



# Planning Commission

Larry Fox, Chairperson      Summer L. McMullen, Trustee  
Michael Mitchell, Vice-Chairperson      Keith Voight, Secretary  
Michelle LaRose, Commissioner      Sue Grissim, Commissioner  
Tom Murphy, Commissioner

## Planning Commission Meeting Agenda Hartland Township Hall Thursday, January 13, 2022 7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. 2022 Annual Planning Commission Organizational Meeting
  - a. Reaffirm Bylaws
  - b. Election of Officers
  - c. Committee Appointments
5. Approval of the Agenda
6. Approval of Meeting Minutes
  - a. Planning Commission Meeting Minutes of October 14, 2021
  - b. Planning Commission Meeting Minutes of November 18, 2021
7. Call to Public
8. Public Hearing
  - a. Site Plan with Special Land Use Application #22-001 (Automobile fueling and convenience station - Clyde Road)
9. Old and New Business
  - a. Site Plan Application #22-002  
Residential development with two-family dwellings on Arena Drive
10. Call to Public
11. Planner's Report
12. Committee Reports
13. Adjournment



## **HARTLAND TOWNSHIP PLANNING COMMISSION**

### **RULES AND PROCEDURES (BY-LAWS)**

*Originally adopted December 16, 2010  
Last Reviewed and Reaffirmed January 13, 2022*

#### **I. INTRODUCTION**

The basic responsibilities of the Hartland Township Planning Commission are contained in the Michigan Planning Enabling Act, Public Act 33 of 2008 and the Michigan Zoning Enabling Act, Public Act 110 of 2006, each as amended. Each of these Acts grants specific jurisdiction to a Township Planning Commission in matters of land use planning and associated public concerns. These rules of procedure will be followed by the Hartland Township Planning Commission. Also presented are the general operating regulations for the Hartland Township Planning Commission. Regular meetings, special meetings, public records, agendas, quorum, disqualification, order of business and parliamentary procedures will be outlined.

#### **II. DUTIES OF THE PLANNING COMMISSION**

The Planning Commission shall perform the following duties:

- Prepare, review and update the master plan (Township Comprehensive Plan) as a guide for development.
- Take such action on petitions, staff proposals and Township Board requests for amendments to the Zoning Ordinance as required.
- Take such action on petitions, staff proposals and Township Board requests for amendments to the master land use plan as required.
- Prepare an annual written report to the Township Board of the Planning Commission's operations and status of planning activities, including recommendations regarding actions by the Township Board related to planning and development.
- Prepare an annual work program and budget.
- Review subdivision and condominium proposals and recommend appropriate actions to the Township Board.
- Prepare special studies and plans, as deemed necessary by the Planning Commission or Township Board and for which appropriations of funds have been approved by the Township Board, as needed.
- Attend training sessions, conferences or meetings as needed to properly fulfill the duties of Planning Commissioner and for which appropriations of funds have been approved by the Township Board, as needed.
- Prepare a Capital Improvements Plan.
- Perform other duties and responsibilities or respond as requested by any Township Board or Commission.

#### **III. RULES OF ADMINISTRATIVE PROCEDURE**

The following rules of procedure were adopted and are periodically reaffirmed by the Township Planning Commission to facilitate the performance of its duties and the exercising of its responsibilities, functions and powers.

## **1.0 OFFICERS**

### **A) ELECTION**

The Commission shall, at its first regular meeting of the calendar year, elect from among the voting members, a Chair, Vice–Chair, and Secretary. All elected officers are eligible for re-election.

### **B) TENURE**

The Chair, Vice-Chair and Secretary shall take office immediately following their election and shall hold office for a term of one year or until their successors are elected and assume office.

### **C) DUTIES OF THE CHAIR/VICE–CHAIR**

- The Chair shall preside at all meetings and perform such other duties as may be ordered by the Commission.
- The Chair shall appoint all committee members, for a term of one year. The Chair may reassign members or re-designate Committee members at his/her discretion. The Chair shall be an ex-officio member of all committees.
- All communications, petitions and reports shall be globally addressed to the Commission and delivered or mailed to the Township Hall attention the Chair or Township Planner.
- The Vice-Chair shall act in the capacity of the Chair in his/her absence. In the event the office of the Chair becomes vacant, the Vice-Chair shall succeed to this office for the unexpired term and the Commission shall select a successor to the office of Vice-Chair for the unexpired term.

### **D) DUTIES OF THE SECRETARY**

The Secretary shall execute all documents in the name of the Commission, perform the duties listed below, and shall perform such other duties as the Commission may determine.

#### **1. MINUTES**

- The Secretary shall be responsible for the minutes and they will be maintained in suitable volumes at the Township Hall. Copies of the draft minutes will be provided to all voting Commission members in the packet of information with the agenda for the meeting in which they are to be approved. The minutes shall contain a brief synopsis of the meeting, including a complete restatement of all motions and record of votes, conditions or recommendations made on any action and record of attendance.
- After minutes from a previous meeting are approved by a majority of the Commission at subsequent meeting, they will be signed by the Secretary and forwarded to the Township Clerk.
- The minutes of the Commission meetings shall be filed in the office of the Township Clerk as a public record and no official action taken by the Commission at any meeting shall be validated or effective until a copy of the minutes of the meeting at which such action was taken shall be filed with the Township Clerk.
- The Township Clerk shall keep a record of the Commission transactions, findings, and determinations, which shall be a public record. These records shall be suitably filed in the offices of Hartland Township by the Clerk's office with a duplicate copy kept in the Planning Department's files. All meetings, minutes, records, documents, correspondence and other materials of the Planning Commission shall be open to public inspection in accordance with the Freedom of Information Act, except as may otherwise be provided by law.

**2. CORRESPONDENCE**

When assigned, the Secretary shall be responsible for issuing formal written correspondence with other groups or persons, as directed by the Planning Commission. All communications, petitions, reports or other written materials received by the Secretary shall be brought to the attention of the Planning Commission.

**3. RECORDING SECRETARY**

The Commission may appoint a Recording Secretary, who shall be an employee of the Commission and be reimbursed for his/her services by the Township. The Recording Secretary shall make a record of Commission proceedings and carry out other assignments as delegated from time to time by the Commission or Secretary. The Recording Secretary under the direction of the Secretary may execute any of the Secretary responsibilities defined above.

**E) DUTIES OF THE TOWNSHIP BOARD REPRESENTATIVE**

The Township Board representative shall present the recommendations of the Planning Commission as required by the Zoning Ordinance, Subdivision Ordinance or other Ordinance to the Township Board prior to their consideration of such request. The representative will also update the Township Board of other efforts undertaken by the Planning Commission, such as subcommittee progress, ordinance revisions, etc.

**F) DUTIES OF THE ZONING BOARD OF APPEALS REPRESENTATIVE**

The Planning Commission representative to the Zoning Board of Appeals shall report the actions of the Zoning Board of Appeals to the Planning Commission and update the Zoning Board of Appeals on actions by the Planning Commission that relate to the functions and duties of the Zoning Board of Appeals.

**2.0 MEETINGS**

**A) REGULAR MEETINGS**

The regular meetings of the Hartland Township Planning Commission will be held the second and fourth Thursdays of every month at a time to be determined by the Planning Commission at the meeting in which the regular meeting schedule is adopted or as otherwise designated by the Chair of the Planning Commission. When the regular meeting day falls on a legal holiday or when an occasion of special importance takes place, the Chair shall select a suitable alternative day in the same month. Prior to the end of the year, the Chair will submit to the Planning Commission the regular meeting schedule for the upcoming year, for their approval. The adopted schedule will become the regular schedule of the subsequent year and will be posted at the Township Hall within ten (10) days after the first Planning Commission meeting of the New Year in accordance with the Open Meetings Act

Ideally, all meeting agendas will also be posted at the Township Hall at least one week prior to the meeting and will be provided to Hartland TV for advertisement on the local cable network. All meeting notices shall be in accordance with the Open Meetings Act.

**B) SPECIAL MEETINGS**

In addition to the bi-monthly regular meetings, the Commission may also periodically conduct special meetings. There are three kinds of Special Meetings that may be called by the Planning Commission. The various special meeting types are discussed below:



- **Special Meeting A:** A special meeting may be called to convenience applicants with matters before the Planning Commission for consideration, provided that the petitioners' application for special meeting shall be accompanied with appropriate fees, as established by resolution of the Hartland Township Board. The Planning Department shall give special meeting petitions to the applicant. Once the Planning Department verifies that the appropriate fees have been received, the Department shall forward the application to the Planning Commission Chair. The Chair shall give notice of the special meeting by means of notice delivered to each member at least seventy-two (72) hours prior to such meeting and shall state the purpose, item, and place of the meeting.
- **Special Meeting B:** A regular meeting called by the Chair or majority of the Planning Commissioners for the expressed purpose of addressing normal and typical business that comes before the Commission. For example, a special meeting may be called for urgent township business that cannot await action until the next regularly scheduled meeting. If a special meeting is required to satisfy statutory deadlines (such as required by the Subdivision Control Act), then additional applicant fees may be waived.
- **Work Session:** A work session is another form of special meeting held by the Planning Commission. Work sessions may be held for subcommittee meetings (fewer than three Planning Commission members present) or for a meeting of the full Commission for general discussion to further a specific purpose. Generally, discussion and action for items intended for Regular Meetings will not be acted on during a work session, especially since a quorum may not be present. In the interest of satisfying the Open Meetings Act, all work sessions involving the whole Planning Commission shall be duly advertised to permit the public to attend.

Notwithstanding the foregoing descriptions of the three types of special meetings held by the Planning Commission, a meeting shall be a legal meeting if enough members of the Planning Commission are present to constitute a quorum and minutes will be prepared.

### **C) QUORUM**

Four (4) members shall constitute a quorum for the transaction of business and the taking of official action. Whenever a quorum is not present, those present may adjourn the meeting to another time and day, in accordance with the provisions of the Open Meetings Act, or hold the meeting to consider the matters on the agenda. No action shall be taken at a meeting at which a quorum is not present.

### **D) VOTING**

An affirmative vote of the majority of the Planning Commission membership is required to adopt any part of the master plan or amendments to the plan (MCL 125.328). Unless required by statute, other actions or motions placed before the Planning Commission may be adopted by a majority vote of the membership in attendance, as long as a quorum is present. Voting shall be by voice vote; a roll call vote shall be required if requested by any commission member or directed by the Chair. Except in the case of conflict of interest, all Planning Commission members, including the Chair, shall vote on all matters.

Voting shall be recorded by verbal "yeas" and "nays" unless otherwise ordered by a PC member.

### **E) NOTICE**

The Township Planner shall oversee the issuance of such notice as may be required by the Planning Commission, including Open meetings Act notices, as well as notice required for specific planning or zoning actions under the Michigan Planning Enabling Act of the Michigan

Zoning Enabling Act. Verification of such notice shall be provided to the Planning Commission prior to the date and time of the public hearing.

#### **F) AGENDA**

The Chair with information and documentation provided by staff and consultants shall determine when items are to be placed on the agenda. The staff shall then prepare the agenda in its written form for distribution.

All regular and special meetings shall conduct business in the following order:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call and Recognition of Visitors
4. Approval of Meeting Agenda
5. Approval of Minutes for past meetings or work sessions
6. Call to Public
7. Public Hearing(s)
8. Old and New Business
9. Call to Public
10. Planner's Report
11. Committee Reports
  - Correspondence Received
  - Committee Reports from Planning Commissioners
  - Report from Township Board Representative
  - Report of Zoning Board of Appeals Representative
12. Adjournment

Note: The agenda may be modified to include a work session following a brief recess of the regular meeting.

#### **G) PARLIAMENTARY PROCEDURES**

Except where otherwise specified, meetings shall be conducted according to Robert's Rules of Order (21st CENTURY ROBERT'S RULES OF ORDER COPYRIGHT 1995), except to the extent contradicted by these rules and procedures, and with the exception that the Chair shall vote.

#### **H) MOTIONS**

The Chair or Recording Secretary shall repeat complex motions before a vote is taken. The names of the persons making the motion and its second shall be recorded in the meeting minutes. The meeting minutes shall show the count of the vote with the "nays" being identified.

### **3.0 COMMITTEES**

In order to facilitate the orderly review of matters before the Commission, the following standing committees are created:

**A) SITE PLAN REVIEW COMMITTEE**

The Committee shall include three (3) Planning Commission members. The Committee will review site development plans as provided by the Township Zoning Ordinance in an informal manner through meeting with the developer/applicant. Upon receiving a complete application for an informal Site Plan Review, the Planning Department will schedule a meeting with the Site Plan Review Committee and the applicant. The Committee will update its findings and brief the Planning Commission when the informal review is complete. The makeup of the Committee may vary depending on the number of site plan reviews occurring and individual Planning Commissioner time constraints.

**B) OTHER COMMITTEES**

The Chair may appoint other committees from time to time, which serve to assist the Planning Commission in discharging its responsibilities.

**C) APPOINTMENTS AND VACANCIES**

The Chair shall make appointments to these committees. The length of appointment shall be for one (1) calendar year. These committees shall meet as needed to consider the referrals given to them by the Township Planner. The Committees will review applications and make their recommendations to the Planning Commission.

If a vacancy occurs on the Planning Commission that affects the standing committee appointments, the Chair shall appoint replacement members to complete the balance of the year.

**4.0 PROCEDURE FOR PUBLIC PARTICIPATION**

A limit of three (3) minutes per participant during the call to the public shall be permitted for any written or oral statements. The unofficial policy of the Commission will be to accept public input during the meeting for topics under discussion. If necessary, the Chair may set time limits for public participation during any meeting to ensure an orderly meeting.

All public hearings must be held as part of a regular or special meeting of the Planning Commission. The following rules of procedure shall apply to public hearings held by the Planning Commission:

- Chair opens the public hearing and announces the subject.
- Chair summarizes the procedures/rules to be followed during the hearing.
- Township planner/engineer/other consultants present their report and recommendation.
- Applicant presents the main points of the application.
- Public at large is invited to speak in support or opposition to the application.
- Chair closes the public hearing and returns to the regular/special meeting.

To ensure everyone has the opportunity to speak, the Chair may elect to limit the time permitted to speak, except that the applicant may be permitted additional time as the Chairperson allows. The Chair may also elect to allow persons to speak only once, until all persons have had the opportunity to speak, at which time the chairperson, in his/her discretion, may permit additional comments.

All comments by the public, staff and the Planning Commission shall be directed to the Chair. All comments shall be related to the application under discussion; unrelated comments shall be ruled out of order.

## **5.0 CONFLICT OF INTEREST**

Planning Commission members shall declare a conflict of interest and abstain from participating in a hearing or deliberations on a request when:

- A)** The applicant is an immediate family member or relative;
- B)** The Planning Commission member has a business or financial interest in the property involved in the request or has a business or financial interest in the applicant's company, agency or association;
- C)** The Planning Commission member owns or has a financial interest in neighboring property. For purposes of this section, a neighboring property shall include any property falling within the notification radius for the proposed development, as required by the Zoning Ordinance or other applicable ordinance, or
- D)** There is a reasonable appearance of a conflict of interest, as determined by the Planning Commission member declaring such conflict.

The Planning Commission member declaring a conflict of interest shall state the nature of the conflict and whether he or she believes they could impartially consider the request before the commission. He or she should individually decide to abstain from any discussion or votes relative to the matter that is the subject of the conflict. The member declaring a conflict may absent him/herself from the room in which the discussion takes place, unless doing so would violate his or her constitutionally protected rights to participate. He or she should not make any presentations to the Planning Commission as a representative of the proposal.

## **6.0 ANNUAL ORGANIZATIONAL MEETING**

An annual organizational meeting shall occur at the first regular meeting of the year for election of a Chair, Vice-Chair and Secretary.

## **7.0 PLANNING COMMISSION ASSISTANCE**

### **A) Duties of the Township Planner**

- Accept applications for matters to be reviewed by the Planning Commission and ensure that such applications are complete.
- Forward application materials to the Planning Commission at least one week prior to the meeting at which the matters will be considered.
- Inform the Planning Commission of administrative and enforcement actions taken on behalf of the Township related to the zoning or other appropriate ordinance.
- Prepare amendments to the Zoning Ordinance as directed by the Planning Commission.
- Attend regular Planning Commission Meetings and Work Sessions.
- Consult with the Planning Commission and other township officials concerning interpretation, procedural questions and other matters arising from the Zoning Ordinance.
- Prepare written reviews and recommendations, if appropriate, for all requests and development proposals to be considered by the Planning Commission.

- Meet with applicants, their representatives and/or township officials as needed to properly perform project reviews.
- Prepare an annual report regarding development activities and status of projects as they relate to the Planning Commission's duties as described.
- Perform other duties as directed by the Planning Commission.

**B) Assistance From Other Professionals**

- The Planning Commission may be assisted by other professional or township staff as needed, including the building inspector, township attorney, township engineer, consultants or other persons or agencies.

**8.0 AMENDMENTS TO RULES AND PROCEDURES**

Amendments to these rules and procedures may be initiated by any member of the Planning Commission at any regular meeting and voted upon. To make certain the By-Laws reflect current Commission practice, it is recommended that they be reviewed and reaffirmed annually.

**Originally adopted by the Hartland Township Planning Commission at a regular meeting dated:**

- **December 16, 2010**

**Reviewed and reaffirmed by the Hartland Township Planning Commission at a regular meeting dated:**

- **January 12, 2012**
- **February 14, 2013**
- **January 23, 2014**
- **January 15, 2015**
- **January 14, 2016**
- **January 12, 2017**
- **January 11, 2018**
- **February 14, 2019**
- **January 9, 2020**
- **January 7, 2021**
- **January 13, 2022**

\_\_\_\_\_ - Chair

\_\_\_\_\_ - Vice-Chair

\_\_\_\_\_ - Secretary

HARTLAND TOWNSHIP PLANNING COMMISSION **DRAFT** REGULAR MEETING MINUTES

October 14, 2021 – 7:00 p.m.

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1. **Call to Order:** Vice-Chair Mitchell called the meeting to order at approximately 7:00 p.m.

2. **Pledge of Allegiance:**

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

Present – Commissioners Grissim, LaRose, McMullen, Mitchell,

Absent – Commissioners Fox, Murphy, Voight

4. **Approval of the Agenda:**

A Motion to approve the October 14, 2021 Planning Commission Regular Meeting Agenda was made by Commissioner LaRose and seconded by Commissioner Grissim. Motion carried unanimously.

5. **Approval of Meeting Minutes:**

a. **Planning Commission Meeting Minutes of July 8, 2021**

A Motion to approve the July 8, 2021 Planning Commission Meeting Minutes was made by Commissioner Grissim and seconded by Commissioner LaRose. Motion carried unanimously.

b. **Planning Commission Meeting Minutes of September 23, 2021**

A Motion to approve the September 23, 2021 Planning Commission Meeting Minutes was made by Commissioner LaRose and seconded by Commissioner McMullen. Motion carried unanimously.

6. **Call to Public:**

None

7. **Old and New Business:**

a. **Site Plan #21-014 Multi-tenant building with drive-through window (Hartland Towne Square PD)** a request to amend the previously approved plans for Hartland Towne Square Planned Development (PD), to construct an approximate 7,980 square foot multi-tenant building with one (1) drive through window.

Director Langer summarized the location and scope of the request stating the following:

- Two parcels at the NW corner of M-59 and Hartland Road.
- Multi-tenant building with one drive-through.
- No named tenants at this time.
- Eighth Amendment to the Planned Development (PD) removed limit on drive-throughs so a Special Use Permit is not required.

Susan Bowers, of Bowers+Associates, Inc. representing the Applicant, Thomas Hannawa, DPS Development, LLC , introduced herself and stated the following:

- Anticipated drive-through tenant is a coffee shop.
- Project originally conceived in 2019; did not progress but has now come forward.

- Displayed a sample materials board.

The Planning Commission discussed the following:

- Off-Street Parking (Per Final Plan & current Ord. standards for retail use) - The requirement is 27 parking spaces; however, the applicant is providing 51 spaces, which exceed the required amount by 24 spaces. There is no requirement regarding a maximum number of parking spaces. The landscape island in the parking area north of the building has one (1) parking space. Since there are extra parking spaces, staff would suggest this parking space be eliminated and a sidewalk be added to align with the sidewalk by the building. Lawn should be added on either side of the sidewalk in this island. The Applicant agreed adding the extra spaces was the request of the owner and will serve all of the tenants.
- Loading (Per approved Pattern Book – Page 41) - Planning Commission determined a dedicated loading area is not required.
- Dumpster Enclosure (Per approved Pattern Book - Page 41) - The dumpster enclosure walls as shown do not comply and as the enclosure walls are required to be comprised of masonry products to match the brick on the building. Landscape materials shall be provided. Revised drawings of the dumpster enclosure (brick to be used in place of CMU) will be required as part of the construction set of plans. The Applicant agreed.  
Commissioner LaRose asked if another drive-through lane was pictured. The Applicant clarified what is shown is an escape lane.
- Outdoor Eating Areas (Per approved Pattern Book – Section 3.6, Pages 39-41; Planned Development Agreement, Section 3.1.15; and Section 4.47 of Zoning Ordinance)
  - The seating plans will be required and reviewed with the construction set of plans.
  - A detail drawing of the fence will be required and reviewed as part of the construction set of plans.
  - The seating arrangement plan will be required and reviewed with the construction set of plans.
  - Furniture and other furnishings will be reviewed under the land use permit application.
- Lighting (Per approved Pattern Book – Pages 23 and 44 and Section 5.13 of Zoning Ordinance)
  - Sheet SL 1.1 should be revised to state the correct “Average Illumination Levels” in the Site Photometric Data chart. The correct average levels are between 2.4 and 3.6 footcandles. The revised plan shall be submitted as part of the construction set of plans.
  - Photometric plan is to be revised to include all wall-mounted light fixtures in the calculations, and a cut sheet is to be provided for the decorative wall-mounted fixture. The revised photometric plan and cut sheet can be submitted with the construction set of plans. The Applicant agreed.
- Landscaping (Per approved Pattern Book – Pages 10, 42, and 43 as well as approved Final Plan/Landscape Plan for Development Area ‘E’, for reference of existing plant materials)
  - Parking Lot - The landscape plan should be revised to state the correct formula for “Parking Lot Landscaping” which is stated above in this section; a plan should be provided to show areas counted as parking lot landscaping and open space landscaping; and the river rock shall be replaced with shredded hardwood mulch or plant material. The revised landscape plan shall be submitted as part of the construction set of plans. The Applicant agreed.
  - Open Space Landscaping - Staff would suggest using a narrow habit conifer tree in place of 3 proposed Norway Spruce trees in the west landscape area due to spatial constraints. The Applicant agreed.
  - Foundation Landscaping - There is an approximate 5.5 foot wide area along the north side of the building which is not clearly labeled as sidewalk or landscape planter. Per the Applicant this area will be landscaped. The landscape plan shall be revised to show

plant material for this area as part of the construction set of plans. The Applicant agreed stating she needs to confirm with their Landscape Architect the material chosen will be hardy enough to endure the site conditions.

- Landscaping Species - Plant diversity can be beneficial and can provide seasonal interest. Planning Commission determined the proposed plant material meets the intent of the plant list provided in the Pattern Book and are appropriate for the overall development.  
Commissioner Grissim added, for visibility, the plantings on the tips of the parking islands do not need to be there; they typically do not do well with the parking area salt and make it difficult to see when backing out. The Applicant concurred.
- Architecture / Building Materials (Per approved Pattern Book, Pages 24, and 36-38)  
The Applicant displayed the materials sample board, and the Planning Commission reviewed the façade.
  - Roof appurtenances - Revised plans shall be submitted as part of the construction set of plans to address the items noted, including screening of roof appurtenances and updating the Façade Materials Calculations drawings and material summary charts. The Applicant agreed.
- Other Comments
  - Transformer – If a transformer is proposed, the unit should be shown on the plans and all required screening. The Applicant agreed and stated they did not have that yet, but she imagines it will be near the dumpster.
  - Bike Racks – A detail drawing of a bike hoop is provided on Sheet SP 1.01 however the bike hoop is not shown on the plans.
  - Signage – A monument sign is shown on the plans. The Pattern Book provides design standards for a monument sign regarding size, height and type of building materials (Page 27A of the Pattern Book). A monument sign, if proposed, will be reviewed as part of a sign permit application. Wall sign standards are provided in the PD Agreement (Section 6.6). Signs will be reviewed as part of a sign permit application.

Director Langer mentioned there is no size requirement for brick; however, the 2.5 inch brick proposed may be more expensive to install than the 4 inch brick other recent projects have used. The Applicant stated she does not think they are going to use the 2.5 inch brick but will use the 4 inch size. The Planning Commission agreed.

Commissioner LaRose proposed adding Condition 6, referring to the removal of the parking space in the island and adding sidewalk.

Commissioner LaRose offered the following Motion:

**Move to approve Site Plan Application #21-014 a request to amend the previously approved plans for Hartland Towne Square Planned Development (PD), to construct an approximate 7,980 square foot multi-tenant building with one (1) drive through window. 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 7, 2021, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.**
- 2. The applicant shall change the building materials of the dumpster enclosure to match the building elevations. Revised plans shall be submitted as part of a land use permit.**



3. **The applicant shall eliminate the proposed river rock in the landscape beds and replace it with either lawn, shredded hardwood mulch, or another acceptable material. Revised plans shall be submitted as part of a land use permit.**
4. **Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, and Hartland Deerfield Fire Authority Fire Marshal.**
5. **Applicant shall secure a letter of authorization from all applicable property owners prior to issuance of a land use permit for the project.**
6. **Applicant shall eliminate the single parking space on the landscape island north of the building, shall replace this parking space with lawn, and shall add sidewalk on the island to align with the sidewalk by the building.**

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

**8. Call to Public:**

None

**9. Planner's Report:**

None

**10. Committee Reports:**

None

**11. Adjournment:**

**A Motion to adjourn was made by Commissioner Grissim and seconded by Commissioner LaRose. Motion carried unanimously. The meeting was adjourned at approximately 7:59 p.m.**

November 18, 2021 – 7:00 p.m.

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1. **Call to Order:** Chair Fox called the meeting to order at approximately 7:00 p.m.
2. **Pledge of Allegiance:**
3. **Roll Call and Recognition of Visitors:**  
Present – Commissioners Fox, Grissim, LaRose, McMullen, Mitchell.  
Absent – Commissioners Murphy, Voight.
4. **Approval of the Agenda:**  
A Motion to approve the November 18, 2021 Planning Commission Regular Meeting Agenda was made by Commissioner Grissim and seconded by Commissioner LaRose. Motion carried unanimously.
5. **Approval of Meeting Minutes:**
  - a. **Planning Commission Meeting Minutes of July 22, 2021**  
A Motion to approve the July 22, 2021 Planning Commission Meeting Minutes was made by Commissioner Mitchell and seconded by Commissioner LaRose. Motion carried unanimously.
6. **Call to Public:**  
None
7. **Old and New Business:**
  - a. **Use Determination for LaFontaine’s Business Maintenance Division at 9990 Highland Road**  
  
Director Langer summarized the location and scope of the request stating the following:
    - Formerly CARite Dealership.
    - Parcel is zoned GC General Commercial.
    - Use is for maintenance staff, equipment and materials. Planning Commission will need to decide which GC permitting use or special use is most similar.
    - Additional information was submitted following the completion of the staff memorandum; however, the staff is still recommending approval of the use.  
The Applicant, Gary Laundroche, LaFontaine Automotive Group, introduced himself and stated the following:
    - Building maintenance division for over seventy buildings will be managed from this site but the primary function is for real estate development, which is more office orientated.
    - Some materials are stored within such as ceiling tiles or replacement lights.
    - Unique property due to the driveway access for the Charyl Stockwell Academy. A retail use at this location would not be compatible with that existing access.

Chair Fox referred to the staff memorandum dated November 11, 2021 and stated the Planning Commission is to determine whether the proposed use is compatible with the other uses permitted in the GC zoning district based on a number of factors. It could be a Business Service Establishment or Professional Office; both uses are permitted in GC.

Chair Fox asked the Applicant about their concerns. The Applicant stated they felt the focus on the maintenance aspect and the vehicles involved was lopsided. They feel they are more of an office use. They want to be good corporate citizens and have a nice looking site.

The Planning Commission briefly discussed the options.

Commissioners Grissim and LaRose agreed both uses are appropriate and allowed.

Commissioner Mitchell stated he feels it is more appropriate under Business Service Establishment.

Chair Fox stated he feels the same as a Professional Office use most likely would not have this variety of commercial vehicles parked in the parking area.

**Commissioner Grissim offered the following Motion:**

**Move to Determine the Proposed Use shall be classified as a Business Service Establishment and permitted in the GC-General Commercial district as a Principal Permitted Use.**

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

## **8. Public Hearing**

### **a. Site Plan with Special Land Use Application #21-013 (renew Special Land Use Permit for existing mining operation at 1380 Pleasant Valley Road)**

**Chair Fox opened the Public Hearing at 7:17 PM stating all noticing requirements have been met.**

Director Langer summarized the location and scope of the request stating the following:

- Gravel mining on a group of six parcels.
- Existing operation for many years.
- When completed, it will become a small lake.
- Seeking to renew for 15 years plus one year for reclamation.

Representing the Applicant, Burrough's Materials, Richard Zanotti, P.E. Property Development Engineer at Edw. C. Levy Company, introduced himself and stated the following:

- Edw. C. Levy Co. owns Burrough's Materials.
- His ultimate role is to turn projects into developments and has developed other sites in the area.
- Have been working this site for approximately 20 years; closed down briefly during the recession due to the economy.
- The material mined at this site is added to materials from other sites to obtain the proper mix needed.

- They are about half finished with the end goal of having a thirty-six acre lake as permitted by the Michigan Department of Environment, Great Lakes and Energy (EGLE).
- Approximately 165,000 tons of material mined this year, 77,000 tons went to their own sites to mix with other materials.
- Property is owned by Giegler family and is under lease.
- Plantings and berms screen the site.
- Paved Pleasant Valley Road and created a hard surface and added a wheel wash to avoid tracking debris off site.
- Crane is used to create the lake.
- Site also carries \$625,000 in cash, surety and performance bonds; they are committed to finishing this project and reclamation.
- Water in the lake is monitored and tested regularly as are the wells for water levels and inorganic materials. In their tenure, no violations of the permit requirements have occurred.
- Planning Staff performed a site visit to view the operation in progress and gain understanding of the process.

Call to the Public:  
None

**Chair Fox closed the Public Hearing at 7:28 PM.**

Chair Fox referred to the staff memorandum dated November 11, 2021.

Commissioner Grissim mentioned Item E of the General Standards for Special Land Use which states the use *will not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, person, property, or the public welfare*; none of the neighbors are in attendance. Director Langer stated he did not receive any calls or communications. Notices were sent to neighbors within three hundred feet. No one even inquired.

Chair Fox mentioned generally if there is something in the community that is a problem, the Township hears about it; one would think gravel mining would be on that list, but he has never heard any complaints. Director Langer stated although there may have been some historically, he does not recall any complaints during his tenure. The Applicant stated the paving of the road and the wheel wash abate many of the potential issues.

Commissioner Mitchell asked if the conditions stated in the original Special Use Permit from 1996 be applicable or will there be new conditions with this approval? Specifically, the Transportation Route. Will the Transportation Route be the same?

The Applicant stated it will. It is a public road but 95 percent of the traffic proceeds north on the paved portion of Pleasant Valley Road to M-59.

The Planning Commission discussed adding this as a condition on the approval.

Commissioner Grissim asked about the phases of the project; after completing phases one and two, is there a responsibility to restore those areas as work is completed? The Applicant stated it has been ongoing as the operation proceeds. [The Applicant indicated the areas that have been restored on the map.]

Commissioner Grissim asked if this would be a residential development when it is complete. The Applicant stated it is his understanding it is for the property owners' use and enjoyment.

Chair Fox mentioned the fact that no one in the room speaks volumes to the quality of the operation. The Applicant stated he feels the berms and mature vegetation that screen the project have been helpful controlling runoff and other issues that historically cause problems.

**Commissioner LaRose offered the following Motion:**

**Move to recommend approval of Site Plan with Special Land Use Application #21-013, a request to renew the Special Land Use for the existing mining operation at 1380 Pleasant Valley Road for an additional 15-year term, with one (1) year reclamation and clean-up. The recommendation for approval is based on the following findings:**

- 1. The special land use, sand and gravel mining operation, meets the intent and purposes of the Ordinance as well as the specific Special Use standards outlined in Section 6.6 (Special Uses) and Section 4.5 (Sand, Gravel, or Mineral Extraction), as a mining operation is permitted as a special land use in the CA (Conservation Agricultural) zoning district.**
- 2. The use is compatible with the existing and future land uses in the vicinity and is consistent with the plans previously approved by the Township for the mining operation on the subject site.**
- 3. The use is compatible with the Hartland Township Comprehensive Plan, as the southerly portion is designated Estate Residential, which is intended to serve very low-density residential development and agricultural land uses, where appropriate. The reclamation of the site will result in a lake and gently sloping grades which may allow for future use as residential or farm production.**
- 4. The use will not require additional public services other than those already available and being provided to the facility.**
- 5. The use will be a continuation of the current mining operation activities and will not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, persons, or the public welfare. Safety precautions and site development standards are outlined in the Terms and Conditions document, which in combination with the ordinance provisions, should mitigate negative impacts.**
- 6. The proposed use will not create additional requirements at public cost for public facilities and services. The Hartland Deerfield Fire Authority has reviewed the plans and has no concerns.**

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

- 1. The proposed Special Land Use, sand, gravel or mineral extraction, is subject to approval by the Township Board.**
- 2. Site Plan with Special Land Use Application #21-013 shall take effect on the date of approval by the Township Board and shall be valid for a period not to exceed fifteen (15) years with one (1) year for reclamation and clean-up, or through the completion of the mining and reclamation, whichever comes first. All other requirements of the Terms and Conditions under Duration of Permit shall remain in effect.**

3. **The Transportation Route shall be the same as originally approved, with the haul route designated as Pleasant Valley Road north of the site driveway, to M-59 (Highland Road).**
4. **Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant (HRC), Hartland Deerfield Fire Authority, and all other government agencies, as applicable.**
5. **The Special Land Use is subject to the terms of the permit issued by the State of Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division (Part 301, Inland Lakes and Streams). The State of Michigan permit shall remain valid.**

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

**9. Call to Public:**

None

**10. Planner's Report:**

- Director Langer shared the minor changes in the building elevations for SP #21-014 Multi-tenant Bldg. Hartland Towne Square. The Planning Commission determined the changes do not require a formal amendment before the Planning Commission.
- Draft 2022 Planning Commission Meeting Calendar under review for next meeting.

**11. Committee Reports:**

None

**12. Adjournment:**

**A Motion to adjourn was made by Commissioner Grissim and seconded by Commissioner Mitchell. Motion carried unanimously. The meeting was adjourned at approximately 7:48 p.m.**

# Hartland Township Planning Commission Meeting Agenda Memorandum

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

**Subject:** Site Plan with Special Land Use Application #22-001 (Automobile fueling and convenience station - Clyde Road)

**Date:** January 6, 2022

## Recommended Action

**Move to recommend approval of Site Plan with Special Land Use Application #22-001**, a request to construct an approximate 6,000 square foot convenience store and automobile fueling station, on a vacant parcel in Section 4 of the Township, north of Clyde Road and east of Runyan lake Road (Tax Parcel ID #4708-04-300-001 & 4708-04-300-002). The recommendation for approval is based on the following findings:

1. The proposed special land use, automobile fueling and convenience station, meets the intent and purposes of the Ordinance as well as the specific Special Use standards outlined in Section 6.6 (Special Uses).
2. The proposed use is permitted in the GC (General Commercial), as outlined in Section 3.1.14.D.xviii, and the proposed use is compatible with the existing uses in the vicinity.
3. The proposed use will be served by public sanitary sewer, by existing essential facilities and public services, and the Fire Department has no objection.
4. The proposed use will be served by public roads with direct access to Clyde Road and Runyan Lake Road; and the proposed development is located adjacent to an entrance and exit ramp from US-23, which is a divided highway.
5. The proposed use will not create additional requirements at public cost for public facilities as the proposed site will be served by public sanitary sewer and private on-site well (water).

## Approval is subject to the following conditions:

1. The proposed Special Land Use, automobile fueling and convenience station, is subject to approval by the Township Board.
2. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated January 6, 2022 on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.
3. A land use permit is required after approval of the Site Plan and Special Use Permit and prior to construction.
4. Prior to the issuance of a land use permit for construction, the applicant shall provide product information on all building façade materials (specifications, manufacturer, and color) to the Planning Department. The façade materials may require approval by the Planning Commission.

5. The property shall obtain all necessary approvals through the land division process.
6. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant (HRC), Hartland Deerfield Fire Authority, and all other government agencies, as applicable.
7. (Any other conditions the Planning Commission deems necessary)

## **Discussion**

**Applicant:** Michael Yatooma

### **Site Description**

The subject property is located north of Clyde Road and east of Runyan Lake Road in Section 4 of the Township. The project area, approximately 1.80 acres, is comprised of two (2) parcels (Tax Parcel ID #4708-04-300-001, 17.38 acres; & #4708-04-300-002, 78.12 acres). This property is considered a corner lot with approximately 284.5 lineal feet along Clyde Road and approximately 256 lineal feet along Runyan Lake Road.

The plan shows proposed parcel lines that delineate the project area. A land division is required to be approved through the land division process. The land division request and application will be reviewed separately.

The plan shows an existing wetland within the project area. The wetland will be filled in as part of this project. Based on communications with the State of Michigan Department of Environment, Great Lakes, and Energy (EGLE), this appears to be an isolated wetland and is not regulated by EGLE; thus, a permit from EGLE is not required. (*Please reference attached email from EGLE, dated December 10, 2021*).

Several utility poles exist along the frontage of the property on Clyde Road; however, the plans do not indicate which utility company owns the poles, nor is an easement shown. These poles support overhead wires and will remain in place per the applicant. This may cause some concerns with the placement of proposed landscaping (canopy trees) in the greenbelt area that is located within the first 30 feet of the property, from the right-of-way line of Clyde Road.

Each parcel of the project area is zoned GC (General Commercial). The properties immediately south of the subject site (south of Clyde Road) are also zoned GC. The US-23 and Clyde Road interchange is just west of Runyan Lake Road.

The Future Land Use Map (FLUM) designates the subject site and adjacent properties to the north and east as Planned Industrial/Research and Development (PIRD). South of Clyde Road one parcel is shown as Commercial and surrounding parcels as PIRD. This designation is intended to permit industrial land uses that do not produce the negative effects often associated with heavy industrial development, such as noise, glare, odor, dust, heavy truck traffic, and fumes. These uses typically consist of small parts fabrication, research and development testing firms, laboratories, electronics firms and office research uses. Industrial uses envisioned for the Township will be generally conducted within a completely enclosed building with minimal or no outdoor storage areas. It is also intended to permit office complexes, including medical facilities, financial institutions, public and private recreational facilities, and ancillary services that support the planned industrial research uses.



### **Overview and Background Information**

Historically, the subject property has been used for farming activities.

### **Proposed Use**

The applicant is requesting to construct a gasoline fueling station with a total of nine (9) pump islands and an approximate 6,000 square foot convenience store. Six (6) pump islands are provided under one canopy that faces Clyde Road. Three (3) additional pump islands are under a second canopy that is located on the east side of the site. These three (3) pumps islands are designated for diesel fueling.

The applicant has explained that the convenience store will be for a single tenant and operated by the gas station company. Typical convenience store items will be for purchase such as food snacks, reach-in coolers for beer/soda, a beer cave and food area serving pizza type items. Two (2) roofed, outside sales areas are shown at the front of the building, on either side of the entrance doors. The outdoor sales areas are screened by masonry walls. Items to be stored in the outdoor storage areas will include ice, propane tanks, windshield wiper fluid and other seasonal items that will fit into the space.

Per Section 3.1.14.D.xv.iii., an automobile fueling and convenience station is considered a special land use in the GC (General Commercial) zoning district. Additional standards for this special land use are provided in Section 4.58 of the Zoning Ordinance.

The proposed project also requires site plan approval thus there are two application elements: special land use and site plan approval for an automobile fueling and convenience station. Although there are technically two elements, all are incorporated into one combined site plan which will be reviewed and approved concurrently.

Per the Hartland Township Zoning Ordinance and the State Enabling Act, a public hearing is required for the special land use application. Given the requirements for publishing a notice for the special land use, the public hearing has been scheduled for the January 13, 2022 Planning Commission meeting.

### **Request and Project Summary**

The applicant is requesting site plan with special land use approval to construct an automobile fueling and convenience station. The fueling station has six (6) pump islands under one canopy that faces Clyde Road and two (2) parking spaces per pump island (12 parking spaces total). A second canopy, for diesel fueling, is located on the east side of the site and has three (3) fuel pump islands, with one (1) parking space per fuel pump (3 parking spaces total). Two (2) parking spaces are required per pump island. The applicant has provided his reasons for deviating from this parking standard in an email dated December 29, 2021.

The proposed 6,000 square foot convenience store is situated in the middle of the site, with parking spaces around the east, west, and south sides of the building. Additional off-street parking is provided in a row of parking that faces Runyan Lake Road. Parking is also provided at each pump island. A total of forty-two (42) parking spaces are provided.

The site is accessed by a driveway off Runyan Lake Road and another driveway off Clyde Road.

Two (2) covered outdoor sales areas are shown on front (south) side of the convenience store, with one (1) sales area on each side of the entrance doors. The sales areas are screened with 4-foot split-face CMU/block walls to match the façade materials of the building.

**Approval Procedure**

The proposed use, automobile fueling and convenience station, requires approval from the Township Board for the special land use. The Planning Commission will review the special land use and make a recommendation to the Township Board.

The project also requires the site plan to be reviewed by the Planning Commission who will make a final decision on the site plan. The plans will be reviewed using the development standards of the GC (General Commercial) zoning district (Section 3.1.14.), standards associated with automobile fueling and convenience station (Section 4.58), and all applicable zoning standards in the Zoning Ordinance.

**SPECIAL LAND USE REVIEW – General Standards**

In accordance with Section 6.6, Special Uses, of the Hartland Township Zoning Ordinance, the following standards shall serve the Planning Commission and Township Board as the basis for decisions involving such uses. The standards are provided below, and the applicant has submitted a letter, as a separate attachment, which addresses the special use criteria.

