOTED.

FLOOR PLAN LEGEND

- NEW METAL STUD PARTITION - SEE PARTITION TYPES AND DETAILS
- 2x6 WOOD STUD BEARING WALL WITH MASONRY VENEER - SEE WALL SECTIONS
- 2x6 WOOD STUD BEARING WALL WITH EIFS - SEE WALL SECTIONS
- NEW DOOR AND FRAME - REFER TO DOOR SCHEDULE
- Px — PARTITION TYPES
- 100 — DOOR NUMBER
- X — WINDOW TYPE
- X — BLOCKING - SEE BLOCKING SCHEDULE
- F.E. — FIRE EXTINGUISHER WITH HANDLE AT 4'-0" AFF. - LOCATIONS TO BE VERIFIED WITH FIRE INSPECTOR
- F.E. — SEMI-RECESSED FIRE EXTINGUISHER CABINET - LOCATIONS TO BE VERIFIED WITH FIRE INSPECTOR
- ADO — AUTOMATIC DOOR OPENER
- RS — FLOORING REDUCER STRIP
- ME — METAL EDGE
- T — THRESHOLD - SEE DOOR SCHEDULE FOR TYPE
- U.N.O. — UNLESS NOTED OTHERWISE
- DETAIL NO. / SHEET NO. (X / A-X.X) — INTERIOR ELEVATION
- W.H. — WALL HYDRANT, SEE PLUMBING DWGS.
- F.D. — FLOOR DRAIN
- DS — DOWNSPOUT
- RD — ROOF DRAIN

GENERAL NOTES:
1. ALL DIMENSIONS TO NEW WALLS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION BELOW GRADE, UNLESS OTHERWISE NOTED. REFER TO STRUCTURAL DRAWINGS.
3. ALL CASEWORK AND FURNITURE BY DEI, TYPICAL.

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FLOOR PLAN

NEW BRANCH FOR:
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REVISIONS

BY: EDS
ISSUE DATE: 08/28/26
JOB NO.: 226063
SHEET NO.: A-1.1

NOTES:
1. SEE SPECIFICATIONS FOR ALL ITEMS RELATING TO THIS SHEET.
2. ALL STOREFRONT DIMENSIONS THIS SHEET ARE TO OPENING. CONTRACTOR TO PROVIDE DETAILED SHOP DRAWINGS TO REFLECT ALL MANUFACTURER RECOMMENDED CLEARANCES / SHIM SPACING.
3. CONTRACTOR TO FIELD VERIFY ALL OPENINGS PRIOR TO MANUFACTURING OF STOREFRONT SYSTEMS.
4. VERIFY ALL COLORS AND FINISHES WITH DEI.
5. ALL STOREFRONT IS TYPE 1 UNLESS NOTED OTHERWISE.
6. SEE SPECIFICATIONS FOR SUBSTITUTION PROCEDURES OF "EQUAL" MATERIALS.

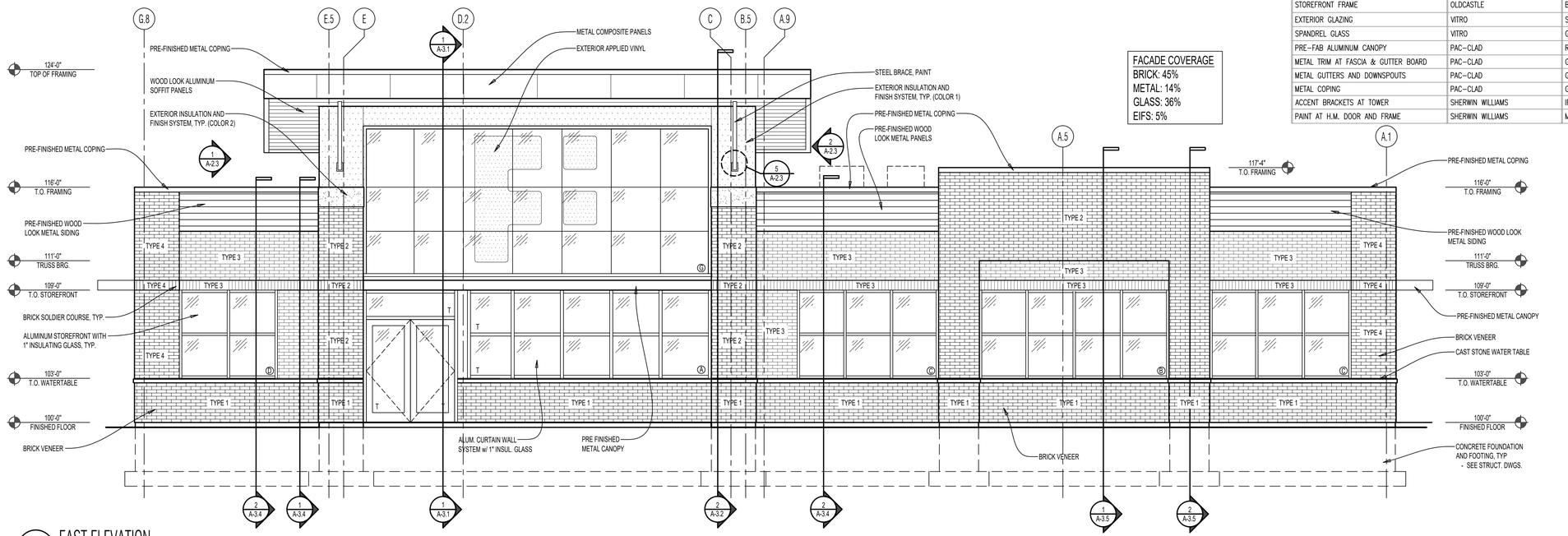
NOTES REGARDING WATER TABLE:
1. MITRE ALL INSIDE AND OUTSIDE CORNERS AT WATER TABLE AND CAP PIECES. CAST STONE IS ACCEPTABLE. MAXIMIZE SEGMENT LENGTHS. MATCH COLOR AND FINISH WITH THOSE SPECIFIED IN EXTERIOR SELECTION SCHEDULE.

EXTERIOR SELECTION SCHEDULE

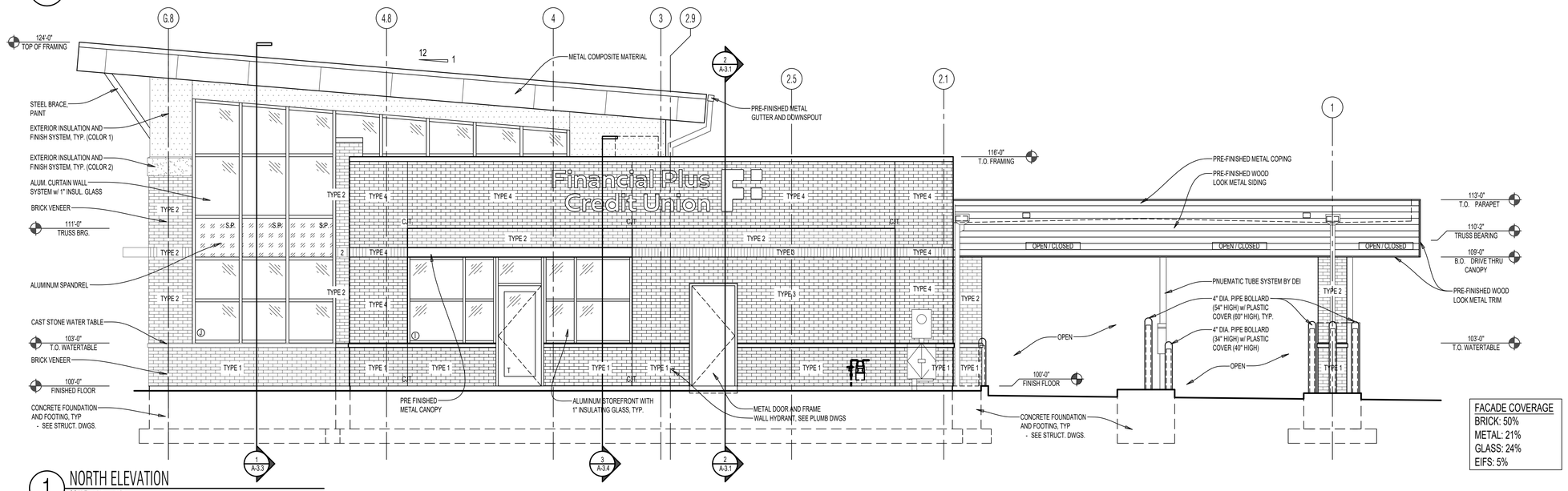
MATERIAL TYPE	MANUFACTURER	COLOR	NOTES
CAST STONE WATER TABLE	ROCKCAST	BUFFSTONE	GP–A
BRICK VENEER, TYPE 1	PALMETTO	WALNUT	
BRICK VENEER, TYPE 2	PALMETTO	IVORYSTONE	
BRICK VENEER, TYPE 3	PALMETTO	.75 GREYSTONE	
BRICK VENEER, TYPE 4	PALMETTO	1.25 GREYSTONE	
EIFS, TYPE 1	DRYVIT	NATURAL WHITE #103ST	SANDPEBBLE DPR
EIFS, TYPE 2	DRYVIT	GULL GRAY #131	SANDPEBBLE DPR
WOOD–LOOK PRE–FIN METAL SIDING	LONGBOARD 6" V–GROOVE	DARK ANTIQUE OAK	V–GROOVE
WOOD–LOOK ALUMINUM SOFFIT	LONGBOARD 6" V–GROOVE	DARK ANTIQUE OAK	VENTED & SOLID
COMPOSITE METAL PANELS AT TOWER FASCIA	PAC–CLAD	GRANITE STEEL	
CURTAINWALL	OLDCASTLE	BLACK 760	RELIANCE – CASSETTE
STOREFRONT FRAME	OLDCASTLE	BLACK 760	
EXTERIOR GLAZING	VITRO	SOLAR GRAY	SOLARBAN 60
SPANDREL GLASS	VITRO	GRAY	
PRE–FAB ALUMINUM CANOPY	PAC–CLAD	RAL 6027	
METAL TRIM AT FASCIA & GUTTER BOARD	PAC–CLAD	GRANITE STEEL	
METAL GUTTERS AND DOWNSPOUTS	PAC–CLAD	GRANITE STEEL	
METAL COPING	PAC–CLAD	GRANITE STEEL	
ACCENT BRACKETS AT TOWER	SHERWIN WILLIAMS	IRON ORE SW–7069	
PAINT AT H.M. DOOR AND FRAME	SHERWIN WILLIAMS	MATCH BRICK TYPE 4	

FACADE COVERAGE
BRICK: 45%
METAL: 14%
GLASS: 36%
EIFS: 5%

EIFS LEGEND
EIFS COLOR - TYPE "1"
EIFS COLOR - TYPE "2"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

FACADE COVERAGE
BRICK: 50%
METAL: 21%
GLASS: 24%
EIFS: 5%

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EXTERIOR ELEVATIONS

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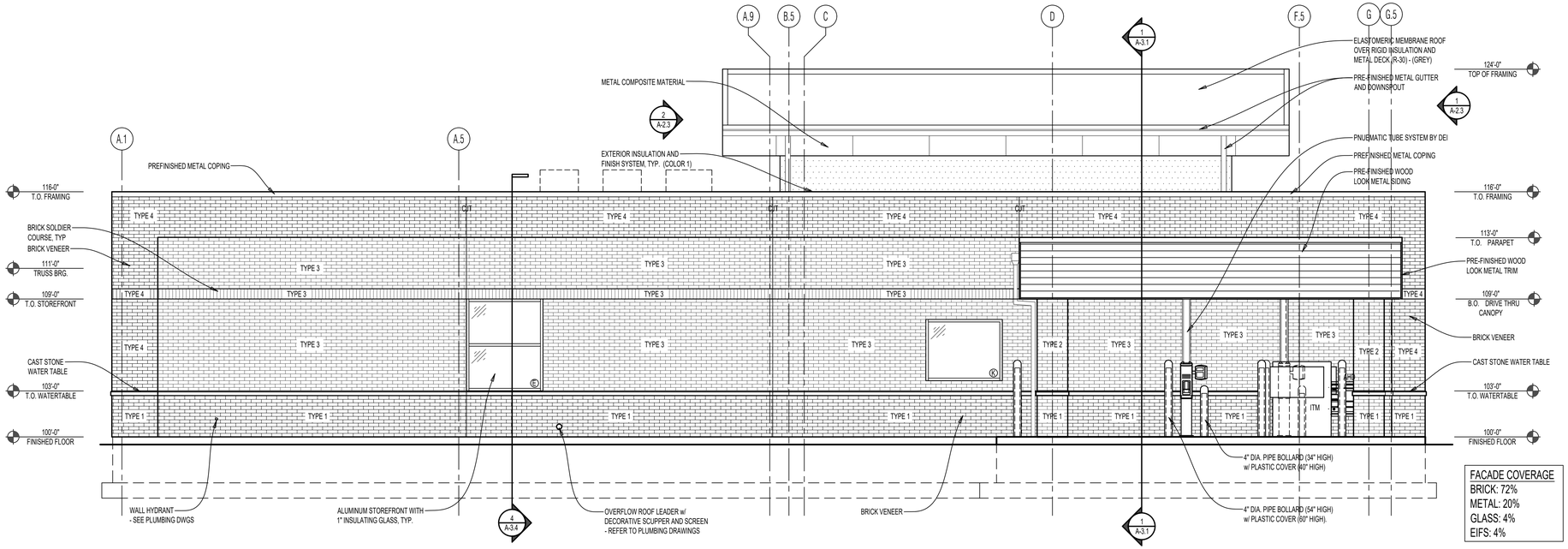
REVISIONS

