



## Planning Commission

Larry Fox, Chairperson	Summer L. McMullen, Trustee
Michael Mitchell, Vice-Chairperson	Sue Grissim, Commissioner
Tom Murphy, Secretary	Jim Mayer, Commissioner
	Matthew Eckman, Commissioner

**Planning Commission Meeting Agenda**  
**Hartland Township Hall**  
**Thursday, October 09, 2025**  
**7:00 PM**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Approval of Meeting Minutes
  - [a.](#) Planning Commission Meeting Minutes of September 11, 2025
  - [b.](#) Planning Commission Meeting Minutes of September 25, 2025
6. Call to Public
7. Old and New Business
  - [a.](#) Site Plan Application #25-017 Private Shared Driveway (Tipsico Lake Road)
8. Call to Public
9. Planner's Report
10. Committee Reports
11. Adjournment

HARTLAND TOWNSHIP PLANNING COMMISSION **DRAFT** MEETING MINUTES

SEPTEMBER 11, 2025– 7:00 PM

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1. **Call to Order:** Chair Fox called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance:**

3. **Roll Call and Recognition of Visitors:**

Present – Commissioners Eckman, Fox, Grissim, Mayer, McMullen, Mitchell, and Murphy

Absent – None

4. **Approval of the Meeting Agenda:**

A Motion to approve the September 11, 2025, Planning Commission Meeting Agenda was made by Commissioner Eckman and seconded by Commissioner Grissim. Motion carried unanimously.

5. **Call to the Public:**

None

6. **Old and New Business**

a. Site Plan Application SP/PD #25-014 – Urban Air Planned Development Final Plan

Director Langer stated the following:

- Gave an overview of the location and scope of the project.
- West of US 23 and M-59, east of Old US 23, south of Fountain Square.
- Urban Air Adventure Park is an indoor activity center in an approximate 38,000 square foot building.
- It has been reviewed by both the Planning Commission and the Township Board at both the Conceptual Review and the Preliminary Review.
- This is the Final Planned Development (PD) Review which, after obtaining approval from the Township Board, culminates in a rezoning of the property to PD.

**Commissioner Grissim offered the following Motion:**

**Move to recommend approval of Site Plan Application #25-014, the Final Planned Development Site Plan for Urban Air Adventure Park Planned Development as outlined in the staff memorandum dated September 4, 2025.**

**Approval is subject to the following conditions:**

1. **The Final Planned Development Site Plan for Urban Air Adventure Park Planned Development, SP/PD Application #25-014, is subject to the approval of the Township Board.**

- 2. Final approval of Urban Air Adventure Park Planned Development (SP/PD Application #25-014) shall require an amendment to the Zoning Ordinance to revise the zoning map and designate the subject property as PD (Planned Development). The planned development project area consists of two (2) undeveloped parcels, equating to a total of approximately 6.03 acres, and which are to be rezoned to PD, as follows:**
  - a. Tax Parcel ID #4708-28-100-030 (approximately 2.53 acres in area); currently zoned GC (General Commercial)**
  - b. Tax Parcel ID #4708-28-100-037 (approximately 3.52 acres in area); currently zoned GC (General Commercial)**
- 3. Waiver request for the planned development project area to be less than 20 acres is approved.**
- 4. Waiver request for the building height to exceed 35 feet is approved.**
- 5. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandums, dated July 17, 2025, and September 4, 2025, on the Construction Plan Set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.**
- 6. As part of the Final Plan Review, the applicant shall provide all applicable easement documents. The documents shall be in a recordable format and shall comply with the requirements of the Township Attorney.**
- 7. The two (2) parcels that comprise the project area shall be combined prior to the issuance of a land use permit.**
- 8. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, Hartland Deerfield Fire Authority, and all other government agencies, as applicable.**
- 9. Applicant complies with any requirements of the Michigan Department of Environment, Great Lakes, and Energy (EGLE), regarding applicable permits and approvals, if necessary**
- 10. Roof-mounted mechanical units (RTUs) should be properly screened or not visible to the Planning Commission's satisfaction, as shown on the Final PD plans.**
- 11. Monument signs shall be shown on the Final PD plans.**

**Seconded by Commissioner Mayer. Motion carried unanimously.**

- b. Site Plan Application SP #25-013 – Private Shared Driveways (JR Foldenauer Farms)**

Director Langer stated the following:

- Gave an overview of the location and scope of the project.

- Located in the southwest corner of Hartland Township.
- Two shared driveways are requested.
- Five parcel split, four parcels require access; proposing shared driveways. Each shared driveway will serve two parcels.
- One of the shared driveways will connect to a public road in Brighton Township.
- Required to be twenty-two (22) feet wide and designed to withstand the weight of a fire truck.
- The Township Engineer reviews design plans.
- Shared driveways require only Planning Commission review; a Private Road can serve more parcels but must be approved by both the Planning Commission and the Township Board.

The Applicant, Wayne Perry, of Desine Engineering; and Tom Green, the property owner; introduced themselves and stated the following:

- Liddy Drive in Brighton Township is a public road, which currently does not have a turnaround for emergency vehicles, it dead ends at the Township line.
- This shared driveway extension will correct the problem by purposefully adding the turnaround for emergency vehicles.
- Have no issues complying with the comments made by the Fire Marshal.

Chair Fox referred to the staff memorandum dated September 4, 2025.

### **Shared Driveway Standards**

Chair Fox stated the following:

- Two (2) private shared driveways are proposed, Driveway 1 and Driveway 2. Driveway 1 commences from Hacker Road. Driveway 2 off of Joda Lane/Liddy Drive in Brighton Township.
- Section 2: Each will serve only two (2) parcels.
- Section 5.2: Each will comply with lot size and frontage requirements.
- Section 5.23: Each will meet the standards of a shared driveway.
- Section 5.23.4: Each will meet the construction requirements.
- Section 5.23.4.B.xi: Each will comply with the surface drainage requirements.
- Section 5.23.4.B.xii: Utility easements have not been provided. Director Langer stated there are no utilities as each are served by private well and septic systems.
- Section 5.23.4.C: Construction costs were not provided. Director Langer stated this information will be provided later.
- Section 5.23.6: Each will meet the standard by serving only two (2) parcels.
- Shared Driveway Construction standards: Each complies. Driveway 1 is not required to have a T-turnaround. Driveway 2 proposed a T-turnaround but the width is 20 feet rather than the required 22 feet. Commissioner Grissim asked why the width is 20 feet. The Applicant stated it was an oversight that will be corrected.

Chair Fox continued stating they will need a shared driveway easement agreement and a maintenance agreement. in recordable form.

Commissioner Grissim referred to the communications received the day of the meeting from residents in Brighton Township and asked how those concerns can be addressed. Director Langer stated with other projects during the Pre-Construction Meeting, construction routes are discussed to keep as much construction traffic on main roads as possible. There are only two homes being

constructed that will impact those neighbors. There is no other road access for those two lots. Chair Fox mentioned those are public roads in Livingston County and the Livingston County Road Commission granted the access; the Township has no jurisdiction over road access. Commissioner Grissim asked if during construction, the contractors would be sure to remove any mud or debris from the roadway. The Applicant stated, yes, those are the requirements of the permit from Livingston County Road Commission. Director Langer stated referring to Liddy Road, in his experience, when a road ends abruptly as this one does, typically there is a future plan to extend it to the north. Who knows what that could have been, but in this case, it is just two lots.

**Commissioner Mitchell offered the following Motion:**

**Move to approve Site Plan Application #25-013 a request to construct two (2) private shared driveways, as outlined in the staff memorandum dated September 4, 2025.**

**Approval is subject to the following conditions:**

- 1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated September 4, 2025.**
- 2. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, Fire Code requirements, and any other governmental agency.**
- 3. Approval of the proposed shared driveways does not include approval of any future land divisions.**
- 4. The proposed ingress/egress easement and maintenance agreement for each shared driveway shall be in a recordable format and shall comply with the requirements of the Township Attorney.**

**Seconded by Commissioner McMullen. Motion carried unanimously.**

**7. Call to the Public:**

None

**8. Planner Report:**

Director Langer shared the following:

One article from the Michigan Planner periodical regarding traffic, the other regarding the role of the Zoning Board of Appeals in development issues.

The Planning Commission discussed the Zoning Board of Appeals. The ZBA meets as needed. The ZBA had not met for approximately eighteen months until the most recent meeting.

Commissioner Mitchell shared the passing of a former Planning Commissioner, Keith Voight.

**9. Committee Reports:**

None

**10. Adjournment:**

**A Motion to adjourn was made by Commissioner Eckman and seconded by Commissioner Murphy. Motion carried unanimously. The meeting was adjourned at approximately 7:25 PM.**

HARTLAND TOWNSHIP PLANNING COMMISSION **DRAFT** MEETING MINUTES

SEPTEMBER 25, 2025– 7:00 PM

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1. **Call to Order:** Chair Fox called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance:**

3. **Roll Call and Recognition of Visitors:**

Present – Commissioners Eckman, Fox, Mayer, McMullen, Mitchell, and Murphy

Absent – Commissioner Grissim

4. **Approval of the Meeting Agenda:**

**A Motion to approve the September 25, 2025, Planning Commission Meeting Agenda was made by Commissioner Mitchell and seconded by Commissioner Murphy. Motion carried unanimously.**

5. **Approval of Meeting Minutes**

a. Planning Commission Meeting Minutes of August 28, 2025

**A Motion to approve the Planning Commission Regular Meeting Minutes of August 28, 2025, was made by Commissioner Eckman and seconded by Commissioner Mayer. Motion carried unanimously.**

6. **Call to the Public:**

None

7. **Old and New Business**

a. Site Plan Application #25-016 Proposed Plaza at Cromaine Library at 3688 N. Hartland Road

Director Langer stated the following:

- Gave an overview of the location and scope of the project.
- Located in the Village of Hartland on Hartland Road, area in question is south of the Cromaine Library, lawn area and parking lot.
- Area is commonly utilized by the library for summer programming and outdoor activities. Proposing to create a permanent pavilion on the north end, add some landscaping, and improve the parking lot area.
- Considered a Site Plan Amendment and will be decided by the Planning Commission.

The Applicant, Sarah Neidert, Cromaine Library Director; and Tina Fix-Woodworth of Grissim Metz Andriese Associates, Landscape Architects; introduced themselves stating the following:

- Project came from an extensive input process during the 2023 Strategic Plan, received over 1,200 responses.
- Clearly expressed a desire for more flexible and family friendly outdoor spaces.
- Permanent open-sided pavilion would replace the tent currently being used.
- Improve landscaping and irrigation.
- Add patio pavers and sidewalk seating.

- Improved parking, sidewalks, fencing and lighting.
- Looking forward to making these improvements not just for the library but for the whole community.
- Intent is to enrich the existing library programming and create a cohesive connection between the library and the open space.
- Want to celebrate the existing building itself by pulling elements of the architecture into the proposed landscaping with the pavilion as the focal point.
- Pavers and sidewalks will connect access to all of the elements for the community as well as the library.
- Adding a striped crosswalk over Hartland Road for safer pedestrian access.
- Smaller gathering spaces are planned along the north-south walkways, alcoves with benches and picnic tables.
- Near Hartland Road, a pad will be used with flexible seating for slightly larger gatherings.
- Establish this outdoor space are part of the library with the addition of a picket fence with masonry piers.
- Intend to replace and relocate the monument sign.
- Submitted a revised photometric plan; the one change was under the center light in the pavilion, which is 11 footcandles, slightly exceeding the limit of 10 footcandles.
- Their engineer feels the comments from the Township Engineer can be managed during the construction phase of the project.

Chair Fox referred to the staff memorandum dated September 18, 2025.

**Dimensional Requirements (STR – Settlement Residential; Section 3.1.4)**

Chair Fox reminded the Planning Commission that there are no dimensional Requirements for the Settlement Residential (STR) Zoning District, one must build and be like what is existing.

**Setbacks**

Director Langer stated these setbacks relate to commercial accessory structures. For the most part, they are in compliance. The west setback is 56 feet, but the Planning Commission has the ability to reduce the distance when no parking is located in that area.

**Impact on Surrounding Properties**

Director Langer stated the activities are essentially the same so the impact will be the same as it is currently. Chair Fox asked if the Township receives any complaints about the library activities. The Director stated no.

**Parking**

Director Langer stated it appears the parking lot is used during school hours by the school, he does not know what the arrangements are, but there is also on-street parking and parking on the north side of the building.