- A. Be harmonious and in accordance with the objectives, intent, and purposes of this Ordinance.
- B. Be compatible with the natural environment and existing and future land uses in the vicinity.
- C. Be compatible with the Hartland Township Comprehensive Plan.
- D. Be served adequately by essential facilities and public services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such service.
- E. Not be detrimental, hazardous, or disturbing to the existing or future neighboring uses, person, property, or the public welfare.
- F. Not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

The Planning Department believes the proposed use can and will meet the criteria listed above for the special land use request. The applicant has provided responses to the Special Land Use general standards as an attachment, in the email dated December 29, 2021. The applicant will be responsible for all applicable approvals and permits from other agencies and departments for the proposed use.

**SPECIAL LAND USE REVIEW – Applicable Site Standards**

In addition to a finding by the Planning Commission and Township Board that the criteria above have been satisfied, the Use Standards of Section 4.58, Automobile Fueling and Convenience Station, apply. Those standards are listed below, followed by staff’s findings on each standard.

**Automobile Fueling and Convenience Station (Section 4.58)**

1. Frontage. Such uses shall have access to and front upon a hard surface, major thoroughfare.

*The subject site complies with this standard, having access from Clyde Road, which is a hard surfaced thoroughfare, and having access from Runyan Lake Road, which is also a paved thoroughfare.*

2. Minimum Lot Width. The minimum lot width required for such uses shall be 200 feet.

*The parcel on which the fueling station is located is 284.5 feet in width (along Clyde Road) and 256 feet along Runyan Lake Road.*

3. Minimum Setbacks. Pump islands shall be a minimum of forty (40) feet from any public right-of-way or lot line. Tanks, propane, and petroleum products shall be set back at least fifteen (15) feet from any lot line. Overhead canopies shall be setback at least twenty (20) feet from the right-of-way with materials consistent with the principal building. The proposed clearance of any canopy shall be noted on the site plan. Details on all lighting under the canopy shall be provided.

*The pump islands under the large fuel island canopy are approximately fifty-two (52) feet from the right-of-way (ROW) along Clyde Road and approximately sixty (60) feet from the right-of-way along Runyan Lake Road, at the closest point in each instance.*

*The closest pump island under the diesel fuel island canopy on the east side of the site is 40.6 feet from the side (east) lot line.*

*The large fuel island canopy is approximately forty-six (46) feet from the Clyde Road ROW and approximately forty-five (45) feet from the Runyan Lake Road ROW. The smaller fuel island canopy on the east side is approximately 26.5 feet from the east lot line. Each canopy has a 16'-0" clearance. The columns are constructed with brick veneer that matches the building façade materials on the convenience store. A photometric plan and light fixture details are provided.*

4. Ingress and Egress. Ingress and egress drives shall be a minimum of thirty (30) feet and a maximum of forty (40) feet in width. No more than one (1) such drive or curb opening shall be permitted for every seventy five (75) feet of frontage or fraction thereof, along any street. The nearest edge of any such drive shall be located at least twenty-five (25) feet from the nearest point of any property zoned or used for residential purposes. Curb openings for drives shall not be permitted where the drive would create a safety hazard or traffic nuisance because of its location in relation to other ingress and egress drives, its location in relation to the traffic generated by other buildings or uses, or its location near vehicular or pedestrian entrances or crossings.

*The ingress/egress drive from Runyan Lake Road is thirty (30) feet wide. The access drive from Clyde Road is forty (40) feet wide. The two drives are more than 75 feet apart. The Livingston County Road Commission (LCRC) has jurisdiction over access to Clyde Road and Runyan Lake Road. The applicant has been working with LCRC regarding the placement of the two (2) drives.*

5. Layout. Gasoline pumps shall be located so that motor vehicles do not park on or extend over abutting landscaped areas, sidewalks, streets, buildings or adjoining property while being served. Vehicle washing shall occur completely within an enclosed building. Doors/openings shall be oriented so they face away from an abutting residential district or adjacent thoroughfares unless screened.

*The proposal complies with the layout relative to the location of the gasoline pumps. No vehicle washing is proposed.*

6. Screening. Where adjoining a residential district, a solid fence or wall six (6) feet in height shall be erected along any common lot line consistent with the applicable standards of Sections 5.11 and 5.20. Such fence or wall shall be continuously maintained in good condition. The Planning Commission may require landscaping, including a berm, as an alternative.

*The site is surrounded by GC (General Commercial) zoned land on the north and east, and fronts on two (2) roads, thus this requirement does not apply.*

7. Outdoor Storage. There shall be no outdoor storage or display, except within an area defined on the site plan approved by the Planning Commission and which extends no more than ten (10) feet beyond the building.

*Two (2) 6' by 15' covered outdoor sales areas are proposed along the front (south) side of the convenience store building. A 4-foot masonry wall is proposed to screen both outdoor sales areas. An access point is provided at one end of each outdoor sales area, near the front door of the building. Pillars support a metal canopy that is over each outdoor sales area. The façade materials of the screen wall match the building materials (brick veneer on the pillars and metal roof).*

8. Traffic Impact. An analysis of the traffic impacts shall be provided in conjunction with the site plan.

*The applicant has provided details on this in his email dated December 29, 2021.*

9. Lighting. A canopy is subject to lighting standards provided in Section 5.13 – Lighting.

*A photometric plan has been provided and details will be discussed within the context of the site plan review. The average illumination level allowed under a fuel island canopy is 20 footcandles. The average illumination level under the large fuel island canopy is shown to be 15.8 footcandles and an average of 18 footcandles under the small canopy.*

10. Groundwater Protection. The applicant shall submit a detailed Pollution Incidence Protection Plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakages, such as special check valves, drain back catch basins and automatic shut off valves, as approved by the Fire Department.

*The applicant will be required to provide the PIPP as part of the land use permit for the construction phase of the project. The PIPP will be reviewed by the Fire Department and the Department of Public Works (DPW) in coordination with State and County agencies.*

#### **SITE PLAN REVIEW – Applicable Site Standards**

The applicable site standards include those standards related to the proposed use, automobile fueling and convenience station, as outlined in Section 3.1.14 (GC-General Commercial); Section 4.58 of the Zoning Ordinance, as discussed above; and all applicable zoning standards in the Zoning Ordinance.

In this case the applicant is requesting site plan with special land use approval to construct an automobile fueling and convenience station that includes a convenience store, approximately 6,000 square feet in size.

#### **Impact Assessment**

An impact assessment was not provided.

#### **Traffic Generation**

A traffic impact assessment was not provided however the applicant has noted that he has been working with the Livingston County Road Commission (LRCR) regarding driveway placement and required

improvements in the right-of-way of Clyde Road and Runyan Lake Road. Please see the email dated December 29, 2021.

**Dimensional Requirements (GC-General Commercial; Section 3.1.14)**

**Lot Size (Sec. 3.1.14)**

- Required – 40,000 sq. ft. w/o sewer; or 20,000 sq. ft. with sewer
- Proposed – 1.80 acres (78,408 sq. ft.) with public sewer
- Meets Requirement? Yes
- Comment – (none)

**Frontage (Sec. 3.1.14)**

- Required – Minimum lot width of 120 feet
- Proposed – 284.5 lineal feet along Clyde Road and approximately 256 lineal feet along Runyan Lake Road.
- Meets Requirement? – Yes
- Comment – (none)

**Building Setbacks (Sec. 3.1.14)**

Setback	Required	Proposed	Meets Requirements? (Y / N)
Front (south) Clyde Road	80' *	117'	Yes
Front (west) Runyan Lake Road	80'	111'	Yes
Rear (north) w/ sewer	40'	44.5'	Yes
Side (east)	15'	120.5'	Yes

\*The plans state the required front setback for Clyde Road is 50 feet, however the required front setback is 80 feet per Section 3.24

**Building Height (Sec. 3.1.14)**

- Required – 35 feet or 2½ stories, whichever is less
- Proposed – 27'-1" to top of decorative pilaster at corner of convenience store building; each fuel station canopy height is 20'-0" (overall height)
- Meets Requirement? – Yes
- Comment – (none)

**Lot Coverage (Sec. 3.1.14)**

- Required – Principal structure: 75% max.
- Proposed – 7.7%
- Meets Requirement? – Yes
- Comment – (none)

**Site Requirements**

**Dumpster Enclosure (Sec. 5.7)**

- Required – Dumpster designed, enclosed, and screened per requirements; dumpster materials must match the building.
- Proposed – 10’ by 10’ concrete pad in front of dumpster, with 6-foot-high brick with block enclosure with brick veneer that matches the building; and black steel gates with horizontal louver pattern. Landscaping is provided around the enclosure by evergreen trees.
- Meets Requirement? – Yes
- Comment – (none)

**Off-Street Parking (Sec. 5.8.4.H – Automobile Fueling and Convenience Station)**

- Required – 2 spaces per pump (9 pumps = 18 spaces); PLUS 1 space for every 200 sq. ft. of gross floor area devoted to retail sales: 80% x 6,000 sq. ft. = 4,800 sq. ft.; 4,800 ÷ 200 = 24 sp.); PLUS 1 space for each employee (2 employees = 2 sp.)  
EQUATES TO: 44 parking spaces REQUIRED TOTAL
- Proposed – 42 parking spaces, 10’ X 20’ in dimension. 27 spaces are provided around the building; 2 spaces are provided for 6 pumps (=12 spaces at large fuel island canopy); 3 spaces are provided for 3 pumps at the diesel fueling canopy, and 6 spaces are required.
- Meets Requirement? – No
- Comment – **The applicant has provided a letter (email dated December 29, 2021) requesting consideration of 1 parking space per pump at the diesel fuel island canopy. Determination by Planning Commission required regarding this request. Section 5.8.4.H.i indicates the Planning Commission may modify the numerical requirements for off-street parking based on evidence that another standard would be more reasonable.**

**Barrier-Free Parking**

- Required – 2 barrier-free spaces in a location most accessible to the building entrance, with at least 1 space van-accessible (1 barrier-free space required per 25 parking spaces)
- Proposed – 2 barrier-free spaces, both van accessible, nearest the building entrance (south side of building)
- Meets Requirement? – Yes
- Comment – (none)

**Parking Lot / Driveway / Internal Roads Setbacks (Sec. 5.8.3.)**

- Required – Off-street parking in commercial districts may only be located in a side or rear yard or non-required front yard; may not be permitted within 20’ of a single-family district, nor within 10’ of a road ROW, or 25’ from a front lot line, nor 10’ from a side or rear lot line.

Setback	Required	Proposed	Meets Requirements? (Y / N)
Front (south) – Clyde Road	25’	50’ (to pkg spaces under canopy; 85’ to pkg spaces by building)	Yes
Front (west) Runyan Lake Rd.	25’	27.6’	Yes*
Rear (north)	10’	NA	Parking not proposed
Side (east)	10’	30’ (to pkg spaces under canopy)	Yes

- Meets Requirement? – Yes
- Comment – Although Section 5.8.3 states off-street parking in commercial districts may only be located in a side or rear or non-required front yard, it appears that for prior auto fueling station projects (Mugg and Bopps and Speedway), a 25-foot setback from a front line was applied for off-street parking, even though off-street parking or a portion of was located within the required front yard. In order to be consistent with prior applications of this ordinance standard, staff has applied the same 25-foot setback from the front lot line for this plan, for off-street parking facing Runyan Lake Road.

#### **Loading (Sec. 5.9)**

- Required – 1 loading space (10' X 50') required for up to 10,000 sq. ft. of floor area (for industrial use)
- Proposed – Loading zone (10' by 50') in northeast section of the site
- Meets Requirement? – Yes
- Comment – (none)

#### **Access Management and Non-Residential Driveway Standards (Sec. 5.10)**

- Required – Per Sec. 5.10.5.C., the minimum access spacing between commercial driveways on a street with a posted speed limit of 50 MPH or greater is 330 feet. Speed limit is not posted on Clyde Road or Runyan Lake Road; thus, the speed limit defaults to 55 MPH for each road.
- Proposed – NA – other commercial driveways are not present on the north side of Clyde Road or the east side of Runyan Lake Road.
- Meets Requirement? – NA
- Comment – (none)

#### **Landscaping and Screening (Sec. 5.11)**

**\*A revised landscape plan dated December 28, 2021 is provided as a PDF attachment and was used for the analysis in this section. The hard copy of the landscape plan in the plan set dated December 6, 2021 was NOT used for this analysis.**

##### **A. Greenbelt Landscaping (Sec. 5.11.C.)**

- Required – Within the first 30 feet of the property, 1 canopy tree for every 30 ft of lineal of frontage; Planning Commission may approve up to 50% substitution of canopy trees with evergreen trees; PLUS 3 small deciduous ornamental trees or large deciduous or evergreen shrubs for the initial 40 ft., and 1 per 20 ft. thereafter. Combined length of ROW frontage of Clyde Road (285 ft). & Runyan Lake Road (255 ft.) = 540 ft.  
**EQUATES TO: 18 canopy trees and 28 additional ornamental trees, or large deciduous or evergreen shrubs or combination thereof REQUIRED**
- Proposed – 15 canopy trees; 3 evergreen trees; combination of 16 large deciduous shrubs (Snowmound Spirea), 82 large evergreen shrubs (Hicks yew), and 3-foot masonry wall and picket fencing, generally within first 30 feet of the property.
- Meets Requirement? – Yes
- Comment – **To be noted, the shrubs and wall/fence in the Greenbelt area could also be considered as counting toward the required screening of the parking lot (Perimeter Landscaping Sec. 5.11.2.E.ii.a.). Planning Commission to determine if the shrub and wall/fence combination can be also counted as fulfilling requirement for Perimeter Landscaping (screening of parking lot).**

**Existing utility poles and overhead lines along the frontage of Clyde Road are to be retained. Canopy trees in the greenbelt along Clyde Road may need to be repositioned to avoid conflicts with the utility poles, overhead lines, and utility easement(s) as applicable.**

B. Foundation Landscaping (Sec. 5.11.2.D.)

- Required – Must equal 60% of the front and sides of the proposed building where facing road or adjacent to parking lot; must be 8-10 ft. in width, and consist of 1 ornamental or columnar tree, and 6 medium or 8 small shrubs for every 30 ft. Building perimeter = 220 feet (used east, west, and south sides of building for dimensions). Foundation perimeter 220 ft. X 60% = 132 ft.  
**EQUATES TO:** 5 ornamental/columnar trees; PLUS 27 small shrubs or 36 medium shrubs  
**REQUIRED (total number)**
- Proposed –  
**East:** 1 ornamental tree, 6 medium shrubs, and 8 small shrubs in 5-foot wide planting area; required width is 8-10 ft.  
**West:** 2 ornamental trees, 4 large shrubs (arborvitae), 9 medium shrubs, and 10 small shrubs in an 8-foot wide planting area; required width is 8-10 ft.  
**South:** 3 ornamental trees; 30 medium shrubs, and 3 small shrubs in a 7.3-foot wide planting area; required width is 8-10 ft.  
**North:** A 5-foot wide sidewalk is shown on the north side of the building. This area does not face a parking lot and foundation landscaping is not required technically,  
**TOTAL:** 6 ornamental trees, 4 large shrubs, 45 medium shrubs, and 21 small shrubs (east, west and south landscape beds)
- Meets Requirement? – **Yes, for plant count; TBD for planting area width**
- Comment – The total plant count exceeds the required number of ornamental trees and shrubs. The required planting area width of 8-10 feet is not met in the east and south foundation planting areas.

**Planning Commission to determine if the proposed plan is consistent with the intent of the Ordinance standards for Foundation Landscaping, and if the proposed planting area width is acceptable, where less than 8 feet wide (east and south).**

C. Parking Lot Landscaping (Sec. 5.11.2.E.i.)

- Required – Landscaped end caps for parking areas of 10 or more spaces; 1 canopy tree per 180 sq. ft. of interior area, with 50% of the interior area covered with small and medium evergreen and deciduous shrubs. The remaining landscape area may include a combination of groundcover, perennials, annuals, lawn and mulch plants. Square footage of 4 endcaps = 659.5 sq. ft. (197+190+195+77.5 = 659.5 sq. ft.)  
**EQUATES TO:** 4 canopy trees with a mix of small and medium evergreen and deciduous shrubs (659.5 ÷ 180 = 4 canopy trees)
- Proposed – 5 canopy trees and a mix of deciduous and evergreen shrubs that provide the required coverage.
- Meets Requirement? – Yes
- Comment – **The endcap at the southeast corner of the building is not 10 feet wide and should be revised to meet the required width.**



- D. Perimeter Landscaping – For areas visible from a public road (facing Clyde Road and Runyan Lake Road; Sec. 5.11.2.E.ii.a.)

***Perimeter Landscaping – combined for parking lot/drive aisle facing Clyde Road and Runyan Lake Road***

- Required – Landscape berm planted with a combination of evergreen and deciduous shrubs to effectively screen parking lot; or evergreen hedge row a minimum 3 ft. in height; or decorative screen wall
- Proposed – Combination of 16 large deciduous shrubs (Snowmound Spirea), 82 large evergreen shrubs (Hicks Yew), and 3-foot masonry wall and picket fencing
- Meets Requirement – **TBD**
- Comment – **The same plant material and wall/fence are under consideration as counting towards required landscaping in the Greenbelt Landscaping area (Section 5.11.C). Planning Commission to determine if shrub and wall/fence combination can be also counted as fulfilling the requirement for Perimeter Landscaping (screening of parking lot).**

- E. Perimeter Landscaping – For areas not visible from a public road (Sec. 5.11.2.E.ii.b.) – along east and north sides of the property/along access drives

- Required – 1 canopy or evergreen tree for every 30 ft., along with understory shrubs for screening purposes for perimeter areas not visible from a ROW. East access drive/east property line = 390 ft. & north access drive/north property line = 233 ft.  
EQUATES TO: 13 trees on the north and 8 trees on the east, and understory shrubs for screening REQUIRED.
- Proposed – 18 trees on the north (8 canopy trees, 5 evergreen trees, and 5 ornamental trees); 10 trees on the east (5 canopy trees & 5 evergreen trees) = 28 trees total.
- Meets Requirement? – Yes, for the number of required trees. Understory shrubs are not provided, however adjacent properties on the north and east are zoned the same as the subject site (GC) and are used for farming purposes currently, thus screening may not be as relevant.
- Comment – **Planning Commission to determine if the absence of shrubs is acceptable.**

**Also, to be noted, infiltration trenches are proposed in the landscape areas along the east and north sides of the site as part of the stormwater management plan. Sheet C shows the trench lines and provides detail drawings of the infiltration trench. Trees are proposed near those areas, and it is the assumption this will not be in conflict with the infiltration trenches.**

- F. Buffering or Screening (Sec. 5.11.2.G.i.) – screening between land uses – NA as adjacent properties to the north and east are also zoned GC (General Commercial)

- G. Screening of Ground Mounted Equipment (Sec. 5.11.2.G.iii.)

- Required – screening on three sides for utility cabinets (if 30 inches or more in height)
- Proposed – 4 large evergreen shrubs on two sides of the transformer pad
- Meets Requirement? – Yes
- Comment – These shrubs are also being counted toward Foundation Landscaping requirement.

- H. Detention/Retention Area Landscaping – NA, underground detention is proposed

**Sidewalks and Pathways (Sec. 5.12)**

- Required – the Planning Commission may require sidewalks or safety paths as a condition of site plan approval
- Proposed – 7-foot wide internal sidewalks are provided on the west and south sides of the building. At the front entrance of the building (southside) the sidewalk is reduced to 5 feet wide in the areas between the columns of the covered entry and the parking lot. Sidewalk/safety paths are not proposed along either road.
- Meets Requirement? – **TBD**
- Comment – **Concerns where the sidewalk is 5-feet wide and the potential for a further reduction of the sidewalk where parked cars overhang the sidewalk, thus potentially limiting the width of the barrier-free access route to 3 feet in those areas. Planning Commission to determine if sidewalks or safety paths are necessary along the public right-of-way of both roads.**

**Lighting (Sec. 5.13)**

A. Intensity

- Required – max. 0.5 fc along property line adjacent to residential; or max.1.0 fc along property line adjacent to non-residential; average fc between 2.4 and 3.6 in main parking area and an average of 5.0 fc at main building entrance and at exit/entry drive; may not exceed 10 fc on site; average lighting for automotive fueling canopies shall not exceed 20 fc and canopy light fixtures shall be installed so that the lens is recessed and adequately shielded.
- Proposed – photometric plan indicates an average of 0.2 fc along all property lines; average of 3.6 fc in the parking area and drives; average of 4.4 fc at building entrance; average of 18.0 fc under diesel fuel island canopy; and average of 15.8 fc under large fuel island canopy. Footcandle value less than 10 fc throughout the site. Light fixtures are recessed and shielded under both fuel island canopies
- Meets Requirement? – Yes
- Comment – (none)

B. Fixture Height

- Required – 25' or the height of the principal building, whichever is less, measured from the ground level to the centerline of the light source
- Proposed – 25' total height (light poles plus base)
- Meets Requirement? – Yes
- Comment – (none)

C. Fixture Type

- Required – details of all lighting fixtures needed including specifications for shielding, wattage, and illumination
- Proposed – specifications for proposed LED light fixtures are shown on the photometric plan for light pole fixture and wall mounted light fixtures
- Meets Requirement? – Yes
- Comment – (none)

**Water Supply and Wastewater Disposal (Sec. 5.16)**

The proposed development will be served municipal sanitary sewer and private well (water).

**Architecture / Building Materials (Sec. 5.24)**

**Architecture Comments:**

- Façade Materials Calculation – façade materials must comply with the specifications for Façade Materials Group #1; percentages are proposed as follows:

**Materials Group #1: Proposed Façade Materials by Percentage by Elevation**

Elevation	Clay Brick (30% min.) Brick veneer prop.	Decorative concrete masonry unit (Split faced-25% max.)	Standing seam metal roof (20% max.)	Glass (50% max.)	E.I.F.S trim (15% max.)	Products Wood (10% max.)	Pre-cast stone sill (25% max.)	Flat metal panels (20% max.)
East	66.44%	15.52%	10.47%	0.0%	4.12%	1.39%	1.42%	0.0%
South	35.2%	12.98%	4.65%	27.74%	3.93%	6.31%	1.18%	7.9%
West	66.44%	15.52%	10.47%	0.0%	4.12%	1.39%	1.42%	0.0%
North	75.95%	17.61%	0.0%	0.0%	4.83%	0.0%	1.62%	0.0%

- Colors: 3-D color renderings of the building and canopies are provided. Specific product information for each façade material is not stated on the building elevations. The applicant provided an email stating the specific façade materials are not determined at this time, but a material board will be provided once those materials are determined. The intent is to match those colors shown in the 3-D color renderings.
- Materials: percentages are listed for each elevation side as indicated by the table; specifications on all materials are provided.
- Meets Requirement? – yes for façade material percentages. **TBD for façade material specifications.**
- Comment – **The Planning Commission to make a determination about the façade materials specifications.**

**Other Requirements-Zoning Ordinance Standards/Comments**

Currently two pole signs are located within the subject site, with one sign advertising for Spicer Orchard and another for Parshallville Cider Mill. Once the applicant proceeds with the proposed project for an automobile fueling and convenience station, the signs will not be permitted. Approval of SP/SUP #22-001 does not include approval of any signage.

**Hartland Township DPW Review**

A review letter is provided from the Hartland Township DPW Director, dated December 8, 2021.

**Hartland Township Engineer’s Review (HRC)**

The Township Engineer (HRC) has reviewed the plans and recommends approval subject to items being addressed in the letter dated December 12, 2021.

**Hartland Deerfield Fire Authority Review**

The Hartland Deerfield Fire Authority has reviewed the plans and provided comments in the letter dated December 23, 2021. Approval is subject to the contingencies being addressed as outlined in the letter.

**Attachments:**

1. Hartland Township DPW review letter, dated December 8, 2021 – *PDF version only*

2. Township Engineer (HRC) review letter dated December 12, 2021 – *PDF version only*
3. Hartland Deerfield Fire Authority review letter, dated December 23, 2021 – *PDF version only*
4. Applicant's summary, email dated December 29, 2021 – *PDF version only*
5. Email from applicant dated December 31, 2021 – *PDF version only*
6. Email from EGLE dated December 10, 2021 – *PDF version only*
7. Email from Livingston County Road Commission dated October 20, 2021 – *PDF version only*
8. Revised Landscape Plan dated December 28, 2021 – *PDF version only*
9. Site Plans dated December 6, 2021

CC:

HRC, Twp Engineer (via email)

M. Luce, Twp DPW Director (via email)

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

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2022 Planning Commission Activity\Site Plan Applications\SUP #22-001 Clyde Road Gas Station\Staff reports\SUP #22-001 staff report PC 01.06.2022.docx



**DEPARTMENT OF PUBLIC WORKS**

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

TO: Planning Department  
DATE: 12/8/2021  
DEVELOPMENT NAME: Yatooma Oil  
PIN#:  
APPLICATION #: SUP# 22-001  
REVIEW TYPE: Site Plan

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Site Plans for the proposed Yatooma Oil Gas Station proposes 15 nozzles (6 islands with 2 nozzles on each 3 islands with 1 nozzle on each), in addition to a 6,000 square foot building. REUs are assigned for service stations as 1.0 per premise plus 0.15 per nozzle. For stations with multiple uses, add 0.50 per 1,000 square feet of building area for a mini-mart.

Nozzles (15):  $1.0 + (0.15 * 15) = 3.25$   
Mini-Mart:  $6,000 \text{ sf} / 1000 \text{ sf} * 0.50 = 3.00$   
**TOTAL: 6.25**

	Sewer REUs
Owned	TBD
Required	6.25
# REUs Needed	6.25
Cost Each	\$9,439.20
Total Due	\$58,995.00
<b>TOTAL REU COST</b>	<b>\$58,995.00</b>

Hartland Township Public Works approves the Yatooma Oil Gas Station site plan subject to 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. Approval of the Livingston County Drain Commission.

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

Michael Luce  
Public Works Director

December 12, 2021

Hartland Township  
2655 Clark Road  
Hartland, MI 48353

Attn: Mr. Troy Langer, Planning Director

Re: Preliminary Site Plan Review  
Yatooma Fuel Station, Clyde Road  
Section 4, Hartland Township

HRC Job No. 20211115.02

Dear Mr. Langer:

As requested, this office has reviewed the plans for the above project as prepared by the Umlor Group (plans dated December 6, 2021). The following items will need to be addressed:

General

1. All permits are to be obtained prior to the start of construction. At this time, the permits for this development may include Livingston County Building & Utility Services, LCDC Soil Erosion and Livingston County Road Commission.
2. All applicable Hartland Township standard detail sheets shall be attached to the plans.

Water Supply

1. The proposed improvements will be supplied water by a private well. This will require the review and approval of the County Health Department.

Sanitary Sewer

1. All proposed sanitary sewer lead improvements must be designed in accordance with the current standards of the Livingston County Drain Commissioner's Office and will require their review and permitting.

Storm Drainage

1. The proposed storm water collection system must be designed in accordance with Hartland Township Engineering Design Standards.
2. Storm water detention for this site is being provided by an underground detention system with a mechanical filtration system. Calculations for the proposed system will need to be provided on the plans.

3. It appears that the existing small wetland on site will be filled in and the offsite stormwater drainage that is tributary to it will be routed around the site to the ditch line to the northwest corner along Runyan Lake Road. An offsite grading easement will be required for this work and calculations will need to be included on the plans to verify that the existing down stream drainage system has capacity to convey any additional drainage to its ultimate outlet.

#### Paving & Grading

1. The proposed paving and grading improvements must be designed in accordance with Hartland Township Engineering Design Standards. The typical pavement details will need to be included on the plans.

Subject to these items being addressed in the construction plans, we have no objection to the approval of the site plan. One (1) complete set of the construction plans should be submitted to the Township Planning Department for review.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

  
Michael P. Darga, P.E.

MPD/mpd

pc: Hartland Twp; R. West, M. Wyatt, M. Luce  
HRC; R. Alix, T. Pietila



HARTLAND DEERFIELD FIRE AUTHORITY  
**FIRE MARSHALS OFFICE**

Hartland Area Fire Dept.  
3205 Hartland Road  
Hartland, MI. 48353-1825

Voice: (810) 632-7676  
Fax: (810) 632-2176

E-Mail: firemarshal@hartlandareafire.com

December 28, 2021

TO: Planning Commission  
Attn: Zoning Department  
Hartland Township  
2655 Clark Rd.  
Hartland, MI 48353

RE: Yatooma Oil/Marathon Special Use  
Runyan Lake & Clyde Road

Based upon review of the site plan emailed by Hartland Township on December 8, 2021, the project was drawn as being within the requirements for accessibility **contingent** upon the following:

- An address visible from the center of Clyde Rd. right-of-way. **(AHJ Requirement)**
- A LadderPort™ is not going to be required due to a ladder with a hatch will be installed in the building for roof access along with a rapid entry box for the key, per the architect. An order form is attached to this letter for the contractor to order one from Kidde.
- ALL emergency lighting and exit signage shall be wired to a dedicated and labeled circuit breaker. **(AHJ Requirement)**
- Plans for Commercial Hood Suppression Systems (if applicable) shall be submitted to our third-party reviewer, Brighton Area Fire Authority, and reviewed. Once reviewed the prints will be available for pick-up and taken to the Livingston County Building Department so a permit can be pulled. **UL 300 system tests will be conducted using a “wet test” using an agent recommended by the manufacturer. (AHJ Requirement)**

The Fire Marshals Office **approves with the above contingencies**, the submittal of Site Plan Application #22-001. Any revised drawings affecting the Fire Department must be submitted for review.

Yours In Fire Safety,

Jenn Whitbeck  
Fire Inspector



## Martha Wyatt

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**To:** Martha Wyatt  
**Subject:** Responses for Clyde Road gas station SUP #22-001  
**Attachments:** Hartland Landscape Plan2-LS100.pdf; 2021-142-Hartland Gas Station-ALL-A001.pdf; 2021-142-Hartland Gas Station-ALL-A100.pdf

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**From:** Kevin Brandon  
**Sent:** Wednesday, December 29, 2021 7:33 PM  
**To:** Martha Wyatt <MWyatt@hartlandtwp.com>; Jason Fleis  
**Cc:** Troy Langer <TLanger@hartlandtwp.com>  
**Subject:** RE: Plans for Clyde Road gas station

Martha and Troy,

Please see below in red responses needed for the staff report. Also attached above are sheets LS100, A100 and A001. LS100 is revised per the last review. Sheet A100 is revised to show barrier free signs locations. A sign detail was added. The distance between the curb and column need to be a minimum of 3'-0" in width , which is provided. Sheet A001 is provided. They are the renderings for the building. A material board will be provided at the date of the Planning Commission meeting.

- A brief summary of what will be offered in the convenience store. A floor plan was not provided so we are asking if the convenience store will be a single tenant or will the interior be subdivided to allow for more than one business? This is information the Planning Commission may ask about.
- **The convenience store will be for a single tenant, owned and operated by gas station company. Within the space shall be typical convenience store items: shelving for food snacks, reach-in coolers for beer, soda, etc., a beer cave and a food area serving pizza type items.**
- What items will be stored in the outdoor sales areas? Again this is just informational for the Planning Commission.  
**Items to be stored in the outdoor storage areas will be: Ice, Propane tanks, Windshield wiper fluid, and other seasonal items that may fit in the spaces.**
- Please provide answers to the Special Use criteria (6 criteria) as outlined in Section 6.6 of the ordinance and as outlined in each staff report, or a summary of the project and how it meets those criteria.
  - A. Be harmonious and in accordance with the objectives, intent, and purposes of this Ordinance.  
**The project meets all standards and all requirements of the property underlining zoning.**
  - B. Be compatible with the natural environment and existing and future land uses in the vicinity.  
**The project is compatible with the existing and future land use. The property located on the South side of Clyde Road is a current gas station.**
  - C. Be compatible with the Hartland Township Comprehensive Plan.  
**The site current zoning is General Commercial. The Comprehensive Plan calls for this area to be Planned Industrial/R&D. However, the proposed project, situated on a street corner, is the best use for the site.**
  - D. Be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such service.

**The site is adequately served by all necessary public utilities. Access to the site by police and fire protection services is unhindered by the design of this project. The location of the refuse container is in an easily accessible location.**

- E. Not be detrimental, hazardous, or disturbing the existing or future neighboring uses, person, property or the public welfare.

**The proposed project is surrounded by property of the same zoning. To the west of the property is US-23. Stormwater Management is to be designed in accordance to Livingston County Stormwater requirements.**

- F. Not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

**The proposed project will not require any public facility and services. The project will not be detriment to the economic welfare of the community in any way.**

- Please provide information on traffic impacts as it relates to this project, and copies of any applicable written communications from the Livingston County Road Commission and/or MDOT regarding their review of the project.

**MDOT will not have jurisdiction for the ROW improvements on this project. Livingston County Road Commission has reviewed and provided direction for entrance locations and geometry/layout for the improvements in the ROW. The direction has been incorporated into the layout presented for your consideration. The detailed engineering and permitting for ROW improvements will be completed as the project progresses. Attached is an email for reference.**

- *Written summary of the reasons for the request to provide 1 parking space per pump rather than the required 2 parking spaces per pump for the diesel fueling station canopy. You can provide any applicable information from other gas stations where you have used this parking standard and had success.*

**The (3) diesel spaces, 1 per pump is intended to allow for tractor trailer/semi-truck fueling. This is typical at other stations, including stations owned and operated by the applicant, Michael Yatooma, for this site. It is successful means to allow the trucks to fuel on both sides, many of the trucks have tanks on both sides. Being able to fuel from both sides reduces fueling duration. There is additional width provided between for the space (10' to 17') than what is required for just (1) space to improve the ability for the truck to get in and out of the fueling area and also allow space for the driver to be able walk around the truck for safety checks. The distance between the pumps is typical for other stations.**

We hope that this is sufficient for the staff report. We really appreciate working with you on this project. It has been a great experience.

If you have any questions or concerns , please do not hesitate to contact Jason or myself.

Kind Regards,

Kevin M. Brandon RA, LEED AP



## Martha Wyatt

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**To:** Martha Wyatt  
**Subject:** Plans for Clyde Road gas station  
**Attachments:** Yatooma Hartland-Landscape Plan-LS100.pdf

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**From:** Kevin Brandon  
**Sent:** Friday, December 31, 2021 10:30 AM  
**To:** Martha Wyatt <MWyatt@hartlandtwp.com>  
**Cc:** Troy Langer <TLanger@hartlandtwp.com>  
**Subject:** RE: Plans for Clyde Road gas station

Marha and Troy,

Please see attached revised LS100. The back area behind the station will be a 5'-0" concrete walk. I have provided a note and a hatch for all concrete areas around the building.

As far as material manufacturers, product names and colors are concerned, is this an item that you can make as a condition to site plan approval? We are scheduled to build eight gas stations in 2022 for Mr. Yatooma, with all of them designed with a similar material and color scheme. As such, Vito and I are currently working on sourcing the materials needed for the stations and to make sure they are available in the quantities we need for all projects. We anticipate having this completed in early the new year and can provide a material board when ready. I would rather give you a material schedule that is 100% accurate than provide one that may change based on availabilities and then have you reapprove them.

We have provided a color rendering of the building that demonstrates the look we are planning to build on the site. Mr. Yatooma is committed to building first class stations as a legacy to his business and to the communities in which they serve. I am hopeful that you are able to work with us on this matter.

Thank you and have a happy new year.

**Kevin M. Brandon RA, LEED AP**



Shelby Township, Michigan

## Martha Wyatt

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**To:** Martha Wyatt  
**Subject:** FW: wetland question - gas station on Clyde Road

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**From:** Pierce, Jeff (EGLE) <PierceJ2@michigan.gov>  
**Sent:** Friday, December 10, 2021 8:29 AM  
**To:** Martha Wyatt <MWyatt@hartlandtwp.com>  
**Subject:** RE: wetland question

Thanks Martha. This looks to be an isolated wetland that would not be regulated by EGLE.

Jeff Pierce  
Environmental Quality Analyst  
Water Resources Division, Lansing District Office  
Michigan Department of Environment, Great Lakes, and Energy

| [piercej2@Michigan.gov](mailto:piercej2@Michigan.gov)  
**Follow Us** | [Michigan.gov/EGLE](https://Michigan.gov/EGLE)

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**From:** Martha Wyatt <[MWyatt@hartlandtwp.com](mailto:MWyatt@hartlandtwp.com)>  
**Sent:** Tuesday, December 7, 2021 11:44 AM  
**To:** Pierce, Jeff Pierce  
**Subject:** wetland question

Hi Jeff-

We have a project coming to the Township for a gas station with convenience store at the NE corner of Clyde Road and US-23. Their plans show an existing wetland and we wanted to pass this along in case you had any concerns. I have attached 2 sheets from the plan set but please let me know if you need additional information. Thanks.

Sincerely-



**Martha K. Wyatt**  
Planner-Landscape Architect  
810.632.7498 o  
2655 Clark Road  
Hartland, MI 48353  
[www.hartlandtwp.com](http://www.hartlandtwp.com)

## Martha Wyatt

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**To:** Martha Wyatt  
**Subject:** Hartland Gas Station- Sight Distance Review

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**From:** Jason Fleis  
**Sent:** Wednesday, October 20, 2021 10:11 AM  
**To:** Kim Hiller  
**Subject:** RE: Hartland Gas - Sight Distance Review

Kim - thank you for the quick response! I will adjust the plan accordingly.

**Jason M. Fleis, PE**



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**From:** Kim Hiller <[khiller@livingstonroads.org](mailto:khiller@livingstonroads.org)>  
**Sent:** Wednesday, October 20, 2021 10:08 AM  
**To:** Jason Fleis  
**Subject:** RE: Hartland Gas - Sight Distance Review

Jason,

With regard to the approach off Runyan Lake Road, due to the low speeds and traffic volume we would accept a 10' straight section instead of a 50' right turn lane and a 50' deceleration taper instead of 100'.

Please let me know if you have any other questions.

Thank you,

**Kim Hiller, P.E.**

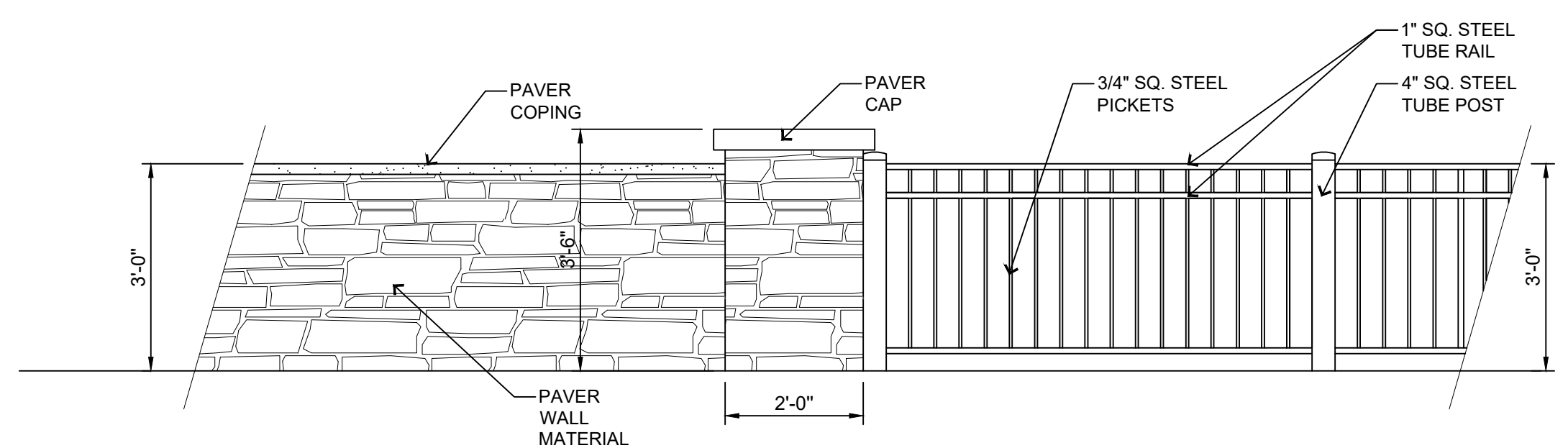
Utilities and Permits Engineer  
Livingston County Road Commission  
3535 Grand Oaks Drive  
Howell, MI 48843  
[khiller@livingstonroads.org](mailto:khiller@livingstonroads.org)



DESCRIPTION	DATE
SITE PLAN REVIEW SUBMITTAL 3	12/28/2021
SITE PLAN REVIEW SUBMITTAL 2	12/06/2021
SITE PLAN REVIEW SUBMITTAL 1	11/02/2021
CONCEPT SITE DESIGN REVIEW	10/04/2021

SHEET TITLE:
<b>LANDSCAPE PLAN</b>

PROJECT NUMBER: 2021-142
DRAWN BY: KMB
CHECKED BY: --
SHEET NUMBER: <b>LS100</b>



**3/LS100 decorative wall/fence detail**  
REFER TO 1/LS100 SCALE: 1/2"=1'-0"

MINIMUM DISTANCE TO LISTED ITEMS:

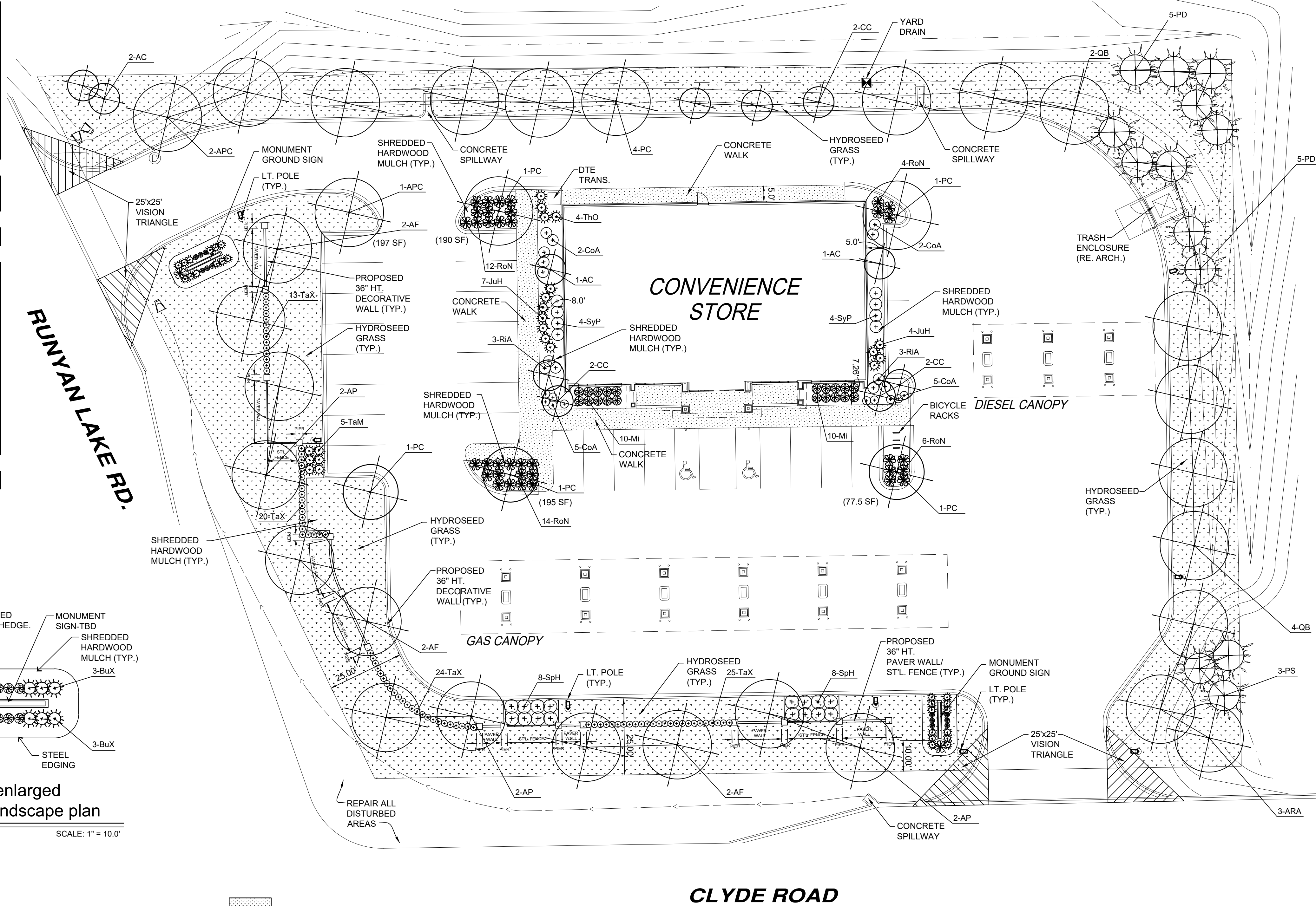
ITEM	MINIMUM DISTANCE
PROPERTY LINE	4 FEET
PUBLIC SIDEWALKS	5 FEET
SHADE TRESS	10 FEET
ORNAMENTAL TRESS & EVERGREENS	5 FEET
UNDERGROUND UTILITIES-TREES	20 FEET
OVERHEAD UTILITIES-TREES	20 FEET

THE PLANTING OF TREES OR SHRUBS IS NOT PERMITTED WITHIN THE RIGHT-OF-WAY.