BY
JCW

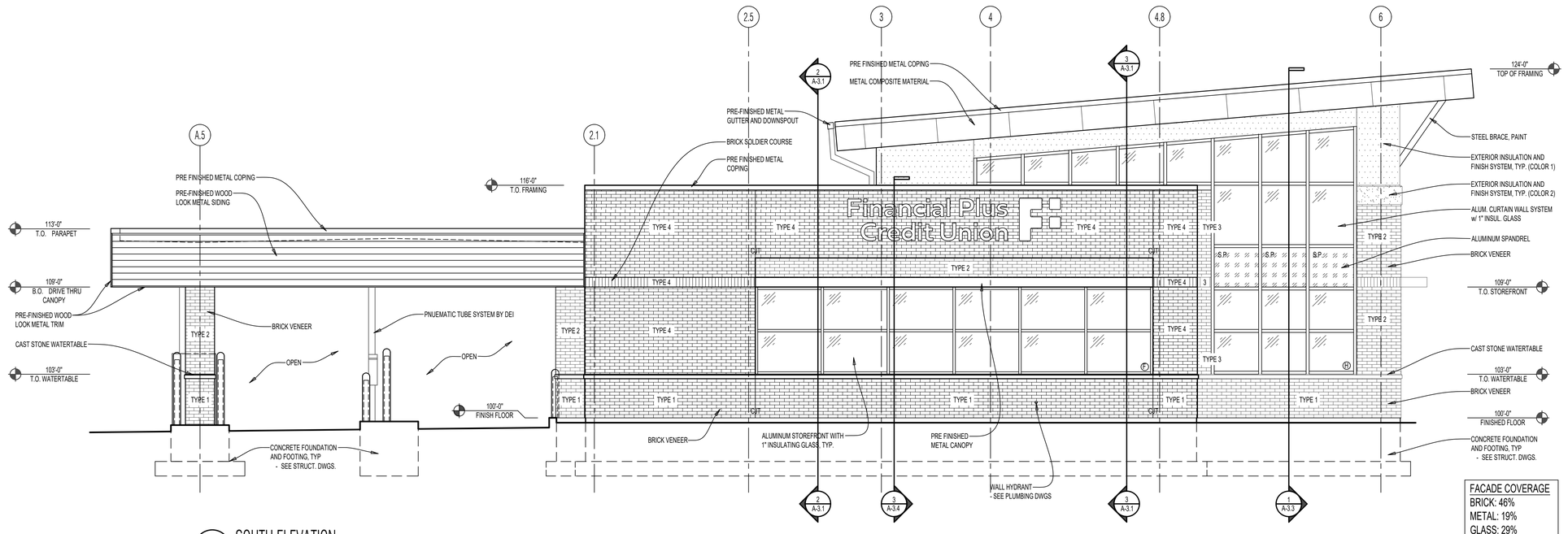
ISSUE DATE
08/28/26

JOB NO.
226063

SHEET NO.
A-2.1



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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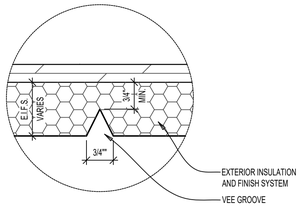
REVISIONS

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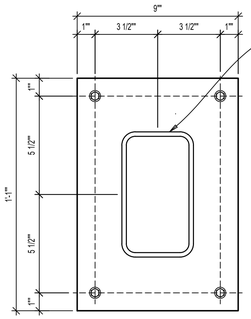
ISSUE DATE
08/28/26

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226063

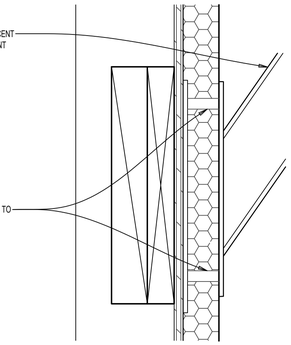
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A-2.2



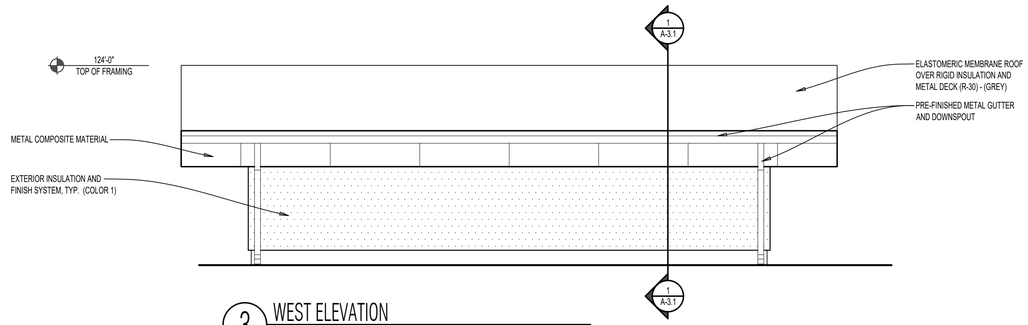
6 DETAIL at VEE GROOVE
SCALE: 3" = 1'-0"



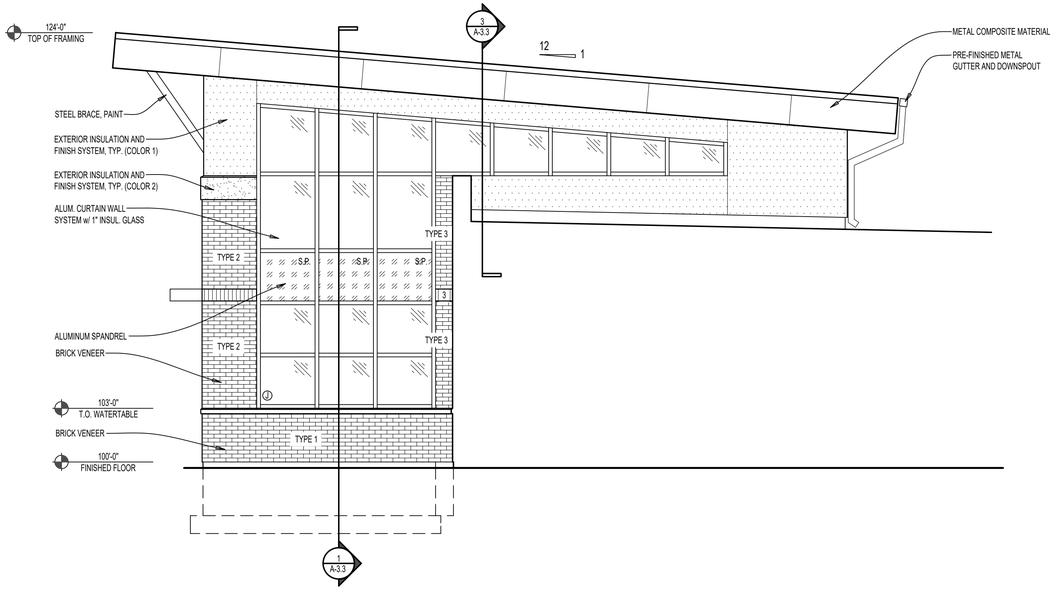
5 DETAIL at SUPPORT BRACKET
SCALE: 3" = 1'-0"



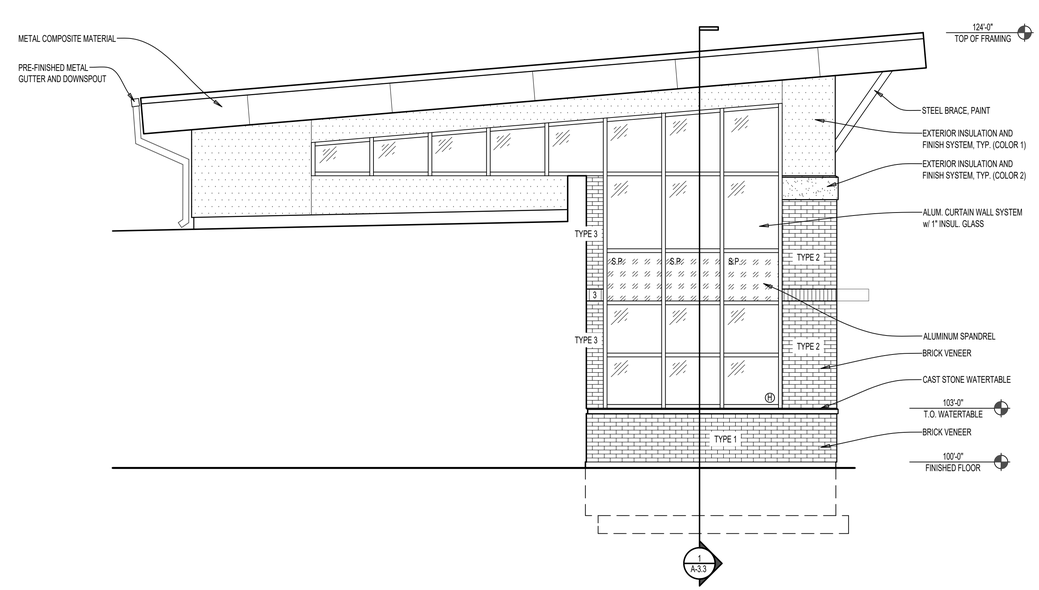
4 SECTION at SUPPORT
SCALE: 3" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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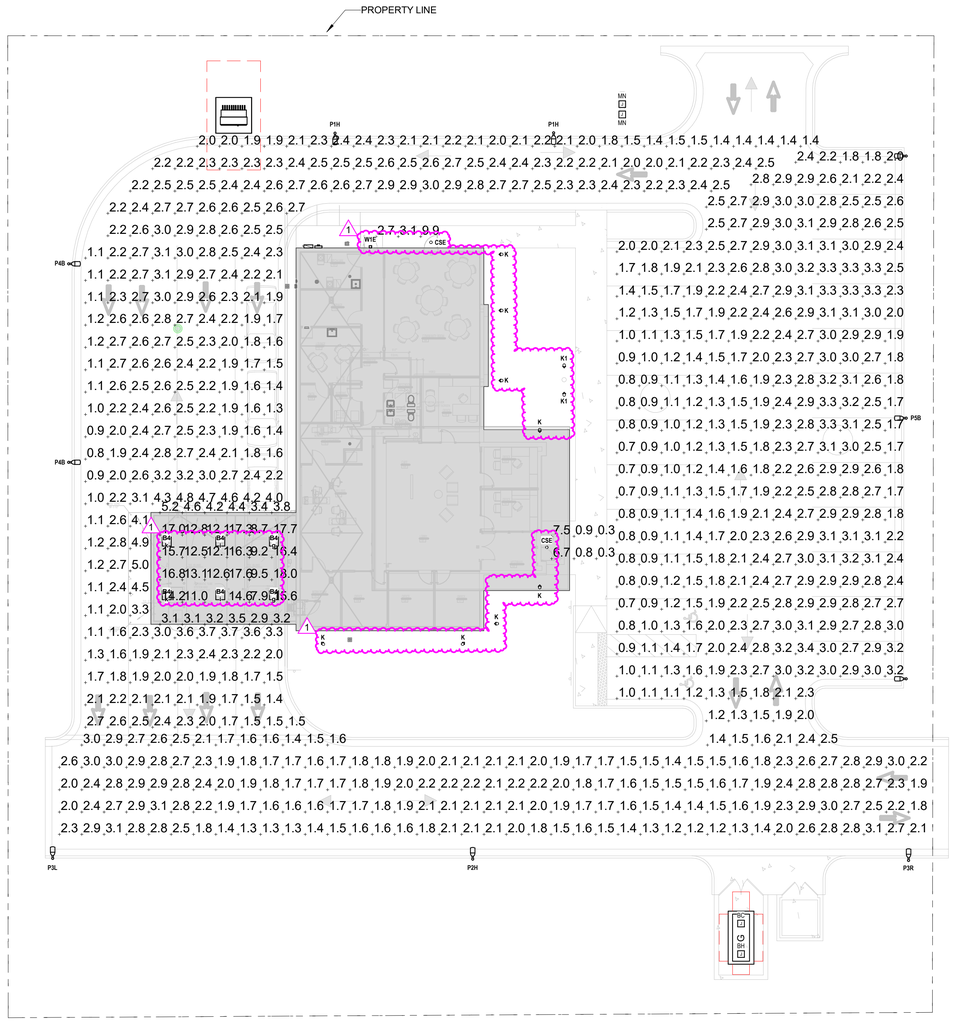
SHEET NO.
A-2.3