**Lighting (Sec. 5.13)**

Director Langer stated the comments in the staff memorandum were based on the previous submission. Submitted and distributed is a revised photometric plan that complies except for the one light under the canopy.



**Architecture Comments**

Chair Fox confirmed asphalt shingles are proposed for the roof of the pavilion.  
[Director Langer displayed an image of the proposed pavilion.]

**Monument Sign (Sec. 5.26) – Identity Sign**

Director Langer stated the following:

- Current sign is located at the corner of School Road and Hartland Road; however, the library is a distance away from the sign.
- Replacing and relocating the monument sign.
- Height and size comply with the requirements.

Commissioner Mayer stated he loves the project but expressed concern about the location of the monument sign as it relates to other elements planned for the site. The Applicant explained the topography and that they would adjust the fence piers if needed.

Commissioner Murphy inquired about the lighting for the sign. The Applicant stated the sign will be lit with a ground mounted fixture.

Commissioner McMullen inquired about the future maintenance of the landscaping. The Applicant stated they have a lawn service and a full-time maintenance staff member; they budget each year for maintenance. Also, the local garden club manages the gardens in front of the building. They tried to plan for perennials and plantings that do not require much maintenance.

**Commissioner Mitchell offered the following Motion:**

**Move to approve Site Plan Application #25-016, proposed landscape upgrades and construction of a community pavilion on the south lawn of Cromaine Library, 3688 N. Hartland Road, (Parcel ID #4708-16-101-117 & 4708-16-101-126), as outlined in the staff memorandum dated September 18, 2025.**

**Approval is subject to the following conditions:**

- 1. The applicant shall adequately address the outstanding items noted in the Planning Department’s memorandum dated September 18, 2025. Revised plans, if necessary, shall be 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, Hartland Deerfield Fire Authority, Livingston County Road Commission, and all other government agencies, as applicable.**

**Seconded by Commissioner Mayer. Motion carried unanimously.**

**8. Call to the Public:**

None

**9. Planner Report:**

Director Langer brought forward a slight change to the Redwood Phase I site plan. Redwood has discovered the Township water is harder than anticipated and intends to add water treatment systems to the Phase II buildings. They intend to add a bump out on each building to accommodate the additional equipment rather than eliminate a pantry area. It is a slight deviation from the approved plan and he wanted to make the Planning Commission aware of the change.

**10. Committee Reports:**

None

**11. Adjournment:**

**A Motion to adjourn was made by Commissioner Eckman and seconded by Commissioner Murphy. Motion carried unanimously. The meeting was adjourned at approximately 7:33 PM.**

# Hartland Township Planning Commission Meeting Agenda Memorandum

**Submitted By:** Troy Langer, Planning Director

**Subject:** Site Plan Application #25-017 Private Shared Driveway (Tipsico Lake Road)

**Date:** October 2, 2025

## Recommended Action

**Move to approve Site Plan Application #25-017** a request to construct a private shared driveway, on Tipsico Lake Road, as outlined in the staff memorandum dated October 2, 2025.

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 2, 2025.
2. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, Fire Code requirements, and any other governmental agency.
3. Approval of the proposed shared driveway does not include approval of any future land divisions.
4. The proposed ingress/egress easement and maintenance agreement for the shared driveway shall be in a recordable format and shall comply with the requirements of the Township Attorney.
5. (Any other conditions the Planning Commission deems necessary).

## Discussion

**Applicant:** Bonnie Lane Real Estate, Inc.

### Site Description

The applicant is intending to submit a land division application to create two (2) parcels from an existing vacant parcel, approximately 5.60 acres in area, on the west side of Tipsico Lake Road in Section 12 of Hartland Township.

The original parent parcel (Tax Parcel ID #4708-12-400-004), addressed as 4125 N. Tipsico Lake Road, was approximately 10.76 acres in area, and occupied by a single-family residence. In July 2025, a land division request was approved by the Township (PLD #25-005) to split the parent parcel into two (2) parcels, a southern parcel (5.16 acres) which has the existing single-family residence, and a northern parcel (5.60 acres). The northern resultant parcel is undeveloped. New parcel numbers have not been issued yet.

The northern parcel is the subject property for the proposed second land division request, to create two (2) new parcels. A private shared driveway is proposed to provide access to the two (2) parcels, which is to be reviewed under SP #25-017.

The parent parcel is zoned CA (Conservation Agricultural). The survey submitted shows two (2) proposed parcels, labeled as Parcel B-1 and Parcel B-2, with the proposed lot size stated for each parcel. The zoning designation of CA will remain for each resultant parcel after the land division is approved.

The CA zoning district requires a minimum lot area for single-family detached dwellings, of two (2) acres and a minimum lot width/frontage of 200 feet.

The parent parcel is designated as Estate Residential on the Township's 2020-2021 Amended Future Land Use Map. The Estate Residential designation is intended to permit new residential developments on lots with an average density of two or more acres per dwelling unit.

The surrounding adjacent properties on the north, south, and west are zoned CA (Conservation Agricultural). These same properties are designated as Estate Residential on the Township's 2020-2021 Amended Future Land Use Map. Tipsico Lake Road is the eastern boundary of Hartland Township.

### **Project Summary**

The applicant is requesting approval for the construction of a private shared driveway to serve two (2) single-family residential parcels, which are to be created under a separate land division application.

Based on the submitted survey, each resultant parcel will meet the CA (Conservation Agricultural) minimum standards for lot area (2 acres minimum) and frontage on a public or private road (200 feet of frontage/lot width).

Per the Township's Zoning Ordinance, the Township's Land Division Ordinance, and the State's Land Division Act, a new property cannot be created that does not have frontage on a public road, private road, or shared driveway. The applicant is seeking approval for a shared driveway. A shared driveway requires approval from the Planning Commission.

### **Review Procedure for a Shared Driveway**

The applicant is requesting approval for the construction of a private shared driveway. The driveway is intended to serve two (2) single-family residential lots. The residential lots are to be created under a separate land division application. Section 5.23 of the Zoning Ordinance provides review and approval standards and procedures for shared driveways. Shared driveways require approval from the Planning Commission. This memorandum will outline the requirements for a shared driveway and discuss the proposed plan and its compliance with the ordinance standards.

Section 5.23 of the Zoning Ordinance outlines that a land division cannot be approved prior to approval of a shared driveway or private road application. As a note, the Planning Commission will not approve the actual land division; however, the Planning Commission has the authority to approve a shared driveway. The shared driveway will provide the legal access and the required lot width for the proposed land division/boundary line adjustment. The land division request and application will be reviewed and approved administratively at a later date if and when the shared driveway is approved, constructed, and accepted.

### **Shared Driveway Standards**

The submitted plans show the proposed shared driveway is comprised of 6 inches of compacted gravel and has a width of twenty-two (22) feet, per the cross-section drawing. The side slope on the outer edge of the driveway (each side) is shown as 1 on 4. The shared driveway is to be constructed within a 66-foot-wide ingress/egress easement.

The shared driveway/easement starts at Tipsico Lake Road and travels west along the northern property line of Parcel B-1, approximately 390.80 feet, the width of Parcel B-1. The driveway/easement then proceeds west approximately 200 feet into Parcel B-2, along the northern property line of Parcel B-2. The driveway/easement ends at that point.

Parcel B-1 has approximately 390.80 feet of frontage along the 66-foot-wide driveway easement and will take access from the shared driveway. Parcel B-2 has approximately 200 feet of frontage along the 66-foot-wide driveway easement and will take access from the shared driveway.

Following is an overview of the standards for a shared driveway as they exist in the Zoning Ordinance, which will be applied to the proposed shared driveway. Staff has provided comments on various sections, outlined in italics.

- Section 2 of the Township's Zoning Ordinance defines the term "Driveway, Shared" with the key element being that a shared driveway can only serve two single-family dwelling units. *The shared driveway provides access to two (2) single-family parcels, Parcel B-1 and Parcel B-2.*
- Section 5.2 of the Township's Zoning Ordinance requires all lots that are created shall have frontage on an improved public or private road, or shared driveway. The frontage shall be maintained for the full required width of the lot or parcel in accordance with the minimum width specifications established in Section 3.1, Districts Established of this Ordinance. *Each of the resultant parcels appear to comply with the zoning district (CA-Conservation Agricultural) requirements with regard to the minimum lot width requirement (minimum 200 feet lot width), based on the submitted plan.*

The following chart summarizes the proposed lot area and lot width for the resultant parcels:

<b>Parcel #</b>	<b>Lot Area (2 AC min.)</b>	<b>Lot width/frontage Shared driveway* (200 FT min.)</b>
Resultant Parcel B-1	2.80 acres	390.80 feet
Resultant Parcel B-2	2.80 acres	200 feet

*\*As measured along the leading edge of the 66-foot-wide driveway easement for each parcel.*

- Section 5.23 outlines the standards for a private road or shared driveway. A complete application is required and includes the application; construction plans for the private road or shared driveway; private road or shared driveway easement; easement maintenance agreement; and proof of ownership. *The applicant has provided all of the above with the exception of several items as noted in the body of this report.*
- Section 5.23.4. outlines the construction plan requirements for a private road or shared driveway. Section 5.23.4.B.x. requires a proposed cross-section drawing showing the type and depth of base and surface materials of the proposed private road. *The applicant has provided a cross section for the shared driveway.*
- Section 5.23.4.B.xi. requires a proposed method of surface drainage and design calculations including storm water detention or retention systems or facilities. *The applicant has provided a cross section for the shared driveway, that shows the 22-foot gravel driveway with a 2% crown, and sloped edges on each side of the shared driveway (slope of 1 on 4).*
- Section 5.23.4.B.xii. requires proposed public and private utility locations. *The applicant has not provided this information.*
- Section 5.23.4.C. requires a construction cost estimate. *The applicant has not provided this information.*
- Section 5.23.6. outlines the minimum shared driveway standards.
  - A. A shared driveway is intended to serve as access for two (2) single-family dwelling units or parcels. *The proposed shared driveway will only serve two (2) single-family parcels.*

- B. Shared Driveway Construction standards. At a minimum, shared driveway construction shall consist of the removal of all unsuitable soil and placement of six (6) inches of suitable gravel and shall withstand single axle weights of not less than twenty-two (22) tons. Shared driveway easements shall have an unobstructed (except for approved security gates) travel width of not less than twenty-two (22) feet. Maximum length of a shared driveway is six hundred (600) feet. Any additional length will require meeting standards in this Article requiring an approved cul-de-sac or T-turnaround. *The proposed shared driveway complies with the standards for driveway width (22 feet), and placement of six (6) inches of compacted gravel (22A). The shared driveway providing access to Parcel B-1 and Parcel B-2 is approximately 590.80 feet in length per the submitted plan, thus a cul-de-sac or T-turnaround is not required.*
- C. A shared driveway easement agreement in recordable form shall be required. It shall meet the following requirements:
- i. A detailed legal description. *The applicant has not provided a legal description of the proposed shared driveway but this will be required as part of the land division application.*
  - ii. Emergency and public vehicle access. *The Hartland Deerfield Fire Authority has no comments at this time per the email dated September 30, 2025.*
  - iii. Non-interference. The terms of the easement shall prohibit any property owner served by the shared driveway from the restricting or interfering with the normal ingress and egress of other property owners, their families, guests, invitees, licensees, or others traveling to or leaving any of the properties served by the shared driveway. *The applicant has provided a draft ingress/egress easement and maintenance agreement for the shared driveway.*
  - iv. Initial Costs of construction. *The applicant has not provided an estimate.*
  - v. Setback from existing structures. *Not applicable as the subject properties are undeveloped.*
- D. Easement Maintenance Agreements. *The applicant has provided a draft version of the Declaration of Easement for Ingress and Egress and Public Utilities and Easement Maintenance Agreement for the shared driveway. The proposed documents for the shared driveway shall be in a recordable format and shall comply with the requirements of the Township Attorney.*

#### **Other Requirements-Zoning Ordinance Standards**

Nothing at this time.

#### **Hartland Township DPW Review**

The Hartland DPW has reviewed the plans and has no comments per the email dated September 23, 2025.

#### **Township Engineer's Review**

The Township Engineering Consultant (SDA) recommends approval subject to items being addressed in the letter dated September 22, 2025.

#### **Hartland Deerfield Fire Authority Review**

The Hartland Deerfield Fire Authority has no comments at this time per the email dated September 30, 2025.