LARGE DECIDUOUS TREES SHALL BE PLANTED A MINIMUM OF 20 FEET AND A MAXIMUM OF 30 FEET APART.

EVERGREEN TREES SHALL BE PLANTED A MINIMUM OF 10 FEET AND A MAXIMUM OF 21 FEET APART.

SMALL DECIDUOUS TREES SHALL BE PLANTED A MINIMUM OF 8 FEET APART AND A MAXIMUM OF 15 FEET APART.



**plant material list**

key	quant.	botanical name	common name	size	root	comments
<b>CANOPY TREES</b>						
AF	6	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE RED MAPLE	3" CAL.	B. & B.	
APC	3	ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	3" CAL.	B. & B.	
AP	6	ACER PLATANOIDES 'NORWAY'	NORWAY MAPLE	3" CAL.	B. & B.	
ARA	3	ACER R. 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" CAL.	B. & B.	
PC	9	PYRUS CALLERYANA 'CHANTICLEER'	CLEVELAND SELECT PEAR	3" CAL.	B. & B.	
QB	7	QUERCUS 'BICOLOR'	SWAMP WHITE OAK	3" CAL.	B. & B.	
AC	4	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6' HT.	B. & B.	MULTI-STEM
CC	7	CERCIS CANADENSIS	EASTERN REDBUD	6' HT.	B. & B.	MULTI-STEM
<b>EVERGREEN TREES</b>						
PD	10	PICA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8' HT.	B. & B.	
PS	3	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B. & B.	
<b>ORNAMENTAL TREES</b>						
PcC	2	PYRUS CALLERYANA 'CHANTICLEER'	CLEVELAND SELECT PEAR	2" CAL.	B. & B.	
<b>SHRUBS</b>						
BuX	24	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	2 GALLON		
CoA	14	CORNUS ALBA 'ARGENTEO-MARGINATA'	VARIEGATED REDTWIG DOGWOOD	2 GALLON		
HyA	2	HYDRANGEA 'ANNABELLE'	ANNABELLE HYDRANGEA	#5 CONT.		
RIA	10	RIBES ALPINUM 'GREENMOUND'	GREENMOUND ALPINE CURRANT	24" HT.		
RoN	42	ROSA 'NOARE'	RED FLOWER CARPET ROSE	#3 CONT.		
JuH	11	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	2 GALLON		
SpH	16	SPIRAEA HIPPONICA 'SNOWMOUND'	SNOWMOUND SPIRAEA	2 GALLON		
SyP	8	SYRINGA PUBESCENS 'MISS KIM'	MISS KIM LILAC	2 GALLON		
TaM	5	TAXUS x MEDIA 'TAUNTONII'	TAUNTON SPREADING YEW	2 GALLON		
TaX	82	TAXUS x MEDIA 'HICKSII'	HICKS YEW	36" HT.		
ThO	4	THUJA OCCIDENTALIS	AMERICAN ARORVITAE	5 GALLON		
<b>ORNAMENTAL GRASSES</b>						
Mi	20	MISCANTHUS SINENSIS GRACILLIMUS	MAIDEN HAIR GRASS	2 GALLON		

**LANDSCAPING AND SCREENING REQUIREMENTS (SECTION 5.11):**

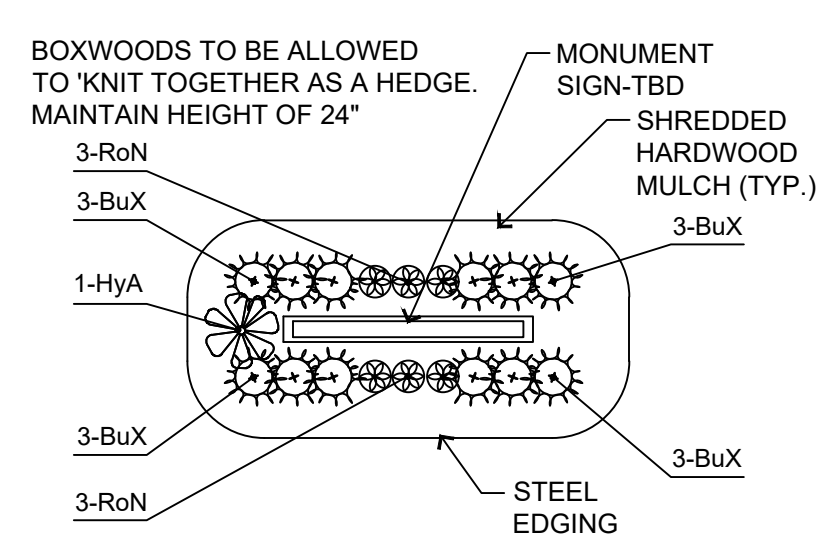
**GREENBELT LANDSCAPING (20' MIN. REQUIRED, 25' PROVIDED)**  
LENGTH OF ROW FRONTAGE: 255' + 285' = 540'

TREES REQUIRED: 1 TREE FOR EVERY 30 LIN. FT. OF ROW FRONTAGE  
UP TO 50% MAY BE SUBSTITUTED WITH EVERGREEN TREES  
540' / 30 = 18 TREES REQUIRED  
PROVIDED: 15 DECIDUOUS AND 3 EVERGREEN TREES

SHRUBS REQUIRED: 3 SHRUBS FOR FIRST 40 LIN. FT. OF ROW FRONTAGE  
THEN 1 SHRUB FOR EVERY 20 LIN. FT. OF ROW FRONTAGE  
40' / 3 + 500' / 20 = 28 SHRUB REQUIRED  
PROVIDED: 41 SHRUBS

**FOUNDATION LANDSCAPING (60% OF BUILDING FRONT AND SIDE LENGTHS)**  
(100' + 60' + 60') x 60% = 132' REQUIRED, 163' PROVIDED  
CURBED LANDSCAPE ISLAND AREA  
REQUIRED AREA: 150 SF

TREES AND SHRUBS REQUIRED: 1 TREE AND 6 MEDIUM SHRUBS FOR EVERY 30 LIN. FT. OF BUILDING FRONTAGE  
163' / 30 = 6 TREES AND 36 MEDIUM SHRUBS  
PROVIDED: 6 TREES AND 42 MEDIUM SHRUBS



**2/LS100 enlarged signage landscape plan**  
TYPICAL OF 2 SCALE: 1" = 10'-0"

**PARKING LOT LANDSCAPING**

**CURBED LANDSCAPE ISLANDS - 599 SF LANCSAEPD AREA**  
1 TREE PER 180 SF OF INTERIOR CURBED INTERIOR LANDSCAPED AREA  
CURBED LANDSCAPE AREAS SHALL BE PLANTED WITH SHRUBS AND FLOWERING PLANTS THAT PROVIDE 50% COVERAGE OF ISLAND.  
599 SF / 180 = 4 TREES  
PROVIDED: 4 TREES

**PERIMETER AREAS**  
PARKING LOT ABUTTING RUNYAN LAKE AND CLYDE ROADS -  
50/50 OF 36" DECORATIVE WALL & CONTINUOUS HEDGE

PARKING LOT NOT VISIBLE FROM PUBLIC ROAD  
LENGTH OF PERIMETER AREA: 392' + 233' = 625'  
TREES REQUIRED 1 TREE EVERY 30 LIN. FT. OF PROPERTY  
625' / 30 = 21 TREES  
PROVIDED: 22 TREES

**BUFFERING OR SCREENING REQUIREMENTS**  
SCREENING BETWEEN LAND USES NOT REQUIRED.

**MONUMENT SIGNS**  
HARDSCAPE SURROUND AND PLANTINGS PER ORDINANCE

SOODED AREA - IRRIGATED

**1/LS100 landscape plan**

**IRRIGATION:**  
ALL LANDSCAPED, ROW AND GRASS AREAS TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM.

**UTILITIES:**  
COORDINATE ALL PLANTING AREAS w/ PLANNING AND ENGINEERING DEPARTMENTS TO AVOID CONFLICTS WITH UTILITIES AND EASEMENTS.

**CONTRACTOR'S NOTE**

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-422-7171 (TOLL FREE) for the location of underground utilities

The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.



**ENGINEER/SURVEYOR**



LAND DEVELOPMENT SERVICES

THE UMLOR GROUP  
49287 WEST ROAD  
WIXOM, MI 48393  
FAX: (866) 690-4307  
WEB: www.umlorgroup.com

WES LEE O. UMLOR, P.S.  
PHONE: (248) 773-7656  
EMAIL: wumlor@umlorgroup.com

JASON M. FLEIS, P.E.  
PHONE: (248) 981-4281  
EMAIL: jfleis@umlorgroup.com

**DEVELOPER**



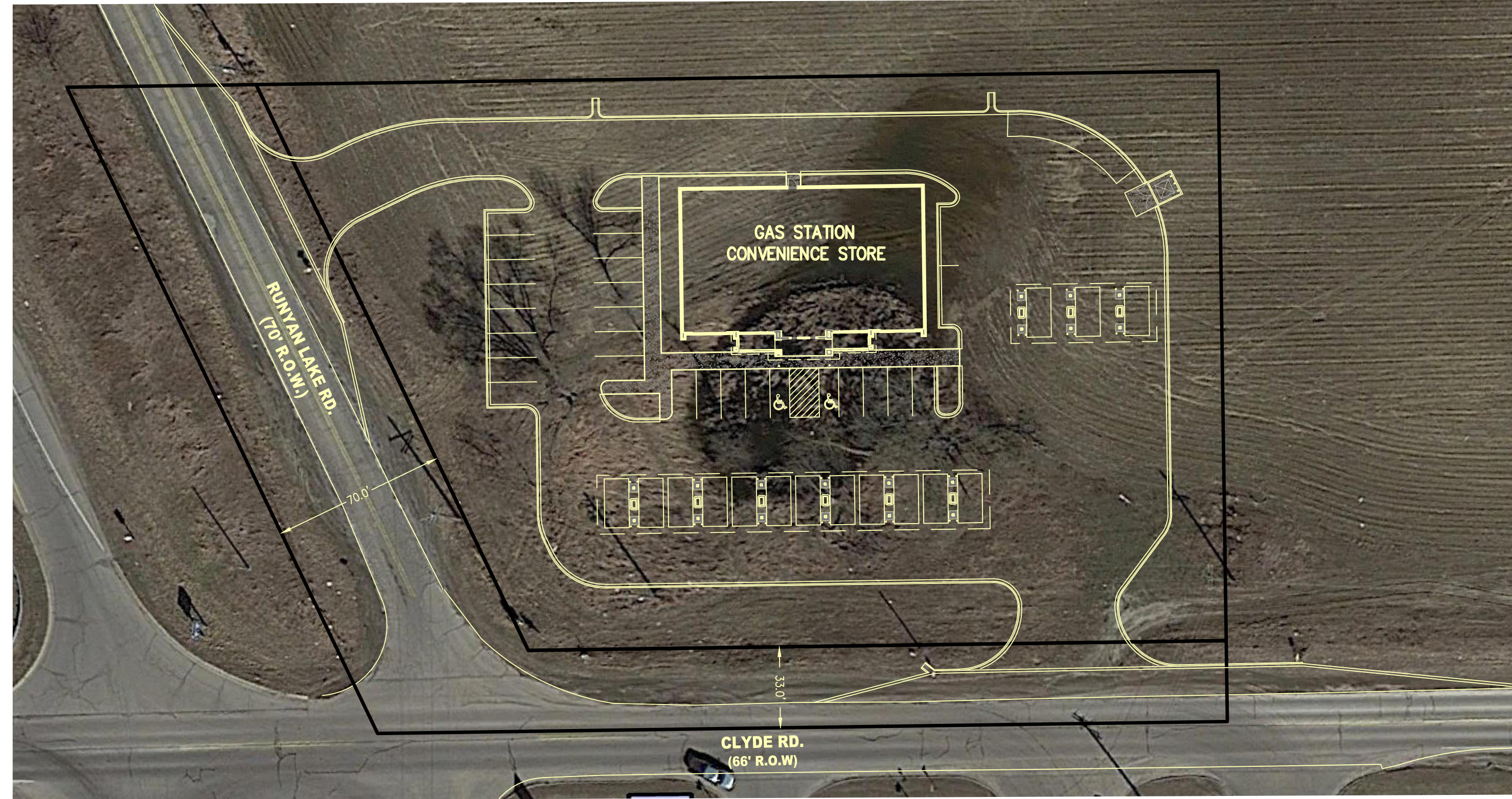
PAMPALONA COMPANIES  
850 W. UNIVERSITY DR., SUITE D  
ROCHESTER, MICHIGAN 48307  
PHONE: (248) 710 - 3444  
EMAIL: info@pampalona.com  
WEB: www.pampalona.com

**OWNER**

MICHAEL YATOOMA  
51300 DANVIEW TECHNOLOGY COURT  
SHELBY TOWNSHIP, MI 48315  
PHONE: (586) 327-1100  
EMAIL: michael@yatoomail.com

# SITE PLAN YATOOMA OIL HARTLAND

SECTION 4, TOWN 3 NORTH, RANGE 6 EAST  
HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



**SITE MAP**  
SCALE: 1" = 40'



**VICINITY MAP**  
SCALE: 1" = 2500' ±

**SHEET INDEX**

- C1 COVER
- C2 TOPOGRAPHICAL SURVEY
- C3 SITE PLAN
- C4 GRADING PLAN
- C5 UTILITY PLAN
- LS100 LANDSCAPE PLAN
- LS101 LANDSCAPE NOTES & DETAILS
- PH100 PHOTOMETRIC SITE PLAN
- A001 ARCHITECTURAL RENDERINGS
- A100 SHELL FLOOR PLAN
- A200 EXTERIOR ELEVATIONS
- A201 EXTERIOR ELEVATIONS
- A202 FUEL CANOPY PLAN AND ELEVATIONS

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT AND ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE UMLOR GROUP (UG) FOR THE SPECIFIC PURPOSES INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO UG AND USER SHALL INDEMNIFY AND HOLD HARMLESS UG FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEYS' FEES ARISING OUT OF OR RESULTING THEREFROM. ANY SUCH VERIFICATION OR ADAPTATION WILL ENTITLE UG TO FURTHER COMPENSATION AT RATES TO BE AGREED UPON BY USER AND UG.

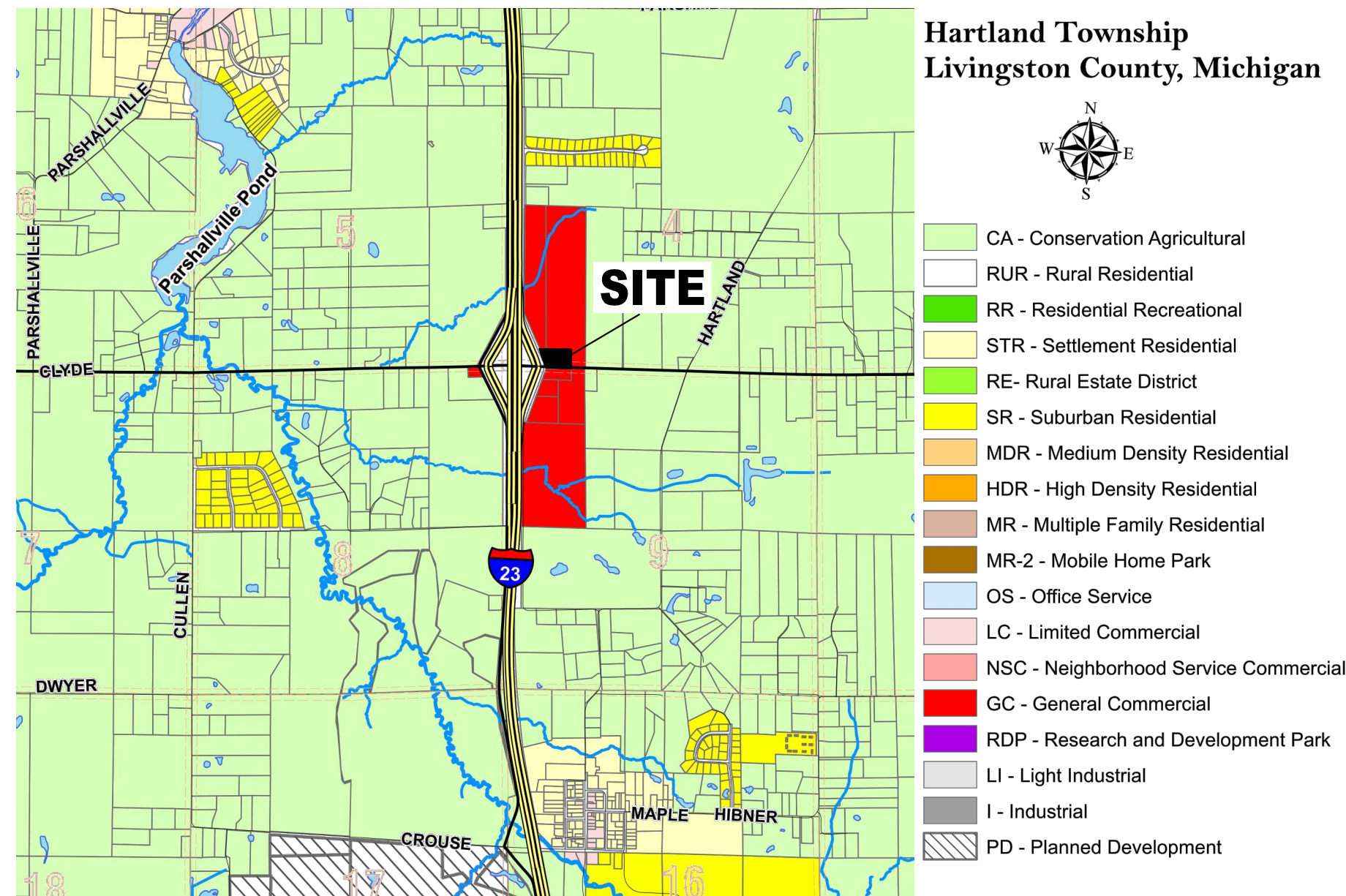
THE UMLOR Group  
LAND DEVELOPMENT SERVICES  
49287 WEST ROAD WIXOM, MI 48393  
TEL 248.773.7656 - FAX 866.690.4307

SECTION 4	TOWN 3 NORTH AND RANGE 6 EAST	HARTLAND TOWNSHIP	LIVINGSTON COUNTY, MICHIGAN
-----------	-------------------------------	-------------------	-----------------------------

DATE:	7-12-21
REVISIONS	
	09-15-2021
	11-02-2021
	12-06-2021

CLIENT:	YATOOMA OIL HARTLAND
	PAMPALONA COMPANIES 850 W. UNIVERSITY DR., SUITE D ROCHESTER, MI 48307
COVER	
DR BY:	MD/DM
CK BY:	TF
P.M.	JF
SCALE	0
AS NOTED	
JOB NO.	210614
SHEET NO.	C1
SHEET C1 OF C5	

**ZONING MAP**  
NOT TO SCALE



**ZONING**  
PER: HARTLAND TOWNSHIP PLANNING DEPARTMENT  
ZONED: GC - GENERAL COMMERCIAL

**PROPOSED LEGAL DESCRIPTION**

PART OF THE SOUTH WEST QUARTER OF SECTION 4, TOWN 3 NORTH RANGE 6 EAST, HARTLAND TOWNSHIP, LIVINGSTON COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING FROM THE SOUTHWEST CORNER OF SAID SECTION 4, THENCE S89°11'35"E 2562.30 A POINT OF BEGINNING; THENCE N25°40'34"W 292.37'; THENCE N89°11'34"E 469.91'; THENCE S0°48'25"E 265.26' TO THE SOUTH LINE OF SECTION 4, THENCE S89°11'34"W 346.36' ALONG THE SOUTH SECTION LINE OF SECTION 4 TO THE POINT OF BEGINNING.

**RIGHT-OF-WAY DEDICATION DESCRIPTION**

PART OF THE SOUTH WEST QUARTER OF SECTION 4, TOWN 3 NORTH RANGE 6 EAST, HARTLAND TOWNSHIP, LIVINGSTON COUNTY MICHIGAN, BEING DESCRIBED AS COMMENCING FROM SECTION 4 TOWN 3 NORTH RANGE 6 EAST N89°11'35"E 658.91' TO THE POINT OF BEGINNING; THENCE N25°40'34"W 292.37'; THENCE N89°11'34"E 371.15'; THENCE S25°40'34" 256.00'; THENCE N89°11'35"E 284.50'; THENCE S0°48'25"E 33.00'; THENCE S89°11'35"W 346.36' TO THE POINT OF BEGINNING.

**FINAL PARCEL LEGAL DESCRIPTION**

PART OF THE SOUTH WEST QUARTER OF SECTION 4, TOWN 3 NORTH RANGE 6 EAST, HARTLAND TOWNSHIP, LIVINGSTON COUNTY MICHIGAN, BEING DESCRIBED AS COMMENCING FROM THE SOUTHWEST CORNER OF SAID SECTION 4, THENCE S89°11'35"E 654.88 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 4 AND FOLLOWING CLYDE ROAD TO THE POINT OF BEGINNING; THENCE N0°52'43"E 2673.88 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 4; THENCE S87°03'25"E 1295.16 FEET ALONG SAID EAST-WEST LINE; THENCE S01°49'50"W 2675.41 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 4; SAID POINT ALSO BEING IN SAID CLYDE ROAD; THENCE N25°40'34"W 36.37' A POINT OF BEGINNING; THENCE N25°40'34"W 256.00'; THENCE N89°11'34"E 392.16'; THENCE S0°48'25"E 232.26' TO THE NORTH RIGHT OF WAY LINE OF CLYDE ROAD; THENCE S89°11'34"W 284.50' TO THE POINT OF BEGINNING, CONTAINING 1.80 ACRES MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHT OF WAY AS RECORDED OR OTHERWISE.

**LEGAL DESCRIPTION (PER TITLE PROVIDED)**

TAX PARCEL NO. 4708-04-300-001

BEING A PART OF THE SOUTH WEST 1/4 OF SECTION 4, T-3-N, R-6-E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING FROM THE SOUTHWEST CORNER OF SAID SECTION 4, THENCE S89°11'35"E 654.88 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 4 AND FOLLOWING CLYDE ROAD TO THE POINT OF BEGINNING; THENCE N0°52'43"E 2673.88 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 4; THENCE S87°03'25"E 1295.16 FEET ALONG SAID EAST-WEST LINE; THENCE S01°49'50"W 2675.41 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 4; SAID POINT ALSO BEING IN SAID CLYDE ROAD; THENCE N25°40'34"W 36.37' A POINT OF BEGINNING; THENCE N25°40'34"W 256.00'; THENCE N89°11'34"E 392.16'; THENCE S0°48'25"E 232.26' TO THE NORTH RIGHT OF WAY LINE OF CLYDE ROAD; THENCE S89°11'34"W 284.50' TO THE POINT OF BEGINNING, CONTAINING 1.80 ACRES MORE OR LESS, SUBJECT TO THE RIGHTS OF THE PUBLIC IN CLYDE ROAD, ALSO SUBJECT TO AND EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

TAX PARCEL NO. 4708-04-300-002

BEING A PART OF THE SOUTH WEST 1/4 OF SECTION 4, T-3-N, R-6-E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING FROM THE SOUTHWEST CORNER OF SAID SECTION 4, THENCE S89°11'35"E 654.88 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 4 AND FOLLOWING CLYDE ROAD TO THE POINT OF BEGINNING; THENCE N0°52'43"E 2673.88 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 4; THENCE S87°03'25"E 1295.16 FEET ALONG SAID EAST-WEST LINE; THENCE S01°49'50"W 2675.41 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 4; SAID POINT ALSO BEING IN SAID CLYDE ROAD; THENCE N25°40'34"W 36.37' A POINT OF BEGINNING; THENCE N25°40'34"W 256.00'; THENCE N89°11'34"E 392.16'; THENCE S0°48'25"E 232.26' TO THE NORTH RIGHT OF WAY LINE OF CLYDE ROAD; THENCE S89°11'34"W 284.50' TO THE POINT OF BEGINNING, CONTAINING 1.80 ACRES MORE OR LESS, SUBJECT TO THE RIGHTS OF THE PUBLIC IN CLYDE ROAD, ALSO SUBJECT TO AND EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

**BENCHMARK**

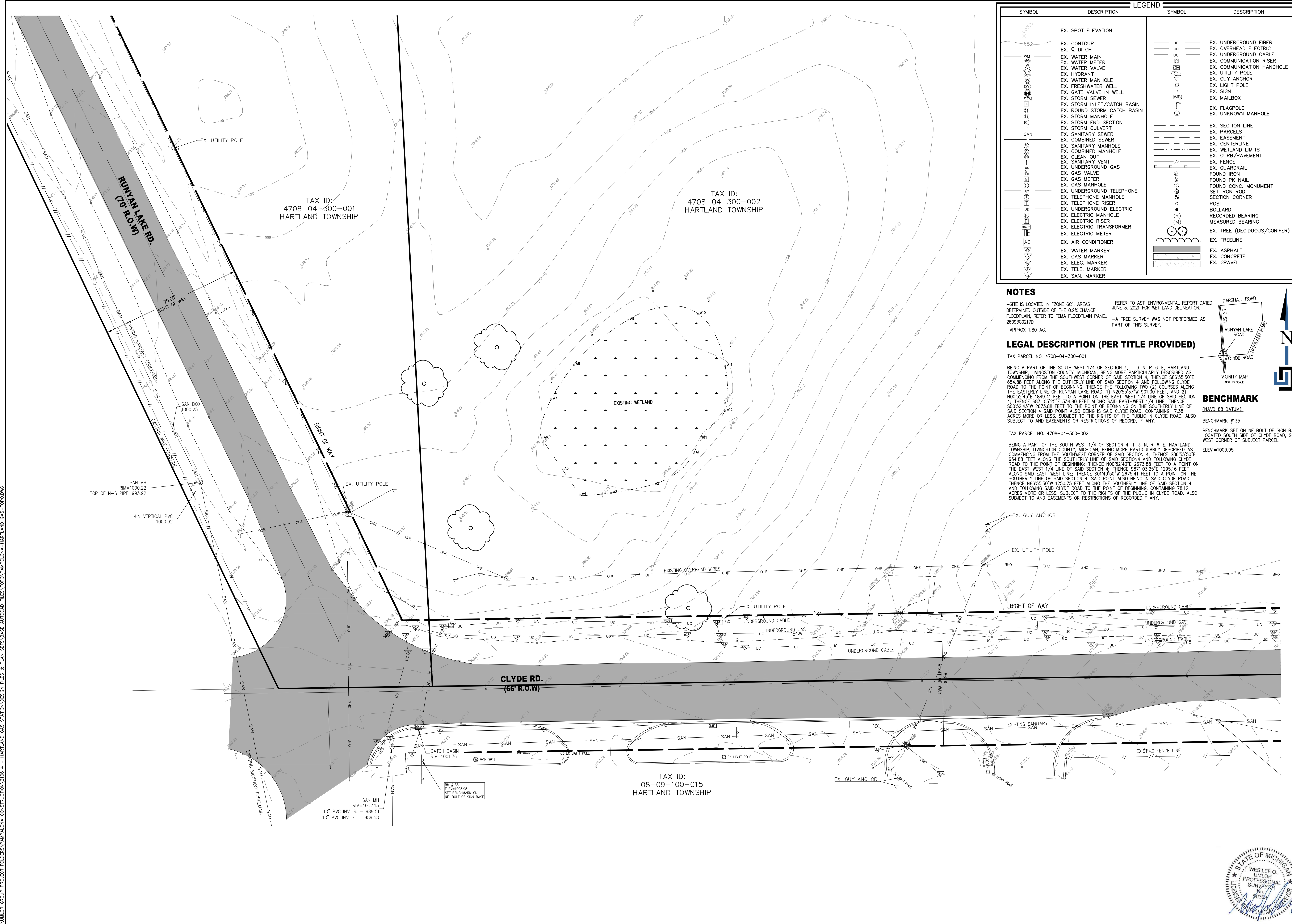
(NAVD 88 DATUM)  
BENCHMARK #133  
BENCHMARK SET ON NE BOLT OF SIGN BASE, LOCATED SOUTH SIDE OF CLYDE ROAD, SOUTH WEST CORNER OF SUBJECT PARCEL  
ELEV.=1003.95



M:\UMLOR GROUP PROJECT FOLDERS\PAMPALONA CONSTRUCTION\210614 - HARTLAND GAS STATION\DESIGN FILES & PLAN SETS\BASE AUTOCAD FILES\210614-LAYOUT BASE.DWG



UMLOR GROUP PROJECT FOLDER\PAMPALONA CONSTRUCTION\210614 - HARTLAND GAS STATION\DESIGN FILES & PLAN SETS\BASE AUTOCAD FILES\TOPO\PAMPALONA-HARTLAND GAS-TOP.DWG



SYMBOL		DESCRIPTION	SYMBOL		DESCRIPTION
<b>LEGEND</b>					
<b>EX. SPOT ELEVATION</b>					
	EX. SPOT ELEVATION		EX. UNDERGROUND FIBER		EX. OVERHEAD ELECTRIC
	EX. CONTOUR		EX. UNDERGROUND CABLE		EX. COMMUNICATION RISER
	EX. WATER MAIN		EX. GUY ANCHOR		EX. LIGHT POLE
	EX. WATER METER		EX. SIGN		EX. MAILBOX
	EX. WATER VALVE		EX. FLAGPOLE		EX. UNKNOWN MANHOLE
	EX. HYDRANT		EX. SECTION LINE		EX. PARCELS
	EX. WATER MANHOLE		EX. EASEMENT		EX. CENTERLINE
	EX. FRESHWATER WELL		EX. WETLAND LIMITS		EX. CURB/PAVEMENT
	EX. GATE VALVE IN WELL		EX. UTILITY POLE		EX. FENCE
	EX. STORM SEWER		EX. GUARDRAIL		EX. TREE (DECIDUOUS/CONIFER)
	EX. STORM INLET/CATCH BASIN		FOUND IRON		EX. TREELINE
	EX. ROUND STORM CATCH BASIN		FOUND PK NAIL		EX. ASPHALT
	EX. STORM MANHOLE		FOUND CONC. MONUMENT		EX. CONCRETE
	EX. STORM END SECTION		SET IRON ROD		EX. GRAVEL
	EX. STORM CULVERT		SECTION CORNER POST		
	EX. SANITARY SEWER		BOLLARD		
	EX. COMBINED SEWER		RECORDED BEARING		
	EX. SANITARY MANHOLE		MEASURED BEARING		
	EX. CLEAN OUT		EX. ASPHALT		
	EX. SANITARY VENT		EX. CONCRETE		
	EX. UNDERGROUND GAS		EX. GRAVEL		
	EX. GAS VALVE				
	EX. GAS METER				
	EX. GAS MANHOLE				
	EX. UNDERGROUND TELEPHONE				
	EX. TELEPHONE MANHOLE				
	EX. TELEPHONE RISER				
	EX. UNDERGROUND ELECTRIC				
	EX. ELECTRIC MANHOLE				
	EX. ELECTRIC RISER				
	EX. ELECTRIC TRANSFORMER				
	EX. AIR CONDITIONER				
	EX. WATER MARKER				
	EX. GAS MARKER				
	EX. ELEC. MARKER				
	EX. TELE. MARKER				
	EX. SAN. MARKER				

**NOTES**

- SITE IS LOCATED IN "ZONE CQ", AREAS DETERMINED OUTSIDE OF THE 0.2% CHANCE FLOODPLAIN, REFER TO FEMA FLOODPLAIN PANEL 2609300217D
- APPROX 1.80 AC.
- REFER TO ASTI ENVIRONMENTAL REPORT DATED JUNE 3, 2021 FOR WET LAND DELINEATION.
- A TREE SURVEY WAS NOT PERFORMED AS PART OF THIS SURVEY.

**LEGAL DESCRIPTION (PER TITLE PROVIDED)**

TAX PARCEL NO. 4708-04-300-001

BEING A PART OF THE SOUTH WEST 1/4 OF SECTION 4, T-3-N, R-6-E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING FROM THE SOUTHWEST CORNER OF SAID SECTION 4, THENCE S86°55'50"E 654.88 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 4 AND FOLLOWING CLYDE ROAD TO THE POINT OF BEGINNING, THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EASTERLY LINE OF RUNYAN LAKE ROAD, 1) N20°55'37"W 901.00 FEET, AND 2) N00°52'47"E 1849.41 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION 4; THENCE S87° 03'25"E 334.90 FEET ALONG SAID EAST-WEST 1/4 LINE; THENCE S00°52'43"W 2673.88 FEET TO THE POINT OF BEGINNING ON THE SOUTHERLY LINE OF SAID SECTION 4 SAID POINT ALSO BEING SAID CLYDE ROAD, CONTAINING 17.38 ACRES MORE OR LESS, SUBJECT TO THE RIGHTS OF THE PUBLIC IN CLYDE ROAD, ALSO SUBJECT TO AND EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

TAX PARCEL NO. 4708-04-300-002

BEING A PART OF THE SOUTH WEST 1/4 OF SECTION 4, T-3-N, R-6-E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING FROM THE SOUTHWEST CORNER OF SAID SECTION 4, THENCE S86°55'50"E 654.88 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 4 AND FOLLOWING CLYDE ROAD TO THE POINT OF BEGINNING, THENCE N00°52'47"E 2673.88 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 4; THENCE S87° 03'25"E 1295.16 FEET ALONG SAID EAST-WEST LINE; THENCE S01°49'50"W 2675.41 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 4, SAID POINT ALSO BEING IN SAID CLYDE ROAD; THENCE N86°55'50"W 1250.75 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 4 AND FOLLOWING SAID CLYDE ROAD TO THE POINT OF BEGINNING, CONTAINING 17.12 ACRES MORE OR LESS, SUBJECT TO THE RIGHTS OF THE PUBLIC IN CLYDE ROAD, ALSO SUBJECT TO AND EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

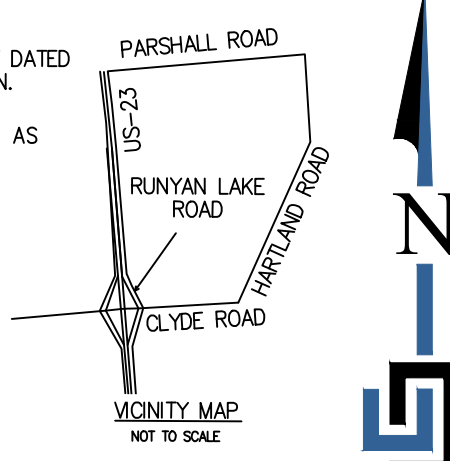
**BENCHMARK**

(NAVD 88 DATUM)

BENCHMARK #135

BENCHMARK SET ON NE BOLT OF SIGN BASE, LOCATED SOUTH SIDE OF CLYDE ROAD, SOUTH WEST CORNER OF SUBJECT PARCEL

ELEV.=1003.95



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**811**

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

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**The UMLOR Group**  
LAND DEVELOPMENT SERVICES  
19247 WEST ROAD WIXOM, MI 48393  
TEL 248.773.7656 - FAX 866.690.4307

SECTION 4  
TOWN 3 NORTH AND RANGE 6 EAST  
HARTLAND TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN

DATE: 7-12-21  
REVISIONS  
11-02-2021

YATOOMA OIL HARTLAND  
PAMPALONA COMPANIES  
850 W. UNIVERSITY DR., SUITE D  
ROCHESTER, MI 48307

**TOPOGRAPHICAL SURVEY**

DR BY: MD/DM  
CK BY: TL  
P.M. JF  
SCALE 0 10 20  
1" = 20 FEET  
JOB NO. 210614  
SHEET NO. C2  
SHEET C2 OF C5

STATE OF MICHIGAN  
WES LEE O. UMLOR  
PROFESSIONAL SURVEYOR  
No. 96309  
LICENSED SURVEYOR



TAX ID:  
4708-04-300-001  
HARTLAND TOWNSHIP

TAX ID:  
4708-04-300-002  
HARTLAND TOWNSHIP

INTERIOR PAVEMENT TO BE DESIGNED  
IN ACCORDANCE WITH GEOTECHNICAL  
ENGINEER RECOMMENDATION

**LEGEND**

- PROPERTY LINE/RIGHT OF WAY
- LIMITS OF DISTURBANCE
- BUILDING SETBACK
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STORM DITCH
- PROPOSED STORM STRUCTURE
- PROPOSED WELL
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- EXISTING SANITARY MANHOLE
- EXISTING CONTOURS
- 652 PROPOSED CONTOURS

**SITE DATA**

ZONING: GC - GENERAL COMMERCIAL

TOTAL SITE AREA: 2.48 AC = 108,029 S.F.  
RIGHT-OF-WAY DEDICATION AREA: 0.68 AC = 29,621 S.F.  
LOT AREA: 1.80 AC = 78,408 S.F.

SITE IMPROVEMENTS:  
GAS STATION AREA: 6,000 S.F.  
GROSS FLOOR AREA: 4,800 S.F.  
OPEN SPACE: 22,915 S.F.