LIGHTING FIXTURE SCHEDULE (EXTERIOR PHOTOMETRICS)

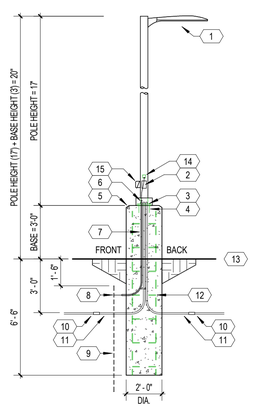
GENERAL NOTES:

A. REFER TO LIGHTING CONTROL SCHEMATICS AND LIGHTING CIRCUIT SCHEDULES ON E-4.0 SERIES DRAWINGS.

	FIXTURE TYPE	FIXTURE BASIS OF DESIGN	ALTERNATE MANUFACTURERS	FIXTURE DESCRIPTION	LAMP	LIGHT DISTRIBUTION	MIN LUMEN OUTPUT	COLOR TEMPERATURE	DRIVER	VOLTAGE	MAX WATTAGE	MOUNTING METHOD	TYPE COMMENTS
1	B4	LITHONIA CPXIP	APPROVED EQUAL	RECESSED FLAT PANEL, ALUMINUM FRAME CONSTRUCTION, WET LOCATION RATED, 2000 LUMENS, 2' x 2' x 2-1/4"	LED	STANDARD	2000 lm	4000 K	LED DRIVER	120 V	16 VA	CEILING GRID	
	CSE	JUNO WAFER	APPROVED EQUAL	4" RECESSED DOWN LIGHT, ROUND, FINISH SELECTED BY ARCHITECT, WET LOCATION RATED, EMERGENCY BATTERY	LED	STANDARD	1000 lm	4000 K	LED DRIVER	120 V	15 VA	CEILING	
	K	LITHONIA DSXF	COLUMBIA, LUMARK, LSI	LED FLOOD, CLEAR TEMPERED BOROSILICATE GLASS LENS, P1 PERFORMANCE PACKAGE, MEDIUM FLOOD OPTIC, ABOVE GROUND POST MOUNT, FINISH SELECTED BY ARCHITECT	LED	MEDIUM FLOOD	2700 lm	4000 K	LED DRIVER	120 V	21 VA	GARD-N-POST BASE (GP19BR)	COORDINATE EXACT LOCATION WITH DEI
	K1	LITHONIA DSXF	COLUMBIA, LUMARK, LSI	LED FLAG POLE FLOOD, CLEAR TEMPERED BOROSILICATE GLASS LENS, P1 PERFORMANCE PACKAGE, NARROW SPOT OPTIC, ABOVE GROUND POST MOUNT, FINISH SELECTED BY ARCHITECT	LED	NARROW SPOT	2900 lm	4000 K	LED DRIVER	120 V	21 VA	GARD-N-POST BASE (GP19BR)	COORDINATE EXACT LOCATION WITH DEI
	P1H	LITHONIA DSX1	APPROVED EQUAL	POLE LIGHT, P1 PERFORMANCE PACKAGE, TYPE 2 MEDIUM DISTRIBUTION, HOUSE SHIELD, LED, 7507 LUMENS, FINISH SELECTED BY ARCHITECT	LED	TYPE II MEDIUM	7507 lm	4000 K	LED DRIVER	120 V	51 VA	POLE MOUNTED	17' POLE WITH 3' CONCRETE BASE - REFER TO DETAIL 2/EZ-0.0
	P2H	LITHONIA DSX1	APPROVED EQUAL	POLE LIGHT, P2 PERFORMANCE PACKAGE, TYPE 2 MEDIUM DISTRIBUTION, HOUSE SHIELD, LED, 9651 LUMENS, FINISH SELECTED BY ARCHITECT	LED	TYPE II MEDIUM	9651 lm	4000 K	LED DRIVER	120 V	68 VA	POLE MOUNTED	17' POLE WITH 3' CONCRETE BASE - REFER TO DETAIL 2/EZ-0.0
	P3L	LITHONIA DSX1	APPROVED EQUAL	POLE LIGHT, P1 PERFORMANCE PACKAGE, LEFT CORNER CUTOFF, LED, 5573 LUMENS, FINISH SELECTED BY ARCHITECT	LED	TYPE II MEDIUM	5573 lm	4000 K	LED DRIVER	120 V	51 VA	POLE MOUNTED	17' POLE WITH 3' CONCRETE BASE - REFER TO DETAIL 2/EZ-0.0
	P3R	LITHONIA DSX1	APPROVED EQUAL	POLE LIGHT, P1 PERFORMANCE PACKAGE, RIGHT CORNER CUTOFF, LED, 5573 LUMENS, FINISH SELECTED BY ARCHITECT	LED	TYPE II MEDIUM	5573 lm	4000 K	LED DRIVER	120 V	51 VA	POLE MOUNTED	17' POLE WITH 3' CONCRETE BASE - REFER TO DETAIL 2/EZ-0.0
	P4B	LITHONIA DSX1	APPROVED EQUAL	POLE LIGHT, P1 PERFORMANCE PACKAGE, TYPE 4 MEDIUM DISTRIBUTION, BACKLIGHT CONTROL, LED, 5705 LUMENS, FINISH SELECTED BY ARCHITECT	LED	TYPE IV MEDIUM	5705 lm	4000 K	LED DRIVER	120 V	51 VA	POLE MOUNTED	17' POLE WITH 3' CONCRETE BASE - REFER TO DETAIL 2/EZ-0.0
1	P5B	LITHONIA DSX1	APPROVED EQUAL	POLE LIGHT, P2 PERFORMANCE PACKAGE, TYPE 4 MEDIUM DISTRIBUTION, BACKLIGHT CONTROL, LED, 7334 LUMENS, FINISH SELECTED BY ARCHITECT	LED	TYPE IV MEDIUM	7334 lm	4000 K	LED DRIVER	120 V	68 VA	POLE MOUNTED	17' POLE WITH 3' CONCRETE BASE - REFER TO DETAIL 2/EZ-0.0
	W1E	RAB LIGHTING SLIM	APPROVED EQUAL	EXTERIOR WALL PACK, DIE-CAST ALUMINUM HOUSING, WET LOCATION RATED, 2000 LUMENS, EMERGENCY BATTERY, FINISH SELECTED BY ARCHITECT	LED	MEDIUM	1500 lm	4000 K	LED DRIVER	120 V	11 VA	WALL MOUNTED	MOUNT AT 8'-0" AFG



1 ELECTRICAL SITE PHOTOMETRICS
EZ-0.0 1/16" = 1'-0"



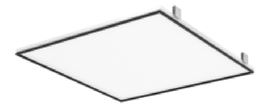
DETAIL NOTES:

1. REFER TO LUMINARIE SCHEDULE FOR POLE AND FIXTURE ASSEMBLY
2. HANDHOLE: MINIMUM 2"x4"
3. BASE PLATE, LEVELING NUTS, GROUT BASE
4. ANCHOR BOLTS BY POLE SUPPLIER
5. CHAMFERED EDGE OF CONCRETE BASE
6. BOND POLE TO #2 BARE GROUND WIRE
7. 1/2" PVC GROUND CONDUCTOR SLEEVE WITH #2 GROUND CONDUCTOR
8. CADWELD GROUND WIRE TO GROUND ROD
9. 1/2" x 10' LG GROUND ROD
10. PVC CONDUIT, SCHEDULE 40
11. RIGID GALVANIZED STEEL CONDUIT
12. #4 REINFORCING BARS VERTICALLY ON #3 STIRRUPS AT 18" O.C.
13. FINISH GRADE, COMPACT TO 95%
14. LIGHTNING ARRESTOR. BOND TO GROUND.
15. WHERE INDICATED ON PLANS, PROVIDE WEATHER RESISTANT QUAD RECEPTACLE WITH CAST ALUMINUM IN-USE COVER.

2 POLE BASE DETAIL
EZ-0.0



LITHONIA DSX1



LITHONIA CPXIP

SITE PHOTOMETRIC CALCULATION SCHEDULE

TOWNSHIP LIGHTING REQUIREMENTS

5.13.2.A.	MAX FC LEVEL AT NON-RESIDENTIAL PROPERTY BOUNDARY = 1.0 FC
5.13.2.B.	AVERAGE FC LEVEL RANGE FOR PARKING AREAS = 2.4 - 3.6 FC
5.13.2.B.	MAX AVERAGE FC LEVEL FOR BUILDING ENTRANCES = 5.0 FC
5.13.2.C.	MAX SINGLE FC VALUE FOR ENTIRE SITE = 10.0 FC
5.13.2.D.	*MAX AVERAGE FC LEVEL FOR VEHICULAR CANOPIES = 5.0 FC
5.13.2.E.	*MAX AVERAGE FC LEVEL FOR AUTOMOTIVE FUELING STATIONS = 20.0 FC

FIXTURE HEIGHT NOT TO EXCEED BUILDING TOTAL BUILDING HEIGHT = 24'-0

*VARIANCE REQUESTED FOR BANK VEHICULAR DRIVE-THRU CANOPY DUE TO SECURITY CONCERNS.

PROPOSED AVERAGE FC LEVEL = 10.4
MAX SINGLE FC VALUE = 18.0FC

ALL FC VALUES TO BE MEASURED AT 5'-0" ABOVE FINISHED GRADE

LIGHTING ZONE SELECTION SCHEDULE

DRIVES & PARKING AREAS	***AVG***	***MAX***	***MIN***	***MAX/MIN***	***AVG/MIN***
MAIN DRIVE	2.5 FC	4.0 FC	0.5 FC	8.0:1	5.0:1
BACK DRIVE	2.6 FC	5.2 FC	0.4 FC	13.0:1	6.5:1
PARKING	2.4 FC	5.3 FC	0.3 FC	17.7:1	8.0:1
BUILDING ENTRANCES	***AVG***	***MAX***	***MIN***	***MAX/MIN***	***AVG/MIN***
MAIN ENTRY	3.2 FC	8.2 FC	0.7 FC	11.7:1	4.6:1
SIDE ENTRY	5.0 FC	9.9 FC	2.3 FC	4.3:1	2.2:1
PROPERTY LINES	***AVG***	***MAX***	***MIN***	***MAX/MIN***	***AVG/MIN***
NORTH	0.3 FC	0.7 FC	0.0 FC	N/A	N/A
EAST	0.4 FC	0.8 FC	0.0 FC	N/A	N/A
SOUTH	0.2 FC	0.4 FC	0.0 FC	N/A	N/A
WEST	0.1 FC	0.1 FC	0.0 FC	N/A	N/A
VEHICULAR CANOPY	***AVG***	***MAX***	***MIN***	***MAX/MIN***	***AVG/MIN***
DRIVE-THRU	10.4 FC	18.0 FC	2.9 FC	6.2:1	3.6:1

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ELECTRICAL SITE PHOTOMETRICS