#### **Attachments**

1. Township DPW email dated 09.23.2025 – PDF version
2. Township Engineer (SDA) review letter dated 09.22.2025 – PDF version
3. Hartland Deerfield Fire Authority email dated 09.30.2025– PDF version
4. Proposed Land Division Plan – PDF version

SP #25-017 Shared Driveway Tipsico Lake Road

October 2, 2025

Page 5

5. Draft Easement and Maintenance Agreement 09.12.2025 – PDF version
6. Shared Driveway Plans dated 09.08.2025 – PDF version

CC:

SDA, Twp Engineer (via email)

Scott Hable, DPW Director (via email)

A. Carroll, Hartland FD Fire Chief (via email)

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## Martha Wyatt

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**To:** Martha Wyatt  
**Subject:** FW: Additional survey for shared driveway drawing for Tipsico Lake Road (SP #25-017)

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**From:** Scott Hable <SHable@hartlandtwp.com>  
**Sent:** Tuesday, September 23, 2025 12:02 PM  
**To:** Martha Wyatt <MWyatt@hartlandtwp.com>  
**Cc:** Troy Langer <TLanger@hartlandtwp.com>  
**Subject:** RE: Additional survey for shared driveway drawing for Tipsico Lake Road (SP #25-017)

Public works has no comments on this project.

Thank You –



**Scott Hable**  
Public Works Director  
810.632.7498 o  
2655 Clark Road  
Hartland, MI 48353  
[www.hartlandtwp.com](http://www.hartlandtwp.com)



## Site Plan Review

September 22, 2025

Troy Langer  
Planning Director  
Hartland Township, MI

Re: 4125 N. Tipsico Lake Rd – Site Plan Review #1  
SDA Review No. HL25-110

Dear Troy:

We have received the site plan submittal for the above referenced project prepared by Desine Inc. dated September 8, 2025, and received by our office on September 15 2025. The plans were reviewed in accordance with Hartland Township Engineering Standards and the following comments are our observations.

### **Recommendation**

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

### **Project Summary**

- Construction of 1 shared driveway west of N. Tipsico Lake Rd, the new driveway is intended to provide access to 2 new parcels.
- It is anticipated that all parcels will be served by individual wells and septic systems. All shall be approved by Livingston County Health Department. These improvements are not part of this review.
- Storm water would be collected by a proposed driveway culvert, out letting to the existing land.

### **Storm Drainage & Site Grading**

1. Any redevelopment project with a land disturbance area of 1.0 acre or larger or creates or replaces 0.5 acres of impervious surface will require a permit from Livingston County. LCDC's current standards shall govern all storm improvements within the Township. The proposed work disturbance is 0.54 acres and the impervious improvements appear to be less than 0.5 acres. Confirm with the County that they will not require a review.
2. Livingston County Road Commission shall determine whether a roadway ditch culvert will be required in addition to the onsite culvert.

### **Paving**

1. All work within N. Tipsico Lake Rd will require a permit from the Livingston County Road Commission. Sight distance for the proposed location must be approved by their department. ROW dedication shall be part of this split.
2. The proposed shared driveway off N. Tipsico Lake Rd serves two parcels. Any additional splits will require additional road improvements. Access to three parcels or more parcel is defined as a road and must meet the Private Road requirements including but not limited

to a cul-de-sac or eliminating the dead end completely to connect to another road, and any easement for future extension.

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

The comments are not to be construed as approvals and are not necessarily conclusive. The final engineering plans for this development are to be prepared in accordance with the Hartland Township Engineering Design Standards and 2025 Hartland Township Standard Details.

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

Sincerely,

**SPALDING DEDECKER**



Luisa Amici  
Engineer



Mark Collins, PE  
Project Manager

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

## Martha Wyatt

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**To:** Martha Wyatt  
**Subject:** FW: Additional survey for shared driveway drawing for Tipsico Lake Road (SP #25-017)

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**From:** Jon Dehanke <jdehanke@hartlandareafire.com>  
**Sent:** Tuesday, September 30, 2025 11:27 AM  
**To:** Martha Wyatt <MWyatt@hartlandtwp.com>  
**Cc:**  
**Subject:** Re: Additional survey for shared driveway drawing for Tipsico Lake Road (SP #25-017)

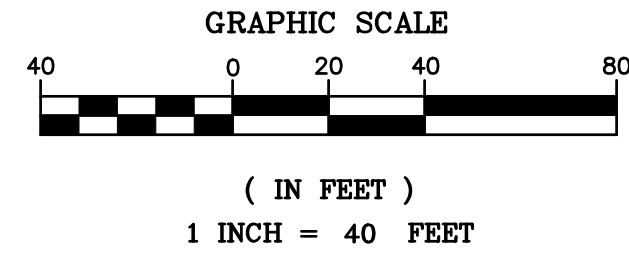
No comments.

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

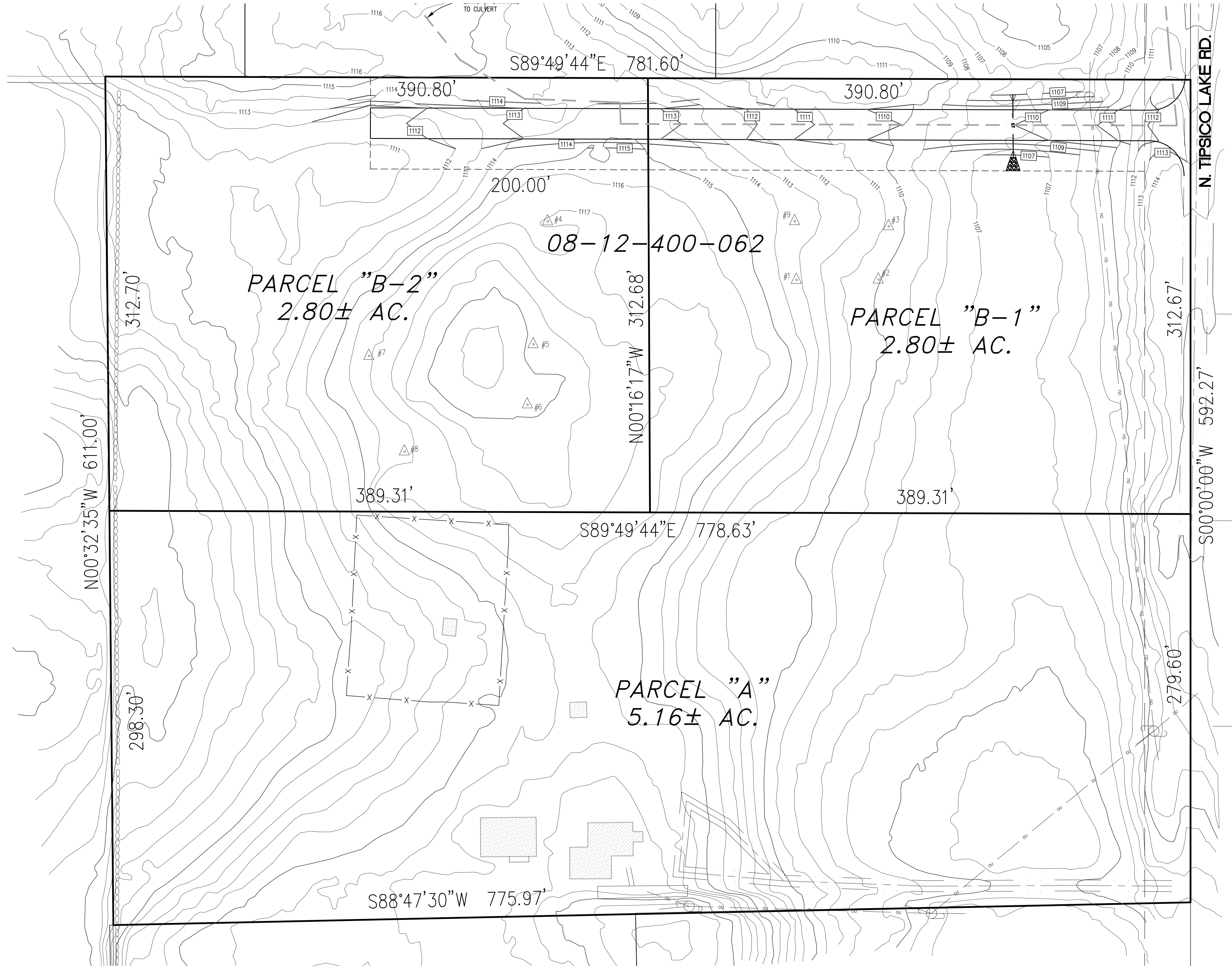
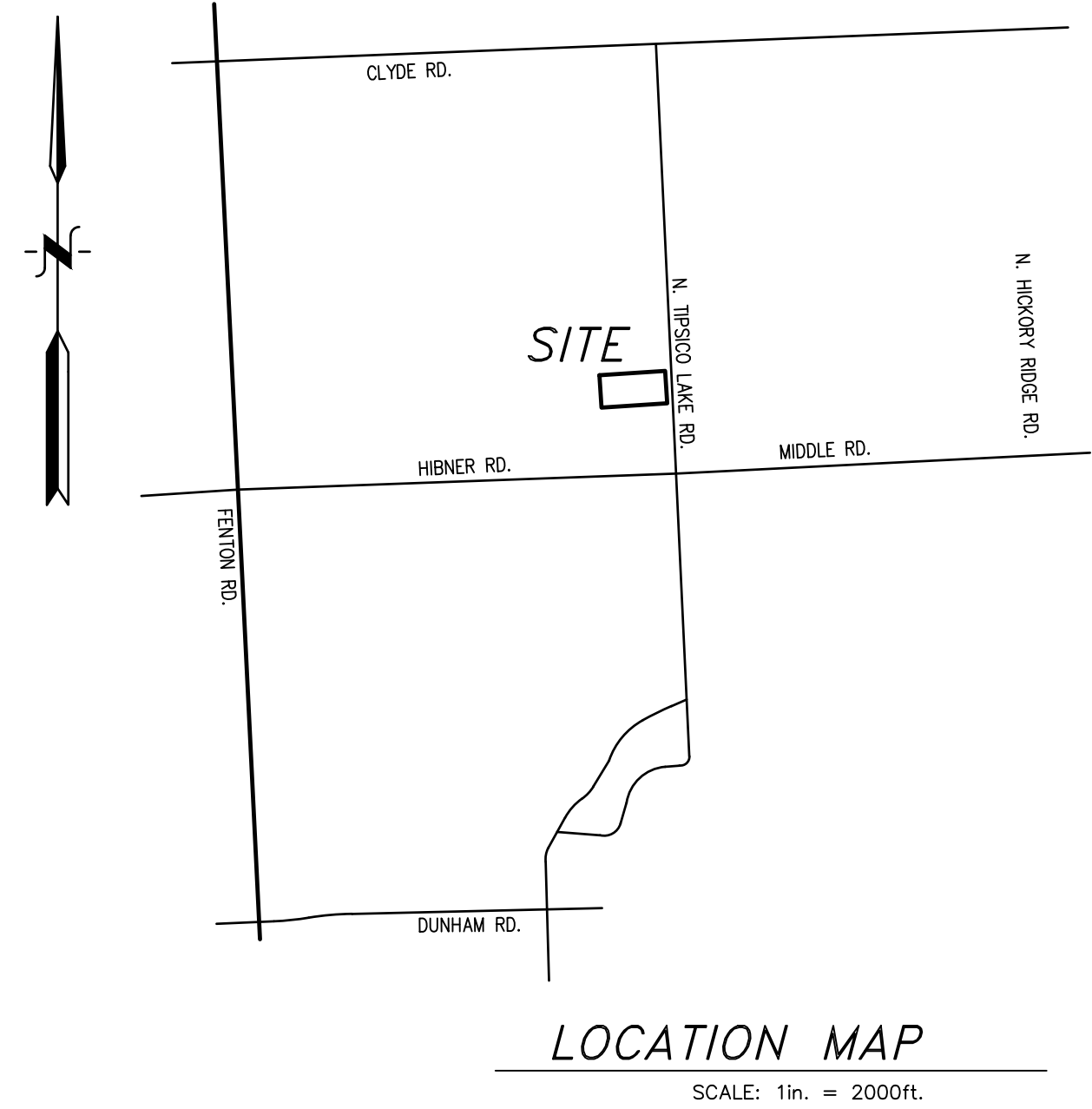


PARCEL "B" 5.60± Acres  
(Part of the North portion of Parcel No. 4708-12-400-004)

Commencing at the Southeast Corner of Section 12, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan;  
thence N00°00'00"E (recorded as North) 1013.30 feet along the East line of said Section 12 and along the nominal centerline of Tipsico Lake Road (33-foot wide 1/2 Right-of-Way) to the PLACE OF BEGINNING;  
thence N89°49'44"W 778.63 feet;  
thence N00°32'35"W (recorded as N00°15'40"W) 312.70 feet;  
thence S89°49'44"E 781.60 feet (recorded as S89°42'30"E 781.43 feet) to said East line of Section 12 and to said nominal centerline of Tipsico Lake Road and to a point being distant 1325.73 feet N00°00'00"E to the East 1/4 Corner of said Section 12;  
thence S00°00'00"W (recorded as South) 312.67 feet along said East line of Section 12 and along said nominal centerline of Tipsico Lake Road to the Place of Beginning.  
Being a part of the Southeast 1/4 of Section 12, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan. Containing 5.60 acres of land, more or less. Subject to the rights of the public over that portion thereof occupied by Tipsico Road (33-foot wide 1/2 Right-of-Way), also subject to and together with all easements and restrictions affecting title to the above described premises.