LOT COVERAGE:  
GAS STATION/SITE (6,000/78,408) 7.7%  
OPEN SPACE COVERAGE:  
OPEN SPACE/SITE (22,915/78,408) 29.2%

SETBACKS:

	MIN. REQUIRED	PROPOSED
FRONT SETBACK RUNYAN LAKE RD	80 FT	111.0 FT
CLYDE RD	50 FT	117.0 FT
REAR YARD SETBACK (WITHOUT SEWER)	0 FT	44.5 FT
(WITH SEWER)	40 FT	44.5 FT
SIDE YARD SETBACK	15 FT	120.5 FT

PARKING:  
REQUIRED:  
(10'x20' SPACES)

	MIN. REQUIRED	PROPOSED
FUEL PUMP	2 SPACE / PUMP	
GROSS RETAIL FLOOR	1 SPACE / 200 S.F.	
EMPLOYEE	1 SPACE / EMPLOYEE	

PROPOSED:

PORTION OF PROPOSED BUILDING AREA USED FOR PARKING CALCULATION	QUANTITY	SPACES/S.F.	REQ'D
GROSS FLOOR	4,800	1/200	24
EMPLOYEE(S)	2	1/EMP	2
FUEL PUMPS (2 SIDE)	2	2/PUMP	12
FUEL PUMPS (DIESEL)	3	*2/PUMP	6
GAS STATION SPACES REQUIRED			44
*REQUESTING CONSIDERATION FOR 1/PUMP ON DIESEL			41
TOTAL NUMBER OF SPACES PROVIDED			42

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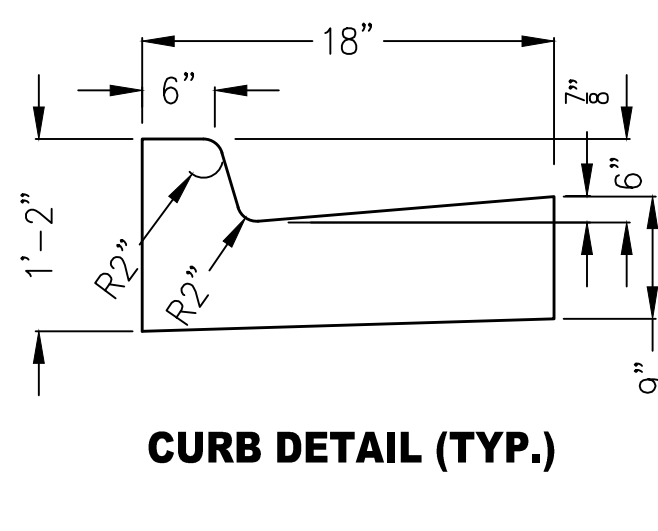
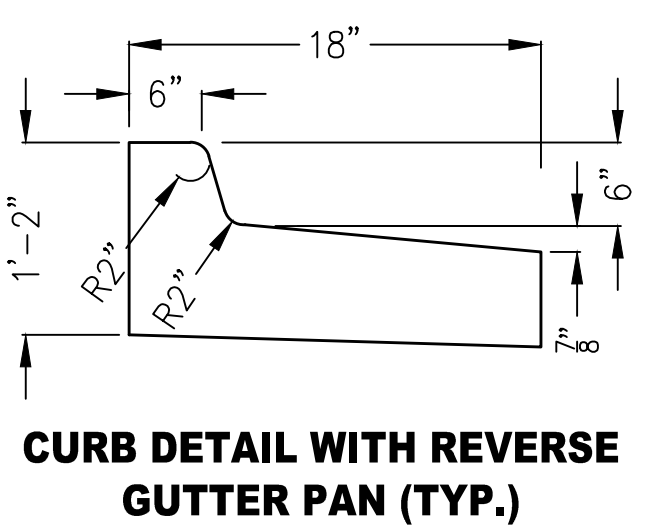
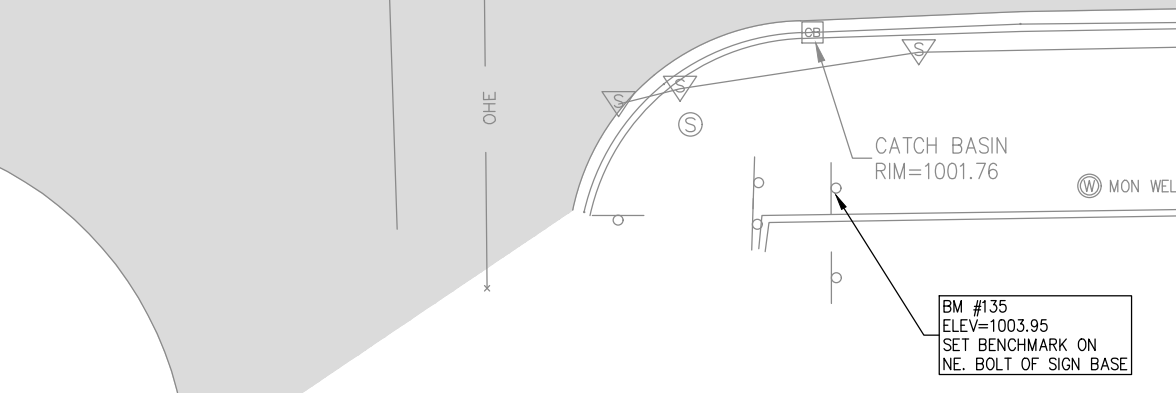
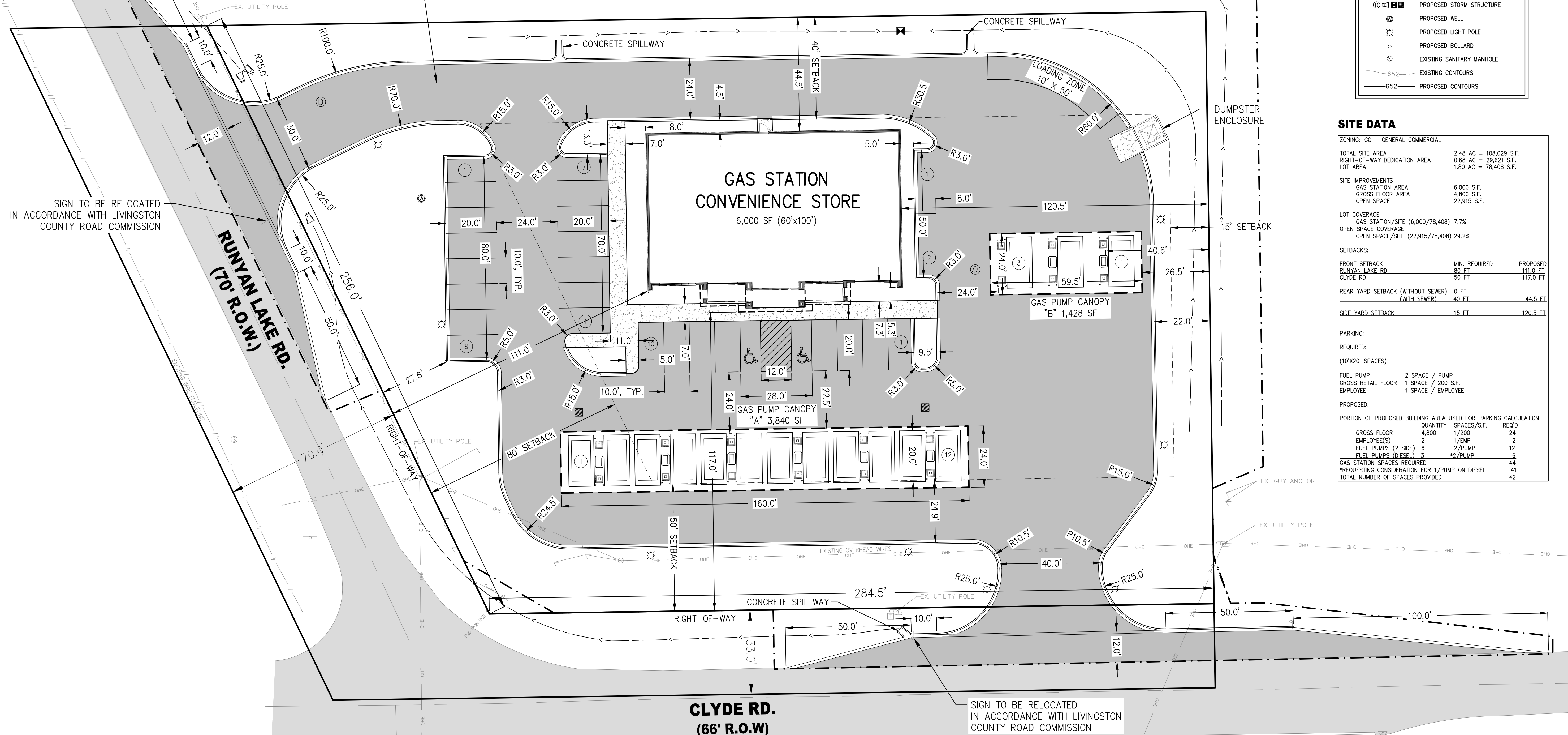
**811**  
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The UMLOR Group  
LAND DEVELOPMENT SERVICES  
49287 WEST ROAD WYOMI, MI 48393  
TEL: 248.775.7636 - FAX: 866.690.4307



- GENERAL NOTES**
- NOTIFY HARTLAND TOWNSHIP PLANNING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
  - ALL CONSTRUCTION MUST BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY HARTLAND TOWNSHIP, LIVINGSTON COUNTY ROAD COMMISSION, AND LIVINGSTON COUNTY DRAIN COMMISSION.
  - CALL MISS DIG (1-800-647-7344 / 1-800-MISS-DIG) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
  - ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON SITE OR WITHIN THE TEMPORARY GRADING EASEMENT.
  - ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDT).
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
  - PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.

**PROPOSED LEGAL DESCRIPTION**  
PART OF THE SOUTH WEST QUARTER OF SECTION 4, TOWN 3 NORTH RANGE 6 EAST, HARTLAND TOWNSHIP, LIVINGSTON COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING FROM SECTION 4 TOWN 3 NORTH RANGE 6 EAST; THENCE N89°11'35"E 2562.30' A POINT OF BEGINNING; THENCE N25°40'34"W 292.37'; THENCE N89°11'34"E 469.91'; THENCE S04°25'E 265.26' TO THE SOUTH LINE OF SECTION 4; THENCE S89°11'34"E 346.36' ALONG THE SOUTH SECTION LINE OF SECTION 4 TO THE POINT OF BEGINNING.

**RIGHT-OF-WAY DEDICATION DESCRIPTION**  
PART OF THE SOUTH WEST QUARTER OF SECTION 4, TOWN 3 NORTH RANGE 6 EAST, HARTLAND TOWNSHIP, LIVINGSTON COUNTY MICHIGAN, BEING DESCRIBED AS COMMENCING FROM SECTION 4 TOWN 3 NORTH RANGE 6 EAST; THENCE N89°11'35"E 655.67'; THENCE N89°11'35"E 77.15' TO A POINT ALONG THE EAST RIGHT OF WAY LINE OF RUNYAN LAKE ROAD; THENCE N25°40'34"W 36.37' A POINT OF BEGINNING; THENCE N25°40'34"W 256.00'; THENCE N89°11'35"E 232.28' TO THE NORTH RIGHT OF WAY LINE OF CLYDE ROAD; THENCE S89°11'34"E 284.50' TO THE POINT OF BEGINNING, CONTAINING 1.80 ACRES MORE OR LESS SUBJECT TO ALL EASEMENTS AND RIGHT OF WAY AS RECORDED OR OTHERWISE.

**FINAL PARCEL LEGAL DESCRIPTION**  
PART OF THE SOUTH WEST QUARTER OF SECTION 4, TOWN 3 NORTH RANGE 6 EAST, HARTLAND TOWNSHIP, LIVINGSTON COUNTY MICHIGAN, BEING DESCRIBED AS COMMENCING FROM SECTION 4 TOWN 3 NORTH RANGE 6 EAST; THENCE N89°11'35"E 655.67'; THENCE N89°11'35"E 77.15' TO A POINT ALONG THE EAST RIGHT OF WAY LINE OF RUNYAN LAKE ROAD; THENCE N25°40'34"W 36.37' A POINT OF BEGINNING; THENCE N25°40'34"W 256.00'; THENCE N89°11'35"E 232.28' TO THE NORTH RIGHT OF WAY LINE OF CLYDE ROAD; THENCE S89°11'34"E 284.50' TO THE POINT OF BEGINNING, CONTAINING 1.80 ACRES MORE OR LESS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

**LEGAL DESCRIPTION (PER TITLE PROVIDED)**  
TAX PARCEL NO. 4708-04-300-001  
BEING A PART OF THE SOUTH WEST 1/4 OF SECTION 4, T-3-N, R-6-E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING FROM THE SOUTHWEST CORNER OF SAID SECTION 4, THENCE S86°55'50"E 654.88 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 4 AND FOLLOWING CLYDE ROAD TO THE POINT OF BEGINNING; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EASTERLY LINE OF RUNYAN LAKE ROAD, (1) N20°55'37"W 901.00 FEET, AND (2) N00°52'43"E 1849.41 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 4; THENCE S87°03'25"E 334.90 FEET ALONG SAID EAST-WEST 1/4 LINE; THENCE S00°52'43"W 2673.86 FEET TO THE POINT OF BEGINNING ON THE SOUTHERLY LINE OF SAID SECTION 4 SAID POINT ALSO BEING SAID CLYDE ROAD, CONTAINING 17.36 ACRES MORE OR LESS, SUBJECT TO THE RIGHTS OF THE PUBLIC IN CLYDE ROAD, ALSO SUBJECT TO AND EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

TAX PARCEL NO. 4708-04-300-002  
BEING A PART OF THE SOUTH WEST 1/4 OF SECTION 4, T-3-N, R-6-E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING FROM THE SOUTHWEST CORNER OF SAID SECTION 4, THENCE S86°55'50"E 654.88 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 4 AND FOLLOWING CLYDE ROAD TO THE POINT OF BEGINNING; THENCE N00°52'43"E 6573.86 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 4; THENCE S87°03'25"E 1295.16 FEET ALONG SAID EAST-WEST LINE; THENCE S01°49'50"W 2675.41 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 4, SAID POINT ALSO BEING IN SAID CLYDE ROAD; THENCE N86°55'50"W 1250.75 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 4 AND FOLLOWING SAID CLYDE ROAD TO THE POINT OF BEGINNING, CONTAINING 78.12 ACRES MORE OR LESS, SUBJECT TO THE RIGHTS OF THE PUBLIC IN CLYDE ROAD, ALSO SUBJECT TO AND EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

**BENCHMARK**  
(NAVD 88 DATUM):  
BENCHMARK #135  
BENCHMARK SET ON NE BOLT OF SIGN BASE, LOCATED SOUTH SIDE OF CLYDE ROAD, SOUTH WEST CORNER OF SUBJECT PARCEL  
ELEV.=1003.95

STATE OF MICHIGAN  
JASON MICHAEL FLEIS  
ENGINEER  
6201058788  
LICENSED PROFESSIONAL ENGINEER

SECTION 4  
TOWN 3 NORTH AND RANGE 6 EAST  
HARTLAND TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN

DATE: 7-12-21

REVISIONS

10-20-2021
11-02-2021
12-06-2021

YATOOMA OIL HARTLAND  
PAMPALONA COMPANIES  
850 W. UNIVERSITY DR., SUITE D  
ROCHESTER, MI 48307

CLIENT:

DR BY: MD/DM  
CK BY: JL  
P.M.: JF  
SCALE: 0 10 20  
1" = 20 FEET  
JOB NO. 210614  
SHEET NO. 03  
SHEET C3 OF C5

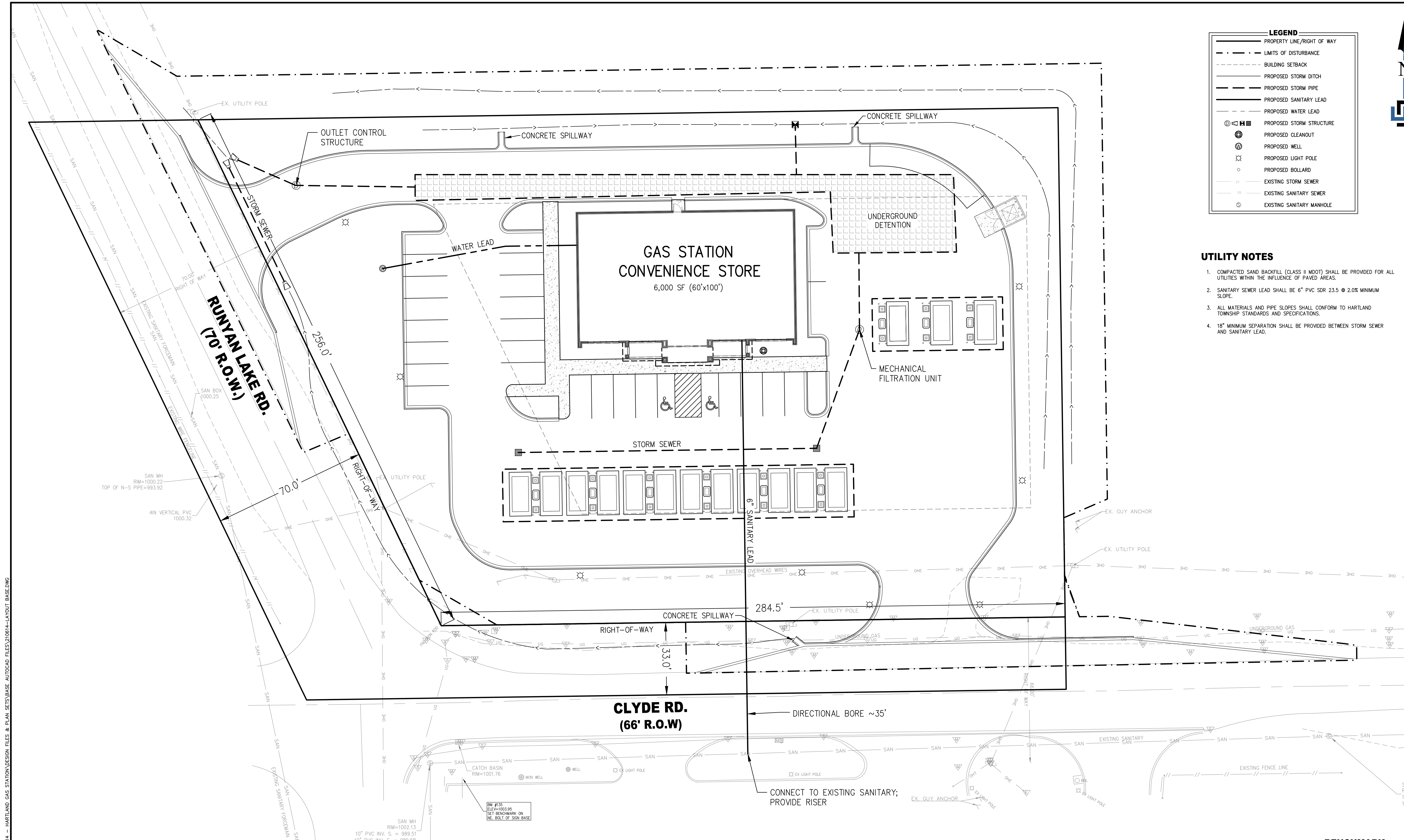
M:\UMLOR GROUP\PROJECT FOLDERS\PAMPALONA CONSTRUCTION\210614 - HARTLAND GAS STATION\DESIGN FILES & PLAN SETS\BASE - AUTOCAD FILES\210614-LAYOUT-BASE.DWG







M:\UMJOR GROUP\PROJECT FOLDERS\YATOOMA OIL HARTLAND CONSTRUCTION\210614 - HARTLAND GAS STATION DESIGN FILES & PLAN SETS\BASE - AUTOCAD FILES\210614-LAYOUT BASE.DWG



**LEGEND**

---	PROPERTY LINE/RIGHT OF WAY
- - - -	LIMITS OF DISTURBANCE
---	BUILDING SETBACK
---	PROPOSED STORM DITCH
---	PROPOSED STORM PIPE
---	PROPOSED SANITARY LEAD
---	PROPOSED WATER LEAD
⊕	PROPOSED STORM STRUCTURE
⊕	PROPOSED CLEANOUT
⊕	PROPOSED WELL
⊕	PROPOSED LIGHT POLE
⊕	PROPOSED BOLLARD
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
⊕	EXISTING SANITARY MANHOLE

**UTILITY NOTES**

1. COMPACTED SAND BACKFILL (CLASS II MDT) SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
2. SANITARY SEWER LEAD SHALL BE 6" PVC SDR 23.5 @ 2.0% MINIMUM SLOPE.
3. ALL MATERIALS AND PIPE SLOPES SHALL CONFORM TO HARTLAND TOWNSHIP STANDARDS AND SPECIFICATIONS.
4. 18" MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY LEAD.

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SECTION 4
TOWN 3 NORTH AND RANGE 6 EAST
HARTLAND TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

DATE: 7-12-21
REVISIONS
09-15-2021
11-02-2021
12-06-2021

YATOOMA OIL HARTLAND  
PAMPALONA COMPANIES  
850 W. UNIVERSITY DR., SUITE D  
ROCHESTER, MI 48307

CLIENT:

**UTILITY PLAN**

**BENCHMARK**  
(NAVD 88 DATUM):  
BENCHMARK #135  
BENCHMARK SET ON NE BOLT OF SIGN BASE, LOCATED SOUTH SIDE OF CLYDE ROAD, SOUTH WEST CORNER OF SUBJECT PARCEL  
ELEV.=1003.95



DR BY: MD/DM
CK BY: TL
P.M. JF
SCALE 0 10 20
1" = 20 FEET
JOB NO. 210614
SHEET NO. C5



DESCRIPTION	DATE
SITE PLAN REVIEW SUBMITTAL 2	12/06/2021
SITE PLAN REVIEW SUBMITTAL 1	11/02/2021
CONCEPT SITE DESIGN REVIEW	10/04/2021

SHEET TITLE:
LANDSCAPE PLAN

PROJECT NUMBER: 2021-142
DRAWN BY: KMB
CHECKED BY: --
SHEET NUMBER: <b>LS100</b>

MINIMUM DISTANCE TO LISTED ITEMS:

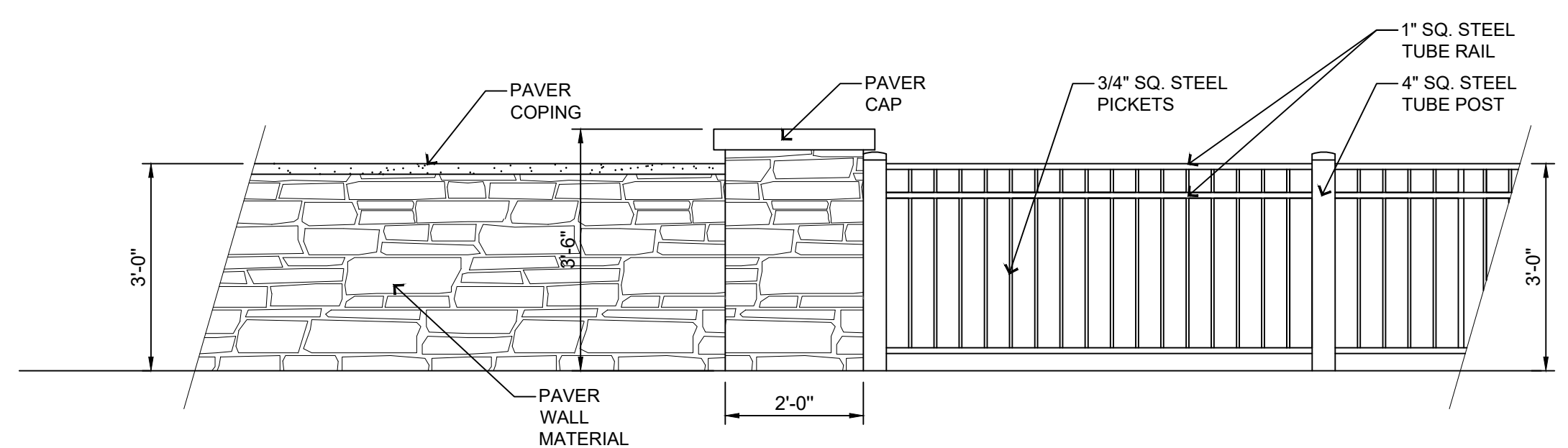
ITEM	MINIMUM DISTANCE
PROPERTY LINE	4 FEET
PUBLIC SIDEWALKS	5 FEET
SHADE TRESS	10 FEET
ORNAMENTAL TRESS & EVERGREENS	5 FEET
UNDERGROUND UTILITIES-TREES	20 FEET
OVERHEAD UTILITIES-TREES	5 FEET

THE PLANTING OF TREES OR SHRUBS IS NOT PERMITTED WITHIN THE RIGHT-OF-WAY.

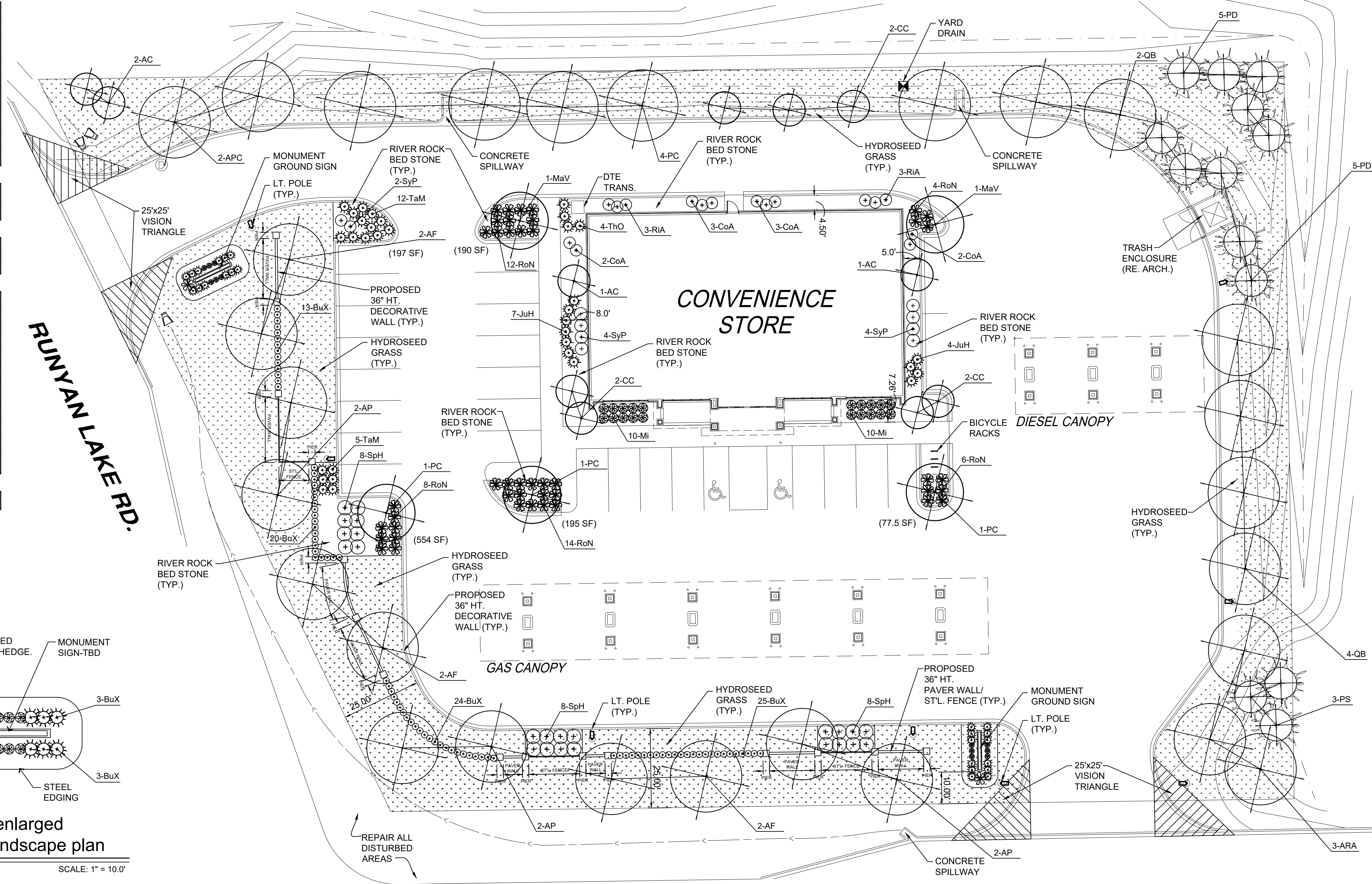
LARGE DECIDUOUS TREES SHALL BE PLANTED A MINIMUM OF 20 FEET AND A MAXIMUM OF 30 FEET APART.

EVERGREEN TREES SHALL BE PLANTED A MINIMUM OF 10 FEET AND A MAXIMUM OF 21 FEET APART.

SMALL DECIDUOUS TREES SHALL BE PLANTED A MINIMUM OF 8 FEET APART AND A MAXIMUM OF 15 FEET APART.



3/LS100 decorative wall/fence detail  
REFER TO 1/LS100 SCALE: 1/2"=1'-0"



**plant material list**

key	quant.	botanical name	common name	size	root	comments
<b>CANOPY TREES</b>						
AF	6	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE RED MAPLE	2 1/2" CAL.	B. & B.	
APC	2	ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	2 1/2" CAL.	B. & B.	
AP	6	ACER PLATANOIDES 'NORWAY'	NORWAY MAPLE	2 1/2" CAL.	B. & B.	
ARA	3	ACER R. 'ARMSTRONG'	ARMSTRONG RED MAPLE	2 1/2" CAL.	B. & B.	
PC	7	PYRUS CALLERYANA 'CHANTICLEER'	CLEVELAND SELECT PEAR	2 1/2" CAL.	B. & B.	
QB	7	QUERCUS 'BICOLOR'	SWAMP WHITE OAK	2 1/2" CAL.	B. & B.	
AC	4	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6' HT.	B. & B.	MULTI-STEM
CC	7	CERCIS CANADENSIS	EASTERN REDBUD	6' HT.	B. & B.	MULTI-STEM
<b>EVERGREEN TREES</b>						
PD	10	PICA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8' HT.	B. & B.	
PS	3	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B. & B.	
<b>ORNAMENTAL TREES</b>						
MaV	2	MALUS 'VELVETCOLE'	VELVET PILLAR CRABAPPLE	2" CAL.	B. & B.	
PcC	2	PYRUS CALLERYANA 'CHANTICLEER'	CLEVELAND SELECT PEAR	2" CAL.	B. & B.	
<b>SHRUBS</b>						
BuX	94	BUXUX X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	2 GALLON		
CoA	10	CORNUS ALBA 'ARGENTEO-MARGINATA'	VARIEGATED REDTWIG DOGWOOD	2 GALLON		
HyA	2	HYDRANGEA 'ANNABELLE'	ANNABELLE HYDRANGEA	#5 CONT.		
RIA	6	RIBES ALPINUM 'GREENMOUND'	GREENMOUND ALPINE CURRANT	24" HT.		
RoN	50	ROSA 'NOARE'	RED FLOWER CARPET ROSE	#3 CONT.		
TaM	17	TAXUS x MEDIA 'TAUNTONII'	TAUNTON SPREADING YEW	2 GALLON		
JuH	11	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	2 GALLON		
SpH	24	SPIRAEA HIPPONICA 'SNOWMOUND'	SNOWMOUND SPIRAEA	2 GALLON		
SyP	10	SYRINGA PUBESCENS 'MISS KIM'	MISS KIM LILAC	2 GALLON		
ThO	4	THUJA OCCIDENTALIS	AMERICAN ARORVITAE	5 GALLON		
<b>ORNAMENTAL GRASSES</b>						
Mi	20	MISCANTHUS SINENSIS GRACILLIMUS	MAIDEN HAIR GRASS	2 GALLON		

**LANDSCAPING AND SCREENING REQUIREMENTS (SECTION 5.11):**

GREENBELT LANDSCAPING (20' MIN. REQUIRED, 25' PROVIDED)  
LENGTH OF ROW FRONTAGE: 255' + 285' = 540'

TREES REQUIRED: 1 TREE FOR EVERY 30 LIN. FT. OF ROW FRONTAGE  
UP TO 50% MAY BE SUBSTITUTED WITH EVERGREEN TREES  
540' / 30 = 18 TREES REQUIRED  
PROVIDED: 15 DECIDUOUS AND 3 EVERGREEN TREES

SHRUBS REQUIRED: 3 SHRUBS FOR FIRST 40 LIN. FT. OF ROW FRONTAGE  
THEN 1 SHRUB FOR EVERY 20 LIN. FT. OF ROW FRONTAGE  
40' / 3 + 500' / 20 = 28 SHRUB REQUIRED  
PROVIDED: 41 SHRUBS

FOUNDATION LANDSCAPING (60% OF BUILDING FRONT AND SIDE LENGTHS)  
(100' + 60' + 60') x 60% = 132' REQUIRED, 163' PROVIDED  
CURBED LANDSCAPE ISLAND AREA  
REQUIRED AREA: 150 SF

TREES AND SHRUBS REQUIRED: 1 TREE AND 6 MEDIUM SHRUBS FOR EVERY  
30 LIN. FT. OF BUILDING FRONTAGE  
163' / 30 = 6 TREES AND 36 MEDIUM SHRUBS  
PROVIDED: 6 TREES AND 42 MEDIUM SHRUBS

**PARKING LOT LANDSCAPING**

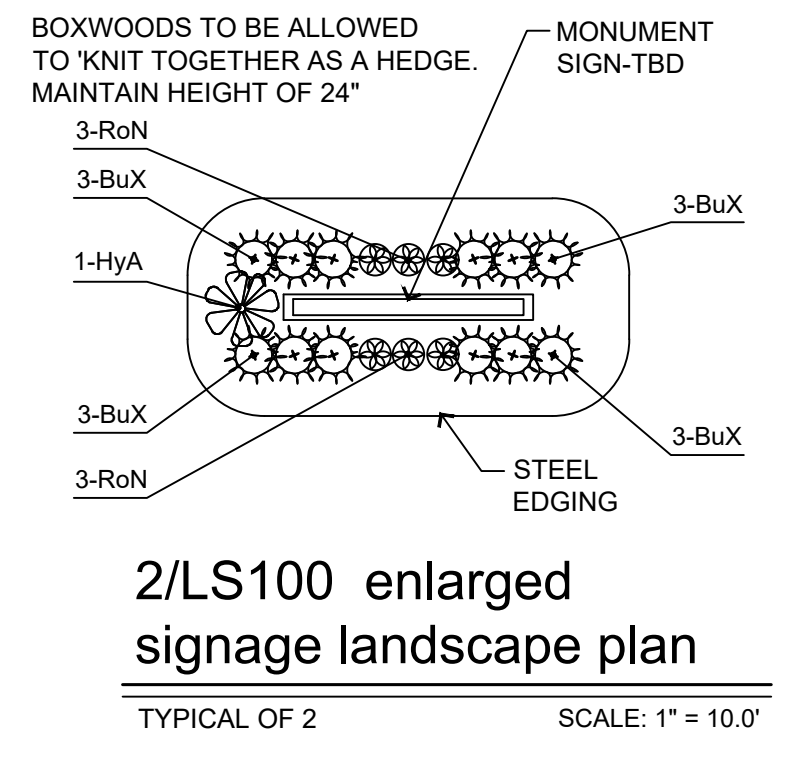
CURBED LANDSCAPE ISLANDS - 599 SF LANCSPAED AREA  
1 TREE PER 180 SF OF INTERIOR CURBED INTERIOR LANDSCAPED AREA  
CURBED LANDSCAPE AREAS SHALL BE PLANTED WITH SHRUBS AND  
FLOWERING PLANTS THAT PROVIDE 50% COVERAGE OF ISLAND.  
599 SF / 180 = 4 TREES  
PROVIDED: 4 TREES

PERIMETER AREAS  
PARKING LOT ABUTTING RUNYAN LAKE AND CLYDE ROADS -  
50/50 OF 36" DECORATIVE WALL & CONTINUOUS HEDGE

PARKING LOT NOT VISIBLE FROM PUBLIC ROAD  
LENGTH OF PERIMETER AREA: 392' + 233' = 625'  
TREES REQUIRED 1 TREE EVERY 30 LIN. FT. OF PROPERTY  
625' / 30 = 21 TREES  
PROVIDED: 22 TREES

BUFFERING OR SCREENING REQUIREMENTS  
SCREENING BETWEEN LAND USES NOT REQUIRED.

MONUMENT SIGNS  
HARDSCAPE SURROUND AND PLANTINGS PER ORDINANCE



2/LS100 enlarged signage landscape plan  
TYPICAL OF 2 SCALE: 1" = 10'-0"

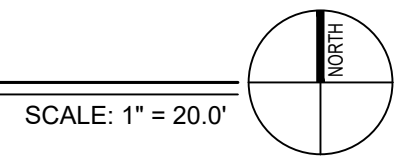
SOODED AREA - IRRIGATED

**1/LS100 landscape plan**

IRRIGATION:  
ALL LANDSCAPED, ROW AND GRASS  
AREAS TO BE IRRIGATED BY AN  
AUTOMATIC SPRINKLER SYSTEM.

UTILITIES:  
COORDINATE ALL PLANTING AREAS w/  
PLANNING AND ENGINEERING  
DEPARTMENTS TO AVOID CONFLICTS WITH  
UTILITIES AND EASEMENTS.

**CLYDE ROAD**

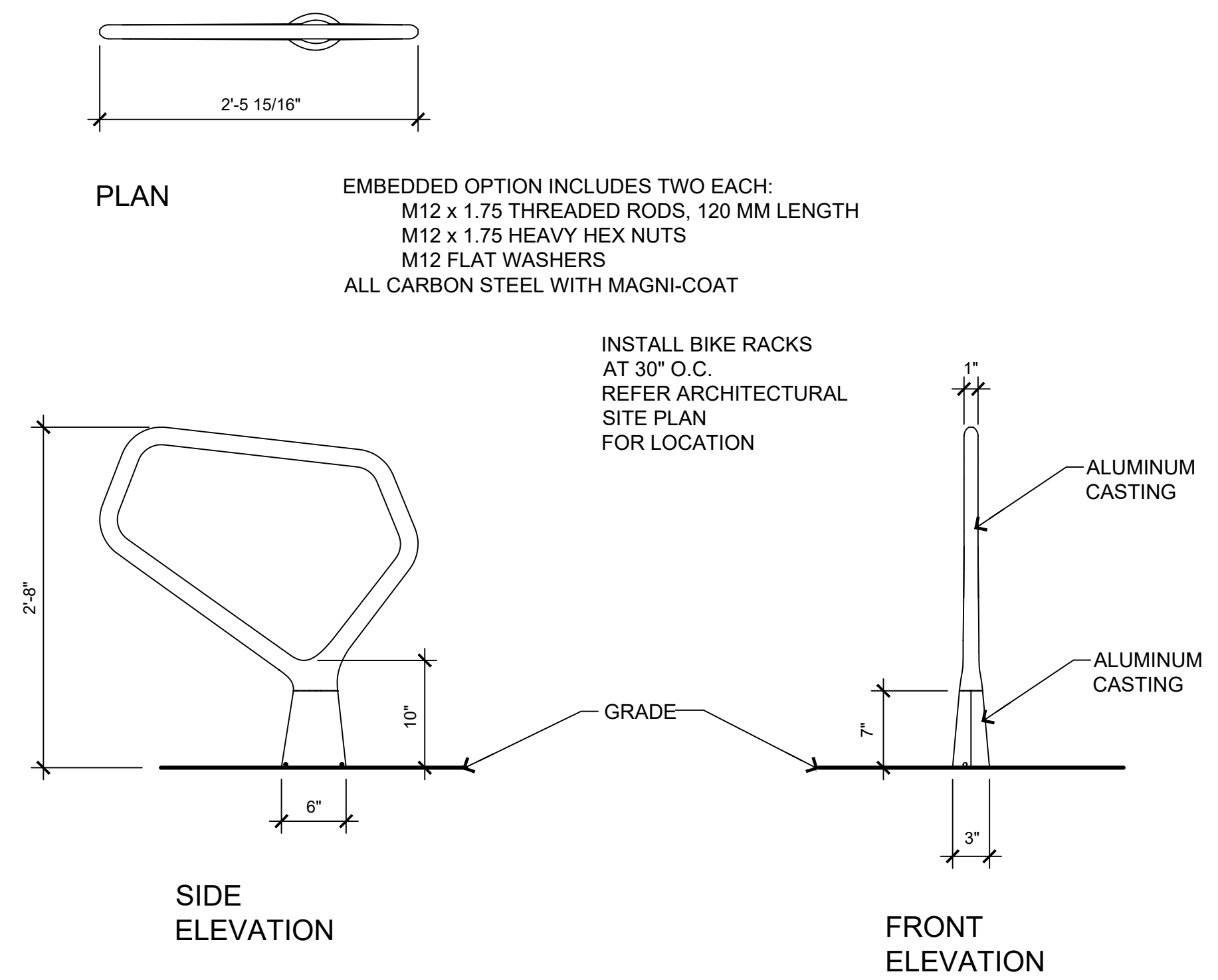


**CONTRACTOR'S NOTE**  
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.  
3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-422-7171 (TOLL FREE) for the location of underground utilities.  
The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.

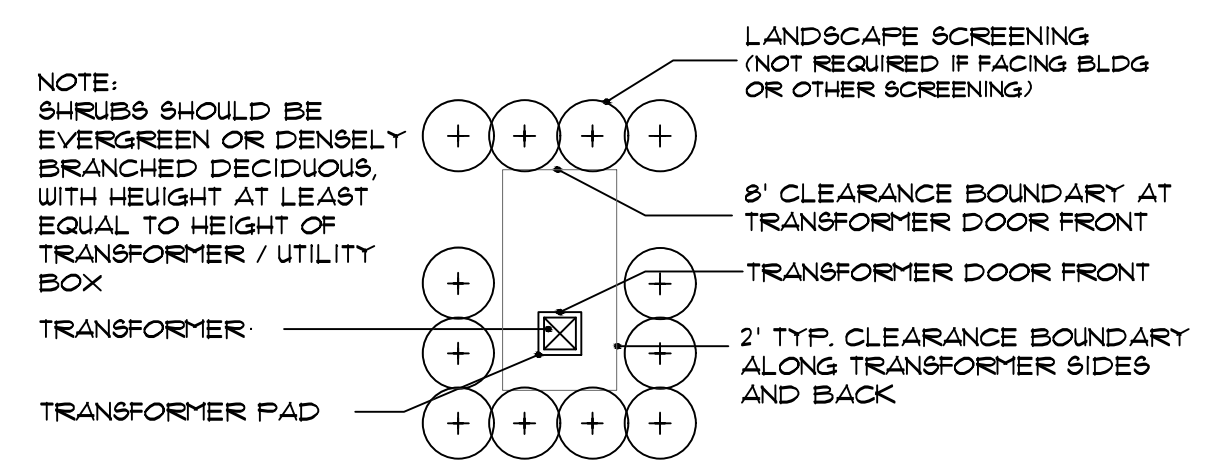
## general landscape notes:

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7111. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF STERLING HEIGHTS AND LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAILED, SHOWN ON PLAN.
- LANDSCAPE BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARD BARK MULCH.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- NATURAL COLOR FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY 4 INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PROVIDE PEAT 60D FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.

- ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16"-18" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
- ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16"-18" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
- WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
- ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.