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1 09-25-26 CB1

BY
CST/TDP

ISSUE DATE
08-28-26

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2026058.01

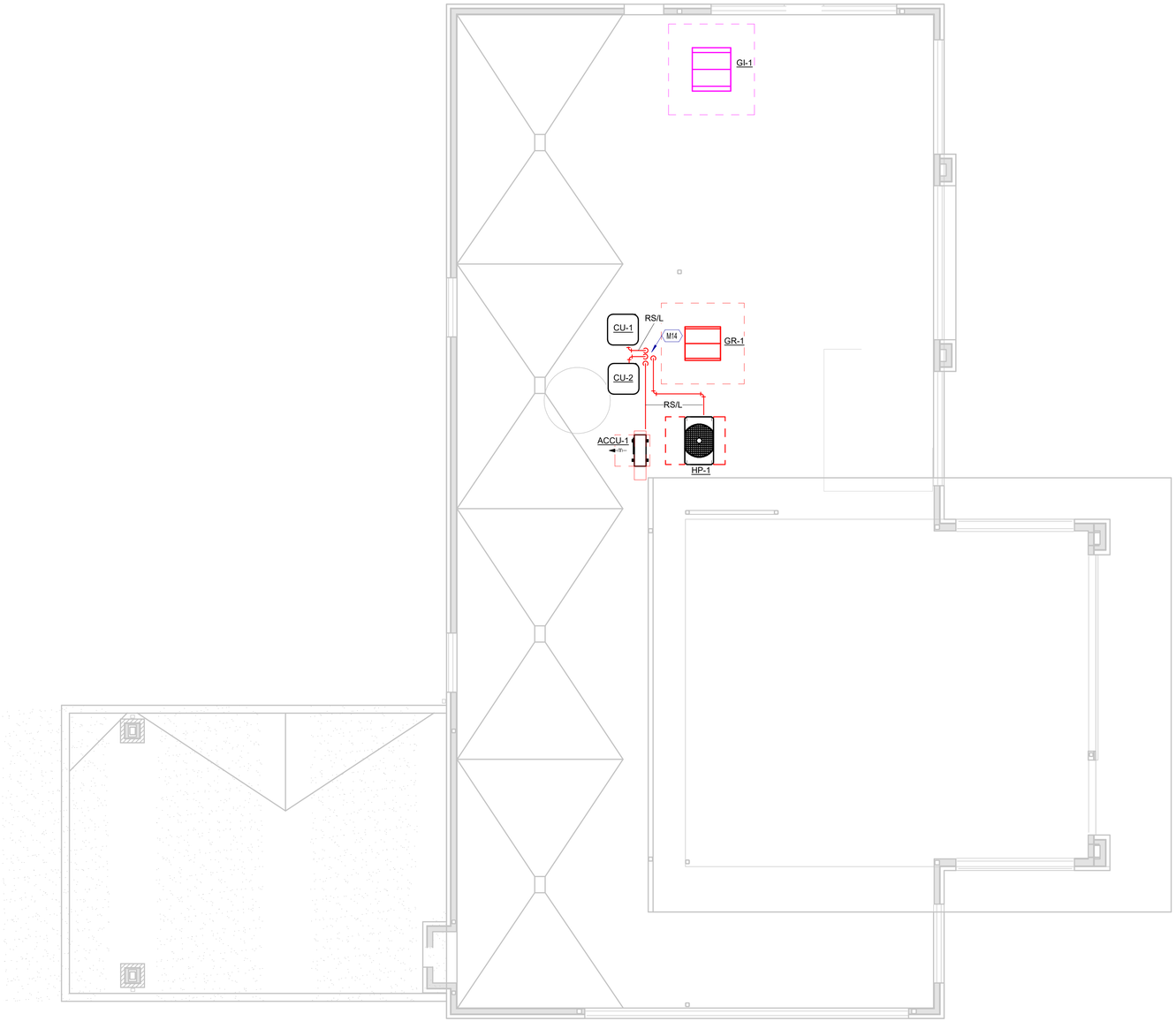
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EZ-0.0

1" REFERENCE LINE

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KEYNOTES

M14 RS/L PIPING DOWN TO FIRST FLOOR.



1 M-1.1 HVAC ROOF PLAN
3/16" = 1'-0"

1" REFERENCE LINE

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HVAC ROOF PLAN

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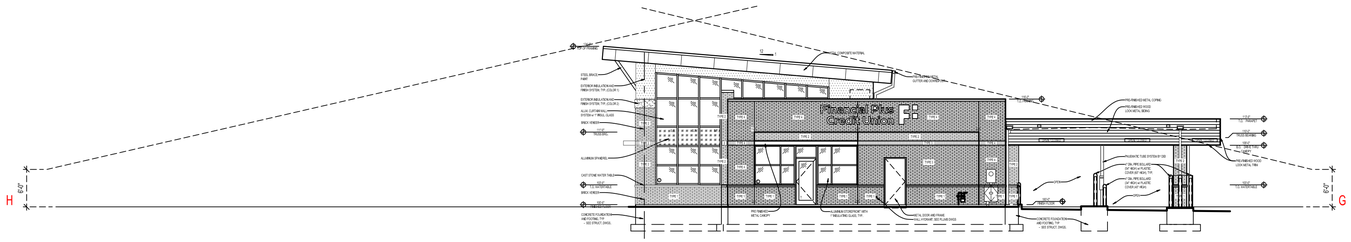
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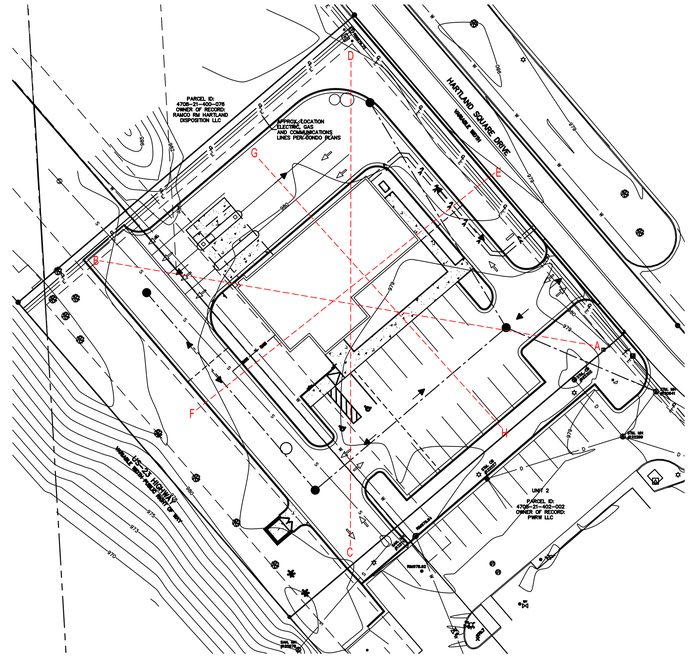
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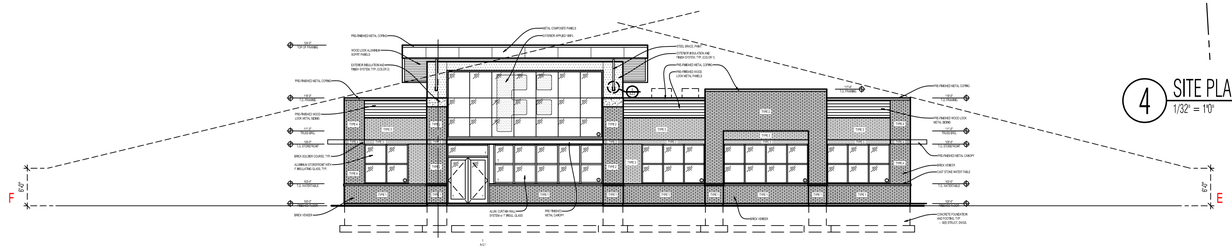
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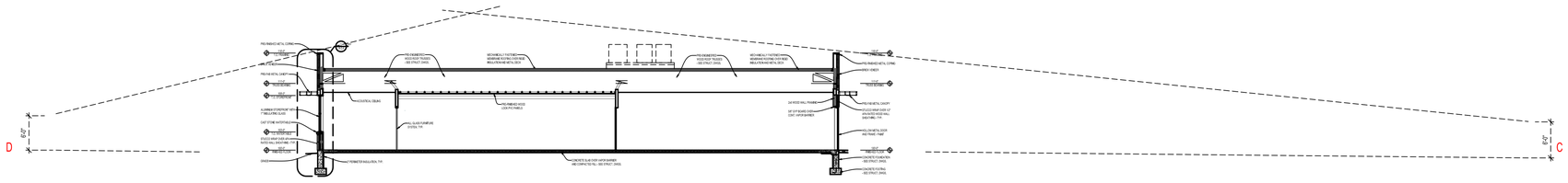
4 LINE OF SITE (EAST & WEST)
NOT TO SCALE



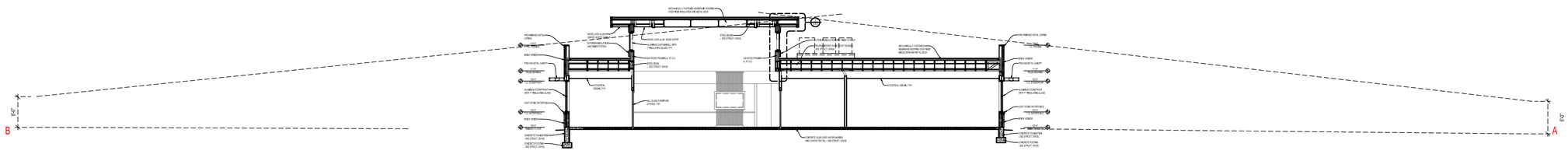
4 SITE PLAN
1/32" = 1'0"



3 LINE OF SITE (NORTH & SOUTH)
NOT TO SCALE



2 LINE OF SITE (NORTH & SOUTH)
NOT TO SCALE



1 LINE OF SIGHT (EAST & WEST)
NOT TO SCALE

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LINE OF SIGHT

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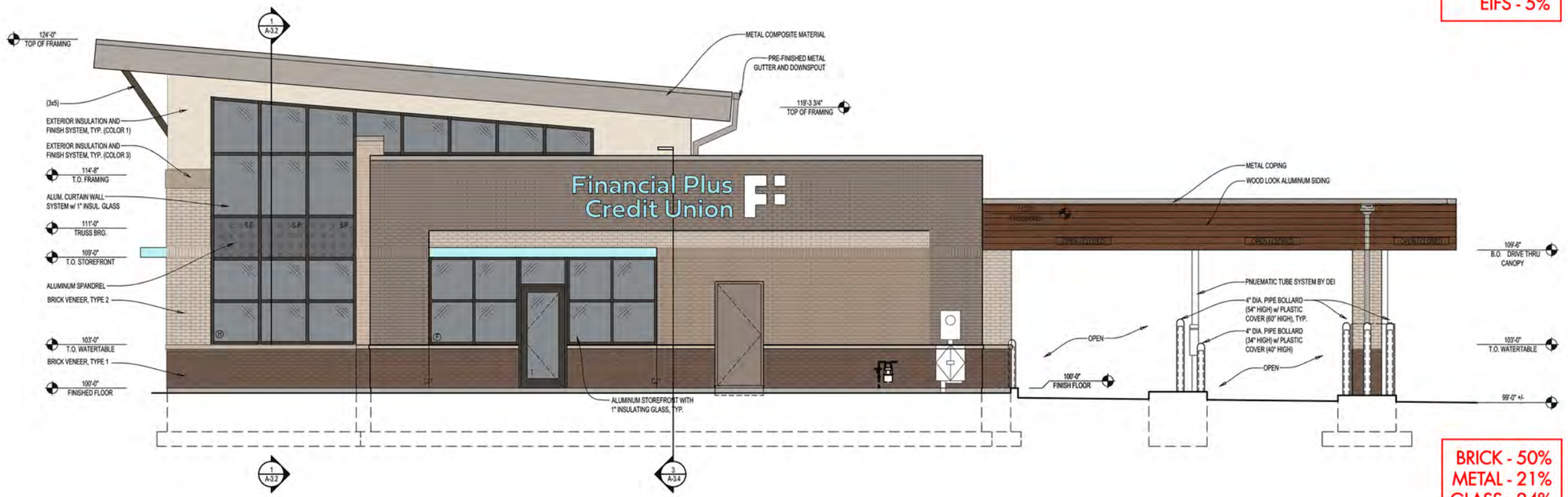
JOB NO.: 226063

SHEET NO.: LS-0

EXTERIOR SELECTION SCHEDULE			
MATERIAL TYPE	MANUFACTURER	COLOR	NOTES
CAST STONE WATER TABLE	ROCKCAST	BUFFSTONE	GP-A
BRICK VENEER, TYPE 1	PALMETTO	WALNUT	
BRICK VENEER, TYPE 2	PALMETTO	IVORYSTONE	
BRICK VENEER, TYPE 3	PALMETTO	.75 GREYSTONE	
BRICK VENEER, TYPE 4	PALMETTO	1.25 GREYSTONE	
EIFS, TYPE 1	DRYVIT	NATURAL WHITE #103ST	SANDPEBBLE DPR
EIFS, TYPE 2	DRYVIT	GULL GRAY #131	SANDPEBBLE DPR
WOOD-LOOK PRE-FIN METAL SIDING	LONGBOARD 6" V-GROOVE	DARK ANTIQUE OAK	V-GROOVE
WOOD-LOOK ALUMINUM SOFFIT	LONGBOARD 6" V-GROOVE	DARK ANTIQUE OAK	VENTED & SOLID
COMPOSITE METAL PANELS AT TOWER FASCIA	PAC-CLAD	GRANITE STEEL	
CURTAINWALL	OLDCASTLE	BLACK 760	RELIANCE - CASSETTE
STOREFRONT FRAME	OLDCASTLE	BLACK 760	
EXTERIOR GLAZING	VITRO	SOLAR GRAY	SOLARBAN 60
SPANDREL GLASS	VITRO	GRAY	
PRE-FAB ALUMINUM CANOPY	PAC-CLAD	RAL 6027	
METAL TRIM AT FASCIA & GUTTER BOARD	PAC-CLAD	GRANITE STEEL	
METAL GUTTERS AND DOWNSPOUTS	PAC-CLAD	GRANITE STEEL	
METAL COPING	PAC-CLAD	GRANITE STEEL	
ACCENT BRACKETS AT TOWER	SHERWIN WILLIAMS	IRON ORE SW-7069	
PAINT AT H.M. DOOR AND FRAME	SHERWIN WILLIAMS	MATCH BRICK TYPE 4	