# 4125 N. TIPSICO LAKE RD. PROPOSED LAND DIVISION



- LEGEND
- PARCEL BOUNDARY
  - PUBLIC ROAD R.O.W.
  - EASEMENT LINE
  - EX. EDGE OF GRAVEL
  - PROP. EDGE OF GRAVEL
  - EX. 1' CONTOUR
  - EX. 5' CONTOUR
  - PROP. CONTOUR
  - PROP. CULVERT
  - CULVERT DRAINAGE AREA

TOPOGRAPHY NOTE  
EXISTING TOPOGRAPHY INFORMATION FROM  
LIVINGSTON COUNTY GIS

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**DESIGN INC.**  
(810) 227-9533  
CIVIL ENGINEERS  
LAND SURVEYORS  
2183 PLESS DRIVE  
BRIGHTON, MICHIGAN 48114

DESIGN: JHG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: WMP						

4125 N. TIPSICO LAKE RD.  
HARTLAND TOWNSHIP

PROPOSED  
LAND DIVISION  
PLAN

CLIENT:  
RE/MAX PLATINUM  
C/O BONNIE LANE  
6870 GRAND RIVER  
BRIGHTON, MICHIGAN 48114  
248-505-9122

SCALE: 1in. = 40ft.  
PROJECT No.: 244796  
DWG NAME: 4896 ALX  
ISSUED: SEPT. 23, 2025

A

SPACE ABOVE FOR RECORDER'S USE ONLY

**DECLARATION OF EASEMENT FOR  
INGRESS AND EGRESS AND PUBLIC UTILITIES  
AND EASEMENT MAINTENANCE AGREEMENT**

This Declaration of Easement and Maintenance Agreement (the “**Declaration**”) is made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by BONNIE LANE REAL ESTATE, Inc. whose address is 3510 S. Pleasant Valley Road, Brighton, Michigan 48114 (the “**Owner**”).

**RECITALS**

**WHEREAS**, the Owner is the title holder of certain real property which is located in Hartland Township, Livingston County, Michigan, and more particularly described in **Exhibit A** attached hereto and made a part hereof and as set forth in a certain survey prepared by DESINE INC., dated \_\_\_\_\_, as recorded in document number \_\_\_\_\_, Livingston County Register of Deeds; and

**WHEREAS**, the Owner is dividing the property into Parcels, as depicted on the survey, and as approved by Hartland Township; and

**WHEREAS**, the Owner is recording this Declaration to establish a private, non-exclusive, perpetual easement and maintenance agreement for ingress and egress and public utilities for the benefit of and burdening certain Parcels of the property.

**NOW THEREFORE**, the Owner states as follows:

**EASEMENT DECLARATION**

1. Interest in Property: This Declaration is made to establish a certain easement within the Property and is intended to run with the land, be an interest in realty, and be binding on, and inure to the benefit of, and burden, the owners and occupiers of Parcels B-1 and B-2 and their respective heirs, executors, administrators, personal representatives, successors and assigns. When used in this Declaration, the word “Owner” or “Owners” shall mean and encompass the owner(s) in fee title of Parcel B-1 and Parcel B-2, respectively, as of

the date of this Declaration and as may be split or divided in the future. This Declaration shall bind any parties who occupy or hold interest in Parcel B-1 and Parcel B-2, through them, their agents, employees, and invitees, and all other parties acting through or under the Owner(s). The Owner or Owners may hereinafter be referred to together as the "**Parties**" or individually as a "**Party**".

2. Access Easement. The parties hereto establish and declare a private, non-exclusive, perpetual easement for ingress and egress and public utilities over and across Parcel B-1 and B-2 described in the attached **Exhibit A**, for the benefit of Parcel B-1 and Parcel B-2, said easement being more particularly described in **Exhibit B** attached and made a part hereof and is labeled as "66 Foot Wide Private Easement for Ingress and Egress and Public Utilities" ("**Easement**").
3. Reservation of Rights. The parties specifically reserve unto themselves, their respective heirs, executors, administrators, personal representatives, successors and assigns, the easement and the easement rights set forth herein in the described easements, including the right to use said easements and to subsequently convey said easements and easement rights.
4. Permitted Users. The easement may be used by the Owners, its occupants, agents, employees, guests, licensees, and invitees, in common, for vehicular and pedestrian access. Such parties may be referred to herein as "**Permitted Users**". Use of the Easement is provided for emergency access by the local fire department or any other emergency services, and for ingress and egress for service vehicles for the purpose of granting the providers of such services vehicular and emergency access across the Access Easement.
5. No Obstruction of the Access Easement. No obstruction of the Access Easement shall be allowed at any time. The Owners of Parcel B shall insure that the Access Easement shall remain open at all times to permit free and unencumbered access for all persons who are entitled to use of the Access Easement. No Owner or party hereto shall take any actions which interfere in any way with the use of the Access Easement by the other Parties, as described in this Declaration.

#### **EASEMENT MAINTENANCE**

6. Share of Maintenance Costs. The owner or owners of Parcel B-1 and Parcel B-2, from and after the commencement of any construction of any building or other improvement on such parcels, shall be responsible for and share equally in the cost of maintaining the shared driveway and/or landscaping within the Access Easement.
7. Extraordinary Use. The parties, their successors, and assigns, shall be separately responsible to repair and for the costs thereof, of any damage caused to the Access Easement due to extraordinary use. "Extraordinary use" shall include, but not be limited to, movement of construction equipment, commercial trucks, or other heavy loads or increased usage not ordinarily consistent with normal traffic.
8. Arbitration. In the event that the parties, their successors, and assigns, hereto are unable to agree as to the type of maintenance work to be performed, the regularity of the work to be



performed, the costs thereof or the participation in the payment of costs thereof by the parties, their successors, or assigns, the parties shall submit their differences, claims, or objections to binding arbitration. Arbitration fees for resolution of differences, claims, or objections shall be divided equally, between all parties and paid directly by each party involved in the claim or dispute. Such arbitration shall be conducted and concluded promptly and no later than three (3) months after the demand for arbitration is made.

#### **ADDITIONAL CONDITIONS**

9. Covenants Run With the Land. All of the terms and conditions in this Declaration, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the Owners and their respective successors and assigns. The easements granted in this Declaration are easements appurtenant to each of the parcels and may not be transferred separately from, or severed from, title to the parcels.
10. Limited Use and Termination. Limited use or infrequent use of the easement rights granted in this Declaration by the Owner and its Permitted Users shall not prevent the Owner from later use of the easement rights to the fullest extent authorized in this Declaration.
11. Governing Law. This Declaration shall be construed and enforced in accordance with the laws of the State of Michigan. For all litigation, disputes and controversies which may arise out of or in connection with this Declaration, the undersigned hereby waive the right to trial by jury and consent to the jurisdiction of the courts in the State of Michigan. In the event any Party hereto brings or commences legal proceedings to enforce any of the terms of this Declaration, the successful Party shall then be entitled to receive from the other Party, in every such action commenced, a reasonable sum as attorneys' fees and costs, including all fees and costs incurred upon any appeals, to be fixed by the court in the same action.
12. Entire Declaration. This Declaration sets forth the entire understanding of the Parties and may not be changed except by a written document executed and acknowledged by all Parties to this Declaration and duly recorded in the office of the Register of Deeds of Livingston County, Michigan.
13. Notices. All notices to any Party to this Declaration shall be delivered in person or sent by first class mail, postage prepaid, to the other Party at that Party's last known address. If the other Party's address is not known to the Party desiring to send a notice, the Party sending the notice may use the address to which the other Party's real estate tax bills are sent. Either Party may change its address for notice by providing written notice to the other Party.
14. Invalidity. If any term or condition of this Declaration, or the application of this Declaration to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Declaration, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.
15. Waiver. No delay or omission by any Party in exercising any right or power arising out of any default under any of the terms or conditions of this Declaration shall be construed to

be a waiver of the right or power. A waiver by a Party of any of the obligations of the other Party shall not be construed to be a waiver of any breach of any other terms or conditions of this Declaration.

16. Enforcement. Enforcement of this Declaration may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Declaration, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Declaration, the prevailing Party shall be entitled to recover its costs, including reasonable attorney fees, from the non-prevailing Party.
17. No Public Dedication. Nothing in this Declaration shall be deemed to be a gift or dedication of any portion of the easement granted under this Declaration to the general public or for any public purpose whatsoever.
18. Successors and Assigns. This Declaration shall inure to the benefit of and be binding upon the respective successors and assigns (including successive, as well as immediate, successors and assigns) of the Parties.
19. Counterpart Originals. This Declaration may be executed in one or more counterparts, each of which shall be deemed to be a duplicate original, but all of which, taken together, shall constitute a single instrument. Signature pages may be detached from multiple separate counterparts and attached to a single counterpart so that all signature pages are physically attached to the same document.
20. Article and Section Captions. The Article and Section captions contained in this Declaration are included only for convenience of reference and do not define, limit, explain or modify this Declaration or its interpretation, construction or meaning and are in no way to be construed as a part of this Declaration.
21. No Partnership, Joint Venture or Principal-Agency Relationship. Neither anything contained in this Declaration nor any acts of the Parties shall be deemed or construed by the Parties, or either of them, or by any third person or entity, to create the relationship of principal and agent, or of partnership, or of joint venture, or of any association between the Parties to this Declaration.

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]**  
*[Signature and Acknowledgement Pages Follow]*



IN WITNESS WHEREOF, the undersigned has caused this Declaration to be effective as of the date first written above.

**Bonnie Lane Real Estate, Inc.**  
a Michigan corporation

By: \_\_\_\_\_

Its:

**ACKNOWLEDGMENT**

STATE OF MICHIGAN                    )  
  )  
COUNTY OF LIVINGSTON            )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, Bonnie Lane Real Estate, Inc., a Michigan corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
Acting in: \_\_\_\_\_ County

My Commission expires: \_\_\_\_\_

**Prepared By:**  
Wayne M. Perry  
Desine Inc.  
2183 Pless Drive  
Brighton, Michigan 48114

**When Recorded Mail To:**  
Bonnie Lane  
3510 S. Pleasant Valley Road  
Brighton, Michigan 48114

**EXHIBIT A**

**Legal Description of the Property**

**PARCEL B-1 2.80± Acres**

(A part of Parcel No. 4708-12-400-062)

**EXHIBIT A**

**Legal Description of the Property**

**PARCEL B-2 2.80± Acres**

(A part of Parcel No. 4708-21-400-062)