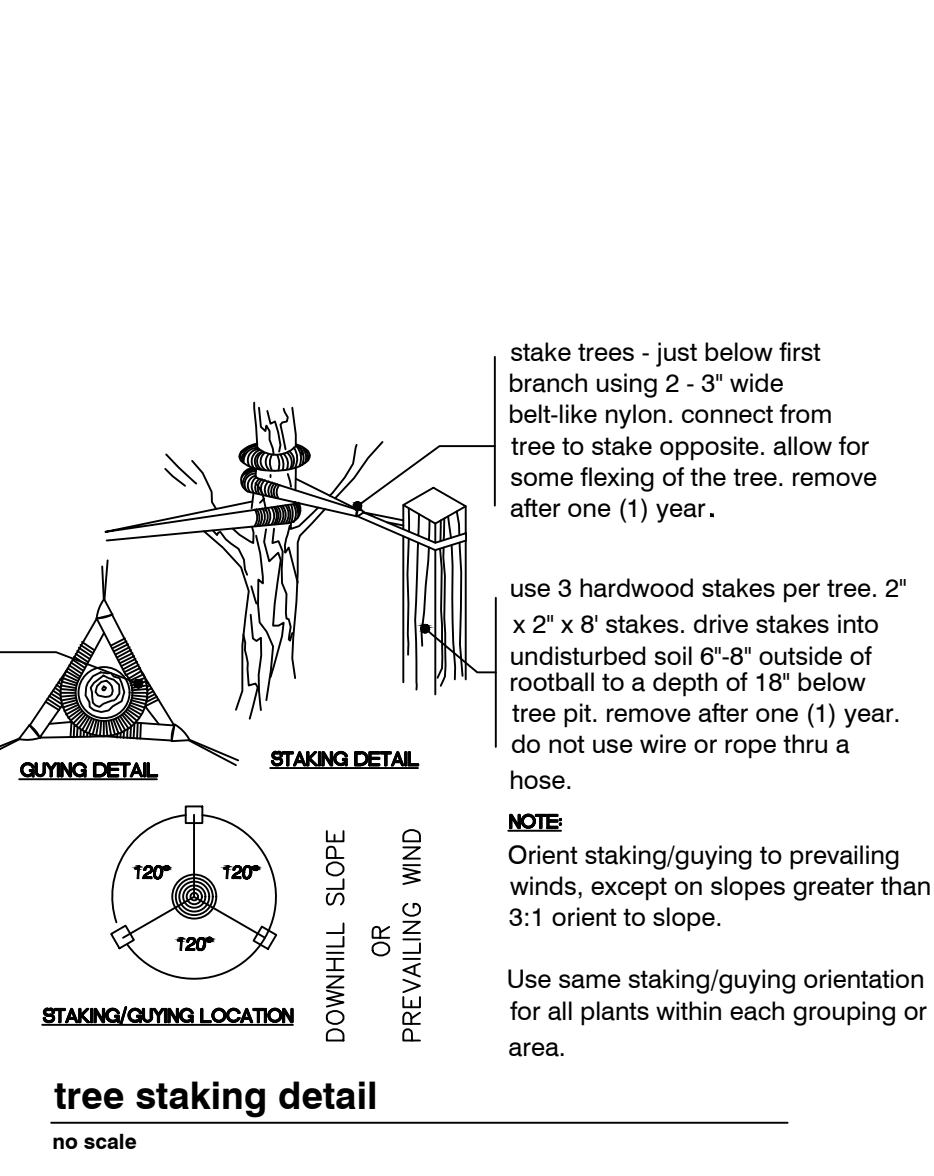
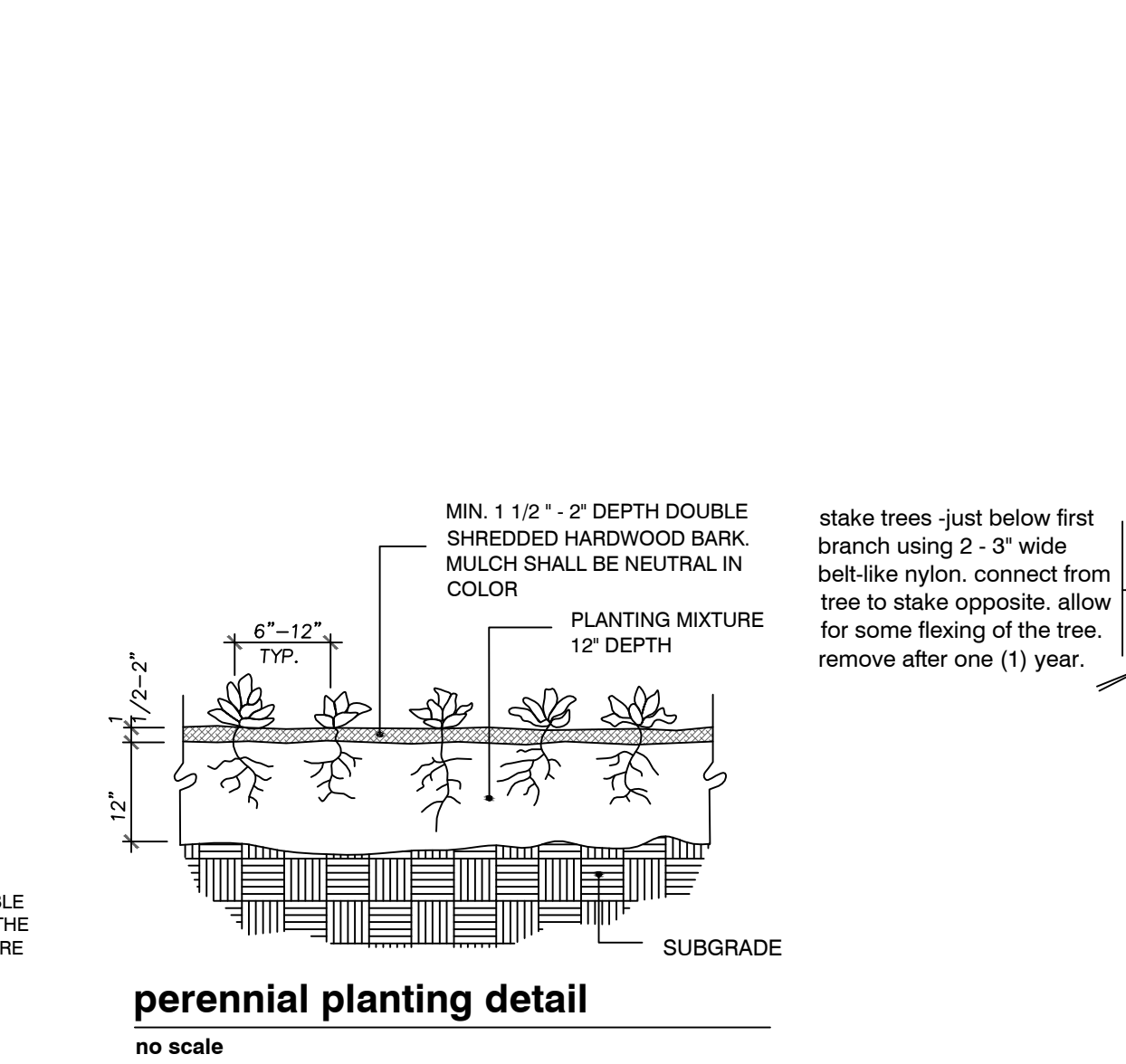
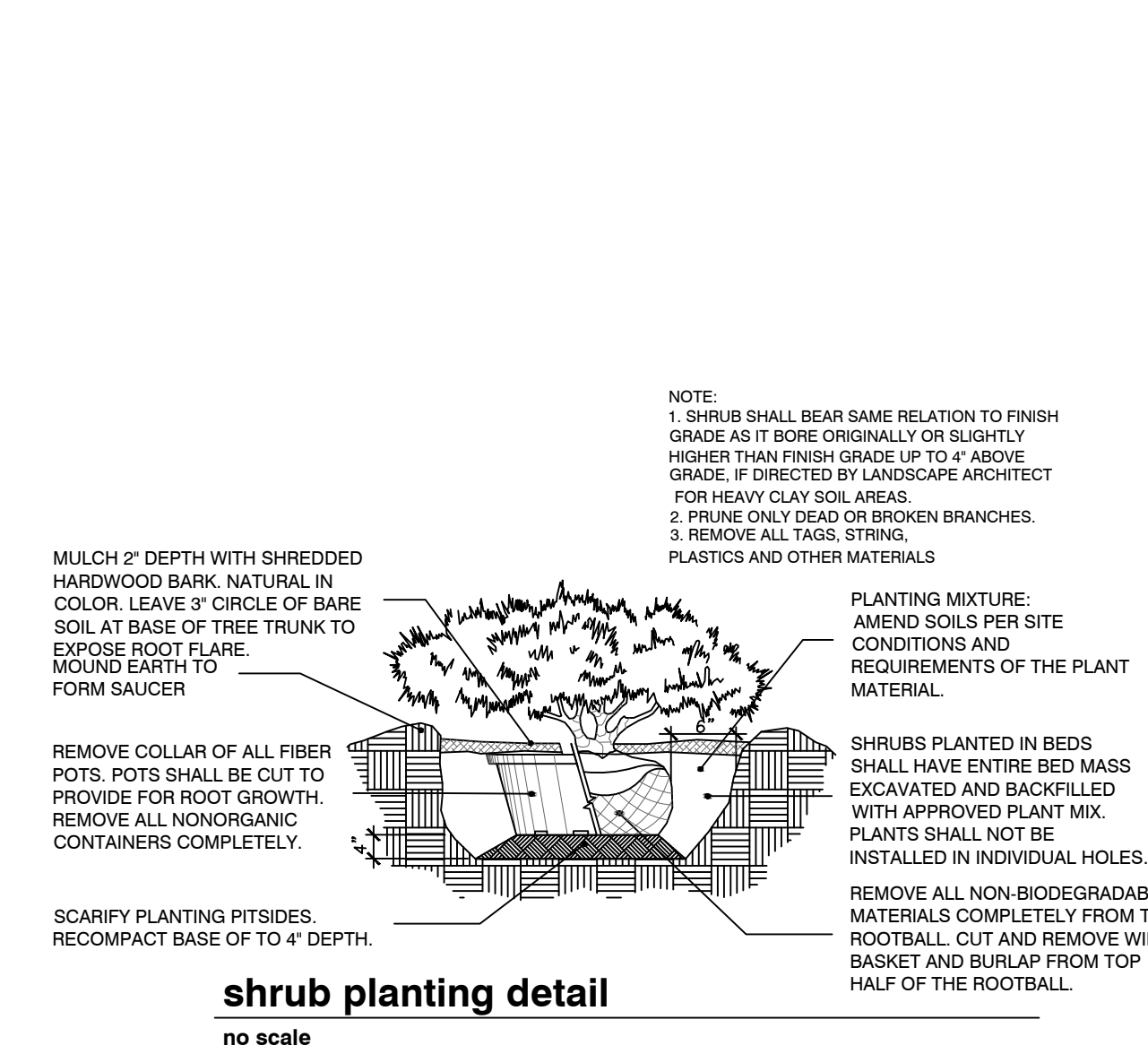
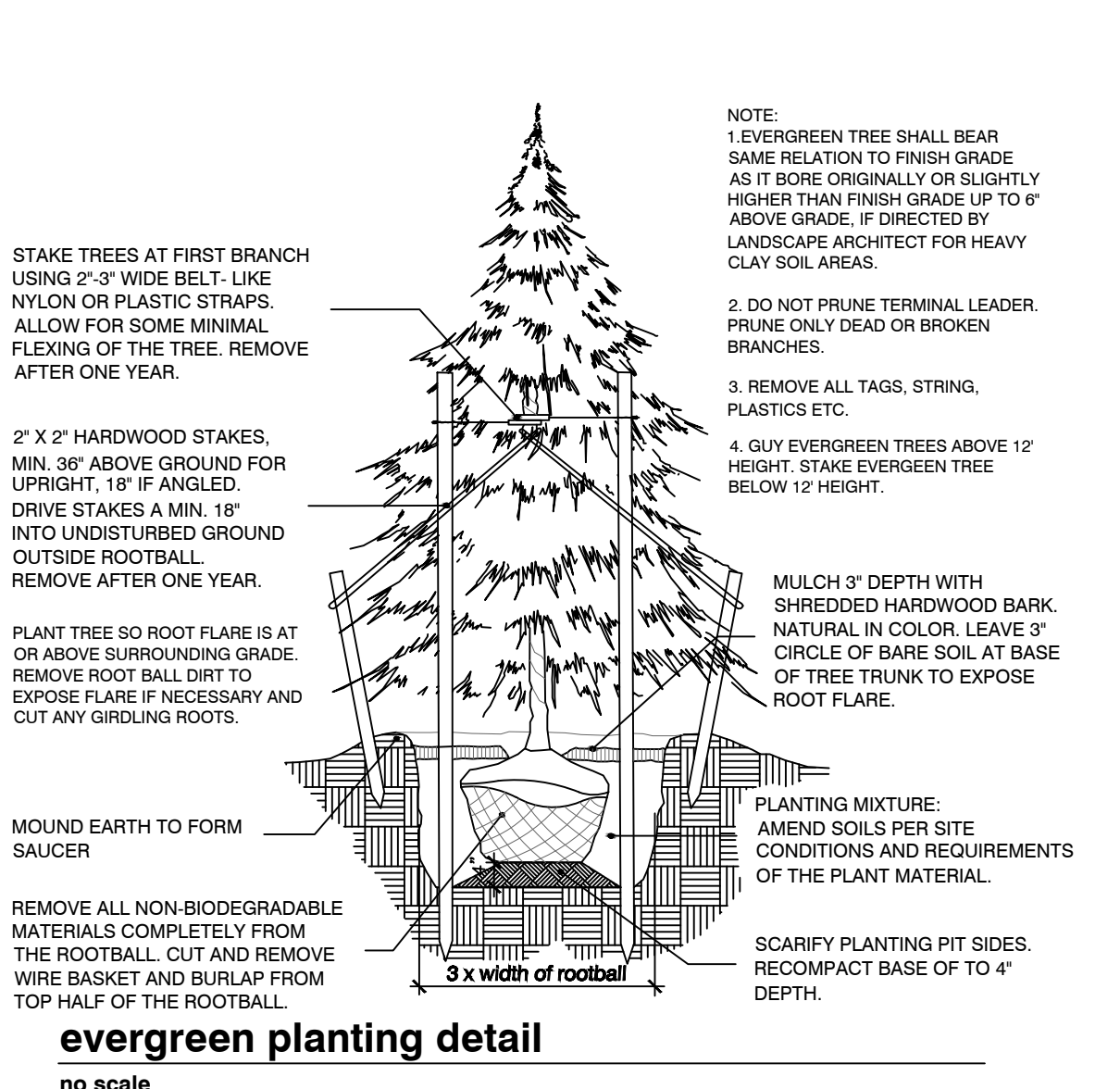
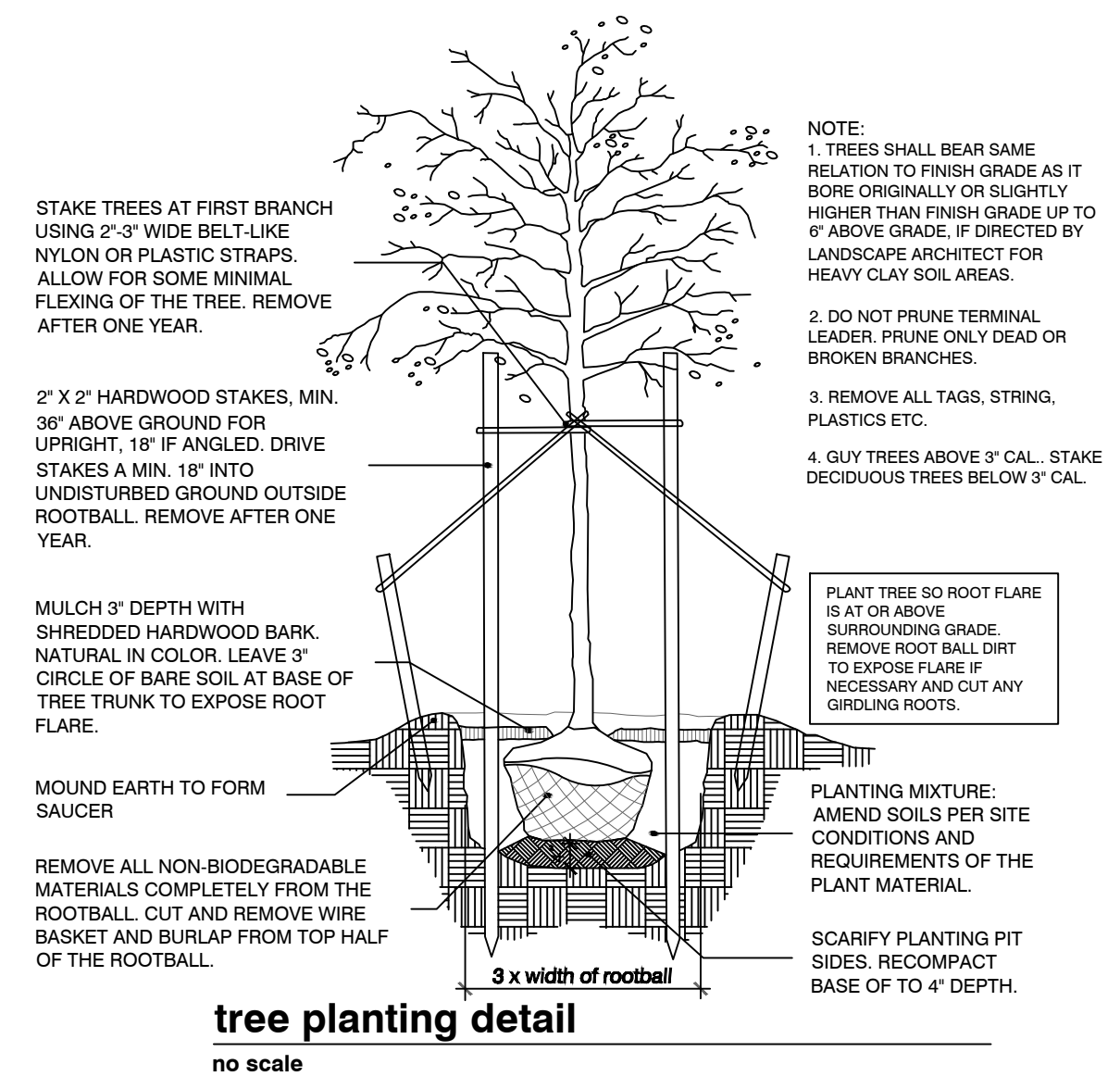
**bicycle rack**  
LANDSCAPE FORMS: FGP BIKE RACK  
SCALE: 1" = 1'-0"



A MINIMUM OF 2' SEPARATION BETWEEN TRANSFORMER AND FULL GROWN SHRUBS AND TREES. GROUND COVERS ALLOWED UP TO TRANSFORMER PAD IF MAINTAINED BELOW 4" FULL GROWTH. IF TRANSFORMER FACES TOWARDS THE HOUSE, THEN THE SAME CONDITIONS EXIST. NO FULL GROWTH IN FRONT OF THE TRANSFORMER FOR AT LEAST A MINIMUM OF 8'. THERE ARE NO WAIVERS GRANTED TO THE ABOVE CONDITION. DETAIL PER THE DETROIT EDISON COMPANY SERVICE PLANNING DEPARTMENT (9-11-98).

SEE ENGINEERING PLANS FOR PROPOSED LOCATIONS, TOTAL NUMBER OF TRANSFORMERS AND FINAL LOCATION PER DETROIT EDISON REQUIREMENTS.

- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
  - SHADE TREES 5 FT.
  - ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) 10 FT.
  - SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY 2 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
- ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED.



**PROJECT:**  
Yatooma Oil  
Hartland  
4708-04-300-002  
Hartland Township,  
MI 48430

**CLIENT:**  
Pampalona  
Companies, LLC  
850 W. University  
Suite D  
Rochester, MI 48307

DESCRIPTION	DATE
SITE PLAN REVIEW SUBMITTAL 2	12/06/2021
SITE PLAN REVIEW SUBMITTAL 1	11/02/2021
CONCEPT SITE DESIGN REVIEW	10/04/2021

**SHEET TITLE:**  
LANDSCAPE NOTES & DETAILS

**PROJECT NUMBER:**  
2021-142

**DRAWN BY:**  
KMB

**CHECKED BY:**  
--

**SHEET NUMBER:**

**LS101**

Permit No.:









rendering view of gas station convenience store



aerial site view from the northeast

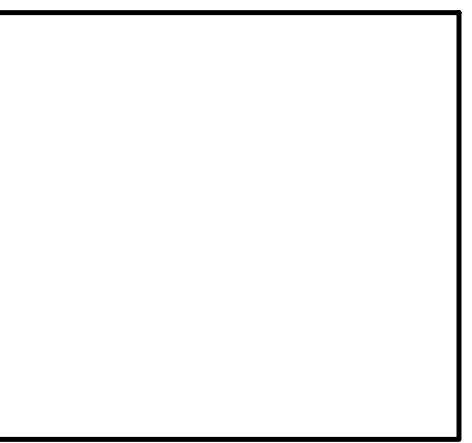
PROJECT:

**Yatooma Oil  
Hartland**  
4708-04-300-002  
Hartland Township,  
MI 48430

CLIENT:

**Pampalona  
Companies, LLC**  
850 W. University  
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CONCEPT SITE DESIGN REVIEW	10/04/2021



SHEET TITLE:

**ARCHITECTURAL  
RENDERINGS**

PROJECT NUMBER:

2021-142

DRAWN BY:

KMB

CHECKED BY:

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SHEET NUMBER:

**A001**



**building data**

REFERENCE CODES:

- 2015 MICHIGAN BUILDING CODE
- 2015 MICHIGAN PLUMBING CODE
- 2015 MICHIGAN MECHANICAL CODE
- 2017 NATIONAL ELECTRICAL CODE WITH PART 8 MICHIGAN AMENDMENTS
- ACCESSIBILITY ICC/ANSI A117.1 - 2009
- CHAPTER 13 OF 2012 MICHIGAN UNIFORM ENERGY CODE - CHAPTER 5 2012 MICHIGAN UNIFORM ENERGY CODE, PART 10a - ANSI / AHSHRAE 90.1-2007
- 2015 INTERNATIONAL FIRE CODE
- FIRE ALARM - NFPA 72 (2010)
- FIRE SUPPRESSION - NFPA 13 (2010)
- 2015 INTERNATIONAL FUEL GAS CODE

USE GROUP (CHAPTER 3): B - BUSINESS (304.1)

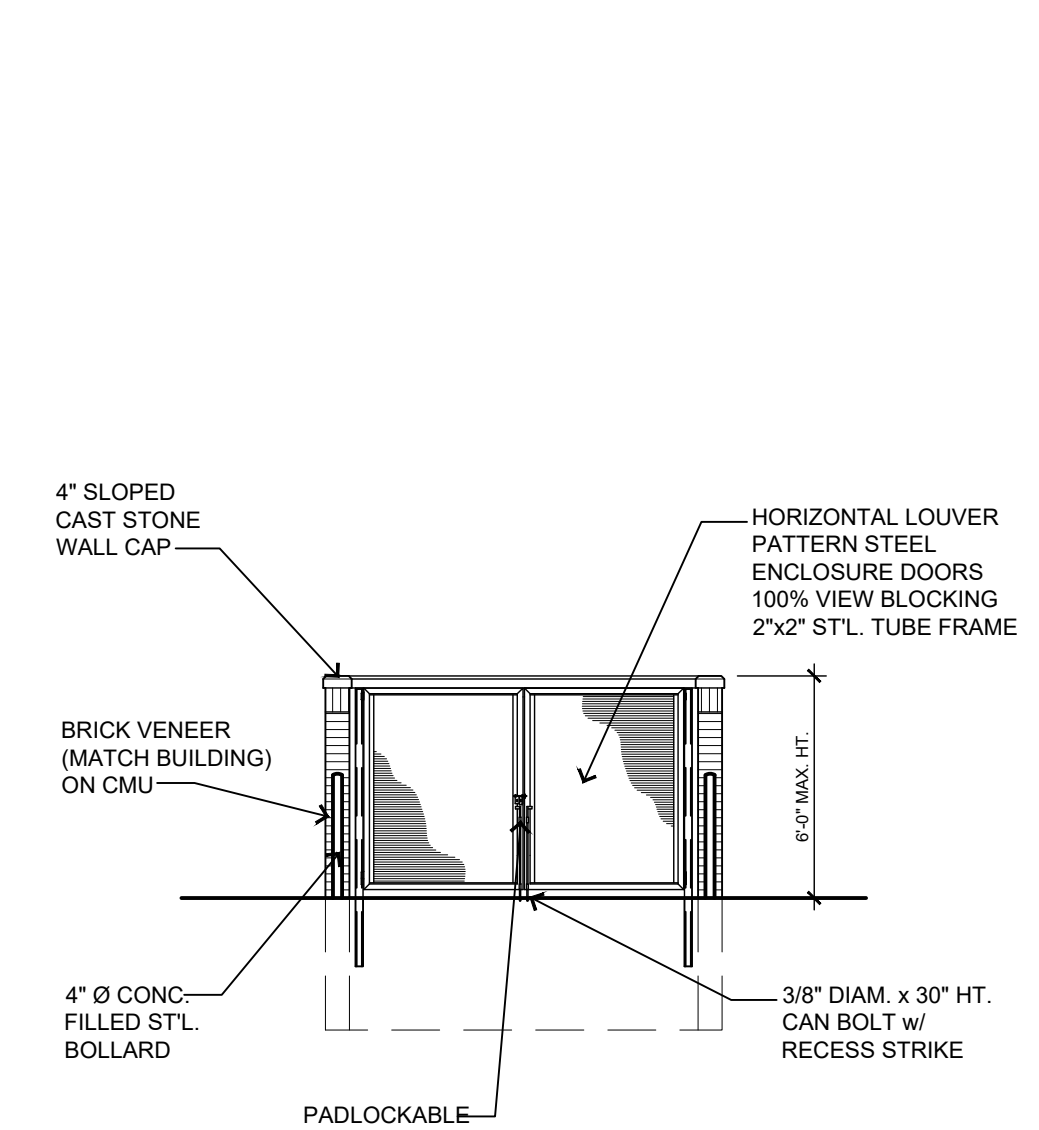
PROPOSED USE: GAS STATION CONVENIENCE STORE

CONSTRUCTION TYPE (CHAPTER 6): TYPE V B

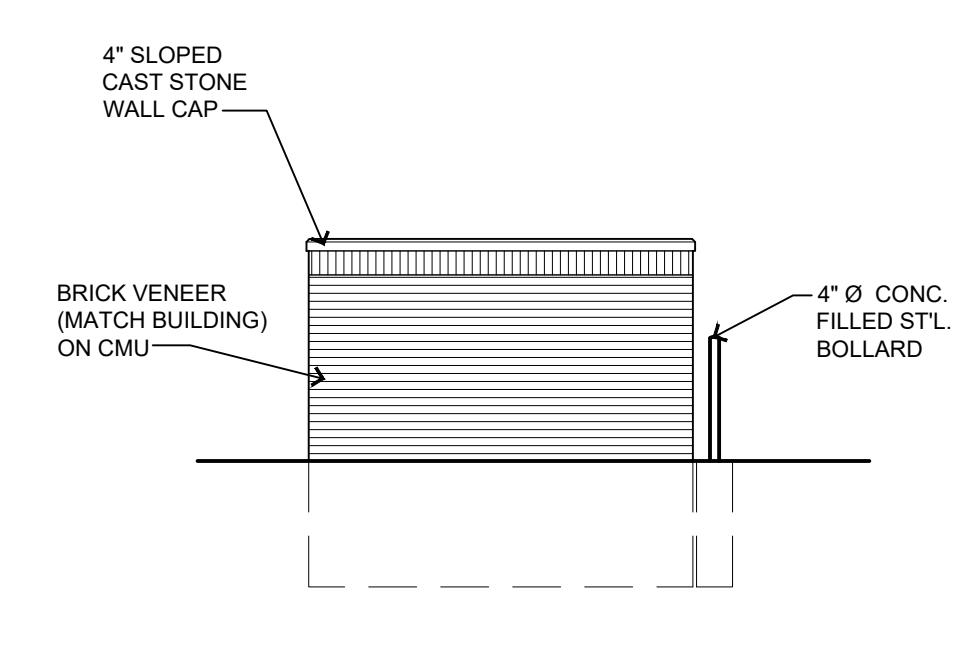
BUILDING AREA: 6,000 GROSS S.F.

BUILDING HEIGHT: 1 STORY 24'-2" HEIGHT

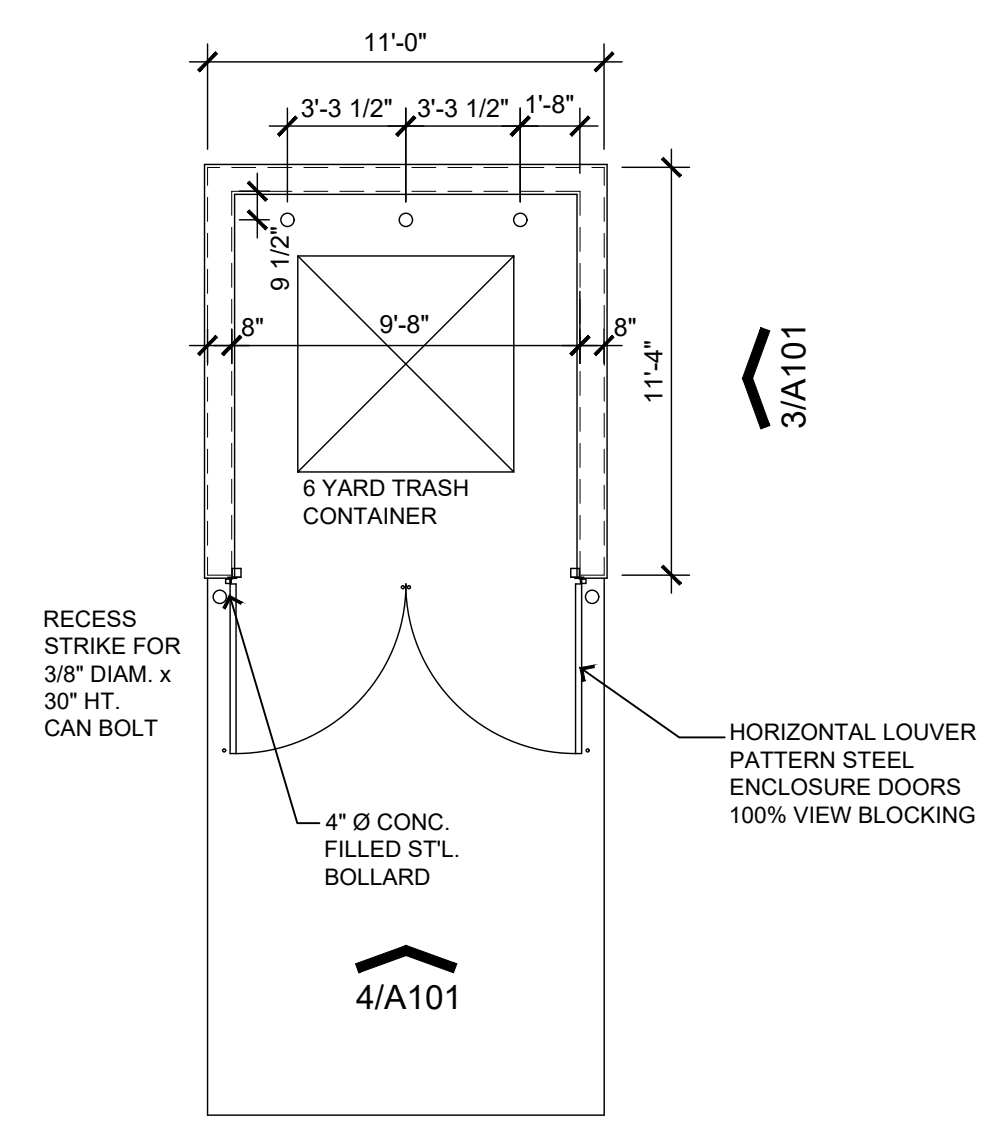
FIRE SUPPRESSION: BUILDING IS NOT EQUIPPED WITH A NFPA13 SPRINKLER SYSTEM IN ACCORDANCE WITH MBC SECTION 903.3.1.1



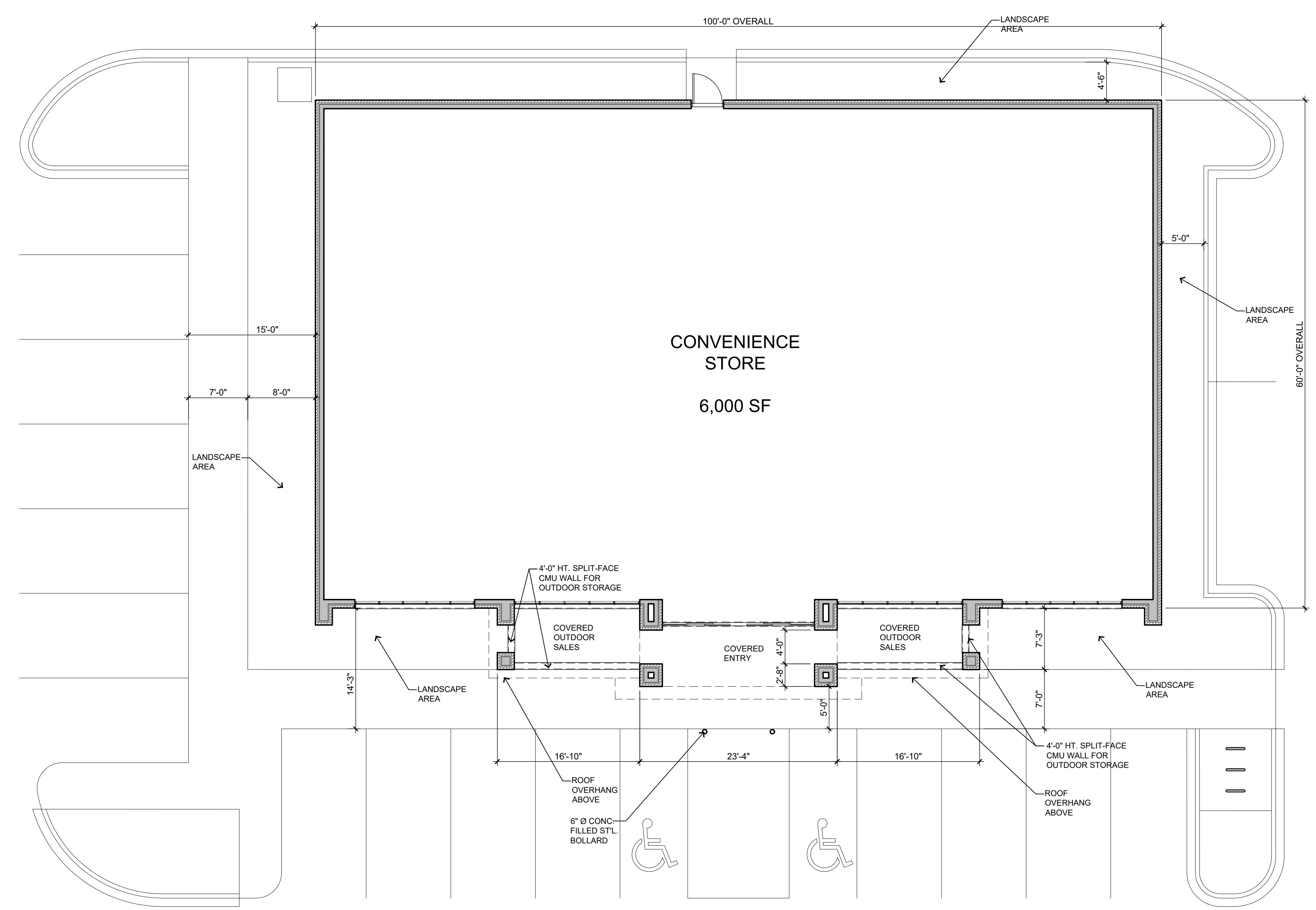
**4/A100 trash enclosure elevation**  
SCALE: 3/16"=1'-0"



**3/A100 trash enclosure elevation**  
SCALE: 3/16"=1'-0"



**2/A100 trash enclosure plan**  
SCALE: 3/16"=1'-0"



**1/A100 shell floor plan**  
6,000 GROSS SQUARE FEET  
SCALE: 1/8"=1'-0"

PROJECT:

**Yatooma Oil Hartland**  
4708-04-300-002  
Hartland Township, MI 48430

CLIENT:

**Pampalona Companies, LLC**  
850 W. University Suite D  
Rochester, MI 48307

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CONCEPT SITE DESIGN REVIEW	10/04/2021


SHEET TITLE:  
**SHELL FLOOR PLAN**

PROJECT NUMBER:  
2021-142

DRAWN BY:  
KMB

CHECKED BY:  
--

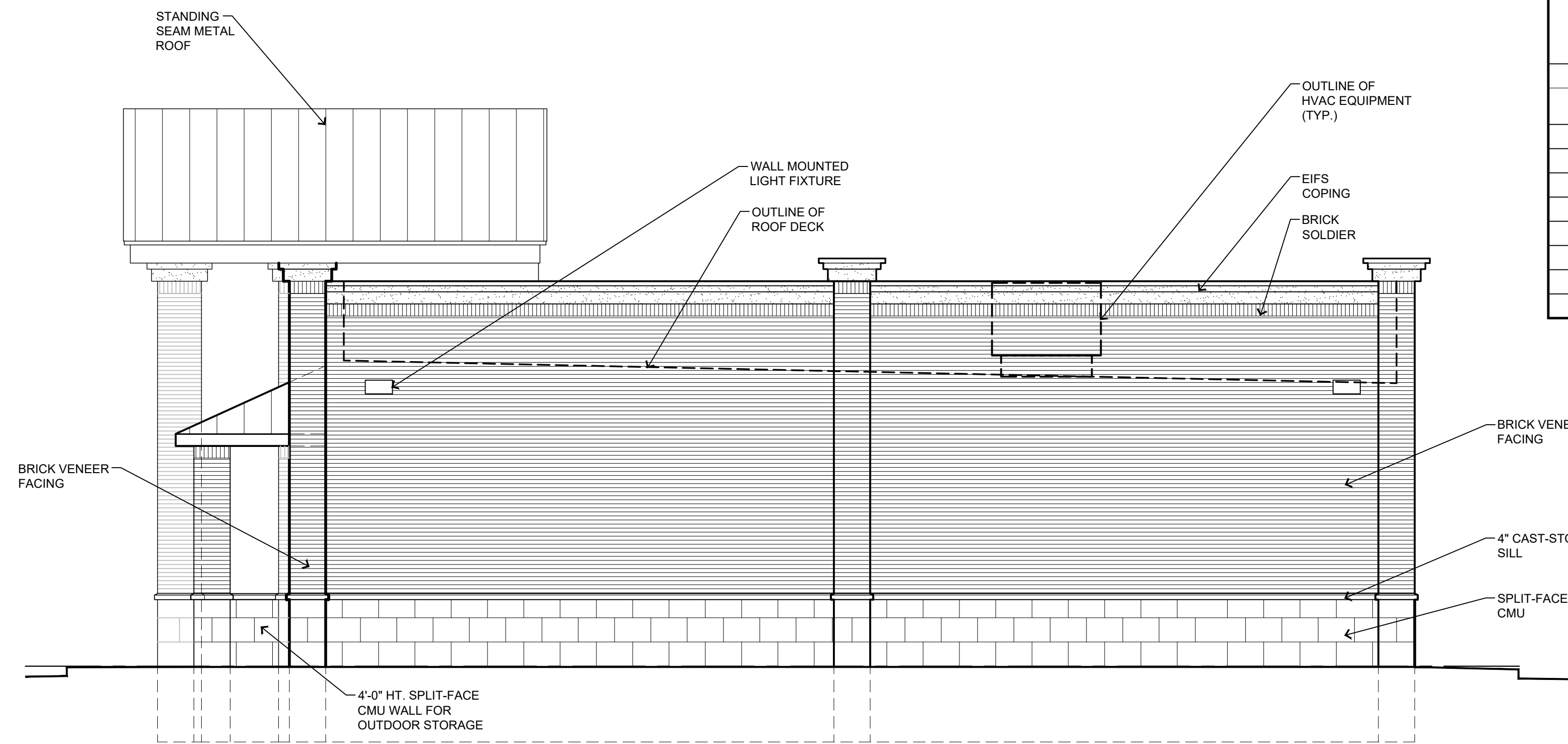
SHEET NUMBER:  
**A100**

Permit No.:



**SECTION 5.24.4 ROOF APPURTENANCES**

ALL ROOF APPURTENANCES SHALL BE SCREENED FROM VIEW BY USE OF A PARAPET WALL OR A SLOPED ROOF SYSTEM USING MATERIALS CONSISTENT WITH THE BUILDING DESIGN AND THE REQUIREMENTS OF SECTION 5.24, ARCHITECTURAL STANDARDS. THE USE OF FACADE MATERIALS TO FORM A SCREEN WALL NOT INCLUDED AS AN INTEGRAL PART OF THE BUILDING WALL OR ROOF STRUCTURE SHALL BE DEEMED INCONSISTENT WITH THIS SECTION. PROPOSED ROOF SCREENING SHALL BE INDICATED ON THE ARCHITECTURAL ELEVATIONS AND SHALL BE CONSIDERED AS PART OF THE FACADE WHEN CALCULATING THE PERCENTAGE OF MATERIALS FOR COMPLIANCE WITH THE SCHEDULE REGULATING FACADE MATERIALS.