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

BRICK - 45%
METAL - 14%
GLASS - 36%
EIFS - 5%

BRICK - 50%
METAL - 21%
GLASS - 24%
EIFS - 5%

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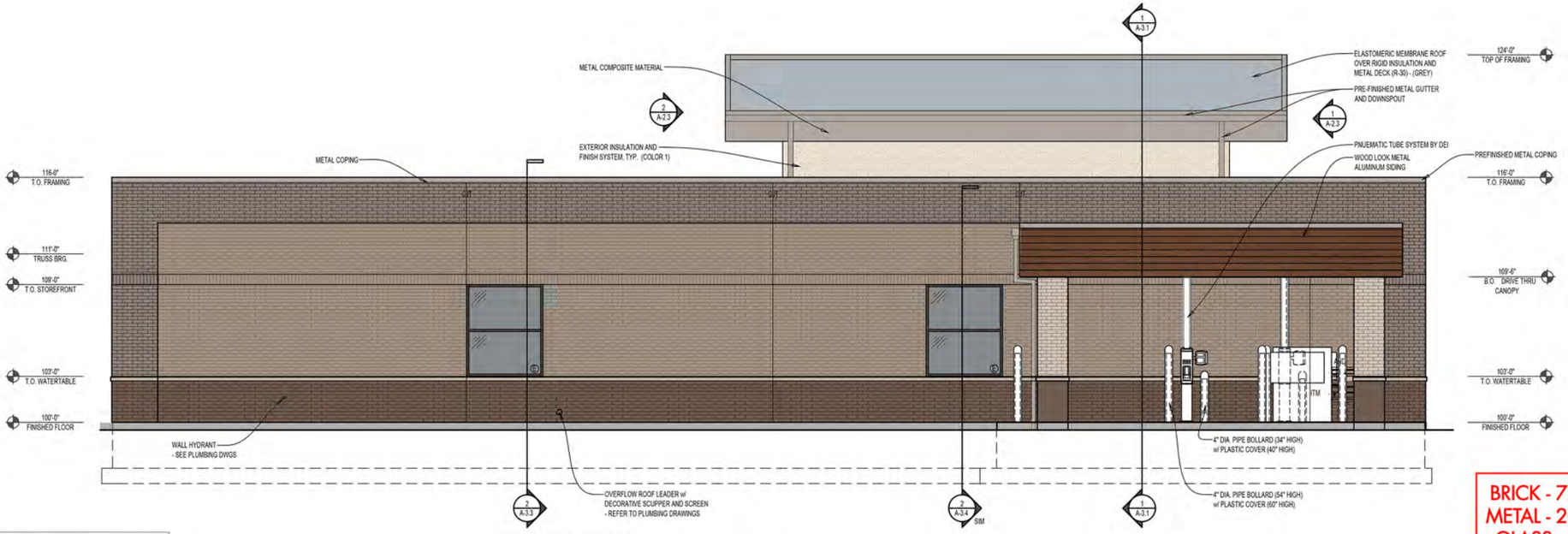
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A-2.1

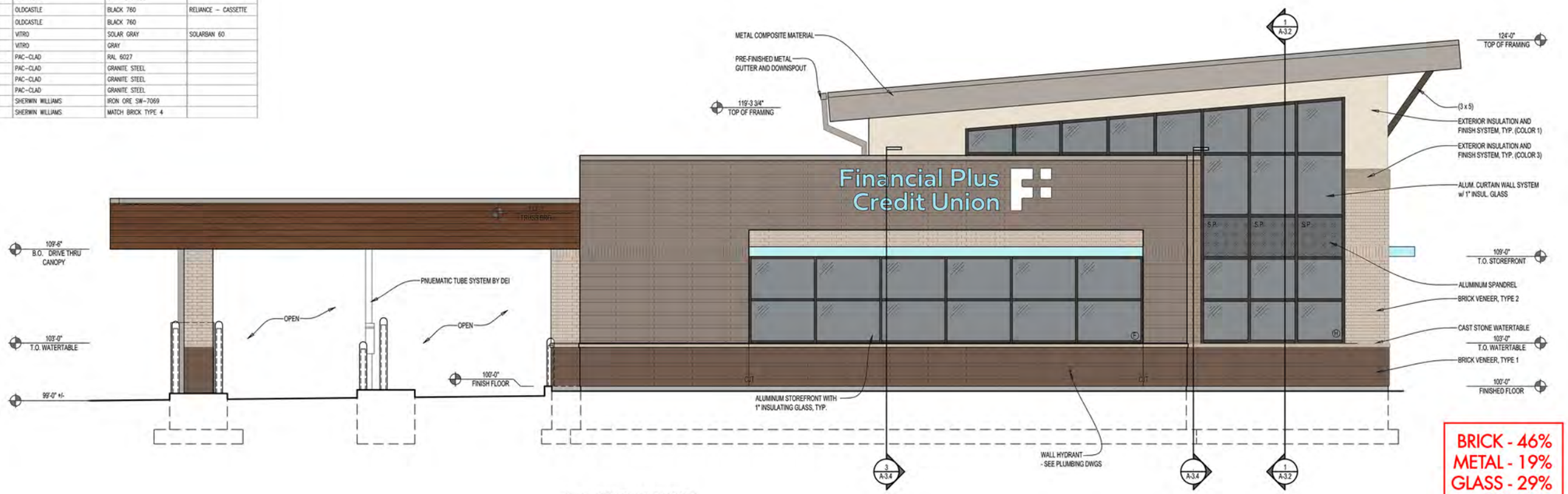


2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

BRICK - 72%
METAL - 20%
GLASS - 4%
EIFS - 4%

EXTERIOR SELECTION SCHEDULE

MATERIAL TYPE	MANUFACTURER	COLOR	NOTES
CAST STONE WATER TABLE	ROCKCAST	BUFFSTONE	GP-A
BRICK VENEER, TYPE 1	PALMETTO	WALNUT	
BRICK VENEER, TYPE 2	PALMETTO	IVORYSTONE	
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METAL GUTTERS AND DOWNSPOUTS	PAC-CLAD	GRANITE STEEL	
METAL COPING	PAC-CLAD	GRANITE STEEL	
ACCENT BRACKETS AT TOWER	SHERWIN WILLIAMS	IRON ORE SW-7069	
PAINT AT H.M. DOOR AND FRAME	SHERWIN WILLIAMS	MATCH BRICK TYPE 4	



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

BRICK - 46%
METAL - 19%
GLASS - 29%
EIFS - 6%

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8927 Rossash Road
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(513) 825-5800 [p]
513.825.1947 [f]
www.dei-corp.com

EXTERIOR ELEVATIONS

NEW BRANCH FOR:
Financial Plus Credit Union
Hartland Square Drive
Hartland, MI 48353

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REVISIONS

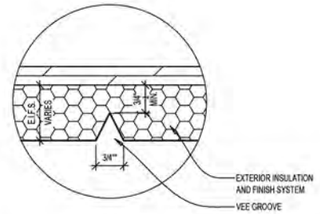
BY
JCW

ISSUE DATE
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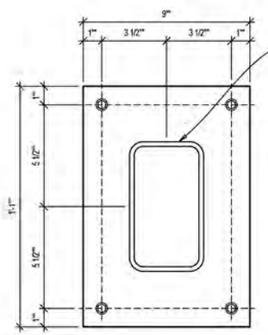
37

NO.
A-2.2

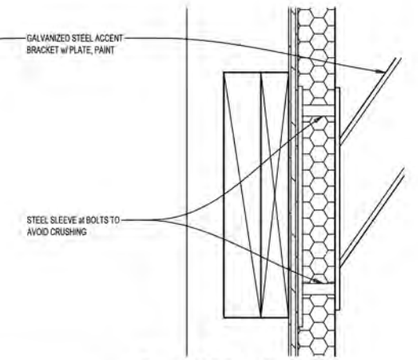
EXTERIOR SELECTION SCHEDULE			
MATERIAL TYPE	MANUFACTURER	COLOR	NOTES
CAST STONE WATER TABLE	ROCKCAST	BUFFSTONE	GP-A
BRICK VENEER, TYPE 1	PALMETTO	WALNUT	
BRICK VENEER, TYPE 2	PALMETTO	IVORYSTONE	
BRICK VENEER, TYPE 3	PALMETTO	.75 GREYSTONE	
BRICK VENEER, TYPE 4	PALMETTO	1.25 GREYSTONE	
EIFS, TYPE 1	DRYVIT	NATURAL WHITE #10.3ST	SANDPEBBLE DPR
EIFS, TYPE 2	DRYVIT	GULL GRAY #1.31	SANDPEBBLE DPR
WOOD-LOOK PRE-FIN METAL SIDING	LONGBOARD 6" V-GROOVE	DARK ANTIQUE OAK	V-GROOVE
WOOD-LOOK ALUMINUM SOFFIT	LONGBOARD 6" V-GROOVE	DARK ANTIQUE OAK	VENTED & SOLID
COMPOSITE METAL PANELS AT TOWER FASCIA	PAC-CLAD	GRANITE STEEL	
CURTAINWALL	OLDCASTLE	BLACK 760	RELIANCE - CASSETTE
STOREFRONT FRAME	OLDCASTLE	BLACK 760	
EXTERIOR GLAZING	VITRO	SOLAR GRAY	SOLARBAN 60
SPANDREL GLASS	VITRO	GRAY	
PRE-FAB ALUMINUM CANOPY	PAC-CLAD	RAL 6027	
METAL TRIM AT FASCIA & GUTTER BOARD	PAC-CLAD	GRANITE STEEL	
METAL GUTTERS AND DOWNSPOUTS	PAC-CLAD	GRANITE STEEL	
METAL COPING	PAC-CLAD	GRANITE STEEL	
ACCENT BRACKETS AT TOWER	SHERWIN WILLIAMS	IRON ORE SW-7069	
PAINT AT H.M. DOOR AND FRAME	SHERWIN WILLIAMS	MATCH BRICK TYPE 4	



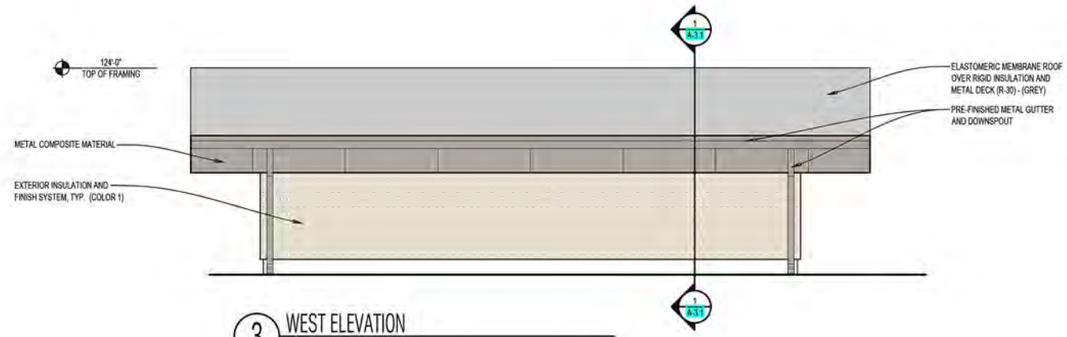
6 DETAIL at VEE GROOVE
SCALE: 3" = 1'-0"