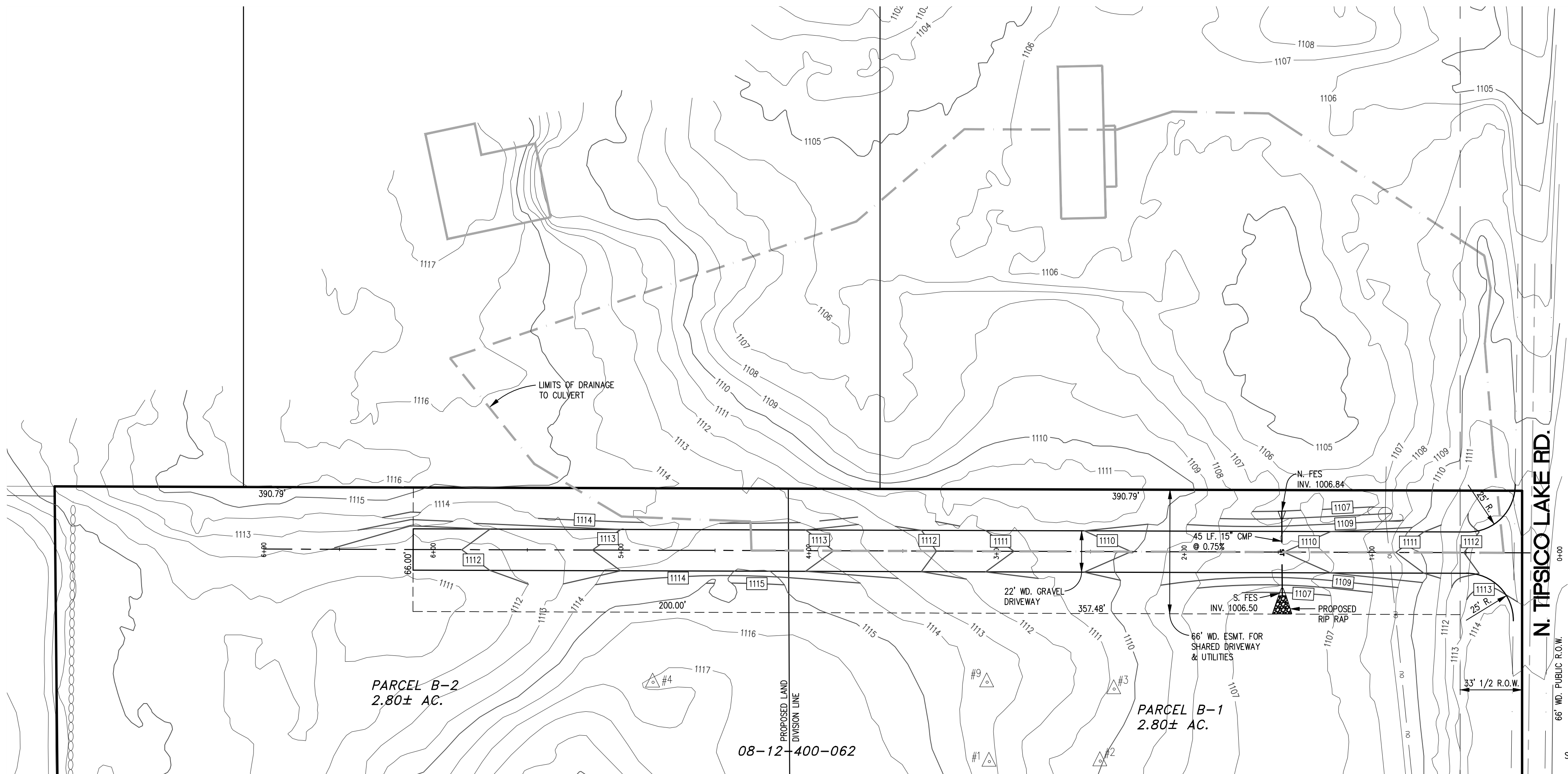
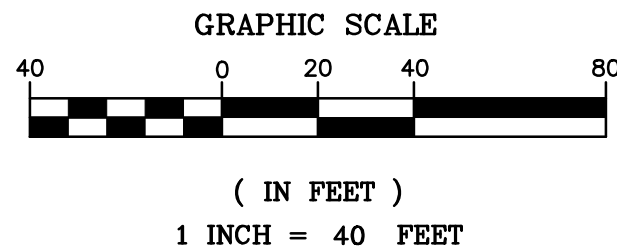
**EXHIBIT B**

**Legal Description of Easement**

**66-FOOT WIDE PRIVATE EASEMENT INGRESS AND EGRESS AND PUBLIC UTILITIES**

4125 N. TIPSICO LAKE RD.  
SHARED DRIVEWAY

SHEET INDEX  
1 SHARED DRIVEWAY PLAN & PROFILE  
SE1 SOIL EROSION CONTROL PLAN  
SE2 SOIL EROSION CONTROL DETAILS

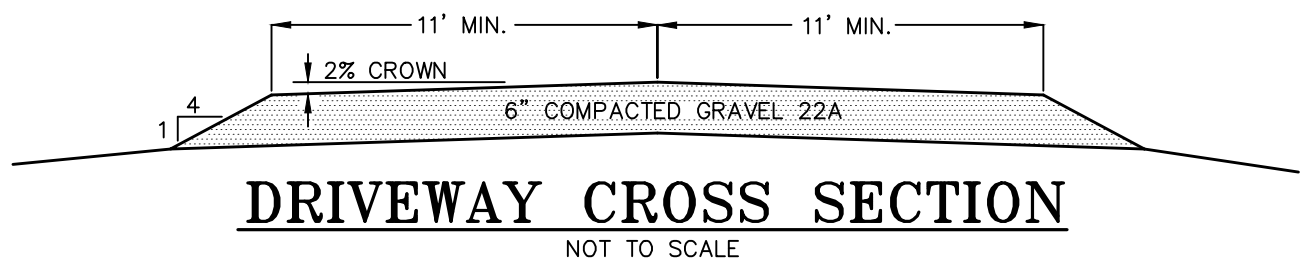


SHARED DRIVEWAY - Culvert Calculation  
Design Criteria: 100 year event (I = 275/t + 25) CMP n= 0.021

From MH# CB# FES#	To MH# CB# FES#	Inc. Acres "A"		Eqv. Area 100% CA	Total Area 100% CA	T Time Min.	I Inch Per Hour	Q (CIA) c.f.s.	Q <sub>a</sub> (Addition al flow) c.f.s.	Q <sub>t</sub> (Total flow) c.f.s.	Dia. of pipe inch	Slope pipe %	Slope H.G. %	Length of line ft.	Vel. Flow full ft./sec.	Time of flow min.	Cap of pipe c.f.s.	H.G. Elev. upper end	Ground Elev.		Invert Elev.	
																			Upper end	Lower end	Upper end	Lower end
N. FES	S. FES	2.20	0.20	0.44	0.44	15.0	6.88	3.03		3.03	15	0.75	0.57	45	2.82	0.3	3.46	1108.01	1107.00	1006.50	1106.84	1106.50

PARCEL "B" 5.60± Acres  
(Part of the North portion of Parcel No. 4706-12-400-004)

Commencing at the Southeast Corner of Section 12, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan;  
thence N00°00'00"E (recorded as North) 1013.30 feet along the East line of said Section 12 and along the nominal centerline of Tipsico Lake Road (33-foot wide 1/2 Right-of-Way) to the PLACE OF BEGINNING;  
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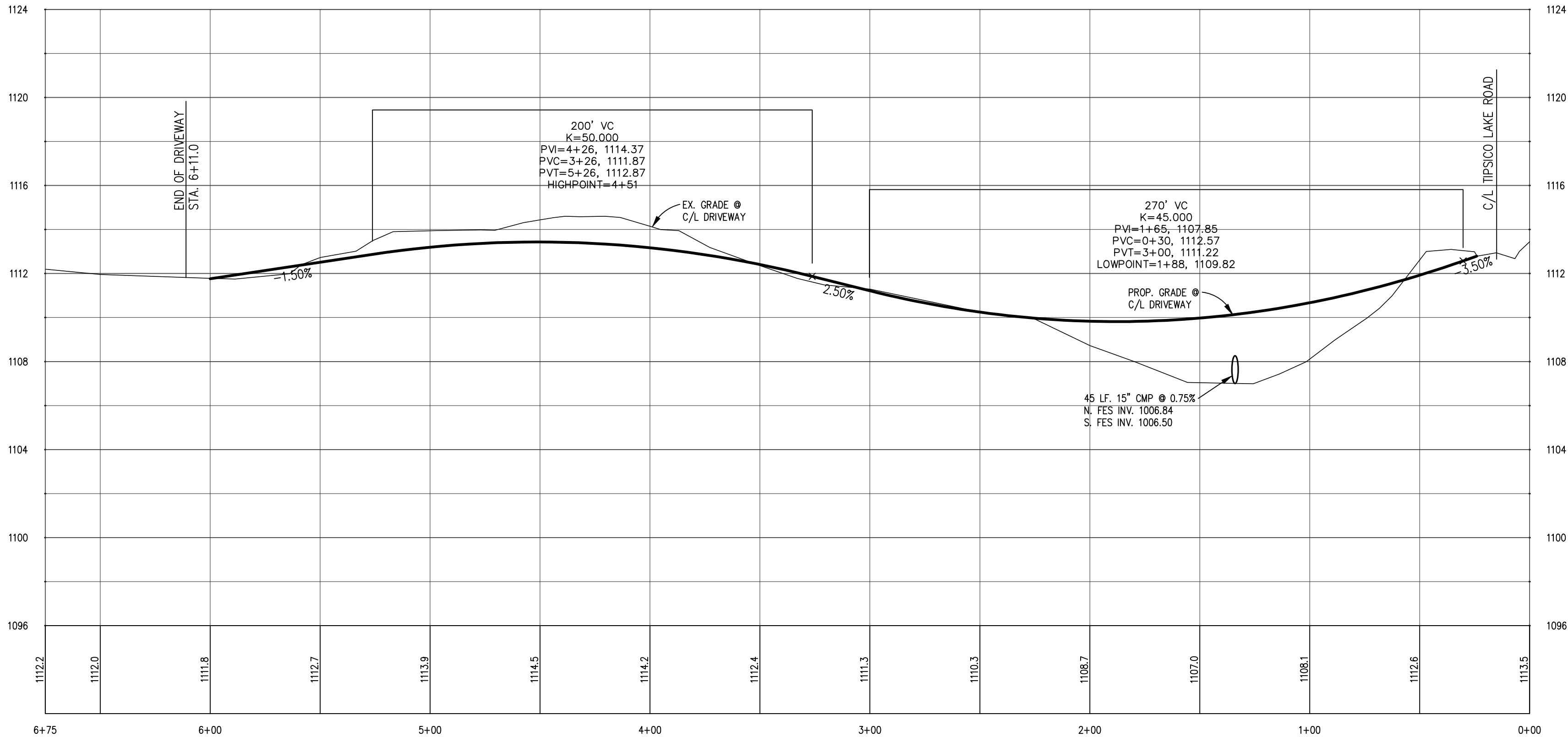


DRIVEWAY CROSS SECTION  
NOT TO SCALE

NOTE:  
ALL MATERIAL TO MEET CURRENT  
LIVINGSTON COUNTY ROAD COMMISSION  
SPECIFICATIONS

AGGREGATE CROSS SECTION NOTES:

- Unsuitable soils found within the 1 on 1 influence zone of the roadway, such as muck, peat, topsoil, marl, silt or other unstable materials shall be excavated and replaced up to the proposed subgrade elevation with MDOT Class III granular material compacted to 95% maximum unit weight, modified proctor.
- Contractor shall proof roll prepared subgrade as directed by Engineer. Unacceptable areas of subgrade shall be undercut and replaced as directed by Engineer. See Subgrade Undercut & Replacement Cross Section detail for additional requirements.



PROFILE  
SCALE: HORIZ. 1in. = 40ft.  
VERT. 1\"/>

LOCATION MAP  
SCALE: 1in. = 2000ft.