**5.24.14 MAXIMUM PERCENTAGE OF FACADE MATERIALS ALLOWED BY GROUP**  
FACADE MATERIAL GROUP: 1  
EAST SIDE FACADE AREA: 1,613 SF

FACADE MATERIAL	AREA OF MATERIAL (SF)	% OF AREA	MAXIMUM % OF FACADE MATERIAL
BRICK VENEER	1,071.75	66.44%	100% (MIN. 30%)
DECORATIVE CMU	250.44	15.52%	25%
STANDING SEAM METAL	166.89	10.47%	20%
GLASS	--	--	50%
EIFS TRIM	66.52	4.12%	15%
WOOD PRODUCTS	22.5	1.39%	20%
PRE-CAST STONE SILL	22.9	1.42%	20%
TOTALS	1,613	100	--

2/A200 east side elevation

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

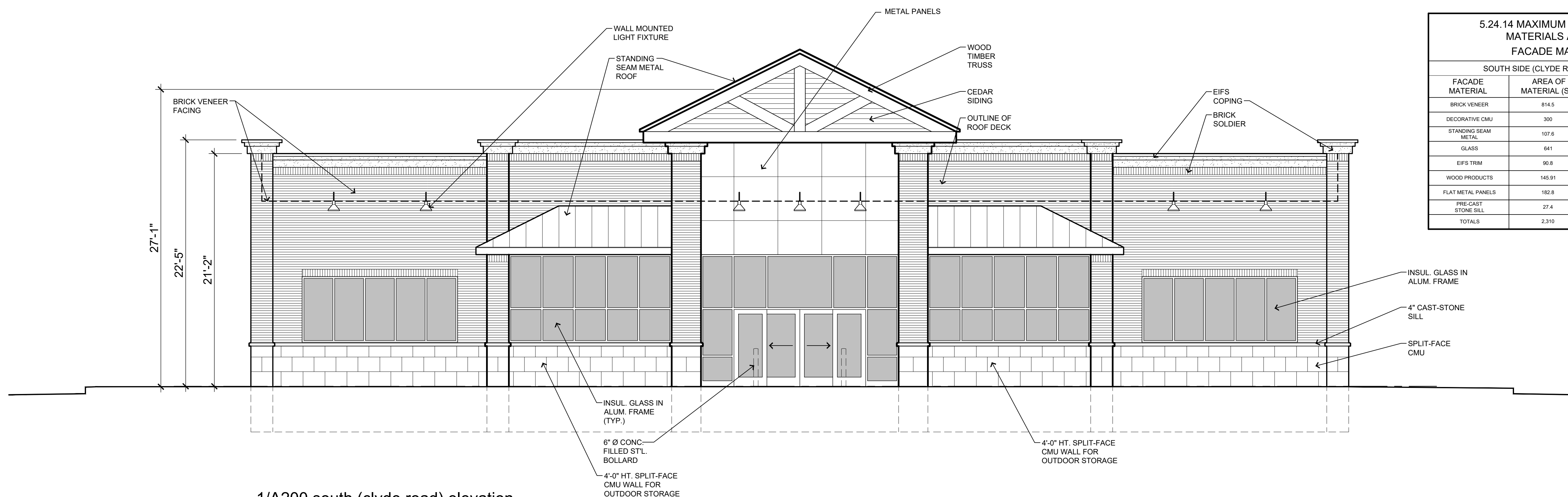
PROJECT:

**Yatooma Oil Hartland**  
4708-04-300-002  
Hartland Township, MI 48430

CLIENT:

**Pampalona Companies, LLC**  
850 W. University Suite D  
Rochester, MI 48307

DESCRIPTION	DATE
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**5.24.14 MAXIMUM PERCENTAGE OF FACADE MATERIALS ALLOWED BY GROUP**  
FACADE MATERIAL GROUP: 1  
SOUTH SIDE (CLYDE ROAD) FACADE AREA: 2,310 SF

FACADE MATERIAL	AREA OF MATERIAL (SF)	% OF AREA	MAXIMUM % OF FACADE MATERIAL
BRICK VENEER	814.5	35.2%	100% (MIN. 30%)
DECORATIVE CMU	300	12.98%	25%
STANDING SEAM METAL	107.6	4.65%	20%
GLASS	641	27.74%	50%
EIFS TRIM	60.8	3.93%	15%
WOOD PRODUCTS	145.91	6.31%	10%
FLAT METAL PANELS	182.8	7.9%	20%
PRE-CAST STONE SILL	27.4	1.18%	20%
TOTALS	2,310	100	--

1/A200 south (clyde road) elevation

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

SHEET TITLE:

**EXTERIOR ELEVATIONS**

PROJECT NUMBER:  
2021-142

DRAWN BY:  
KMB

CHECKED BY:  
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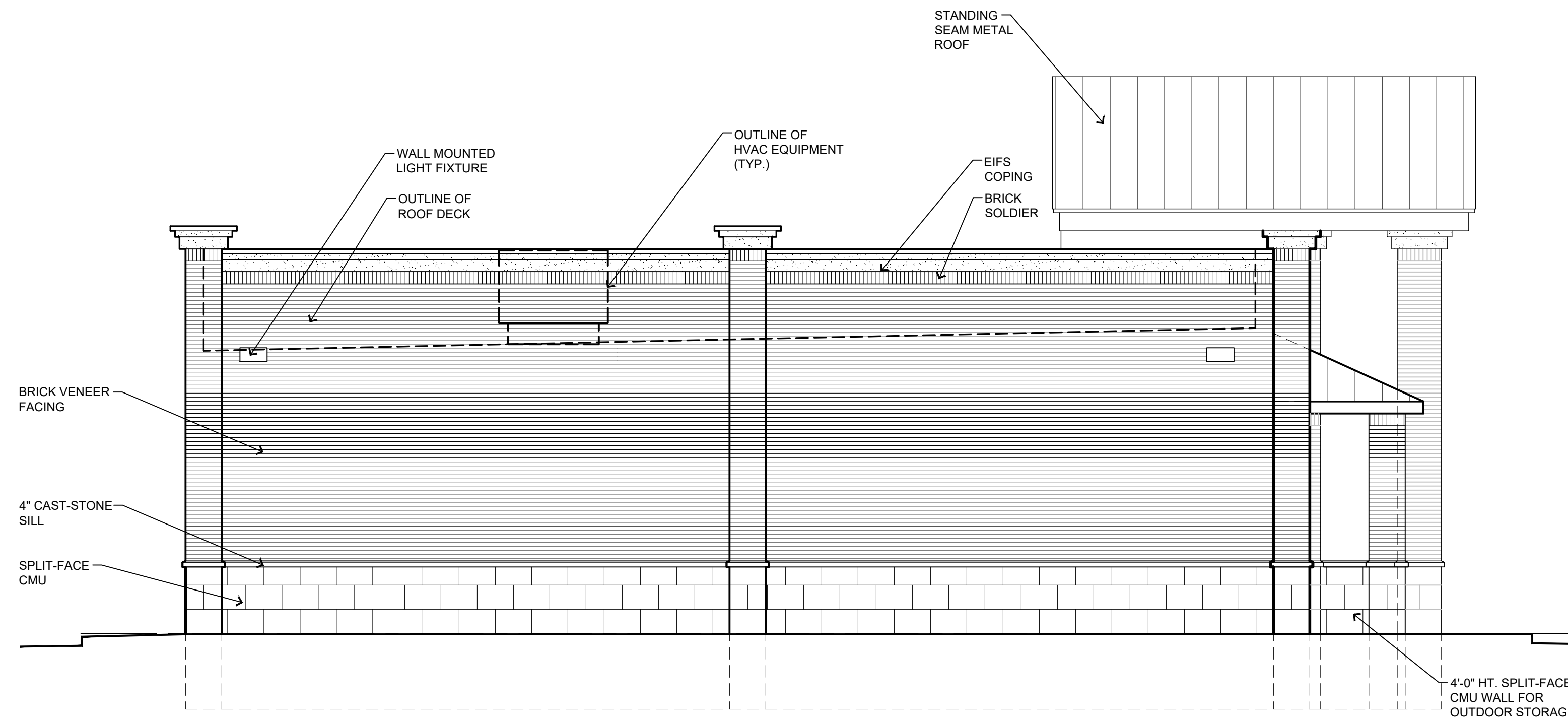
SHEET NUMBER:

**A200**

Permit No.:

**SECTION 5.24.4 ROOF APPURTENANCES**

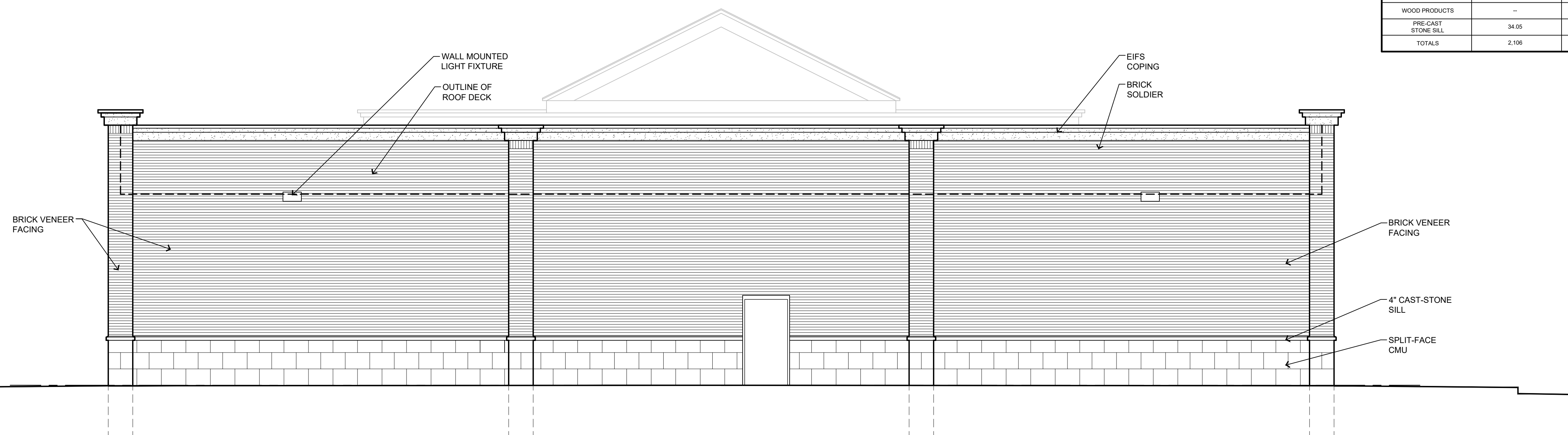
ALL ROOF APPURTENANCES SHALL BE SCREENED FROM VIEW BY USE OF A PARAPET WALL OR A SLOPED ROOF SYSTEM USING MATERIALS CONSISTENT WITH THE BUILDING DESIGN AND THE REQUIREMENTS OF SECTION 5.24, ARCHITECTURAL STANDARDS. THE USE OF FACADE MATERIALS TO FORM A SCREEN WALL NOT INCLUDED AS AN INTEGRAL PART OF THE BUILDING WALL OR ROOF STRUCTURE SHALL BE DEEMED INCONSISTENT WITH THIS SECTION. PROPOSED ROOF SCREENING SHALL BE INDICATED ON THE ARCHITECTURAL ELEVATIONS AND SHALL BE CONSIDERED AS A PART OF THE FACADE WHEN CALCULATING THE PERCENTAGE OF MATERIALS FOR COMPLIANCE WITH THE SCHEDULE REGULATING FACADE MATERIALS.



2/A201 west (runyan lake) elevation

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

5.24.14 MAXIMUM PERCENTAGE OF FACADE MATERIALS ALLOWED BY GROUP FACADE MATERIAL GROUP: 1			
WEST SIDE (RUNYAN LAKE ROAD) FACADE AREA: 1,613 SF			
FACADE MATERIAL	AREA OF MATERIAL (SF)	% OF AREA	MAXIMUM % OF FACADE MATERIAL
BRICK VENEER	1,071.75	66.44%	100% (MIN. 30%)
DECORATIVE CMU	250.44	15.52%	25%
STANDING SEAM METAL	168.89	10.47%	20%
GLASS	--	--	50%
EIFS TRIM	66.52	4.12%	15%
WOOD PRODUCTS	22.5	1.39%	10%
PRE-CAST STONE SILL	22.9	1.42%	20%
TOTALS	1,613	100	--



1/A201 north (rear) elevation

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

5.24.14 MAXIMUM PERCENTAGE OF FACADE MATERIALS ALLOWED BY GROUP FACADE MATERIAL GROUP: 1			
NORTH (REAR) SIDE FACADE AREA: 2,106 SF			
FACADE MATERIAL	AREA OF MATERIAL (SF)	% OF AREA	MAXIMUM % OF FACADE MATERIAL
BRICK VENEER	1,599.47	75.95%	100% (MIN. 30%)
DECORATIVE CMU	370.83	17.61%	25%
STANDING SEAM METAL	--	--	20%
GLASS	--	--	50%
EIFS TRIM	101.65	4.83%	15%
WOOD PRODUCTS	--	--	10%
PRE-CAST STONE SILL	34.05	1.62%	20%
TOTALS	2,106	100	--

PROJECT:

**Yatooma Oil Hartland**  
4708-04-300-002  
Hartland Township, MI 48430

CLIENT:

**Pampalona Companies, LLC**  
850 W. University Suite D  
Rochester, MI 48307

DESCRIPTION	DATE
SITE PLAN REVIEW SUBMITTAL 2	12/06/2021
SITE PLAN REVIEW SUBMITTAL 1	11/02/2021
CONCEPT SITE DESIGN REVIEW	10/04/2021

SHEET TITLE:

**EXTERIOR ELEVATIONS**

PROJECT NUMBER:  
2021-142

DRAWN BY:  
KMB

CHECKED BY:  
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SHEET NUMBER:

**A201**

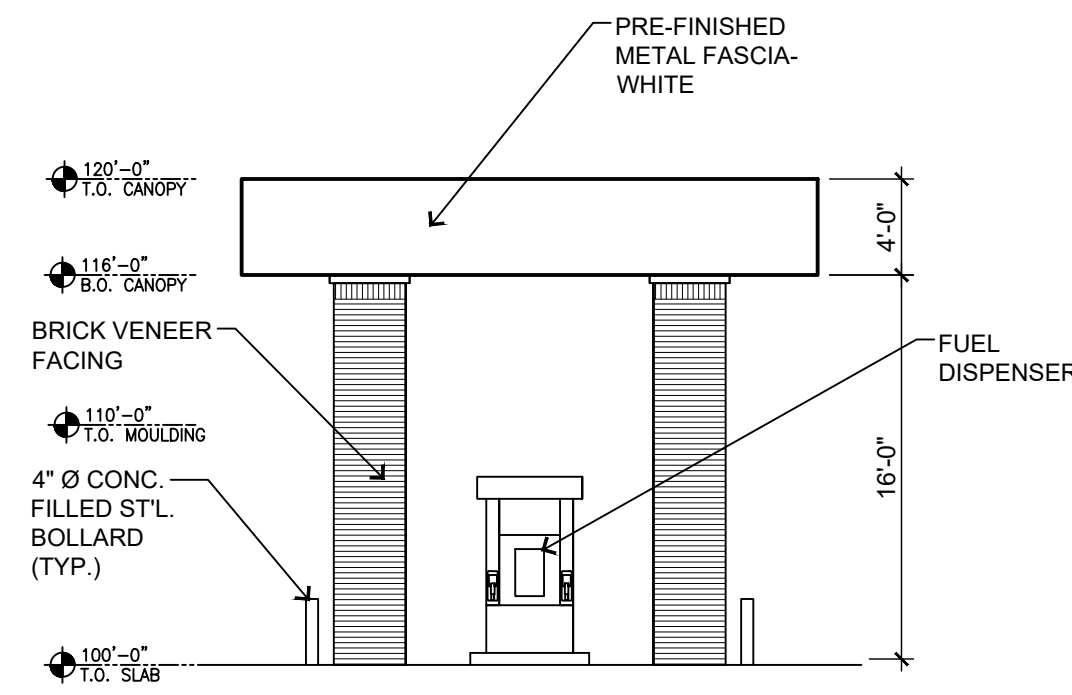
Permit No.:



Screen Printed ACM with Channel Letters

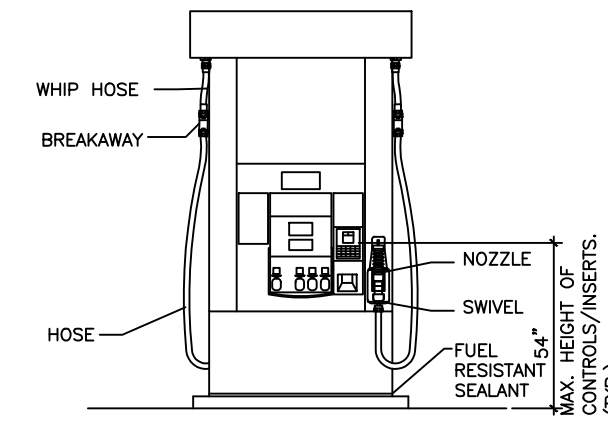
**5/A202 gas pump canopy signage example**

PROJECT SIGNAGE PLAN TO BE SUBMITTED FOR SEPARATE PERMIT AS REQUIRED BY HARTLAND TOWNSHIP. ALL PROPOSED SIGNAGE TO CONFORM TO TOWNSHIP ORDINANCE.

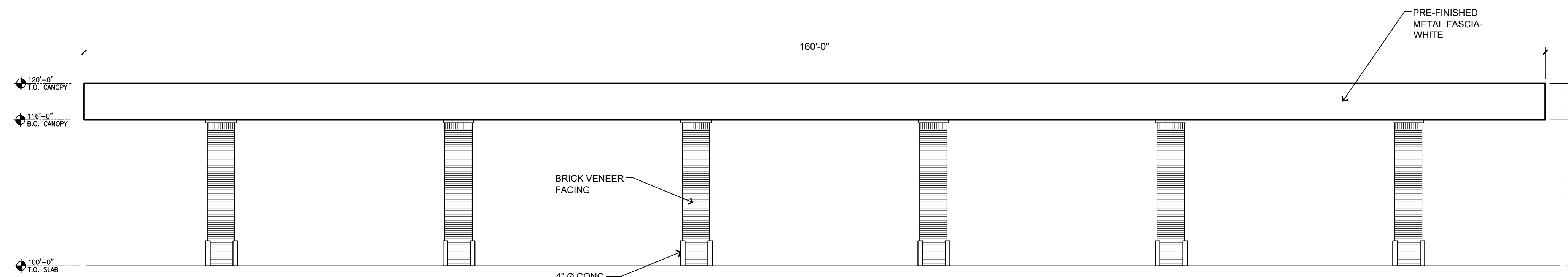


**5/A202 fuel canopy side elevation**

SCALE: 1/8"=1'-0"

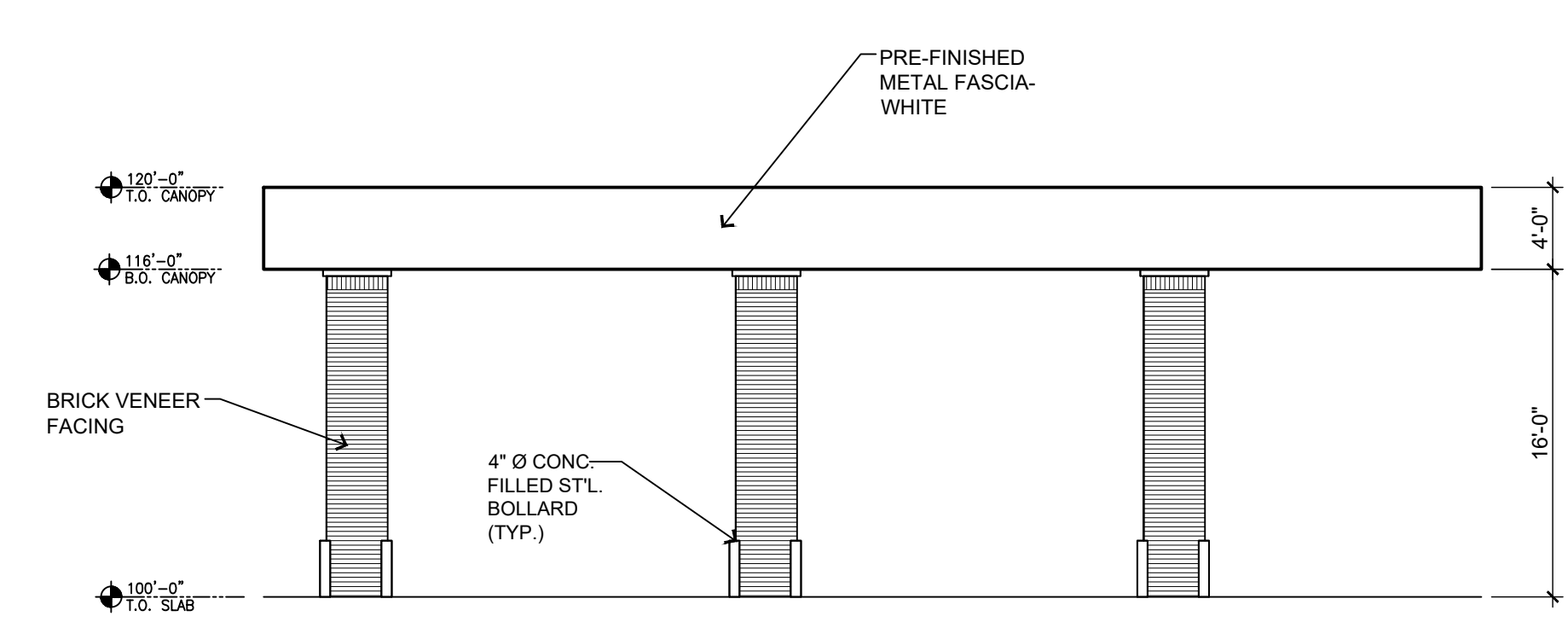


**TYPICAL DISPENSER ELEVATION**



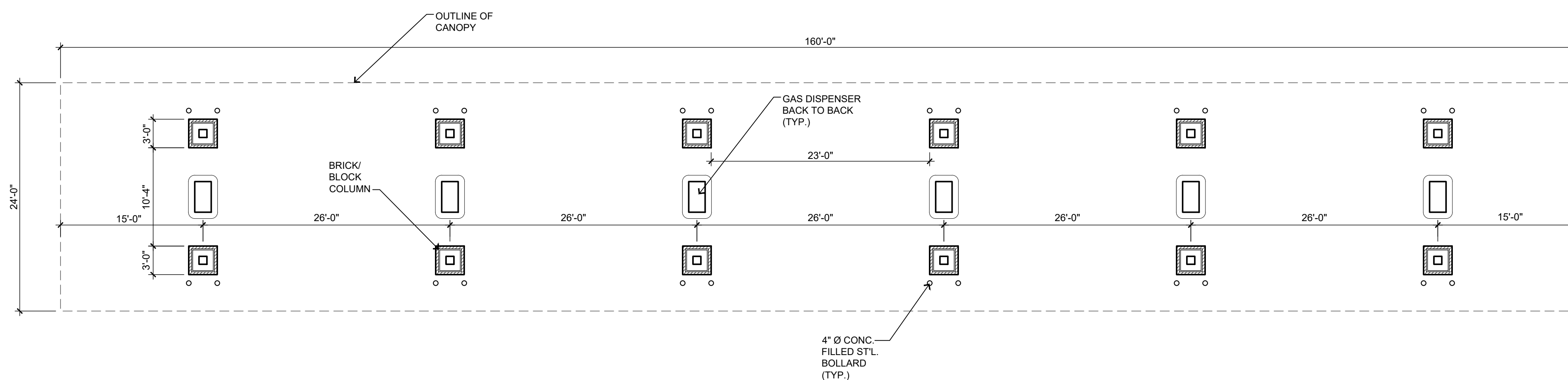
**3/A202 gas dispenser front/rear elevation**

SCALE: 1/8"=1'-0"



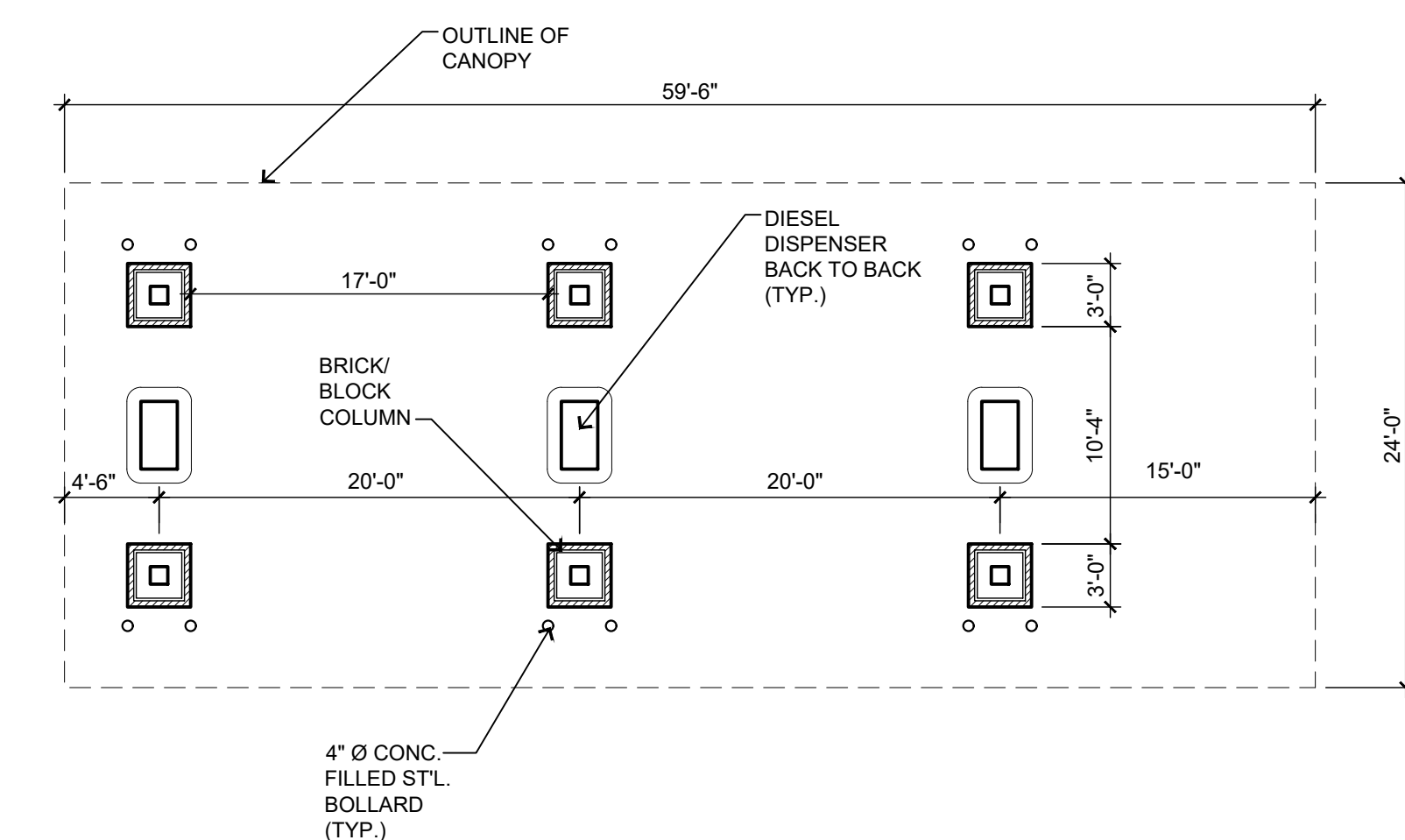
**4/A202 diesel dispenser front/rear elevation**

SCALE: 1/8"=1'-0"



**1/A202 gas dispenser canopy plan**

SCALE: 1/8"=1'-0"



**2/A202 diesel dispenser canopy plan**

SCALE: 1/8"=1'-0"

PROJECT:

**Yatooma Oil  
Hartland**  
4708-04-300-002  
Hartland Township,  
MI 48430

CLIENT:

**Pampalona  
Companies, LLC**  
850 W. University  
Suite D  
Rochester, MI 48307

DESCRIPTION	DATE
SITE PLAN REVIEW SUBMITTAL 2	12/06/2021
SITE PLAN REVIEW SUBMITTAL 1	11/02/2021
CONCEPT SITE DESIGN REVIEW	10/04/2021



SHEET TITLE:  
**FUEL CANOPY  
PLAN AND  
ELEVATIONS**

PROJECT NUMBER:  
2021-142

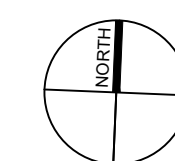
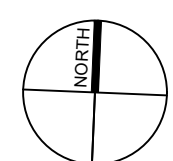
DRAWN BY:  
KMB

CHECKED BY:  
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SHEET NUMBER:

**A202**

Permit No.:



# Hartland Township Planning Commission Meeting Agenda Memorandum

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

**Subject:** Site Plan Application #22-002  
Residential development with two-family dwellings on Arena Drive

**Date:** January 6, 2022

## Recommended Action

**Move to approve Site Plan Application #22-002** a request to construct five (5) detached residential duplex buildings, each with two (2) apartment units, for a total of ten (10) residential units, on an undeveloped parcel on Arena Drive. Approval is subject to the following conditions:

1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated January 6, 2022, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.
2. Applicant complies with any requirements of the Department of Public Works Director, the Township Engineering Consultant, Hartland Deerfield Fire Authority, and all other government agencies, as applicable.
3. (Any other conditions the Planning Commission deems necessary)

## Discussion

**Applicant:** Paljo Vulaj

### Site Description

The subject site, approximately 1.93 acres in size, is undeveloped and located on the east side of Arena Drive in Section 22 of the Township (Parcel ID #4708-22-300-055). On the north, the subject site abuts the parking lot that is associated with Hartland Sports Center, at 2755 Arena Drive, which is zoned GC (General Commercial). Bella Vita Senior Assisted Living facility, 2799 Bella Vita Drive, is to the east and is zoned CA (Conservation Agricultural). A multi-tenant medical/professional building, zoned GC (General Commercial), occupies the parcel to the south, at 11515 Highland Road. The topography on the subject parcel is generally flat and is covered with field grass with groupings of trees along the east and south.

### Overview and Background Information

#### Private Road Application #122

In 2003, the Township Board approved Private Road Application #122, for the construction of a private road, Arena Drive. The proposed private road would provide access to the Hartland Sports Center and several parcels along Arena Drive.

#### Rezoning #21-001

A public hearing was held at the Planning Commission meeting on March 25, 2021, for Rezoning #21-001, a request to rezone approximately 2.98 acres of land, on the east side of Arena Drive, from GC

(General Commercial) to MR (Multiple Family Residential). A second parcel on the west side of Arena Drive, approximately 4.06 acres, was also part of the same request (REZ #21-001).

The east parcel, as configured at the time of the public hearing, included a portion of the adjacent parking lot (to the north) as part of the rezoning request. The parking lot was constructed in 2019 to serve the patrons of Hartland Sports Center, at 2755 Arena Drive, as part of an expansion project of the facility (SP #19-001).

Concerns were raised by the Planning Commission with regards to the parking lot being included in the rezoning request. The applicant was advised to reconfigure the east parcel and exclude the off-street parking lot portion of the parcel as part of the rezoning request and keep it in the GC (General Commercial) zoning category. This required the applicant to provide a revised legal description to describe the portion of the property to be rezoned, after the off-street parking area was excluded. At the May 13, 2021 Planning Commission meeting the applicant provided the revised legal description for the east parcel (now 1.93 acres in size). The Planning Commission recommended approval of REZ #21-001 for both parcels, for consideration by the Township Board. On May 18, 2021, the Township Board approved REZ #21-001.

### **Request and Proposed Plan**

The applicant is requesting to construct five (5) detached residential duplex buildings, for a total of ten (10) apartment units, on an undeveloped parcel of land on the east side of Arena Drive. Each one-story building has two (2) residential apartment units. Each apartment unit contains two (2) bedrooms and is approximately 1,379 square feet in size (living area). An attached 2-car garage (440 square feet) is provided for each unit as well as covered porches on the front and rear of the unit. Common areas are provided around the buildings as well as landscape screening on the north, south, and east sides of the property. The duplex buildings are approximately fifteen (15) feet apart.

The buildings are built on a slab. Exterior building materials include vinyl siding and brick as an accent on the porch pillars (front and rear covered porches) and banding along the bottom of each building. The façade materials colors are generally tones of beige and grey.

Driveway access to each unit is provided from Arena Drive which is a private road. There is a recorded ingress /egress easement that allows for access from Arena Drive. Each duplex building is approximately 42 feet from the front property line along Arena Drive. Each driveway is twenty (20) wide by approximately forty-three (43) feet in length which allows parking for two (2) cars on the driveway.

A five-foot wide concrete sidewalk is shown across the width of the subject site and is placed between the west property line and the street.

### **Approval Procedure**

The request requires a site plan application, to be reviewed by the Planning Commission, who will make a final decision on the site plan.

### **SITE PLAN REVIEW – Applicable Site Standards**

Section 3.1.9 of the Township Zoning Ordinance outlines the regulations for the MR (Multiple Family Residential) zoning district. A two-family building is considered a Principal Permitted Use in MR. Section 3.15.4. outlines density and open space regulations in residential districts. Architectural standards for two-family buildings are not provided in the Zoning Ordinance.

A summary of the applicable sections of the ordinance is provided below, as related to the proposed project.

**Site Description**

The subject site is located on the east side of Arena Drive, south of Hartland Sports Center (2755 Arena Drive) and north of the professional building addressed as 11515 Highland Road, in Section 22 of the Township. Bella Vita Senior Assisted Living facility is located east of the subject site.

The site will be served by municipal water and sanitary sewer, with the proposed utility connections as part of this project. The project will require additional land use permits from the Township and applicable approvals from other state and county agencies.

Stormwater detention for this site was previously provided in the existing pond constructed for the Hartland Sports Center and Arena Drive. Additional stormwater detention is not required.

**Development Standards (MR – Multiple Family Residential - Section 3.1.9.E)**

**Lot Size (Sec. 3.1.9.E)**

- Required – 15,000 sq. ft. minimum
- Proposed – 1.93 acres (84,071 sq. ft.)
- Meets Requirement? Yes
- Comment – (none)

**Frontage/Lot Width (Sec. 3.1.9.E)**

- Required – standards are not provided for a two-family building
- Proposed – NA
- Meets Requirement? – NA
- Comment – (none)

**Maximum Lot Coverage (Sec. 3.1.9.E)**

- Required – 20% maximum for two-family building
- Proposed – **23.6%, for five duplex buildings** (combined sq. ft of 5 bldgs. =19,810 sq. ft.; 19,810 sq. ft. ÷ 84,070 sq. ft. parcel size = 23.6%).

Calculations as follows:

Living area per unit: 1,379 sq. ft. x 10 =	13,790 sq. ft.
Garage area per unit: 440 sq. ft. x 10 =	4,400 sq. ft.
Front porch area per unit: 42 sq. ft. x 10 =	420 sq. ft.
Rear porch area per unit: 120 sq. ft. x 10 =	1,200 sq. ft.

**TOTAL BLDG. SQ. FT. (footprint) = 19,810 SQ. FT.**  
**Lot Coverage: = 23.6%**

- Meets Requirement? – No
- Comment – **Determination required by Planning Commission if proposed lot coverage is acceptable.**

**Setbacks (Sec. 3.1.9.E)**

Setback	Required	Proposed	Meets Requirements? (Y / N)
Front (west) Arena Drive	35'	43'	Yes
Rear (east)	25'	93.25'	Yes
Side (north)	15'	21.44'	Yes
Side (south)	15'	18.26'	Yes

NOTE: The stated distance between the duplex buildings is 15 feet. Section 3.1.9.E. does not provide a standard for the minimum distance between duplex buildings.

**Building Height (Sec. 3.1.9.E)**

- Required – 35 feet or 2½ stories, whichever is less
- Proposed – 14'-6" at tallest point (mean height)
- Meets Requirement? – Yes
- Comment – (none)

**Floor Area (Sec. 3.1.9.E.)**

- Required – minimum 720 sq. ft.
- Proposed – 1,379 sq. ft. (usable floor area) per apartment/unit
- Meets Requirement? – Yes
- Comment – (none)

**Site Requirements**

**Density and Open Space in Residential Districts (Sec. 3.15.4.)**

- Required – 25% min. of total parcel, for open space; 10% min. of lot parcel to be usable open space – this land may be counted as part of the required 25% common open space. The required open space shall be one contiguous area. EQUATES TO: 0.48 acres (21,018 sq. ft.) of open space required (25% of 1.93 acres/parcel area), of which 10% is usable open space (8,407 sq. ft.).
- Proposed – 1.26 acres of open space (54,906 sq. ft. or 65.3% open space)
- Meets Requirement? – Yes
- Comment – The plans show open space/landscaped areas around and between the buildings but does not distinguish usable open space areas.

Density requirements are not provided in the MR zoning standards (Section 3.1.9) or in Section 3.15.4. The subject property contains 1.93 acres. The Future Land Use Map (FLUM) designates this property as Multiple Family Residential. As outlined in the Comprehensive Development Plan, a maximum density of eight (8) units per acre is permitted for Multiple Family Residential therefore, a maximum of 15 dwelling units could be constructed on the subject site. In this case the proposed project has ten (10) dwelling units on a 1.93-acre site, thus the proposed density is approximately 5.18 dwelling units per acre.

**Off-Street Parking (Section 5.8.4.H - Parking Standards for Two-Family Residential)**

- Required – 2 spaces for each dwelling unit
- Proposed – Yes, plus additional parking is available on the driveway



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

**Landscaping and Screening (Sec. 5.11)**

Landscape requirements are not provided for residential developments in the Zoning Ordinance. The submitted site plan includes proposed landscape buffers along the north and south sides of the site. A mix of proposed evergreen trees and existing trees provide screening along the east property line. Several existing trees are preserved in the rear yard. Street trees are shown between the sidewalk and the buildings. Per the applicant, underground utilities prevent the placement of street trees between the sidewalk and street. Foundation landscaping is provided near the front entry of each unit. Seeded or sodded lawn is proposed for the remainder of the property. Irrigation is provided for landscaped areas.

**Architecture / Building Materials (Sec. 5.24)**

Architectural standards for façade materials are not provided in Section 5.24, for a duplex residential structure. Section 4.1 (Residential Design Standards) provides standards governing the design and appearance of all residential structures, including mobile homes and manufactured housing, when developed on individual lots or home sites in the Township. In this case the residential structures are duplex buildings, to be developed on a single parcel, thus neither section of the Ordinance is applicable regarding architecture design standards.

The single-story buildings are built on a slab. Exterior building materials include vinyl siding and brick as an accent on the porch pillars (front and rear covered porches) and banding along the bottom of each building. The façade materials colors are generally tones of beige and grey. A building materials board has been submitted by the applicant which will be available at the Planning Commission meeting on January 13, 2022.

**Other Requirements-Zoning Ordinance Standards**

Nothing additional at this time.

**Hartland Township DPW Review**

The Hartland Township DPW Director approves the contingencies noted in the letter dated December 16, 2021.

**Hartland Township Engineer’s Review (HRC)**

The Township’s Engineer (Hubbell, Roth, and Clark) has reviewed the plans and recommends approval subject to the items being addressed in the letter dated December 12, 2021.

**Hartland Deerfield Fire Authority Review**

The Hartland Deerfield Fire Authority has reviewed the plans and provided comments in the letter dated December 10, 2021. The Fire Authority approves the project subject to the contingencies being addressed as outlined in the letter.

**Attachments**

1. Hartland Township DPW review letter, dated December 16, 2021 – *PDF version only*
2. Township Engineer (HRC) review letter dated December 12, 2021 – *PDF version only*
3. Hartland Deerfield Fire Authority review letter, dated December 10, 2021 – *PDF version only*
4. Site Plans dated December 7, 2021



Site Plan Application #22-002 (Arena Drive Residential Duplex Development)

January 6, 2022

Page 6

CC:

HRC, Twp Engineer (via email)

Mike Luce, Twp DPW Director (via email)

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

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2022 Planning Commission Activity\Site Plan Applications\SP #22-002 Arena Drive Multi Family\Staff reports\SP #22-002 Arena Drive Multi Family \Staff Report 01.06.2022.docx



**DEPARTMENT OF PUBLIC WORKS**

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

TO: Planning Department  
DATE: 12/16/2021  
DEVELOPMENT NAME: Arena Drive Development  
PIN#:  
APPLICATION #: SUP# 22-002  
REVIEW TYPE: Site Plan

---

Site Plans for the proposed Arena Drive Site Plan proposes 5 buildings with 2 – 2-bedroom units in each building. REUs are assigned for these buildings as .70 per unit in turn totaling 1.4 per building.

**Multi-Family Dwelling: 2 Bed = .70 per unit \* 2 = 1.4**  
**10 Units = 5 buildings: 1.4 \* 5 = 7**

**TOTAL:**

	Sewer REUs	Water REUs
Owned	TBD	TBD
Required	7	7
REU Difference	7	7
Cost Each	\$9,439.20	\$5,816.10
Total Due Each	\$66,074.40	\$41,027.70
<b>TOTAL REU COST</b>	<b>\$107,102.10</b>	

Hartland Township Public Works approves the Arena Drive Condo site plan subject to 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.

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

Michael Luce  
Public Works Director

December 12, 2021

Hartland Township  
2655 Clark Road  
Hartland, MI 48353

Attn: Mr. Troy Langer, Planning Director

Re: Preliminary Site Plan Review  
Arena Drive Apartments  
Section 22, Hartland Township

HRC Job No. 20210858.02

Dear Mr. Langer:

As requested, this office has reviewed the plans for the above project as prepared by the Angle Design and Engineering (plans dated December 7, 2021). The following items will need to be addressed:

General

1. All permits are to be obtained prior to the start of construction. At this time, the permits for this development may include Livingston County Building & Utility Services, LCDC Soil Erosion and EGLE Water Main & Sanitary Sewer Construction.
2. All applicable Hartland Township standard detail sheets shall be attached to the plans.

Water Supply

1. The proposed water main improvements will be required to be designed and constructed in accordance with Hartland Township Engineering Design Standards.
2. The proposed water leads for each unit should be shown on the plans.

Sanitary Sewer

1. All proposed sanitary sewer improvements must be designed in accordance with the current standards of the Livingston County Drain Commissioner's Office and will require their review and permitting. This will include the review of the proposed sanitary lift station location and design.

Storm Drainage

1. The proposed storm water collection system must be designed in accordance with Hartland Township Engineering Design Standards.

2. Storm water detention for this site was previously provided in the existing pond constructed with the Arena. Therefore, additional stormwater detention is not required.

Paving & Grading

1. The proposed paving and grading improvements must be designed in accordance with Hartland Township Engineering Design Standards.

Subject to these items being addressed in the construction plans, we have no objection to the approval of the site plan. One (1) complete set of the construction plans should be submitted to the Township Planning Department for review.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Michael P. Darga, P.E.

MPD/mpd

pc: Hartland Twp; R. West, M. Wyatt, M. Luce  
HRC; R. Alix, T. Pietila



HARTLAND DEERFIELD FIRE AUTHORITY

# FIRE MARSHALS OFFICE

Hartland Area Fire Dept.  
3205 Hartland Road  
Hartland, MI. 48353-1825

Voice: (810) 632-7676

E-Mail: [jwhitbeck@hartlandareafire.com](mailto:jwhitbeck@hartlandareafire.com)

December 10, 2021

To: Zoning/Planning  
Hartland Township  
2655 Clark Road  
Hartland MI 48353

Re: Request for Review of the *Site Plans for the JP Luxury Apartments, Arena Drive, December 7, 2021*

Based upon the drawings for the Final Site Plan of the JP Luxury Apartments submitted by email on December 9, 2021, they are recommended for approval by this office. Any revisions to the drawing shall be submitted to this office for further approval.