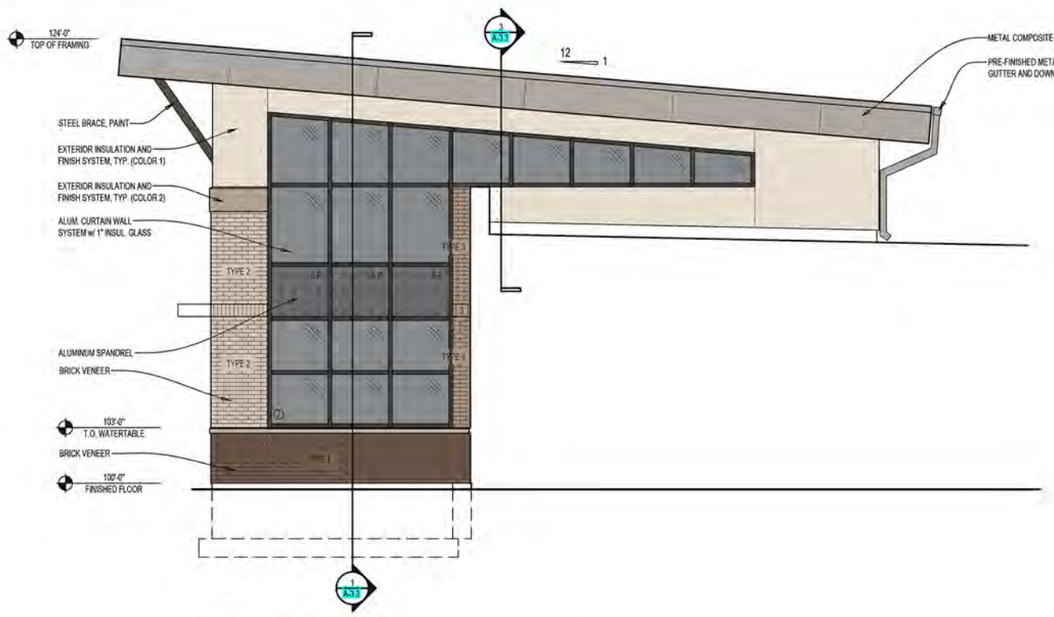
5 DETAIL at SUPPORT BRACKET
SCALE: 3" = 1'-0"



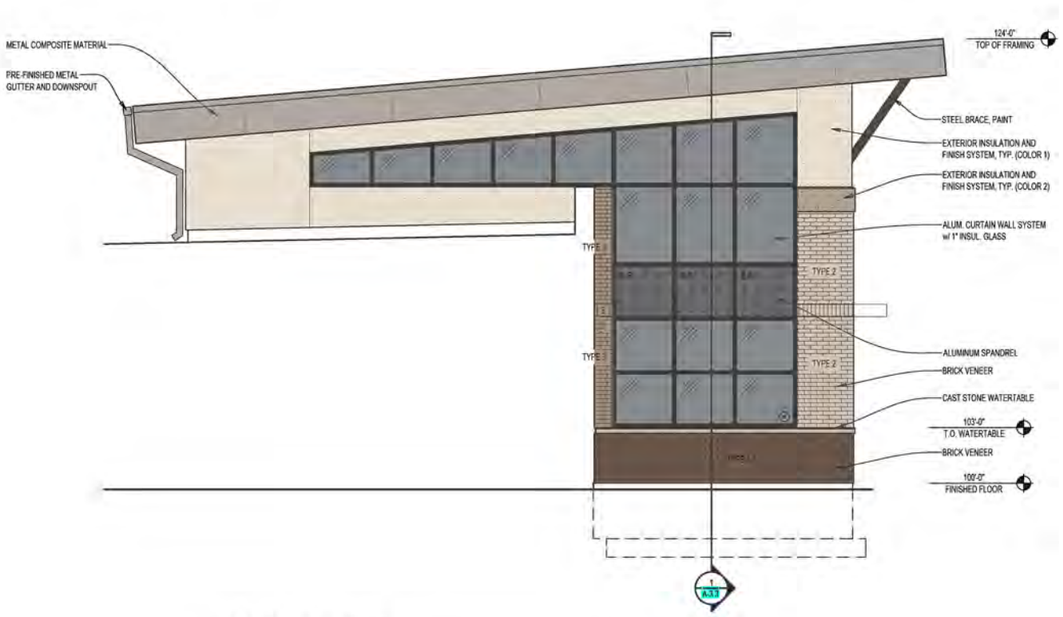
4 SECTION at SUPPORT
SCALE: 3" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

STATE OF MICHIGAN
RICHARD LADRICK
ARCHITECT
47938
LICENSED ARCHITECT

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BY
JCW

ISSUE DATE
08/28/26

SHEET NO.
38

EXTERIOR ELEVATIONS

A-2.3

DRYVIT
#103ST
NATURAL WHITE
Sandpebble DPR

Longboard
Dark Antique
Oak

PAC-CLAD
Granite Steel

SW7069
Iron Ore

PAC-CLAD
Granite Steel

PALMETTO BRICK
Ivorystone

Longboard
Dark Antique
Oak

DRYVIT
131 GULL GRAY
Sandpebble DPR

VITRO
SolarGray

PAC CLAD
RAL 6027

Oldcastle
Black 760



RAL 6027

PALMETTO BRICK
Ivorystone

PALMETTO BRICK
Walnut

ROCKCAST
Buffstone
GP-A

PALMETTO BRICK
Buffstone

PALMETTO BRICK
.75 Greystone

VITRO
SolarGray

PALMETTO BRICK
1.25 Greystone

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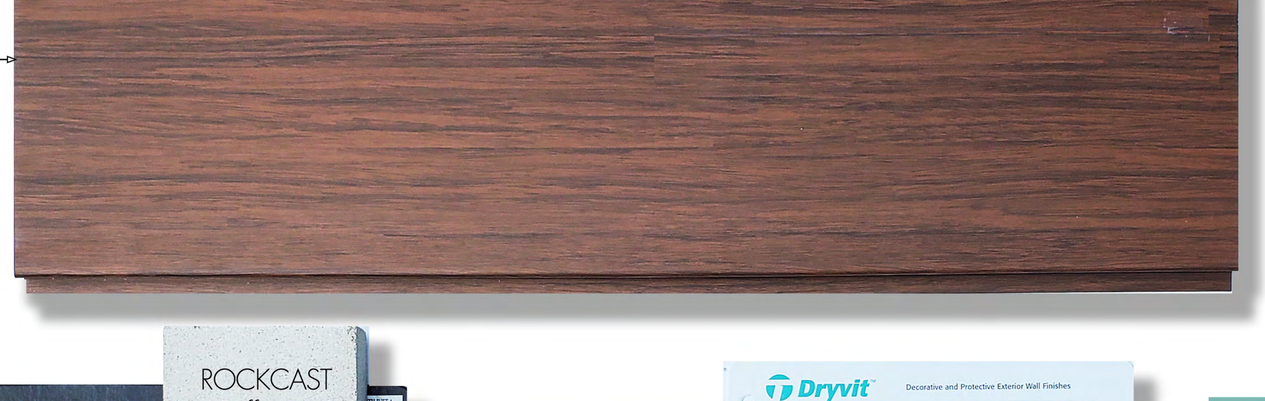
BY
JCW

ISSUE DATE
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JOB NO.
226063

SHEET NO.
39

Longboard-
Dark Antique
Oak



PALMETTO BRICK
Walnut

PALMETTO BRICK
1.25 Greystone

PALMETTO BRICK
Ivorystone

PALMETTO BRICK
.75 Greystone



ROCKCAST
Buffstone
GP-A

PAC CLAD
RAL 6027





Oldcastle
Black 760

SolarGray Glazing

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BY
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ISSUE DATE
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JOB NO.
226063

SHEET NO.
40

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan/PD Application #26-010, Planned Development (PD) Concept Plan for a residential community with detached single-family condominium units and commercial area – North Oaks PD

Date: October 15, 2026

Recommended Action
No formal action shall be taken by the Planning Commission or the Township Board as part of a Planned Development Concept Plan review. The Planning Commission should provide comments to the applicant about the proposed Planned Development Concept Plan and whether it is indicative of a plan that can and will meet the intent, design standards, and eligibility criteria of the Planned Development process.

Discussion

Applicant: Isam Yaldo

Site Description
The subject property is located near the northwest corner of Highland Road and Fenton Road in Section 23 of the Township. The subject parcel (Parcel ID #4708-23-400-037) is approximately 28.22 acres in size and zoned CA (Conservation Agricultural). The 2020-2021 Future Land Use Map (FLUM) designates this parcel as Special Planning Area (SPA) and is within the M-59/Pleasant Valley/Fenton Road SPA.

Currently the property is undeveloped and primarily consists of open fields which have historically been used for agricultural activities. Hedgerows border the property on the west and in the center part of the property.

A vacant two (2) acre parcel borders the subject site at the northwest corner of Highland Road and Fenton Road (Parcel ID# 4708-23-400-036) This parcel is zoned CA (Conservation Agricultural). The site plan submitted for the North Oaks PD Concept Plan (SP/PD #26-010) shows the 2-acre parcel, but this property is not part of the current PD project. The 2-acre parcel is zoned CA (Conservation Agricultural) and is under a different ownership than the applicant for North Oaks PD.

Adjacent properties to the west, north, and east are zoned CA-Conservation Agricultural. Four (4) single family residential lots of approximately one acre in size, border the east side of the property and take access off Fenton Road. A residential subdivision (single-family) is located to the north. The adjacent properties to the west include a church (All Saints Lutheran Church) and the Township-owned Heritage Park.

The 2020-2021 Future Land Use Map (FLUM) shows a designation of Public/Quasi Public to the west (church and park) and Low Suburban Density Residential north and east of the subject site.

Site History
Historically, plans for the Newberry Place Planned Development have included the subject property as part of that planned development, under several applications. Newberry Place PD did not receive Final PD approval, and the current request is not related to the Newberry Place PD.

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

Planned Development Procedure

Section 3.1.18 of the Township's Zoning Ordinance provides standards and approval procedures for a PD (Planned Development). Approval of a Planned Development is a three-step process. A Concept Plan, Preliminary Plan, and Final Plan are all reviewed by the Planning Commission and the Township Board, with the Planning Commission making a recommendation and the Board having final approval at each step. The process usually requires a rezoning from the existing zoning district to the Planned Development (PD) zoning district.

The Preliminary PD, which is in the next phase of a Planned Development (PD), will include significantly more detail with respect to design and engineering, landscaping, lighting, traffic impacts, wetland determinations, common space features, etc. It would be in the Applicant's best interest to provide a summary of design details (entryway feature, landscaping, amenities, common area features, etc.) as part of the Preliminary PD submittal.

As part of the rezoning, a public hearing will be held before the Planning Commission consistent with the Michigan Zoning Enabling Act; this public hearing is held at the same meeting during which the Planning Commission reviews and makes a recommendation on the Preliminary PD. Approval of the Final Plan by the Township Board usually constitutes a rezoning of the subject property to PD (Planned Development).

Discussions on this project occurred during several informal meetings with the applicant, Planning staff, and the Planning Commission's Site Plan Review Committee.

Proposed Concept Plan

A. General

The subject parcel is approximately 28.22 acres in area. Per Section 3.1.18.B.ii, the minimum size for a Planned Development is twenty (20) acres of contiguous land, thus the property meets the minimum size requirement.

Development Plan

The applicant has submitted a Concept PD Plan for a planned development with a total of 80 detached single-family dwelling units plus a commercial area along the frontage of Highland Road. Per the applicant, the residential area is approximately 21.2 acres; the commercial area is approximately 4.87 acres; and the detention area is approximately 2.15 acres.

Per the site plan, there are two (2) vehicular access options to the development: the main access is from Highland Road which has a boulevard element and provides connections to the interior private roads for the PD. Highland Road is a public road, which is under the jurisdiction of the Michigan Department of Transportation (MDOT).

The second access is a 20-foot-wide gravel emergency road in the eastern portion of the site. This road provides a connection to an internal (paved), private road in the development and Fenton Road. The purpose of the road is to provide emergency access to the site and is not intended to be used otherwise. Fenton Road is under the jurisdiction of the Livingston Couty Road Commission (LCRC).

Internally there is a looped private road system that provides access to the 80 single-family dwellings and connects to the boulevard road and Highland Road.

The residential portion of the development is occupied with eighty (80) single-family residential lots. The typical lot size is stated as eighty (80) feet wide by one hundred and twenty (120) feet deep, equating to

approximately 9,600 square feet. The assumption is that the lots will be developed as single-family residences. Building setbacks for the lots are shown on the plan. The applicant provided sample housing styles and color palettes that are available for the exterior finishes.

Other Concept Plan Details
On-site stormwater detention is shown in southwest portion of the site and is intended to serve the entire development per the applicant.

Open space areas are not shown. An open space plan will be required as part of the Preliminary PD Site plan submittal.

The property is approximately 28.22 acres, resulting in an estimated density of 2.83 dwelling units per acre (80 units ÷ 28.22 acres = 2.83 dwelling units per acre). More discussion on density is provided in the next section of this report.

Section 3.1.18.E has specific requirements for information to be included within a Planned Development Concept Plan submittal. Given the information provided by the applicant, the Planning Department feels the submittal is sufficient to consider complete.

B. Proposed Density
Section 3.1.18.C. of the Zoning Ordinance states the residential density in a planned development shall be consistent with the density designation within the Township's Comprehensive Plan. The subject property is designated as a Special Planning Area (SPA) on the adopted 2020-2021 Future Land Use Map.