LEGEND

- PARCEL BOUNDARY
- PUBLIC ROAD R.O.W.
- EASEMENT LINE
- EX. EDGE OF GRAVEL
- PROP. EDGE OF GRAVEL
- EX. 1' CONTOUR
- EX. 5' CONTOUR
- PROP. CONTOUR
- PROP. CULVERT
- CULVERT DRAINAGE AREA

TOPOGRAPHY NOTE  
EXISTING TOPOGRAPHY INFORMATION FROM  
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**DESIGN INC.**  
(810) 227-9533  
CIVIL ENGINEERS  
LAND SURVEYORS  
2183 PLESS DRIVE  
BRIGHTON, MICHIGAN 48114

DESIGN: JHG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: WMP						

4125 N. TIPSICO LAKE RD.  
HARTLAND TOWNSHIP

SHARED DRIVEWAY  
PLAN & PROFILE

CLIENT:  
RE/MAX PLATINUM  
C/O BONNIE LANE  
6870 GRAND RIVER  
BRIGHTON, MICHIGAN 48114  
248-505-9122

SCALE: 1in. = 40ft.  
PROJECT No.: 244796  
DWG NAME: 4896 ALX  
ISSUED: SEPT. 8, 2025





SOILS MAP  
NOT TO SCALE

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CvA	Conover loam, 0 to 2 percent slopes	0.0	0.0%
FrB	Fox-Boyer complex, 2 to 6 percent slopes	1.0	3.4%
FrC	Fox-Boyer complex, 6 to 12 percent slopes	11.3	37.5%
HID	Hillsdale sandy loam, 12 to 18 percent slopes	4.2	13.8%
MoA	Warwasee loam, 0 to 2 percent slopes	3.5	11.7%
MoB	Warwasee loam, 2 to 6 percent slopes	8.6	28.5%
Subtotals for Soil Survey Area		28.7	94.9%
Totals for Area of Interest		30.2	100.0%

SOIL EROSION CONTROL LEGEND

6	SEEDING WITH MULCH AND/OR MULCH	FACILITATES ESTABLISHMENT OF VEGETATIVE COVER EFFECTIVE FOR DRAINAGEWAYS WITH LOW VELOCITY EASILY PLACED IN SMALL QUANTITIES BY UNDESKILLED PERSONNEL SHOULD INCLUDE PREPARED TOPSOIL BED
13	RIPRAP, PUBLIC LANDING	USED WHERE VEGETATION IS NOT EASILY ESTABLISHED EFFECTIVE FOR HIGH VELOCITIES OR HIGH CONCENTRATIONS PERMITS RUNOFF TO INFILTRATE SOIL NECESSARILY SURVEYED FOR ALL SYSTEM OUTLETS
14	ADAPTABLE COVER	STABILIZES SOIL SURFACE, THIS MINIMIZES EROSION PERMITS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS
43	CULVERT SEDIMENT TRAP	EASY TO INSTALL AT INLET KEEPS CULVERT CLEAN AND FREE FLOWING MAY BE CONSTRUCTED OF LUMBER OR LOGS
55	VEGETATIVE SILT FENCE	USES GEOTEXTILE AND POSTS OR PILES MAY BE CONSTRUCTED OR PREPACKAGED EASY TO CONSTRUCT AND LOCATE AS NECESSARY

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

- The Soil Erosion and Sedimentation Control Specifications of the appropriate Local, County and/or State Agencies are a part of this work. Refer to the General Notes on the Project Plans for additional requirements.
- The Soil Erosion and Sedimentation Control (SESC) Permit Holder shall be responsible for compliance with the SESC Permit requirements for the duration of the project and until receipt of final approval from the Permitting Agency. For any site with an earth disturbance area of 1 acre or greater, the SESC Permit Holder shall retain a Certified Storm Water Operator in accordance with the SESC Permit requirements. The Certified Storm Water Operator shall perform routine inspections of the site and the SESC measures and file inspection reports in accordance with the SESC permit requirements. For any site with an earth disturbance area of 5 acres or greater, the SESC Permit Holder shall file a National Pollutant Discharge Elimination System (NPDES) Notice of Coverage Form with the State DEQ prior to any earth disruption.
- The Contractor shall install the appropriate Soil Erosion Control Measures in accordance with the Project Plans prior to massive earth disruption, including but not limited to: silt fence, mud tracking control mats and sediment filters on existing storm sewer structures. Demolition work may be necessary prior to installation of some soil erosion control measures. In such cases, postpone installation of affected soil erosion control measures until immediately following demolition work. Refer to the Project Plans and the Soil Erosion Control and Construction Sequence for additional requirements.
- The Contractor shall schedule work so as to minimize the period of time that an area is exposed and disturbed. The Contractor shall observe the grading limits and limits of disturbance in accordance with the Project Plans. The Contractor shall maintain an undisturbed vegetative buffer around the work when shown on the Project Plans.
- The Contractor shall install and maintain Soil Erosion Control Measures in accordance with the Project Plans during the appropriate phases of construction. The Project Plans show the minimum requirements for Soil Erosion Control Measures. The Contractor shall install additional Soil Erosion Control Measures as necessary due to site conditions and as directed by the Permitting Agency and/or Engineer. The Contractor shall perform routine inspection and maintenance of all Soil Erosion Control Measures to ensure compliance with the permit requirements and proper operation of the Soil Erosion Control Measures.
- The Contractor shall strip and stockpile topsoil from all areas of proposed disturbance. Topsoil stockpiles shall be located in accordance with the Project Plans. Topsoil stockpiles shall be stabilized with vegetative growth (or mulched with straw during the non-growing season) to prevent wind and water erosion. A temporary diversion berm and/or silt fence shall encompass all earthen material stockpiles, including but not limited to topsoil, sand and gravel.
- The Contractor shall install Soil Erosion Control Measures associated with the proposed storm sewer system during storm sewer construction. Inlet structure filters, consisting of Silt Sack or equivalent for curb inlets and Sds-edge or equivalent for yard basins, shall be installed immediately following completion of each storm inlet structure. Riprap shall be installed immediately following the installation of each flared end section with the following exception: Storm drain outlets that do NOT empty into a Retention, Detention or Sedimentation Basin shall have a temporary 5' wide x 10' long x 2' deep sump installed at the termination of the storm sewer. Upon completion of the stabilization work, the sump area shall be filled and riprap shall be installed in accordance with the Project Plans.
- The Contractor shall install filter stone around the storm basin control structure(s) in accordance with the Project Plans immediately following installation of the control structure(s). The filter stone shall be monitored for sediment build up. The filter stone may need to be cleaned and/or replaced as site conditions require and as directed by the Permitting Agency and/or the Engineer.
- All disturbed areas outside of paved areas shall be restored within 15 days of finish grading. Temporary stabilization is required for any area where activity ceases for more than 30 days and prior to winter. Proposed vegetative areas shall be restored with a minimum of 3-inches of topsoil, then seeded and mulched, unless noted otherwise on the Project Plans. During the non-growing season, temporary stabilization shall be provided using straw mulch or as directed by the Permitting Agency and/or the Engineer.

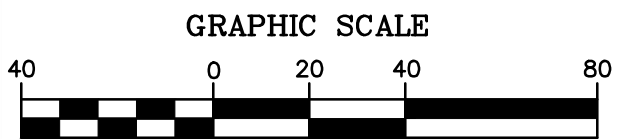
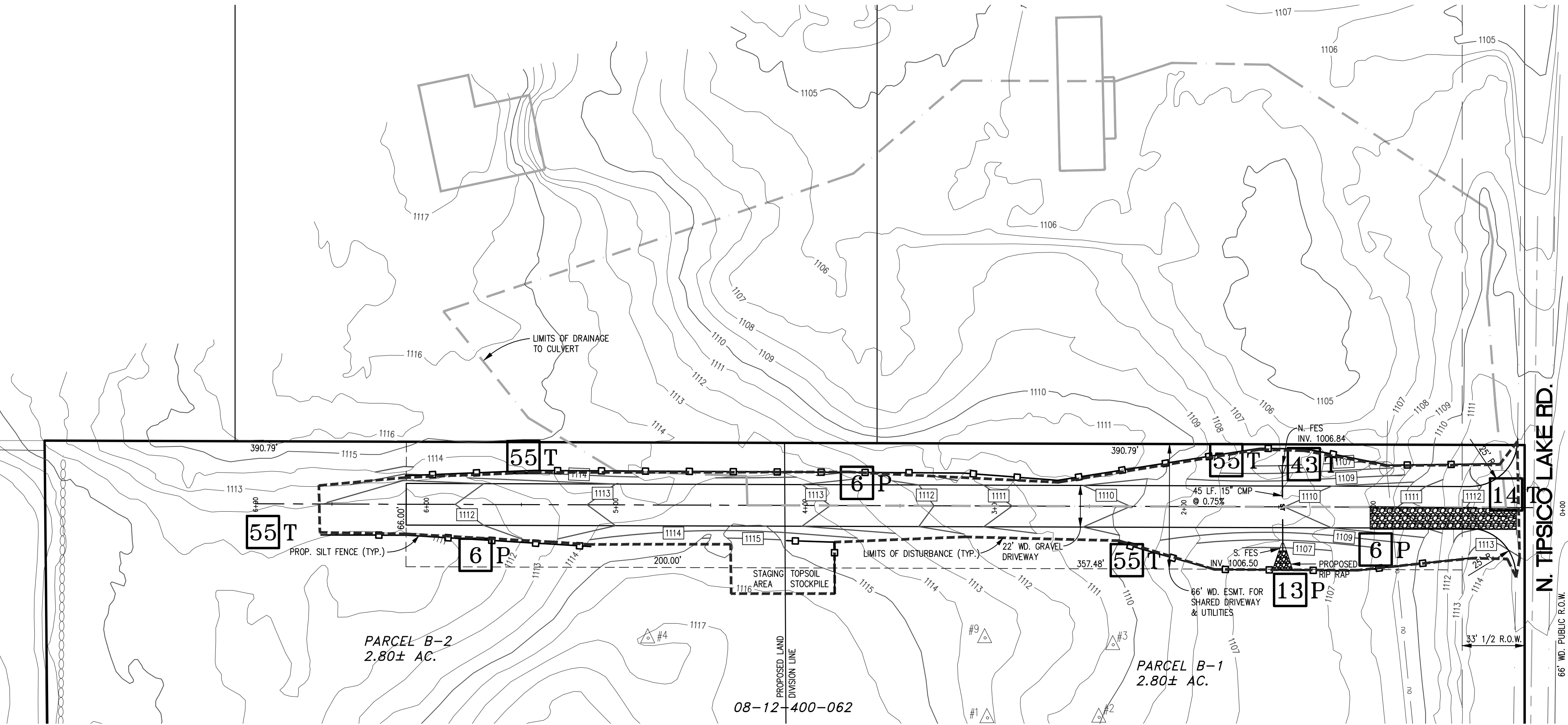
Seeding, Fertilizer and Mulch Bare Ground Ratio:

This information is provided as minimum guidance for acceptable application rates. Actual amounts depending on soil conditions and site topography shall be detailed on the construction plans.

Top-Soil 3 inches in depth.  
Grass Seed 210 lbs. per acre.  
Fertilizer 150 lbs. per acre.  
Straw Mulch 3" in depth 1.5 to 2 tons per acre  
(All mulch must have a tie down, such as tackifier, net binding, etc.)

Hydro-Seeding: Hydro-seeding is not acceptable for slopes exceeding 1%, in such cases; stabilization shall be done with seed and straw mulch with a tackifier.

10. Following complete site restoration and stabilization; sediment shall be removed from all storm sewer structures, paved areas and storm basins. The SESC Permit Holder shall contact the Permitting Agency to request closure of the SESC Permit. For any site with an earth disturbance area of 5 acres or greater, the SESC Permit Holder shall file a NPDES Notice of Termination Form with the State DEQ.



( IN FEET )  
1 INCH = 40 FEET

LEGEND

- PARCEL BOUNDARY
- PUBLIC ROAD R.O.W.
- EASEMENT LINE
- EX. EDGE OF GRAVEL
- PROP. EDGE OF GRAVEL
- EX. 1' CONTOUR
- EX. 5' CONTOUR
- PROP. CONTOUR
- PROP. CULVERT
- CULVERT DRAINAGE AREA

TOPOGRAPHY NOTE  
EXISTING TOPOGRAPHY INFORMATION FROM  
LIVINGSTON COUNTY GIS

TOTAL DISTURBED AREA = 0.54 ACRES  
DISTANCE TO NEAREST WATER = 3,560 FT.

PARCEL "B" 5.60± Acres  
(Part of the North portion of Parcel No. 4708-12-400-004)

Commencing at the Southeast Corner of Section 12, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan;  
thence N00°00'00"E (recorded as North) 1013.30 feet along the East line of said Section 12 and along the nominal centerline of Tipsico Lake Road (33-foot wide 1/2 Right-of-Way) to the PLACE OF BEGINNING;  
thence N89°49'44"W 776.63 feet;  
thence N00°32'35"W (recorded as N00°15'40"W) 312.70 feet;  
thence S89°49'44"E 781.80 feet (recorded as S89°42'30"E 781.43 feet) to said East line of Section 12 and to said nominal centerline of Tipsico Lake Road and to a point being distant 1325.73 feet N00°00'00"E to the East 1/4 Corner of said Section 12;  
thence S00°00'00"W (recorded as South) 312.67 feet along said East line of Section 12 and along said nominal centerline of Tipsico Lake Road to the Place of Beginning.  
Being a part of the Southeast 1/4 of Section 12, Town 3 North, Range 6 East, Hartland Township, Livingston County, Michigan. Containing 5.60 acres of land, more or less. Subject to the rights of the public over that portion thereof occupied by Tipsico Road (33-foot wide 1/2 Right-of-Way), also subject to and together with all easements and restrictions affecting title to the above described premises.