Yours In Fire Safety,

A handwritten signature in black ink that reads 'Jenn Whitbeck'.

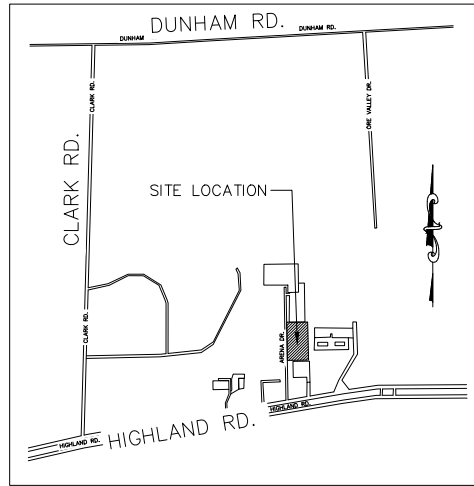
Jenn Whitbeck  
Fire Inspector

# PROPOSED JP VILLA LUXURY APARTMENTS

## LEGAL DESCRIPTION:

(PER WARRANTY DEED RECORDED IN INSTRUMENT #2021R-029691)

Part of the Southwest 1/4 of Section 22, T3N, R6E, Hartland Township, Livingston County, Michigan, more particularly described as follows: Commencing at the West 1/4 corner of said Section 22; thence along the East-West 1/4 line of Section 22, North 86 degrees 57' 37" East 2247.93 feet (recorded as South 88 degrees 15' 20" East 2247.00 feet); thence South 03 degrees 14' 18" East 634.27 feet (recorded as South 01 degree 35' 18" West 634.84 feet); thence North 86 degrees 54' 29" East (recorded as South 88 degrees 15' 20" East), 66.63 feet; thence along the East line of Arena Drive (Variable Width Private Easement for Ingress, Egress and Public Utilities, as recorded in Liber 965, page 367, Livingston County Records), South 03 degrees 11' 53" East (recorded as South 01 degree 32' 53" West), 216.15 feet, to the point of beginning of the parcel to be described; thence North 86 degrees 54' 29" East 210.23 feet; thence South 03 degrees 13' 49" East (recorded as South 01 degree 32' 53" West), 386.67 feet; thence South 79 degrees 39' 28" West (recorded as South 84 degrees 26' 10" West), 212.09 feet; thence along the East line of Arena Drive (Variable Width Private Easement for Ingress, Egress and Public Utilities, as recorded in Liber 965, page 367, Livingston County Records), North 03 degrees 11' 53" West (recorded as North 01 degree 32' 53" East), 413.44 feet, to the point of beginning. Including the use of Arena Drive (Variable Width Private Easement for Ingress, Egress and Public Utilities, as recorded in Liber 965, page 367, Livingston County Records).



LOCATION MAP

Sheet List Table	
Sheet Number	Sheet Title
CS1-100	COVER SHEET
CS-100	SITE PLAN
CG-100	GRADING PLAN
CU-100	UTILITY PLAN
CU-400	PUMP DETAILS

### REFERENCE SHEETS:

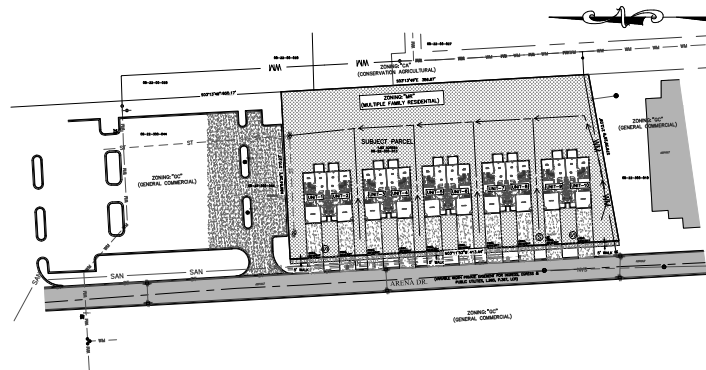
- 1- LP-1 LANDSCAPE PLANTING PLAN
- 2- LP-2 LANDSCAPE NOTES & DETAILS
- 3- LP-3 TREE PRESERVATION PLAN
- 4- TOPOGRAPHIC SURVEY
- 5- AS BUILT DRAWINGS

### ARCHITECTURAL SHEETS:

- 1- T-01 TITLE SHEET
- 2- A-1 FOUNDATION PLAN
- 3- A-2 FIRST FLOOR PLAN
- 4- A-3 ROOF LAYOUT PLAN
- 5- A-4 RENDERING

### STORM DETENTION NOTE:

THIS PROJECT AREA WAS INCLUDED IN THE OVERALL STORM SEWER SYSTEM AND DETENTION SYSTEM FOR THE SPORTS COMPLEX AS SHOWN ON THE ATTACHED AS-BUILT DOCUMENTS PROVIDED BY BOSS ENGINEERING.



### DEVELOPER

PAUL VULAJ  
JP VILLA LUXURY APARTMENTS LLC  
3009 STONE MEADOW DRIVE  
MILFORD, MI 48380

### ENGINEER

ANGLE DESIGN & ENGINEERING LLC.  
22417 CRANBROOKE DRIVE  
NOVI, MI 48375

LEGEND	
●	= PROP. GV & W; OR T S V & W
○	= EX. GV & W; OR T S V & W
●	= PROP. FIRE HYDRANT
○	= EX. FIRE HYDRANT
●	= PROP. SANITARY MH
○	= EX. SANITARY MH
●	= CLEANOUT
●	= PROP. MANHOLE
○	= EX. MANHOLE
●	= PROP. REAR YARD CB
●	= PROP. CATCH BASIN
○	= EX. CATCH BASIN
	= END SECTION
⊗	= STORM SEWER STRUCTURE NUMBER
⊗	= SANITARYSEWER STRUCTURE NUMBER
⊗	= EXISTING SHRUB
⊗	= EXISTING LIGHTING POLE
⊗	= PUBLIC PHONE
⊗	= TELEPHONE MANHOLE
▨	= PROPOSED RIP-RAP
▨	= PROPOSED CONCRETE
▨	= PROPOSED ASPHALT
▨	= PROPOSED GRASS
▨	= PROPOSED SWALE
FG-xxxx.xx	= PROPOSED FINISH GRADE
TC-xxxx.xx	= PROPOSED TOP & GUTTER
EP-xxxx.xx	= PROPOSED TOP OF WALK
TW-xxxx.xx	= PROPOSED TOP OF WALK
---	= PROPOSED HIGH POINT LINE

BENCHMARKS	
BENCHMARK #300	BENCH TIE 88± NORTHERLY OF SW. PROPERTY CORNER IN THE W. SIDE OF A 15" OAK TREE TAG NO. 537 ELEVATION= 971.27 (NAVD88)
BENCHMARK #302	CHISELED "X" ON THE S. SIDE OF A 24" CONCRETE LIGHT POLE BASE NORTH OF PROPERTY IN W. ISLAND ELEVATION= 962.24 (NAVD88)
BENCHMARK #303	CHISELED "X" ON THE S. SIDE OF A 24" CONCRETE LIGHT POLE BASE NORTH OF PROPERTY IN E. ISLAND ELEVATION= 962.55 (NAVD88)

<b>SITE DATA:</b>	
GROSS AREA	1.93 ACRES
PROP. FLOOR AREA EXCLUDING GARAGE	1,400 SQ.FT.
<b>SITE ZONING:</b>	
ZONING DISTRICT	"MR" (MULTI FAMILY RESIDENTIAL)
<b>DEVELOPMENT STANDARDS:</b>	
MINIMUM LOT AREA	15,000 SQ.FT.
MINIMUM LOT WIDTH	120'
MINIMUM LOT COVERAGE	20%
MINIMUM FLOOR AREA	720 SQ.FT.
OPEN SPACE PROVIDED	54,906 SQ.FT.
<b>SETBACK:</b>	
FRONT YARD	35'
REAR YARD	25'
SIDE YARD	15' MINIMUM

CLIENT

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ISSUES	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	10-17-2021
2	REVISED PRE. SITE PLAN	11-15-2021
3	FINAL SITE PLAN	12-07-2021
4		

NOT FOR CONSTRUCTION

**MISSDIG 811**

CONSULTANTS

SEAL

10-18-2021

Angle Design & Engineering  
22417 Cranbrooke Drive, Novi, Michigan 48375  
Phone: (248) 296-2010 Email: Paul@AngleDesignEng.com Website: WWW.ANGLEDESIGNENG.COM

PROJECT

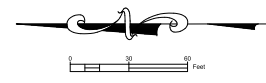
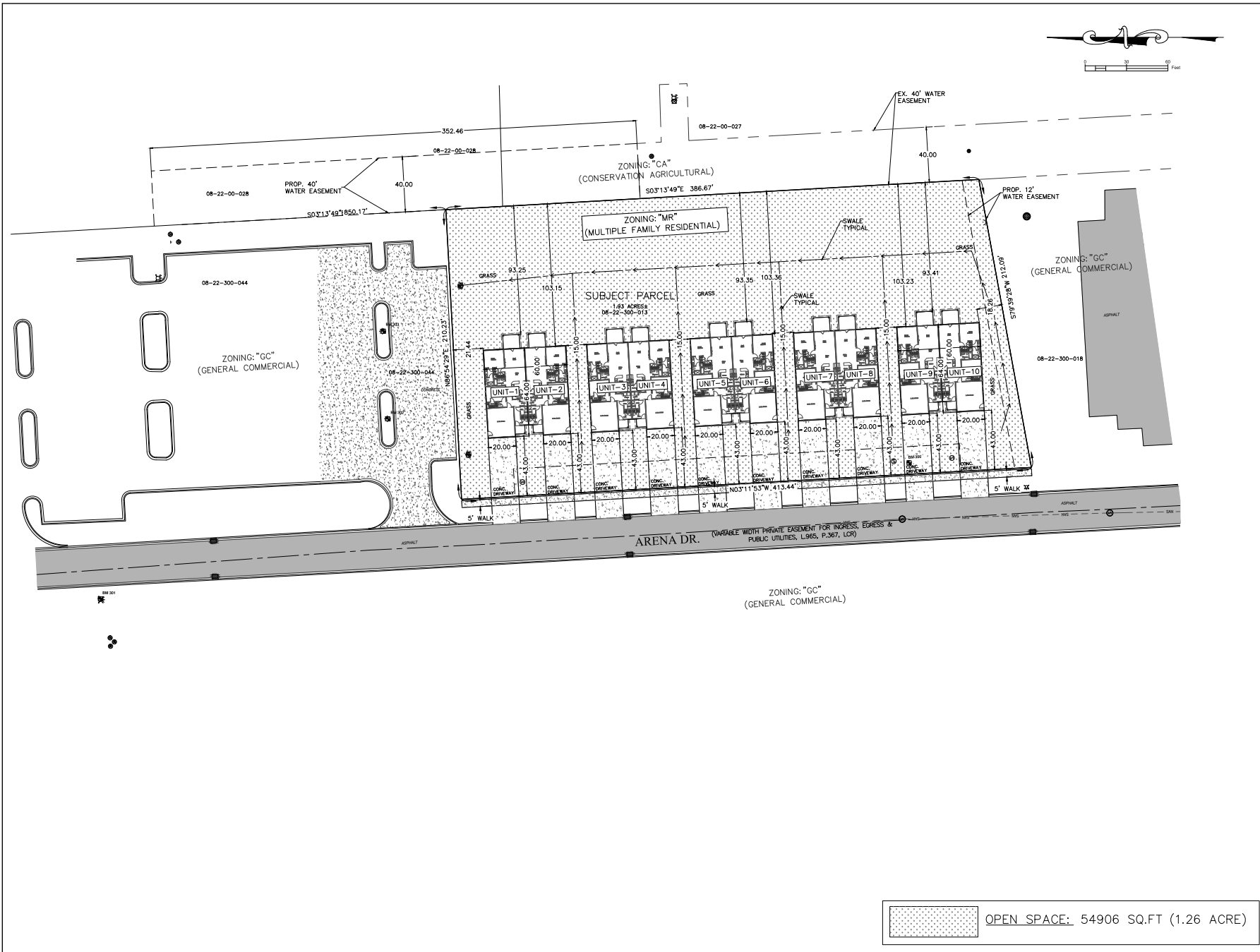
JP Villa Luxury Apartments  
11525 HIGHLAND ROAD  
HARTLAND, MICHIGAN

PROJECT NO: 2021-107	SCALE: <b>NTS</b>
DRAWN BY: M. K.	CHECKED BY: F. K.
PROJECT MGR: F. K.	APPROVED BY: F. K.

SHEET TITLE

COVER SHEET

SHEET NUMBER	ISSUE
CS1-100	



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ISSUES		
No.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	10-17-2021
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3	FINAL SITE PLAN	12-07-2021
4		

NOT FOR CONSTRUCTION



CONSULTANTS

SEAL

STATE OF MICHIGAN  
 PAUL A. REHILL  
 ENGINEER  
 NO. 63178  
 10-18-2021

**Angle Design & Engineering**  
 22411 Coopersville Drive, Novi, Michigan 48275  
 Phone: (248) 276-2616 Email: Paul@angleandeng.com  
 Website: WWW.ANGLEDESIGN.COM

**PROJECT**

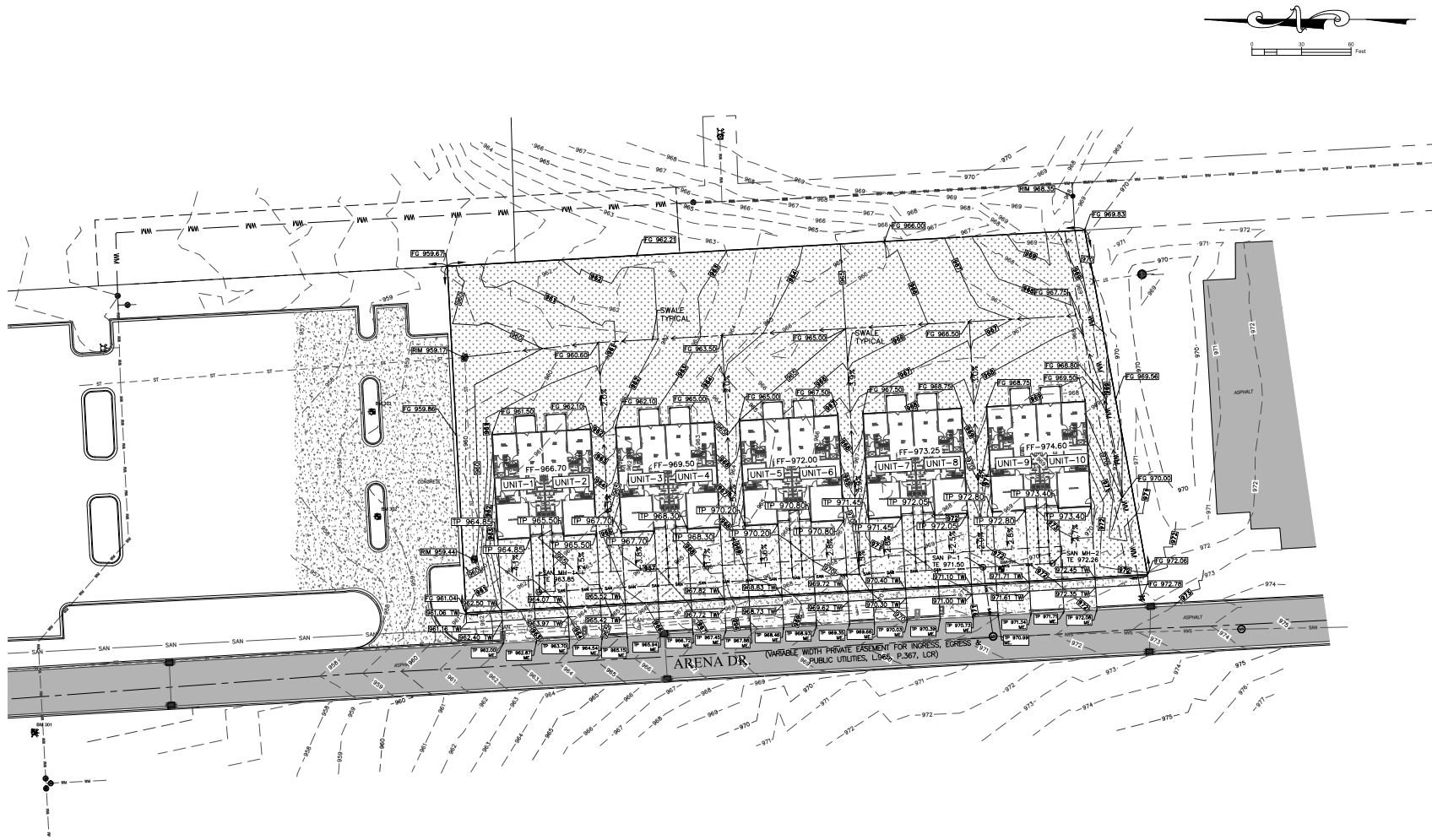
JP Villa Luxury Apartments  
 11525 HIGHLAND ROAD  
 HARTLAND, MICHIGAN

PROJECT NO: 2021-107	SCALE: <b>1"=30'</b>
DRAWN BY: M. K.	CHECKED BY: F. K.
PROJECT MGR: F. K.	APPROVED BY: F. K.

SHEET TITLE

SITE PLAN

SHEET NUMBER	ISSUE
CS-100	



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ISSUES	DESCRIPTION	DATE
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3	FINAL SITE PLAN	12-07-2021
4		

**NOT FOR CONSTRUCTION**



CONSULTANTS

CONSULTANTS



**Angle Design & Engineering**  
 12411 Coopersville Drive, Novi, Michigan 48275  
 Phone: (248) 286-2818 Email: Paul@angleandeng.com  
 Website: WWW.ANGLEDESIGN.COM

**PROJECT**  
 JP Villa Luxury Apartments  
 11525 HIGHLAND ROAD  
 HARTLAND, MICHIGAN

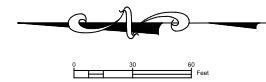
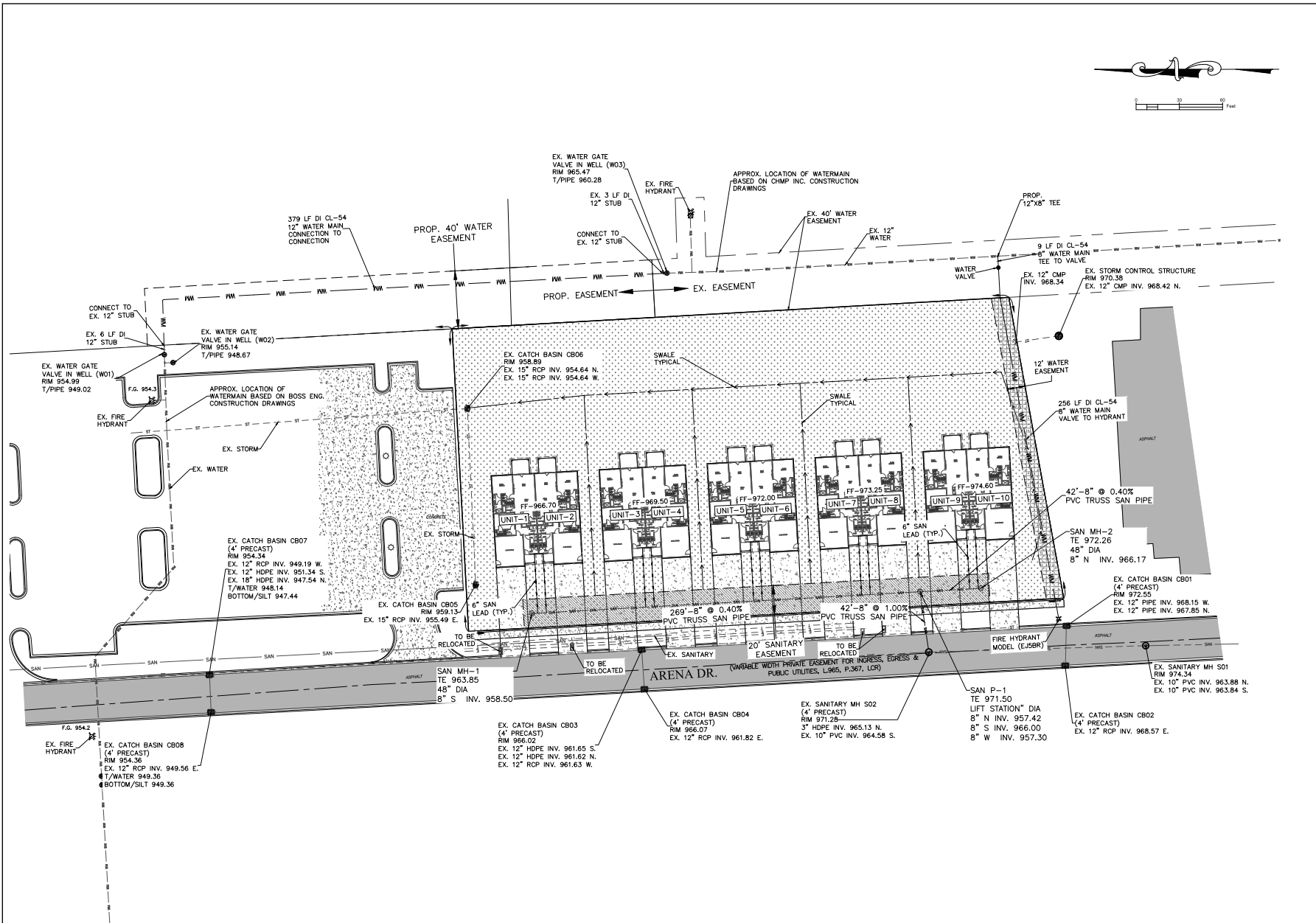
PROJECT NO: 2021-107	SCALE: <b>1"=30'</b>
DRAWN BY: M. K.	CHECKED BY: F. K.
PROJECT MGR: F. K.	APPROVED BY: F. K.

SHEET TITLE

GRADING PLAN

SHEET NUMBER  
**CG-100**





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4		

**NOT FOR CONSTRUCTION**



CONSULTANTS

SEAL

Angle Design & Engineering

12411 Conover Drive, Novi, Michigan 48245  
 Phone: (248) 276-2616 Email: Paul.Rohlf@anglede.com  
 Website: WWW.ANGLEDIGN.COM

PROJECT

JP Villa Luxury Apartments  
 11525 HIGHLAND ROAD  
 HARTLAND, MICHIGAN

PROJECT NO: 2021-107 SCALE: 1"=30'

DRAWN BY: M. K. CHECKED BY: F. K.

PROJECT MGR: F. K. APPROVED BY: F. K.

SHEET TITLE

**UTILITY PLAN**

SHEET NUMBER

**CU-100**

ISSUE

**STORM DETENTION NOTE:**  
 THIS PROJECT AREA WAS INCLUDED IN THE OVERALL STORM SEWER SYSTEM AND DETENTION SYSTEM FOR THE SPORTS COMPLEX AS SHOWN ON THE ATTACHED AS-BUILT DOCUMENTS PROVIDED BY BOSS ENGINEERING.

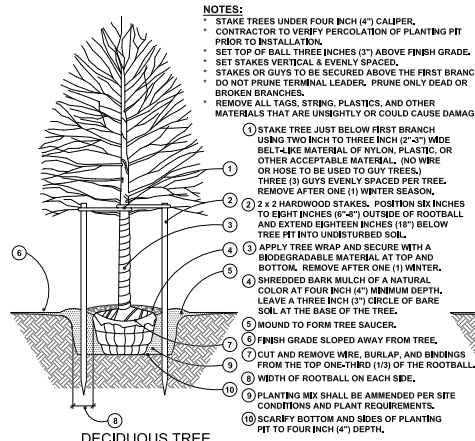




**LANDSCAPE DEVELOPMENT NOTES:**

**PLANTING**

1. Installation of all plant material shall be in accordance with the latest edition of the American Association of Nurserymen Standards for Nursery Stock and with the specifications set forth by Hartland Township, Michigan.
2. The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the American Association of Nurserymen Standards for Nursery Stock.
3. The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
4. Plants designated "E&B" shall be balled and burlapped with firm balls of earth.
5. Dig shrub pits one foot (1") larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
6. The Contractor to give the best appearance. The plants shall be oriented to give the best appearance.
7. When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and setting with water.
8. Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4") deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of three inches (3"). Only natural color shredded hardwood bark mulch will be accepted.
9. Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems.
10. All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over three quarters of an inch (3/4") shall be painted with tree paint. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
11. Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
12. All lawn areas shall be seeded with a Grade A Kentucky Blue Grass blend over the topsoil. Existing lawn in generally good condition but with bare, sparse, or weedy areas must be renovated by filling in low areas, raising, overseeding, and top dressing all sparse and bare spots and continuing with a weed and feed program.
13. All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April1 thru September 30 period; if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to adjoining properties and including the absence of weeds and refuse.
14. Plant trees and shrubs no closer than the following minimum distances from sidewalks and curbs:
  - a. Shade/Canopy Trees Three feet (3')
  - b. Ornamental/Flowering Trees Five feet (5')
  - c. Evergreen Trees Ten feet (10')
  - d. Evergreen/Flowering Shrubs Four feet (4').
 Trees and shrubs shall not be planted within ten feet (10') of a fire hydrant.
15. Backfill directly behind all curbs and along sidewalks and compact to the top of curbs or walk to support vehicle and pedestrian weight without settling.
16. All landscape areas, especially parking lot islands and landscape beds next to buildings shall be excavated of all building materials and poor soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-textured planting soil (loam or light yellow clay loam). Add four inches to six inches (4"-6") of topsoil over the fill material and crown to a minimum of six inches (6") above the top of curbs and/or walks after earth settling unless otherwise noted on the landscape plan.
17. Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner:
  - a. Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site.
  - b. Call the Township for an inspection prior to backfilling.
  - c. Replace excavated material with good, medium-textured planting soil (loam or light yellow clay loam) to a minimum of two inches (2") above the top of the curbs and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan.
 If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay loam) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.
18. Edging shall consist of Ryerson Steel edging, Perma-Loc aluminum edging, spaded edge, or approved equivalent.



**PLANTING DETAILS** not to scale

**MATERIAL**

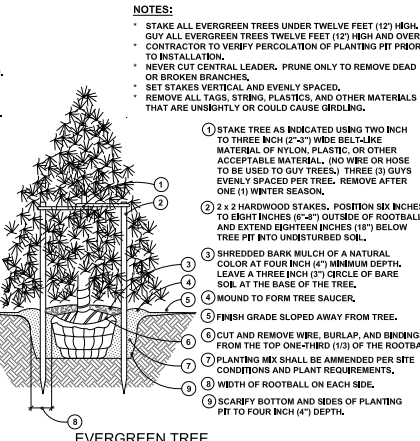
1. Required landscape material shall satisfy the criteria of the American Association of Nurserymen Standards for Nursery Stock and be: a. Nursery grown; b. State Department of Agriculture inspected; c. No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted); d. Staked, wrapped, watered, and mulched according to the details provided; and e. Guaranteed for one (1) year.
2. Topsoil shall be friable, fertile soil of clay loam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
3. The seed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Sheri/Adelphi" @ sixty percent (60%), Cheving Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Ryegrass @ five percent (5%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
4. Sod shall be two (2) year old "Baron/Sheri/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
5. Proposed perennials shall be full, well-rooted plants.
6. Callery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

**GENERAL**

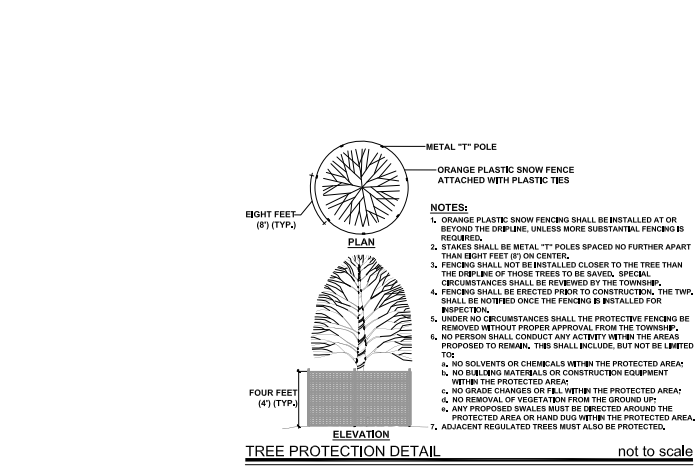
1. Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
2. The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
3. The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
4. All landscape areas shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
5. All written dimensions override scale dimensions on the plans.
6. Report all changes, substitutions, or alterations to the Owner's representative.
7. All bidders must inspect the site and report any discrepancies to the Owner's representative.
8. All specifications are subject to change due to existing conditions.
9. The Owner's representative reserves the right to approve all plant material.
10. All ground mounted mechanical units shall be screened on three (3) sides with living plant material.

**MAINTENANCE OF GENERAL LANDSCAPE AREAS**

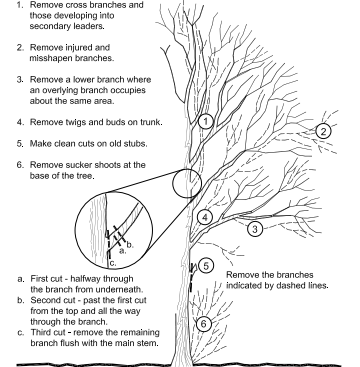
1. The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
2. The Owner shall conduct a seasonal landscape maintenance program including regular lawn watering (at least once per week during the growing season), pruning at appropriate times, weeding, and snow removal during winter.
3. The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
4. All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
5. Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
6. All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.
7. Annual beds shall be kept free of weeds and mulched with sphagnum peat of a neutral pH as needed. Perennial beds shall be kept free of weeds and mulched with fine textured shredded bark as needed. Cut spent flower stalks from perennial plants at regular intervals.



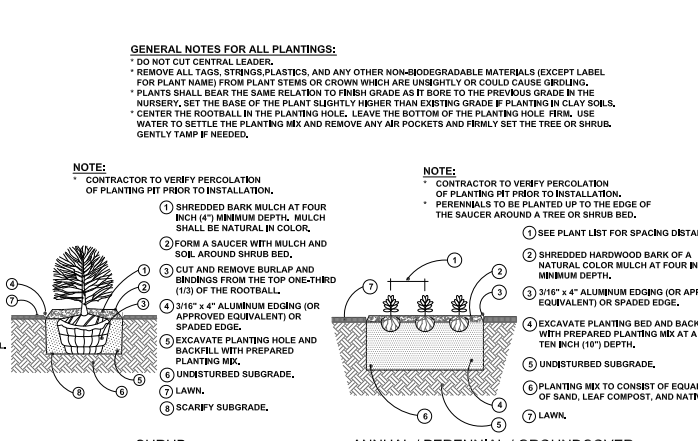
**PLANTING DETAILS** not to scale



**TREE PROTECTION DETAIL** not to scale



**PRUNING DETAIL** not to scale



**GENERAL NOTES FOR ALL PLANTINGS:** not to scale

**NOTES:**

- \* See Sheet LP- 1: LANDSCAPE PLANTING PLAN for overall planting plan and plant list.
- \* See Sheet LP- 3: TREE PRESERVATION PLAN for tree Inventory list, proposed action for existing trees, and summary of tree totals.

date: October 15, 2021  
 revised:  
 11-17-2021 Revise for New review.  
 12-07-2021 Revise for two water line.

scale: as Indicated

**LANDSCAPE PLAN FOR:**  
 Angle Design  
 & Engineering, L.L.C.  
 22417 Cranbrook Drive  
 Novi, Michigan 48375  
 (313) 258-2036

**PROJECT LOCATION:**  
 Hartland Condominiums  
 & Engineering, L.L.C.  
 11525 Highland Road  
 Hartland Township,  
 Michigan

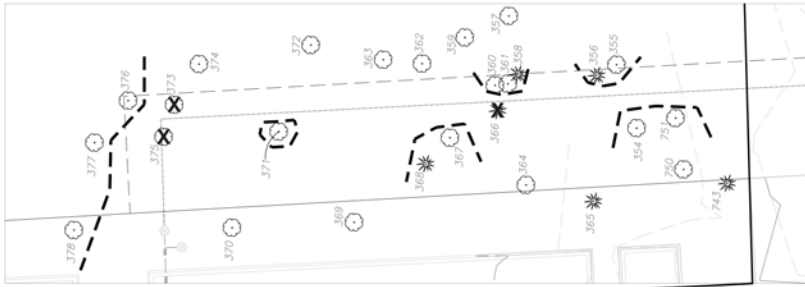
**LANDSCAPE PLAN BY:**  
 Nagy Devlin Land Design  
 31736 West Chicago Ave.  
 Livonia, Michigan 48150  
 (734) 634-9208

**LANDSCAPE PLAN FOR:**  
 Angle Design  
 & Engineering, L.L.C.  
 22417 Cranbrook Drive  
 Novi, Michigan 48375  
 (313) 258-2036

**PROJECT LOCATION:**  
 Hartland Condominiums  
 & Engineering, L.L.C.  
 11525 Highland Road  
 Hartland Township,  
 Michigan

**LANDSCAPE PLAN BY:**  
 Nagy Devlin Land Design  
 31736 West Chicago Ave.  
 Livonia, Michigan 48150  
 (734) 634-9208

**LP - 2: LANDSCAPE NOTES & DETAILS**



**TREE INVENTORY LIST - OFF SITE TREES**

No.	Size	Botanical Name	Common Name	Condition	Action	No.	Size	Botanical Name	Common Name	Condition	Action
354	9"	Quercus rubra	Red Oak	Good	Save	370	24"	Quercus rubra	Red Oak	Good	Save
355	9"	Quercus rubra	Red Oak	Good	Save	371	24"	Quercus rubra	Red Oak	Good	Save
356	15"	Juniperus virginiana	Eastern Redcedar	Good	Save	372	18"	Quercus rubra	Red Oak	Good	Save
357	15"	Quercus rubra	Red Oak	Good	Save	373	10"	Quercus rubra	Red Oak	Good	Save
358	12"	Juniperus virginiana	Eastern Redcedar	Good	Save	374	12"	Quercus rubra	Red Oak	Good	Save
359	15"	Quercus rubra	Red Oak	Good	Save	375	8"	Quercus rubra	Red Oak	Good	Remove
360	9"	Quercus rubra	Red Oak	Good	Save	376	7"	Quercus rubra	Red Oak	Good	Save
361	9"	Quercus rubra	Red Oak	Good	Save	377	40"	Quercus rubra	Red Oak	Good	Save
362	9"	Quercus velutina	Black Oak	Good	Save	378	24"	Prunus serotina	Black Cherry	Good	Save
363	10"	Quercus rubra	Red Oak	Good	Save	743	14"	Juniperus virginiana	Eastern Redcedar	Good	Save
364	10"	Quercus rubra	Red Oak	Good	Save	750	15"	Quercus rubra	Red Oak	Good	Save
365	10"	Juniperus virginiana	Eastern Redcedar	Good	Save	751	15"	Quercus rubra	Red Oak	Good	Save
366	12"	Juniperus virginiana	Eastern Redcedar	Good	Remove						
367	7"	Quercus rubra	Red Oak	Good	Remove						
368	12"	Juniperus virginiana	Eastern Redcedar	Good	Save						
369	24"	Quercus rubra	Red Oak	Good	Save						

Total No. of Trees: 26  
Total Number of Trees to be Saved: 23  
Total Number of Trees to be Removed: 3

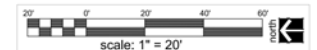


**TREE INVENTORY LIST**

No.	Size	Botanical Name	Common Name	Condition	Action
346	7.7"	Prunus serotina	Black Cherry	Good	Save
347	8"	Juniperus virginiana	Eastern Redcedar	Good	Save
348	7.7"	Malus domestica	Common Apple	Good	Remove
349	16"	Quercus rubra	Red Oak	Good	Save
350	8"	Fraxinus americana	White Ash	Good	Remove
351	9"	Populus deltoides	Cottonwood	Good	Save
352	8"	Populus deltoides	Cottonwood	Good	Remove
353	8"	Populus deltoides	Cottonwood	Good	Remove
537	15"	Quercus velutina	Black Oak	Good	Remove
543	11"	Acer negundo	Box Elder	Good	Remove
544	12"	Populus deltoides	Cottonwood	Good	Remove
545	9"	Quercus rubra	Red Oak	Good	Save
547	9"	Acer negundo	Box Elder	Good	Remove
549	15"	Populus deltoides	Cottonwood	Good	Remove
552	11"	Populus deltoides	Cottonwood	Good	Remove
553	20"	Populus deltoides	Cottonwood	Good	Save
554	14"	Populus deltoides	Cottonwood	Good	Remove
557	8"	Acer rubrum	Red Maple	Good	Remove
558	8"	Acer rubrum	Red Maple	Dead	Remove
559	8"	Quercus rubra	Red Oak	Good	Save
560	8"	Quercus rubra	Red Oak	Good	Save
561	20"	Prunus serotina	Black Cherry	Good	Save
562	10"	Quercus rubra	Red Oak	Good	Save
563	9"	Quercus rubra	Red Oak	Good	Save
564	11"	Acer rubrum	Red Maple	Good	Save
566	11"	Salix nigra	Black Willow	Good	Remove
567	11"	Populus deltoides	Cottonwood	Good	Save
568	8"	Populus deltoides	Cottonwood	Good	Save
569	10"	Populus deltoides	Cottonwood	Good	Save
570	10"	Populus deltoides	Cottonwood	Good	Save
571	11"	Populus deltoides	Cottonwood	Good	Remove
572	18"	Populus deltoides	Cottonwood	Good	Remove
573	16"	Populus deltoides	Cottonwood	Good	Remove
587	11"	Populus deltoides	Cottonwood	Good	Save
588	8"	Quercus rubra	Red Oak	Good	Save
589	10"	Prunus serotina	Black Cherry	Good	Save
590	9"	Quercus rubra	Red Oak	Good	Save
710	20"	Prunus serotina	Black Cherry	Good	Save
722	15"	Prunus serotina	Black Cherry	Good	Save
723	11"	Malus domestica	Common Apple	Good	Save
730	13"	Prunus serotina	Black Cherry	Good	Save
731	11"	Juniperus virginiana	Eastern Redcedar	Good	Save
732	10"	Prunus serotina	Black Cherry	Good	Save
733	10"	Prunus serotina	Black Cherry	Good	Save
734	15"	Prunus serotina	Black Cherry	Good	Save
735	22"	Quercus rubra	Red Oak	Good	Save
736	11"	Quercus rubra	Red Oak	Good	Save
737	20"	Quercus rubra	Red Oak	Good	Save

Total No. of Trees: 48  
Total Number of Trees to be Saved: 30  
Total Number of Trees to be Removed: 18

**NOTES:**  
 \* See Sheet LP-1: LANDSCAPE PLANTING PLAN for overall planting plan and plant list.  
 \* See Sheet LP-2: LANDSCAPE NOTES & DETAILS for landscape development notes, landscape planning details, detail for proper pruning techniques, and tree protection detail.



date: October 15, 2021  
 revised:  
 11-17-2021 Revise for Twp. review.  
 12-07-2021 Revise for new water line.