The property is part of the M-59/Pleasant Valley/Fenton Road Special Planning Area. This category designation envisions a maximum density of four (4) dwelling units per acre. Using 28.22 acres for the property size and allowing a maximum of four (4) units per acre, a maximum 112.88 (or 113) dwelling units could be permitted (28.22 acres x 4 dwelling units per acre). The Concept Plan proposes a density of 2.83 dwelling units per acre (80 dwellings ÷ 28.22 acres), which is consistent with the maximum allowed density for the Special Planning Area.

Per Section 3.1.18.C.iv., the Planning Commission may agree to recommend up to a forty (40%) percent increase in units on a site in recognition of outstanding attributes as listed in this section. The Township Board in its sole discretion shall have the ability to approve such density increase up to forty (40%) percent subsequent to an affirmative recommendation from the Planning Commission. In this case if the Planned Development land area could accommodate 113 units, in accordance with the Comprehensive Plan, the Planned Development plan could include up to 158 dwellings (113 + 45 additional units) if a maximum bonus were awarded by the Planning Commission and Township Board.

C. Public Road Access
As noted previously, the primary access to the PD is shown from Highland Road. Any proposed vehicular access from Highland Road requires review and approval from the Michigan Department of Transportation (MDOT). An emergency gravel access road is shown from Fenton Road which travels into the site. Approval of any vehicular access from Fenton Road must be obtained from the Livingston County Road Commission.

D. Traffic Generation
The applicant has not submitted a traffic impact analysis as part of the Concept Plan submittal; this is one of the requirements of the Preliminary PD submittal.

E. Internal Vehicular/Pedestrian Circulation
Internally the residential units are served by a looped system of private roads. The private roads in the proposed development will be required to meet the standards of Section 5.23 of the Zoning Ordinance for a road serving twenty-five (25) or more units or parcels, which requires the private road to be constructed consistent with public road requirements of the Livingston County Road Commission (LCRC). Design details of the private roads are not provided on the Concept Plan.

Sidewalks are not shown on the plans, along the private roads or along the frontage of Highland Road. The expectation is that sidewalks should be provided internally and along the public road.

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

G. Design Details
A Pattern Book with specific design details was not submitted with the Concept Plan. For a project such as this, additional design details could include information on price points, streetlights (if proposed), entry feature, common space amenities, etc.

Minimum design details are outlined in Section 3.1.18.c. and include minimum yard requirements and distance between buildings.

H. Open Space
Section 3.1.18.C requires a Planned Development to include open space; at a minimum that open space should meet the requirements of the site's previous zoning district. Historically in other residential Planned Developments, such as Walnut Ridge Estates and Fiddler Grove, the following formula was applied: a minimum of 25% (of total area of site) should be provided as open space, and of that 25%, 10% must be usable open space. Usable open space is defined as land area suitable for active recreation.

Section 3.15 states residential condominium developments (in several zoning district classifications) "open common open space shall be planned, developed, and maintained for appropriate recreational and other open space uses for the anticipated occupants of the housing."

The Preliminary PD plans should clearly identify areas counted as open space and usable open space, using different graphics, and stating the land area of each open space area, and the percentage of open space and usable open space.

For the proposed development consisting of 28.22 acres, this would equate to a minimum of 7.06 acres of open space, with a minimum of 0.706 acres of usable open space.

I. Landscaping
A landscape plan was not submitted. The Preliminary PD Site plan will be reviewed for compliance with the landscaping requirements of a Planned Development and the Zoning Ordinance, including screening/buffering from lower-density residential properties adjacent to the proposed development.

J. Exterior Lighting
A lighting plan was not submitted but will be required as part of the Preliminary PD submittal.

Recognizable Benefits
One of the eligibility criteria for a Planned Development is that it "shall result in a recognizable and substantial benefit to the ultimate users of the project and to the community and shall result in a higher quality of development than could be achieved under conventional zoning." It is not clear based on the Concept Plan whether the proposed development satisfies these criteria. It will be ultimately up to the applicant, Planning Commission, and Township Board to come to an agreement on the extent to which a recognizable benefit shall be provided for the proposed development.

Hartland Township DPW Review
The Township's Department of Public Works reviewed the plan and provided comments in the letter dated October 8, 2026.

Hartland Township Engineer's Review (Spaulding DeDecker)
Comments from the Township Engineer (SDA) are provided in the email dated September 22, 2026.

Hartland Deerfield Fire Authority Review
The Hartland Deerfield Fire Authority has provided comments in an email dated September 24, 2026.

Recommendation
No formal action shall be taken by the Planning Commission or the Township Board as part of a Planned Development Concept Plan review. The Planning Commission should provide comments to the applicant about the proposed PD Concept Plan and whether it is indicative of a plan that can and will meet the intent, design standards, and eligibility criteria of the Planned Development process.

The Preliminary PD will include significantly more detail with respect to design and engineering, landscaping, lighting, traffic impacts, wetland determinations, common space features, etc. It would be in the Applicant's best interest to provide a summary of design details (entryway feature, landscaping, amenities, common area features, etc.) as part of the Preliminary PD submittal.

Attachments:
1. Township DPW review letter dated 10.08.2026 – PDF version
2. Hartland Township Engineer (SDA) email dated 09.22.2026– PDF version
3. Hartland Deerfield Fire Authority email dated 09.24.2026 – PDF version
4. Model Renderings North Oaks PD– PDF version
5. Housing Color Palettes – PDF version
6. Concept PD Plans dated 09.15.2026 – PDF version

CC:
Spaulding DeDecker, Twp Engineer (via email)
Scott Hable, Twp DPW Director (via email)
A. Carroll, Hartland FD Fire Chief (via email)

DEPARTMENT OF PUBLIC WORKS

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

TO:	Planning Department
DATE:	10/8/2026
DEVELOPMENT NAME:	North Oaks
PIN#:	4708-23-400-037
APPLICATION #:	SP/PD #26-010
REVIEW TYPE:	Conceptual PD Plan

Conceptual Plans for the proposed North Oaks Development proposes 80 single family homes in which 1 REU is required in Water and Sewer for each. Thus totaling 80 REU's for the proposed project. Currently the parcel has 107.4 Sewer REU's and 0 Water REU's, and sufficient water REU's will need to be purchased prior to development of each unit.

	Sewer REUs	Water REUs(Dist.2)
Owned	107.4	0
Required	80	80
REU Difference	27.4	80
Cost Each	$9,439.20	$6,829.67
Total Due	$0	$546,373.60
TOTAL REU COST	**$543,373.60**	

Hartland Township Public Works approves the North Oaks Development conceptual plan subject to purchase of required REU's and the inclusion of the following details on the construction plans:

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

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

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

Scott Hable
Public Works Director

Martha Wyatt

To: Martha Wyatt
Subject: FW: SP/PD #26-010 North Oaks PD Concept plan

Subject: Re: SP/PD #26-010 North Oaks PD Concept plan

Good Afternoon,

We have reviewed the concept plan dated September 9, 2026, for parcel 08-23-400-037 and we offer the following comments:

1. The proposed plans are very similar to the ones dated August 23, 2026. There is more detail in the new concept plans, with dimensions and grades. The west side portion of the site layout is slightly different but still acceptable.

2. Utilities:
Water - There is an existing 12-inch water main up to the Highland Reserve development. The future Oaks project would extend the water main up to the east property line if it ever gets constructed but there may be some time until the water main is available to connect and would need to be extended across Highland Rd to serve the proposed site.

Sanitary - There is an existing 12-inch sanitary sewer on the north side of Highland Road(M-59) that would be available to serve this site.

Storm- Seems to be addressed by a proposed detention basin on the southwest side fo the site. The proposed stormwater management will need to be evaluated during the site plan and engineering review by SDA and LCDC.

3. It will need to be confirmed if the proposed roads will be private or public, during site plan and engineering will be confirmed that they meet Township and/or County standards.

4. A circulation plan will be required to confirm that the fire department can access the site.

5. Traffic may need to be evaluated during site plan review. Given the current development in the area.

6. Approvals from the County and MDOT will be required for the proposed site approaches.

Thank you,

SPALDING DEDECKER
Engineers | Planners | Surveyors
Landscape Architects

Luisa Amici
Project Engineer
p: (248) 844-5400 ext 1101
e: lamici@sda-eng.com | w: www.sda-eng.com

Spalding DeDecker: Locations

Martha Wyatt

To: Martha Wyatt
Subject: FW: SP/PD #26-010 North Oaks PD Concept plan

Sent: Thursday, September 24, 2026 2:17 PM

Martha,

I was in class all week. This concept is much better. My only comment is the gate be siren activated (pretty inexpensive and popular throughout the township). I can get with Mr. Yaldo as this get closer to approval.

Jon Dehanke, Fire Marshal
Hartland Deerfield Fire Authority
3205 Hartland Rd. Hartland, MI 48353
Phone: (810) 632-7676
Email:jdehanke@hartlandareafire.com

CABOT





DUPONT





ESSEX





GARDNER





KINGSTON





MWN Exterior Color Collection (Royal Vinyl - Exterior Portfolio) - 11.06.2023

Century Complete

#	VINYL SIDING	VINYL TRIM	VINYL BOARD & BATTEN	VINYL SHAKE	BRICK (Per Elevation)	BRICK (Per Elevation)	MORTAR	PAINTED FRONT DOOR	PREFINISHED SHUTTERS	GARAGE DOOR Pre-Finished	WINDOWS	GUTTERS	ROOF SHINGLES
	Royal Bldg Products Exterior Portfolio	Royal Bldg Products Exterior Portfolio	Royal Bldg Products Exterior Portfolio	Royal Bldg Products Exterior Portfolio	Brampton Brick	Glen-Gery		Sherwin Williams Paint	Mid-America				Tamko
EP-01	08 - Driftwood	01-Aspen White	01-Aspen White	01-Aspen White	Brampton Brick Graystone	Glen-Gery Pilot Gray	Gray	SW 6989 Domino	Black 002	White	White	White	Weathered Wood
EP-02	37 - Cypress	01-Aspen White	32 - Rye	32 - Rye	Brampton Brick Crawford	Glen-Gery Revenna	Gray	SW 6216 Jasper	Tuxedo Grey 018	White	White	White	Weathered Wood
EP-03	32 - Rye	01-Aspen White	14 - Pearl	14 - Pearl	Brampton Brick Benton	Glen-Gery Anchor Bay	Gray	SW 6215 Rocky River	Tuxedo Grey 018	White	White	White	Weathered Wood
EP-04	01-Aspen White	01-Aspen White	08 - Driftwood	08 - Driftwood	Brampton Brick Graystone	Glen-Gery Pilot Gray	Gray	SW 9177 Salty Dog	Classic Blue 036	White	White	White	Weathered Wood
EP-05	18 - Metropolitan Gray	01-Aspen White	08 - Driftwood	08 - Driftwood	Brampton Brick Graystone	Glen-Gery Pilot Gray	Gray	SW 6989 Domino	Black 002	White	White	White	Weathered Wood
EP-06	09 - Country Beige	01-Aspen White	37 - Cypress	37 - Cypress	Brampton Brick Benton	Glen-Gery Anchor Bay	Gray	SW 7645 Thunder Gray	Musket Brown 010	White	White	White	Weathered Wood
EP-07	10- Clay	01-Aspen White	36- Bone	36- Bone	Brampton Brick Marshall	Glen-Gery Marquette	Gray	SW 7069 Iron Ore	Musket Brown 010	White	White	White	Weathered Wood
EP-08	83 - Nantucket	01-Aspen White	28 - Oceanside	28 - Oceanside	Brampton Brick Graystone	Glen-Gery Pilot Gray	Gray	SW 7615 Sea Serpent	Classic Blue 036	White	White	White	Weathered Wood
EP-09	28 - Oceanside	01-Aspen White	01-Aspen White	01-Aspen White	Brampton Brick Graystone	Glen-Gery Pilot Gray	Gray	SW 9177 Salty Dog	Wedgewood Blue 004	White	White	White	Weathered Wood
EP-10	14 - Pearl	01-Aspen White	10- Clay	10- Clay	Brampton Brick Benton	Glen-Gery Anchor Bay	Gray	SW 6034 Dark Auburn	Musket Brown 010	White	White	White	Weathered Wood

CMP MWN – Exterior Color Selection (Royal - Exterior Portfolio Vinyl)

Scheme EP-01

18 - Driftwood

Siding

01 – Aspen White

Trim

01 – Aspen White

Shake / Board & Batten



SHUTTER
Mid-America
Black - 002

SW 7005
Pure White

Exterior Columns

SW 6989
Domino

Front Door

BRICK | BRAMPTON



Graystone

BRICK | GLEN-GERY



Pilot Gray



SHINGLES
Weathered Wood

FASCIA / SOFFIT
White

GARAGE DOOR
Prefinished - White

CMP MWN – Exterior Color Selection (Royal - Exterior Portfolio Vinyl)
Scheme EP-02