MAINTENANCE NOTES FOR SOIL EROSION CONTROL MEASURES:

The Construction Site and all Soil Erosion Control Measures shall be inspected periodically in accordance with the appropriate local municipality/authority and the MDEQ NPDES rules and regulations. At a MINIMUM, inspections shall be performed once a week and within 24 hours following a storm event resulting in 1" of rainfall or greater. Inspections shall be performed throughout the duration of the construction process and until the site is completely stabilized. Following construction, the owner (or its assignee) shall periodically inspect all permanent soil erosion control measures to ensure proper operation.

MUD TRACKING CONTROL DEVICE / CONSTRUCTION ACCESS: Mud tracking control devices shall be inspected for significant mud accumulation and to ensure the access is not eroding into public rights of way or drainage features. Add additional layers of stone or remove and replace stone each time the stone becomes covered with mud. All sediment dropped or eroded onto public rights of way shall be removed immediately. Sweeping of the public rights or way and/or paved access route shall be performed as necessary to maintain the access route free of sediment and debris.

RETENTION BASIN: Retention basins shall be inspected to ensure erosion is not occurring along the inlet locations, banks and/or bottom of the basin and for sediment accumulation. Regular maintenance of the basin includes routine mowing of the buffer/filter strip, side slopes and basin floor and removal of litter and debris accumulation. Address vegetation and/or erosion concerns as soon as weather permits. Sediment accumulation shall be removed at least once a year. Sediment shall be removed only when the surface is dry and "mud-cracked". Light equipment must be used to avoid compacting of soils. After removal of sediment, the infiltration area shall be deep tilled to restore infiltration rates. More frequent tilling may be necessary in areas where soils are only marginally permeable. Sediment that is removed shall be disposed of offsite or at an upland area and stabilized so that it does not re-enter the drainage course.

SEEDING: Newly seeded areas shall be inspected until substantial vegetative growth is obtained. Seeded areas shall be inspected to ensure erosion is not occurring in the seeded area and vegetative growth is promoted. Eroded areas shall be finish graded as necessary to remove erosion channels or gulleys and new seed placed as soon as weather permits.

SILT FENCE: Silt fencing shall be inspected for soil accumulation/clogging, undercutting, overtopping and sagging. Soil accumulation shall be removed from the face of the silt fence each time it reaches half the height of the fence. Removed sediment shall be disposed of in a stable upland site or added to a spoils stockpile. When undercutting occurs, grade out areas of concentrated flow upstream of the silt fence to remove channels and/or gulleys and repair or replace silt fence ensuring proper trenching techniques are utilized. Silt fencing, which sags, falls over or is not staked in shall be repaired or replaced immediately. Silt fencing fabric, which decomposes or becomes ineffective, shall be removed and replaced with new fabric immediately. Silt fencing shall be removed once vegetation is well established and the up-slope area is fully stabilized.

STOCKPILES: Temporary and permanent topsoil and spoils stockpiles shall be seeded to promote vegetative growth. Stockpiles shall be inspected to ensure excessive erosion has not occurred. When runoff or wind erosion is evident, reduce the side slopes of the stockpile or stabilize the stockpile with pieces of staked soil laid perpendicular to the slope. When filter fencing is used around a stockpile, the fencing shall be inspected to ensure piping has not occurred under the fencing and to ensure the fencing has not collapsed due to soil slippage or access by construction equipment. Repair or replace damaged fencing immediately. Berms at the base of stockpiles, which become damaged, shall be replaced.

STANDPIPE: Prior to project completion and approval by Livingston County Drain Commissioner's office, stone around the standpipe structure shall be refreshed with clean stone.

TIME LINE OF SOIL EROSION CONTROL AND CONSTRUCTION SEQUENCE

CONSTRUCTION & WORK CATEGORIES*	CONSTRUCTION PERIOD															
	Month		1		2		3		4							
1. OBTAIN PERMITS			1	2	3	4	1	2	3	4	1	2	3	4	1	2
2. INSTALL INITIAL SESC MEASURES																
3. INSPECT & MAINTAIN SESC MEASURES																
4. DEMOLITION WORK																
5. EARTH WORK / DRIVE CONSTRUCTION																
11. TOPSOIL, SEED & MULCH																
13. REMOVE TEMPORARY SESC MEASURES																

\*REFER TO THE MAJOR WORK ITEMS OUTLINED IN THE SOIL EROSION CONTROL AND CONSTRUCTION SEQUENCE NOTES.

SOIL EROSION CONTROL AND CONSTRUCTION SEQUENCE:

- Obtain all necessary Soil Erosion and Sedimentation Control related permits from the appropriate Local, County and/or State Agencies. Refer to the General Notes on the project plans for additional requirements.
- Prior to commencement of any earth disruption install Silt Fence and Mud Tracking Control Device(s) in accordance with the Soil Erosion and Sedimentation Control Plan.
- Maintain all soil erosion and sedimentation control measures on a regular basis through the duration of the project. Inspect all measures weekly and following each storm event.
- Construct Retention/Detention and Sedimentation Basins, including associated spillways, in accordance with the project plans. Finish grade and establish vegetative growth in Retention/Detention and Sedimentation Basins and ring the top of the basins with silt fence to protect the basin and basin slopes, prior to massive earth disruption. Install temporary Soil Erosion Control Measures as necessary to stabilize Retention/Detention and Sedimentation Basins.
- Strip and stockpile topsoil. Perform mass grading and land balancing. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan.
- Construct roadways and/or parking areas. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan.
- Perform final restoration, including placement of topsoil and establishment of vegetative growth outside of pavement.
- Following establishment of sufficient vegetative ground cover and receipt of approval from the Permitting Agency, remove all temporary Soil Erosion Control Measures, clean all storm sewer structures and repair all permanent Soil Erosion Control Measures.



LOCATION MAP

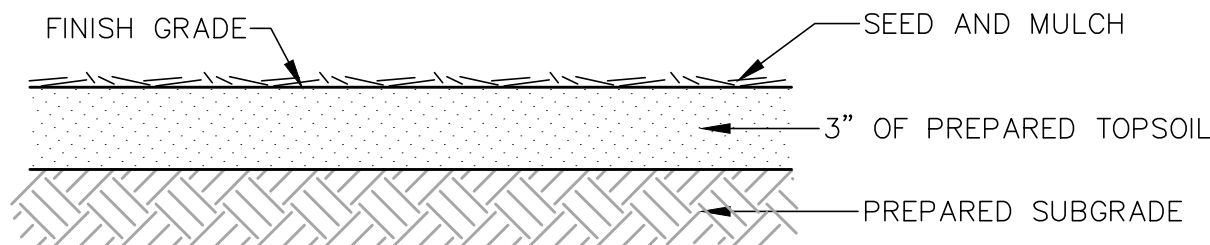
SCALE: 1in. = 2000ft.

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DESIGN: JHG DRAFT: JHG CHECK: WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION	4125 N. TIPSICO LAKE RD. HARTLAND TOWNSHIP	SHARED DRIVEWAY SOIL EROSION CONTROL PLAN	CLIENT: RE/MAX PLATINUM C/O BONNIE LANE 6870 GRAND RIVER BRIGHTON, MICHIGAN 48114 248-505-9122	SCALE: 1in. = 40ft. PROJECT No.: 244796 DWG NAME: 4896 ALX ISSUED: SEPT. 8, 2025	SE1
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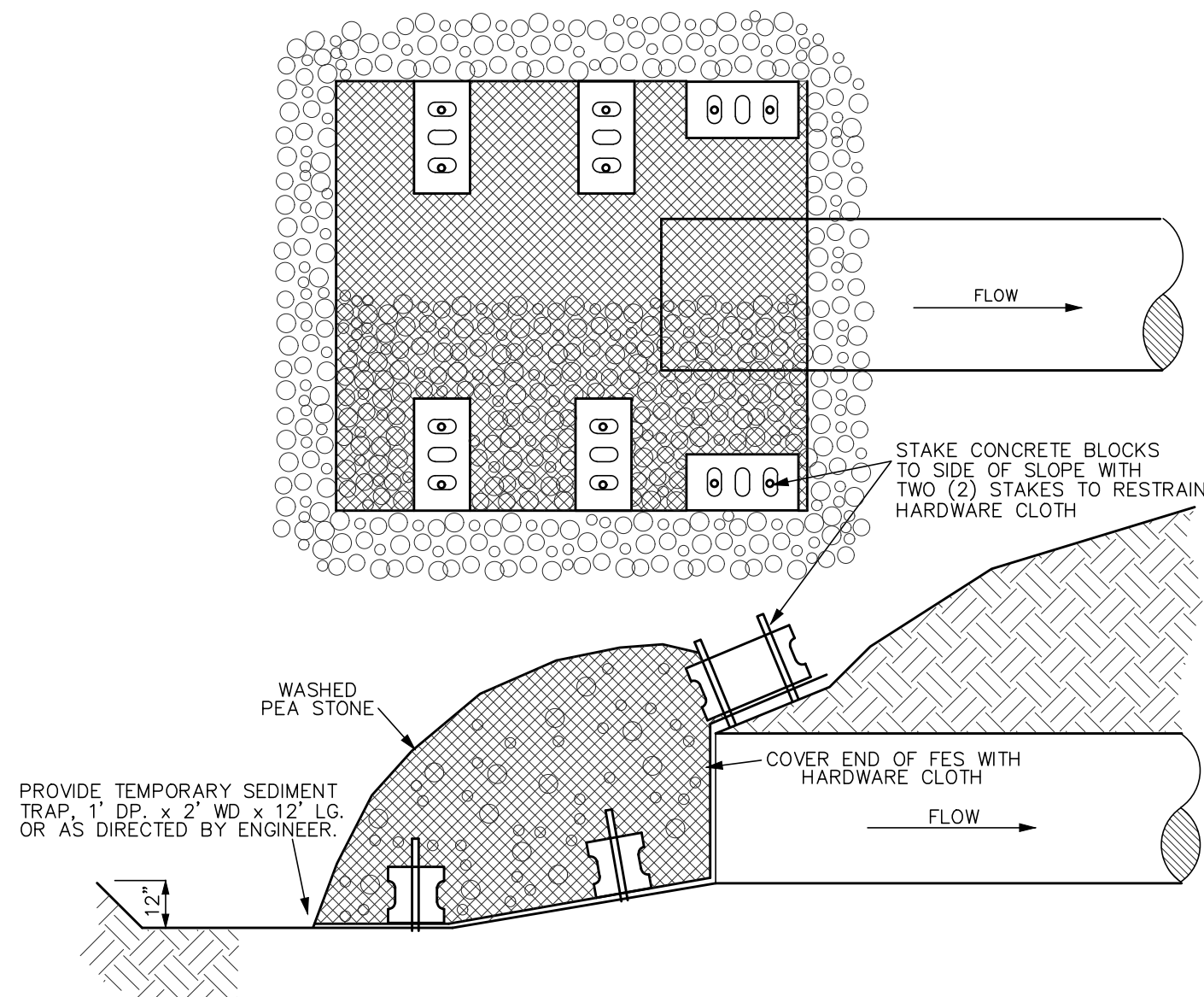




### SEEDING DETAIL

NOT TO SCALE

- Seed mixture shall consist of:
  - 10% - Kentucky Blue Grass
  - 20% - Perennial Ryegrass
  - 30% - Hard Fescue
  - 40% - Creeping Red FescueSeed shall be uniformly applied at a rate of 210 pounds per acre.
- Topsoil shall be a dark, organic, natural surface soil free of clay lumps, peat or muck, subsoil, noxious weeds or other foreign matter such as roots, sticks, rocks over 1/2" in diameter and not frozen or muddy. Material shall meet with approval of the Engineer.
- Straw mulching shall be a minimum depth of 3" applied at a rate of 1.5 to 2 tons per acre. All mulching must have a tie down, such as tackifier, net binding, etc.
- Fertilizer shall be evenly applied at a rate which will provide 150 pounds per acre of chemical fertilizer nutrients, in equal portions, (10-10-10), of Nitrogen, Phosphoric Acid and Potash.
- Hydroseeding is not acceptable for slopes exceeding 1%. In such cases, stabilization shall be done with seed and straw mulch with a tackifier.
- The earthen areas to receive topsoil shall be at the required grade and properly trimmed. Topsoil shall be spread on the prepared areas to a depth of 3 inches. After spreading, any large clods and lumps of topsoil shall be broken up and pulverized. Stones and rocks over 1/2" in diameter, roots, litter, and all foreign matter shall be raked up and disposed of by the contractor. Place topsoil only when it can be followed within a reasonable time by seeding operations.