**LANDSCAPE PLAN FOR:** PROJECT LOCATION:  
 Angle Design & Engineering, L.L.C. Hartland Condominiums  
 22417 Cranbrooke Drive 11525 Highland Road  
 Novi, Michigan 48375 Hartland Township, Michigan  
 (313) 258-2036

**LANDSCAPE PLAN BY:**  
 Nagy Devlin Land Design  
 31736 West Chicago Ave.  
 Livonia, Michigan 48150  
 (734) 634-9208



*J. Brian*  
 J. BRIAN  
 LIC. 1280  
 ORIGINAL: IN BLUE

**LP - 3: TREE PRESERVATION PLAN**  
 \* Base data provided by Angle Design & Engineering, L.L.C.

**TREE PRESERVATION PLAN**

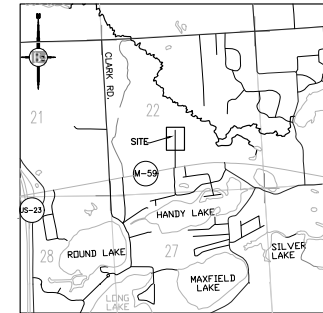
scale: 1" = 20'



# CONSTRUCTION PLANS/AS-BUILTS FOR HARTLAND SPORTS CENTER EXPANSION PART OF THE SW QUARTER, SECTION 22 HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MI

## PROPERTY DESCRIPTION:

DESCRIPTION OF PARCEL #4708-22-300-013 (AKA PARCEL "A") PER BOSS ENGINEERING SURVEY, JOB NO. 79121, DATED OCTOBER 23, 1979, AS RECORDED IN LIBER 965, PAGE 367, LIVINGSTON COUNTY RECORDS:  
 Parcel "A", a part of the Southwest 1/4 of Section 22, T2N-R6E, Hartland Township, Livingston County, Michigan, described as follows: Commencing at the West 1/4 corner of said Section; thence S 88°15'20" E along the East-West 1/4 line, 2247.00 feet; thence S 01°35'18" W, 634.84 feet; thence S 88°15'20" E, 643.63 feet to the Point of Beginning of the parcel to be described; thence continuing S 88°15'20" E, 010.00 feet; thence S 01°32'53" W, 603.02 feet; thence S 84°28'10" W, 212.00 feet; thence N 01°32'53" E, 630.00 feet to the Point of Beginning, containing 2.98 acres more or less and including the use of an easement for ingress and egress and public utilities as described and recorded in Liber 965, Page 367, Livingston County Records.  
 NOTE: THE ABOVE DESCRIBED PARCEL DOES NOT FORM A MATHEMATICAL CLOSURE BY 0.44 FEET, IN AN EAST-WEST DIRECTION.  
 DESCRIPTION OF PARCEL #4708-22-300-044, (AKA PARCEL "2") PER ADVANTAGE CIVIL ENGINEERING SURVEY, JOB NO. 02146, DATED 12-5-02, LAST REVISED 3-28-03, AS RECORDED IN LIBER 3930, PAGE 392, LIVINGSTON COUNTY RECORDS:  
 PART OF THE SOUTHWEST 1/4 OF SECTION 22, T2N-R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 22, T2N-R6E, THENCE ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 22, S 88°15'20" E, 1969.87 FEET (RECORDED AS 1970.00 FEET) TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 22, S 88°15'20" E, 634.84 FEET; THENCE S 01°32'53" W, 634.00 FEET; THENCE N 88°15'20" W, 634.08 FEET; THENCE N 01°35'18" E, 634.02 FEET TO POINT OF BEGINNING AND CONTAINING 8.06 ACRES, MORE OR LESS, INCLUDING THE USE OF A PRIVATE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES AS RECORDED IN LIBER 965, PAGES 367-368, LIVINGSTON COUNTY RECORDS. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.  
 TOTAL ACREAGE = 11.04 AC



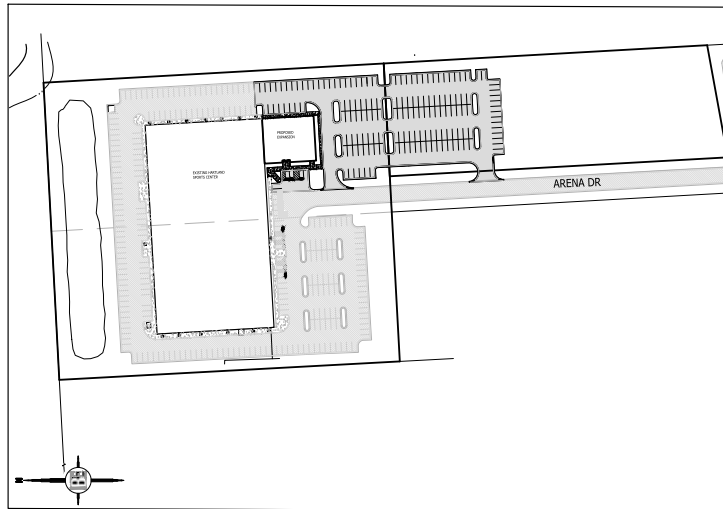
**LOCATION MAP**

## CONSTRUCTION NOTES

- THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING NOTES AND ANY WORK INVOLVED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
1. THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.
  2. DO NOT SCALE THESE DRAWINGS AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
  3. A GRADING PERMIT FOR SOIL EROSION-SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
  4. IF FACT PROBLEMS OCCUR DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
  5. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
  6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.
  7. PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED.
  8. ALL BARRIER-FREE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND A.D.A. REQUIREMENTS.
  9. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
  10. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO THE START OF CONSTRUCTION.
  11. THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING, IRRIGATION LINES, AND PRIVATE UTILITY LINES.
  12. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
  13. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADDITIONAL PROPERTY PROTECTED FROM DAMAGE.
  14. THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
  15. THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
  16. ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MDOT CLASS 10).
  17. ALL PAVEMENT REPLACEMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP, INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
  18. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
  19. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE MATERIAL SHORTAGES OR RESPONSIBLE DELAYS DUE TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY REASONABLE DELAYS IN CONSTRUCTION DUE TO THE ENCOUNTERING OR EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.
  20. DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.
  21. IF WORK EXTENDS BEYOND NOVEMBER 15, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT MAY BE REQUIRED BY THE ENGINEER.
  22. NO TREES ARE TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER.
  23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE CONSTRUCTION LIMITS INCLUDING BUT NOT LIMITED TO EXISTING FENCE, LAWN, TREES AND SHRUBBERY.
  24. ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SOLOD OR SEEDS AS SPECIFIED OR DIRECTED BY THE ENGINEER.
  25. ALL ROOTS, STUMPS AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL, WHERE GRAD CORRECTION IS REQUIRED, THE SUBGRADE SHALL BE CUT TO CONFORM TO THE CROSS-SECTION AS SHOWN IN THE PLANS.
  26. TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES. FLAG PERSONS SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AT NO COST TO THE TOWNSHIP. NO WORK SHALL BE DONE UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.
  27. ALL DEMOLISHED MATERIALS AND SOIL SPOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST, AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
  28. AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT.
  29. ALL GRADING IN THE PLANS SHALL BE DONE AS PART OF THIS CONTRACT, ALL DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SUBGRADE PRIOR TO COMPACTING.
  30. NO SEEDING SHALL BE DONE AFTER OCTOBER 15 WITHOUT APPROVAL OF THE ENGINEER.
  31. ANY EXISTING APPURTENANCES SUCH AS MANHOLES, GATE VALVES, ETC, SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
  32. SOIL EROSION MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
  33. ALL PERMANENT SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE MICHIGAN MUTCD MANUAL AND SHALL BE INCIDENTAL TO THE CONTRACT.

## INDEMNIFICATION STATEMENT

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



**OVERALL SITE MAP**  
NO SCALE

## RECORD DRAWING

12-01-20

**NOTES:**  
 1. ITALIC TEXT INDICATES AS-BUILT INFORMATION  
 (E: 795.02, 002.00 ) (USGS DATUM)  
**\*INFORMATION NOT SHOWN IS  
 INFORMATION NOT AVAILABLE\***



SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
2A	TREE REMOVAL PLAN
3	SITE PLAN
4	GRADING, DRAINAGE & SOIL EROSION CONTROL PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN
7	LIGHTING PLAN
8	STORM PROFILE SHEET
9	WATERMAIN PROFILE SHEET
10	CONSTRUCTION DETAILS & NOTES/STORM CALCULATIONS
11	HARTLAND TOWNSHIP STORM DETAILS
12	HARTLAND TOWNSHIP STORM DETAILS
13	HARTLAND TOWNSHIP PAVING DETAILS
14	HARTLAND TOWNSHIP WATER MAIN DETAILS
15	LIVINGSTON COUNTY DRAIN COMMISSION SANITARY SEWER DETAILS
16	SECC DETAILS
SHEET NO.	DRAWINGS BY OTHERS - ARCHITECT
A.101	FLOOR PLANS
A.201	EXTERIOR ELEVATIONS

## HARTLAND SPORTS CENTER EXPANSION

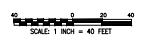
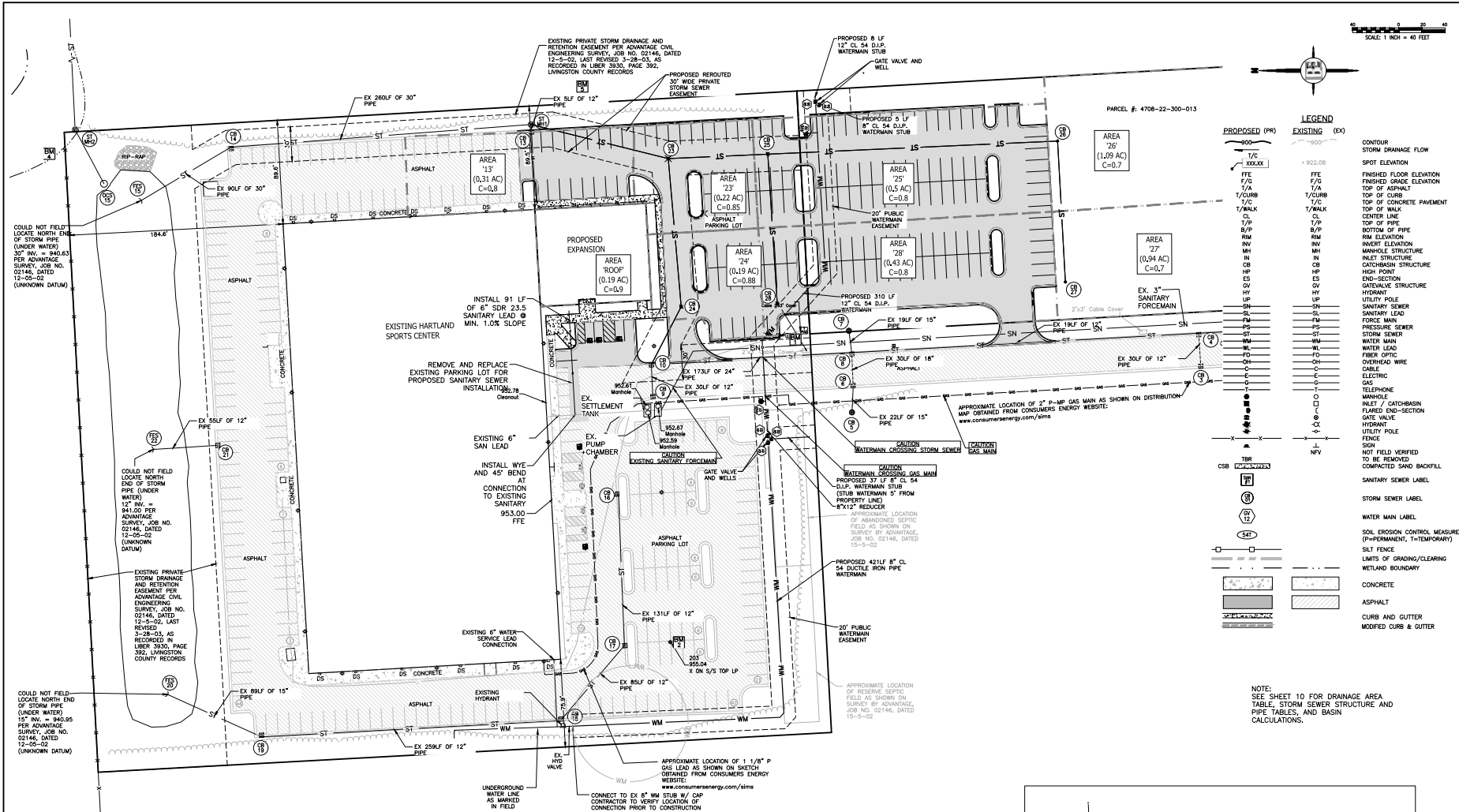
### PREPARED FOR:

SCHAFFER LAND COMPANY  
 10540 CITATION DRIVE  
 BRIGHTON, MI 48116  
 CONTACT: MR. MARK SCHAFFER  
 810.229.6087

### PREPARED BY:

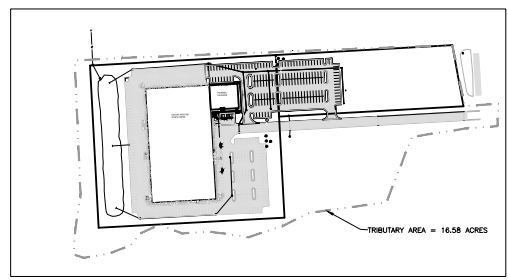
**BEBOSS**  
**Engineering**  
 Engineers Surveyors Planners Landscape Architects  
 3121 E. GRAND RIVER AVE.  
 HOWELL, MI, 48843  
 517.456.4836 FAX 517.548.1670  
 CONTACT: BRENT LAVANWAY

3	LW	BL	PER CLIENT	8-27-19	<b>1</b>
4	LW	BL	PER SECC COMMENTS	6-18-19	
1	CH	BL	PER TOWNSHIP COMMENTS	4-25-19	
NO	CH	BL	REVISION	DATE	



PROPOSED (PR)	EXISTING (EX)	LEGEND
900	900	+922.58 CONTOUR
T/C	T/C	STORM DRAINAGE FLOW
FTE	FTE	SPOT ELEVATION
F/C	F/C	FINISHED FLOOR ELEVATION
T/A	T/A	TOP OF ASPHALT
T/CURB	T/CURB	FINISHED GRADE ELEVATION
T/C	T/C	TOP OF CURB
T/WALK	T/WALK	TOP OF WALK
CL	CL	TOP OF CONCRETE PAVEMENT
T/P	T/P	CENTER LINE
B/P	B/P	TOP OF PIPE
RM	RM	BOTTOM OF PIPE
RM	RM	RM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
HP	HP	HIGH POINT
ES	ES	END-SECTION
OV	OV	CATCHBASIN STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
SN	SN	SANITARY SEWER
FM	FM	SANITARY LEAD
FM	FM	FORCE MAIN
ST	ST	PRESSURE SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OV	OV	OVERHEAD WIRE
C	C	CABLE
CL	CL	ELECTRIC
G	G	GAS
OV	OV	TELEPHONE
OV	OV	MANHOLE
OV	OV	INLET / CATCHBASIN
OV	OV	FLARED END-SECTION
OV	OV	GATE VALVE
OV	OV	HYDRANT
OV	OV	UTILITY POLE
OV	OV	FENCE
OV	OV	NOT FIELD VERIFIED TO BE REMOVED
OV	OV	COMPACTED SAND BACKFILL
OV	OV	SANITARY SEWER LABEL
OV	OV	STORM SEWER LABEL
OV	OV	WATER MAIN LABEL
OV	OV	SOL EROSION CONTROL MEASURE (P-PERMANENT, T-TEMPORARY)
OV	OV	SILT FENCE
OV	OV	LIMITS OF GRADING/CLEARING
OV	OV	WETLAND BOUNDARY
OV	OV	CONCRETE
OV	OV	ASPHALT
OV	OV	CURB AND GUTTER
OV	OV	MODIFIED CURB & GUTTER

NOTE: SEE SHEET 10 FOR DRAINAGE AREA TABLE, STORM SEWER STRUCTURE AND PIPE TABLES, AND BASIN CALCULATIONS.



**RECORD DRAWING**  
12-01-20

NOTES:  
1. ITALIC TEXT INDICATES AS-BUILT INFORMATION (E.G. "REMOVE AND RE-INSTALL") (KNOWN DATUM)  
**\*INFORMATION NOT SHOWN IS INFORMATION NOT AVAILABLE\***

UTILITY NOTES:  
1. ALL EXISTING HYDRANTS WITHIN CONSTRUCTION ENVELOPES MUST BE UPGRADDED TO MODEL #EJ58R  
2. ALL EXISTING UTILITY INFRASTRUCTURE WITHIN THE DEVELOPMENT ENVELOPE WILL BE REQUIRED TO BE UPGRADDED TO THE CURRENT DESIGN AND ENGINEERING STANDARDS

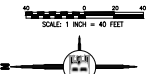
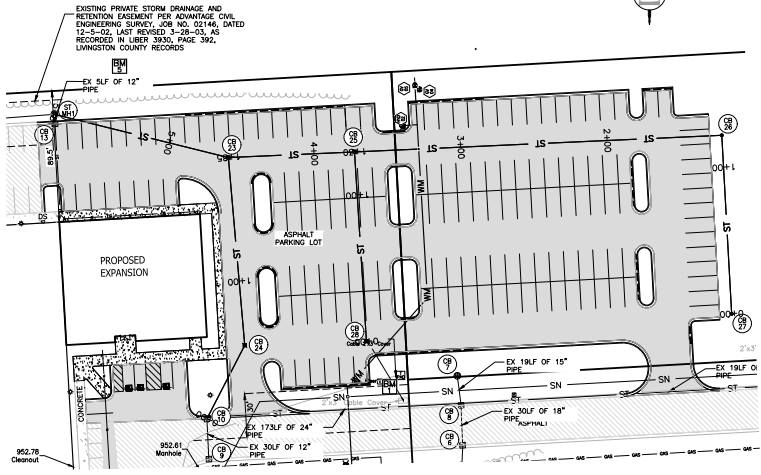
BEBOSS Engineering  
3121 E. GRAND RIVER AVE.  
HOWELL, MI, 48843  
517.456.4836 FAX 517.548.1670

DESIGNED FOR: HARTLAND SPORTS CENTER EXPANSION  
DESIGNED BY: MARK SCHAFFER  
DRAWN BY: MARK SCHAFFER  
CHECKED BY: MARK SCHAFFER  
DATE: 3-15-19

NO.	DATE	REVISION

DESIGNED BY: LW  
DRAWN BY: LW  
CHECKED BY:  
SCALE: 1" = 40'  
JOB NO. 18-412  
DATE: 3-15-19  
SHEET NO. 5





# RECORD DRAWING

12-01-20

**NOTES**

- ITALIC TEXT INDICATES AS-BUILT INFORMATION (E: 3009.02, 802.00 ) (USGS DATUM)

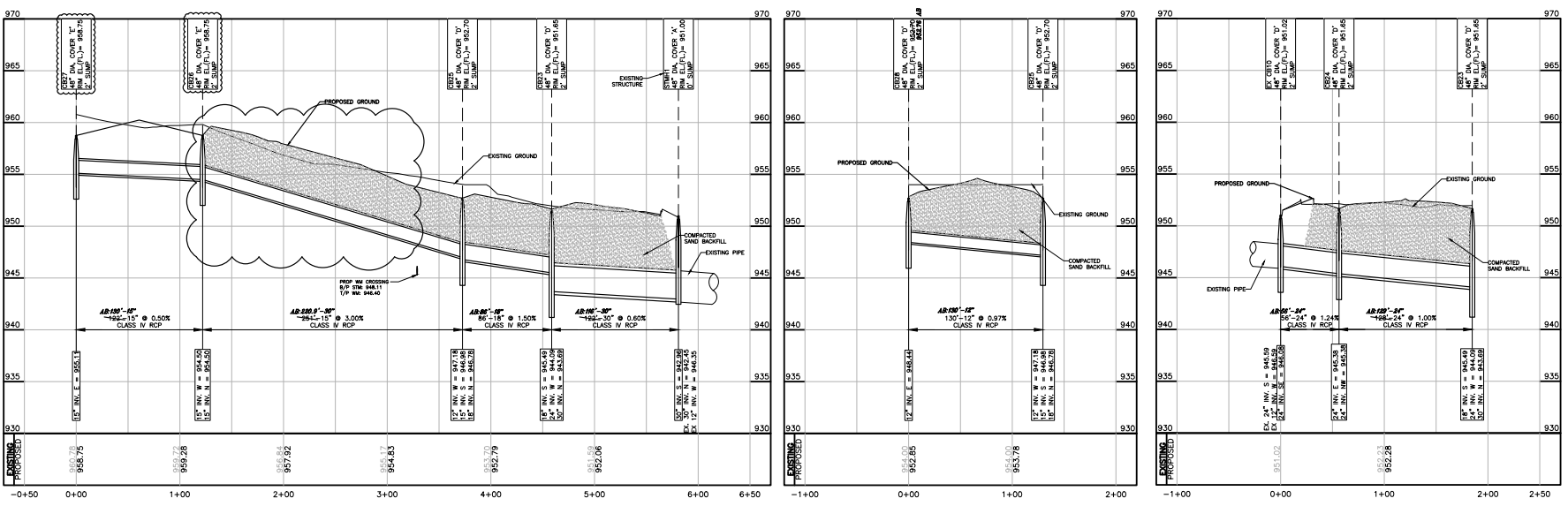
**\*INFORMATION NOT SHOWN IS INFORMATION NOT AVAILABLE\***

- STORM SEWER NOTES**
- ALL PIPE LENGTHS SHOWN ARE FROM C/L OF STRUCTURE OR FROM C/L OF STRUCTURE TO DISCHARGE END OF FLARED END SECTION.
  - ALL STORM SEWER PIPE SHALL BE CLASS IV RCP UNLESS OTHERWISE NOTED ON PLAN.
  - APPROPRIATE SOIL EROSION CONTROL MEASURES SHALL BE ESTABLISHED PRIOR TO BEGINNING CONSTRUCTION AND CONTINUOUSLY MAINTAINED BY CONTRACTOR UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
  - STORM SEWER PIPE SHALL MEET AWWA C906 MATERIAL STANDARDS AND AWWA C605 INSTALLATION STANDARDS.
- UTILITY NOTES**
- ALL EXISTING UTILITY INFRASTRUCTURE WITHIN THE DEVELOPMENT ENVELOPE WILL BE REQUIRED TO BE UPGRADED TO THE CURRENT DESIGN AND ENGINEERING STANDARDS FOR HARTLAND TOWNSHIP.



**BEBOSS**  
Engineering  
Engineers, Surveyors, Planners, Landscape Architects

3121 E. GRAND RIVER AVE.  
HOWELL, MI, 48843  
517.456.4836 FAX 517.548.1670



<b>HARTLAND SPORTS CENTER EXPANSION</b>	
PREPARED FOR <b>MARK SCHAFFER</b> 10540 CANTON DR BILLYEAR, NC 27616 (813) 228-6807	
PROJECT NO.	TITLE
DATE	DATE
REV. CLIENT	REVISIONS
2	1
DESIGNED BY: LW	DRAWN BY:
CHECKED BY:	SCALE: 1" = 40'
JOB NO. 18-412	DATE: 3-15-19
SHEET NO.	8



STORM SEWER CALCULATIONS

PIPE	FROM	TO	DRAIN AREA	ACRES	RUNOFF COEFF	EQUIV. AREA	INTENSITY	TIME OF CONC.	ADDITIONAL RUNOFF	RUNOFF (CFS)	PIPE LENGTH (LF)	PIPE DIA (IN)	ACTUAL VELOCITY (FT/SEC)	HYDRAULIC SLOPE	ACTUAL SLOPE USED	FLOW CAPACITY (CFS)	VELOCITY FLOWING FULL (FPS)	TIME (MIN)	HG UPPER END	ELEV LOWER END	RIM ELEV	RM-HG	PIPE COVER	FLOW THRU			
EXISTING	EX 1	EX 2	EX 1	0.24	0.60	0.14	4.38	15.00		0.63	30	12	0.80	0.06%	0.50%	2.53	3.22	0.15	968.40	968.25	972.52	967.60	967.45	4.92	4.12	3.92	0.63
EXISTING	EX 2	EX 4	EX 2	0.25	0.60	0.15	4.36	15.15		1.28	295	12	1.63	0.26%	2.15%	5.24	6.67	0.74	968.25	961.91	972.51	967.45	961.11	5.06	4.26	4.06	0.65
EXISTING	EX 4	EX 8	EX 4	0.23	0.60	0.14	4.28	15.89	1.96	3.83	300	12	4.88	1.07%	3.84%	7.00	8.91	0.56	961.91	950.38	966.04	961.11	949.58	4.93	4.13	3.93	0.59
EXISTING	EX 8	EX 10	EX 8	0.24	0.60	0.14	4.22	16.45	0.13	4.57	173	24	1.45	0.15%	1.41%	26.93	8.57	0.34	950.38	947.93	955.04	946.78	946.33	6.26	4.66	4.26	0.61
PROPOSED	EX 10	24	EX 10	0.20	0.55	0.11	4.19	16.79	12.60	17.63	66	24	6.61	0.48%	1.25%	25.36	8.07	0.12	947.68	946.98	951.50	946.08	945.38	5.42	3.82	3.17	0.46
PROPOSED	24	23	24	0.19	0.88	0.16	4.18	16.91	0.74	19.05	128	24	6.06	0.54%	1.00%	22.68	7.22	0.30	946.98	945.69	951.65	945.38	944.09	6.27	4.67	4.27	0.68
PROPOSED	23	EX MH1	23	0.22	0.85	0.19	4.15	17.20	9.43	29.25	122	30	5.96	0.40%	0.60%	31.86	6.49	0.31	945.69	944.96	951.65	943.69	942.96	7.96	5.96	5.46	0.77
EXISTING	EX MH1	EX 14	EX MH1	0.00	0.00	0.00	4.12	17.52	1.07	30.32	260	30	6.18	0.45%	0.60%	31.75	6.47	0.87	944.86	943.31	951.00	942.86	941.31	8.14	6.14	5.54	0.00
EXISTING	EX 14	EX FES15	EX 14	0.43	0.80	0.34	4.05	18.19		31.71	90	30	6.46	0.50%	0.64%	33.92	6.73	0.22	943.21	942.63	950.50	941.21	940.63	9.29	7.29	6.69	1.39
PROPOSED	27	26	27	0.94	0.70	0.66	4.38	15.00		2.89	122	15	2.36	0.16%	0.50%	4.58	3.73	0.54	956.11	955.58	958.75	955.11	954.50	3.64	2.64	2.39	2.89
PROPOSED	26	25	26	1.09	0.70	0.77	4.32	15.54		6.20	251	15	5.05	0.85%	3.00%	11.22	9.14	0.46	955.50	947.96	958.75	954.50	946.98	4.25	3.25	3.00	3.31
PROPOSED	25	23	25	0.50	0.80	0.40	4.27	16.00	1.51	9.43	86	18	5.33	0.62%	1.50%	12.90	7.30	0.20	947.96	946.69	952.70	946.78	945.49	5.92	4.72	4.42	1.72
PROPOSED	28	25	28	0.43	0.80	0.34	4.38	15.00		1.51	126	12	1.92	0.22%	1.00%	3.57	4.55	0.46	949.24	947.98	952.70	948.44	947.18	4.26	3.46	3.26	1.51
EXISTING	EX 13	EX MH1	EX 13	0.31	0.80	0.24	4.38	15.00		1.07	5	12	1.36	0.09%	-1.20%	1.07	1.36	0.06	947.15	947.15	950.69	946.29	946.35	4.40	3.54	3.40	1.07
EXISTING	EX 9	EX 10	EX 9	0.26	0.65	0.17	4.38	15.00		0.74	30	12	0.94	0.07%	0.50%	2.53	3.22	0.16	947.38	947.23	951.50	946.58	946.43	4.92	4.12	3.92	0.74
EXISTING	EX 5	EX 6	EX 5	3.27	0.75	2.45	4.38	15.00		10.73	22	15	8.74	2.29%	3.00%	11.22	9.14	0.04	951.90	951.32	956.00	950.99	950.32	5.01	4.01	3.70	10.73
EXISTING	EX 6	EX 8	EX 6	0.61	0.70	0.43	4.37	15.04		12.60	30	18	7.13	1.43%	1.50%	12.90	7.30	0.07	951.32	950.88	955.04	950.12	949.68	4.92	3.72	3.42	1.87
EXISTING	EX 7	EX 8	EX 7	0.15	0.20	0.03	4.38	15.00		0.13	19	15	0.10	0.10%	3.00%	11.22	9.14	0.03	951.25	950.68	955.00	950.25	949.68	4.75	3.75	3.50	0.13
EXISTING	EX 3	EX 4	EX 3	0.64	0.70	0.45	4.38	15.00		1.96	30	12	2.50	0.23%	0.50%	2.53	3.22	0.15	962.16	962.01	966.05	961.36	961.21	4.69	3.89	3.69	1.96
PROPOSED	ROOF	CB13	ROOF	0.19	0.90	0.17	4.38	15.00		0.73	155	8	2.09	0.31%	1.00%	1.21	3.47	0.74	951.83	951.35	953.00	948.04	946.49	4.96	1.17	4.29	0.73

DRAINAGE AREA TABLE

NAME	AREA (AC)	C
EX 1	0.24	0.6
EX 2	0.25	0.6
EX 3	0.64	0.7
EX 4	0.23	0.6
EX 5	3.27	0.75
EX 6	0.63	0.7
EX 7	0.15	0.2
EX 8	0.24	0.6
EX 9	0.26	0.65
EX 10	0.20	0.55
EX 11	0.51	0.8
EX 12	0.53	0.8
EX 13	0.31	0.8
EX 14	0.43	0.8
EX 16	0.60	0.75
EX 17	0.26	0.65
EX 18	0.51	0.9
EX 19	0.66	0.9
EX 21	0.43	0.43
23	0.22	0.85
24	0.19	0.88
25	0.50	0.8
26	1.09	0.7
27	0.94	0.7
28	0.43	0.8

STRUCTURE NAME	STRUCTURE DETAILS
27	RIM = 958.75 SUMP = 955.11 DIA: 4 COVER: E 15" INV OUT = 955.11
26	RIM = 958.75 SUMP = 952.29 DIA: 4 COVER: E 15" INV IN = 954.50 15" INV OUT = 954.50
28	RIM = 952.70 SUMP = 946.44 DIA: 4 COVER: D 12" INV OUT = 946.44
25	RIM = 952.70 SUMP = 944.78 DIA: 4 COVER: D 12" INV IN = 947.18 15" INV IN = 946.98 18" INV OUT = 946.78
23	RIM = 951.65 SUMP = 941.69 DIA: 4 COVER: D 18" INV IN = 945.49 24" INV IN = 944.09 30" INV OUT = 943.69
24	RIM = 951.65 SUMP = 943.38 DIA: 4 COVER: D 24" INV IN = 945.38 24" INV OUT = 945.38
10	RIM = 951.00 SUMP = 944.08 DIA: 4 COVER: D 24" INV IN = 942.96 24" INV OUT = 946.08
MH1	RIM = 951.00 SUMP = 942.96 DIA: 4 COVER: A 30" INV IN = 942.96

DETENTION BASIN CALCULATIONS

LIVINGSTON COUNTY DETENTION BASIN CALCULATIONS

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS	Impervious Surfaces
12.00	0.9	10.80	
0.00	0.7	0.00	
4.58	0.2	0.92	Penneous Surfaces

COMPOUND C: 0.70 (INCLUDES FUTURE DEVELOPMENT)  
TOTAL DRAINAGE AREA: 16.58 ACRES  
K1 = A x C (Design Constant) = 11.606  
Qa = MAX ALLOW OUTFLOW (0.10 CFS / ACRE) = 3.316 CFS

DURATION (MINUTES)	DURATION (SECONDS)	INTENSITY (IN/HR)	INFLOW VOLUME (INCHES)	INFLOW RATE (MGAL/HR)	OUTFLOW (MGAL/HR)	STORAGE VOLUME (MGAL)	INFLOW - OUTFLOW (MGAL)
5	300	9.17	2750	31917	995	30922	
10	600	7.86	4714	54714	1990	52724	
15	900	6.88	6188	71812	2984	68828	
20	1200	6.11	7333	85111	3979	81131	
30	1800	5.00	9000	104454	5969	98485	
60	3600	3.24	11647	135176	11938	123238	
90	5400	2.39	12913	149899	17906	131992	
120	7200	1.90	13655	158462	23875	134607	
180	10800	1.34	14488	168145	35813	132333	

REQUIRED 100 YEAR DETENTION VOLUME = 134607 CF

BANKFULL FLOOD VOLUME  
V<sub>BF</sub> = 5160 x A x C = 69887 CF

FIRST FLUSH VOLUME  
V<sub>FF</sub> = 1815 x A x C = 21065 CF

BASIN STORAGE VOLUME PROVIDED:

ELEV	AREA	VOLUME	CUMULATIVE VOLUME
960	54099	206298	FREEBOARD
949	48239	45390	DHWL
948	42942	39775	
947	37008	34322	
946	31637	29034	
945	26430	24008	
944.5	0	0	
943	0	0	
942	0	0	
941	0	0	
940	0	0	

BOTTOM OF BASIN = 940.00

BOTTOM OF STORAGE = 944.50

FIRST FLUSH X<sub>FF</sub> = 945.50

BANKFULL X<sub>BF</sub> = 946.75

100 YEAR X<sub>100</sub> = 948.55

OUTLET CONTROL STRUCTURE

FIRST FLUSH OF RUNOFF  
THE AVERAGE ALLOWABLE RELEASE RATE FOR RUNOFF IS 0.5" OVER AREA OF SITE IN 24 HRS.

Q<sub>100</sub> = V<sub>100</sub> x (1/24 HRS) x (1/3600 SEC) = 0.244 CFS

PLACE OPENINGS IN STANDPIPE AT BOTTOM OF BASIN = 944.50

HEAD = h = X<sub>100</sub> - BOTTOM BASIN ELEV = 1.00 FT

A = Q<sub>100</sub> / (0.62 \* (2 \* 32 \* X<sub>100</sub> / h)<sup>1.5</sup>) = 0.049 FT<sup>2</sup>

A 1 INCH DIAMETER ORIFICE HAS AN AREA OF 0.0055 SF

NEED 18 HOLES AT ELEV. 944.50 1 INCH DIAMETER HOLES

Q<sub>100</sub> MAX = 0.033 CFS

BANKFULL FLOOD  
FOR THE ALLOWABLE RELEASE RATE OF 24-HOUR, CHECK THE DISCHARGE THROUGH THE FIRST FLUSH ORIFICE TO SEE IF ADDITIONAL HOLES ARE NECESSARY.

HEAD = h = X<sub>BF</sub> - BOTTOM OF BASIN = 6.71 FT

Q<sub>100</sub> = 0.62 \* (HOLES x AREA EACH HOLES) x (2 \* 32 \* h)<sup>1.5</sup> = 0.50 CFS

SINCE HOLDING TIME IS LESS THAN 40 HRS, ADDITIONAL ORFI IN STANDPIPE NOT REQUIRED.

Q<sub>100</sub> MAX = 0.000 CFS

100 YEAR FLOOD  
Q<sub>100</sub> = ALLOWABLE RELEASE RATE x AREA SITE IN ACRES = 3.316 CFS

Q<sub>100</sub> IS A PEAK OR MAXIMUM FLOW. CALCULATE THE MAXIMUM FLOW PASSING THROUGH FIRST FLUSH AND BANKFULL ORIFICES. USING THE TOTAL HEAD, AND SUBTRACT FROM Q<sub>100</sub> TO DETERMINE THE ORIFICE SIZE TO RELEASE THE 100 YEAR STORM VOLUME.

Q<sub>100</sub> MAX - Q<sub>100</sub> MAX = 0.63 CFS

Q<sub>100</sub> - (Q<sub>100</sub> MAX + Q<sub>100</sub> MAX) = 2.68 CFS

A = Q<sub>100</sub> / (0.62 \* (2 \* 32 \* X<sub>100</sub> / h)<sup>1.5</sup>) = 0.397 SF

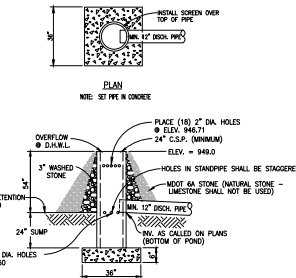
A 2 INCH DIAMETER ORIFICE HAS AN AREA OF 0.022 SF

NEED 18 HOLES AT ELEV. = 946.71 2 INCH DIAMETER HOLES:

Q<sub>100</sub> = 0.62 \* (HOLES x Q<sub>100</sub> MAX + Q<sub>100</sub> MAX) = 3.286 CFS

SUMMARY OF REQUIRED STANDPIPE HOLES:

ELEVATION	# OF HOLES	DIAMETER OF HOLES
946.71	18	2 INCHES
944.50	8	1 INCHES

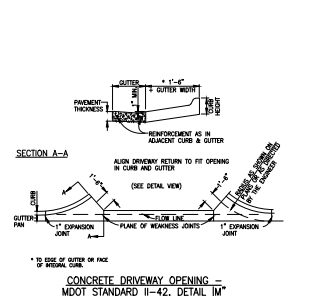


NOTE: UPON COMPLETION OF CONSTRUCTION STONE AROUND THE STRUCTURE SHALL BE REFINISHED WITH CLEAN STONE.

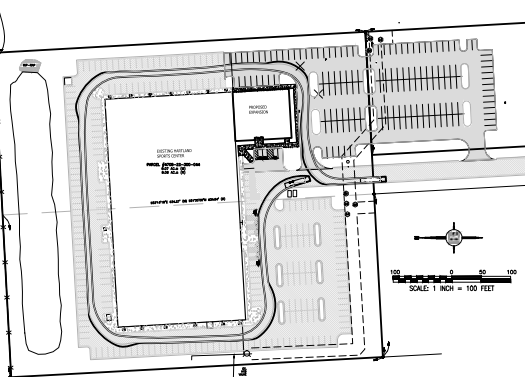
OUTLET CONTROL STRUCTURE (NO SCALE)

RECORD DRAWING  
12-01-20

NOTES:  
1. ITALIC TEXT INDICATES AS-BUILT INFORMATION (E.G. "PROPOSED", "BASE OF") (USGS DATUM)  
\*INFORMATION NOT SHOWN IS INFORMATION NOT AVAILABLE\*



EMERGENCY VEHICLE ROUTE







FormSurfaces  
Design Group

10913 Moreau Lane  
Winthore Lake, MI 48189

SEAL

JP Villa Luxury Apartments  
11525 ARENA DRIVE  
HARTLAND, MI

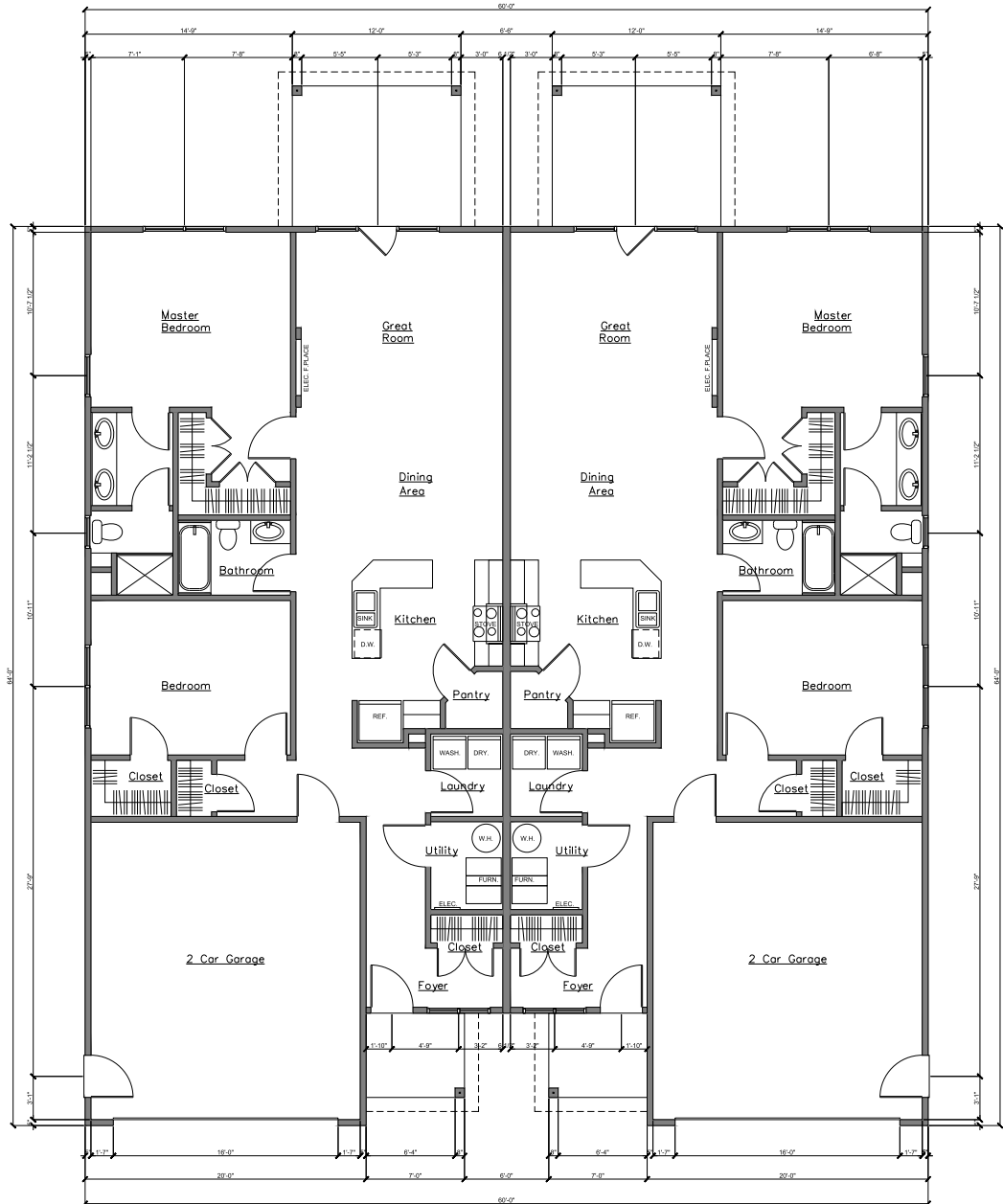
DESCRIPTION

FLOOR PLAN

ISSUE DATE

October 10, 2021

A-1



FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"









FormSurfaces  
Design Group

10913 Marcella Lane  
Whitmore Lake, MI 48189

SEAL

JP Villa Luxury Apartments  
11525 ARENA DRIVE  
HARTLAND, MI

DESCRIPTION

FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION

ISSUE DATE

October 10, 2021

A-3



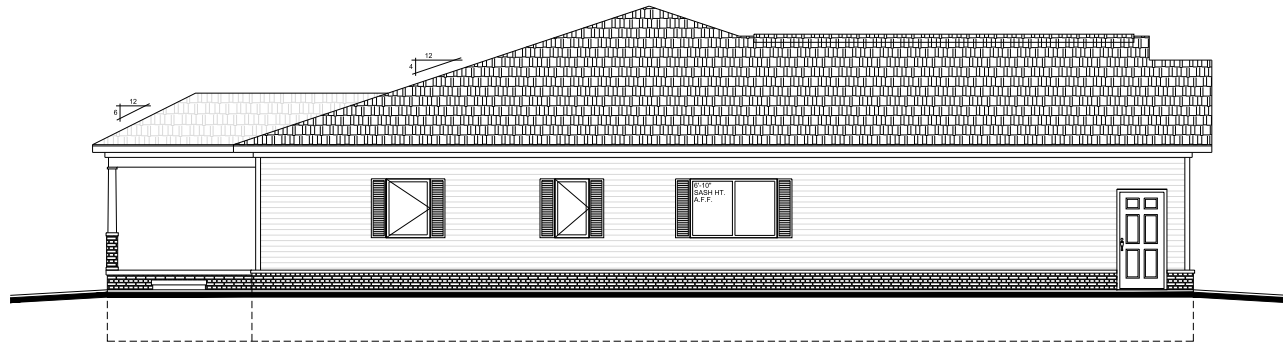
FRONT ELEVATION

Scale: 1/4" = 1'-0"



REAR ELEVATION

Scale: 1/4" = 1'-0"



SIDE ELEVATION

Scale: 1/4" = 1'-0"



○ EXTERIOR FRONT RENDERING  
No Scale



FormSurfaces  
Design Group

10913 Marzelle Lane  
Whitmore Lake, MI 48189

SEAL

JP Villa Luxury Apartments  
11525 ARENA DRIVE  
HARTLAND, MI

DESCRIPTION

EXTERIOR RENDERING

ISSUE DATE

October 10, 2021

A-4

○ MATERIAL SAMPLES  
No Scale