37 - Cypress

Siding

01 – Aspen White

Trim

32 – Rye

Shake / Board & Batten



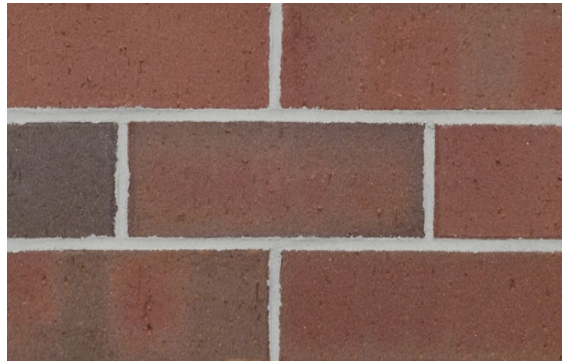
SHUTTER
Mid-America
Tuxedo Grey - 018

BRICK | BRAMPTON



Crawford

BRICK | GLEN-GERY



Revenna



SHINGLES
Weathered Wood

FASCIA / SOFFIT
White

GARAGE DOOR
Prefinished - White

SW 7005
Pure White

Exterior Columns

SW 6216
Jasper

Front Door

CMP MWN – Exterior Color Selection (Royal - Exterior Portfolio Vinyl)
Scheme EP-03

32 – Rye
Siding

01 – Aspen White
Trim

14 - Pearl
Shake / Board & Batten



SHUTTER
Mid-America
Tuxedo Grey - 018

BRICK | BRAMPTON



Benton

BRICK | GLEN-GERY



Anchor Bay



SHINGLES
Weathered Wood

FASCIA / SOFFIT
White

GARAGE DOOR
Prefinished - White

SW 7005
Pure White
Exterior Columns

SW 6215
Rocky River
Front Door

CMP MWN – Exterior Color Selection (Royal - Exterior Portfolio Vinyl)
Scheme EP-04

01 – Aspen White

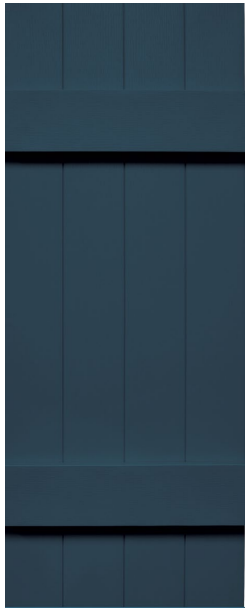
Siding

01 – Aspen White

Trim

18 - Driftwood

Shake / Board & Batten



SHUTTER
Mid-America
Classic Blue - 036

BRICK | BRAMPTON



Graystone

BRICK | GLEN-GERY



Pilot Gray



SHINGLES
Weathered Wood

FASCIA / SOFFIT
White

GARAGE DOOR
Prefinished - White

SW 7005
Pure White

Exterior Columns

SW 9177
Salty Dog

Front Door

CMP MWN – Exterior Color Selection (Royal - Exterior Portfolio Vinyl)
Scheme EP-05

18 – Metropolitan Gray

Siding

01 – Aspen White

Trim

18 - Driftwood

Shake / Board & Batten



SHUTTER
Mid-America
Black - 002

BRICK | BRAMPTON



Graystone

BRICK | GLEN-GERY



Pilot Gray



SHINGLES
Weathered Wood

FASCIA / SOFFIT
White

GARAGE DOOR
Prefinished - White

SW 7005
Pure White

Exterior Columns

SW 6989
Domino

Front Door

CMP MWN – Exterior Color Selection (Royal - Exterior Portfolio Vinyl)
Scheme EP-06

09 – Country Beige

Siding

01 – Aspen White

Trim

37 – Cypress

Shake / Board & Batten



SHUTTER
Mid-America
Musket Brown - 010

BRICK | BRAMPTON



Benton

BRICK | GLEN-GERY



Anchor Bay



SHINGLES
Weathered Wood

FASCIA / SOFFIT
White

GARAGE DOOR
Prefinished - White

SW 7005
Pure White

Exterior Columns

SW 7645
Thunder Gray

Front Door

CMP MWN – Exterior Color Selection (Royal - Exterior Portfolio Vinyl)

Scheme EP-07

10 - Clay

Siding

01 – Aspen White

Trim

36 – Bone

Shake / Board & Batten



SHUTTER
Mid-America
Musket Brown - 010

BRICK | BRAMPTON



Marshall

BRICK | GLEN-GERY



Marquette



SHINGLES
Weathered Wood

FASCIA / SOFFIT
White

GARAGE DOOR
Prefinished - White

SW 7005
Pure White

Exterior Columns

SW 7069
Iron Ore

Front Door

CMP MWN – Exterior Color Selection (Royal - Exterior Portfolio Vinyl)

Scheme EP-08

83 - Nantucket

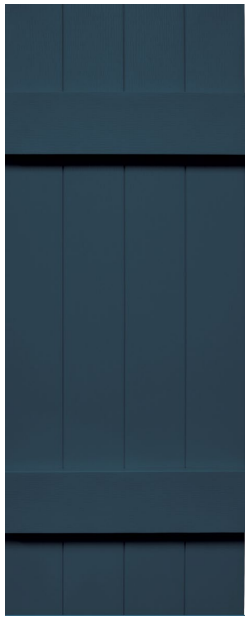
Siding

01 – Aspen White

Trim

28 - Oceanside

Shake / Board & Batten



SHUTTER
Mid-America
Classic Blue - 036

BRICK | BRAMPTON



Graystone

BRICK | GLEN-GERY



Pilot Gray



SHINGLES
Weathered Wood

FASCIA / SOFFIT
White

GARAGE DOOR
Prefinished - White

SW 7005
Pure White

Exterior Columns

SW 7615
Sea Serpent

Front Door

CMP MWN – Exterior Color Selection (Royal - Exterior Portfolio Vinyl)

Scheme EP-09

28 - Oceanside

Siding

01 – Aspen White

Trim

01 – Aspen White

Shake / Board & Batten



SHUTTER
Mid-America
Wedgewood Blue - 004

BRICK | BRAMPTON



Graystone

BRICK | GLEN-GERY



Pilot Gray



SHINGLES
Weathered Wood

FASCIA / SOFFIT
White

GARAGE DOOR
Prefinished - White

SW 7005
Pure White

Exterior Columns

SW 9177
Salty Dog

Front Door

CMP MWN – Exterior Color Selection (Royal - Exterior Portfolio Vinyl)

Scheme EP-10

14 - Pearl

Siding

01 – Aspen White

Trim

10 - Clay

Shake / Board & Batten



SHUTTER
Mid-America
Musket Brown - 010

BRICK | BRAMPTON



Benton

BRICK | GLEN-GERY



Anchor Bay



SHINGLES
Weathered Wood

FASCIA / SOFFIT
White

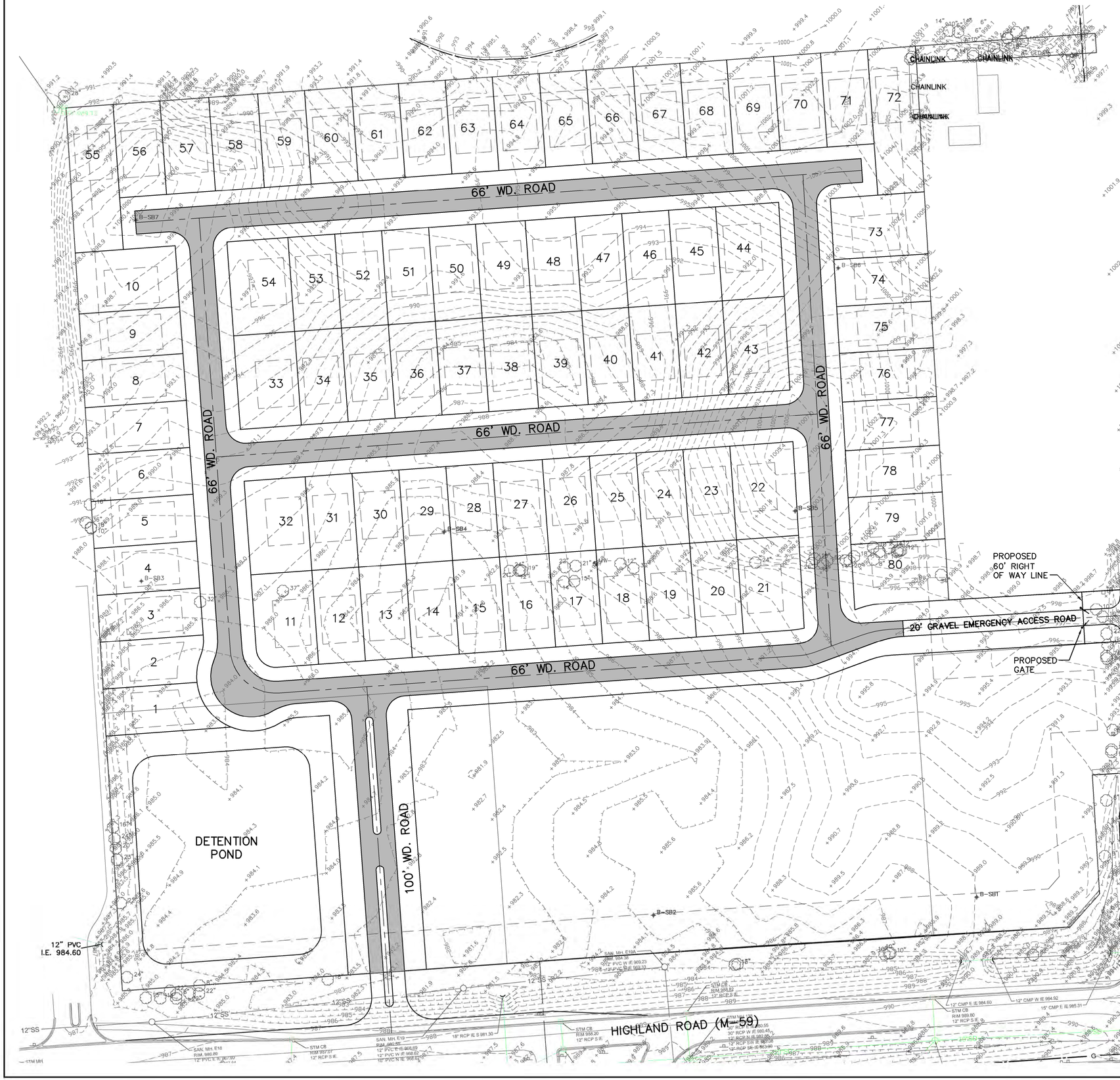
GARAGE DOOR
Prefinished - White

SW 7005
Pure White

Exterior Columns

SW 6034
Dark Auburn

Front Door



SITE DATA

80 SINGLE FAMILY UNITS

MINIMUM LOT SIZE – 60'x 120'

SETBACKS: FRONT 25'
SIDE 7.5' / 15' TOTAL
REAR 35'

ROADWAY: 66' WIDE RIGHT OF WAY W/30' ROADWAY AND 5' WD. CONCRETE WALK

DATE	BY	REVISIONS

THREE FULL WORKING DAYS BEFORE YOU DIG CALL THE MISS DIG SYSTEM

MISS DIG 811

ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 GRAND RIVER AVE. SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-2049 F: (248) 437-2252 www.zeimetwozniak.com

PROJECT SPONSOR:

CONCEPT PLAN
HIGHLAND ROAD AND FENTON ROAD
HARTLAND TOWNSHIP MICHIGAN

FIELD BOOK

DATE: 9-9-26	DESIGNED BY: AJW
	DRAWN BY: PTG

SCALE HOR: 1" = 60'
VER: 1" = --'

JOB NO. 26130

SHEET NO. 1/3

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W E
S

SCALE: 1" = 60'
0 30 60 120

SITE DATA

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HIGHLAND ROAD AND FENTON ROAD
HARTLAND TOWNSHIP MICHIGAN

FIELD BOOK

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JOB NO. 26130	SHEET NO. 2/3	DRAWN BY: PTD

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N

W E

S

SCALE: 1" = 60'

0 30 60 120

SITE DATA

80 SINGLE FAMILY UNITS

MINIMUM LOT SIZE – 60'x 120'

SETBACKS: FRONT 25'
SIDE 7.5' / 15' TOTAL
REAR 35'

ROADWAY: 66' WIDE RIGHT OF WAY W/30' ROADWAY AND 5' WD. CONCRETE WALK

DATE	BY	REVISIONS

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MISS DIG 811

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ASSOCIATES
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55800 GRAND RIVER AVE. SUITE 100
NEW HUDSON, MICHIGAN 48165
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HIGHLAND ROAD AND FENTON ROAD
HARTLAND TOWNSHIP MICHIGAN

FIELD BOOK

SCALE HOR: 1" = 60'
VER: 1" =

JOB NO. 26130

DATE: 9-9-26

DESIGNED BY: AJW

DRAWN BY: PTD

SHEET NO. 3/3

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