### 43 TEMPORARY GRAVEL FILTER DETAIL

NOT TO SCALE

NOTE:  
UPON STABILIZATION OF ALL CONTRIBUTING AREA  
REMOVE TEMPORARY GRAVEL FILTER.

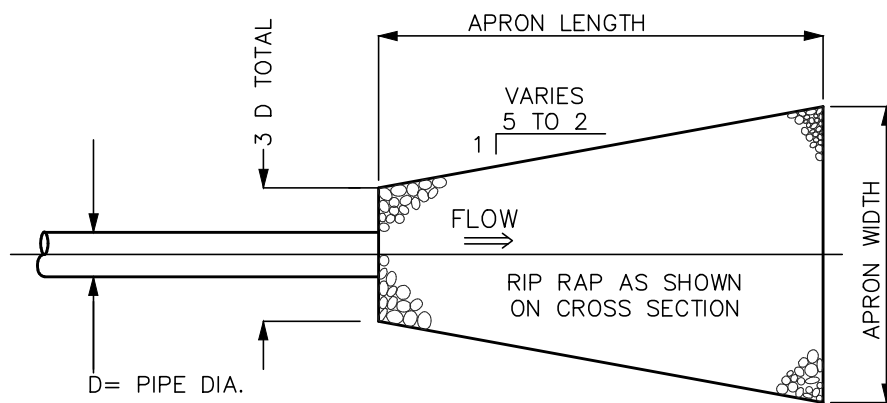
#### MIN. RIP RAP DIMENSIONS

PIPE DIAMETER (inch)	APRON LENGTH (feet)	(1) APRON WIDTH (feet)	(2) ALTERNATE APRON WIDTH (feet)
12	12	8	16
15	15	10	20
18	18	12	24
21	21	14	28
24	24	16	32
30	30	20	40
36	36	24	48
42	42	28	56

UNLESS SHOWN OTHERWISE ON PLANS.  
May be varied to match natural features; i.e. when meeting ex. ditch, apron width to match channel bottom extending up sides to a depth of 1/2 pipe dia.

(1) APRON WIDTH FOR USE IN DITCHES AND SWALES

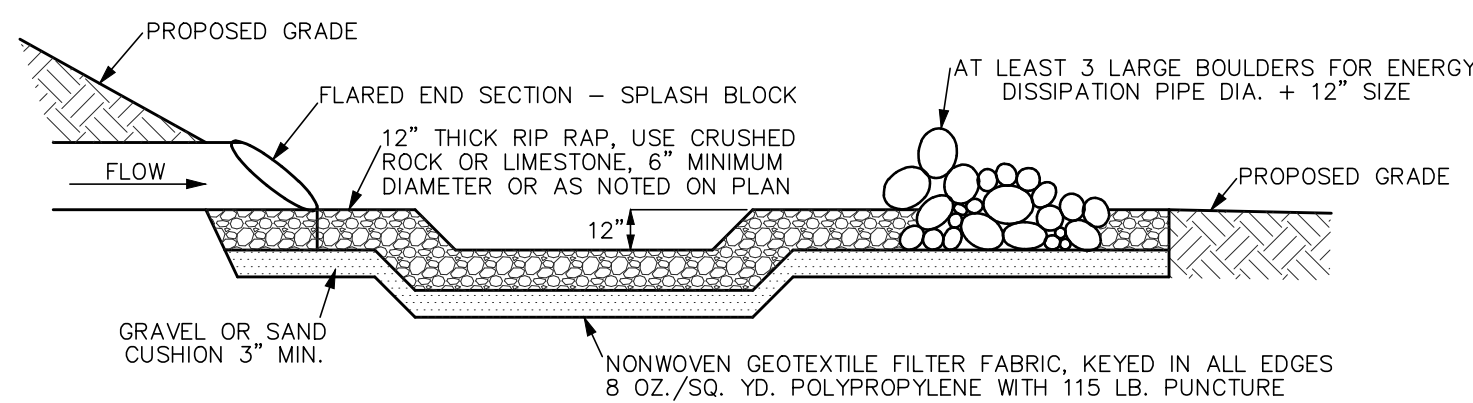
(2) APRON WIDTH FOR USE IN FLAT AREAS WHERE SHEET FLOW DESIRED



### 13 RIP RAP PLAN

NOT TO SCALE

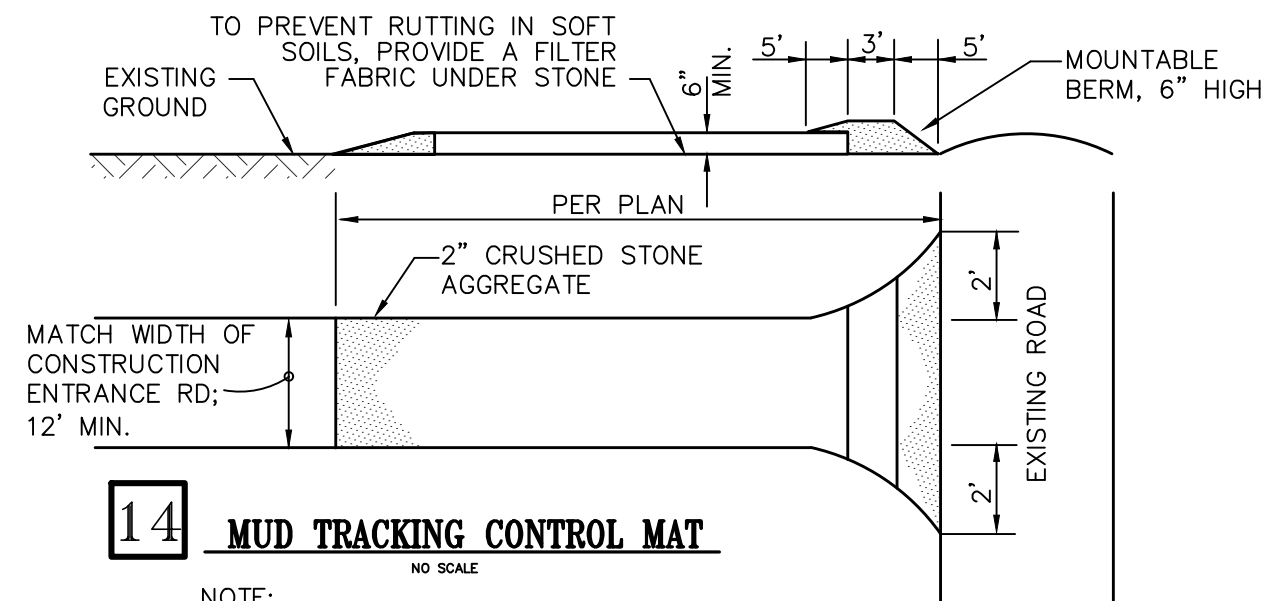
#### WITH SEDIMENT TRAP



### 13 RIP RAP CROSS SECTION

NOT TO SCALE

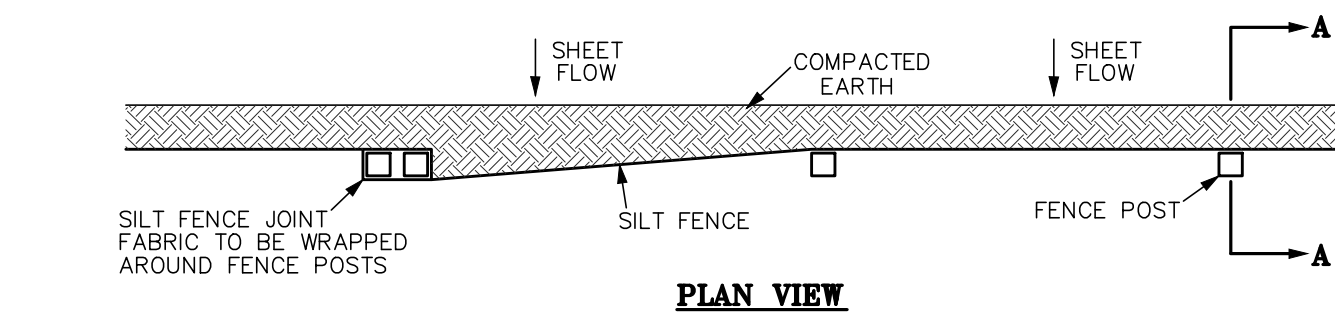
- NOTES:
- GROUT RIP RAP WITH A 6" THICK CEMENT SLURRY FOR SLOPES STEEPER THAN 20% 5 ON 1.
  - PROVIDE ANIMAL GUARDS ON ALL STORM SEWER 15" DIA. OR GREATER, INCIDENTAL TO FES PIPE.



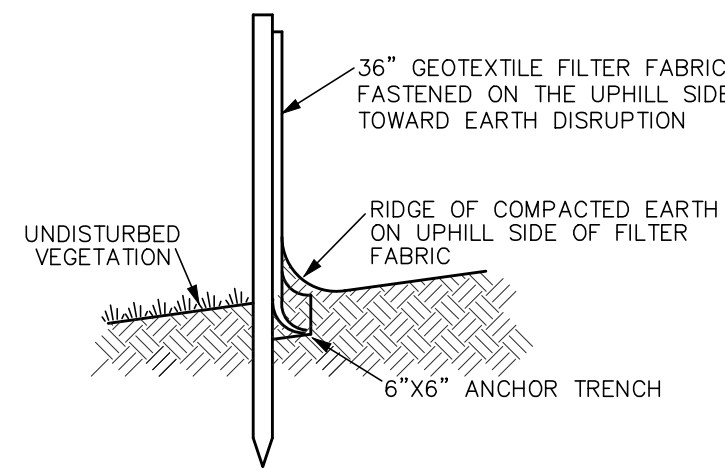
### 14 MUD TRACKING CONTROL MAT

NO SCALE

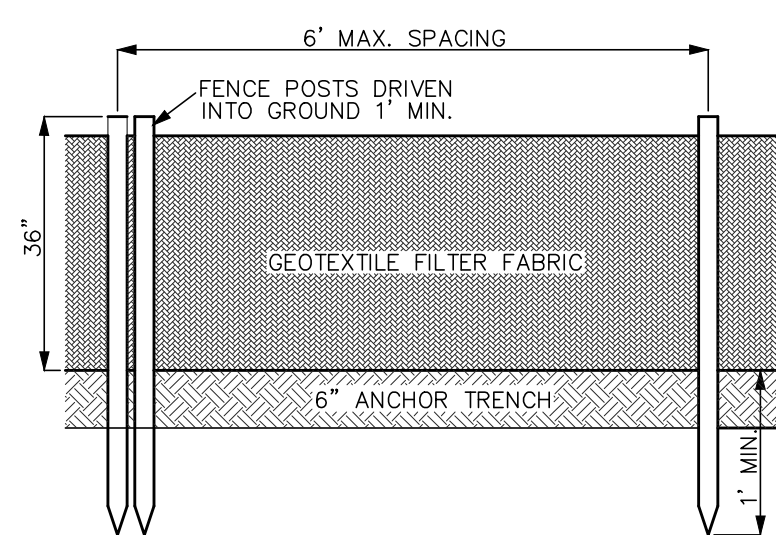
NOTE:  
A. WHEN ACCEPTABLE TO ENGINEER, CONTRACTOR MAY INSTALL STONE BELOW THE SUBGRADE ELEVATION; THUS STONE MAY BE LEFT IN PLACE BELOW PAVEMENT.



#### PLAN VIEW



#### SECTION A-A



#### FRONT VIEW

### 55 SILT FENCE

NOT TO SCALE

- NOTES:
- REPAIR AND REPLACE SILT FENCE AS NEEDED, INCIDENTAL.
  - FIELD LOCATE SILT FENCE TO FOLLOW CONSTANT CONTOUR ELEVATIONS.
  - OVERLAP FENCES AT JOINTS.
  - INSTALL FILTER BERM AT LOW POINTS WHERE INDICATED ON PLANS.



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4125 N. TIPSICO LAKE RD.  
HARTLAND TOWNSHIP

SHARED DRIVEWAY  
SOIL EROSION CONTROL  
DETAILS

CLIENT:  
RE/MAX PLATINUM  
C/O BONNIE LANE  
6870 GRAND RIVER  
BRIGHTON, MICHIGAN 48114  
248-505-9122

SCALE: AS NOTED  
PROJECT No.: 244796  
DWG NAME: 4896 ALX  
ISSUED: SEPT. 8, 2025

SE2